Restoration of old and troubled urban texture with approach of Sustainable urban development
Case study: Sarshoor neighborhood of Mashhad

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Abstract

Today, restoration of worn out and troubled textures are one of the most important requirements in Urban planning issues. Worn out texture can be considered as the core of many cities, or in the other hand as an old part of a city and somehow knew as the historical part of the city. Texture frazzle which is the result of physical, economic and social erosion, over areas of the city life and urban life cycle and citizens and become reason of losing land in capable parts of the city, central areas and worn-out textures. Empty spaces and worn-out textures at the heart of the city while relieved which that physically extension of the city every day a new problem adds to the existing problems.

Sustainable urban development issues are considered as the main indexes of any urban planning which planning for organizing and regeneration of worn-out urban texture with approach of Sustainable urban development is one of the important of them that tries on the basis of sustainable development indicators to regenerate and restoration these parts of the cities.

In this way, major attention to restoration these textures and problem solving and organization some parts of the city according to development indicators, is one of the important responsibilities of custodians and city managers.

The method of collecting this research, is analytic which some part of the collecting information, data, definitions, views and theories relating to worn-out textures which have been done through library studies and another part of the collecting information through field data and observations have been conducted by researcher and already SWOT technique.

In this study tried to investigate the situation of worn out urban texture and restoration and rebuilding them with approach of sustainable urban development in the Sarshoor neighborhood of Mashhad.

Keywords: worn out texture; sustainable urban development; physical erosion; Sarshoor neighborhood**.**

1-Introduction:

Urban worn out textures have been mainly emerged in big cities, according to the historical context location, have been relatively created in small scales. These kind of textures addition to physical problems, due to aspects and social qualities, also have been degradation economic and cultural aspects of the city and disrupt the presence of humans in urban areas(etemad,1390).

These tissues which are time continue their social life as vibrant places, with the passage of time and the recent urban development and hasty growth of it, these areas in the city were surrounded by new tissue and were unable to adapt to the requirements of the new tissue.

Old and troubled urban textures are product of development cities and developed urban cultures. Thus it can be stated that old and troubled urban textures are the symbol or foundation of civilization and progress of society and city have the influence of ideology and the environment, Whether historical and valuable context or perhaps normal tissue, contemporary and without historical value that is eroded normally. So according to city and urban texture development is inevitable.

In the theory of sustainable urban development, Sustainable urban form, Sustainable pattern of inhabitate, effective role model on transportation fuel consumption examined and look to the city in size of metropolitan area as areas in the community.(Ziyari, 1388)

In another look in cities, sustainability is associated with barriers which have been revealed in old urban textures and the need of paying attention is a required field. Major obstacle of sustainable development can be rapid population growth, destruction of natural obstacles and cited widespread and increasingly poverty among different nations that each of them has a lot of meaning and has a special place in the sustainable development of human development indicators and now today instead of talking about the economic development, talking about the concept of human development.

These factors in urban sustainable development is also as obstacles are raised in the planning, so it can be noted to the dilemma problems of the city development on the fringes of the cities. (Hossein zadeh, 1387)

Now cities of Iran have been involved with worn-out textures and historical which means that with new urban life and the characteristics of a modern city is incompatible and uncoordinated. structural anatomy and functional of these textures represents a manifestation of problems such as inconsistent with the overall structure of the city, density and the concentration of population and activities, economic decline, physical quality decline, the depreciation of residential and neighborhood, Social quality decline, adverse environmental conditions, difficulty of access and traffic problems and cultural and visual quality has been degraded.

On the other hand realization of social justice and creation and shaping of safe environment, favorable for the life and activities of citizens in order to have equal opportunities to live, are the goals and visions of the country that some worn-out urban textures having problems with physical, social, economic and etc. are not favorable environments for life and work.

Although it is due to some neighborhoods and urban textures which have not equal Facilities and growth factors over time and this will beget obvious differences in the scape of towns and environmental quality of textures and despite the fact that sustainable and development city is a city that during growth, development and the creation new spaces, established coherent relationship between the new and old spaces and maintain and strengthen the integrity and identity of the city.

Achieve to this goal requires further studies to achieve sustainable urban context indicators and urbanism methods to achieve sustainable development that with regard to opportunities and threats in these textures and their legal and technical requirements, criteria and patterns of urban organization can be achieved and to implement improvement plans and reorganization of worn-out textures and directing the activities of development and construction used in their custodians, planners and chief executives to be exposed. Statistical population in this research, residents in Mashhad with a population of over than 3200 people. Sarshoor neighborhood, is one of the areas that in the direction of its transformation has become a worn-out texture and dysfunctional.

2- Literature review:

The problem of worn-out textures it is important that in this regard, whether in Iran or in the world several studies have been done. In addition to studies in Europe, some experiences have executive that the reconstruction of Paris and full reconstruction of the city of Barcelona is among them. International experiences also can be named revitalization of Egypt. Studies have been done in Iran in this case of study were not few. Attention to worn-out texture after the recent earthquake in Iran become a few more; and holding several seminars and conferences in this field, Municipality and City Council meetings etc. are all affected by the events of recent years and have been in touch with worn-out texture.

3-Dimensions of sustainable development:

Generally we can say that the revitalization of urban textures is the principles of sustainable development that the results of which makes the realization of the principles of sustainable development. Existence of certain objectives and principles to choose the default patterns of worn-out textures regeneration is essential. These goals should be for the people, especially residents of the neighborhood and the following items should be included on the basis of sustainable development approach: (Moshar zadeh & Sabri, 1388)

a. The statues of the physical maintenance of buildings
b. Homogenization of environmental urban conditions
c. Reintegration centers and old textures of city in environment
d. The participation of citizens in urban restoration

Sustainable development in a systematic relationship in an interactive and dynamic system concepts are discussed below:

1. The physical-biological (environmental)
2. Social dimensions
3. Economic dimensions
4. Physical dimensions

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Fig1. Dimensions of sustainable development
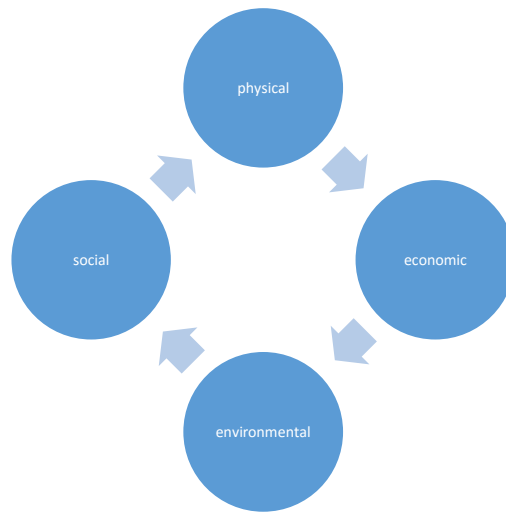

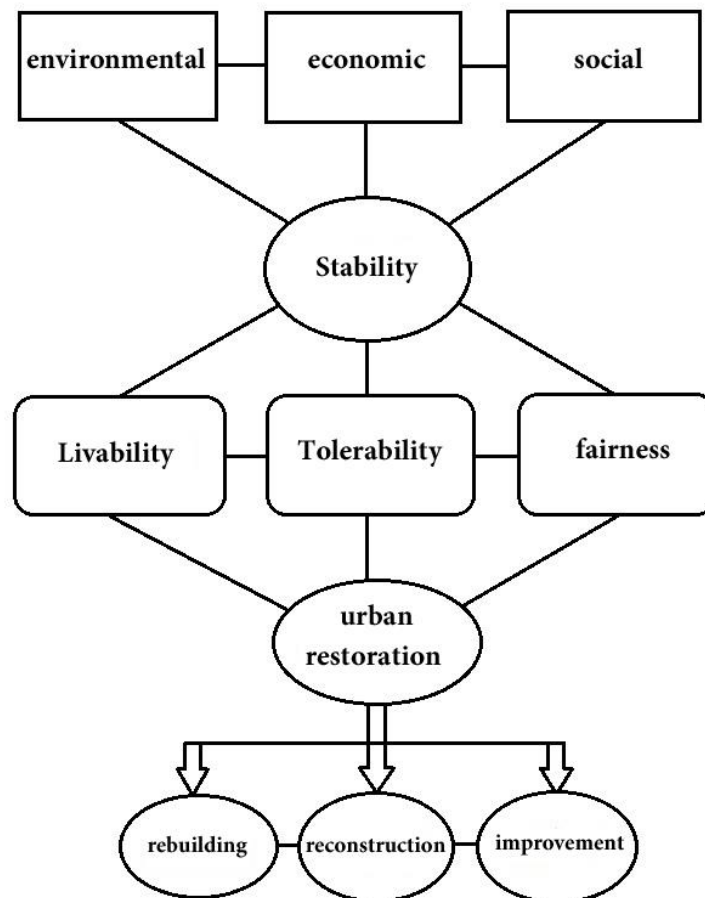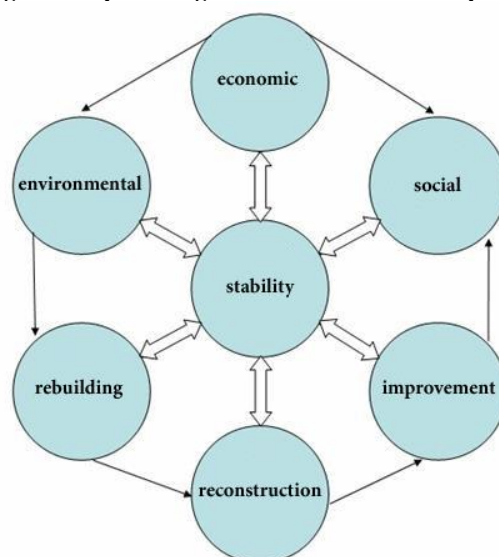**Fig2. Dimensions of sustainable development**

700

Fig3. Conceptual diagram of sustainable development

4- Study area:
4-1-Position of Sarshoor neighborhood in the worn-out texture of Mashhad:

Texture of Sarshoor neighborhood is a bunch of lively areas of the city despite its great age, due to the proximity of where the collection Holy Shrine has a very high level of activity. In other words, economic potential latent in the context of the neighborhood lead to the renovation of the residents and investors which have been spontaneous therefore, to address the issue of renovation and reconstruction according to defined patterns, can be created a cohesive and appropriate set of both whether in the physical or functional and even socially and finally it has a important assistance to the city endogenous development.

User system policies and municipal services of interventions in the context can be divided in several sections:

1. User residential areas
2. User services and agencies areas
3. Passages, Access and urban streets areas

Projects and studies of worn-out texture which takes place in different cities, generally, with the goal that, facilities of revival, rebuilding and provide texture improvement and the possibility of attracting investment and prevent capital fleeing population and to cause texture ; Of course, different patterns of worn-out textures regarding to the development of the population living in them as well as the city and popular culture, different and sometimes causes conflicting approaches in dealing with this textures. This knowledgeable is also about the different areas of city's worn-out texture is highly suggested. (Shafaei, 1385)
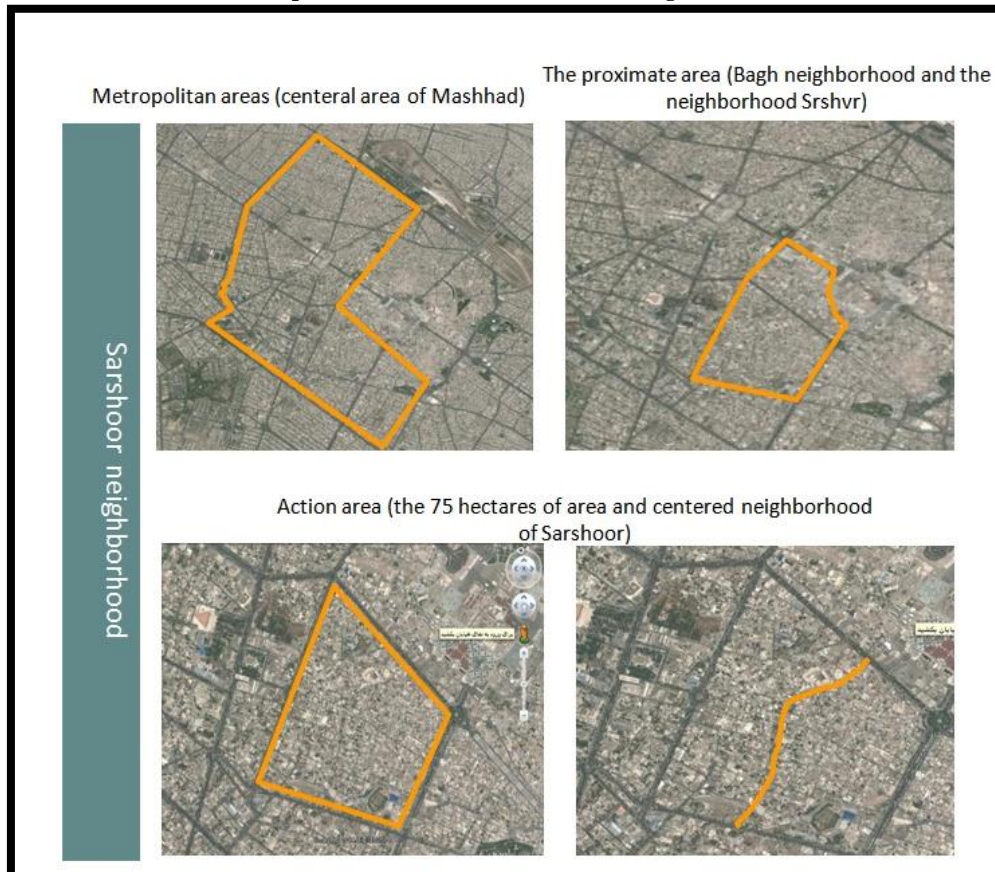
Map1.position of Sarshoor Bazaar neighborhood in Mashhad

5-Case study:

Sarshoor neighborhood is one of the historic and identity neighborhoods of the city of Mashhad in the central and ancient context of the city with an area of over 75 hectares in 1 area of 8 district of Mashhad municipality and which is located in the vicinity of the holy shrine of Imam Reza (AS).The streets of Imam Reza, New Khosravi (Shahid Andarzgoo), Akhund Khorasani and Danesh, forming the border of the neighborhood passages. Sarshoor was one of the most densely populated neighborhoods in the central area of the neighborhood in the past as well as the city of Mashhad, but according to the decline in population in the central area of the city of Mashhad and western expansion of the city during the past 30 years, Sarshoor neighborhood is also faced with declining population so that in 1390 the population of permanent residents of the neighborhood, or in other words stable population of that is about 3200 people.

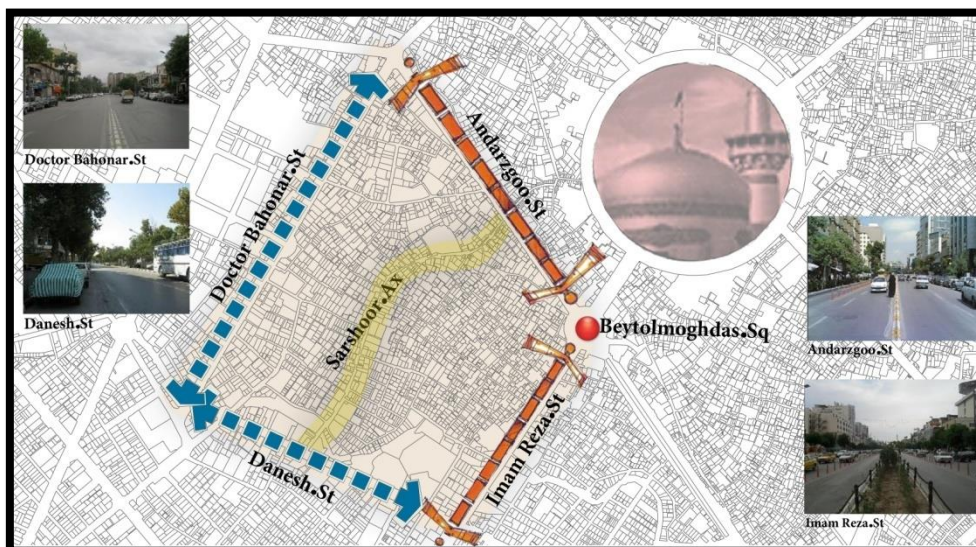**Map 2.The introduction of Sarshoor neighborhood**

In a nutshell, Sarshoor neighborhood can be introduced as such:

- The last remnants of social identity of old texture of the city of Mashhad
- Being located within the historic texture of the city of Mashhad
- Exposure to surrounding tissue holy shrine of Imam Reza (AS)
- Existence of multiple layers upstream projects and their criteria
- The vicinity part of the site with important communication arteries of the city
- Establishment of coarse accommodation units in the surrounding texture, especially in the vicinity of the axis of Imam Reza (AS) street
- Increasing exit of local residents
- Much of the Sarshoor neighborhood being located within the old context and needs reconstruction and rebuilding98

It should be mentioned that Sarshoor neighborhood characteristics and demographic trends follow the characteristics and conditions of the region and also the entire central area and only in some cases the specific characteristics of the neighborhood with regard to the character, nature and function lead to create special conditions for the neighborhood of Sarshoor.
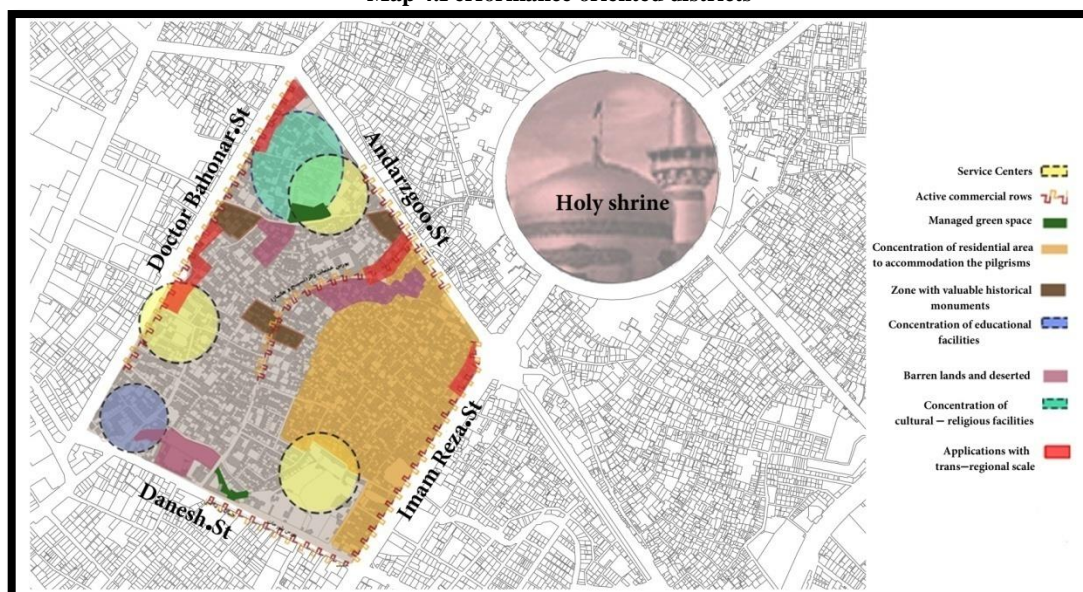
This neighborhood is vibrant areas of the city that despite its great age and exhaustion texture, because of its proximity to the holy shrine has set is very high activity levels.

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Map 3.Median of the Sarshoor neighborhood to holy shrine

This area with dominant performance of commercial-residential in urban and regional scales as a dynamic axis and an identify element is at the center of the city of Mashhad that has a strong functional relationship with the centers of work, worship and shopping as well. On the other hand, in terms of placement in the central texture but old texture of Mashhad accounting, rehabilitation and reconstruction, of it is utmost importance.

Map 4.Performance oriented districts

Historical precedence of Sarshoor Bazar, Khamenei street and Chahno alley in this neighborhood have creates a strong and bold image in the minds of citizens and pilgrims the importance of this neighborhood as an element and sign indicator in terms of identity at the center of Mashhad with urban scale and even shows megalopolis scale.

6- Method of research:

Surveying internal and external environment is an important part of the strategic planning. Internal factors can be classified as strengths (S) or weaknesses (W) and external factors can be classified as opportunities (O) or threats (T). The SWOT analysis helps in analyzing the advantages and disadvantages of the sustainable development and coming out with strategic suggestions for introduce

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a logical way to restoration of old and troubled texture with approach of sustainable development. This also helps in sound understanding of elements, process and practice of local institutions in order to determine appropriate interventions. Following that, strategic alternatives are selected in the light of the strengths, weaknesses, threats and opportunities as determined through internal and external environment analysis (Yuksel and Dagdeviren, 2007) SWOT analysis is intended to maximize strengths and opportunities, minimize external threats, transform weaknesses into strengths and to take advantage of opportunities along with minimizing both internal weaknesses and external threats (Saaty, 1987).

Tips can be reported in the Sarshoor neighborhood that expression certainly has a considerable impact on a better understanding of the neighborhood:

SWOT
strengths
1.Being roofed some part of the Sarshoor axis in the direction of greater climatic comfort
2.Appropriate orientation due to radiation and other climatic factors on existing passages
3.Amount of high incorporation of user performance and consequently increase the dynamism of urban areas.
4.Demand diversity, especially diversity of functions and activities within the scope of public activities and profit
5.Customary name of many routes and places is one of the persistence factors of them in the people mental image; while, dating back over them, creating a powerful collective memories.
6.Existence of the main and old passages around the studied area, which increases its readability.
Weakness
1. The neighborhood texture was worn out and tumbledown and timeworn house plaque widely seen in the context.
2.Severe interference of mounted and dismounted movement in the main axes of the neighborhood
3.Low-income accommodation possibilities pilgrims inside of multifunctional residential home and even a workshop
4.Low permeability blocks
5.Lack of sufficient resistance in terms of static of buildings and houses
opportunity
1.new construction because of economically values of land in the neighborhood
2.Evolution towards the restoration of historic and old buildings with approach of sustainable development and iranian islamic-traditional architecture
3.affluence of the Mosques in the neighborhood
4.Existence of Strong commercial orders in the eastern and northern neighborhoods frame
5.Existence of economic dependence resulting from commercial and residential activities for residents and neighborhood trades people
6.History habitation of people is high and neighborhoods are generally middle-class economy.
7.Orders with subsidiary routes radiating from it
8.Existence of openness and setbacks
Threat
1. The existence of tight and narrow passages and traffic problems and access
2.Dense texture and intertwined
3.Irregularities in parts
4.Split divisions within blocks
5.Existence of fine aggregate plaques (less than 200 square meters)
6.The majority of buildings date back over 30 years

7-Conclusion:

Any scientific research that is carried out are in the result of the problem, issue or warning of problems in the future and researchers according to this principle, researches in the field of their scientific and viewpoint are doing and its aim to obtain findings that by analyzing which can be use from new information and data resulting from the analysis conclusions and according to these conclusions offered strategies to resolve the existing problems. Existing research is not exception of this rule and in addition, the study achieved to results that the necessity of attention to the urban textures in terms of a threat to destroy urban sustainability and sustainable urban development, in the absence of proper organization and efficient management, knows as inevitable.

Some urban neighborhoods and urban textures from facilities and growth factors of improvement and this will cause obvious differences in appearance of cities and environmental quality built and despite the fact that the city that is sustained and developed, is a city that during growth, development and creation new spaces has been established coherent and logical relationship between new and old spaces and preserve and strengthen the integrity and identity of the city (Davoudpour and Niknia, 1390).

Sarshoor neighborhood of Mashhad is also due to plaque of fine grained, low permeability blocks, lack of sufficient resistance for the stability of buildings and houses, and that the majority of existing buildings are over 30 years old, the texture considered as worn-out, and we should tried for repair and improvement in this area due to urban sustainable development indicators.

8-Suggestion:

After studies have been done and data analysis, Suggestions are offered in order to intervention in the worn-out and problematic textures and how people participate in the restoration and renovation plans they offer:

- Culture Promotion and raise awareness among citizens of the modernization benefits: this point is very noticeable. Just having information can't be very effective and Experience indicates that programs such as lack of public participation in planning and not arbitrary the law with reaction of citizens, and also lack of due attention, finally leads to failure. So municipalities and Cultural Heritage Organization during plans, have to inform the policies and their opportunities to the people and evaluate the public's reaction in this regard and with regard to these issues and analyze the reactions of people, setting goals and planning.
- Planning in areas and neighborhoods layout
- Incentive policies municipal and state
- Due to the integration of property policy planning in policies of the municipality

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