

**IMPACT OF UNIFORM COMMERCIAL
DEVELOPMENT ON A STREET AND ITS EFFECT ON
THE STREET CHARACTER**

R.M. Dhanangika Bandara Medagama

198590D

Master in Urban Design

Department of Architecture

University of Moratuwa

Sri Lanka.

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Dissertation submitted in partial fulfilment of the requirements for the Master in
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DECLARATION

I declare that this is my own work and this dissertation does not incorporate without acknowledgement any material previously submitted for a Degree or Diploma in any other University or institute of higher learning and to the best of my knowledge and belief it does not contain any material previously published or written by another person except where the acknowledgement is made in the text.

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ABSTRACT

The quality of most Commercial Streets in cities are negatively affected by the lack of open areas and urban spaces. The streets and its activities when unplanned, are an unpleasant built space to urbanity. This impacts the maintenance of a good built environment and a quality urban life. Therefore, a well-functioning, pleasant urban landscape which maintains the disciplines required of a commercial development is important. This study investigated how to assess the impact of uniform commercial development on the urban streetscape and the effect of physical street characters. The study explored street characters generated by uniform commercial activities in selected urban streets. Usage qualities, spatial qualities of existing Commercial Streets were tested in this study, using three case studies similar in scale, but differing in location and physical characteristic in the Colombo district. Quantitative and qualitative characters were considered for this study, while data collection was done via self-study, questionnaires and interviews.

Each Street has its own unique characters due to its physical qualities. By evaluating these physical Street characters and its activities, it is possible to identify what is the most uniform character. Street qualities of attractiveness, permeability, visibility, legibility, human scale and safety, which utilize street elements of furniture, lamps, sidewalks, etc.; further help to produce a distinct quality. These components facilitates social interactions, creates a comfortable atmosphere and highlights the character of the street. This ultimately affects the atmosphere of the town, which are identified by characteristics such as activeness/dead, plan/unplanned, cosiness and uniqueness. The street characters which are generated from uniform commercial development has a stronger character than a general commercial street.

Key words – *Uniform commercial activities, Street characters, Spatial and Usage qualities*

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