

Revitalization of Urban Dilapidated Contexture with Emphasize on Sustainable Urban Development: Case Study of the MIYAR MIYARBloc, TABRIZ

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ABSTRACT

Urban historic areas have a special place in the cultural and historical heritage of any countries. As they are coherent entities, they are clearly identified by their architectural values and traditional character. We must protect and reform them, the functional powers of them is inevitable. TABRIZ is one of the main cities that encounters with dilapidated contexture and its revitalization. This paper proposes a new method – based on SWOT analysis – for revitalization in Miyar Miyar historic contexture. The aim is to present the strategic solutions for revitalization in dilapidated contexture. The methodology involves personal natural observation, interviews with in charges and residents of Miyar Miyar parish and video recording. reduction of poverty in economic, culture and society, all citizens have access to good housing and urban services, efficient transportation systems, achieving world peace, protect the environment, prevent pollution, population appropriate density and reduce social crises can be results of revitalization in MITAR MIYAR historic contexture. We can reach to ideal reformation and renovation with social and economic participation of possessors and the existence of dilapidated contexture in center of big cities can be changed menaces to suitable opportunities.

KEYWORDS: Revitalization, dilapidated contexture, People participation, Miyar Miyar, Tabriz.

INTRODUCTION

Urban dilapidated contexture is the area inside the city limit that build erosion and inaccessibility of urban services damage it. This region has cheap environmental, economic and local values and there is not any possibility of renovation for poverty of residents and owners. In other words, urban dilapidated contextures are areas in legal limit of cities that have one characteristic of these factors:

1. Blocs that more than 50% of buildings are old and instable
2. Blocs that more than 50% of alleys have width below 6m
3. Blocs that more than 50% of buildings have area below 200 m² (Momeni, 2010).

Rapid growth and development of cities in the last decades confronts most of the countries in the world with serious problems. One of the problems is pollution of environment that these changes are due of urbanism with no rudimentary principles. In this section Sustainable development is propounded (Farhadian, 2011).

Tabriz historic city has dilapidated contexture covering 2500 hectares (Public relations of Tabriz municipal, 2011).

Historic urban quarters are part of an economic dynamic; they are rarely autonomous functioning zones and usually have a symbiotic relationship with the rest of the city. The process of revitalization them involves the integration of the historic legacy, inheritance, and sense of place with the demands of contemporary economic, political and social conditions (Doratli, 2004). Too much expanse of dilapidated contextures and on the other hand vulnerability of these spaces against the natural accidents like earthquake, converts the renovation to the radical problems in city planning.

Conservation of historic urban quarters has to be considered not as a straightforward and restrictive concern with preservation but a concern with Revitalization and Enhancement. Since a historic area is a part of the economic dynamism, it should be able to compete with the rest of the city, and without being revitalized this would not be possible (Oktay, 2000). The contexture of builds in every city in IRAN was divided to several parishes that were different from density of population and area. Every parish was one type of socio-urban unit that played an important role in organizing the social and administrative relationships (Soltanzadeh, 1997). MIYAR MIYAR historic parish is one of the old areas in TABRIZ and it's in the center of city. There are many main roads and offices in it. NADER

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MIRZA (king of Afshar dynasty) said about MiyarMiyar: past generations named it MAHAD MAHIN, ancient people named MIYAR MIYAR and today people name it MIR MIR (Omrani and Esmaili, 2006).

Even though MIYAR MIYAR historic parish is in the center of city, actions are below people dignity. This area has a duty to provide numerous and different needs for people, whereas it must present best and specialized services as city center. When actions and physical factors are changed in city center, the features of crowds are also changed from qualities and quantitative points of view with the changes in identity and historic genuineness. The various classes of people that haven't social and ethical identity settle in this area. Worn builds and drop in the space, economic, cultural and social values cause area to encounter with basic problems and decrease of quality of life, there for revitalization of these valuable spaces must be under consideration.

Fig.1: Plan of the case area

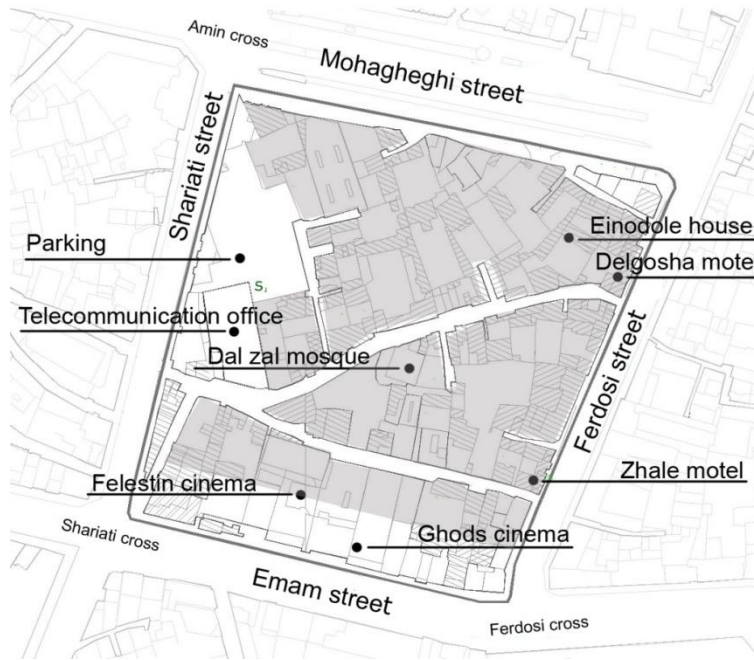


Fig. 2 Narrow and unsuitable roads in area iron and disharmonious facades of buildings



Fig. 3: EINODOLE historic house



Fig. 4 the straight part of the salesmen as an unsuitable social and urban space



METHOD

The methodology was descriptive - analytical and preparation of information and documents had been performed with documentary and field Methods. In documentary part necessary information has been collected through books, maps, and internet base and field studies, photographs, videos and surveys from residents has been performed in field of paper subject by the author. 80 of residents and business owners were selected to survey about

rebuilding of contexture. Since SWOT consider the analysis of existing situation, assess the outcome, the opportunities and threats, weak and strong points, threats and opportunities of rebuilding of contexture was expressed in process of sustainable urban development. Final products of SWOT technique is as four techniques: aggressive strategies (SO), diversification strategies (ST), overview strategies (WO), defensive strategies (WT) which can concluded, and it is on the basis of strong points and overcome the weak points, it use opportunities and reduce external threats.

Table 1: The general method of SWOT technique (Erabi, 2006)

Strengths (S)	Weaknesses (W)	Internal factors External factors
(SO) strategy How could we use the potencies for exploiting the existence opportunities?	(WO) strategy What is to be done for overcome the weaknesses points to exploitation of opportunities?	Opportunities (O)
(ST) strategy How could we use the potencies for overcoming the threats?	(WT) strategy How could we reduce the weaknesses points to overcoming the threats?	Threats (T)

The aim is to reach to strategic solutions for revitalization in dilapidated contexture with SWOT analysis that could be said in general features in below:

- To increase the social and cultural levels of people that live and work in case study
- To attract tourists for eliminate the problems and the improvement of economic and social conditions
- To create a park in center of tissue for making motion, vivaciousness and activeness
- To encourage the owners to renovate and the capitalists to invest
- Design the sustainable buildings and increase the cognizance of people about existing conditions
- To create new radical roads with consider the existing roads
- To regulate and design methodical geometric forms for residential site
- To reform and design the old facades of buildings

Table 2:The external and internal effective factors on area of case study: by author

The MIYAR MIYARParish of TABRIZ	Strengths	Weaknesses	Opportunities	Threats
Socio-economic environment including political and administrative conditions	<ul style="list-style-type: none"> - Being the historic part of Tabriz - Existence of a Recently developed master plan - Existence of 2 cinemas within the borders of Emam street - Existence of potencies for attract the tourists - Existence of zonal green space in shoulder of the bloc 	<ul style="list-style-type: none"> - Inadequate municipality services - Social abnormalities and disharmony of residents - Not to be recognized by the world - Economic crisis - Existence of A large number of Sellers and personnel as main group in case study - Improper enterprises of monumental buildings 	<ul style="list-style-type: none"> - High tourism potential - Possibility of investment in employment sector - Possibility of planning More than before because of increase the publication - Existence of the various chambers of different professions - Existence of tourism And local elements 	<ul style="list-style-type: none"> - increase of the bankrupt Shops day by day - Evacuation of region Because of increasing the resident's ages and young men discontent - Being used by fewer people - increase of workhouses and work stations day by day - Decrease of public activities - Not to be recognized by world
Natural environment flora, water, air and pollution	<ul style="list-style-type: none"> - Existence of zonal green spaces in shoulder of the bloc 	<ul style="list-style-type: none"> - Air and acoustic Pollution because of Traffic and crowds - Lack of maintenance in house gardens - Un workable alleys - Lack of parks and landscapes in bloc and vicinity units - Scarce amount of water 	<ul style="list-style-type: none"> - Changing the demolished areas to public green spaces 	<ul style="list-style-type: none"> - The threatening effects on resident's health by air, water, acoustic and environment pollution - Decay of the natural beauty

Built environment Physical and aesthetic qualities	- Existence of Identical and Monumental Buildings (covered bazaar of Tabriz, cinemas, church and mosque)	- Inappropriate design Of the building facades	- Existence of defined Spaces that have potential to be public spaces	- Non existence of open areas for designing
	- Existence of citadel of ALISHAH as a historic building	- Limited area for Development	- Existence of DALZAL mosque for provide the religious and cultural needs	- Weaknesses in the master planning
	- Existence of special comer defining building	- Inappropriate additions to the building facades such as advertisement boards		- Compound of residency and activity that endanger the quality of residency for residents
	- Existence of 2 historic Motels in district	- Existence of crowds because of bus stations on Emam and Mohagheghist		- Physical, functional, and image obsolescence
				- Disorder in construction for designing

RESULTS

The term ‘participation’ has been used to justify the extension of control of the state and to build local capacity and self-reliance; it has been used to justify external decisions and to devolve power and decision-making away from external agencies; it has been used for data collection and for interactive analysis(Pimbert and Pretty, 1995).

The presence of local residents in area is required for protection of contexture in the shape of alive and spontaneous, but for nonexistence and no updated services for life and activities in area, purebred and ancient families immigrate and alien persons about the area settle in it just for economic reasons, in reality for low price of estate and rent. Out of necessity, responsible groups of repairing the area consider the texture as a dead substance and use the imitative methods that don’t have any harmony with economic and social conditions of area.

The volume of responsibility and participation of residents is in mediocre level. To establish the beneficiary groups in existent social systems and to organize the councils can be reliance point in revitalization, rebuild and reform the dilapidated contextures.

The implementation of partnership of people is in 4 directions:

- Partnership in decisions and management
- Partnership in financial provision of implementation programs
- Partnership in provision of manpower
- Partnership in general profits (Momeni, 2010).

Table 3:The rate of tendencies in resident families with participation in revitalization the area

Type of inclination	quantity of family	percent
Agree with participation	60	83.4
Disagree with participation	12	9.9
Others	8	6.7

Table 4:Analysis topics, techniques, tools and Revitalization Strategies in case area:by author

	ANALYSIS TOPICS	TECHNIQUES AND TOOLS	STRATEGYIES
Analysis of the Socio-economic environment	The existing laws and regulations	Documentary research, laws, regulations and documents	- To know the importance of spaces and cultural values to citizens, specially residents of bloc for safeguarding the IRAN’s historic heritage (so) - To plan the programs to create special conditions for owners and investors that, it led to obey the regulations (st) - To prevent the selling and buying the constructional compression (wt) - To promote the cultural and social awareness levels of residents and owners of commercial units (wt) - To prevent the changing in usage of units with increasing the tax of them(wt)
	The current local authority/government policies		
	Many social problems and disharmony between groups of residents in area		
	Demographic structure of the citizens, users within the area	Questionnaire survey, interviews, graphs, tables and bar-charts	
	The existing economic activities and employment pattern		
hurried increasing volume of cultural and economic activities			

Analysis of the Natural Environment	Climatic features	Surveying techniques, Maps, charts, diagrams and tables	<ul style="list-style-type: none"> - To construct the urban spaces like parks, plazas and cultural gardens (so) - To create the attractive natural places for tourists (st) 	
	Landscape – vegetation – plantation - flora			
	Topographical features			
	Soil and water			
Analysis of the Man-made (Built) Environment	Function analysis	Functional distribution	Land use survey, coloring and appropriate maps	<ul style="list-style-type: none"> - To construct the new radical roads and alleys with aim to consider the existent roads and to view the hierarchy of access to roads in the historic area (wo) - To invest toward the reconstruct, reform and rebuild (wo) - To control the traffic in main streets around the bloc like Emam and Ferdosist (wo) - To take out the stores and work stations of the residential areas (wt) - To safeguard and promote the quality and quantity of valuable historic buildings like TABRIZ BAZZAR, ZHALE and DELGOSHA motels, DALZAL mosque (st) - To increase the extensive neighborhood role of MIYAR MIYARbloc as a historic parish of TABRIZ (so) - To reform the existent cinemas in area for safeguard and to promote the cultural conditions between people (st) - To create the suitable public spaces to present the urban services (wt)
		The permeability of activity and work spaces to center of bloc	Questionnaire survey, interviews	
		Traffic, circulation, accessibility	Traffic and transportation survey, maps	
	Physical analysis	Technical infrastructure	Documentary research, site surveying, maps and reports	
		Architectural reevaluation		
		Historical analysis	Documentary research, books, maps, inventory forms can also be used to document buildings, streets of historic value	
		Locative analysis		
	Urban pattern analysis	Elements of the area such as edges, landmarks and districts	Lynch analysis, linkage theory, lost space analysis, maps, 3Dmodels, photographs, scaled sketch drawings	
		The gap sites and vacant spaces of land and streets		
		Street pattern, urban spaces in terms of their quality, character and activities		

One of the most important topics in city planning and urbanism is to create the identity in urban spaces. The identity of city is a space for growth and development of human’s desideratum and as a necessity for Sustainable Development(Kiyani, 2009).

CONCLUTIONS

The results of this paper show that dilapidated spaces, many social problems, no revitalization in contexture and edges, endowed and inherited ownership, deplorable views of houses and low level of culture between nonnative immigrants and low-paid classes of people cause pedigreed groups of people to move to outskirts of the city and exotic and uncoordinated social groups to become replaced. These processes cause to more stagnation and demotion in rank. With revitalization and planning based on existent substructures in contexture and to create the ideal conditions for rebuilding the residences and to support the residents and persons that leaved area for unsuitable cultural, economic and social conditions we can increase the capability of residency and promote these conditions for residents. . reduction of poverty in economic, culture and society, all citizens have access to good housing and urban services, efficient transportation systems, achieving world peace, protect the environment, prevent pollution, population appropriate density and reduce social crises can be results of revitalization in historic contexture like MITAR MIYAR.The economic thrive, to create the occupation, to increase the satisfaction level of people, suitable urban views, to gain velocity in growth and urban development, to stop the displacement of capitals to sideway parts of cities are positive signs of revitalization in dilapidated contextures in IRAN. Furthermore, since revitalization of a

historic urban parish calls for action and involvement of many different parties, the existing framework is insufficient.

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