



AN ARCHITECTURAL CONCEPT
OF THE KAMAL THEATRE
OPEN COMPETITION

ANALYTICAL NOTE ON URBAN DEVELOPMENT







Government
of the Republic
of Tatarstan



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ANALYTICAL NOTE ON URBAN DEVELOPMENT FOR THE PREPARATION OF THE ARCHITECTURAL CONCEPT OF THE NEW BUILDING OF THE GALIASKAR KAMAL TATAR STATE ACADEMIC THEATRE IN KAZAN

Author - Honored Architect of the Republic of Tatarstan N.G. Vasiliev

The historical settlement of Kazan is one of the oldest cities in Russia. Kazan is a vast architectural and landscape complex, which is valuable not only for its architectural monuments and ensembles, but also for the entire historical spatial composition in combination with the natural landscape.

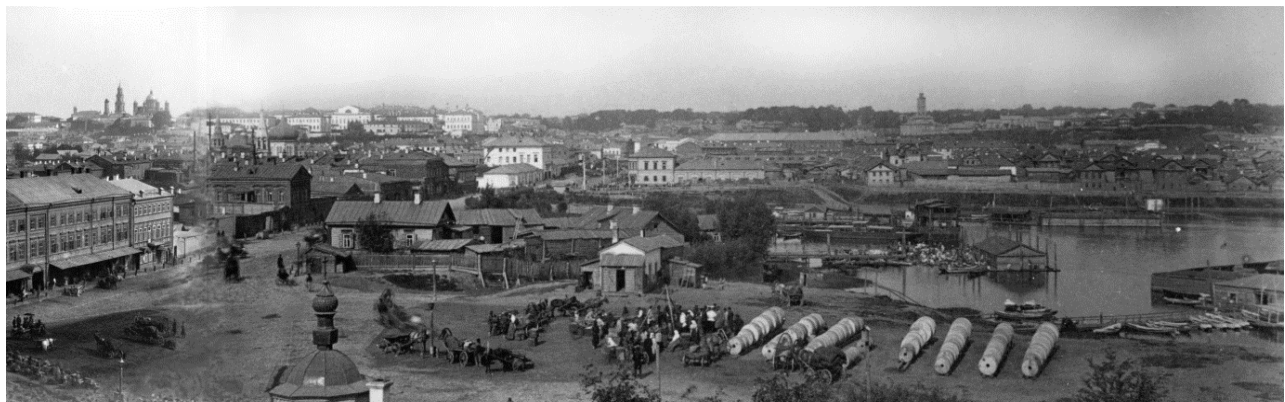


Fig. 1. Development of Kazan at the end of the 19th century (N.G. Vasiliev's installation-reconstruction based on the album of views of Kazan by photographer Bebin)

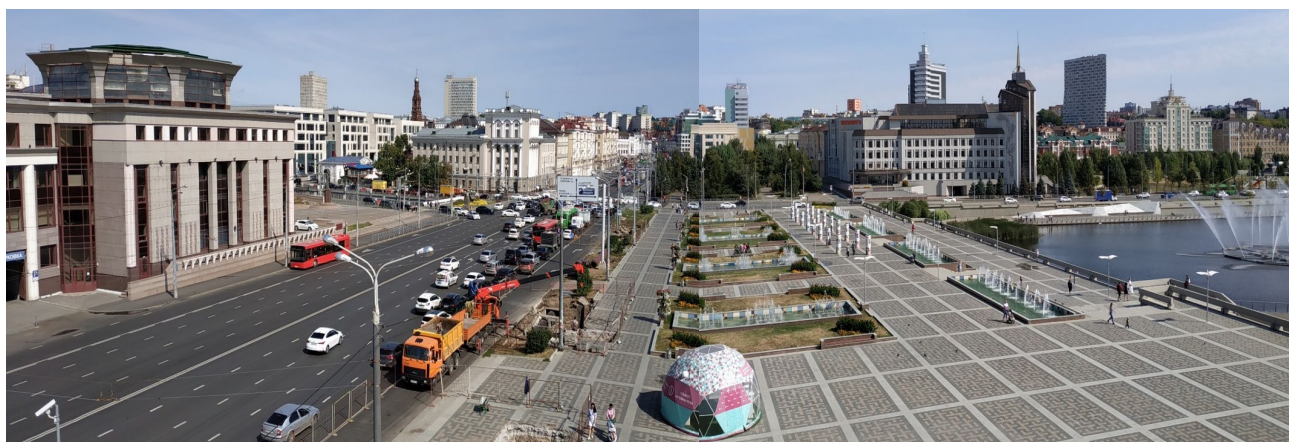


Fig. 2. Kazan city centre development, 2021.

Kazan is a city whose urban planning system still largely retains the original morphological features of previous periods of development. It is a striking representative of the juxtaposition and fusion of Western and Eastern cultures, where you can admire both a mosque and a church within the same block. Each period of development has left its mark on the historic downtown, materializing the values of changing priorities as a response to the challenges of each era.



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When developing the project of a new building of the Galiaskar Kamal Tatar State Academic Theatre, it is necessary to take into account both modern requirements for theater buildings and urban planning features of the territory in the embankment area of Lake Nizhny Kaban.



SECTION 1. THE MAIN STAGES
OF THE FORMATION OF THE
TERRITORY ADJACENT TO THE
COMPETITIVE DESIGN SITE
OF THE NEW BUILDING OF
THE GALIASKAR KAMAL TATAR
STATE ACADEMIC THEATRE
IN KAZAN



THE MAIN STAGES OF THE FORMATION OF THE TERRITORY ADJACENT TO THE COMPETITIVE DESIGN SITE OF THE NEW BUILDING OF THE GALIASKAR KAMAL TATAR STATE ACADEMIC THEATRE IN KAZAN

Both the existing and the planned building of the Galiaskar Kamal Tatar State Academic Theatre are located on the territories directly adjacent to Lake Nizhny Kaban. The system of interconnected lakes Kaban: Nizhny, Sredny and Verkhny in the southern part of the city near the foot of the ledge of high terraces are old Volga, heavily complicated by karst. Kaban Lakes is the largest lake system in Tatarstan in terms of water area (193 hectares). It stretches through the central part of the city by a chain of ducts with a total length of almost 10 km. The whole hollow of the Kaban Lake system with its channels is essentially a unique natural object.

Modern and historical panoramas of the city (pictorial, graphic and photographic), fixed on iconographic materials, demonstrating the traditional points of panoramic perception of the historic settlement, affect the determination of the dimensions of new construction, especially the height and silhouette parameters.

The historic part of the city is located on two terraced levels, separated by a ledge 20-25 m high, dividing the city into upper and lower parts.

The natural topography influenced the formation of the appearance of the old city, reflecting the social differentiation of society of past centuries. Residential mansions of the upper class officials, nobility, businessmen and merchants of the 1st and 2nd guild, high-class hotels, the most representative public buildings were built on the elevated parts of the upper terrace. The lower strata of society settled on the urban fringes of the lower terrace. This was primarily due to the natural and climatic features of Kazan. Significant snow cover, a prolonged autumn and spring off-season made these areas uncomfortable to live in for a long time. Also, sections of the lower terrace of the city were often flooded with spring floods.

In the 18-19 centuries, Kazan was planned mainly in accordance with the approved regular plan of V.I. Kaftyrev (1768), which was amended by the necessary changes (1839, 1842 and 1845). Thus, after the fire in 1842, the previously approved plan of Kazan was amended by F.I. Petondi, the essential point of which was to expand the city borders in the area of Sukonny Sloboda, the planning settlement of the entrance to the city on the Orenburg road, as well as the merger of borders Starotatarskaya and Novotatarskaya Sloboda. The central part of the city was not altered in the subsequent plans of Kazan.



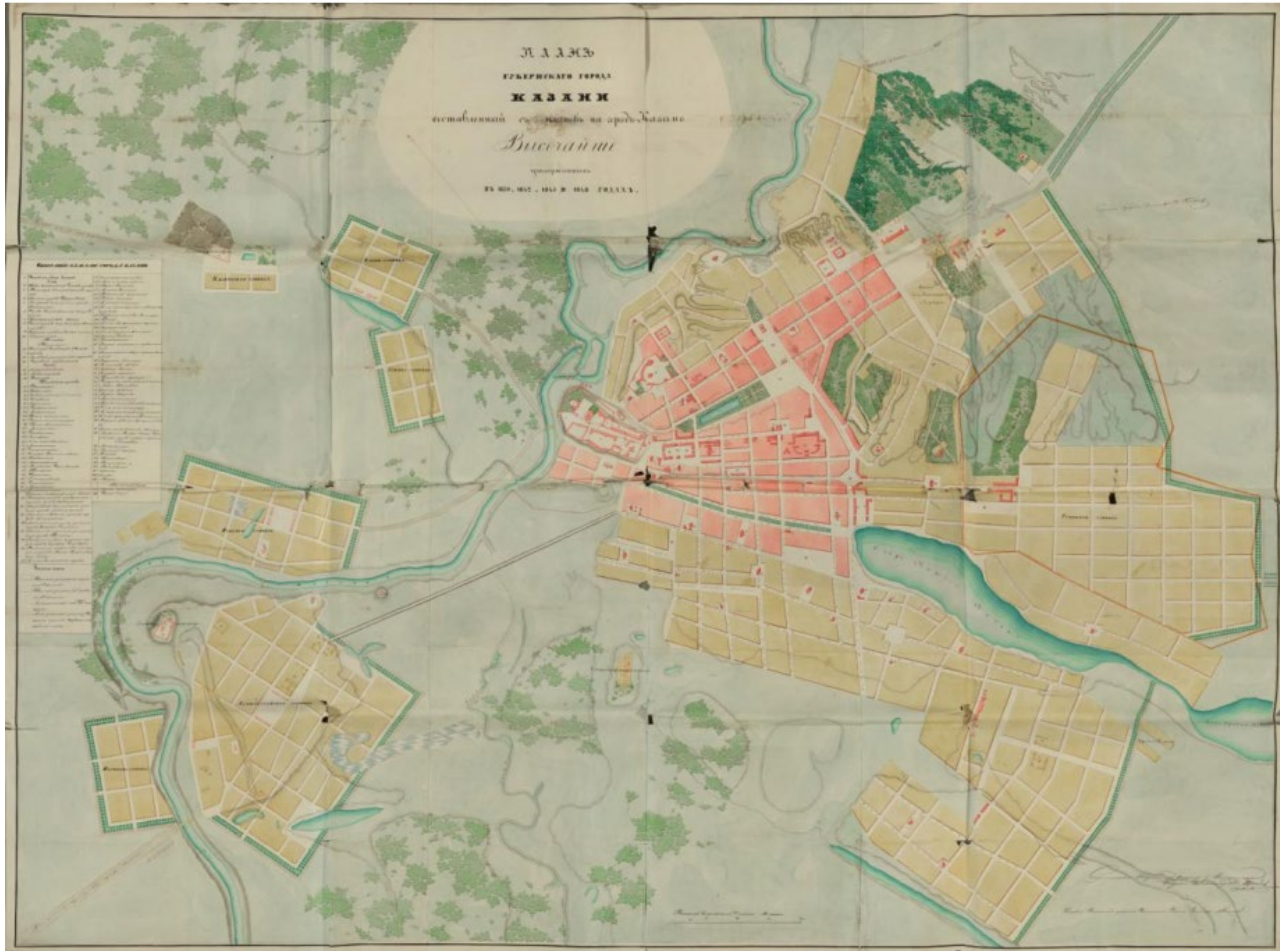


Fig. 3. Plan of the provincial city of Kazan, compiled from plans of 1839, 1842, 1845 and 1848.

The presence of inner-city lakes had a significant impact on the functional organization of the old Kazan. In spring and until mid-summer, the Bulak channel, connected to the Kazanka River, was navigable for small ships. Bulak was connected to the chain of lakes Kaban and provided a flow of water in the southern part of the city through the old Volga River. The channel facilitated the delivery of goods directly to the adjoining quarters of the city, facilitating the development of trade.

An area of social life of the nearby Tatar Sloboda, Sennaya Square, built up with tenement houses with shops, was formed at the intersection of Moskovskaya Street and Sennaya Street, one of the most active points of development of the city. This world was formed in direct contact between the Russian and Tatar populations of the city. The area was adjacent to the northern part of Lake Nizhny Kaban, stimulating the active development of the coastal zone.



Fig. 4. Development of the eastern shore of Lake Nizhny Kaban. First half of the 20th century.



Fig. 5. Development of the eastern shore of Lake Nizhny Kaban. 2020.

The area adjacent to the southern part of the lake, remote from the urban center, has always significantly lagged behind in the intensity of development. This was primarily true of the eastern shore, which had a lower relief. The territory to the northeast of the former Novo-Tatarskaya Sloboda and the area to the east of the former Arkhangelskaya Sloboda on the right bank of Lake Nizhny Kaban remained undeveloped for a long time. During spring floods, these areas were flooded, and in the summer, small lakes and marshes were preserved here. On the plan of Kazan of the early 20th century, significant areas in this area are marked as wet hayfields.



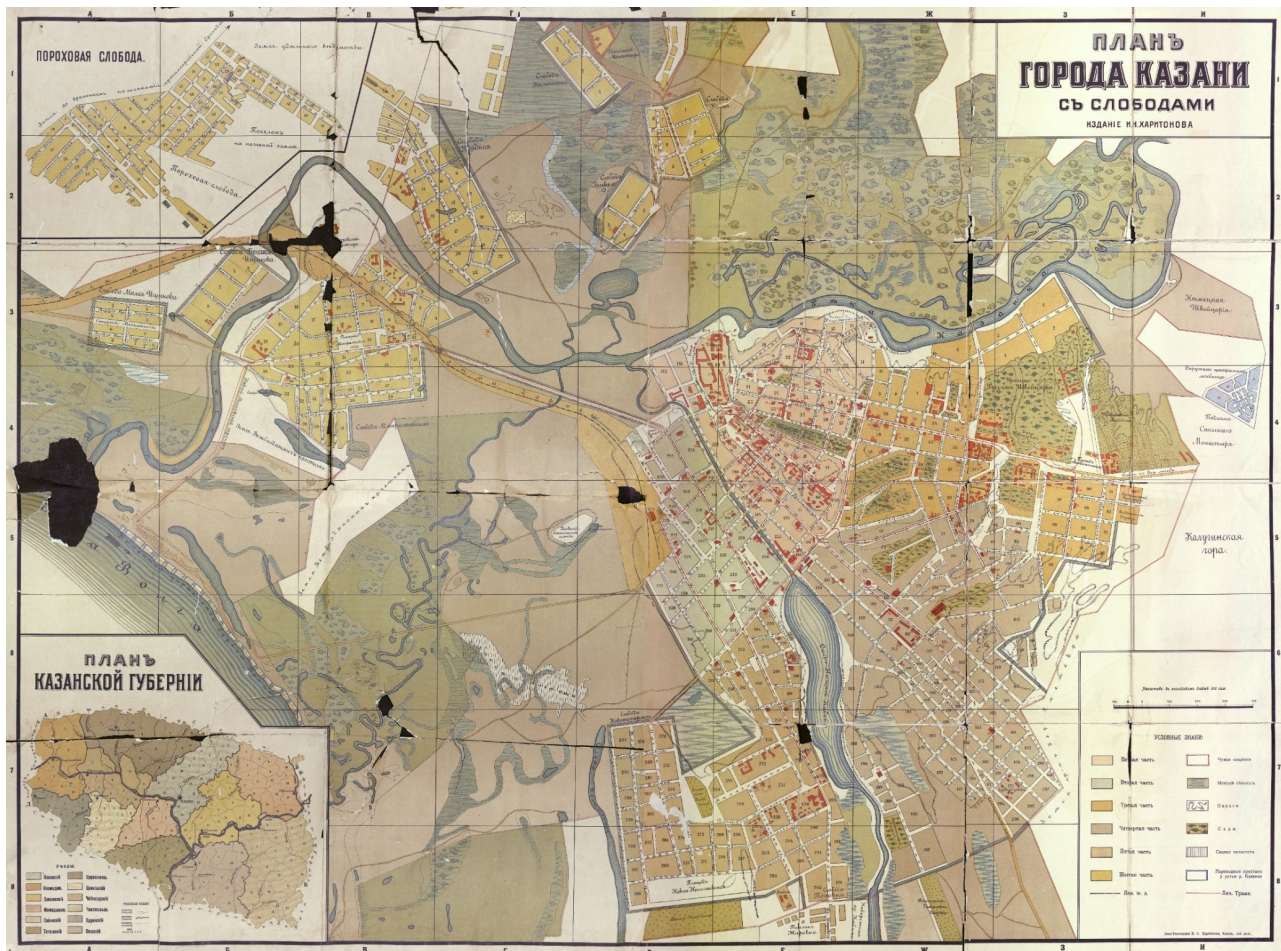


Fig. 6. City plan of Kazan with early 20th century slobodas

At the end of the XIX century the population of Kazan reaches 130 thousand (doubling since 1863). According to the 1897 census, Kazan was the largest city in the Middle Volga and Urals region.

Growth of industries and economic growth of Kazan in the second half of XIX century, the established functional differentiation of the urban area, the increase in urban population required the development of a new plan for the city. A new plan for Kazan, providing for the development of the city in a southeasterly direction, was approved in 1884.

In the second half of the 19th century, technological progress and capitalization caused an increase in production, an intensification of the circulation of money, mobility and speed of movement of people and goods. By the end of the century, factories and plants were evolving into large production complexes. Enterprises and joint-stock companies arose. Thus, "Factory and Commercial Association of Krestovnikov Brothers", "Commercial and Industrial Association of Alafuzov Factories" and other industries develop in the area of Lake Nizhny Kaban.

In 1916, factory owners Shabanov, Zobnin and Zhulin established a firm for the production of shoes "Polar", which later became a shoe association "Spartak". The Kazan Association of Shoe Manufactory bought a two-story warehouse in Sukonnaya Sloboda in Armyanskaya Street (currently - Spartakovskaya Street). In addition, a tannery was opened next to the factory to process leather.

Active works on paving streets, developing urban transport, began in Kazan in the second half of the 19th century. The grand opening of the tram line in Kazan took place in November 1899. For this purpose, an

Electric Plant was being built on the shore of Lake Nizhny Kaban on Evangelistovskaya Street (on the site of the existing building of the Kamal Theater).

A new stage of the city's development and its architecture begins after the revolution of 1917, a period of devastation and stagnation caused by the civil war of 1918-1920. This stage of the city's development, called "Sovietsky", is inextricably linked with the most important pages of the country's history, stages of the formation of Soviet power, the prewar, military and postwar periods, and then the stage called "construction of developed socialism".

The denial of the past and the ideology of building a "new world on the wreckage of the old one" led to numerous losses of worship places. At the end of the XIX century there were 59 Orthodox churches in Kazan: 4 cathedrals (2 preserved), 28 parish churches (12 preserved, many of them lost their belfries). The minarets of the Apanayevskaya, Galeevskaya, Golubaya, Rozovaya, Sobornaya and Sultanovskaya Mosques were destroyed. The loss of such important urban dominants with the construction of high-rise residential buildings and urban community centers in their place has significantly changed the appearance and silhouette of the city. The only exception was the construction of the Zakabannaya (lubileinaya) Mosque in honor of the 1000th anniversary of the adoption of Islam in the Middle Volga region on Blizhne-Arkhangelskaya Street (now Khadi Taktash Street, 26), designed by architect A.I. Pechnikov in 1923. This only representative of the Romantic Art Nouveau with Eastern Muslim motifs in the religious architecture of Kazan is a monument of architecture.



Fig. 7. Zakaban (lubileinaya) mosque in honor of the 1,000th anniversary of the adoption of Islam in the Middle Volga region (1923) in the 1980s



Fig. 8. Zakaban (lubileinaya) Mosque built in honor of the 1,000th anniversary of the adoption of Islam in the Middle Volga region (1923) in 2021

A number of projects for the planning and development of Kazan is being developed since 1924. Of particular interest is the sketch of the development of the center, made for the design of the layout of Kazan (B.P. Dmitriev, 1933). It demonstrates the architects' particular interest in the northern shore of Nizhny Kaban as a possible site for the city's main square. There were plans to build a grandiose House of Culture and a large park area on the right bank of the lake. Not only was this idea not implemented, but it also negatively affected the timing of the design and construction of the facility on the opposite bank of the Kaban. A residential building of Valtrest (arch. V.A. Dubrovin) (in common parlance "Tat-valenok"), whose architecture was supposed to link with the House of Culture, was built on the site of the Four Evangelists Church (3/2 Tatarstan Street) in 1935-1939.



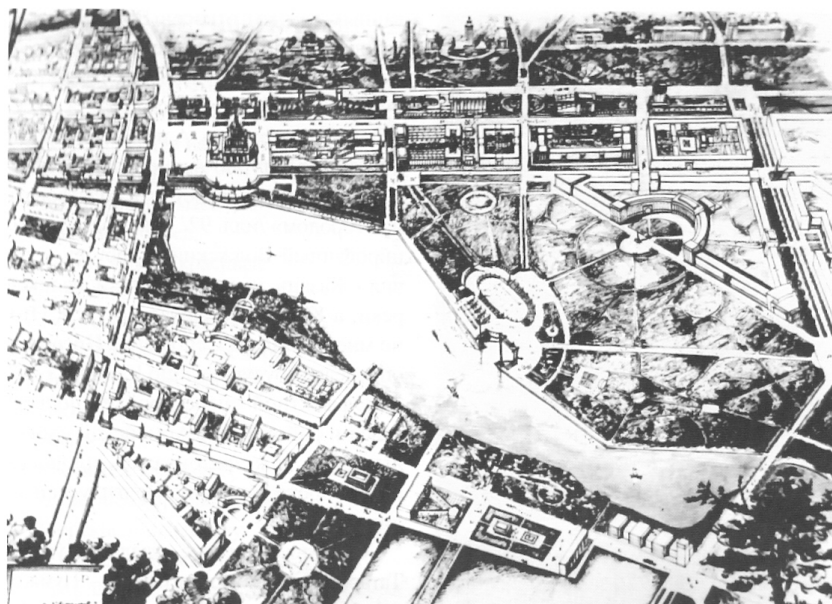


Fig. 9. The sketch of the development of the center, made for the design of the layout of Kazan (B.P. Dmitriev, 1933).

The course of Kazan industrialization taken by the USSR in the 1920s resulted in the development and creation of new industrial zones, reconstruction of industrial and municipal facilities. Before the Great Patriotic War of 1941-1945, the intensive industrial construction was carried out mainly on the periphery of the city. The central part underwent little change, except for the creation of new parks, gardens, transportation facilities, roads, and educational institutions. Thus, in the 1920s, active industrial construction was carried out along the Kaban Lake, the tram power station was reconstructed.

From 1931 to 1941, three days before the war began on June 19, 1941, the Leningrad Design Institute "Lengiprogor" developed and approved a draft plan of Kazan, called "Greater Kazan", under the direction of architect Igor Nosov, with several edits.

This project carried out the most important urban development in the Soviet era - "reception of the Kuibyshev Sea" near the walls of the Kremlin with the construction of a river port complex and a unique engineering protection of the city (dams, barrages, bridges, with a total length of 25 kilometers). The implementation of the master plan was interrupted by the Great Patriotic War.

The war made adjustments in the urban development of Kazan. Large defense enterprises were evacuated to the city. Plants switched to the production of military products. Light industry enterprises were expanded. During wartime the "Spartak" factory located on the lakeshore produced more than a million pairs of shoes a year. The factory continued to expand due to the fact that equipment and workers of Gomel Shoe Factory "Trud" were evacuated to Kazan.

In the first postwar years, as a result of the concentration of industry and urban sprawl, Kazan was faced with deteriorating conditions of settlement and difficulties in the placement of current residential construction.

Mass building in the center of Kazan in the postwar period began only in 1949. Construction was carried out in accordance with the traditions of the Stalinist style. A good example is the development of the area adja-



Fig. 8. Valtrest Apartment House (1935-1939), by Viktor Dubrovin.



cent to the south bank of the Kaban on Pushkin Street - the Tatenergo House (architects I. Valeev, P. Sanachin, G. Soldatov, O. Berim, 1949) and the new building on Pushkin Street (houses 1,3,5,7) (from Pravobulachnaya Street to Tukaya Square) (P. Sanachin, G. Soldatov, 1949-1953). A characteristic feature of the creativity of architects of this period was the desire for ensemble and the unity of artistic forms, harmonious relationship of new buildings with the surrounding buildings.



Fig. 11. Development of Pushkin Street (houses 1,3,5,7) with the demolition of low-rise buildings

The most significant changes in the layout of the city occurred in the mid-20th century due to the construction of hydroelectric power plants on the Volga River and the formation of the grand Kuybyshev reservoir. 25 kilometers of engineering protection of the city was built along the shoreline in the period from 1954 to 1956, because the part of the lower terrace was below the level of the reservoir. The water comes right up to the center. The Kaban Lake system is no longer communicating with the Volga and Kazanka Rivers. Lakes lose their flow, causing environmental problems. At the same time, the stabilization of seasonal fluctuations in water levels now makes it possible to build up previously flooded areas and actively use and improve the shoreline.

In 1965-1968. design institute "Lengiprogor" developed, and in 1969 the Council of Ministers of the RSFSR approved the new master plan of Kazan, which incorporated principles of Soviet urban planning: functional zoning (allocation of large industrial, public, residential, communal-warehouse, etc. areas); extensive development with the building of large complexes, microdistrict planning. The basis for the development of the master plan were the construction of new industrial enterprises, changes in the design level of the Volga River, an increase in population, the inclusion of large residential settlements in the city limits.

In the late 60's of the 20th century, housing construction starts in the southeastern part of Lake Nizhny Kaban with the development of industrial housing. In Kazan, one of the first neighborhoods of Soviet-type series of panel houses "Khrushchevki" is formed within the boundaries of



Fig. 10. House of Tatenergo (architects I. Valeev, P. Sanachin, G. Soldatov, O. Berim, 1949) in 1949, 1984 and 2021.



modern streets of Marsel Salimzhanov, Nursultan Nazarbayev, Khadi Taktash (block "A").

Detailed planning projects developed in Kazan in the 70-80s of the twentieth century (DDP of the Kazan center (1974) and DDP of the Lake Nizhny Kaban District (1976), made with regard to development of block "A", did not affect significantly the formation of the subsequent development of the territory adjacent to Lake Nizhny Kaban.



Fig. 12. Block "A" as part of the Detailed Design Plan (DDP) of the Lake Nizhny Kaban District (1976)

A much greater impact on environmental changes was caused by the construction of the building of the Galiaskar Kamal Tatar State Academic Theatre in Kazan on Tatarstan Street, which is erected by the Moscow architects G.P. Gorlyshkov (team leader) with the participation of the chief architect of the city M.H. Agishev in 1972-1982 on the shore of Lake Kaban on the site of a demolished power plant. It was one of the most famous long construction projects in the city. In addition to funding problems, there were issues on site preparation and solving environmental problems. The first half of the 1970s saw the demolition of the old low-rise houses on the square in front of the lake. In 1980-1986, large-scale work was carried out to clean the waters of Lake Kaban. It took not only the construction of wastewater treatment plants, but also the construction of many kilometers of pipelines for silt pumping and river sand reclamation (13). The square in front of the theater and a section of the eastern shore of the lake were improved. The official opening of the theater took place in 1986. There were also design proposals to increase the theater square (Arts Square) at the expense of the area on the opposite side of Tatarstan Street. However, financial and technical problems prevented the implementation of these plans. Subsequently, the Federal University building was erected in this area.



Fig. 13. The building of the Galiaskar Kamal Tatar State Academic Theatre in Kazan (architect G.P. Gorlyshkov (team leader) with the participation of M. Agishev, the city chief architect (1972-1982)



Fig. 14. Construction of the building of the Galiaskar Kamal Tatar State Academic Theatre



Fig. 15. Work on cleaning the waters of Lake Kaban



The theater's location on the lake shore inspired the authors to create an architectural object associated with a sailing ship. The spectacular silhouette was achieved by tilting towards the northern facade of the covering over the stage and the hall. The dynamic triangular shape, reflected in the waters of Kaban, creates the illusion of movement. Urban planning requirements of "all-facades" and compact size of the building required the removal of a number of production facilities on other sites. The use of a synthesis of arts (Tatar ornamentation in the interior and on the facade) contributed to giving a national flavor to the facility. The urban planning solution closes the perspective along the axis of the lake and the highway. (15) Unique in its architecture, the building has become one of the city's architectural landmarks.



Fig. 17. The Kamal Theater building from different viewpoints



Fig. 16. The use of a synthesis of arts (Tatar ornamentation in the interior and on the facade) contributed to giving a national flavor to the facility.

Unfortunately, not all Soviet-era buildings can be evaluated positively in terms of architectural quality and attitude toward the historic built environment. There were many claims from the architectural community during the design of the new building of the Spartak Shoe Association. The construction of a frame and panel multi-storey building on Spartakovskaya Street was carried out under the slogan of production necessity. Industrial structures were also used in the construction of the facility next to the Zakaban Mosque (the current building of Planet Fitness). Unfortunately, subsequently, the production scale of the shop and the protective zone from the shoe association, which excluded residential construction, provoked the emergence of other high-rise buildings on this site of the embankment, not commensurate with the historical surroundings.



Fig. 18. (Above and in the margin) Construction and current view of the multi-storey building on Spartakovskaya Street and the Planet Fitness building

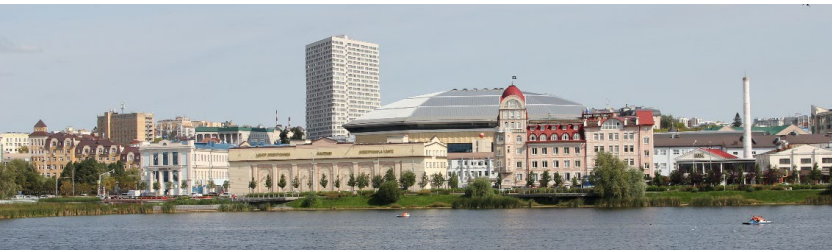


Fig. 19. High-rise objects on the embankment that do not scale with the historic surroundings



After the monotony of typical house-building of the "late Soviet" period, the civil architecture of Kazan has been showing a spread of a new stylistic direction since the late 90s that meets the tastes of new investors. Kazan architects-restorers called it "the latest pseudo-historicism", representing a combination of low level of professional training and quality of construction. The ongoing rapid changes in the historical image of Kazan alarmed not only professionals, but also ordinary citizens. The city's development was adversely affected by the predominantly "selective" construction.

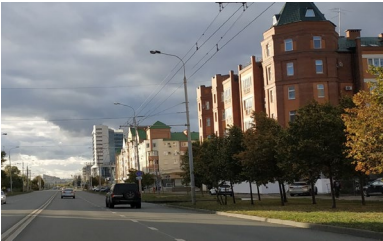
During this period (in the 90s), utilities and a highway were also being built along the eastern bank of the Kaban (Kabannaya Street - current Marcel Salimzhanov Street) with access to Pavlyukhina Street. This thoroughfare had a significant impact on the intensification of development in the surrounding area and took the main load off Khadi Taktash Street (18, 19).



Fig. 21. Construction of a highway along the eastern bank of the Kaban (present-day Marsel Salimzhanov Street) with access to Pavlyukhin Street



Fig. 20. Construction of roads and utilities along the eastern shore of Lake Kaban in the 1990s and their current appearance



In the early 1990s, the condition of the housing stock in the historic part of the city was in a highly unsatisfactory condition.

The need to carry out reconstruction work in the historic center, improving the living conditions of the citizens became fundamental for the adoption of the Republican target "Program for the elimination of dilapidated housing stock and reconstruction of dilapidated housing blocks in the city of Kazan" (1996-2004), which had a significant impact on changing the urban situation in the historic center of Kazan.

Throughout the nine years of the Program, there has been a mass resettlement of residents, including from the historic center of the city. More than 35 thousand families received comfortable apartments. New residential and public buildings are being built in place of the demolished houses in the center. The construction of roads and engineering structures in the historic center of the city is intensified. The implementation of its first part - the "elimination of dilapidated housing" - was fully accomplished, and thousands of families received free comfortable housing. However, the "reconstruction of dilapidated housing neighborhoods," which involved the comprehensive reconstruction of the historical center neighborhoods evicted under the Program, was not implemented, actually freeing up a significant amount of land for the purpose of development. Changes in the current legislation, which occurred in the 2000s and were associated primarily with the transfer of land into private ownership, led to the fact that the implementation of the second part of the program has actually been shifted to potential developers (new owners), most of whom were not ready to deal with tasks of this magnitude. To the greatest extent, it was the quarters of the Sukonnaya Sloboda that lost the supporting buildings and the indigenous population, which led to a rapid transformation of the panorama of the right bank of the lake, effectively eliminating the possibility of visual perception of the relief characteristic of Kazan.

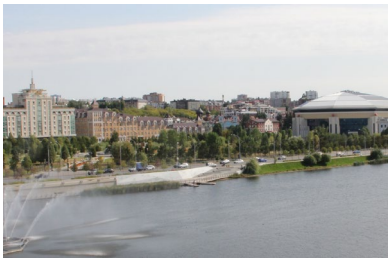


Fig. 22. The quarters of Sukonnaya Sloboda in 1984 and 2021.



Fig. 23. Panorama view of the eastern shore of Lake Nizhny Kaban in 2000, 2010 and 2021



New facilities were built in the area adjacent to Lake Kaban during this period, which influenced the formation of the panorama of the eastern shore: administrative building of "TATENERGO" on Salimzhanov Street (architect G.A. Bakulin); the Palace of Sports "Basket Hall" on Spartakovskaya Street; "Grand Hotel Kazan" on Peterburgskaya Street (architects R. Safin and S. Shakurov).

The losses were less noticeable on the opposite bank of the Lower Kaban in Staro-Tatarskaya Sloboda.



Fig. 24. Changes in the development of the western shore of Lake Nizhny Kaban in 1984 and 2021.

In the early 2000s, Kazan's development was largely influenced by the "economy of holidays".

The State Commission for the preparation of the celebration of the 1000th anniversary of Kazan was created in 1999, as well as a corresponding federal target program was adopted. The total amount of construction and reconstruction of facilities in preparation for the Millennium was more than 86 billion rubles, including 12 billion from the budget of the Russian Federation, 38.6 billion – from the regional budget, another 35.7 billion raised from investors. The largest objects built for the 1000th anniversary were: the Kazan Metro, the Kul Sharif Mosque, the Millenni-

um Bridge (first phase). Peterburgskaya Street was reconstructed and decorated with the support of the government of St. Petersburg. The following sports facilities were built: New Hippodrome, Tatneft-Arena, reconstruction of the Central Stadium. "1000 years of Kazan Park" was laid out in place of the lost building on Ostrovskogo Street. Development in this area is prevented by karst.



Fig. 24. 1000 years of Kazan Park

Many streets in the central part of the city were restored, the buildings of the City Hall, the Cabinet of Tatarstan and other objects were reconstructed.

The experience of preparing and celebrating the 1000th anniversary of Kazan came in handy during the XXVII World Summer Universiade 2013 in Kazan. A number of sports and non-sports facilities were involved. The Universiade Village was built in 2010. After the Universiade it serves as a student campus and also as the Federal Training Center for Russian national summer sports teams. In the spring of 2013 the unique objects on the bank of the Kazanka River were commissioned. "Kazan Arena" and the Aquatic Sports Palace. The city's sports infrastructure was later actively developed and used in the organization and holding of competitions of the highest rank.

Preparation of the city for the events of federal and international levels in a short time, dissatisfaction with the quality of architectural solutions and the timing of preparation of facilities by investors in the historic center led to the need to create the Urban Planning Commission under the President of the Republic of Tatarstan, which considered projects of facilities being built in the center of Kazan.

The high level of requirements for sports facilities, "objects of hospitality" has necessitated a comparison with international examples of the quality of urban environment improvement, the formation of the ideology of creating public spaces.

In this sense, it was logical to hold an international competition in 2015 to develop a concept for the development of the embankments and shoreline of the Kaban Lake system. The Russian-Chinese consortium Turen-scape + MAP won with the "Elastic Ribbon" concept, involving the creation of a "green-blue belt" along the lakes, which combined natural and cultural sites and linked the Nizhny, Sredny and Verkhny Kaban Lakes into a single recreational system.



Первый этап реализации - "Эластичная лента: Бессмертная легенда Казани"
The First Stage Development - "The Resilient Ribbon: A Timeless Legend of Kazan"



Fig. 25. Visualization of the project of the winner of the Open International Competition for the Development Concept of the Kaban Lake System Embankments

Reconstruction of the embankments of Lake Nizhny Kaban was the first stage of the project. On June 15, 2018, the first section on the eastern shore of the lake opened. Almost two years later, another section of the Nizhny Kaban embankment was opened — from the side of the Staro-Tatarskaya Sloboda, executed under the federal program.

The first part of the pedestrian route with access to the water was the section of the embankment from the Kamal Theater to Planet Fitness. There are pedestrian walkways right above the surface of the water, as well as upper promenades along the shore and a bicycle path. The lighting system on the whole territory of the embankment was changed, illumination and small architectural forms appeared. More than 12 thousand plants were planted on the embankment. Plants were chosen based on their ability to adapt to local climate conditions so that they would survive the winter without problems. On the eastern shore, near the crosswalk from Aydinov Street, there is a cascade of aquatic plants that purify the lake's water in place of a littered wasteland. This is a demonstration model of the reservoir self-purification technology. A system of different-sized tanks, each planted with aquatic plants, systematically purifies the water of Lake Kaban. Water gardens are open to citizens — here they can not only admire the flowering plants, but also learn about how the self-cleaning of the reservoir operates. There is a whole new area – the barbecue area. Kazan residents can rent equipment, cook barbecue and relax by the water. The second phase of the embankment ended with a 200-meter-long pedestrian bridge over the water, leading to Marjani Street. It looped a hiking route around the lake with a total length of 5 kilometers.



Fig. 26. Modern view of the embankment of Lake Nizhny Kaban



Fig. 27. (Above and in margins) View of the eastern shore of Lake Nizhny Kaban in 1980, 2021, 2012, and 2021.



Fig. 28. Lake Nizhny Kaban in 1984





Fig. 29. A 200-meter-long pedestrian bridge over the water leading to Marjani Street

Work in the area from the monument to Shigabutdin Marjani to Tatarstan Street, from the side of the Staro-Tatarskaya Sloboda, was completed in June 2020. A cycle path, cafe facilities, pier and pavilion for the rental of boats and catamarans appeared here.



Fig. 30. Territory from the monument to Shigabutdin Marjani to Tatarstan Street, from the side of the Staro-Tatarskaya Sloboda after the improvement

In a sense, the Kaban Lake embankment symbolizes the changes that are taking place today in the development of the city center.

SECTION 2.
PROSPECTS FOR URBAN
PLANNING FORMATION
OF THE TERRITORY ADJACENT
TO THE SITE OF THE COMPETI-
TIVE DESIGN



PROSPECTS FOR URBAN PLANNING FORMATION OF THE TERRITORY ADJACENT TO THE SITE OF THE COMPETITIVE DESIGN

Prospects for urban planning formation of the territory adjacent to the site of the competitive design are associated with the implementation of the provisions of the "Concept of Sustainable Development of the Historic Settlement of the City of Kazan".

The task of developing the Concept was set by the President of the Republic of Tatarstan Rustam Minnikhanov in April 2018 when the Interdepartmental Commission on Urban Planning considered the proposal to build up the territory on Khadi Taktash Street - the very area where the new theater building is proposed to be located. It has become clear that it is no longer enough for the capital of the Republic to control the quality of individual "point objects" or fragments of the urban environment offered by investors. The result of this approach was chaotic development with the threat of the suppression of historical heritage. It was required to formulate a concept that would preserve the historical image of Kazan, to offer a formalized vision of development for 15-20 years, as well as to develop a framework for implementation that meets the interests of all parties involved in the process of changing the city.

A working group headed by Mayor Ilсур Metshin was formed to develop the concept. Two years later, the developers presented a comprehensive draft of the Concept.

In preparing the Concept, methods of documenting tangible and intangible heritage were applied, including the method of the English school of "Urban Morphology". This method allows identifying important aspects of the area, determining the value of individual layers (buildings, streets, historic gardens and groves, topography, water areas) and proposing the optimal vector of development. The focus was on urban identity in order to identify intangible heritage. Given the existing vulnerabilities of urban heritage, the Concept proposes the main directions of transformation and humanization of the center.

The first direction is the development of garden rings, connecting the island fragments of green areas (historic gardens and groves) by creating additional links in the chain by including undeveloped areas, additional landscaping of existing streets, newly laid out pedestrian connections.

The second direction is "lateral development". By shifting attention to transverse link streets, this new vector of spatial development will restore the historic regular street pattern, as well as ensure the formation of more productive streams in sparsely populated areas. A significant



Fig. 31. Diagram of the development of garden rings



Fig. 32. The "lateral development" diagram



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solution to this direction of development is the outlet of the historic center to the embankments of the Volga and Kazanka Rivers, Lake Nizhny Kaban.

The third direction is the "lifting of territories of former suburbs," in which priority is given to former industrial and suburban areas in order to reduce the socio-economic imbalance of the historical core and areas of the second belt, which continue to be positioned in the public consciousness as peripheral.

Another direction is the "evolution of activities and experiences". The proposal is to organize an interdisciplinary collaboration of city experts for applied development projects of the historic settlement.

A separate chapter of the Concept is devoted to the development strategy in relation to the main components of urban heritage and morphological layers: the landscape, streets, neighborhoods, buildings, as well as the intangible heritage – socio-spatial patterns.

The main directions of development proposed in the "Concept of Sustainable Development of the Historical Settlement of the City of Kazan" should be implemented primarily in the area in which the site proposed for the construction of a new theater building is located.

Thus, the embankment of Lake Nizhny Kaban and the emerging park zone should be included in the overall network of "Garden Rings" of Kazan. The prospect of the development of this area is associated with the extension of landscaped green links to Lake Sredny Kaban, where new and reconstructed facilities are connected – Zoobotsad, VDNH (in the future – children's educational center), Center for Rowing Sports. When combining the so far isolated objects in the Kaban Lakes Water Park, their potential will be fully unfolded. There will be a multiplication effect. Continuation of the improvement of the green ring around the Nizhny Kaban has the prospect of reaching the Volga embankment. "Lateral development" as one of the principles of the Concept is proposed to implement in the creation of additional pedestrian connections, providing traffic to the lakefront, in the process of improving the local area within the boundaries of Marsel Salimzhanov Street, Nursultan Nazarbayev Street, Lake Nizhny Kaban embankment (block "A"). "Raising the territories of the former suburbs" also primarily concerns the quarters of the former Sukonnaya Sloboda, where there were the greatest number of losses during the program of liquidation of the dilapidated fund.

Work on the improvement of the lake embankment with the arrangement of a pedestrian zone on Marjani Street will be continued.

The prospect of urban development of the territory adjacent to the construction site of the theater is also associated with improving the transport logistics. The road bridge on Nazarbayev Street will be reconstructed and widened.

At present, a city circular tram stop has been created in addition to the existing network of public transport within walking distance (M. Vakhitov Square). In the medium term, the creation of a city commuter train with a stop at the Vakhitovo platform will significantly increase accessibility to the area.

However, perhaps the main result of the development of the "Concept of Sustainable Development of the Historical Settlement of the City of Kazan" is to rethink the value of sites in the center of Kazan and realize the need to correct errors in the implementation of unreasonable land acquisitions



Fig. 33 Diagram of the is "lateral development"



Fig. 33. Embankment of Lake Sredny Kaban



and projects that prevent the effective disclosure of urban development potential of urban areas.

Thus, for example, the green zone in the coastal area of Lake Nizhny Kaban was preserved from multistory development for the establishment of a landscaped park and a new building of the Galiaskar Kamal Tatar State Academic Theatre.

Approaches to the design of objects overlooking the lake's embankment have changed. The architects rejected the placement of high-rise buildings that cross traffic and visual contact of pedestrians with the area of the coastal park.

**SECTION 3.
BASIC URBAN PLANNING
REQUIREMENTS FOR THE
CONCEPT OF THE NEW
BUILDING OF THE GALIASKAR
KAMAL TATAR STATE
ACADEMIC THEATRE IN KAZAN**



BASIC URBAN PLANNING REQUIREMENTS FOR THE CONCEPT OF THE NEW BUILDING OF THE GALIASKAR KAMAL TATAR STATE ACADEMIC THEATRE IN KAZAN

The presented analysis of the stages of development of the territory adjacent to the site proposed to accommodate the new building of the Galiaskar Kamal Tatar State Academic Theatre in Kazan allows us to formulate the basic urban planning requirements for the concept of the object of competitive design.

Kazan, as most large settlements, implements the method of "shifting" the business area of the city center to the periphery of the historic part, the removal of industrial and municipal facilities outside its boundaries. At the same time, the urban framework of the planning structure is being transformed, especially in the central part of the city. In accordance with the urban planning doctrine "Concept of Sustainable Development of the Historic Settlement of the City of Kazan", the proposed area for the construction of the theater is located directly within the formed chain of garden rings in an area requiring a significant increase in socio-economic activity. Therefore, the theater in this territory should be seen primarily as a necessary driver of urban (social, functional, cultural) activity of the dynamically growing center of Kazan agglomeration. The theater should become not only an object of culture of the national level, but also the focus of attraction for visitors at the entrance to the southern part of the Kaban Water Park. It should become a magnet not only in the system of circular pedestrian route around the lake, but also in the prospective scheme of landscaped pedestrian directions (links-boulevards) uniting three water areas: the Kazanka River, Kaban Lake and Volga River. In this regard, a feature of the planning and improvement of the site should be to preserve the first line – the lake promenade for the Water Park and the promenade along the water, while maintaining the maximum percentage of landscaping. The planning solutions and landscaping should take into account the need to saturate the "second line" street and the areas adjacent to the theater with services and creative areas related to the theatrical action. There should also be clear and understandable navigation for both potential viewers and visitors to the Water Park, respecting the principle of visual openness. The style and design code used in the landscaping elements of the Kaban Lake Water Park must be considered.

Volume-planning feature of the theater in the park zone becomes its "all-facade" and subordination to the requirements of landscape design. It is necessary to find an optimal balance with the natural and man-made environment. A significant pool of visibility of the object requires taking into account both the view from the theater and the view of the theater from various points, including from the opposite embankment of the lake and even from its surface (from pleasure boats). It is also necessary to take into account the peculiarities of architectural lighting, which affects the creation of the night panorama of the eastern shore.

Particular attention should be paid to the climatic characteristics of the region. First of all, it is the presence of substantial snow cover and winter cold weather. Therefore, design and planning solutions should provide effective snow removal, comfortable and safe movement of pedestrians



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regardless of the season (provide the possibility of mechanical removal of snow, the necessary heating, special types of pavement, etc.). The space-planning and structural solutions must also take into account the complex hydrological conditions of construction.



Fig. 34. Area of the competition and Lake Nizhny Kaban in different seasons

The silhouette of the object, taking into account the considerable height of the hall and the stage box will be perceived as an independent theme of the "second line" of the embankment. The orientation of the street façade of the theater to the northeast limits the possibility of sunlight. It is also necessary to take into account the peculiarities of volumetric and spatial interaction of the volume of the theater when superimposed on the development of block "A" when perceived from distant points on the opposite bank at any season, given the long period without leaves on most trees and shrubs. This does not exclude the possibility of reconstructing the facades of the residential backdrop of the existing neighborhood in the process of major repairs. Obviously, a proposal should be prepared to form an advance plaza in front of the southern facade facing Nazarbayev Street, which would generate more of a flow of visitors to the park and theater. This will require the removal or planning techniques to eliminate the negative role of existing facilities, which should not be present in the park area in front of the theater.

On the north side of Khadi Taktash Street, it is planned to build medium-rise residential buildings, the planning solution of which should contribute to the organization of pedestrian traffic in the direction of the lake embankment. But its development must ensure that the new structures are



consistent with the architectural solution of the theater building, as a city-forming object.

There is no historically valuable development in the immediate vicinity of the theater. The main objects forming the coastal panorama and the environment of the historic settlement are located on the opposite side of the lake and in its northern part. However, the formation of the architectural image must take into account the historical and genetic belonging of the new building to the territory of the historical settlement of the city of Kazan. By correcting a winged phrase by Konstantin Sergeyevich Stanislavsky, we can say that theater should begin long before the hang-

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International Urban
Laboratory CENTRE Lab
Bolshaya Molchanovka street
bld 21, office 14
Moscow, Russia, 121069

+7 (495) 445 03 82
info@centrelab.ru
centrelab.ru

