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Analyzing Factors and Spatial Reactions Creating Deteriorated area of Tehran

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Abstract

The objective of this research is to study the way of production and distribution of urban resources at spatial injustice of deteriorated area of Tehran. The research methodology is post-survey and research attitude is post-structural; since it reveals social realities. In order to study the spatial reactions for producing deteriorated area, it is required to go back to the age initiating change of production system from feudal system into investment system. Therefore, it is required to consider the influence of spatial elements on formation of spatial discrimination and deteriorated area of Tehran, in order to extract mechanism of creating spatial injustice.

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Key Words; Spatial Justice, Space, Spatial Elements, The challenges of spatial justice, Deteriorated area of Tehran,

1. Introduction and Statement of Problem:

While the onset of industrialization age was accompanied with shortage of foods and excess empty spaces, on the other hand our today's society is faced with excess production i.e. our society is suffers from lack of offering enough space and shortage based economy. Whereas social space is divided into different classes due to social organization, spatial distribution is offered with higher quality or mainly for wealthy classes of society (Lefebvre,1987) Ideological attitudes are divided space into different sections and plots in compliance with specific application. Such attitude is originated from this idea that space is like a neutral dish that is image is occupied the forces of a space; therefore, instead of revealing social relationship (including class relationship)

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that are hidden in the space and instead of concentrating on production of space and innate social relations (relations that apply specific contradictions on production and reflex the contradiction between private ownership, the production tool and social property of productive forces) is entrapped i.e. the exact definition of “space” is something defined autonomously and the mistake is that “something” is regarded solitarily instead of regarding a group of things autonomously (Lefebvre,1997). In general terms, concentration on development of cities and regarding physical and frame concepts and negligence of social objectives have faced cities with unsuitable cycle of social, economic and environmental imbalance and created unexpected challenges including: poverty, poor quality neighborhoods, decay and old buildings, cultural contradictions, reducing life quality. Deteriorated area of Tehran are the old neighborhoods of Tehran, which played key role on life of Tehran in past time. At the present time such neighborhoods are facing with reducing spatial and environmental qualities, old structures and social problems.

Deteriorated area of Tehran is originated from spatial contradiction and unfair allocation of resources in space. Such structures due to incompatibility with ever-growing rate of social, economic and technological changes have lost their effectiveness. Therefore, it is required to basically consider the reasons of formation of deteriorated area in Tehran and influence of available factors and relationship by having critic point of view toward space and spatial reasons for formation of deteriorated area; since, it seems that deteriorated area is created due to spatial discrimination and unfair allocation of resources. Therefore, the basic reasons of formation of deteriorated area should be studied; since, in case of not extracting the social and political relationship and forces governing over this problem (deteriorated area), this issue remains ambiguous and it is impossible to understand the realities and even prevents from offering real solutions for future. On this basis the objective of this research is studying of how to produce and distribute urban resources at spatial injustice of deteriorated area of Tehran.

2. Research Question:

What are effective movements involving at creation of spatial injustice and deteriorated area of Tehran?

3. Research Methodology:

The pre-assumption of this research is that injustice distribution of resources in space lead to formation of deteriorated area in Tehran. Therefore, it is required to consider the basic mechanisms creating spatial injustice in such places. On this basis, this research attempts to extract the spatial mechanisms producing deteriorated area of Tehran in the process of producing or reconstructing space (after formation of space). The research question is based on essence. The research methodology is post-survey and research attitude is post-structural; since, this research basically examines the social reality of this issue. Output of this stage of research is conceptual models of elements and spatial relationship forming deteriorated area based on different ages (since Qajar until the beginning of Islamic Revolution); therefore, research attitude is qualitative. The type of this research is analytical that with respect to the comments offered about spatial justice, the topic of Tehran is examined as case study. In this research it is benefit from library study for offering theoretical frame and analyzing the available data with conceptual and analytical concept for studying and responding to the research questions. In order to answer the research questions, the required historical and interpretive information is extracted and then they are gone under content analysis. The research question intends to examine the dialectics of spatial injustice leading to formation of deteriorated area. The results of this stages are conceptual models of elements and spatial relationships leading to formation of urban decay based on different ages separately, from Qajar to the beginning of Islamic Revolution of Iran; therefore, the research methodology is qualitative.

4. Case study:

The term deteriorated area in this research is the deteriorated area at the middle of Tehran (capital of Iran) that goes back to the year 1921 and earlier time that due to being old, ruined, abandoned, lack of having standards for living and poor quality of identity and residence values. The middle area (Hesar Naseri) is the broadest part of Tehran having the maximum valuable historical elements that nearly 83% deteriorated area of Tehran is located at this neighborhood.

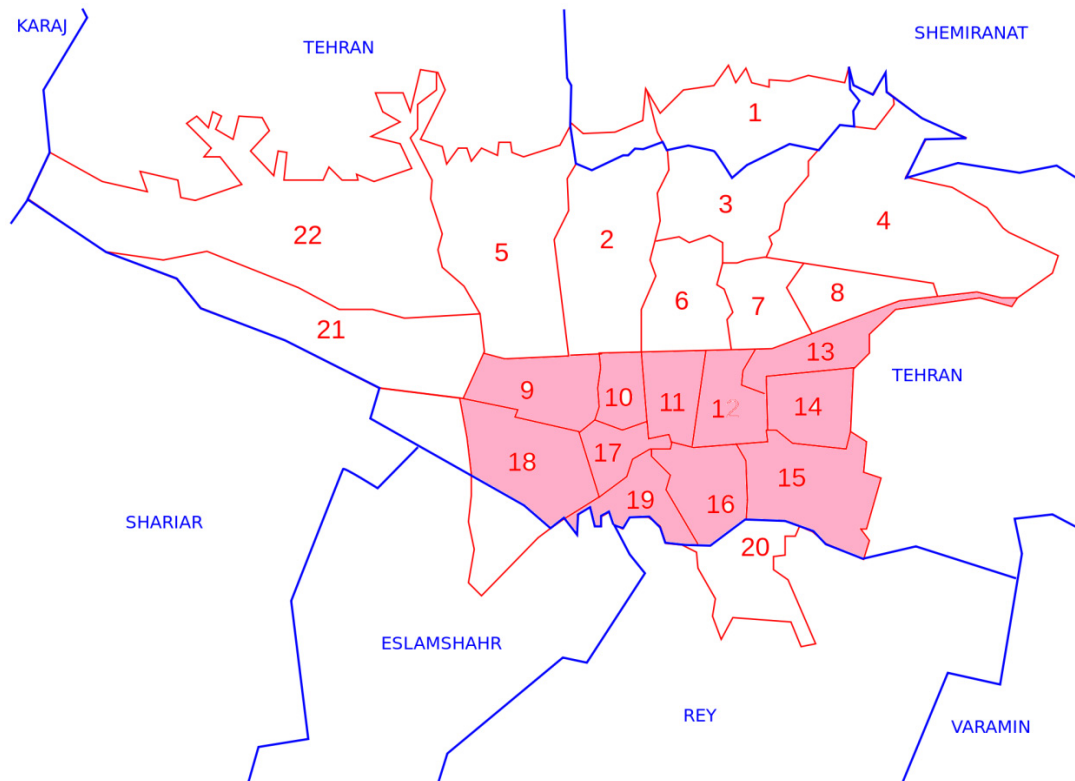


Fig. 1 the deteriorated area in the middle of Tehran and it's neighborhood (case study of research)

5. Theoretical Basics of Research:

5.1. Concept of Spatial justice:

In the way of studying historical background of spatial justice, it was found out that specific attention to space was begun since the theory of “the right to the city” introduced by Henri Lefebvre and later on was developed by Harvey. Therefore, among main references of spatial justice, the theory of Lefebvre is famous by offering some of his most important works including: “the right to the city (1968)” and “the production of space (1991)” and ideology of David Harvey in compliance with topic of “social justice and the city (1973)” and “the condition of post-modernity: an enquiry into the origins of cultural change (1990)”. Then the theory of Edward Soja as representative of contemporary theoreticians in the field of social justice influenced the theory of Lefebvre and Harvey. Through referring to the works of “Postmodern geographies. the reassertion of space in critical Social Theory, (1989)” and “seeking of spatial justice (2010)” is offered. The urban theory of Lefebvre on “spatial justice” significantly influenced the works of Harvey and Soja. In addition, the aforesaid theory influenced many discussions related to the topic of urban processes (Wagner,2011). Upon studying the discussions of entire 3 theories, we examine the description of “spatial justice” offered by Peter Marcuse.

5.2. Concept of Space:

According to the theory of theoreticians that is observed in the following table, there are 3 concepts for space including: perceived space imagined space and lived space. Lefebvre has called them spatial action, representations of space, space of representations. Space is a comprehensive concept that at one hand is part of productive elements and forces and on the other hand as production of social relations continuously produces and reproduces social life. The space is not regarded as passive issue. Space is not available in vacuum; rather it is part of society's history that is related to social relations. Although space does not attend at production, it has fundamental consumption value and controls productive and consumption reactions. Whereas space involves mutual relations of goods and forces, it is stated that space also involves economic and political equations as well.

Table 1 Concept of Space

	Theoretician
<ul style="list-style-type: none"> 3 level of spatial experiences are including: organic space, perceive space and symbolic space that are correlated and dependant to each other : Space consists of produced things and their bilateral relations Space is the outcome of sequence and set of performances; therefore, it is impossible to reduced to a simple object Space solitarily is the outcome of previous reactions and the social space is the thing the approves or rejects the new reactions (in the way of production or consumption) Space is not just a political or economic tool, rather it has fundamental consumption value 	Cassirer(1958)
<ul style="list-style-type: none"> Space has 3 basics including: Spatial reaction, representations of space, space of representations that create frame for understanding social spaces within the age of their production and specific societies and ages Space is the main item in production and due to the relations that are created in space, the space is continuously full of process and production 	Lefebvre (1991)
<ul style="list-style-type: none"> Space is controlled administratively to guarantee having control over entire places, separation of sectors 	Lefebvre(1987); Gottdiener(1985) and Elden (1998)
<ul style="list-style-type: none"> Space is outcome of a social organization that is divided into different classes Space is not able to be reduced to a material or abstract level; nevertheless, it consists of level of material and abstract that is able to limit other goods and social relations . Social spaces are correlated with production forces within frame of production and reproduction relations 	Lefebvre(1991) and Shields (1999)
<ul style="list-style-type: none"> Space is part of social relations f production and is among production forces Space is a mediator for social life and it is based on production and reproduction 	Lefebvre(1991) and Hayden (1997)
<ul style="list-style-type: none"> Each social activity has a specific social space totally different with other spaces Relationship of spatial forms, symbolic meanings and spatial behaviors in city is very complicated and obvious 	
<ul style="list-style-type: none"> Space like processes affiliated to political, social and economic affairs has share at formation and evolution of city Social space is very complicated, heterogeneous and different from Euclid 	Harvey (1973)
<ul style="list-style-type: none"> Thinking of space has changed from focusing on concept of monotonous cartography of space as an active force consisting the human life From cosmology point of view, as human is material and social creature, it is spatial creature as well 	Soja (2008)

5.3 Discussion of spatial Justice:

The concept of spatial justice was emerged upon the theory of “the right to the city” announced by the Lefebvre and it was completed by critic point of view toward space by Harvey, Soja , Marcuse and Shields . According to the table 2 all of the principal approaches of these people are mentioned based on spatial justice

Table 2 Discussion of spatial justice

Discussion	Theoretician
<ul style="list-style-type: none"> • He discuss about marginal and regional concepts, reasons of racial discrimination, distinguish at total urban space and spatial policies . • He believes that justice society in addition to producing the concept of society, may be survived only through creation of a new space . • He believes that persons highly suffered from process of social production of city, should claim to entitle power including: <ul style="list-style-type: none"> A) To neglect decision making and controlling decisions and processes: B) For rights to control environment of living and available space C) For opportunities specially social justice . 	<p>Lefebvre et al.(1991,1997) and Marcuse (2009)</p>
<ul style="list-style-type: none"> • He believes that normal performance of city has innate significant influence on income distribution through increasing the social gap between needy and wealthy classes of society and the entire changes are in favor of economic productivity that leads to injustice • He discuss about the relationship between social justice and space of urban planning and policies • He discuss about spatial effects on social justice and focuses on social justice that produces process and influenced on income distribution . 	<p>Harvey et al.(1973,1880)</p>
<ul style="list-style-type: none"> • He discuss inner space of spatial discrimination at local decision making level that is unequal distribution of space. • He believes that time, spatial and social quality has equal influence on human that should be regarded equal level at fundamental sciences and politics . • He believes that for eliminating the injustice spatial structure, it is required to consider fair condition for creation of new structures and in this way he describes the concept of spatial justice and spatial law 	<p>Soja(2011) and Thrupp(1948)</p>
<ul style="list-style-type: none"> • He mainly focus on social justice and some spatial aspects of social justice • Through reducing spatial justice, it leads to district and spatial reforms, allocating place that is insufficient for amending social injustice . 	<p>Marcuse(2008) and Shields(1999)</p>

In spite of disagreements of Soja and Marcuse about relationship of space and society, both of them believe that the basic challenges in relation to spatial justice are as follows:

I. Spatial discrimination and its negligence:

It consists of classes, sexual and racial discrimination. In this relation, there is less social attempt for obtaining to social and economic justice that suffers from consequences of spatial injustice.

II. Injustice allocation of resources all through the space:

In a general look, the injustice allocation of resources in space lead to spatial injustice and also spatial discrimination is the result of unfair allocation of resources in space.

On this basis, in the way of responding to the research question and in order to study spatial reaction for producing deteriorated area, it is required to consider the age of begin changing the production system from traditional feudal system into capitalism system. The influence of spatial elements on formation of spatial discrimination and deteriorated area of Tehran was considered to obtain the mechanisms of creating spatial injustice. On this basis and through studying the historical series of spatial production since the emergence of capitalism system in Tehran, Will be extracted the spatial reactions in relation to deteriorated area of Tehran based on different historical ages since the Islamic Revolution and dialectic examination of influence of spatial elements and available relations on space for producing deteriorated area of Tehran.

6. Analysis of Statistical Data:

Through electing Tehran as capital of Iran during Qajar dynasty, this city obtained it new political role and therefore the issue of class distinction was raised in space. Generally, the modernism age was begun since the middle of Qajar dynasty and was organized in the middle of First Pahlavi dynasty. On this basis, social, cultural and political factors of these ages (based on available resources) were examined and then factors threatening social, economic and political on formation of deteriorated area of Tehran were extracted and offered within conceptual form that are offered in the following section

6.1. Effective Social, economic and political factors on seclusion of old neighborhoods of Tehran:

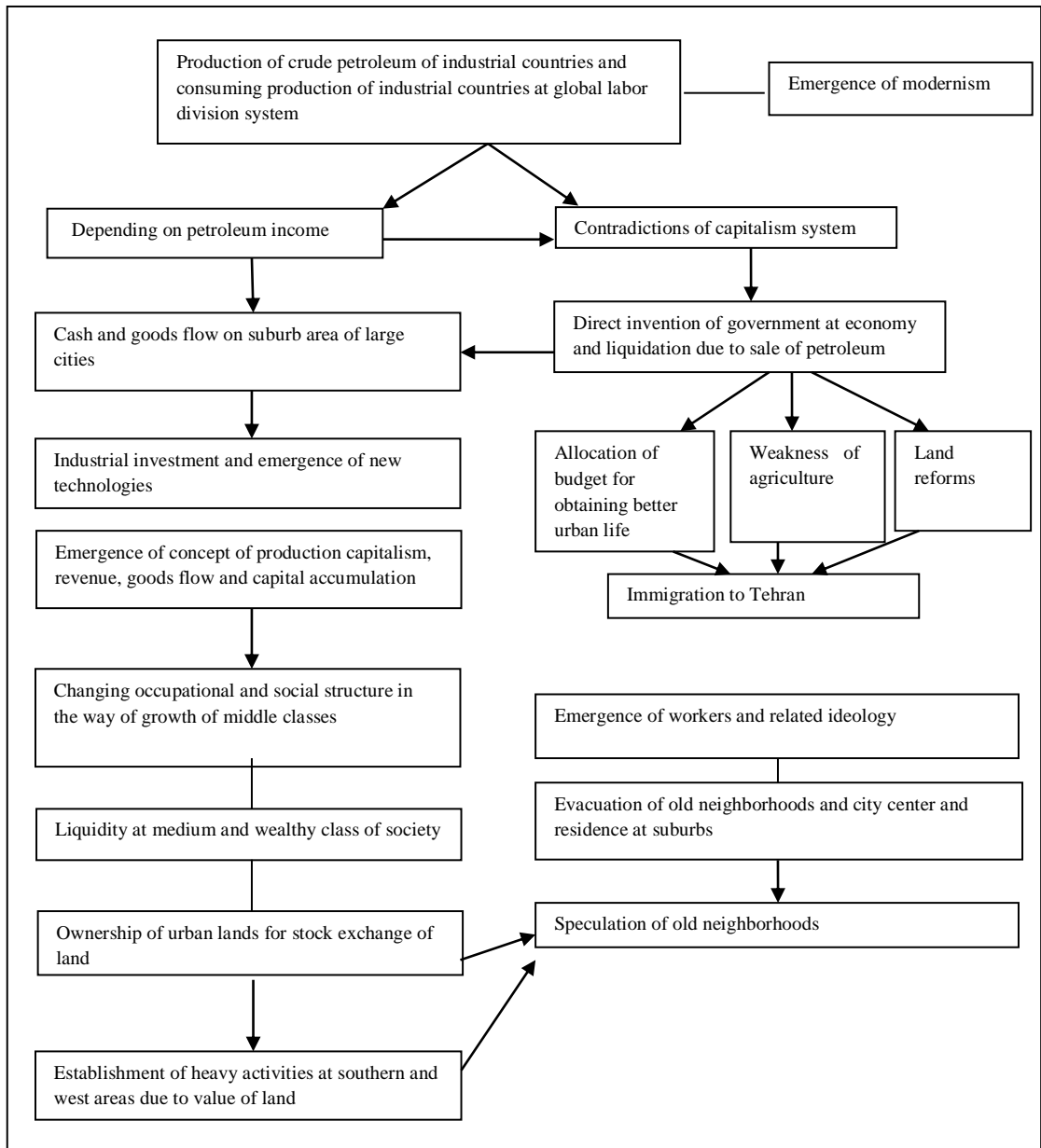


Fig. 2. Effective Social, economic and political factors on seclusion of old neighborhoods of Tehran

7. Result and Discussion:

Until Safaviy dynasty, Tehran was only a county and the mechanisms of feudal system due to rural society, did not lead to production or representation of space. Upon officially recognizing Tehran and gradual onset of modernization, the spatial relations and mechanisms were begun and space was analyzed as a fundamental factor upon post modernity. Upon Qajar dynasty and through stabilization of space, the communication between space and social-political mechanism was led to representations of space. One of the most important spatial performances was turning land into mechanized goods i.e. land in addition to having consumption value was an important good for transaction. Elementary division of districts led to benefit from different urban utilities. On the other hand, through emergence of newspaper and establishment of education centers the opportunity for increasing literacy of the middle class of society was created.

Through the beginning of the first Pahlavi dynasty and increasing urban resources (development of industries, establishment of administrative organizations, urban infrastructures, developing area of city) a type of distribution was formed, so that most of modern, administrative and military services were offered in northern areas of Tehran and most industrial services were offered in suburban southern areas. Following this process, the wealthy, employees and educated class of society resided in northern areas of Tehran and the needy class resided in poor quality southern areas. Establishment of industrial activities in old southern areas led to air pollution. The aforesaid mechanism increased the price of resources available for wealthy classes of society and on the other hand reduced the quality of service in downtown and workers areas. In fact, the space was applied so that to guarantee the control over division of places.

During the second Pahlavi dynasty, due to increase of petroleum income (as an urban resource) the income of government, capitalists and middle class of society was increased. Part of the obtained income was invested in the industry sector and the other part on urban land. As a result of creation of assembly industries and factories, the requirement for workforce was increased that this need was completed by performing land reform projects and immigration of rural people. Upon land reforms the capital of great land owners was transferred and farmers unable to purchase a fertile land in villages were immigrated to Tehran as workforces. Therefore, 3 main elements of production i.e. workforce, land and capital were formed within a communication space. Henceforth, the capital, wealth, goods and information were represented and land was turned into valuable goods for transaction. A new social space was created as a result of hierarchy of set of performances, some social reactions were possible and some others were prevented; consequently, social organization was divided into several different classes and spatial distribution was offered with higher quality for more wealthy classes of society.

The transaction value of land and property due to foreign affairs was gradually increased. Then the concept of economic rent was emerged as part of transaction value. However, instead of determining price of land by its application, economic rent determined the method of application of urban land. Therefore, mechanisms like stock exchange and stock broker for land, fake inaccessibility of land were created and whereas each person benefited from decision of other persons in relation to place of performing activities and investment of other land owners, the spatial completion of house market and pricing system under influence of foreign affairs was terminated in favor of wealthy party and only the cost of foreign damage was achieved by the needy and low income class of society.

Upon this period, due to merging the economy of Iran within the global capitalism system, numerous foreign changes in space were emerged. Under unequal conditions of distributing political and economic resources and foreign influence, a new cost and profit was imposed on the available places and the abstract social space merged with knowledge and power in the urban system in the way of social dominance that may be examined within 2 levels including: injustice between Tehran and total Iran and injustice in inner Tehran (Behnam, 1964)

At the first stage in large cities including Tehran, the cash flow and goods were concentrated, that was due to centralization of capitalism in the way of focusing the process of production and infrastructure inaccessibility of Iran for indirect attraction of capitalism pattern following up market sale, market of supplying raw materials and workforce to minimize productive, economic and communication costs. Following up this policy, the small cities due to absence of required conditions for profit making in the way of capitalism, were deprived from investment, allocation of civil costs and modern utilities.

In the second stage, groups having higher financial resources and knowledge, had higher compatibility ability for changes in large cities. Hidden mechanisms of distributing resources, increase the level of benefiting utilities for some groups and reduce the level of benefiting utilities for other groups; since, changing the price of resources that is available for persons led to increase of income for first group and reduce of income for second group. Changing real income of groups happens when their available resources are changed (Wagner, 2011). In fact, city was regarded as a system of abundant resources that was classified from spatial point of view and in compliance with each district, it was benefited from utilities. Therefore, in the urban system the economic, social, mental and symbolic resources are distributed on a spatial basis in relation to production and consumption (all utilities are accessible for person). One of the obvious principles was that local price of each utility was a function of

adjacency and each access to that resource or utility. If access level to utility changed; consequently, the local price was changed and finally the income of persons was changed. Therefore, benefiting resources was function of easy access and adjacency. Following up events in Tehran (specially at political level) as attempts for equal distribution of foreign effects with the purpose of increasing income, it led to unequal income; since, the balance cost due to adjacency to resources of air pollution was neglected. Thus, the social groups were exempted from this costs and another group had to accept this issue. On the other hand, the technical and financial aspects that were already mentioned in chapter 2 were neglected. Therefore, a group of people had higher education, skill and specific value system and benefited from maximum resources and utilities and other group had to receive poor quality services and utilities. The aforesaid event for distributing resources and income at national level led to attraction many immigrants from villages and small cities toward large cities like Tehran. Whereas the large cities were unable to meet the requirements of population growth with respect to offering social service, housing and other urban services, the needy and low income class had to reside at suburb, cheap price and low level land. The problem of house and lack of offering standard and healthy shelter, caused many social pathologies and significantly influenced the urban problems. In addition, through attracting immigrants some problems including unemployment, poverty and fake jobs were created. Generally economic dependency, land reforms and increasing level of immigration of rural people to large cities and centralization, led to collapse of urban network specially Tehran. The deteriorated area buildings are as result of aforesaid. Figure 3 shows the effective spatial mechanisms on creation of deteriorated area during different periods.

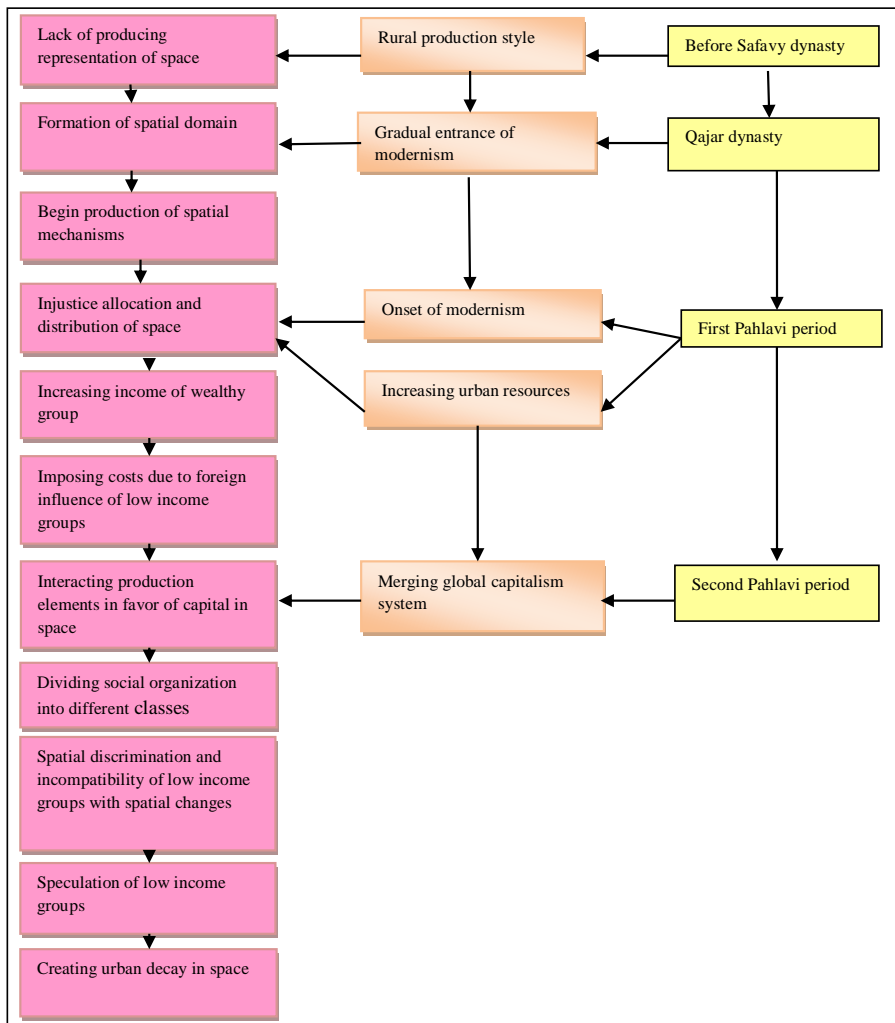


Fig. 3. Spatial reaction creating deteriorated area of Tehran in different historical periods

Figure 4 shows the interaction of spatial relations creating deteriorated area of Tehran within spatial domain upon

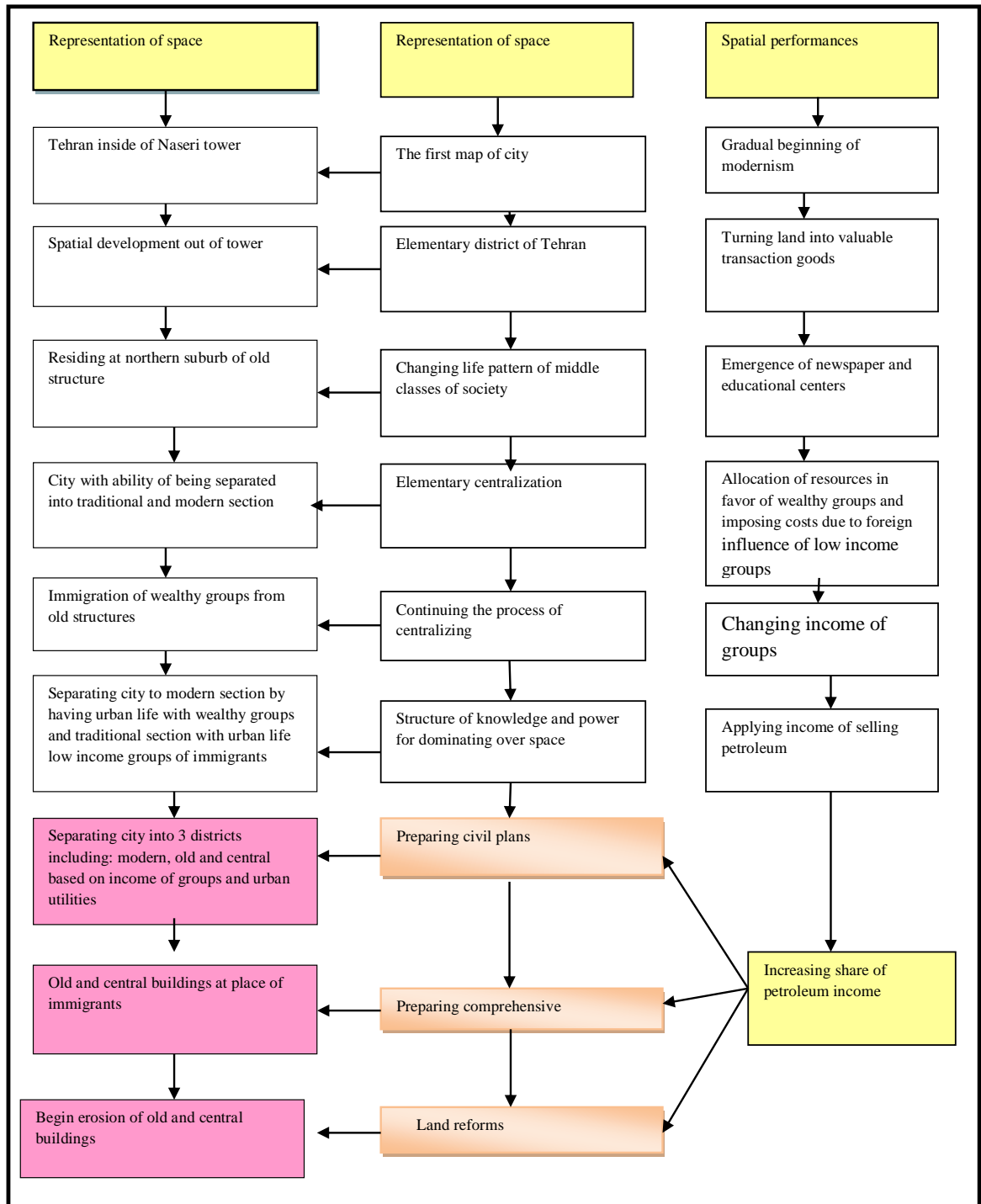


Fig. 4. how to Interactions of spatial elements creating deteriorated area of Tehran

8. Conclusion:

Deteriorated area of Tehran is faced with several problems including: reducing spatial and environmental quality, frame burnout and social instability. Aforesaid problems are outer representation of social and political spatial relations that were created in Iran at postmodernism age. In fact, deteriorated area is a place that is entrapped with quick spatial movements and due to incompatibility with spatial changes, becomes more old and instable. According to the available information before modernism, due to feudal production system, the social relations and patterns did not create contradiction of benefits. Nevertheless, upon Qajar dynasty the spatial mechanisms were evolved and land was turned into valuable mechanize goods. Through increase of urban resources (increase sale of petroleum) the production factors played key role i.e. the group being able compatible with new conditions best benefit from resources and increased their income as great land owners (2 main factors of production) and recruit cheap price workforces. Henceforth, the owners of capital were regarded as main players of space and the workforces due to absence of knowledge and capital, had to tolerate the imposed mechanisms. In fact, the process of cash, capital, goods and information led to benefit from distribution of resources and the negative influence was imposed to the needy low income class of society. For example, within domain of space, the effect of foreign affairs of distributing public goods including: air pollution has negative influence on low income class of society due to residing at southern and suburb areas. In continuation, the coalition of capital owners for increasing their income and resources led to creation of economic rent on land and therefore elimination of cheap price workforce from this space due to incompatibility with changes and they had to tolerate the negative influence of foreign affairs of spatial mechanisms including: Poverty, depravity, insecurity, social pathologies. Through increasing spatial discrimination, the wealthy groups due to higher income, education benefited the maximum physical utilities and on the other hand, the low income groups had to tolerate the negative consequences of spatial movements; therefore, this class of society was faced with seclusion and the deteriorated area of Tehran was gradually formed due to spatial injustice

Generally, it is concluded that the spatial mechanism along time have increased the injustice allocation of resources (the basic factor to form deteriorated area) and accelerated the rate of spatial changes. Whereas low income groups due to lack of having enough power and science to adapt with new conditions and increase their resources, they had to entrapped in spatial movements that finally leads to formation of deteriorated area and spatial injustice.

Based on research findings, having frame point of view toward deteriorated area or offering social problems may not simply solve the problem of deteriorated area in Tehran i.e. spatial and social realities of deteriorated area have bilateral relationship. In order to solve this problem, it is required to eliminate the traditional structures (production methods of society, unfair allocation of urban resources and hidden mechanism at urban space) that led to formation of deteriorated area for many years and the real power and income shall be offered to the inhabitants of such neighborhoods; otherwise, the problem of deteriorated area remained unsolved and even more neighborhoods may have this problem as well. Whereas the burnout and related problems (social instability, social pathology) are only outer representation of hidden relations of space and until such relations are available, any attempt for solving the problem of deteriorated area is faced with failure; since, the main system producing this problem is still remained in force.

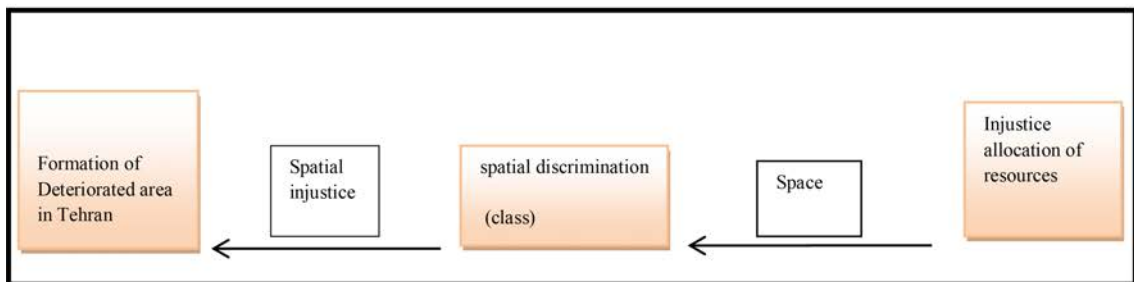


Figure 5: Analyzing formation of deteriorated area based on challenges of spatial justice

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