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## FROM WORN-OUT TEXTURE TO IMPROVEMENT AND RECONSTRUCTION

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**Abstract.** A considerable part of old textures in the process of accelerated urbanization has been neglected and they have become worn-out and inefficient textures. Paying attention to urban worn-out textures is always one of the fundamental problems in old cities. Urban problems experts for years have tried to improve and reconstruct old texture. The most main objective and fundamental strategy of intervention measures in old texture is to return this series to the cycle of urban life. Only in this way one can hope that its historical-cultural values will be sustained. Intervention in cities` old texture is so much risky, time-consuming, complicated and sensitive. This issue was interesting in two last decades for planners and designers. Intervention in worn-out texture of cities provides a route for its improvement and reconstruction. This article aims to present improvement and construction strategies; this article is done by descriptive-analytical method.

**Key words:** worn-out texture, intervention in texture, improvement, reconstruction.

**Introduction.** European countries are initial destructors and interventors of ancient urban textures. Destruction in ancient textures was begun with the onset of industrial revolution. It reached its peak during first and second world wars, which after above wars, European countries improved and reconstruct old textures in the form of pre-prepared plans. In third world countries, after beginning the colonial period in these countries and entering motor vehicles in the texture of cities, first period of destruction and intervention was begun in ancient textures. In Iran, intervention in urban worn-out, dilapidated, and chaotic textures was begun by beginning renewal in ancient texture space-skeletal organization after 1925. So far, various designs are prepared and implemented in order to correct old urban textures such as mental projects, urban improvement plans, plans for reconstruction and renovation, problematic textures and urban improvement and prosperity projects. In Iran, from the beginning of this century, some activities are done in various fields of historical textures. The cost, capital and a lot of time are spent to improve ancient textures that above activities in different periods of time caused destruction or serious injuries to these areas and sometimes in order to keep those places, and however, certainly no particular theory is followed in these acts and intervention policies are adopted as sectional and often confusing and without enough skill and ultimately, no good results have been achieved. Therefore, despite many activities, due to the fact that one of problems for experts and decision makers was preservation and restoration of historical sites in these issues, but unfortunately, what actually is observed in practice is the gradual destruction and uncertainty of these regions. The old urban textures that have identity are destroyed and, instead residential complexes are made. Ancient textures are evacuated of the original inhabitants and it becomes the home of immigrants and criminals. Considering the fact that a significant level of Iranian cities are made by ancient texture, in order to prevent waste resources and optimum use of existing facilities in old texture and to prevent uncontrolled expansion of city and the seizure of natural resources and agricultural lands for bulding residential and

commercial sites, it is necessary to provide an accredited and well-designed program for improving and renovating ancient textures with principles and criteria that are appropriate for that neighborhood or urban area.

**Methodology.** The research method is descriptive-analytic and, due to nature of research, the data required are collected through documentary studies including books, articles, dissertations, etc. In this research, worn out textures were described by introducing various types of vulnerable textures and expressing general characteristics. By studying the global and Iranian experiences, an inference from concepts and practical and functional principles of them, certain strategies are given at the end. The most important indicators reviewed in this research are urban worn out textures indicators that are expressed by Higher Council of Urbanization and Architecture of Iran. The most important policies adopted and implemented in old textures of the country are presented and finally, competent and proper suggestions for innovation and improvement for historical valuable textures are offered.

#### **Research objectives**

1. Understanding skeletal characteristics of urban ancient texture
2. Understanding international experiences and summing them to develop principles and criteria for intervention in urban ancient texture
3. Reviewing and understanding improvement and innovation experiences in Iran in order to comply with international principles and experiences
4. Understanding the holistic way of renovating textures
5. Understanding methods of valuation and valuable grading areas in urban ancient texture

#### **Global experience of renovation and reconstruction of old textures**

**Europe.** Renovation and reconstruction and improving historical textures are always continued after the formation of cities, and textures updated the function and the building. But classical interference in the foundations of cities was founded after the Siam congress; its first stage was founded in 1928 in Shatodul Basaraz, Switzerland. Declaration of mentioned congresses were principles of functional urbanization and ways of dealing with urban old textures under the influence of two major thought groups, that are culture-oriented and progressive-oriented people. In Europe, industry disrupts urban texture. Car, tramway, and train were imposed on cities texture at once. Workers houses were made near factories with wretched conditions, the economic situation of workers was not good and they were forced to work more than usual. Europe's urban poor conditions and disorders lead to make bad visual quality in urban areas (Etezzadie, 1989).

**Improvement and innovation of old urban texture in third world countries.** Issues and problems in the Third World countries are different from the western and eastern countries. Therefore, the attitude and treatment of old textures is also different. On the other hand, due to the duality of economy and using western models in terms of transportation in all manifestation and life aspects, third world countries are affected by the type of design and planning that are justified in form of comprehensive, detailed, etc plans and their advisors are largely from European countries and those plans are prepared considering the views of Europeans.

**Experience of reconstruction and improvement in Iran.** The urbanization in Iran has a history of several thousand years. Since its inception, the Iranian city has consistently adapted itself to the needs of its inhabitants. Ancient Iranians, due to their creative thinking, always adapted their living environment to the needs of their era. In the Iranian cities, there have never been plots of rich and poor neighborhoods. With the advent of Islam in Iran, Iranian cities adapted to spiritual needs of residents and two components of mosque and office of governor were accepted and created compatible with urban system within urban system. In the Islamic era, the dynamism trend of city has always been preserved.

According to Habibi, Seyyed Mohsen (1997), Iranian city, despite the attacks and destruction of different ethnic groups has always played a role as a symbol of unity. Changes and developments have always caused to develop cities. Maximum changes and alterations were created in the Safavid era in the cities of Iran. The first boulevard was built in today's concept in Chaharbagh, Isfahan, on the orders of Shah Abbas Safavi. The elements needed in the lives of residents were formed in all time, especially during the Safavid era and after that in the city's bodies without any contradiction (Habibi, Seyyed Mohsen, 1997).

Also, according to Izadi, Mohammad Saeed (2001), the concept of urban restoration in this period is in line with the definition that Lynch provides for growth and conservation of urban textures. The improvement and restoration process of Iranian cities in this century has changed and city managers rather than improvement and reconstruction of city take action to promote and develop exogenously and they make new chess texture as an opponent of the old texture and they work for prosperity of new textures and development of cities horizontally and at the surface and they have always been fleeing from the old texture.

Mr. Falamaki, M. (1989), for old city at the time of transforming for general restoration, contrasts multi-parties that are necessarily involved to public life against each other. Innovative and reconstruction plan for historic centers of city is a kind of social contract that the contingent parties involved include: the physical environment of old city with the main issue of protecting and restoring the inhabitants of houses and workers in manufacturing and service units that are becoming worn-out and destruction, investors on land and superstructures, city's managers and, finally, designers, architects, and urban planner who are mostly have freedom in decision-making in their particular field of technology and profession. Improvement and innovating are results under influence of following factors:

In fact, in improving and rebuilding the old texture, a new soul is blown into the dormant body of the old texture. The soul which is coordinate and consistent with environment and/or adjust space or space soul together that by

survival of life and work of residents of a residential facility in different ways, life spirit and soul could be blown in old texture. In some parts of old neighborhoods of Iranian cities due to the exhaustion of residential houses and the lack of resistance of materials used in construction, they should be improved and renovated, but with departure of genuine residents of these urban neighborhoods and the replacement of these neighborhoods with immigrants and those who have weak economic strength and even Afghan refugees that reside in ghettos in some neighborhoods which are among the main deterrent factors of reconstruction and renovation of old texture primarily because immigrants have no affiliation to the old neighborhoods, and they live in old texture just because of the lack of liquidity. They move at the first opportunity to a better area and/or they do not understand life in old textures and it makes no sense of peace for them and they can not take so-called vitality into urban areas and they have no cooperation in improvement and reconstruction, and in case of widespread reconstruction, such as old neighborhood in city of Hamedan, only speculators and renters of land build and sell and convert old textures into new one and they change identity of urban issues and they make city without identify.

According to Moradi, Mohammad Asghar (1979), we face following problems in improving old texture:

1. Weakness and inability to understand issue as a set of secrets and ciphers.
2. Basic inability of finding reasonable solutions to ensure its continuity and life in old texture

Heavy interference in texture and constructing existing urban foundations does not simply mean to create a new foundation; this interference wants to make a foundation that can only be explained in the process of values and no values. City transport and deceitful city of this period, without moving from the themes of the industrial city, imitate its forms without considering the transition to modernism, or elements and factors affecting it, and even they have introduced them and internalized them, with no understanding of theoretical foundations of this development, its manifestations and shapes are not produced but are imitated (Habibi, Seyyed Mohsen, 1997).

According to Izadi, Mohammad Saeed (2001), a set of metamorphisms has never been in line with the principles of urban restoration and it has always raised issues and problems for the city and citizens, the restoration, improvement and reconstruction of city is more about creation of streets in the old texture and destruction of texture. For example, Karl Frisch's plan in 1928 on the old texture of Hamedan city, the reconstruction of the texture around Shahcheragh of Shiraz, reconstruction and plan of square around the holy shrine of Imam Reza in Mashhad which were only constructed on the edges of the street and they allocated to commercial and office uses and no change was happened within the texture.

#### **Theoretical foundations**

**Identification of vulnerable textures` types.** Types of vulnerable textures like historical texture, old texture, worn out texture and around texture or textures with informal settlement that are located in core center or middle layers of cities and require intervention and arranging in terms of spatial, physical, and values features are not similar and following definitions make them distinct:

**Historical textures:** buildings and space that are formed before 1921 and are recorded as national effects or have the capability of being recorded (such as complex of Naghshe Jahan Square and around it) all have cultural – historical value. About these textures, criteria and regulations of cultural Heritage and Tourism Organization are accepted.

**Old texture:** It is a part of urban textures that is formed before 1921 but because of physical worn-out, lack of security standards, strength, services and urban infrastructures, in spite of enjoying identity values, have low residential and residence values. Intervention in these kind of textures or other urban textures are different and actions are improvement, life giving, and renovating that are implemented in terms of special plans.

**Worn out texture:** Worn out texture is referred to arena of legal range of cities that because of physical worn-out, lack of suitable usage of accessing to riding, facilities, services and urban infrastructures are vulnerable and they have low place, environment, and economic value. Due to poor situation of residents and their owners, these textures can not be renewed automatically and also investors have not incentives to invest in them.

**Peripheral texture or textures with informal settlements:** they are textures that are mostly rural and urban poor people, and without permission and outside of formal planning and legal planning of urban development (comprehensive and detailed plans), that are created inside or outside of legal cities boundaries. Mainly there is no title for houses, and they are extremely poor in terms of physical characteristics and enjoying services and urban infrastructures -similar to worn out textures.

#### **General feature of worn out textures**

##### **A) Buildings age:**

Buildings in these textures are mostly old, and the lack of compliance with the safety standards is evident from the appearance of the building. Buildings of these textures are not primarily able to withstand earthquakes with moderate intensity.

##### **B) Gradation and number of floors**

Residential buildings located in these textures are mostly fine-grained and most of them have one or two floors.

##### **C) Kind of materials**

Materials used in these types of textures are mainly of types of masonry, brick, wood, or brick and iron, regardless of horizontal and vertical fittings.

##### **D) Access status**

The worn out textures which are mainly created without the previous design are mostly of an irregular structure and

their accesses are mainly pedestrian, so that most of its passages are deadlocked or with a width less than 6 meters and an infiltration coefficient of less than 0.30. The area of building arena located in these textures is generally less than 200 square meters.

**E) Urban services and infrastructure status:**

Worn out textures are faced serious shortages in terms of enjoying services, infrastructures, open spaces, green spaces and public spaces.

**F) Quality indicators:**

The problem of textures population, faults frontage, qanat route, valley river, inland urban textures, etc. are other issues that affect the determination of worn out textures.

**Identification indicators of worn-out and vulnerable textures**

The vulnerable textures are defined on the basis of the vulnerability block and the vulnerable block is a block that has at least one of the three following conditions:

A) Blocks that have at least 50% of worn out buildings that are unsuitable in terms of biodiversity and housing or vulnerable, eroded or vulnerable buildings should have at least one of the following two conditions:

1) A building without a structural system (concrete structure, steel or lower, vertical and upper foundation) according to recognition of official building expert

2) A building whose implementation is not compliant with the provisions of the 2800 regulation or it does not have the ability to comply with said regulation.

B) A block that at least 50% of its property having an area of less than two hundred square meters.

C) A block which is at least 50% of its width (before reform) is deadlock, or with a width less than 6 meters, or its intrinsic coefficient is less than 30%.

**Worn out texture and causes of genesis**

**General definition of worn-out texture:**

The worn out texture is considered a form of disease in the structure of biological collections and generally urban areas, and several factors are involved in their occurrence, among them physical, functional, environmental, socio-economic, and cultural factors can be referred. The destructive effect of any of the above factors will reduce the quantitative and qualitative values of the environment within the boundaries of city and by decreasing the values of residential - functional in such areas, the renovation, reconstruction and improvement will cease in them and the desire to lack of change and development will increase in them, and exhaustion and ineffectiveness status is reflected in them, and thus urban worn-out texture is formed as a reflection of the impact of destructive factors, and it continues to live as a space which gradually belongs to everyone and uninhabitable for everyone. The described characteristics explain the boundary between old and worn-out texture and necessary steps to rebuild and renovate them. According to definition, worn out and inefficient texture is referred to a texture in which decreasing quantitative and qualitative values the human environment is happened, while in an old but efficient structure, due to its structure, not only no destructive factor plays a role in it, but also coordination and harmony between elements of texture give it a historical value (Anderson. et al, 2007, p: 315).

Thus, texture age can not be considered as a criterion for exhaustion and ineffectiveness, and there are so many textures that at the onset of formation are considered as ineffective urban texture, so that exhaustion and ineffective can be considered the same in each other (Amco Consulting Engineers, 2003, p. 1). Worn out textures due to problems such as low quality of life, reduced security, and traffic problems, defenseless spaces, fear, high crime require fundamental strategies for fundamental changes in physical, social, economic, environmental and other dimensions. Changes that often take place in the long run and with huge costs to solve the above problems by public institutions with an emphasis on "three E" include education, execution and engineering, and taking into account the special needs of residents in order to determine goals and assess changes (Anderson et al., 2007, p: 315). Improvement and modernization of urban worn out texture is a very complicated subject in terms of different aspects. Its inhabitants are mostly from the lower strata of society and have few job opportunities, and they inevitably have to go to inferior jobs. On the other hand, little urban services are provided to them. Due to high wear and tear, a variety of uses (commercial, recreational, green spaces, therapeutic, educational, etc.) is rarely seen. Finstein and Garry believe that the government, as the main effective institution should intervene in these textures and provide basic and primary needs, such as suitable housing, educational centers, employment opportunities through inferior jobs, and the provision of daily living needs of residents. Porter (1997) considered the role of social organizations, along with the private sector, in urgent need to improve the worn out neighborhoods. (Robinson-Barnes 1997)

Social organizations, according to community-based development partnership (CDCs), with the purpose of improving neighborhoods, will do activities such as financial support for low-income groups like affordable housing, providing required services for residents with partnership of residents, local organizations, and government (Vidal, 1996). In this regard, mere attention to economic structures and scarce and trivial measures by the authorities about modernization of worn-out textures can not be effective (Jude and Parkinson, 1990). Successful reconstruction and modernization programs are subject to consideration of capitals or human capacities which rarely it is considered in existing structures. Human capacities can lead to the prosperity of local economy and modernization, taking into account the conditions of the people who live there (Robinson-Barnes, 1997). Generally, the notion of urban worn-out texture is the old city texture, which has not been renovated for some reason, and gradually buildings become old and worn-out. This impression of worn out texture (most of all, it associates with the subject of aging in mind) does not

brings a comprehensive conception of a variety of urban textures due to issues and problems that attract them and is threatened with modernization and they will become worn-out, so if the goal is to understand problem or difficulty in order to find a solution for changing and improving the quality of urban texture, the title of worn out texture can be changed into urban problematic textures and it can be discussed (Jahanshahi, 2003).

**Causes and formation of worn out and ineffective textures.** As noted, several factors alone or in coordination with one another cause the formation of worn out and inefficient textures. These factors can be applied at the onset of texture formation or through intrusive interventions in each of the structural factors of the texture and reduce the area out of use and reduce the quality of the human environment. The effective parameters and their role as environmental degradation factors in the causes of formation worn out texture can be analyzed as follows:

**A) Failure to follow a coherent planning**

In the absence of a codified and comprehensive plan on urban development issues, urban areas or boundaries of them may be affected by one of two problems of inefficiency or anonymity. The prominent feature of these two phenomena in the urban texture of Tehran can be objectively and tangibly identified in its northern and southern regions. In addition to pre-determined non-scheduled interventions, it can also transform efficient texture into an area without required efficiency.

**B) Physical factors**

The shape of link and the relationship of a zone with the whole area, permeability, internal and external access network, and also the way of linking or adaptation of texture with morphology and land complications can make the texture out of a desirable state and form an inefficient texture. In addition, imbalance between texture density, mass and space ratio, land degradation and their gradation in one zone increased its vulnerability facing unexpected natural disasters and reduced its quantitative and qualitative value in comparison with its other peripheral points.

**C) Performance problems**

In general, in every area that required balance is not existed between the spatial ratios of working with living space and spending leisure time, many social problems and difficulties make the texture inefficient. The purely areas of workshop, industrial, service, residential, dormitory and commercial centers all have evidence of inefficiency that, as soon as conditions are established, they present a functional disadvantage and make the texture without value and efficiency.

**D) Environmental pollutants**

Production and distribution of various environmental pollutants, either actual or potential, will reduce quality and quantity value of the texture and bring about a stop to modernization. The release of waste and sewage and problems caused by surface water discharges, as well as the problems caused by various types of air pollution, as well as the occurrence of various types of noise pollution in the space will threaten the health, sanity and comfort of residents of a zone. The occurrence of these phenomena causes the urban texture to be exhausted and worn-out.

**E) Economic, social and cultural factors**

Social and ethnic composition of family and household forms, gross and net population densities, income and employment, as well as types of manufacturing and service activities are among factors that affect the formation and content of urban texture and make it an efficient or non-efficient texture.

**F) The impact caused by urban infrastructure shortage**

The shortage or failure of urban facilities and infrastructures such as a convenient communication channel, wastewater and surface water channels, water, electricity, gas, telephone, etc., cause problem and at the same time urban texture worn-out. Additionally, the passage of undesirable elements through urban texture to provide services to the entire urban area or its surrounding areas causes exhaustion or inefficiency of urban texture. Passage of highways, railways, high-voltage power lines, open-air channels and urban roads, especially in association with garbage, sewage and urban waste causes to fall land prices in a texture and its inefficiencies (Amco Consulting Engineers, 2003, pp. 3-1).

**Types of exhaustion in urban textures**

Exhaustion is one of the most important issues in urban environment which causes disorganization, imbalance, disproportion and disorientation. Exhaustion is a factor that helps to eliminate collective memories, the decline of incidental urban life, and the formation of routine urban life. Habibi (2005) divides exhaustion into two general categories:

Complete exhaustion is an exhaustion that infiltrates in both elements of urban space i.e. body and its activity, and consequently it leads to total exhaustion of space. Exhaustion, then, infiltrates in the body, in the activity, and/or in the body and activity simultaneously.

On this basis, the following equations can be formulated to represent the types of exhaustions:

Equation (1): shape (healthy body) + activity (relative exhaustion) = relative space exhaustion

Equation (2): shape (relatively worn out body) + activity (healthy) = relative space exhaustion

Equation (3): shape (worn out body) + activity (worn out) = complete exhaustion of space

**Study of spatial and potential facilities in old textures**

In any kind of design and organizing, attention is needed to pay to the facilities and capabilities available. In order to achieve the methods, design and manipulation rules in the old texture, the knowledge of the facilities and the existing conditions is also necessary. The features of spaces are shaped according to culture and nature. Basically, the architectural environment, including the city and the building, has some concepts that are distinguished by them from other spaces.

Now, if any of these concepts or their combinations reaches to enough growth and attractiveness, they create values in

space. There are a number of spatial values or brilliant evolution of some spaces that we can call them valuable architectural spaces. It is natural that highly valued artificial spaces leave a special impact on the surrounding environment and create a unique identity for that place, and the valued spaces reduce identity of a space and/or give a certain identity to that space. The prevalence of valuable spaces in historical textures actually creates a set of potential opportunities that by them we can make a combination and even transformed into city performance. The use of existing facilities in the traditional architecture and urban planning of the region creates many superiors in urban texture. It is because that it is both available and a future of the experience that is gained during the many millennia of urbanization.

### **Types of intervention**

The types of intervention are based on the degree of loyalty to the past in the three groups of improvement, renovation and reconstruction, these three types of interventions each cover a wide range of measures as needed.

#### **a- Improvement**

In this type of intervention, the principle is based on the loyalty to the past and the protection of the identity of these parts. Improvement activities aimed at using existing actual and potential facilities and strengthening positive aspects, and weakening the negative aspects through protection, preservation, maintenance, conservation, restoration, consolidation, and repair. Interference in these textures requires observance of the rules and regulations of the Cultural Heritage Organization.

#### **b- Renovation**

In this type of intervention, the loyalty to the past is more flexible and, depending on the case, it can be encompassed from minor interference to change. Renovation activity is aimed at increasing the efficiency and productivity, restoring urban life to the texture, and providing renewal, rehabilitation, revitalization, adaptation, and conversion.

#### **c- Reconstruction**

In this type of intervention, there is not only no need to maintain the past, but also it happens to create new biological and space – body conditions through demolition, clearance, and rebuilding.

**Interventions regulatory institutions** The three main sources of intervention are Cultural Heritage and Tourism Organization, Urban Improvement and Development, and Municipalities which each intervenes in the framework of their legal authority and in accordance with legal documents. Obviously, there is some overlap between the activities of the references, which can be resolved through legal documentation.

### **A. Cultural Heritage and Tourism Organization**

The scope of Cultural Heritage and Tourism Organization based on the legal documents specified, covers from improvement to modernization.

### **B - Iranian Urban Improvement and Development Company**

Iranian Urban Improvement and Development Company, as a specialized holding company, have the most role and responsibility for interference in textures. The scope of the company's activity is started from improvement of texture (this does not mean the improvement of historical recordings), to renovation and improvement.

### **C) Municipality**

The municipalities, based on their legal documents, interfere with textures. The scope of the municipality's activity is from modernization to reconstruction.

**The ways for exiting current state of worn out textures** In order to get out of the current situation, while addressing the general issues and considering it as a continuous and long-term process and based on strategic management, it is necessary to find solutions that can be measurable for the people, that is, solutions that quickly meet their needs or make them sure that they get their expected results sooner. These solutions are short-term and early returns, and their cross-sectional results can be achieved by encouraging people to engage in the process of modernization. In the process of realizing what has been mentioned, the first step is to get a complete understanding of issues at the strategic management level. In other words, the goals, foundations, strategies, and necessities are discussed in this dimension, and a strategic and pathological analysis of the past will be achieved. Modernization is not merely a physical concept and it includes various aspects. In a texture, it is possible that the modernization action or its purpose (deprivation removal and empowerment) left out of state of passivation, and it turns into the conditions needed to be refurbished, which is the result of an active modernization. In active modernization, the range of worn out texture is considered with all its exhaustion dimensions, and physical elements are not the subject of discussion in themselves. In this way, the necessity of making changes in the methods and techniques of execution is evident. In such a way that urban improvement and renovation are subject to the use of human and financial capital.

The modernization organization of Tehran, as a trustee for the modernization of Tehran's worn-out textures, divide models of modernization or what will be called the final product and the output of the work of worn-out textures modernization into four categories, models or patterns (Andalib, 2006, P. 41).

**A) Design production pattern; special design of renovation for worn-out texture:** This template is provided within the framework of the comprehensive plan policies. The design is a package of renovation plans and programs, including detailed levels, urban landscape and architecture in the worn out texture. In this project, by studying neighborhoods and different regions and reaching the specified order and boundaries, the system of planning and management is determined. In the detailed design of renovation, the zoning of the usages, the main accesses, the population ceiling, the base density, along with tables and per capita are presented, it is determined in the urban landscape plan which has a neighborhood scale, while analyzing the uses and proposing a bundle of texture based on the spaces ideas by the quality of density distribution. Both in the detailed plan and in the urban landscape design, the proposed basic functional-

physical parameters are based on the characteristics of the existing and proposed spatial organization.

**B) Land production pattern; modernizers' projects:** Land production or ownership pattern is the most important executive step in the process of modernizing worn out textures. Most of the projects come to a standstill at the very beginning and because of the lack of grounded property. In this regard, there are plausible patterns in the world, each of which can be found solution in some cases. Apart from program mechanisms, how to attract people's participation in this matter, and assuming to prepare the background of the realization of property transfer for the modernization of the texture, it should be specified in the process of ownership of the domain and its priorities. These priorities include:

- To takeover proposed network of a detailed renovation plan
- To takeover the range of alternative residential units (renovators projects)
- To takeover a range of mixed projects
- To takeover a range of development stimulus points based on urban landscape

**C) Capital production pattern; value creation uses:** there are hidden resources in the city that are not used properly, and the reliance of urban policymakers is primarily on resources and cash; in various ways, urban mentioned and sprawl sources could be revived. In this regard, comprehensive urban plans can provide the necessary grounds for the modernization of worn out textiles by offering value-creating applications such as stock exchanges and various commercial-administrative centers in the urban poor and worn-out areas. Such sophisticated views, with the attraction of investors ensure the economic savings of the process of modernization and sustainable urban development.

**D) Building patterns; Industrial mechanism in construction:** There is neither doubt that with the current construction mechanism, it is not possible to renovate the widespread areas of urban worn-out textures, neither quantitatively nor qualitatively (Pardaraz Consulting Engineers, 2008, p. 82-85).

**E) Legal protection of investors in worn-out projects:**

- Preparation, development, and approval of regulations, laws and rules necessary for facilitating ownership of worn out texture.
- Optimal use of existing legal instruments of municipalities and other organizations to implement the ownership step.
- Ensuring the operational security of project "with any complaint, the operation will not be stopped".

**F) Making projects profitable:**

The design of worn-out blocks should be so that the project's profit margin will be greater than other construction projects in order to motivate companies to accept many problems of worn-out projects.

- Giving debt instruments, privileges and special incentives.
- Guaranteeing the purchase of a part of project site by the government or municipalities or housing and urban planning organizations.

**G) Solving the financing problem:**

In order to solve the problem of financing resources for the reconstruction of worn-out textures, it is recommended to use new tools and methods of financing. Given that the main focus of this paper is the subject of these tools, thus, it is discussed in detail.

**Suggestions and solutions.** Improvement and renovation of old and worn out textures will be realized if its background and its prerequisites are provided. The renovation will continue to the level of a residential unit. In other words, the modernization cells of existing worn-out units and improvement operation cells will be worn out textures. The most important prerequisite for improvement and renovation of urban exhausted textures is the establishment of an appropriate local-level mechanism and structure. In institutionalizing, it is recommended to use improvement and renovation operations. In this direction, the "neighborhood-oriented" of this topic is presented to the original. But the most important pillar of renovation of this "plan for the establishment of urban renewal services offices" of the textures is the owners of urban worn-out units.

- Comprehensive and systematic intervention, taking into account all physical, social, economic, cultural and historical dimensions for renovating texture and developing a clear and coherent program in direction of acquisition and extension of the tributary, taking into account the contribution of the inhabitants of the texture.
- Developing a National Document for improvement and renovation of urban imbalanced textures with an empowerment and public participation approach
- Transferring a part of affairs to people institutions and providing people contributions through NGOs and local voluntary organizations (CBOs)...

The result is that in order to eliminate the damage of interventions and to achieve optimal interventions for texture reconstruction, we need integrated and comprehensive, physical, socioeconomic, and historical-cultural studies with a systemic attitude at the micro level (neighborhood) and the levels of region and city. And finally, it can be said that the way of development and justice is passed through modernization of worn out textures.

**Conclusion.** An appropriate solution to interfere and to eliminate problems of worn-out textures varies depending on the type of problem, extent and severity. Therefore, in order to provide an appropriate solution, the problem and its dimensions, extent and severity should be investigated and, in addition, the initial backgrounds and the causes of formation of worn out texture and how its physical and social relate to the adjacent parts should be considered. The general conditions and characteristics of a city, the existing macro policies and special facilities, each can be effective in choosing the strategies for exposure to worn out textures. Worn-out textures custodians should take

the following steps to modernize and improve them:

1. To summarize the existing rules and regulations and use them to facilitate the improvement of these textures
2. To develop and approve new rules for facilitating and ease of textures ownership
3. To produce profitable plans for worn-out projects
4. To form a portfolio of investment projects and project marketing (Calls-Conferences - Direct Investor Choice)
5. To conclude contracts with profitable margins compared to other projects
6. Legal protections of investor in the implementation of the project

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