

Investigating the Consequences Arising from Regeneration Policy in the Historical Fabric of the City of Bushehr, Case study: Construction of the Faculty of Art and Architecture

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Abstract

After the passage of several decades of having the experience of employing regeneration plans through conservation and development, examining the results of these policies can be a topic for extensive investigations. These are the topics that inattention toward them has so far resulted in the circumstances in which not only regeneration plans have been frustrated in the realization of their objectives, but also, the weakness in foundations and implementation of these plans have imposed injurious impacts. This article has sought to answer this question that: What are the real consequences of the plans for regeneration in historic urban texture and to what extent these policies have been able to realize their desired objectives? This study intends to provide the circumstances for analysis of the process and consequences of the implementation of regeneration plans in the historic urban by utilizing the Grounded Theory. For this purpose, the construction of the Faculty of Architecture has been selected as one of the regeneration policies in the historic urban texture of Bushehr. This article delineates the factors and conditions governing the policy of conservation and the results accrued from the development experience, and it proceeds to reconstruct and compare the circumstances by which the inhabitants of the city and the officials responsible perceive and interpret the consequences of development and conservation. In the end, a model is provided based on the Grounded Theory which includes the three dimensions of conditions, interactions, and consequences, to find the root causes of existing problems, as well as to determine the criteria assessing the efficiency of such schemes in a realistic and comprehensive manner.

Keywords: Regeneration, historic urban texture, development, conservation, Grounded Theory.

1. Introduction

Development in historic urban texture is a process, a current that needs an incentive in order to move forward, and the endurance and continuity of this process also needs a proper context. In this process, any managerial element defines and complements other elements, and vigilance and supervision are its inseparable components. The first step for the scientific and appropriate formation of this process is a realistic and comprehensive understanding of this process. Today, the meaning of development has drastically evolved. The literature and theorization with regard to conservation have recently been affected by the formation of development in the historic texture. Development should be considered as a dialogue between the developed and the developers. One of the government policies for development and restoration of historic urban texture is regeneration through the introduction of new applications in the historical context. Despite the objectives desired for the said plans, the manner of their implementation has led to irreparable losses to the historic texture. Among these mistreatment measures, historic urban destruction was caused by governmental agencies and organizations, and this kind of destruction due to legal permission by those responsible for destruction and the inability of property

owners to prevent the destruction have had more harmful consequences. Studies and evaluations of the results of regeneration policies and plans, although they provide detailed and significant data on the pathology of the plans, they do not provide much information on the interpretational perception of inhabitants and the property owners of historic urban textures and the near-actual conditions and consequences of such plans. The general objective of this article has been a review of the process and consequences of execution of the plans for conservation and development in the historic urban texture by using the Grounded and realistic research method, so that in this way, it would be possible to identify the correct criteria for evaluation and to find the plan's problems. Considering the dynamism of social realities and human activities, the only source for evaluation and recognition of the consequences and desirability of the results derived from changes, is the human being himself. The ultimate objective of regeneration and rehabilitation in historic urban context is to satisfy people and such urban plans are designed for people's welfare (davoudpour, 2015).

The result of this research and the circumstances of employing this approach can be generalized and used for other similar projects because this research has examined the conditions and factors under which the events or interactions find the possibility to emerge. Also, the

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concepts and analogies under the study are sufficiently abstract so that it is possible that they will be repeated in other plans.

2. Methodology

The basic issue of this research is a realistic review of conditions and results of Intervention in the historic urban texture, this concern drives the research toward the qualitative method with the Grounded Theory. Trying to understand why so many Projects do not achieve their initial goals, the grounded theory needs to be observed from a subjectivist and interpretative view (Pinto & Santos, 2008). Based on this method, the human being is the source of information. In this study, the individuals relevant to the plan were considered as creatures whose actions have occurred in response to the challenging situations they have encountered. Grounded theory, according to Strauss and Corbin (2008), offers not only a set of procedures but also an enriching manner of thinking about social reality. Grounded theory particularly emphasizes induction. Induction moves from the particular to the general, this means that grounded theory studies tend to take a very open approach to the process

being studied. In this kind of study, an analysis must commence as soon as possible, and continue in parallel with data collection. Data analysis relies on coding; a process of breaking data down into much smaller components and labeling those components and comparing, to understand and explain variation in the data (Burrell, & Morgan, 1979). Codes are eventually combined and related to one another, at this stage they are more abstract and are referred to as categories or concepts. Theoretical sampling is central to this method. It is informed by coding, comparison and memo writing. In the present research theoretical sampling is designed to serve the developing theory, by carefully selecting participants and by modifying the questions asked in data collection, the researcher fills gaps, clarifies uncertainties, tests interpretations, and builds the emerging theory. The research seeks to reach 'saturation' in its study. It means that the researcher is hearing nothing new from participants. The results of the study are expressed as a substantive theory (Figure 1). As it is considered to be fallible, dependent on context and never completely final.

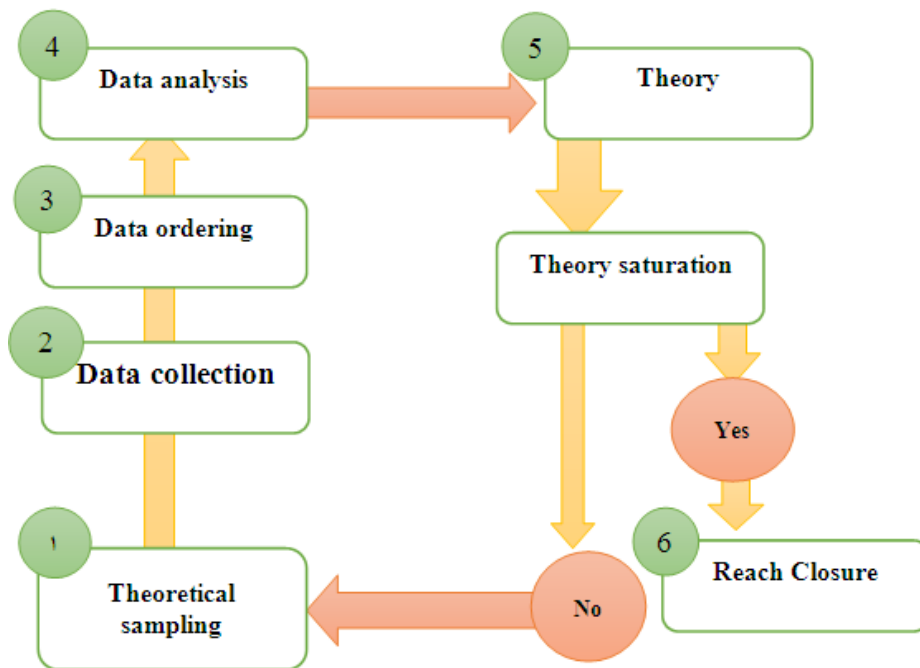


Fig. 1. the process of Grounded theory, source: Authors

2.1. Explaining the practical process of analysis and the manner of providing the research's findings:

In this process, the data was gathered from interviews, questionnaires, and documents, of course, the data do not have to be literally textual, they are observations of behaviour, such as interactions and events that happened in the surveyed historic urban texture, often they are in the form of field notes, which are like diary entries. In the

next step open coding, axial coding, and selective coding the 3 main stages used in applying the grounded theory method will be started. Open coding is the part of the analysis concerned with identifying, naming, categorizing and describing phenomena found in the text. Open coding includes two stages: primary coding and secondary coding. In the primary coding, all data have been analyzed line by line and the existing codes have been extracted, in the second stage of the open coding the concepts

categorized based on the characteristics that they have or definitions related to them, then similar concepts are placed in one group. With these categorizing the major categories have taken shape. In fact, the categories that are provided, are the abstract representation of events and interactions that had been discussed during field studies and were recognized as being important. After accessing the major categories, the axial coding has begun. Axial coding is the process of relating codes to each other, via a combination of inductive and deductive thinking. In this stage, major categories are related to the subcategories on the level and dimensions of the characteristics, and the interplay and consequences of implementing the plan have been delineated. The categories are divided into three groups of, conditional, interactional, and consequential. The conditional dimension is demonstrative of conditions and background in which the phenomenon has occurred. The interactional or process dimension is demonstrative of reactions and actions that actors have performed under those conditions, and the consequential dimension is the results of the action strategies, intended and unintended (Mohammadpoor, Ahmad, 2013). Selective coding is the process of choosing one category to be the core category, and relating all other categories into that category. The essential idea is to develop a single storyline around which all everything else is draped. Eventually, the conditions, the process and consequences provide a model based on the central category to show how to analyze the process, the root and real consequences of the intervention

in the historical urban and formulate the evaluation criteria of these plans.

3. Plan's limited Area

The city of Bushehr has 38 hectares (93.89 acres) of historic urban texture registered in the list for national heritage sites (Consultant Engineers of Bagh-e Andishe, 2003a). The old city of Bushehr included four neighbourhoods of Behbahani, Shanbedy, Dehdashti, and Kuti. The location of the Faculty is in the Kuti neighborhood and in the surroundings of Kuti Square. In the past, most consulates and representative offices of foreign countries were located in this neighborhood. Kuti is the name of the large house which was the domicile of the British East India Company that later became the seat of the British Consulate in Bushehr (Naraghi, Hussein. Padidar, Hassan, 2005). The Sheikh Sa'doun mosque is also located in this neighborhood (Image 1). The photography studio of Mirza Hassan Chehrenegar, the printing house of Mirza Yusuf Okhovvat and the office of the newspaper: Gulf Post, the Parvaneh Public Bathhouse, and the house and business offices of many of Bushehr's and non-Bushehr's merchants are located in the Kuti neighbourhood (Consultant Engineers of Bagh-e Andishe, 2012: 144). Other distinct buildings in this neighbourhood are the Najafi House, Amiriyeh, Azin, Nozari, Haftah, Kuti, Rashidi, Jan Nesar, the Asian, Ne'mati and (Consultant Engineers of Bagh-e Andishe, 2003b).



Image 1- Sheikh Sa`doun Square, 1970s, Source: Bushehr Province Cultural Heritage Organization

3.1. Plan's specifications

Kuti Square is the most important and the largest square of the old structural historical urban of the port of Bushehr and has suitable access routes. The construction of the Faculty of Architecture and Urban Planning in the Kuti district took place with the objective of bringing prosperity to the historical context of the city. The execution operations of construction of this Faculty commenced in September 2007 when the ground was first broken with attendance by the Minister of Defense and Armed Forces Logistics and was inaugurated in January 2017 with attendance by the Minister of Roads and Urban Planning. Concurrent with commencement of the plan's execution, the Province's Cultural Heritage Organization purchased 25 of the 27 buildings existing in that neighbourhood and placed them at the disposal of the

Department of Road and Urban Planning for the purpose of constructing the Faculty. Although all of the 38 hectares of the historical urban have been registered in the list of national heritage sites, 12 buildings of the Faculty's site have been recognized by the Cultural Heritage Organization as valuable and were reported so that they should not be demolished (Consulting Engineers of Arg-e Bam, 2006). A number of other existing buildings were also valuable and worthy for conservation although they had not been registered in the list for national heritage sites. During the construction of the Faculty, these buildings have been demolished or abandoned with the approval of the supervisor, the contractor, and the project manager. Including among these are House of Sina, Parvaneh public bathhouse, the photographer's shop, Shahdukht School, House of Zare'i and... (Image 2).

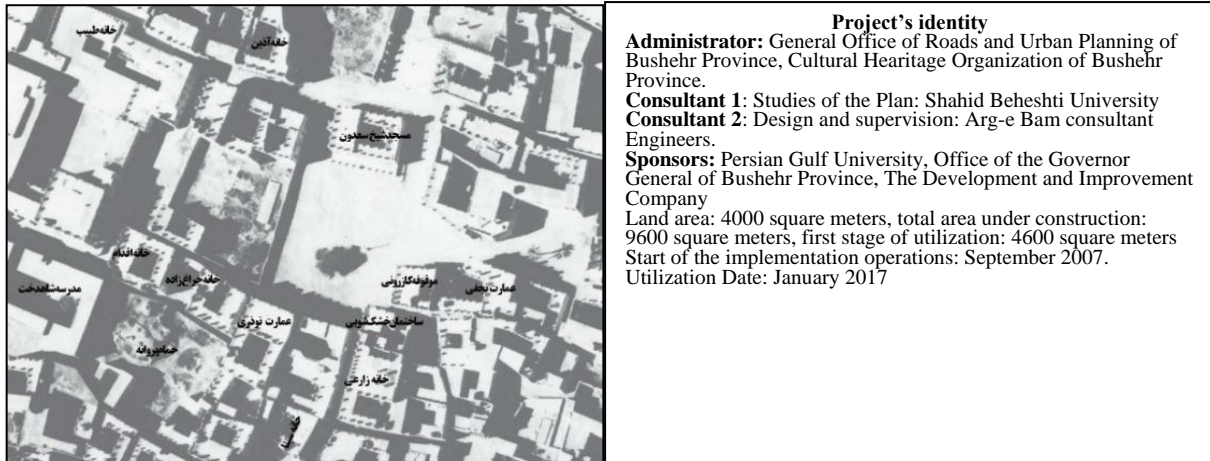


Image 2- The Faculty's site and indicated buildings prior to being demolished, 1956

4. Data Collection

4.1. Observing the locations existing within the Faculty's site's limits

In this study, after identifying the Faculty's site, sampling was made from all of the 27 buildings existing within the

said site's limits and was placed under direct observation and participant observation (Image 3).



Image 3- The location of the former Sahel cinema theater.

4.2. Interview and questionnaire

A major part of information was gathered through conducting interview or preparing a targeted

questionnaire. The number of participants in interviews and questionnaires till reaching theoretical saturation is provided in Table 1

Table 1

Number of samples examined until reaching saturation

Number of samples	Participants
3	Directors of Cultural Heritage Organization
9	Related officials and experts and academics, knowledgeable in the field of architecture and restoration
2	The former owners of purchased and demolished buildings, (valueless building
2	The owners of valuable and demolished buildings
22	The owners of buildings located within the vicinity of the Faculty's site

4.3. Sampling from documents and textual documentation:

After conducting field studies, examining the consequences of the plan and its causes is possible. Part of these consequences is related to the demolition and

inattention to conservation and restoration of valuable buildings which are located within the site. For this purpose, the conditions and documents related to the demolishing process and its acceleration including written documents related to the complete demolition of one of the valuable registered samples (House of Sina) and

written documents related to the semi-ruined state of one of the valuable and non-registered samples located within the Faculty's site (Shahdukht School) were collected as much as possible and analyzed. A review of the written documents can lead to an understanding of the factors and conditions that had affected the plan's process.

Furthermore, in this research, the documents related to the feedback of the plan and the opinion of the city's officials in relation to the historic urban texture and construction of the Faculty have also been considered so that in this way the consequences of the plan can be more fully analyzed (Table 2).

Table 2
List of the examined textual documents

Document no	Type of document	Document's main subject	Date
1	Letter	Warning is given and request by the supervisor from the Deputy's Office of Bushehr's Cultural Heritage Organization recommending that restoration work needed to be conducted on the two buildings: Nozari and Sina	June 10, 2008
2	Letter	Warning is given and the request by the consultant, in order to reinforce the Nozari building	July 12, 2008
3	Letter	Expression of concern by the supervisor of the Faculty toward the inordinate digging of the ground on the east side of the Nozari building and the request on following up the reinforcement of the registered Nozari building. Inattentiveness by the Cultural Heritage Organization toward the issue of reinforcement and toward observance of safety principles	July 22, 2008
4	Letter	The consultant Request from the Cultural Heritage Organization asking that demolition order be issued for the Sina building, Expression of regret on the absence of facilities for preserving and maintaining the building, and providing supporting documentation on the valueless state of that building, demolition of the building as an opportunity to have an integrated project.	September 2, 2008
5	Letter	Request by the board of directors of the consultant engineers from the Deputy's Office for conservation and Restoration of Bushehr Cultural Heritage Organization asking that the project for the construction of the Faculty should be revised and indicating the necessity for the plan to preserve the present buildings.	September 26, 2008
6	Letter	The director of the Cultural Heritage Organization serves a two week notice of evacuation on the resident of the registered plot 2642.	June 1, 2009
7	Letter	The consultant requests from the director of the Cultural Heritage Organization that the plan to construct the Faculty should be revised and anticipates that utilization of the Faculty will be disrupted because restoration and repair and providing an orderly disposition for the Sina and Nozari buildings have not been implemented.	December 6, 2009
8	Letter	Request by the consultant engineers from the Cultural Heritage, for reinforcement and restoration work that is needed to be conducted on Sina & Nozari buildings.	March 3, 2010
9	Letter	Request by the director of Housing and Urban Planning from the director of the Cultural Heritage Organization indicating the necessity to expedite the restoration and reinforcement of the Nozari building as the core center of the Faculty	may 4, 2010
10	Letter	The likelihood that changes may be implemented in the execution plans, disrupting in the utilization of the Faculty and imposing financial and time load due to failure to restore and to provide an orderly disposition to the Nozari building.	July 21, 2010
11	Letter	The protest made by the executive director and consultant engineers on failure to demolish the Sina building and repairing the Nozari building which was supposed to be performed by the Cultural Heritage Organization, despite persistent follow-ups made by the project manager	July 29, 2010
12	Letter	Consultant Warning is given to the director of Housing and Urban Planning Organization of Bushehr on serious risks facing the residents and passers-by and forecasting that the Nozari building may collapse or may suffer serious damage.	November 3, 2010
13	Letter	Request by the technical and executive deputy of Bushehr Office of Housing and Urban Planning from the consultant engineers indicating that the required work orders should be notified to the contractor so that the Sina building should be demolished	February 1, 2011
14	Letter	Request by the consultant from the director general of Bushehr Province General Office of Roads and Urban Planning indicating that steps should be taken as soon as possible with regard to Nozari building and emphasis made on inattentiveness of the Cultural Heritage Organization despite repeated warnings that have been notified to them.	March 11, 2011
15	letter	Emphasis by the consultant on the necessity of case modifications in plans due to lack of restoration of the Nozari building and demolition of Sina building	May 1, 2012
16	News base: Nasim-e jonoob	Concern expressed by Deputy Governor of Bushehr Province on delay in utilization of the Faculty	August 23, 2016

17	Nasim-e jonoob	Open letter to the Minister of Culture regarding prevention of demolition of the building of the earliest cinema theater in Bushehr (the fourth in Iran	August 23, 2016
18	Fars News Agency	Concern expressed by the new director of Bushehr Cultural Heritage Organization, on introduction of non-specialist manpower to the organization and also lack of motivation in the manpower.	March 4, 2014
19	Report on the studies of the project	Plan's objectives	2005
20	Nasim-e jonoob News	40 to 100% discount for renovation of Bushehr's historic urban.	April 2016
21	Municipality's Notice	restoration and walling of Shahdukht School according to municipalities Act 110	2016
22	1 Radio and Television News Agency	The date of commencing the plan 2005 and utilization 2016	2016
23	Website of the development and Improvement Company	Performing all of the designing measures by the consultant within 45 days.	December 22, 2016

5. Findings

In order to ensure that the plan has been comprehensively studied, initially six basic issues in six fields related to the impacts of construction of the Faculty have been discussed. For collecting response to these issues, the free and collaborative observation methods, written documents' data and questionnaire's data and open interview have been used. Free and participant observations generally represent the field of study and also confirm the findings obtained from other data collection methods. Selection of the interviewees took place based on the targeted sampling logic and the selection of the number of interviewees was based on the theoretical saturation. Due to prolongation of the plan's execution, the interviews were carried out at two points in time, one at the time of executing the operations and the other: after the plan has reached utilization. Collected information at first is downloaded and converted to textual documents, after which, all of the textual data obtained from the questionnaire, interview and documents were analyzed.

5.1. Analysis of the findings

5.1.1. Investigating the changes emerged in the plan's economic field

Since, economic efficiency is one of the necessities of development and restoration of historic urban, economic changes taking place due to the construction of the Faculty of Architecture has been discussed as one of the pivotal questions. Surveys on similar projects using other methods also show the economic factor has the most influence (Seyed Mosallaie, 2017:46).

5.1.1.1. Open coding

At this stage, from examining the findings, 20 concepts have been obtained from the views of officials and experts and 19 concepts from the views of the residents. These concepts indicate economic changes of the historic urban texture in view of the residents and owners of buildings located within the site's limits and also the opinion of officials and experts related to the plan. At the second stage of open coding, 6 categories which have a higher level of abstraction were identified.

5.1.1.2. Axial coding

In the axial coding stage, by referring to the documents covering the text of interviews and questionnaires and describing the relationship between the Categories, the grounds are provided for selective coding and achieving the central category. It is obvious that building a Faculty in the historic texture, on the one hand, will increase the interactions and the traffic in the neighbourhood in the not too distant future and this will increase the needs, especially, the service needs in the neighbourhood, and on the other hand it will have interfering factors such as speculation and middleman, price hikes and increase in inclination toward buying and selling properties that would clear the neighbourhood from its original residents and would accelerate the demolition and renovation. Increase in the needs of the neighbourhood and increase in the level of construction are two factors that side by side provide the grounds for unplanned physical and social changes. Unsuitable conditions offered by the government for investment in the historical buildings of the neighbourhood have so far been unable to attract investors (Table 3).

Table 3
 Concepts, main categories and the extracted central category

Central category	Main categories	Concepts
Failure to supervise and adhere to the plan	Incomplete and incomprehensive	Presence of better solutions for restoring the historic urban texture, absence in the plan of any suggestion to strengthen and restore
	Discontent toward government demolition , opposing the demolition	destruction of the view and values of the historic texture, resistance against demolition, affection toward the old shape of the neighbourhood, request to prevent demolition of the building of the first cinema theater of Bushehr.
	Contradiction between the conduct and objectives of the Organization	Negative comparative evaluation, contradiction between the statements and actions of the Cultural Heritage Organization
	Change in the historic urban texture's life	Substitution by non-native residents, valuable because of the presence of the original residents, destruction of night life
	The incompatibility of plan's objectives with its results	Concern expressed by the deputy governor on delay in utilization, plan's objective, plan not reaching its utilization at the prescribed date
	The non-conformity of the plan with its execution	non-conformity of the plan with its execution
	Weak performance of the consultant	Request by the consultant indicating the issuance of the order to demolish the registered Sina building
	Incorrect conduct of the Cultural Heritage Organization	Reaction by the Cultural Heritage Organization on the warning by the beneficiary, the assertion by the consultant on inattentiveness by the Organization
	Historical buildings as a threat	Exposure of historical buildings to risk, willingness toward demolition due to being unsafe, precariousness of historical buildings
	Government policies in direction of demolishing	40 to 100% discount for constructing in the old urban texture, Article 110 of the law for municipalities
	Non-specialized and non-committed manpower	The concern expressed by the director of Cultural Heritage Organization on non-specialized manpower, lack of motive in manpower

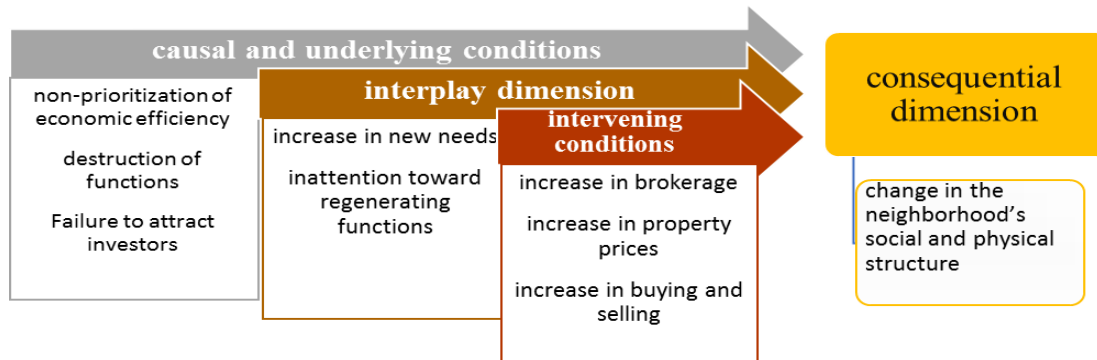


Fig. 2. Grounded model of reconstruction of process perception and consequences of change, source: Authors

5.1.1.3. Lack of management of economic changes in lieu of physical and social anomalies

Lack of management of economic changes is one of the factors that would lead to unintended consequences in the historic texture which is distant from the plan's objectives. The objective of selective coding is to find a category that can cover maximum conceptual space of the extracted categories and organize them around its axis. With these interpretations management of economic changes is a category that can contain maximum conceptual space of the major category in this field. The Grounded model resulting from these relationships is provided in Figure 2.

5.1.2. Examining the impacts of construction of the Faculty with regard to conservation of the monuments and values of the historic urban texture

Considering the information given in section 4-1, there are 7 valuable registered buildings and also 6 valuable unregistered historical buildings located within the boundaries specified above. Documents that have been obtained demonstrate that said buildings did not have a restoration plan. During the construction of the Faculty one of the registered buildings (Sina building), according to officials, due to difficulties of restoration operations and risky conditions was demolished (refer to document 4

in Table 2), and only one of the valuable buildings has been restored (Nozari building). Demolition of 25 buildings of the dense historic urban texture of the neighbourhood, many of which are valuable and had a special function, such as the only historical and operational public bathhouse, the photography shop, the cinema theater, Zare`i house, Shahdukht School and... had, as a consequence, reaction of the neighborhood's original residents. Examination of the extracted data indicates the governing conditions and interactions that have taken place regarding the conservation of values during the construction of the Faculty.

5.1.2.1. Open coding

In the first stage of open coding, 7 codes or concepts from the opinions of directors and experts regarding the impact of construction of the Faculty on conservation of values of the historic urban, and 29 codes of the written documents and also 56 codes of the opinions of the neighborhood's residents and inhabitants were extracted in the same respect. In the second stage of open coding from the total 92 concepts, 11 categories took shape which were in a higher level of abstraction as compared with the concepts.

5.1.2.2. Axial coding

In conditions where imperfect and unrealistic plans were implemented under the effect of emotional and non-expert decisions, the presence of inexpert and non-committed personnel in various managerial levels resulted in actions unsuitable to the tasks of the Cultural Heritage Organization and created conflict in the objectives and function of that organization which in itself created discontent in all of the neighborhood's residents and resultantly created confrontation of the inhabitants against

any governmental decisions regarding the historic urban texture. In addition to the role of officials of the Cultural Heritage Organization, the role of the consultant in directing the plan became pale and has resulted in imperfect execution of the plan. Government policies for encouraging the citizenry to revivify the historic urban, such as providing 40% to 100% discount for renovation of the historic urban texture is in the reality an incentive policy by the government to enhance renovation and replacing it with conservation and restoration of historical buildings due to economic efficiency (refer to document 20, Table 2). Also, the results of serving the Notice 110 of the municipalities based on the investigation of the researcher has led to the acceleration in the renovation of the historic urban texture and physical and functional change and eventually has resulted in a gradual change in the historic urban texture's life. Failure to appraise the value of historical buildings existing within the historic urban has led to inattention toward their conservation and instead presented them as dangers and threat to the community within which they are located (Table 4).

5.1.2.3. Lack of supervision and adherence to the execution of the plan, the most important factor affecting conservation of values

The Grounded model that is provided in Figure 3 demonstrates the effective factors and primary and final results of the construction of the Faculty on the neighbourhood's values. Considering what has been stated, the lack of supervision and adherence to the execution of the plan can be selected as the central category around which other categories take form in relation with each other.

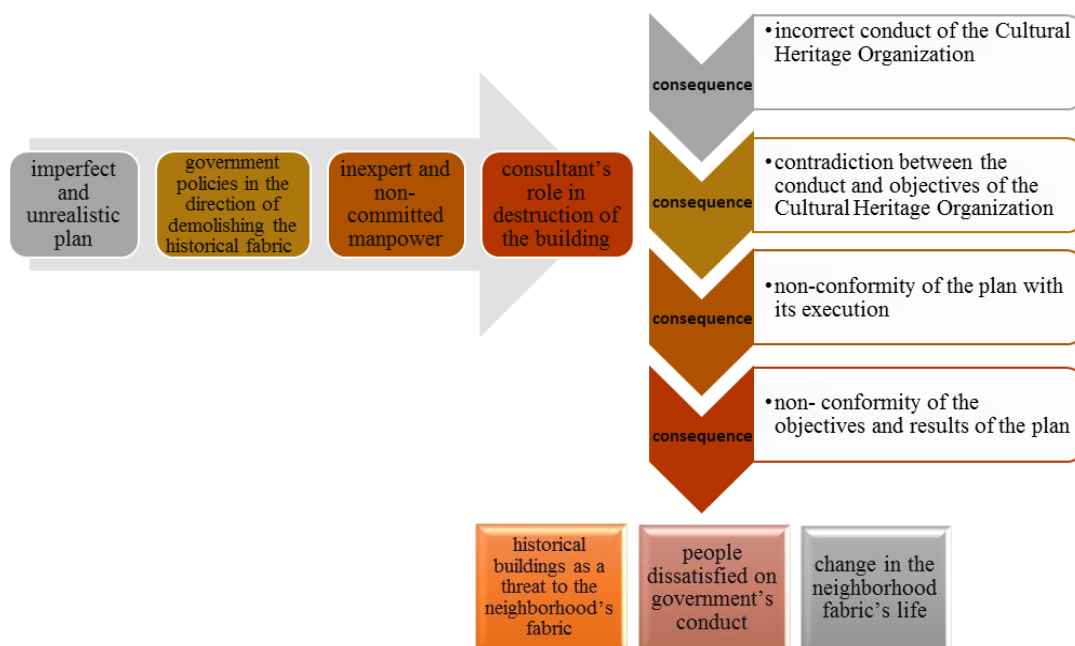


Fig. 3. The Grounded model for reconstruction of changes related to values of the historical historic urban texture, Source: Authors

Table 4
Concepts, main categories and the extracted central category

Central category	Main categories	Concepts
Failure to supervise and adhere to the plan	Incomplete and incomprehensive	Presence of better solutions for restoring the historic urban texture, absence in the plan of any suggestion to strengthen and restore
	Discontent toward government demolition , opposing the demolition	destruction of the view and values of the historic texture, resistance against demolition, affection toward the old shape of the neighbourhood, request to prevent demolition of the building of the first cinema theatre of Bushehr.
	Contradiction between the conduct and objectives of the Organization	Negative comparative evaluation, contradiction between the statements and actions of the Cultural Heritage Organization
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	The non-conformity of the plan with its execution	non-conformity of the plan with its execution
	Weak performance of the consultant	Request by the consultant indicating the issuance of the order to demolish the registered Sina building
	Incorrect conduct of the Cultural Heritage Organization	Reaction by the Cultural Heritage Organization on the warning by the beneficiary, the assertion by the consultant on inattentiveness by the Organization
	Historical buildings as a threat	Exposure of historical buildings to risk, willingness toward demolition due to being unsafe, precariousness of historical buildings
	Government policies in direction of demolishing	40 to 100% discount for constructing in the old urban texture, Article 110 of the law for municipalities
Non-specialized and non-committed manpower	The concern expressed by the director of Cultural Heritage Organization on non-specialized manpower, lack of motive in manpower	

5.1.3. Changes occurred in the traffic and transportation concurrent with the construction of the Faculty

Since the functional change of the neighbourhood's historic urban texture and conversion of Kuti Square from a neighbourhood square to an urban space has been followed by an increase in interactions and traffic to this section of the historic urban, the changes occurred in this regard were discussed in a special form and as a separate question.

5.1.3.1. Open coding

In the stage for open or primary coding, 11 concepts of the opinions of the experts and officials and 19 concepts of the opinions of the residents have been obtained, and in the second stage of open coding, seven categories of a more abstract nature have been extracted.

5.1.3.2 Axial coding

At this stage, after micro coding, the concepts obtained have been positioned in logical relationship with one

another; the context and conditions in which interactions have taken place have led to consequences in this regard that are seen as contiguous. Consequences arising from the changes that have occurred in the field of traffic are perceived as a reduction in the level of quality of life within the boundaries of the plan. This issue was due to incomprehensiveness and unrealistic quality of the plan and has led to the destruction of visual values, decline in the level of welfare and in the tranquillity of life of the inhabitants as well as the fact that their life has become more difficult. Introduction of motor vehicles beyond the capacity of the neighbourhood has led to the loss of rights of the local residents and also the adoption of hasty decisions and superficial methods in response to the problems that have emerged (Table 5).

5.1.3.3 Non-prioritization of access and transportation

services as the cause of decline in quality of life Figure 4 in a Grounded Theory model demonstrates the decline in the quality of life as the central category and other categories surrounding it.

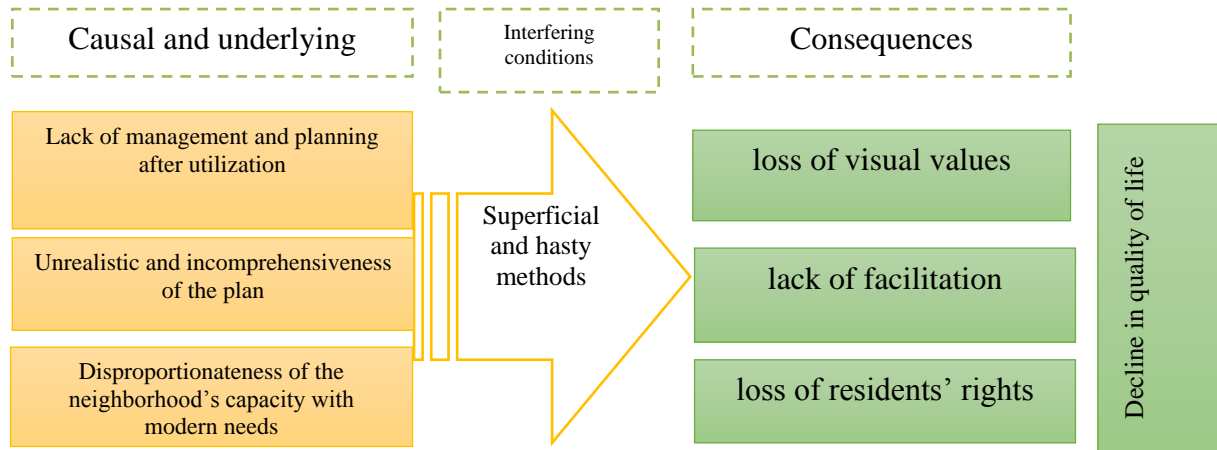


Fig. 4. Grounded model for reconstruction of changes in the field of traffic and transportation, Source: Authors

5.1.4. The manner of interactions and people's communication with the government during the construction of the Faculty

The findings obtained from examining the opinions of the people and the officials responsible for the plan on the manner of people's interaction with the government during construction of the Faculty have demonstrated that nearly all of the inhabitants and residents under the study were dissatisfied of the conduct of the government in the neighbourhood and refused cooperation with the Cultural Heritage Organization even though they may be relatively satisfied with the construction of the Faculty. In this section, we will examine the opinion of the inhabitants

and experts of the plan on the circumstances of these interactions so that we can get to the root of disinclination toward cooperation.

5.1.4.1 Open coding

From examining all of the opinions obtained in the primary coding, 21 codes have been extracted from the opinion of officials and experts related to the plan; 1 code from the textual documents and 71 codes from the opinions of the inhabitants. In the second stage of open coding, the concepts obtained are at a higher level of abstraction and were limited to 5 categories.

Table 5
Concepts, main categories and the extracted central category

Central category	Main categories	Concepts
Decline in quality of life	Destruction of the historic texture's visual values	Alteration of the historic texture's appearance. Creation of pollution, undesirable visual changes
	Lack of management and planning	Removing the problem with cooperation of related organizations, lack of management and supervision, lack of necessity of introduction of automobiles to the square, non-specialized plan, interference of functions
	The plan is not comprehensive	Consideration of traffic problems and parking after completion of the plan, non-prioritization of traffic and parking issues, underrating the problems arisen from parking and transportation, failure to anticipate the space for parking lot and public transportation
	Lack of facilitation	Creating difficulties for the inhabitants, loss of access, difficult access, loss of communication routes
	Loss of right for local residents	Creating inconvenience due to lack of parking lot, inattention toward traffic problem and parking, absence of appropriate parking lot, inconvenience for the residents
	Disproportionateness of the neighborhood's capacity with the needs	Increase in automobile traffic, disproportionateness of the neighborhood's space capacity with volume of automobile traffic
	Superficial and hasty methods	Demolition of historical buildings to create space for automobile parking

5.1.4.2 Axial coding

Since, in the field of decision making, planning, execution, and supervision in the historic urban, principles

and formulated criteria have not existed in a particular form, many of the decisions that have been adopted in this field were influenced by conditions and inclinations of those responsible to carry out a plan and the absence of

expertise and commitment toward work have become, as an interfering factor, an added causation so that by prioritizing special interests, inexperienced decisions and solutions were adopted and even if there were laws which had to be observed in this regard, said laws were implemented in an unjust and unequal manner.

Prioritization of interests has led to a pretense by the responsible in the charge toward correct conduct in order to attract the approval of senior governmental managers and this issue has led to further distrust by the people toward government measures (Table 6).

Table 6
Concepts, main categories and the extracted central category

Central category	Main categories	Concepts
Absence of efficient principles and standards	uncertain rights of property owners	Referral to the law for seeking justice, willing to confront the Cultural Heritage Organization, selling of property due to lack of awareness of legal rights, selling of property due to illiteracy, coercing the residents with threats, lack of inclination toward cooperation, willing to prevent the execution of the plan
	government centered	Unawareness of construction of Faculty, lack of information supply to the inhabitants, lack of involvement by the residents in decision makings
	Distrust toward the Cultural Heritage Organization	Inattention toward residents, lack of cooperation of the Cultural Heritage Organization with the people, inattention toward the residents' psychological needs. Non-accountability of plan's officials, aversion toward sale of property to the Cultural Heritage Organization, distrust toward the Cultural Heritage Organization, general discontent, the contradiction between the conduct of the Cultural Heritage Organization and expectations of the residents, the contradiction between the conduct and statements made by the Organization.
	non-specialized plan and failure to observe principles	Inexpert approach toward the plan, lack of integration of the related organizations, inexperienced and hasty decisions
	Managerial decisions influenced by inclinations and conditions	government coercion, the impact of personal and governmental interests in conducts and decisions, support and immunity of employees, personalized approach, lack of expertise, non-committal toward work and pretending to function properly, ignoring the preservation part of the plan, incurring losses on the inhabitants due to inadequate conduct of the Organization, prioritization of personal interests, inadequate supervision by the Organization, unjustifiable demolition, unequal exercise of laws, absence of principles

5.1.4.3 Lack of efficient principles and standards, factor creating disturbance and discontent

In conditions where standards were not sufficiently clear and there are no requirements to observe such standards equally, the managerial decisions have been under many conditions and interests and were executed unequally. Lack of participation by the people on decision makings

and lack of transparency of the limits of government and the people have led to discontent among residents in the neighbourhood and disinclination toward cooperation with the government. Therefore, not having the principles and efficient standards can be in itself the central category covering other categories (Figure 5).

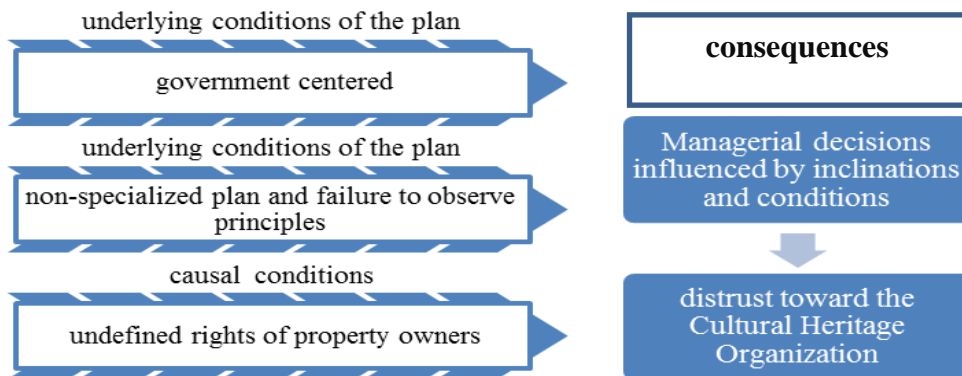


Fig. 5. The Grounded model related to the conduct of the government in execution of the plan, source: Authors

5.1.5 Investigating the reasons for satisfaction of government and the people toward construction of the Faculty

In order to comprehensively examine the consequences of execution of the plan at this stage, the reasons on satisfaction expressed by the residents and officials toward the construction of the Faculty were also investigated and the results which have been obtained are provided in this section.

5.1.5.1 Open coding

By examining the data in the two stages of open coding, 8 concepts were obtained from the opinion of officials and experts and 16 concepts from examining the opinions of the inhabitants. In the second stage of open coding, from the total 24 primary concepts, 4 abstract categories have resulted.

5.1.5.2 Axial coding

In the second stage of coding, a general examination has been made of the topics extracted from the primary codes, and the relationship between these topics has been identified. A number of the inhabitants express satisfaction toward the construction of the Faculty because some facilities have been provided for the neighbourhood although they still object to the demolition of the historic urban texture, however, they consider it as the price that had to be paid for improving the quality of life within the neighbourhood and although that improvement has not yet been achieved, they believe it would be provided in the near future. It is clear that the reason for satisfaction of the residents is the need for improvement of the quality of life, supply of security, health and hygiene and welfare, and also an improvement in the neighbourhood's historic urban texture (Table 7).

Table 7
Concepts, main categories and the extracted Central category

Concepts	Main categories	Central category
Providing cultural use, attentiveness to learning science, prosperity in the neighbourhood, credibility and prestige for the neighbourhood despite the demolition of part of it	Improvement in the cultural level despite the demolitions	Providing for the needs of the residents
Hope expressed toward positive consequences in the future, expectation toward improvement in the conditions	expectation toward improvement in the conditions	
Affecting the aesthetics and the view, stimulus for development, activity and dynamism, prosperity in the neighbourhood	Improvement in the neighbourhood through construction of the Faculty	
Access routes and coherence of the neighbourhood, proper location finding	Plan's accurate location finding	

5.1.5.3 Providing for the needs of the residents via the construction of the Faculty, the main element for satisfaction.

The objective of selective coding is to select a category that can organize other categories around it and relate

them together. In this stage, the category on meeting the needs of the residents has been selected as the axial category, because this category can saturate the conceptual space of other topics and contain them (Figure 6).

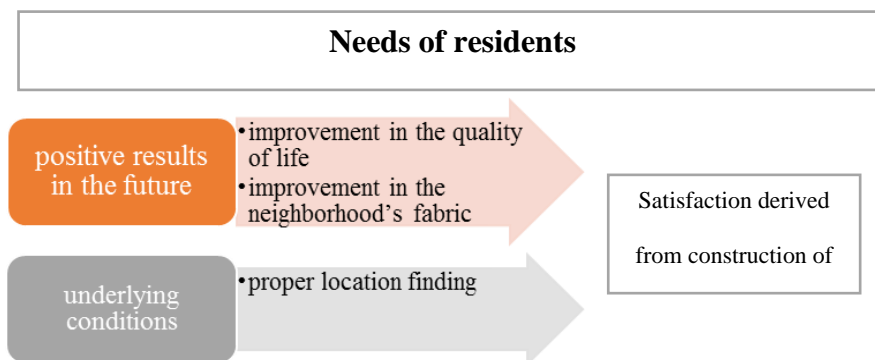


Fig. 6. The Grounded model reconstructing the underlying causes for satisfaction on execution of the plan, source: Authors

5.1.6 Analysis of the findings obtained from examining the physical and infrastructural changes

One of the requirements for development especially in the historic urban is being attentive to the substructures. Proper substructures and attentiveness toward the historic urban texture's physical changes during development or formation of development's stimulus projects are among the imperative conditions for the durability of preservation in the historic urban. In this part of the article, the opinion of experts and officials will be examined with regard to the physical changes and infrastructural measures taken as the result of the construction of the Faculty.

5.1.6.1 Open coding

At the first stage, from the phrases related to substructures and physical changes, the initial concepts are extracted, and in the second stage of this type of coding major topics are obtained from these concepts. 96 concepts of the opinion of experts and officials and 83 concepts from the perception of the inhabitants on these changes have been obtained. In the second stage of open coding from the total 179 codes given, 5 categories have been obtained.

5.1.6.2 Axial coding

Proper thinking, the provision of a dynamic control system, and the management of changes in a principled manner due to the dual nature of development in the historic urban texture, are imperatives, and if these requirements are not fulfilled in implementation of the plan, the result will be eliminated of the developmental needs (Table 8).

5. 1.6.3 Lack of managing changes, non-achievement of objectives and requirements for development and conservation

By examining the concepts in view of the experts and the inhabitants with regard to the impacts of construction of the Faculty on the physical historic urban and infrastructures, one of the major topics as failure to manage changes is obtained. Since this category is in a higher level of abstraction and can connect other categories in this field with one another, it has been selected as the central category (Figure 7).

6. Summation

The objective of this research is to provide an integrated and convergent and analytical model which is in a high level of abstraction in which all of the plan's aspects have been incorporated. From examining the impacts of construction of the Faculty in the six fields that were discussed, from the point of view of the neighbourhood's inhabitants, officials and also the existing textual documents, 454 concepts, and from grouping and limiting these concepts, a number of categories, abstract central categories and several Grounded models have been obtained. To arrive at a comprehensive and abstract three dimensional Grounded model, 38 categories obtained from various fields were again combined with each other and this time were grouped based on conditional, interactional and consequential dimensions and with merging similar and interposing categories, they were limited within 20 categories that are more general, more abstract and more analytical. In the last stage, the final central category which also contains other categories and has the most abstract level of concept and analytical characteristic was selected so that a general Grounded model can be presented (Figure 8), (Table 9).

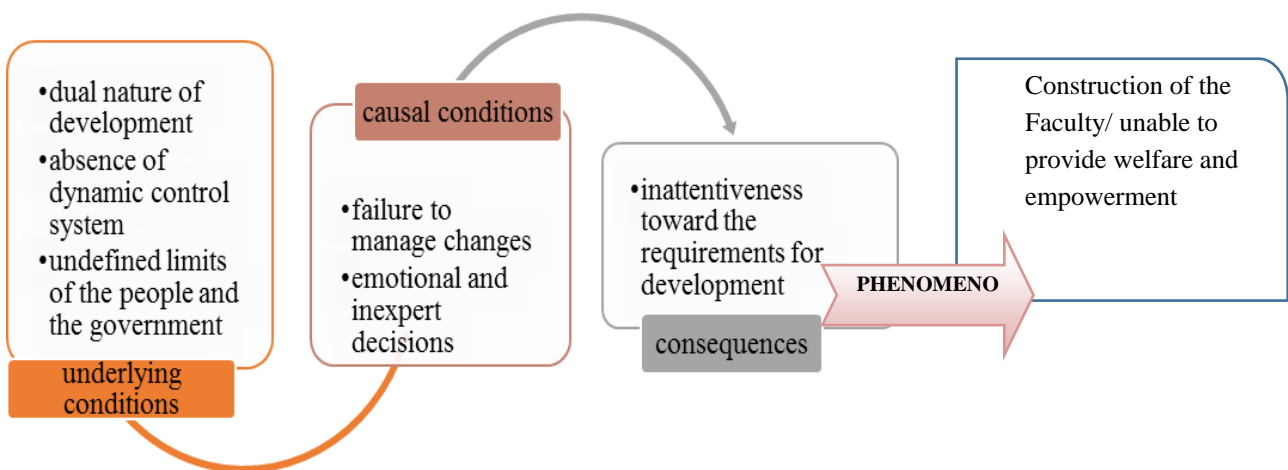


Fig. 7. The Grounded model for perceiving the circumstance of changes with regard to infrastructures and physical historic urban texture, source: Authors

Table 8
 Concepts, main categories and the extracted central category

Central category	Main categories	Concepts
Failure to manage changes	Dual nature of development	Inattention toward the environment’s safety issues, non-reinforcement of adjacent buildings, creating physical problems for the inhabitants, feeling of the precariousness of the construction of the Faculty, destruction of the environment, acceleration of the process of demolition of adjacent buildings, inattentiveness toward the historical context of the plan, irreparable damages.
	Absence of a dynamic control system	Prolongation of construction of the Faculty, plan left unfinished, failure to plan correctly for execution, lack of cooperation of other governmental organizations with the Cultural Heritage Organization, inexpert and non-committal execution, failure to heed future needs, incompleteness and incomprehensiveness of the plan, inconspicuousness of the effects of construction the Faculty on revitalization of the historic urban, dissatisfaction of the plan’s execution, lack of value on judgment, lack of incentive in the employees, failure to realize the objectives by the prescribed date.
	The need for civil education/defining the limits of the people and the government	Comparing the manner of government conduct with the conduct of real persons, negative comparative evaluation, unresponsiveness of officials toward the plan’s problems, creating perils for the inhabitants, creating inconvenience and failure to observe the residents’ rights.
	Failure to attend to the requirements for development, failure to provide development, empowerment and welfare	Development conditioned on improvement and reinforcement of infrastructures, failure to attend to infrastructures during construction of the Faculty, disproportionateness of cultural usage with physical conditions of the historic texture, inattentiveness to light, failure to attend to surface waters, shortage of facilities and infrastructures, failure to collect construction waste, negative impacts of constructing the Faculty on the health and hygiene of the neighbourhood, exacerbation of installation, infrastructural and health and hygienic problems.
	Emotional and inexpert decisions/lack of management of changes	Inconspicuousness of the role of the Faculty in elevating the level of welfare, providing security and development, inadequate state of the neighbourhood’s general conditions, the neighbourhood becoming unsuitable for the life of its residents, general discontent, inattentiveness toward the problems in the Faculty’s environment, emergence of cultural and social conflicts, people’s discontent.

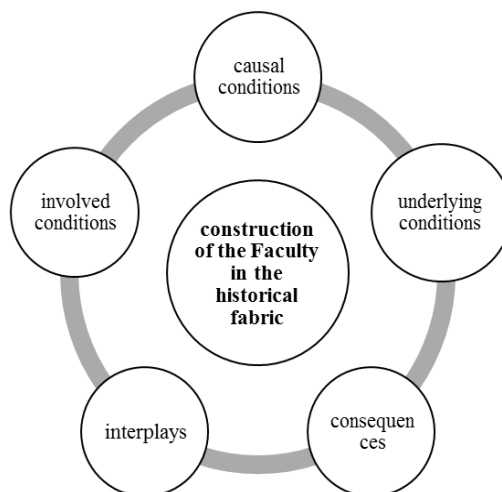


Fig. 8. The circumstances by which the Grounded model is shaped, source: Authors

Table 9

Number of concepts, main categories and the extracted central category separated by the six discussed fields

Row	Discussed Fields	Concepts				Main categories	Central category
		Inhabitants	Officials	Textual documents	Total		
1	Economic field	19	20	-	39	6	Lack of management of economic changes
2	conservation of the monuments	56	7	29	92	11	Lack of supervision and adherence
3	traffic and transportation	19	11	-	30	7	Decline in quality of life
4	interactions and people's communication	71	21	1	93	5	Lack of efficient principles and standards
5	reasons for satisfaction	8	16	-	24	4	Providing for the needs
6	physical changes	83	96	-	179	6	Lack of managing changes
Total	Discussed 6 Fields	454 Concepts				39 Main categories	Central category 6

6.1. 6.1 A review of the research's findings; the main effective conditions

A review of the conditions and consequences related to the plan identifies four factors as the main factors affecting the plan's results, and other conditions are its consequences and have taken shape in relation to these main factors. These four factors include lack of

management of changes, absence of principles and standards and a dynamic control system, emotional and inexpert decisions, and incomprehensiveness of the plan. According to the following detailed arguments, management of changes plays the role of the primary effective factor (Table 10).

Table 10

Coded Categories separated by conditional, interactional and consequential dimensions

Type of Category	Final Main Categories
Condition	Lack of management of economic changes, unrealistic and lack of comprehensiveness of the plan, lack of transparency of the objectives and evaluation criteria, prioritization of inclinations and interests, absence of efficient principles and standards, shortage of expertise and commitment to work, emotional and inexpert decisions, constraints of historical context, deprived of facilities, undefined limits for the people and the government, insufficiency of public education, absence of a dynamic control system, lack of provision for accurate evaluation criteria
Consequential	Change in physical and social structure, lack of adherence to the execution of the plan, dissemination of inappropriate models, general discontent, inability to provide welfare and empowerment, hope for the future
Interactional	Contradiction in governmental conducts, confrontation

6.2 Management of changes as the central category and formation of the final Grounded model

Regeneration of historic urban textures necessarily would be accompanied by change and due to the importance of the plan's context, moving toward it would require more scrutiny. Collection of principles on preservation, policies, and approaches for sustained management of historical environment that have been compiled by the UK Heritage Organization considers the change in the historical environment unavoidable and has defined conservation as the management process of a historical location in a way that it would preserve the heritage values and reinforces and strengthens them in order to be displayed to the present and future generations (Drury,

Paul & Mcpherson, Anne. 2008). By considering these interpretations, conservation can be considered as management of development and directing the current of development in a balanced direction. Consequently, lack of management of change will accelerate the process of destruction in the historic urban and, with irreversible physical and social changes in the historical context, distorts the authenticity of the historic urban texture, and since the source of the organization or the lack of it in a plan is the actor who plays roles at every level, the development of civil education, raising awareness and general rationalism on the one hand and increasing the motivation and interest on the other hand, leads to growth in personality and expertise of the actors and makes the useful management of changes possible (Figure 9).

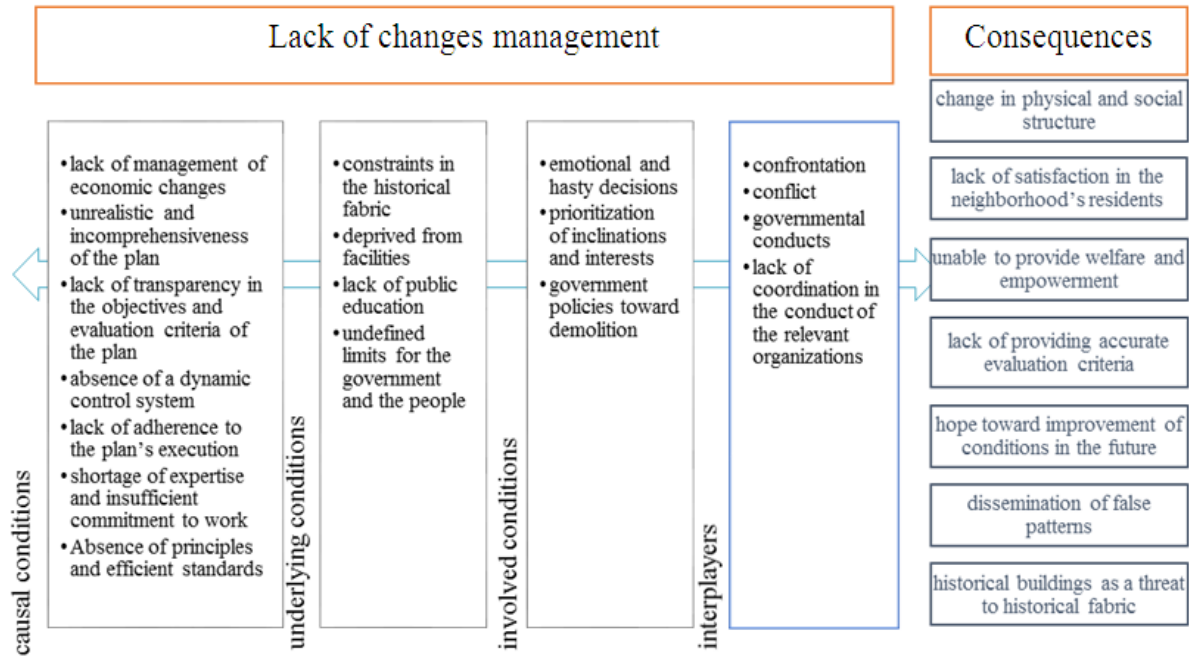


Fig. 9. Final Grounded model, Source: Authors

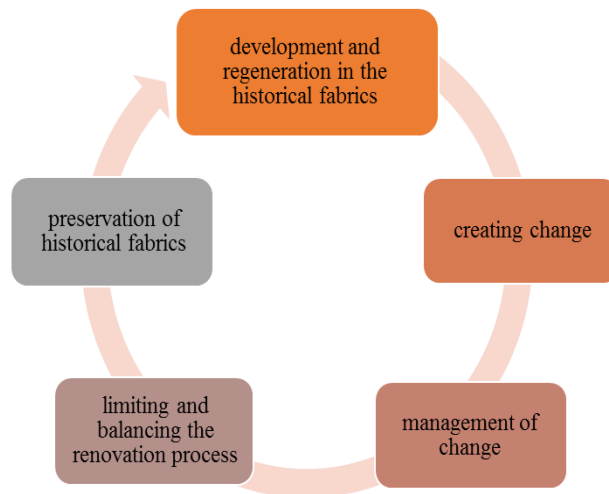


Fig. 10. station of management of change in regeneration plans of historical historic urban textures - Source: the Authors, Source: Authors

7. Conclusion

Managing change is seen not only as one of the conservation measures and necessities in the urban regeneration plans but it is also associated with the concept of preserving historic urban. The importance and necessity of this concept is evident in the process of achieving positive and lasting effects of regeneration projects. Most of the problems surrounding this field are rooted in the personality growth of those who have taken the responsibility for the management and strategy of the plan. Having sufficient expertise and acting on the basis of knowledge is a prerequisite for the people responsible for a plan or project. The task of management is limiting and balancing the process of regeneration and directing this flow toward the objectives of the plan which is considered in the three stages of planning, during the

implementation of the plan, and after its utilization. The underlying conditions of the plan including the specific features and limitations of a particular historical and valuable historic urban texture make this management more specialized and difficult in a way that the lack of management of changes causes the process of conservation and development in the historic urban to flow in an unbalanced form in a valued context. The imbalance so developed moves the ideal objectives of the plan beyond the access and itself eventually becomes one of the damaging factors. Limiting the management of changes through the formulation of principles, criteria, and specific framework will minimize bias at all stages of execution of the project. Wishful thinking, reflection and unrealistic representation of the plan by the authorities and presentation of false criteria are in the interests of

prioritization of the inclinations and interests of individuals and organizations, and it will obstruct the path of the proper examination and complicates finding the problems of the plan, and will disseminate false patterns. As the findings showed, the manner of conduct by the governmental organizations has led to distrust of the residents within the historic urban toward the measures carried out by the government, and the most important solution for the management of change to exit the challenges that this problem has created is to do whatever it takes to retake and strengthen the people's trust (Figure10).

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