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Research Article

STUDYING RENOVATION EFFECT OF RESIDENTIAL NEIGHBORHOODS IN ANCIENT TEXTURE AND CREATING URBAN SPACE POPULARITY

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ABSTRACT

Formation of urban textures and physical changes has actually reflected an image of natural, economic, social, and human reasons overtime that appears at a geographical realm. The role of technology, requirements, public talent related to the form of human communities as well as the role of social-economic factors in changing modern urban life has increased. Moreover, binary and incompatible policy making to construct low-price residential units and growing expansion of urban service boundary, that are located in urban central areas and enjoy suitable urban infrastructure, has practically caused deteriorated texture boundary to be ignored and forgotten by policy makers who involve in housing development. Besides, façade has again obtained popularity in recent years following restating the importance of public spaces and urban life value. In fact, façade is the best state that is emanated by owner or designer. Therefore, the current research aims at studying the effect of residential neighborhood renovation at old texture and creating urban space popularity. Research method of questionnaire, field and library are used.

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INTRODUCTION

The focus of physical fatigue condition and weakness of social and economic life of deteriorated neighborhoods except historical area is such that apparently explain the maximum interference with no attention to identity and existing local values. However, renovation experience of last year indicates that carelessness to available qualities in city can be followed by the main goal failure. Based on adopted policies by urban development programs and municipalities, one objective of urban rebuilding in Iran is to maintain identity and enhance urban space popularity (Behzadfar, 2007).

In fact, cities have different elements like living beings that each acts as a system that moves towards achieving common goal. This common goal is to obtain development and evolution. Attrition is the most important issue related to urban space that results in non-balance and disproportionate, it is a factor that contributes to remove collective memories and decline of urban life (Habibi & Maghsoudi, 2002).

80 decade is the beginning of broad urban renovation. As production method changes, occupational structure also changed, importance of service economy increased and leads to increased importance of administrative, technical and professional jobs. Economic change gives rise to social polarity

in the area of income. Uniform society changes into multi-sectional society. Choice of life environment reflects their lifestyle that includes priority for inner city historical neighborhoods which is close to workplace, cultural facility, commercial and office centers. Change in lifestyle and cultural priorities have partially been reflected the purchase and rebuilding of old houses, particularly inside the city. Changes in communication technology and creation of informational society have led to change in urbanspace structure. By transferring administrative commercial users and productive service to city center, industrial centers are transferred into border areas (Tibaldes, 2005).

Parallel to above changes and regarding social polarity, residential transformation is also made in old deserted locals through renovation and updating processes (Pakzad, 2006).

Generally, attrition and non-standard and worn out textures have greatly reduced safety factor and providing urban service. Actually, such environment has lost its bio balance requires breathing a new soul in his body. The attrition and inefficiency is to the extent that interference in such texture to repair attrition with the goal of enhancing life quality looks unavoidable (Pourjafar, 2006). Therefore, in this regard, the current research aims at studying the effect of residential

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neighborhoods renovation at old texture to create urban space popularity.

Worn out texture and pathology of old texture

It is texture that is surrounded the primary core of cities or historical textures. There are some districts in Iran which their time of formation goes back to the late Ghajar period to early current century. Traditional and noble features are dominant there in terms of urbanization and architecture (Hejazi, 2005).

Old and central texture of cities that has kept civil and foundations by the start of new period urbanization (contemporary), with the beginning of new activities get transformed, so transformation is highly necessary for their apparent form. First of all, high number of cars and layout of streets to create communicative network and providing traffic facilitation will lead to rupture of city's old texture. Old texture has traversed its revolutionary process based on last experience and long period of time (Kalantari and Ahmadpour, 2006).

Keller cooper introduces urban space in seven levels, and his main emphasis is on urban space and people who are within. He and others evaluate residential area in public places book and classifies urban spaces in seven groups especially to create social communication (quoted by Biranvand, 2004 and 2002).

In fact, attention to social aspect of neighborhood, non-physical and social territories, creation of physical elements that develop social territory boundaries may lead to more organization of mutual interaction and social reaction. Regeneration of centers having identity is a social need of a city and to attract people to social space, they should have safety indicators, access, control and national-religious ceremony with collective nature in public spaces as well as construction of academy, café shop and café net (quoted by Kan et al, 2015).

Neighborhoods are always safe place for the use of locals and a place for children game. This leads to local union motive and citizen's ownership sensation. Religious rule of bonds of relationship plays essential role in determining locals and urban boundaries. Identification and distinction and organization of places not only allow effective reaction to people but also are the source of feeling security, pleasure and understanding. On the other hand, they are defined with symbolic and cultural concepts. Residential sections with privacy and sometimes, it is the main element and particulars of Iranian traditional urban structure. Neighborhoods are formed based on religious, local, ethnic characteristic and sometimes social dignity and situation and versatility was based on religious identity (Habib, 2007, quoted by regousi, 2013). So we examine pathology of old texture and renovation of these textures regarding their significant effect on population.

In other words, despite of non-definition of specific space, Iran traditional architecture has made urban environment pure by combining education, work, social life and leisure issue. This combination gives rise to aliveness and joy. Some evidence includes liveliness, active presence of residents in religious ceremonies, mosque and ritual. This causes elevation of socialization and enjoyment of social life benefits (quoted by Mansouri and others, 2011 and quoted by Balk et al, 2014).

Pathology of worn out urban textures, performing desirable programs and conducting suitable interference for renovation of urban texture make necessary understanding of created damages in body and function of urban space (Pakzad, 2006).

The biggest danger which is evident for the most deteriorated and central textures of ancient cities is occurrence of unwanted and continuous changes in social combination of residents of such textures. When the early residents of such textures are affected by progressive wave and progress, for some reasons that certainly root in lack of urban and public service, physical attritions, negligence of authorities to remove infrastructure or superstructure defects of above-mentioned boundaries and even modernism as well as cultural and behavioral changes of the main residences and lands owner, they prefer to abandon their ancestral and old house, therefore, the majority of cultural, social and economic damages of structure starts from this point (Bashirieh, 2003).

Affected by fast-growing modernization, urban deteriorated textures have replaced non-native population without a duty and in disharmony with urban life with native population, and it has also generated unstable social space besides unpleasant physical environment. It is a condition that is susceptible to occurrence of social abnormalities, first residents and then other parts of city are exposed to its danger. The presence of the second generation of residents in this neighborhood is an important issue that should not be easily ignored. As the second generation have some expectations behind their parents. If acceptance and recognition is enough in urban environment, so living in high class and luxurious neighborhood is considered a certain right for the second generation, and they don't refrain from doing anything to achieve this goal. For this reason, sale and purchase of addicted drugs and robbery are among the major social issue of today's urban deteriorated texture (Mansouri, 2011).

Urban spaces and elements have limited lifetime and they experience change and attrition overtime. In other words, no structure can endure for long time without restoration and rebuilding.

Renovation is applied after attrition. Attrition is divided into two groups: proportional and complete attrition. Proportional attrition is one that penetrates in one of urban space elements namely frame or activity. Complete attrition is one that penetrates at both urban space elements namely frame and activity. At such circumstance, urban space will be faced by destruction and renovation (Habibi, 2001).

Damage separation and detection is usually classified on the basis of damaging factors. According to type of damage, there are two groups of structural and attritive damages:

- ***Attritive damages:*** they include damages exposed to façade and appearance of building. These damages are minor in short time, but they result in the destruction of buildings in long time.
- ***Structural damages:*** they are present at building's foundation and basis. For example, ceiling, walls and structural barriers where identity of building is disrupted. In other words, structure's skeleton is broken. It is very difficult, time-consuming and high

cost activity to remove such damages (Shakiba manesh, 2008).

Generally, due to physical attrition, non-access to public transportation, facilities, services, urban infrastructure and ignorance, urban texture is exposed to damage and its economic and environmental values are declined. In this case, it is called a urban deteriorated texture whose owners optionally cant renovate it because of poverty, therefore investor are not encouraged to fund for such buildings (Jahanshahi, 2003).

Urban renewal

Undoubtedly, "change" is necessary for evolution of humankind's life and it leaves trace behind in time and space. In recent decades, increasing growth of urbanization, urban development and advancement have been followed by some problems and difficulties. For example, urban physical-space change in city centers and old textures which have caused loss of social dignities, disorganization in physical and space working environment, economic decline and functional inefficiency (Tizdel, 1996).

Urbanization has threatened the natural appearance of earth and life condition of urban residents by creating the broadest change in life. Anyway, urban development leads to wide social and environmental effects. These effects include the loss of natural spaces, vehicle traffic, and increase of audio contamination (Paeochard and others, 2006).

Urban renovation stands for conscious interference at urban space to prevent erosion and restoration. Urban restoration can be done by three major ways:

1. Restoration
2. Renovation
3. Rebuilding (habibi, 2002)

Restoration of deteriorated urban areas is conducted by improving such areas such as introducing modern services and facilities to old residential regions or by renovating alleys and streets (destruction of all available building and restore them) (Wilson, 1973).

Bu 60s, urban renovation refers to redevelopment including the destruction of existing texture and change at total design of area by rearranging the buildings and streets. Urban renovation is evaluated by globalization and it involves new dimensions like regeneration and renewal. Urban areas are disappearing and undergoing physical, economic and social problems such as crime, offence and racial conflicts as the cities extend to boundaries. Urban renewal is an answer to these problems. In other words, renewal refers physical change or change in using lands and buildings that achieving to urban regeneration and historical texture protection are emphasized (hejazi, 2005).

According to social relation theory, urban spaces have significant influence on social issue, social and cultural investment, happiness, lower inequalities, citizen's satisfaction and higher confidence. Gradual disconnection between nature and hum is considered a crisis for our cities so that it has deformed the face of cities and turned citizens into bored, sore-hearted people in the beginning of 21st century. Continuous demands for urban lands have caused some environmental and

ecological functions to move towards fitting quality of life for human populations (Jim &Chen, 2007).

Residential neighborhoods are sensitive places that affect our life and reorganization of our world view. Residential neighborhoods play a critical role in supporting social systems and urban ecology as physical part of urban spaces (Modorso, 2004).

Urban renewal process has increased the value of urban housing within three decades. This in turn gives rise to distance in rent and directs investment of housing department to urban regions (Habibi, 2002).

When mentioning the important role of people in urban management and urban regeneration, we should emphasize that architects never should be forgot as the main designer of physical environment and citizens are the most important element in a city (Marshal, 1966).

Public non-partnership is an important issue and our country is suffered by it. Meaning that population play a partial role in decision-making, planning and performing a design. So this has historical origin (Bashirieh, 2003).

Urban renewal should be based on design, however to make it stabilized, it is required to be performed regarding social and economic areas. In fact, regeneration creates a positive image, an image of balanced and strong society that is economically competing, socially coherent and environmentally stable (Deter, 2000).

In other words, urban regeneration is inherently going to change the nature of place contributed by residents and by covering goals and activities and common work between all groups. Therefore, cooperation between citizens and attaining to a general agreement is required for urban sustainable renewal. It is necessary to form a strategic coalition and union and develop the capacity of interested groups for cooperation and guidance of urban renewal process. In doing so, it is necessary to expand local community, perspective and regenerated region; then this perspective can recreate some policies for stabilization (Haji pour, 2007).

RESEARCH METHOD

Used method is analytical-descriptive with regard to the nature and largeness of issue in different parts. Statistical population is the whole old texture of Bosheher. To gather data, 300 questionnaires included in 13 questions were distributed in old texture of city. Participants include 180 male and 120 female. Average age of participants was variable between 20 and 43 years, and all people were educated and had elementary to academic studies. We analyzed data by using SPSS software.

1. In response to the first hypothesis based on the effect of regeneration of residential building and creating urban space popularity, 72% of respondents were very high and 12% were high agreeable.
2. In response to the second hypothesis based on tendency to destruct or regenerate the building, percent of agreement are 10% very high, 6% high, 14% medium, 25% low and 45% very low.
3. In response to the third hypothesis based on the effect of building new streets in residential neighborhoods,

agreement of participants were 80% for very high, 15% for high and 5% for medium.

4. In response to the fourth hypothesis based on the effect of conducted repairs in using historical works and its effect on resident's life, percent of agreement are 64% high, 17% high, 9% medium, 4% low and 6% very low.
5. In response to the fifth hypothesis based on regeneration of coast and the effect of tourism in life enhancement and economy of old texture residents, the percent of agreement is 61% very high, 19% high, 7% medium, 2% low and 11% very low.

CONCLUSION

Desirability of any urban space, especially for some activities, depend on perception and understanding of necessities of citizens, in other words, an urban space may be desirable in view of people and undesirable in others perspective. Moreover, attention to the quality of urban space can pave the way to uplift life quality, particularly social life. Generally, regeneration of deteriorated texture deserves more attentions. The process should be designed in a manner that owners reside in deteriorated texture enjoy added value, because these people are not able to reside in urban suitable textures and will be transferred to other deteriorated textures. Generally, social collaboration and achievement to general agreement is necessary for urban renovation. It is required to form a strategic coalition and unity and develop capacity of interested groups for collaboration and leading urban renewal process. In doing so, it is necessary to expand local community, perspective and regenerated region; then this perspective can recreate some policies for stabilization.

Recommendations

1. Recommendation and approval of specific criterion when facing with deteriorated texture according to type and rate of attrition and by reliance on condition, and providing safety for texture's residents.
2. Destruction and regeneration of non-repairable buildings and replacement with efficient and resistant structures.
3. Creating efficient paths to different points of texture and create the necessary access.

4. Using building-making techniques through resistant and light structures.

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