

Organizing physical space of urban landscape based on sustainable development criteria (Case Study: 11th District of Tehran Municipality)

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Abstract:

Run down fabric has not yet been able to reconcile with the current conditions of the country's urbanization as a complex network of relationships that have survived from previous generations despite the many changes over the past 50 years because socio-economic and political changes which has created a new spatial relationships in the run down fabric from the beginning of the century, in line with the global trend and following the developed countries in the form of modernization process which is practically opposed to its past. In line with the goal of sustainable urban development, the main goal is to address vulnerable tissues, especially the studied area as a set in which all historical and cultural values are relevant, and its physical organizing from the point of view of urban landscape is creating a healthy and pleasing environment. In order to achieve this goal, other sub-goals have been examined and proposed. It includes the study of all problematic factors that have made it inconceivable to visualize the nature of the studied urban area through field survey and photo analysis, as well as the study of regional functions and planning to transfer them from the scope as one of the main causes of creating confusion and disorder.

Keywords: Physical, Urban Space, Sustainable Development, Organizing, run down fabric, Urban landscape

Organizar el espacio físico del paisaje urbano sobre la base de criterios de desarrollo sostenible (Estudio de caso: 11° Distrito del Municipio de Teherán)

Resumen:

Run down fabric aún no ha sido capaz de reconciliarse con las condiciones actuales de la urbanización del país como una compleja red de relaciones que han sobrevivido de generaciones anteriores a pesar de los muchos cambios en los últimos 50 años debido a los cambios socioeconómicos y políticos que han creado una nuevas relaciones espaciales en el tejido deteriorado desde el comienzo del siglo, en línea con la tendencia mundial y siguiendo a los países desarrollados en forma de proceso de modernización que es prácticamente opuesto a su pasado. En línea con el objetivo del desarrollo urbano sostenible, el objetivo principal es abordar los tejidos vulnerables, especialmente el área estudiada como un conjunto en el que todos los valores históricos y culturales son relevantes, y su organización física desde el punto de vista del paisaje urbano está creando un ambiente saludable y agradable. Para alcanzar este objetivo, se han examinado y propuesto otros subobjetivos. Incluye el estudio de todos los factores problemáticos que han hecho inconcebible visualizar la naturaleza del área urbana estudiada a través de la encuesta de campo y el análisis fotográfico, así como el estudio de las funciones regionales y la planificación para transferirlas del alcance como una de las principales causas de crear confusión y desorden.

Palabras clave: físico, espacio urbano, desarrollo sostenible, organización, tela deteriorada, paisaje urbano

1. Introduction

City is like the Live, dynamic and growing living creature. Cities become big and bigger, and with a more important factor as facilities are developed. Population growth in Iranian Cities and the need for new urban elements are in accordance with the needs of the day of society, all the results of the industrialization of the Iranian urban community in recent decades and the modernist nostalgia with the pattern of Western society. The city is composed of a complex social organization in which different groups, such as households, social classes, workshops and factories, ethnic groups and

different groups, such as households, social classes, workshops and factories, ethnic groups and various associations are combined. The main part of urban planning and architecture is the improvement of external spaces. So with proper design, discontinuities become beautiful, and secondly, is also provided supply base of other underlying services. Therefore, there is no significant intervention in the body in any of the steps and interventions related to improvement. Because the body has the importance of cultural, historical and so on, and in general, has good conditions, and if there are any changes in the body, provided the emphasis is on the shape of the space, is in order to adapt to new uses so that way is prevented from more run down and damage. Therefore, the development is executive plan that keeps the urban landscape sustainable and up to date, and is a kind of organized intervention which is used to cope with the gradual deterioration of urban fabrics. Ultimately, this is an improvement that preserves and improves the old values and restores aesthetic features and improves the visual and spatial quality of the city.

In this article, the aim of the organization is to improve the living conditions of the urban run down fabrics of the study area that the purpose is to address the physical and mental aspects of physical activities to reduce visual impairment and urban landscape through physical improvement. The fabric is consisted of complex and dense buildings with low area and without value of architecture, principles of laws and urban planning and lacking any aesthetic value of the city and urban landscape that has been formed in recent times, and is caused the gradual decline of the value of the buildings which, despite the architectural value and the aesthetic provider, have been abandoned without any repairs and are gradually going to ruin, and are often a source of income for the underprivileged and low-income people, who, with their simple restoration without heavy cost, can take a step. What is considered in this research is micro aspect of urban landscape and attention to a perspective. The appearance of the body of the city evokes the equipment of the city, which is all about the city at first sight, that this apparent outline expresses all existing patterns and suits cultural, physical, social, economic and environmental conditions.

2. Literature of study

A) foreign studies

Liu, Wang and Tong concluded in 2012 in their article on "The development of residential space in the old Nanjing city since 1978" that in the new century, centralized urban development is effective not only on the area but also on improving the quality of urban life, especially in old cities. (Liu, Wang & Tang, 2012: 285). In 2005, in a paper titled "run down trends in urban areas in the islands of Maranhão Brazil and his colleagues" examined the indicators of urban run down in Brazil. The results were related to urban run down in Brazil due to the lack of design that considered the environmental characteristics and conditions of the social economy of urban development. In this case, the rundown trend was related to uncontrolled population settlements, unplanned urban structures, especially in sanitary, rainwater pipes and sidewalks (Sattler et al., 2005: 15).

In 2009, Gezi reviewed the "Improvement and Revitalization of Unpopular Residential Areas in Ankara City", and revitalizing and rebuilding these areas as a space strategy to identify the inhabitants of these areas and increase the equipment needed by citizens (Guzy, 2009: 27).

Perez, Grossia and Emmanuel, in 2013, in their article entitled "Multi-criteria Approach to Compare Urban Regeneration Scenarios for Neighborhoods (Case Study: Lausanne Switzerland)", showed how the sustainable structure in the existing neighborhoods and the comparison of three scenarios of modernization, It may really help decide when choosing a strategy. (Perez, Gracia & Emmanuel, 2013: 6)

A) internal studies

Shafaghi, Nouri and Mohammadi (2014) analyzed the structural-spatial structure of the urbanized urban run down with a modernization and upgrading approach (case study: run down urbanization of Dogonbadan) by using SWOT and AHP analysis. The results of the above model analysis in this study show that in the group, strengths, preparation of renovation of run down fabric, the presence of urban equipment including water, electricity and gas, and easy access to the market and other parts of the city are the most important strengths respectively, and high unemployment, low income and inadequate passages are the most important weaknesses respectively (Shafaghi, Nouri and Mohammadi, 2014: 106-105). Momeni, Mehdi; Big Mohammadi, Hassan; Mehdizadeh, Zohreh (An Analysis of Renovated run down fabrics in Case Study of Joybareh Esfahan Neighborhood) This article analyzes the plans for revitalization and renovation in the neighborhood of Joybareh

and their weaknesses and strengths and their presentation are solutions for optimal use of these spaces while maintaining the fabric identity. Some of the results of this research are as follows: Sustainable renewal is not possible without the knowledge and attention to the social, cultural and economic structure of the site; without the actual participation of the owners of these tissues, the possibility of achieving optimal improvement will not be achieved (Magazine: Urban and Regional Studies and Researches »Winter 2010 - Issue 7).

Nazarian, Asghar (2006), in a study entitled "Investigating the process of physical and functional changes in the old fabric of Tehran city with an emphasis on 4 regions 11th ". In this study, the physical and functional changes of the old fabric of Tehran and the 11th area were generally and extensively investigated (area 4 regions of (11th) in particular, and the impact of government policies and investments on these changes were studied.

Hatami Nejad, Seyyed Hossein, Pour Ahmad, Ahmad, Taghi Rahnamie, Mohammad Taghi, Mansouri, Amir (2010) in another study titled "Study on the renovation and improvement of the fabric of Shahid Khobat Bakhte (Tehran)". The results of the review of plans and planning documents in the field of study area indicate that these plans do not have the required efficiency due to legal and regulatory constraints, lack of proper inter-organizational communication, administrative interference, lack of attention to socio-cultural and economic features.

Ghavami Fard, Maryam (2010) is one of the most exciting topics in a study entitled "The Study of the Conceptual of Space and Urban Space" on the concept of space which many urban thinkers pay attention to and consider it to be essentially a relationship that involves social strategies, refinement, social construction, production of human-emotional quality in society, the expression of active people's life, political activity, and the like. Urban space is the product of the historical, social and cultural forces of society, and its character is greater than the technological or geographic and physical factors arising from the changing elements of space, including the system of activities and the more sustainable elements of space, ie the civil capacity of the urban community that the social and cultural forces of society have created these elements through factors such as institutions and culture and the urbanized dynamics. And through the form of social groups and activities, it forms the urban space. Urban space is an urban of the social, cultural and physical field that is depending on the

pattern of activity of social groups and the product of the operation of cultural and social forces, but these forces, in spite of the civilian dynamics of society, provide civilian space, meanwhile, lead to the production of urban space.

3. Theoretical Foundation

City

The city has a lasting historical and, at the same time, an evolving geographic and social unit, which, with the influence of the ideology of the region, determines the power and level of use of economic and technical forces on the city, and is formed according to the valuable ideas of architects, urban planners and the help of experts of other scientific systems, taking advantage of the social habits of the city's residents, and by the will and decision of the political system on the earth's surface and on the natural environment, and in the path of time in a certain geographic space perpetuates in terms of the economic and social exchanges on their spatial, economic and social dynamics (Rahnamaee, 1988, pp. 82-91). For the geographers, first of all, the city is as a geographic space and in particular the meaning of the word, the concept of urban space (Farid, 1990, p. 5).

The city is composed of a complex social organization in which different groups, such as households, social classes, workshops and factories, ethnic groups and various associations are combined. The city is related both to natural features and to the characteristics of humanity with other units (previous source, p. 210).

Body

In the urban design literature, the word form (city form) can be understood as the synonym of the city's body, without a mental body. The body is a static facet, which is the dynamic part of the body. Urban elements are elements of their own form, but there is no movement of excellence (Maliki, 1997, p. 733).

According to geographers, the body of the city (the shape of the city) is just urban morphology. This means that the mayor's form involves physical texture, administrative and industrial functions, and the sum of buildings that represent the spatial context of urban phenomena. Urban morphology is one of the most important physical approaches in the form of a city and is defined as: morphology refers to form science, which is the study of shape, form, external structure, or arrangement.

Proponents of this field of thought believe that tendencies and human values in the city's body are latent, and studying the city's body is implicitly considered study of the human values that make up it (Moudon, 2000, p. 42)

Improvement

Improvement is a series of actions that are undertaken to maintain and improve the body and the city in the short term (Habibi, Maghsudi, 2002, p. 18). Urban improvement occurs when the relative run down of the space has been operationally functional, and may include the following measures.

1) Recycling 2) Preventing and Safeguarding 3) Support 4) Strengthening 5) Rehabilitation 6) Improvement in organization and development (Habibi and Gosseedi 2005, p. 18, p. 19)

Improvement means creating a living environment and preparing a suitable place for healthy and productive livelihoods in the city. This is done in the form of various physical, social, economic and cultural policies and programs. Improvement means the use of physical, human, economic, and natural facilities for the purpose of growth and development. In fact, it can be called a comprehensive plan to help improve the economic, social, and urban conditions of the cities and increase the economic and social status of the old ones (Shi'a, 1999, p. 121).

Run down fabric

Urban run down fabric is one of the legal areas of the city which, due to physical exhaustion and lack of proper access to cavalry, facilities, and services, is vulnerable to urban infrastructure and has a significant environmental, economical, and environmental value.

Due to the poor inhabitants and their owners, these fabrics did not have the possibility of self-renewal, and investors do not have an incentive to invest in it (Kalantari, Pourahmad, 2005, p. 31). Modernization of the concept of modernization has been proposed for many different definitions. All the definitions of modernization in the comprehensive interpretation of the word, not only partly embraced the concept of change, but also, more importantly, include increasing efficiency, modernizing and contemplating. (Shamaee and Pourahmad, 2005, p. 50).

In this way, with slight changes on the body while preserving the building, the contemporary urban complex and / or urban space of the related organization is contemporary and allows for its optimum efficiency (Golshan, Habibi, 1999, p. 20).

Organizing

The concept of organizing in general is to modify the existing relationships and establish an optimum order among the components of a system in such a way that it ultimately leads the whole system to predetermined goals (Shamaee and Pourahmad, 2005, p. 15).

The objectives of organizing urban spaces can include:

1. Improvement of spatial physical structure through the development of open and green spaces
2. Improvement of city life and visual and aesthetic values
3. Economical boom of sustainable development of urban space

Urban Landscape

The view and landscape of the city are the same vision and perspective that comes into view, or is the same thing which is realized in the minds and memory of the citizens. Besides the fact that city landscape, it is also partly a reflection of the formal choices in management. (Journal of Municipalities, 2003, p. 4)

Urban fabric

Urban fabric includes aggregation and interconnection of spaces and urban elements that due to the characteristics of the natural environment, especially the topography and climate in the city, that is, blocks and urban neighborhoods are compact or discrete and have been replaced by a special order (Tavassoli, 1989, p. 5)

A variety of fabrics can be stated as follows:

Historical fabrics:

Areas located in the old parts of cities that have formed the city's surface before the beginning of this century, ie the beginning of urbanization in Iran.

Old fabrics:

The old fabric is a fabric surrounded by the original nucleus of cities or the tangled fabric. The old fabric as a complex network of physical relationships with the remnants of previous generations reflects a certain social system that existed in the past (Dehaghani, 1997, p. 426),

4: Research Methodology

The research is applied and analytical. Because of understanding the issues and problems and providing constructive solutions based on the findings of other thinkers and by using their knowledge (fundamental research) and its application for better organization of the subject of the field method: which includes direct observation and image survey methods, questionnaire setting (survey method) from the population to Sampling method, and interview with experts, professors, citizens, and so on.

The sample population questionnaire was used to complete the questionnaires of the four districts of the 11th region with a population of about 59600 people (according to the census of 1390, since the census was not announced at the time of completing the questionnaire in 2006). According to the formula, 95 questionnaires were filled to complete the questionnaire.

The used formula to calculate (Cochran):

$$NZ^2 \times P(10P)$$

n=

$$\frac{Z^2 P(1-P)}{\Sigma^2(n-1)+Z^2 P(1-P)}$$

$$\Sigma=0.1 \quad P=0.5 \quad N=59600$$

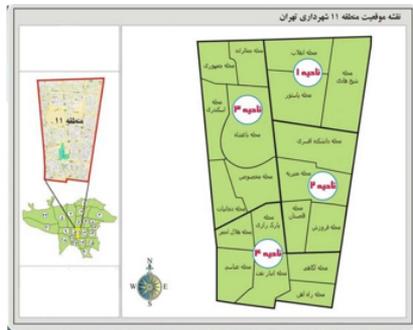
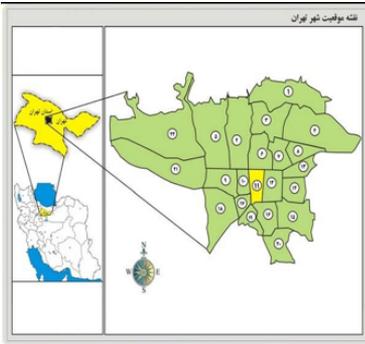
The use of documentary and library methods: (books, articles, dissertations, performed projects and projects and in the course of work, documents of existing documents and ...)

Historical Method: To understand the evolutionary and historical evolution of the studied phenomenon, that is heavily based on resources and documentation.

Descriptive and analytical method: In this method, the phenomenon is recognized (what is) to identify the problems to present the solution.

4. Introduction of the desired area

The 11th district of Tehran, as one of the twenty-two areas of Tehran with an area of about 1200 hectares and a population of about 245,000 thousand, is one of the major areas of the central metropolis of Tehran. The current area of Tehran 11 is located in the vicinity of the historical core of Tehran, and parts of it (eastern regions) are part of this core. From this point of view, this region has historic history with elements, residential buildings and public spaces with special architectural and historical values that are considered after the 12th district of Tehran. The special features of this region are a variety of activities and uses. At the regional level, there are very important political authorities (such as the Supreme Leader's Office, the Presidential Administration, the Expediency Council, the Islamic Consultative Assembly, the Judiciary with a national and transnational function), specialized markets with trans regional and trans-national functions (such as production and sales clothing, tools, publishing houses and book stores, appliance sales and repair workshop for cars and sell parts, audio and video), large industrial units (tobacco plant), uses specific and special (set garrisons Hor, National war College, the military Academy and Veterinary army), Specialized medi-



5: Research findings

The variety of existing uses in the 11th region has resulted in specific features in the scale of the area of operation in the region that were modeled in the three categories:

- **Regional Performance:** Includes residential housing fabric and city center body.
- **Sub-regional performance:** Approximately 30% of the region's surface is allocated to applications with at least trans-regional functionalities.
- **National and transnational performance:** The reason for the national and transnational performance of the region can be seen in the presence of the governmental and political branches of the country in this region.

Determine the position of area and functions of run down fabrics

The status of the area fabric is shown in three categories. Based on this map, the percentage and area of all types of run down are presented in the table below.

The table of area and percentage of run down fabric in the region

Type of fabric	Area (hectare)	Percent to region level	Percent to the level of run down fabric
first type of rundown	222.04	22.79	43.23
second type of rundown	227.67	24.40	44.32
third type of rundown	63.86	6.84	12.42

Analysis of indicators related to housing

One of the most important issues of identifying vulnerable fabrics is The population density and building density fabric, high construction density, low passage widths, low average area of parts are the main criteria for fabric vulnerability during crisis, especially earthquakes.

The table below examines the condition of rundown fabrics of the region based on housing indices.

<i>Type of fabric</i>	<i>Population density (N / ha)</i>	<i>The average per capita land (square meters per person)</i>	<i>The average area of blocks (hectares)</i>	<i>Average number of residential units per block</i>
<i>first type of rundown</i>	<i>291/01</i>	<i>34/30</i>	<i>0/82</i>	<i>09/68</i>

<i>second type of rundown</i>	<i>310/24</i>	<i>32/24</i>	<i>1/06</i>	<i>76/57</i>
<i>third type of rundown</i>	<i>347/79</i>	<i>28/75</i>	<i>1/08</i>	<i>84/61</i>

municipal. Esta injerencia de los medios en los procesos políticos

Investigation and Analysis of social indicators of rundown neighborhoods

In general, there is no significant difference in the social fabric of the ranges of southern run down fabrics of the region. In this regard, in some cases, the social features of the widespread zone of the widespread texture of the area that are south of Qazvin Street (districts 12, 13, 14, 15, 16, 17, 18 and 19) have been presented. In the 16-year period (1979-1999), despite population growth in Tehran, population of the region has been accompanied by a negative growth of % -1.04 which indicates a decrease in the number of attractions in this area of the city, it can be seen that the run down fabric with a negative growth of %-1.016 lost less population in comparison to the total population, that is, most migrants from the region lived in the northern and middle regions of the region.

Analysis of employment indices and activity in run down fabric

The table of indicators of work and activity in the range of run down fabric

Fabric	Number of workshops	Number of Productive workshops	Number of trade - service workshops	Number of workshops of one and two rank	Number of employment workshop	Number of Productive employment workshop	Number of trade - service employment workshop	Number of decrease or increase relative to 73
first type of rundown	4599	805	3794	1227	22691	2955	19736	-215
second type of rundown	3508	518	2990	1006	14491	1926	12565	-312
third type of rundown	1093	150	943	405	5767	1753	4014	-6
Non run down	9788	2198	7590	4555	55580	10845	44735	+1763

Comparison of other important social indicators in run down fabric indicates that % 10 of women's employment in the run down fabric is % 13.61 of women's employment in the whole region. On the other hand, the average population density in the run down fabric is 593 people per hectare. This figure is 250 people per hectare in total, and the percentage of unemployed men in wearing texture is % 30.035, which is higher than the average region (%3. 3). According to available information, the

average monthly income of households living in the 15th and 11th districts was investigated. The highest percentage of income in the 15th region and district is 500-100 thousand Rial and then is 1000-1500, in other words, the majority of residents in the 11th region (63.8%) and the 15th (64.3%) are among the middle and lower households of the community.

Investigating the trend of modernization in run down fabrics

Due to the lack of documented and usable data on permits of issued destruction and renewal during the period of 2008- 2016 in the major area of the run down fabrics of the region which is located in the southern part of Qazvin Street and includes neighborhoods 13, 14, 15, 16, 17, 18 and 19 field studies and the construction of a new building have taken place. Understanding renovated buildings in this area in comparison with the total number of buildings represents the percentage of renovation in each block of run down fabric. As specified, there has been remarkable renovation in the run down fabric of the region that his is significant in Neighborhood No. 19, where more than 50% of its level is upgraded by more than 10%, or in the 18th district where more than 50% of its level is upgraded by more than 20%.

The basic goals for the renovation of run down fabrics of the region

The general objectives of renovating the rundown fabric of the region are classified as follows:

1. Restoration of urban space in order to prevent erosion and deterioration of run down fabrics.
2. Strengthening of the urban environment and its quality improvement in order to meet the basic needs of citizens.
3. The lack of fundamental transformation in the composition of the population and its stability.

Problems and urgent issues of run down fabrics of region

1. Lack of durability of buildings and severe vulnerability to earthquakes and high population density.
2. High impermeability fabrics due to inaccessibility of the appropriate width into the fabric.
3. Lower average surface of residential land
4. Contamination of passages with domestic sewage

Bottlenecks and renovation restrictions

- A. Low income of residents and absence of special bank facilities in renovation of these types of fabrics.
- B. Difficulty in attracting the ownership of residential buildings (both residential and non-resident in particular) for the purpose of assembly and renovation

C. The difficulty of economic justification of tissue rebuilding in terms of urban planning conditions of action criterion

Spatial and physical features of collective spaces

The precise identification and evaluation of spatial qualities and physical values governing the collective spaces of the region is due to the fact that such spaces play a significant role in the continuation of the present and future urban life of Tehran. At the same time, awareness of the shortcomings and capabilities in this area will be possible.

The collective spaces of the region are largely incomplete in terms of the social role they play, therefore, it is noticeable that most commercial orders (Revolutionary Street, Republic Street,), or public halls (tv, music, etc.) are considered in this field, and Locations with spatial and physical characteristics of urban spatial areas, such as Eshfhaneh Naqshe Jahan Square, are less frequent in the region and even in the city. It seems that the lack of urban spaces in present-day cities is more related to the developments of contemporary urbanization in Iran and the way of thinking about urban spaces influenced by contemporary social and cultural developments, which has not been studied so far in this area. Following these changes, urban spheres gradually emerged from the spatial structure of the Iranian cities and were formed spontaneously and without a predetermined plan. Therefore, due to the functional characteristics of existing collective spaces, their physical and spatial conditions require more sensitivity because, in the current situation, the general identity of the space and its social domain, as well as the social status of its users, are influenced by the functional characteristics and the elements of the space index takes.

The collective spaces of the region, especially on the urban scale and beyond, have a kind of spatial disturbance due to the lack of comprehensive planning which has had reducing the quality of urban environments by the impact on their body. Therefore, the physical and spatial quality of each location is interconnected with one another that cannot be separated from each other to be the review and analysis. There are many factors in the physical and spatial characteristics of a street or square, or in general, an urban space. The most important of these indicators are the quality of urban landscape body includes space, the type and layout of urban furnishings, how to combine mass and space, form and space, how to ride and walk, the amount of vegetation in urban space and so on that their analysis of the streets and metropolitan areas will require detailed studies for each of them.

3: The type of intervention in the run down fabric can be a criterion for action

A) High interference: This type of intervention is mainly carried out in areas with a third run down (blocks with all three run down criteria) are generally suggested in these blocks that renovation is carried out in the range of blocks owned by the high-level assembly or the separation of the block owned by 500 to 1000 square meters. Choosing how to renovate and combine it is depended on other conditions, including the possibility of attracting capital. In this way, the limits of ownership change.

B) Mediocre interference: In this method, due to the presence of negative factors and also the presence of new parts, it is less possible to deal with the set-up process. In this case, it is a plan that allows the aggregation of components. That's why the distance between two sidewalks with access to the rider can be considered as a city block, and is provided a detailed and precise detail and maintain the scope of ownership of the pattern and how to integrate the parts. In large parts, it is possible to integrate a single housing complex with design criteria. In this method, the ownership is the basis of operation.

c) Little interference: In areas with larger parts, there is less need for their aggregation. The proposed methods are based on the following:

1: Larger parts with proper access to construction are in accordance with the design criteria.

2: Smaller parts that are determined according to the studies will be as low as possible in the aggregate. In areas where large parts over time (mostly 30 years later) have been turned into smaller pieces around a narrow width (at most 3 meters wide). It is possible to return to the first state and to provide the level of tangency at the aggregation level.

In general, with regard to the scattered modernization carried out among run down structures and existing infrastructure lines (water and gas) which covers the entire surface of the run down fabrics, as well as the studying properties and features of residents, the way of dealing with run down fabrics cannot be the same, but a combination of the above situations can be put on the agenda.
Study of regional urban landscape

What was learned from the analysis of the questionnaire on the age of the residential home of the citizens of the study range, residential buildings 4 are mostly older than 30 years old which are completely degraded and converted into apartment complexes, as 30 years old up residential buildings are 60 percent, under 10 years are 20 percent which includes newly built apartments which is the result of the destruction of an old house of low land. 10 to 20 years of construction is also 8 percent and 20 to 30 years old is 12 percent. About 60 percent of these residential buildings have brick superstructure, and 15 percent with rock and 10 percent straw and 15 percent cement, and 90 percent of them

of them are not immune to natural disasters. This reflects the old age of the residential building, and then turned the building into small-sized apartments that lack the value of cognitive aesthetics.

Conclusions and recommendations

The first step in the application of physical and functional changes in the old urban fabric is settlement of urban policies and specific goals to deal with these types of fabrics. It is also necessary to establish a single, coordinated management to identify what needs to be preserved and respected. The diagnosis of what has to be done in a city and in one or more old neighborhoods is a matter that depends on the interpretation and definition of the city. Because in a systematic attitude, the old fabric of ancient cities is a part of the ancient system of cities and the old city is considered as a general civilian system of the country. Therefore, understanding the mechanism of the city and identifying and evaluating the ways of formation and change and the development of the phenomena of the city from the past to today have this sensitive role to obtain regulations which according to them could determine the determinants of city life in better conditions while creating a new situation for the city, is ensured the continuation of local community as much as is necessary, and at the same time, the easier and quicker survival of the people of the old tissue is predicted. The basic characteristic of the old fabric is the harmonious, continuous and unified formation throughout history. Therefore, the plans and rules that are applicable to physical and functional changes in this part of the city should not be considered in a single and separate subject of city totality. That's why it seems:

- It is required that all areas of the run down tissues are studied in detail, and avoiding the adoption of a directive (especially on building codes) and its circulation to all run down fabrics.
- Due to the fact that in parts of the run down fabric determined on the basis of the study, metamorphism in the tissue seems to be necessary from the point of view of access networks, while the average area of the parts is very low.
 - It is necessary to refuse the issuance of a renewal license for parts of the run down fabric determined on the basis of the study and, if possible, be available for use.
- According to one of the major problems in these tissues is typically the increase in mass-to-space ratio and the absence of open space.
- It is necessary to reduce the level of occupation in modernization in any case, thus increasing the height and the floors seems unavoidable.
- Considering the sustainability of static population is one of the most important goals of the modernization plan. It is necessary not only to provide the

the necessary bedding for the residents to participate in the renovation, but the units built in the range of rundown buildings should be replaced in some way with existing rundown structures. Although the most important difficulties of these fabrics are the vulnerability of buildings and the lack of access to them, however, modernization policies with increasing building density should not lead sharp increase in population density.

Increased construction density and minimum residential area should be optimized in terms of increasing population density and economic justification.

- Organizing of urban landscape is that firstly, the range of components and elements of the urban landscape that needs to be organized is much larger than physical dimensions, and secondly, the emphasis is placed on the fact that the actual organizing of urban landscape in the first chapter is along with establishing methods for controlling the quality of design of buildings by the relevant organizations and institutions, changing the rules and procedures, and implementing and monitoring it, and changing the attitude of the government towards urban disruptions of fabrics.

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