

Selecting the Appropriate Approach to Reorganize the Deteriorated Textures

¹Media Hakim, ²Hamid Majedi

¹Ph.D. Candidate, Department of Art and Architecture, Science and Research Branch, Islamic Azad University, Tehran, Iran.

²Associate professor, Department of Art and Architecture, Science and Research Branch, Islamic Azad University, Tehran, Iran.

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ABSTRACT: The term 'deteriorated texture' gives all experts as well as ordinary people almost the same impression. Despite common points in images, the differences put Iran cities in different categories based on deteriorated textures. This classification not only has negative effect on the audience from mental point of view but causes various problems for the experts in determining interference method. For example, the textures having different deterioration causes yet from body point of view have led to the same deterioration placed under the same category. This itself leads to new problems and results in the deterioration process. So, this study has based its performance on deterioration indicators through investigating different definitions of deterioration and putting aside formal definitions of deteriorated textures. Then, having reviewed interference perspectives, we put the final frame on deterioration indicators. We have analyzed several interference projects in deteriorated textures in order to come up with a theoretical framework and arrive at basic criteria. Of course, it should be mentioned that we have tried to select projects which have common condition with Iran so that the resulted criteria can be applied in deteriorated texture in Iran.

Key words: Deteriorated texture, Interference, Deterioration, Deterioration indicators.

INTRODUCTION

Today, civil society development is a public desire. Some communities can achieve the valuable experiences in this regard and some countries like Iran are trying to achieve it. This time difference of creating the civil society is rooted in the cultural history of the society and its evolutionary urbanism. The government managers and trustees are responsible to provide the right of public use of the urbane life facilities and equal opportunity to use the appropriate life environment and citizenship activities. The possibility of access and use of the urbane life advantages are so important that UN¹ considers the backwardness as the lack of equal opportunity to make use of the appropriate habitat for the human activities. From this perspective, the deteriorated textures renovation and reconstruction as the basic task of the renovation organization is promoted from an executive program level to a normative and socially valuable goal needing a comprehensive, flexible and actual program based on the experiences, evaluating

weaknesses and strengths, recognizing amount of the erosion in the city level, proper awareness of the residents' life status (social, cultural, morphological, and economic). Obviously, it is needed to solve the problem in all morphological, social, cultural, and economic aspects through harmonizing and using all the national and local entities associated with the issue to proceed the deteriorated textures' renovation and reconstruction through making the executive vectors more convergent to achieve the desired goal (Farnahad consulting engineers, 2003).

In this regard, countries which are similar to Iran (in terms of the deteriorated textures) have been studied first. The countries include Spain, France, Pakistan, Brazil, Indonesia, El Salvador, and Venezuela. In each country, firstly, the type of the deteriorated texture and then, the intervention way has been investigated. The indicators of the texture and their application techniques in the renovation design have been examined making use of the desired policies and principles of the design. The design criteria obtained from each country's

*Corresponding Author Email: Majedi@srbiau.ac.ir

renovation design have been evaluated with respect to the social, economic, cultural, and morphological status. This evaluation not only clarifies the weaknesses and strengths of the project but also determines the applicability of the criteria in the renovation designs of the country. Finally, a set of renovation criteria and deteriorated textures design with the social, economic, cultural, and morphological status have been analyzed. Using the criteria set of evaluation, the preference of using and modeling them in Iran has been stated. The research method employed consists a variety of research methods. The overall perspective in this research is qualitative. It should be mentioned that two methods of content analysis and case study have been used.

MATERIALS AND METHODS

The nature of the current study is of applied research and the method used is a descriptive-analytical one. Data collection is well-documented. To this aim, the data is collected from among existing theories and researches conducted by others in this field. For this, a number of books, articles and scientific studies done by both Iranian and foreign researchers in the area of old and deteriorated textures and interference methods has been used.

Definitions and Concepts

Texture: By texture we mean an interrelated area which has been formed inside the urban area or in the suburb in relation to the formation of the city shape. This area can be formed by buildings, ways, spaces, installations, and city equipment or a blend of them (Razavian et al., 2004, 39).

Urban texture: From the physical point of view, urban texture is an interconnectedness in spaces and urban elements which can be replaced with a specific order in condensed form considering the natural environmental features particularly those of topography and climate (Razavian et al., 2004, 40).

Urban deteriorated textures: Deterioration means lack of efficiency or efficiency reduction in a texture compared with the efficiency of other urban texture. Deterioration of a texture and its interior elements occur due to a lack of developmental plan and any technical supervision in the formation of that texture. The outcome of texture deterioration ultimately results in its loss in the citizens's mind. This occurs in reduction and loss of immunity and biological condition as well as body or social and economic disorders (Razavian et al., 2004, 41).

According to a law passed in Iran architecture and urban association in recognizing deteriorated textures, in terms of deficiencies in these textures both physical and non-physical criteria are involved; however, based on the definition of urban association, a deteriorated texture is determined in terms of three physical features as in durability, no penetrability, and fine granularity.

Deteriorated texture is an urban texture in which the citizen acceptability values have decreased and its residents are not pleased with life conditions where their fundamental needs are

not met (Andalib, 2007, 4).

Problems in Urban Deteriorated Areas

The studies concerning deteriorated areas reveal that such areas suffer social, economic, bioenvironmental, and structural problems as follows:

Social problems: These areas remain on the outskirts and, as a result, the general deterioration indicators such as high rate of unemployment, higher dependence on social facilities, lower rate of incomes, and bad sanitary system are observable,

Economic problems: Deteriorated areas often suffer from economic aloof. It means that available economic activities are only significant in local level and has no relation with urban economy, so these areas are highly dependent on foreign investment. On the other hand, absorbing investments is difficult because deteriorated areas are not attractive enough for private investors and banks, so lack of investment in these areas leads to the reduction of work force and job opportunities for residents, and under this condition the cycle of destruction continues,

Environmental problems: Deteriorated areas are often located in congested areas and as a result they face the problem of open space and lack of green area. In addition, these areas suffer from noise as well as water and soil pollution. These pollutions are usually related to their previous industrial application. On the other hand, it seems that the present industries in these areas produce more pollution than other areas,

Physical problems: Deteriorated areas often face problems concerning the quality of physical environment so that the conditions of housing and sanitary in these areas are below standard level. In some cases, the physical structure of building is not appropriate for present use and this leads to the creation of many abandoned spaces in these buildings (Shahoei & Faroghi, 2008, 1).

The Reasons for Deterioration and the Process of Deteriorated Texture Creation

Economic, social, physical, environmental, and forensic factors as well as urban management are crucial in the creation of deterioration. These factors referred to as deterioration causes can lead to inappropriateness of life environment and negative as well as destructive conditions for such areas. According to Table 1, deterioration factors in urban areas can be divided into two external and internal factors (Shahoei & Faroghi, 2013, 15).

The Relation between Internal and External Factors in the Process of Urban Deterioration

The way internal and external factors get related in developing deterioration is highly in relation with determining driving forces, which lead to the loss and deterioration of cities. Vicious circle, cycle of labeling and exclusion, cumulative decline, spiral of decline, and downward cycle are all critical terms used in the literature of urban deterioration and the effect of different external and internal factors can lead to the increase in cycle of

Table 1: The reasons for the emergence of urban deteriorated areas
(Source: Shahooei & Farooghi, 2013, 15)

External factors	Internal factors
Population changes Changes in social structure Level of social investment Local economic development Service effectiveness	Reconstruction of world economy Ineffective of social welfare policies Political and ideological changes Social and cultural changes Planning rules and perspectives

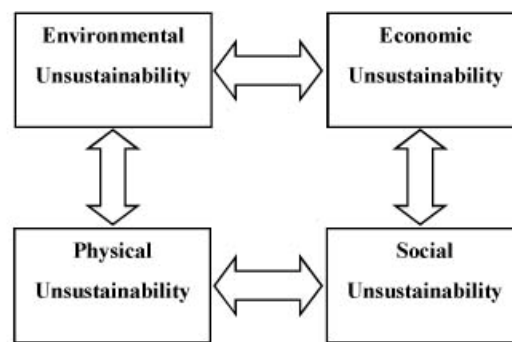


Fig.1: Urban deterioration and decline cycle
(Source: Shahooei & Farooghi, 2013, 16)

Table 2: Deterioration cycle of urban textures
(Source: Andalib, 2006, 23)

Stage1
Structure instability , Performance inadaptability with present needs, Inefficiency of infrastructures
Stage2
The decrease in land price, Leaving the area by residents, Performance exit from the area, The replacement of poorly paid people, The decrease in the quality of life
Stage2
Employment decrease, Social abnormalities, Residents' inability to invest

labeling and exclusion in urban areas (Shahooei & Farooghi, 2013, 16). The relation between these factors is shown in Fig.1. Generally, the analysis of deterioration results can be briefly summarized in Table2.

Deterioration Indicators

According to a different categorization, deterioration indicators can be divided into four groups namely physical, social, economic, and environmental.

Physical deterioration: This includes the deterioration and damage in building structures, not obeying immunity points,

using unstable or less stable materials, lack or shortage of open public spaces, not obeying aesthetics and lack of environmental quality.

Environmental deterioration: the pollution caused by inefficiency of sewage networks and surface water collection, the pollution of garbage collection and removing system deficiency, deterioration pollution, and undesirable environmental quality can all fall under this category.

Social deterioration: the immigration of local and native residents and entrance of immigrants as well as low paid people, addiction break out, behavioral abnormalities, and

environmental insecurity particularly for women, children, and the young can be of this type.

Economic deterioration: this consists of low value of house and land, inability to invest in house instruction due to low added value, residents' inability to improve their housing, and lack of encouragement and enabling policies are part of economic deterioration (Razavian et al., 2013).

Interfering in Deteriorated Textures The Process of Policy Completion and Rebuilding Plan of Deteriorated Textures

Along with developmental process of policies in protection, rebuilding plans and thoughts have also been completed. The recent policy in urban rebuilding termed as recreation holds an evolutionary perspective in urban rebuilding which goes beyond the objectives and accomplishments of reconstruction in 50s and through reviving the 70s and the 80s focuses on commercial center development (Roberts & Sykes, 2000). Urban recreation is a comprehensive policy and includes quality promotion plans of urban textures with the aim of economic, social, cultural continuity. John Blewitt believes that recreation through involving interrelated elements in the process and by an overall method has had a great effect. Parkinson emphasizes a developed perspective and designing comprehensive planning passages to support resources, education, and investment. Since late 90s urban policies in developed countries especially in Europe and North America have been based on urban recreation through space quality promotion and urban textures (Izadi & Feizi, 2010, 75).

Group1: Based on this view, urban interference and rebuilding (Urban Renewal) can be divided into four parts as follows. Since Urban Renewal includes historical textures, economic, social, and environmental aspects are also important (Mutlu, 2009).

Urban Rehabilitation: This aims to improve the activities in lost and deteriorated parts. This strategy suggests various measures to be taken (Mutlu, 2009).

Urban Redevelopment: This includes the destruction of present buildings and changing their applications. Also, this strategy includes running new projects in the location of deteriorated buildings (Mutlu, 2009).

Urban Revitalization: This process covers the gap between inconsistency in contemporary society needs and historical texture. The aim is to achieve an active economy in inter-city areas and revitalizing deteriorated areas through new activities. It started in 1960s (Borsdorf & Hidalgo, 2013). The strategies in Revitalization perspective are divided into 3 parts:

Preparing and designing affordable houses as part of local accommodation share;

Preventing the nonvoluntary movement of residents with low income;

Providing economic resources for residents (Mallach, 2008, 15). In this perspective none of the deterioration is social. What is mentioned is pure economic aspects and accommodation.

Revitalization perspective includes the programs related to house ownership, absorption of middle class families to society, and flexible investment plans to support housing development for middle class people (Ward & Melligan, 1985, 199). In this strategy, the areas in the form of mix salary have more scores than the groups with low incomes because the former have greater capacity for investors (Lees, 2011).

Urban Regeneration: This is a cohesive and comprehensive step taken to resolve economic, social, physical, and environmental problems (Roberts & Sykes, 2000). Urban Regeneration was put forward by a change in economy and employment, economic competitions, social discontinuity, deteriorated and empty sites, new developments, and stable development.

In 1991, Gunnay put the view that Urban Revitalization and Urban Rehabilitation strategies are those activities trying to protect the residents and their ownership (Roberts & Sykes, 2000).

Group 2: Based on this perspective, interferences and urban renewal activities can be divided into 5 parts shown in Table 3.

A Review of the Definitions of Urban Regeneration

Couch and Fraser hold that Urban Regeneration is defined when economic activities are lost or environment quality and environment balance is lost (Lang, 2005).

According to Roberts (2000), Urban Regeneration is a dominant urban strategy in the 1990s. In fact, Urban Regeneration changed from a physical definition to a comprehensive one (Roberts & Sykes, 2000).

Roberts divides the basic aims of Urban Regeneration into five categories:

To maintain a direct link between city physical and social cohesion;

To respond to the constant changes urban needs and demands;

To gain economic positions to cement the way for further life quality successes;

To respond the needs best use urban lands and prevent urban dispersion;

To recognize social contracts policies (Roberts & Sykes, 2000, 39).

In Urban Regeneration, the suggestions for redevelopment fall under four groups: social, economic, physical and environmental. The relation between four groups can be seen in Fig.2.

Economic development: this is along with running new ideas to provide new economic opportunities.

Social development: This includes suggestions based on development of health, sanity, and educational services.

Physical development: It is to rebuild and develop the physical considering housing.

Environmental development: This includes environmental policies and activities (Legros, 2013, 2).

Different Perspectives in Urban Regeneration

Conservation-led Regeneration: In the 1980s and the 1990s most conservation areas and historical monuments in England

Table 3: A review of Interference perspectives
(Source: Sehzadeh & Izadi, 2004, 16)

Period Policy type	1950s Reconstruction	1950s Revitalization	1950s Renewal	1950s Redevelopment	1950s Regeneration
Major strategy and orientation	Reconstruction and extension of older areas of towns and cities often based on a “master-plan”, suburban	Continuation of 1950s theme, suburban and peripheral growth, some early attempts at rehabilitation	Focus on in situ renewal and neighborhood schemes, still development at periphery	Many major schemes of development and redevelopment, flagship projects, out of town projects	Move toward a more comprehensive form of policy and practice, more emphasis on integrated treatments
Key actors and stakeholders	National and local government, private sector developers and contractors	Move towards a greater balance between public and private sectors	Growing role of private sector and decentralization in local government	Emphasis on private sector and special agencies, growth of partnership	Partnership the dominant approach
Spatial level of activity	Emphasis on local and site levels	Regional level of activity emerged	Regional and local levels initially, later more local emphasis	In early 1980s focus on site, later emphasis on local level	Reintroduction of strategic perspective, growth of regional activity
Economic focus	Public sector investment with some private sector involvement	Continuing from 1950s with growing influence of private investment	Resource constraints in public sector and growth of private investment	Private sector dominant with selective public funds	Greater balance public, private and voluntary funding
Social content	Improvement of housing and living standards	Social and welfare improvement	Community-based action greater empowerment	Community self-help with very selective state support	Emphasis on the role of community
Physical emphasis	Replacement of inner areas and peripheral development	Some continuation from 1950s with parallel rehabilitation of existing areas	More intensive renewal of older urban areas	Major shames of replacement and new development, “flagship schemes”	More modest than 1980s, heritage and retention
Environmental approach	Landscaping and some greening	Selective improvements	Environmental improvements with some innovations	Growth of concern for wider approach to environment	Introduction of broader idea of environmental sustainability

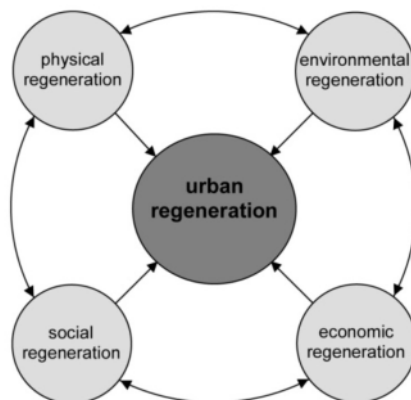


Fig.2: Urban Regeneration
(Source: Lang, 2005, 8)

were obliged to act in a way that was appropriate for their personality and application needs of their nearby habitats. The actions had to bring about enough economic benefit for their maintenance and their nearby textures in long term. Also, in 1999 the Heritage Organization of England announced that “development is only allowed if some certain and specific rules are obeyed so that the historical monuments are not belittled and whatever is done is to maintain the benefits of historical values (Sehizadeh & Izadi, 2004, 18). One of the important things that should be considered in this field is symbolic element in the historical texture. Symbolic elements are identified and classified in fixed, semi-fixed and non-fixed feature elements, and their role on creating a sense of place is investigated. Any of fixed feature elements of the studied area like doors, columns, roofs, windows and doorways, transfer significant architectural qualities (Poursoleiman & Khakpur, 2012, 13).

Culture-led Regeneration: This policy is a comprehensive perspective which includes the previous one as well. It actually started in 1980 and has continued up to now. Attending culture, employing cultural and historical values as resources for development and also paying attention to peoples’ free time are important aspects of this policy. In this perspective, the investment is directed toward building cultural, artistic, and recreation centers so that not only the capital returns but also these areas are affected because of specific attractions created (Sehizadeh & Izadi, 2004, 19).

Urban Renaissance, Design-led Regeneration: In 1999 a research committee endeavored to evaluate the reasons for quality decline in city centers of England compared with other city centers in Europe and gave an announcement. This announcement had policy makers attend the significance of returning to cities, paying attention to design quality, social welfare, environmental duties, and economic stability. They

also highlighted the significance of legal frameworks as basis in Urban Renaissance and further success in future (Sehizadeh & Izadi, 2004, 19). Emphasis on the context and architecture's imitation of context or attention to it in designing single monuments of architecture in addition to defining the position of landmark architecture in the realm of urban environment is among this group of theoretical issues (Feizi Najafi, 2011, 63). **Community – led Regeneration:** Without doubt, the most important difference in Urban Renaissance programs since 1990s compared with before has been in the level and the way to involve communities. Modern policy for communities is the name of a program which assigns the duties of building and handling managerial groups in local level to the residents themselves. Paying attention to the role of people and the potentiality of public groups in determining affective solutions for urban problems are central here. The government has only a supervising role and puts the duty of spending allotted budgets on the shoulders of local officials. In addition, creating a sense of competition to better absorb the capital in national and international level is encouraged (Sehizadeh & Izadi, 2004, 19).

Reviewing Experiences all Around the World

In this section, renovation experiences of some countries have been analyzed to achieve the successful intervention criteria.

Indonesia: After 1969, Indonesia government executed renovation program of non-official habitant called KIP accompanied by the World Bank. It was the first and most well-known renovation program in the world covering 15 million people in Jakarta and then in Semarang. The policy of KIP was the spatial renovation and improving the social and economic status of the residents through training and enabling. Local management played a significant role in executing the program. In terms of services, it included the water, waste, house. for the marginalized men. It was due to the macro management

Table 4: The weaknesses and strengths of KIP
 (Source: Hakim & Roshanali, 2008)

Weaknesses	Strengths
Weak performance of the program in the local organizations due to insufficient training	Low cost
Failure in achieving to the enabling goals due to insufficient training budget and the pre-requisite of meeting some needs before attending in enabling classes	Easy and rapid repeatability due to its simple and consistent technique
Lack of economic independency and dependency to the state subsidy Not following the maintenance and modification of the created facilities	Not moving the people during the program implementation More flexibility in future
The governmental officials superiority over the local officials in the program’s management structure	Low investing and high economic return Targeting the poor successfully and not absorbing the less lively groups into the non-official habitants

commitment in long term as well as its cooperativeness. In fact, the program was the Indonesians' and was supported by the government. Also in KIP, the ownership issue was considered and the people could have their own habitans (Hakim & Roshanali, 2008). The weaknesses and strengths of the program can be summarized in Table 4.

The government guaranteed the residents security and no house was destroyed in the non-official habitans due to the ownership reasons. To make the relation between the urbane management and people, each habitant is divided into some parts and each part is divided into two units, one unit with 150 families and the other unit with 20 families. Each unit has a representative. The cooperation is in the cases that it is necessary to destroy a house in a district. In such cases, people of the district try to find or build a similar place for the family lost its house. The only problem of KIP programs was the lack of planning to maintain the created infrastructure leading to early destruction of most of them. The specific points derived from the Indonesia's experience areas are as follows:

It is necessary to meet the basic ends for the poor to participate in the urbane renovation programs. The financial capabilities of the local community should be considered to determine the program size. Improvement of a district should not affect the neighboring districts negatively because it leads to more resistance against the program in the habitant as a whole or leads to departure to the districts that their situations have got worse.

El Salvador: This long term program is an instance of cooperation in the private section in the non-official habitans' developments. El Salvador has faced a rapid urban growth, internal fights and many unexpected natural events from 1970s to the half of 1990s leading the central and local governments' disability to provide the access to the urban land and social services for the urbane poor (Andalib, 2006). Establishing a private company called ARGOZ³ was an innovation to face with the problem in El Salvador. This company designed a model for the legal access of the poor to the urban land. Based on the model, the company separated the lands pertained to the private sections in El Salvador vicinity and other cities of the country with the agreement of their owners and entrusted them to the poor in the form of conditional sale agreement. The lands were separated according to the urbanization principles and some credits were provided for the people as loan. Although the separated standards and capitations were nor consistent with the standards of the internal regions of the city, it was tolerated by the local government due to the program's success to help the poor up to 1992. Twenty three years activity of ARGOZ Company provided the access right to the city and urban land for 300 thousands families with the population of 2 million people. Housing of these families in the lands was a gradual process. The study indicated that the target group was the families receiving between one or two times of the minimum wage. Accordingly, the project was successful to absorb the target group .e. the poorest classes of the community

(Hakim & Roshanali, 2008).

The Project Objectives

Avoiding the slums growth through providing lands legally for the families with low income;
 Increasing the access to the services for the lowest social classes through decreasing the standards and costs up to their affordability;
 Creating a way to develop the house and services in the slums gradually;
 Making profit through responding to the unmet needs of the poor;
 Wide range covering;
 Role of plan to avoid the non-official residence;
 Determining a specific financial system appropriate for the target market;
 Using the non-official trends highly appropriate for working with the target people;

The Weaknesses and Strengths of the Program

The project could be implemented with more harmony between the government and private section;
 Organizing the created associations was poor to obtain the government services;
 The project's customers had not access to the official financial systems;
 NGO's were kept away from the programs and were not willing to cooperate with the new constructed communities;
 In spite of the government cooperation, most of ARGOZ activities were not being confirmed legally;

RESULTS AND DISCUSSION

By investigating the role of reconstruction and renovation in the deteriorated textures development, it can be concluded that this issue under the permanent influence of the environmental, cultural, economic, and social factors and the changes due to the applicable mechanisms and urban policies leads to forming new textures with different structure. Ultimately, the sum of these factors effects creates the identity, physical, perspective, and structure of the new textures.

Moreover, the above mentioned factors with their undeniable effects are influenced by a set of factors accelerating their uncontrollable negative effects in the erosion trend as well as the texture insufficiency. Good implementation of the deteriorated textures' reconstruction and renovation involves investigating and recognizing the damages in each related areas precisely based on which the appropriate and effective methods can be applied to restrain or balance undesirable effects in the environmental and functional space of these textures as well as adjusting them with the modern life needs. Generally, it can be stated that some common positive indicators of different countries' experiences are considerable which have had a significant effect in the renovation trend.

Currently, the deteriorated textures' interventions may not be

fulfilled due to many factors including the spatial (the extent of the intervention plan), management (insufficiency of current principles, not distributing added value, unfamiliar factor system, unrealizable or very long period), financial (unstable economic status of country), and cooperative (citizens absence) factors. Considering the mentioned issues and not experiencing good renovation patterns in country, it can be attempted to achieve the criteria decreasing the existing defects with respect to the successful experiences of the mentioned countries.

Spatial aspects: in most of renovation plans of Iran, very wide range as tens of Hectares have been selected and a great capital has been allocated to possess land pieces in the old centers' textures. On the one hand, it decreases the financial ability of the project manager severely and causes a great number of destructions in the deteriorated textures in the city centers on the other hand (Shamaei & Pour Ahmad, 2006). The experience of renovation in Belleville is a good idea. The idea has been considered to maintain the community identity and taking into consideration different needs of residents. Consequently, it avoids the over extension of the intervention and lack of enough attention to all its issues. While in most of the renovation experiences of Iran, many of necessary parameters have not been considered.

Management aspect: coming off renovation plans facing with complexities due to the ownership right as well as financial interactions require some specific principles while the principles appropriate with these complexities have not yet been determined and approved in Iran (Ali & Tajik, 2008). **Financial aspects:** according to the situation existing in Iran, land price in the intervention area is greatly increased due to possessing the lands by the administrators. Inflation also affects this increase and imposes very high financial pressure on the reconstruction and renovation plans. But as it was mentioned earlier, the urban management of the mentioned countries was planned in such a way that provided the conditions for low governmental investing as well as financial cooperation of the private section and residents. Therefore, it made the economic return of the plan justifiable for the low classes of the society.

Cooperative aspects: the plan implementation in Iran was based on the focused and authority-oriented activities assumption. In the best case, people have been participated in the plans by selling the participation bonds while the memories and attachment sense of the residents of the old communities can play an affective role to achieve the reconstruction and renovation plans (Ministry of road and urban development, 2005). But in most of the mentioned projects, maintaining the residents' attachment sense has avoided leaving the texture and participating in the plan implementation stages.

To sum up, studying the deteriorated textures renovation plans indicates that the deteriorated textures should be considered by a different and new view and the public participation as a main element should be highly regarded since people are the actual owners of these textures. So, the trustees should forget

the ownership and the consultants should communicate with people and justify them by clarifying the legal supports for them. Additionally, these communities need to specify entities with the presence of the trusted individuals of the community by the purpose of being a place to be referred as well as supervising the plan implementation by people.

As it was mentioned before, there are different definitions for deterioration and deteriorated textures and considering the common points, four criteria namely as physical, social, economic, and bioenvironmental are taken in this study. Therefore, after reviewing the interference perspectives in deteriorated textures, the Renaissance perspective is considered as a final and cohesive one in providing a framework in this study.

CONCLUSION

Generally, it can be said that a number of common positive indicators of different countries' renovation experiences are considerable having significant effect on improving renovation trend. Public participation in implementing the designs, providing the infrastructures as a main aspect in spatial renovation, significant role of urban management to absorb the poor classes as the target group, considering the ownership issue and minimum movement of residents, good financial status, and the capital return can be referred as the instances. In Iran's experiences based on the ownership goal design focused on the implementation method, all the construction have been done through the management of the governmental or public section as well as the private participation. That is, the primary residents of the texture have not been present any time and have observed the activities only. Therefore, they have been also excluded from the design benefits including the economic profits and improving the residence quality and groups other than the residents of the existing textures have made benefit from the constructed spaces.

To sum up, the following points can be stated

Weak legal supports to implement the deteriorated textures reconstruction and renovation. The managers should interpret some points hardly among other principles to fulfill the necessary activities.

Lack of harmony between other governmental organizations and institutes as a social activity and the organizations responsible for implementing the urban deteriorated texture reconstruction and renovation.

The deteriorated textures reconstruction and renovation should be considered as a social activity but not as a physical activity. Constructing in the intact lands is a mere physical activity.

The responsible organizations should be facilitator for the participation of the ownerships with each other and introducing the capitalist to the owners.

The culture and taste of the texture's people, the social correlation of people and trust and participation amount of people with the government should be studied socially before presenting technical records of construction.

Providing a Renaissance framework based on deterioration Criteria

Attending the presented concepts in Urban Renaissance and blending them with deterioration criteria, a framework of interference in urban deteriorated textures was designed and presented.

The considered criteria in determining deteriorated textures are divided into four main groups. Physical, Economic- Functional, Social-Security and Environmental-sanity. The presented framework works as follows: The first criterion is physical which should be investigated due to the high significance of security and likelihood of earthquakes in most areas in Iran. This means that experts evaluate spaces, buildings, in terms of physical and aesthetic value. If the texture is told to be valueless, conservation-led regeneration is employed in interference. Provided that the texture is deprived of protection value, experts evaluated from stability point (using regulation 2800 and GIs indicator). The resistance level of the building is measured by GIs⁵ and the considered perspective is presented. It should be mentioned that GIs indicator itself includes the floors. Based on JICA studies, after evaluating GIs indicator the strengthening process is determined. 3 kinds of resistance against earthquakes have been determined: Rehabilitation of the present building, Destruction and Renewal, Redevelopment of urban block.

Of course it should be mentioned that in discussions related to instability against earthquake two indicators are considered as follows: Lack of appropriate offloading spaces, unstable buildings against earthquake are considered from the point view of structure and building age. However, the only focus on unstable buildings in this study is determining GIs co efficiency, application, structure type, construction year, age, appearance, and the number of story are performed.

If GIs is between 0.19 and 0.25, the perspective is only building rehabilitation.

If GIs is less than 0.19 and the number of buildings is less than %60 of urban block, destruction and renewal are selected.

If GIs is less than 0.19 and the number of buildings is more than %60 of urban block, urban block development is selected.

As it was mentioned above, in the case the building is deprived of immunity, physical immunization is performed and then other deterioration criteria are investigated. However, if the building and physical have evaluation immunity, the investigation of other criteria starts from that stage. Evaluating three groups of criteria follow different stages and priorities are important. For example a texture which is deteriorated from application point also faces problems from security and social point of view.

After investigating applied-economic criteria, if the texture has evaluation problem, the considered perspective turns to Economic Regeneration. However, if there is no evaluation problem, we turn to the investigation of social-security criteria. After investigating social –security criteria, if the texture

has evaluation problem, Social Regeneration is considered. However, if there is no problem, we turn to environmental and sanity.

After investigating environmental and sanity if there is evaluation problem, Environmental Regeneration is considered. Otherwise, the process has been completely performed.

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ENDNOTES

1. United Nations
2. Kampung Improvement Program
3. The case of private development in El Salvador
4. None Governmental Organization
5. GIs value can be converted to “damage ratio of buildings”. Damage Ratio, which is defined as probability of heavy damage, can offer effective information to represent the actual damage of building by converting the GIs value.

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