

## Analysis of effective factors on regeneration of historic urban spaces (Case study: Mashgh Square, Tehran)

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Received: 21/12/2016

Accepted: 02/06/2018

### EXTENDED ABSTRACT

#### Introduction

Most urban spaces experience, over time, physical degradation or functional degradation so that they can no longer meet the needs of the people. Also, time affects the physical tissues of the city and shows its various cultural, economic and political conditions. Historically, the study of the field of improving the quality of urban space in problematic tissues has examined a range of physical, economic, managerial and social considerations. Maintaining the great cultural and historical values that lie in some urban contexts are alive and prominent through studying and planning. In addition to presenting as the culture of the people of this land, these values, as symbols of national identity, can be presented to future generations. An innovative approach, insight, and a comprehensive approach that seeks to analyze urban problems and, consequently, to provide sustainable environmental, social, physical and economic development of the planning area. One of the historical and memorable places in Tehran is the Mashgh Square Complex, which has experienced several periods of development and change from the Qajar period to the 1300s so far as the most suitable position for the establishment of state and commercial agencies, so that today there is no evidence of a military-historical field. These changes during less than two centuries long, have had huge memorials for the city and its inhabitants. Unfortunately, nowadays, the complex of Mashgh Square, in spite of landscape values, aesthetics, architecture, history and culture, is not considered a living and active urban environment in practice. Unfortunately, nowadays, the complex of Mashgh Square, in spite of its landscape values, aesthetics, architecture, history and culture, is not considered as a living and active urban environment in practice. Research questions are: 1) Why is the quality and value of historical identity of Tehran's Mashgh Square dropped? 2) How can the spatial regeneration of this urban space help? The research objectives are: Investigating the impacts of effective factors on the rehabilitation of the field complex and developing the regeneration strategies of this complex has been to eliminate existing obstacles and transform them into a vibrant, secure, high-quality, cultural-historical space.

#### Methodology

In this research, recognition of the optimal way of evaluating the quality of the place is based on a combination of experts and people's opinions. These comments will, in aggregate, compensate for each other's weaknesses, and will provide a more in-depth analysis of the quality of the place that can be used as the basis for the decision-making process. Also, by using participatory methods in planning and designing urban spaces, it is possible to improve the quality of the

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place and make more appropriate decisions. The current research is exploratory and problem-oriented, applied research and data collection is done through interviewing and completing questions from beneficiaries, stakeholders and experts as well as library and documentary studies. The statistical population of this research is inhabitants and business owners, as well as specialists and experts in the field of space-physical reconstruction and repair. Respondents in this research were 60 people from 40 to 70 years of age living in the neighborhood, using a snowball method, as well as 20 experts in the field of urban management. The characteristics of the users of this urban space have been identified and evaluated through surveys and interviews. Finally, the strengths, weaknesses and threats and opportunities are identified and in the last step, strategies have been proposed for the purposes of the research.

### Result and Discussion

The nature of this research is planning with the people. On this basis, the optimal way of evaluating the quality of the place is based on a combination of experts' and people's opinions. These comments will offset each other's weaknesses and obtain more accurate analyzes of the quality of the place that can be used as the basis for the decision-making process. Thus, the authors first outline their expert opinions about the study area. Subsequently, through interviews, a total of 80 users of the study area and experts were surveyed. Based on the findings of the findings, in general, the causes of the decline in the quality of the field of education are influenced by four categories of activity-functional, physical-space, socio-cultural, and socio-paradigmatic. In response to the first question, the main cause of the recession and isolation of this space has been its administration. In response to the second question, based on the documentation and the summary of the responses collected in the research, the vision of improvement aimed at improving the quality of urban space can help to reconstruct the spatial-historical complex of this complex.

### Conclusion

This research is based on the rehabilitation of urban space, with the aim of improving the quality of space through the induction of the spirit of social functions into urban space and bringing people back to urban spaces. Therefore, achieving a conceptual model of the most important and effective dimensions of urban recreation is explained through reviewing the opinions of the people and experts, the components and indicators that influence the promotion of quality and rehabilitation of the field of education. The results of this study showed that the existence of cultural activities, informal activities, the possibility of using the set at night, and tourism and recreational activities are among the factors influencing the improvement of the quality of the work space of the field. In the case of the physical-space features, the collection should also mention lighting, the lack of adequate urban furniture and their inadequate layout in space, the feeling of space closure, and the impact of space on the formation of interactions between people. Similarly, about the socio-cultural dimension of space should also concern the security-administrative nature of the space, the lack of sufficient potential for the presence of all sectors of society in space, and the failure to define a specific role for space and injustice in the enjoyment of people from space. Several cases were also considered in the collection landscape. In contrast to other dimensions, this dimension has been relied upon more positively by aspects such as the quality of the landscape and the existing landscape and the identity of space. Then, with emphasis on all research findings and document summarization, four proposed options have been developed to facilitate the cultural-historical regeneration process of the study area through the hierarchy of the transit network (2 options) and its functional system (2 options).

**Keywords:** urban renewal approach, urban degradation, cultural function, Mashgh Square.