Research Paper

Investigating Factors and Practical Solutions in the Sense of Belonging for the Original Inhabitants in the Revitalization And Renovation Projects of Damaged Area

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ABSTRACT: *over recent decades, according to historical contexts in the worldwide cities has taken many forms. This movement in Iran has been less of dating. Damaged areas have potential for better use of original residents and other people out of context. This is possible by recognition of problems and challenges. Thus intervention to improve and modernize distressed areas in order to restore the balance of life in the area essential. This study is a qualitative and applied research. Yazd province as case study was chosen to determine factors affecting the design in accordance with originality and identity of the area, according to documents and maps derived from specific detailed plan worn texture of Yazd. Area with common characteristics (in terms of intervention type, Burnout, revitalization and renovation are categorized and studied. SWOT technique was used for data analysis. Finally, with respect to existing burnout and potential, solution is presented.*
Keywords: Sense of Belonging, Revitalization, Renovation, Damaged Area

I. INTRODUCTION

Before the industrial revolution, changes in urban communities were very slow and subtle and as a result, cities did not face significant physical changes. Along with changes in the economic, social, cultural and new technology, cities face significant physical changes. Because city as well as other synthetic man-made phenomenon will change, grow and develop over time (Zangiabadi, 1992, 5). Recent Urbanization developments are associated major changes in urban textures. Urban texture is relatively close relationship with its physical and sometimes these two concepts are used interchangeably. Urban texture includes its physical body but physical body is nonetheless alone. Therefore, the urban context is the extent of integration of different morphologies and it are formed during urban life. This can be buildings, collections, highways, urban spaces, installations and equipment and other urban fabric or a combination of them (cities role Dynamic of Consulting Engineers and building, 2006: 6). In other words, texture in the urban planning is linked to the concept of adaptable and coherent space (Azizi, 2000, 29). Worn-out textures in our cities face with multi-dimensional and multi-disciplinary and highly complex issues (Habinollahyan, 2007, 45).

Renewing urban distressed areas is one of the city management chalenges in recent decades in Iran. According to the criteria adopted by the Supreme Council for Planning, about 55,000 hectares of damaged area have been identified. These tissues are mostly outside the city's historic area and there are no functions on an urban scale in them. The wide extent of distressed areas and populations living in them determine two basic conditions for renewal. To maintain population in damaged areas and prevent immigrants living in is the first Condition (olazadeh, 2006).

Yazd province with approximately 74,214 square kilometers in is located in central part of the Iranian plateau. According to the latest changes in administrative divisions in 2001, this province has 9 city 19 counties, 17 districts and 43 villages. in order to identify factors affecting the design in accordance with

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originality and identity of the area based on documents and maps derived from specific detailed plan of worn texture in Yazd, areas with common charachteristics (in terms of Intervention type and amount of erosion, renovation, renewal) identified and categorized and studied and finally, with respect to existing and potential of erosion solution is presented.

Background Studies

Shakarami (2007), in their study titled "Analysis of socioeconomic and physical of the damaged area in Khorramabad (case study, the neighborhood behind the market)" came to the conclusion that there are positive relationship between utilization capacity of the socio - economic and cultural center potential of central part through the regeneration of deprived areas, functional changes, improve the texture and emphasis on wide participation in the framework of an integrated urban management with the sense of place in renovation. Sheida Bghdadabad (2015) and Shahabian (2016), in the study titled "Provide the infill development strategies in the urbanvillage worn-out tissue by using SWOT Technique (case study: Naeemabad, Yazd, Iran)" studied the erosion resons of historical context.

They concluded Iranian traditional and historical contexts, sometimes with structures and functions tailored to the needs of citizens, benefit specific features and strengths. As well as some of the characteristics and their powers have maintained, and have the capacity for preservation and survival. On the other hand, attention to the historical context as a historical structure of the city as an important issue in modern urban development is forgotten. Historical, cultural and architectural nature has been exposed absurdity crime and inconsistency of modernity and due to migration from the historical cities has been destroyed. But with sudden changes and increasing urbanization in the past four centuries, not only these cities have lost their centrality but also are not even able to adapt and maintain their daily routines. Continuation of this trend will lead to loss of identity and loss all culture and local dependencies.

Therefore, these tissues for their performance face with objectives, policies and macroeconomic criteria. Since these historical and traditional centers are very valuable, cities and thus their counties can accordingly be changed. The result is that, traditional context in Iran can be survived, but on the condition that various aspects of social, economic, physical, transportation and other fields are organized. Therefore, to organize these areas should be identified obstacles and problems, and by providing appropriate goals and strategies, trying to solve this problem. We can therefore say that any urban tissue with its own characteristics and requires its own solution.

Torkaman and Arasteh (2012) in their research as "urban development in desert villages' areas" proposed rural tourism strategy and concluded that in order to implement a development model in desert villages that have been eradicated; a comprehensive urban development strategy should be prepared. This pattern reflects the vision and strategy for the village development. With regard to the activities of urban development are multidimensional, this pattern should be a unified department with urban development. In addition, each village should have a clear development strategy that is defined in the context of overall development.

Because in the desert villages such as Yazd, economic diversification and activities is low, development could be based on rural tourism and other sectors such as agriculture and gardening to coordinate tourism. First, we must have comprehensive knowledge about desert villages to organize urban development strategy at desert villages. This knowledge can be achieved with understanding the rural problems such as negative migration, agriculture and gardening defamatory and knowledge about the potential and natural, biological, cultural and historical abilities at the village. Then a SWOT analysis was done to classify the strength, weaknesses, opportunities and threats of villages. In addition, it should solve the problems facing the rural tourism and invest to flourish village potential. At this stage, advertising and marketing will be inevitable.

Research method

This study is an applied research that was done qualitative method. Data was collected through analysis of case studies and comparison it with similar cases of renewal and revitalization projects inside and outside of the samples. In the process of data collection, the library method including documents, journals, books related to research, periodicals and thematic maps was used. SWOT technique was used for resul analyziz and offer suggestions and strategies.

Findings

The results and data

By taking into account all information relevant to local history, climate, land morphology user maps and procedures related to the interventions proposed in the detailed plan, all information and communication among the items listed, potential of site was evaluated. Result using SWOT table was provided.

Table 1- data evaluation (findings) and results (Source: author)

major issues	Threats	Opportunities	Weaknesses	Strengths	
Overcome inconsistent users	Lack of attracting new activities and non-traditional to downtown and market.	• Priority in the region among leading urban design projects • The possibility of attracting tourism and cultural activities • The possibility of establishing trans-regional applications	• Offensiving workshops activities and warehouses to residential context • Non-durable and old age of the building and destruction in the earthquake • Worn and inefficient urban infrastructure network	The possibility of freeing up large areas of workshop and store to provide services	**Land users**
• Deterioration and exhaustion. • The major areas destruction. • Turbulence in the urban landscap • Ephemeral and short-lived	• Due to the compact and fine-grained texture, modernization is possible via grain accumulation. • The loss of life due to the obsolete activities in the night compared to thriving city areas	• The possibility of walking trails (pedestrian) from the texture. • The possibility of restore historical value of buildings and spaces. • The possibility of Resuscitating collective space, identity and memory and the transition to modern civic spaces	• Microlithic tissue and tissue decay and neglect of the proximity to valuable historical context. • The difficulty of implementation (through dirt) and lack of appropriate and inappropriate urban furniture. • Turbulence in the urban landscape and street landscape (visual pollution). • Having sedentary walls **in the city.**	• Monuments, edges, Bodies and historically valuable areas • having Associations and trade issues • The space left by the last collective historical memory	**Spatial organization and urban landscape**
Lack of green space designed	Undermine the image of the city due to the arid lands	The use of wastland as green space	• No green space • Air pollution and noise • Low environmental health	having wastland and agricultural lands within the texture	**Ecological**
• Escape the original population and low-income immigrants to the region • The difference of population at and day	Tendency of people to live in New City	• The possibility of attracting original population to the region through its organization • The possibility of increasing population density through residential Revitalization	-	• Less decline in population in recent years • The low population density	**Support**

• The slow pace of reconstruction • Shortage of residential services	• Neglecting to provide services for the residents • Not prevent the establishment activities, workshops and warehouses in residential context	• The possibility of investment in the construction sector due to the advantage of area (urban leading position in the project) • The possibility of increasing the building density through the aggregation and provision of services	• The highest rates of less durable and non-durable buildings • The high ratio of surface run-down and dilapidated housing • Most households are living in inadequate spaces	Reducing household density per dwelling	Housing
In the projects of the revival of old, locating correctly due to natural, climate, and culture factors are not responsive to the needs of the present.	Environmental and climatic adaptation of existing buildings and the environmental vulnerability could threaten the damaged area situations.	Removing environmental problems in order to create an active texture.	Overcoming full on hot days and cold winter at desert area	Ability to design and recreate the damaged area according to imate and sustainable indicators. These are symbols of dignity and identity of the region.	Climate

Now, with the interference of each factor on each other, the different competitive strategies is dealt as name of Strengths- opportunities (SO), Strengths - threats (ST), Weakness- opportunities (WO) and Weakness-threats (WT).

Strategies
Competitive and invasive Strategies (Strengths- opportunities (SO))
In this strategy, focuses on the internal strengths and external opportunities including:
➢ Taking advantage and potential of wastlands and workshops (storage), and to seize the leading position among the projects to establish cross-regional applications (cultural, tourism, religious, etc.)
➢ Use of internal capacities such as the edges of valuable historical-commercial center and axes to give effect to potential opportunities in the region such as creating walking paths (pedestrian) and revival of historical values and revitalization of public spaces.
➢ Designed and recreated the damaged area with regard to the climate and stability factors (potential of the region) in the region which is a symbol of dignity and identity of the area. By fixing area environmental problems can be an active and dynamic textures created.
➢ Due to low density in the residential units there are possibility of investment in the construction sector due to the leading position in the project as well as to increase the density of urban construction through the integration and provision of services**.**

Diversification Strategies (Strengths - threats (ST))
Diversification **Strategy** focuses on the internal strengths and external threats. It includes the following:
➢ Changes in the pattern of separating work location and living place due to low relative price of land in the area and abundance of activities and facilities in the Zone.
➢ Design, strengthen and improve the cityscape and urban landscapes by using wasteland and agricultural land within the texture.

The strategic reviews (Weakness- opportunities (WO))
Emphasized the internal weaknesses, try to take outside opportunities to eliminate vulnerabilities facing the eradication of economical poverty and contains the following:
➢ Use the opportunity of the zone territory in terms of forefront projects of urban design to fix aging and inefficiency of urban infrastructure and lack of buildings resistant against earthquake and natural disasters.
➢ Use of the ineffectiveness of the damaged area and the dominance of incompatible user in the region.
➢ Reabsorption of the original population to the region through renovation as well as increasing population density through the renovation of residential context, particularly for the less privileged sectors of society.

Defensive Strategies (Weakness-threats (WT))
These strategies are emphasized on vulnerability of distressed areas. Some of them refer to the following:
➢ Work towards removing incompatible users as well as the realization of the detailed plan forecasts to create a neighborhood with residential users.

➤ Improve the quality of urban landscape through the rehabilitation of worn-out tissues and decaying area and the use of wasteland and farm land to create green spaces and recreation and tourism in order to establish extra-regional uses.

➤ Prevent the escape or at least stablity of authentic and indigenous populations and low-income people immigration through the creation of facilities and services and improve the capabilities of economic, social, and cultural due to loss of less population and relatively low density of population in recent years**.**

II.   CONCLUSION

Different reasons have been for worn-out tissues. For these reasons the various forms of worn-out tissues are observed. Yazd town has different traditional and religious aspects and substance of Iranian-Islamic city still in the body of this city can be seen. Neighborhood in Islamic City is home to ethnic groups, ethnic, religious and business owners. Iranian-Islamic cities neighborhoods have been a form of solidarity on the basis of residence which now because of the activity and modernizaion lack of the body has been superseded. These damages cause the migration of traditional and indigenous people to other cities or other areas of the city with the newly developed urban tissue with a modern pattern. In this study based on investigating internal and external cases, physical and psychological factors were extracted in order to maintain the original residents and attract new population in the neighborhood. Based on available data and historical documents strengths and weaknesses and the potential on the site based on SWOT technique were presented. With the implementation of these factors with each other and with Iranian-Islamic architecture criteria for the city and its neighborhoods some of the factors were extracted. These factors are mentioned below.

Table 2. Research findings and suggestions for design criteria (Source: Author)

Criteria	fields
➤ design of public spaces and neighborhood centers including worship or the place to develop social interactions ➤ Focusing on expanding pedestrian and bicycle paths, particularly at the neighborhood scale. This is particularly important in the context of the historical neighborhoods. ➤ Being a mixed-use component with commercial uses in their ground floor and with residential, cultural and educational in higher floor. ➤ Strong relationship of worship and mosque with other elements of the city center. ➤ Overlapping religious spaces with the urban texture especially neighborhood center because of historical-religious background of the city. ➤ Placement of the market and educational and cultural facilities in neighborhood centers.	Social and cultural
➤ Respect for hierarchy continuously in all scales of architectural composition and placement of each element in the structure of the city on the basis of respect for the hierarchy of performance. ➤ Strengthen the introversion as a prominent feature of Muslim cities. ➤ Use of local and historical materials evokes a sense of memorable in the city. ➤ Use of climatic elements and elements (stable) such as wind Catcher, central courtyard model, pit-garden model in order to maintain a sense of belonging and also a manifestation of historical background and origin and identity of the city. ➤ Being porches and sheds. ➤ Respect for confidentiality using space hierarchy from public to private.	Physical
➤ Having a neighborhood center and their position on the intersection of two or more passes. ➤ Respect for reasonable distance of neighborhood center from the residential user. ➤ Neighborhood center including worship, mosque, market, tea shop, coffee shop, cultural and educational centers and religious community site. ➤ Having hanging out in the neighborhood. ➤ Placement of the public places in the centers of the neighborhood and placement of residential places around it. ➤ placement of large places of urban spaces such as mosques, worship, school, cultural center, an outdoor theater and close to the smaller places such as commercial or residential centers.	Identity of neighborhood

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