

## Revitalization of Urban Old Texture (Case Study: Sarebagh Neighborhood of Shiraz Metropolis)

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**Abstract:** - In recent years, due to rapid developments in science and technology and consequently changes in the physical, economic and social structure of urban areas and also introducing the theory of urban sustainable development, the significance of revitalization of old tissues has become more prominent. The role of technology, needs, talents and desires of the public in relation with the shape and texture of human communities and the socio - economic factors in changing the face of modern urban living has increased. Sarebagh, neighborhood of Region 8 of Shiraz Municipality has been selected as the study area for this research, is considered as one of the oldest textures in the country. The main purpose of this study, is understanding social and economic characteristics of the residents in the Sarebagh neighborhood of Shiraz old texture and also cognition of the physical condition of the tissue. research methodology in this paper, according to the objectives and hypotheses is based in library and field (observation, interview and questionnaire). According to data analysis using softwares such as GIS, SPSS, Auto Cad , Research results indicate that the rich physical – social characteristics of the texture, have made the tendency for revival of neighborhood more growing.

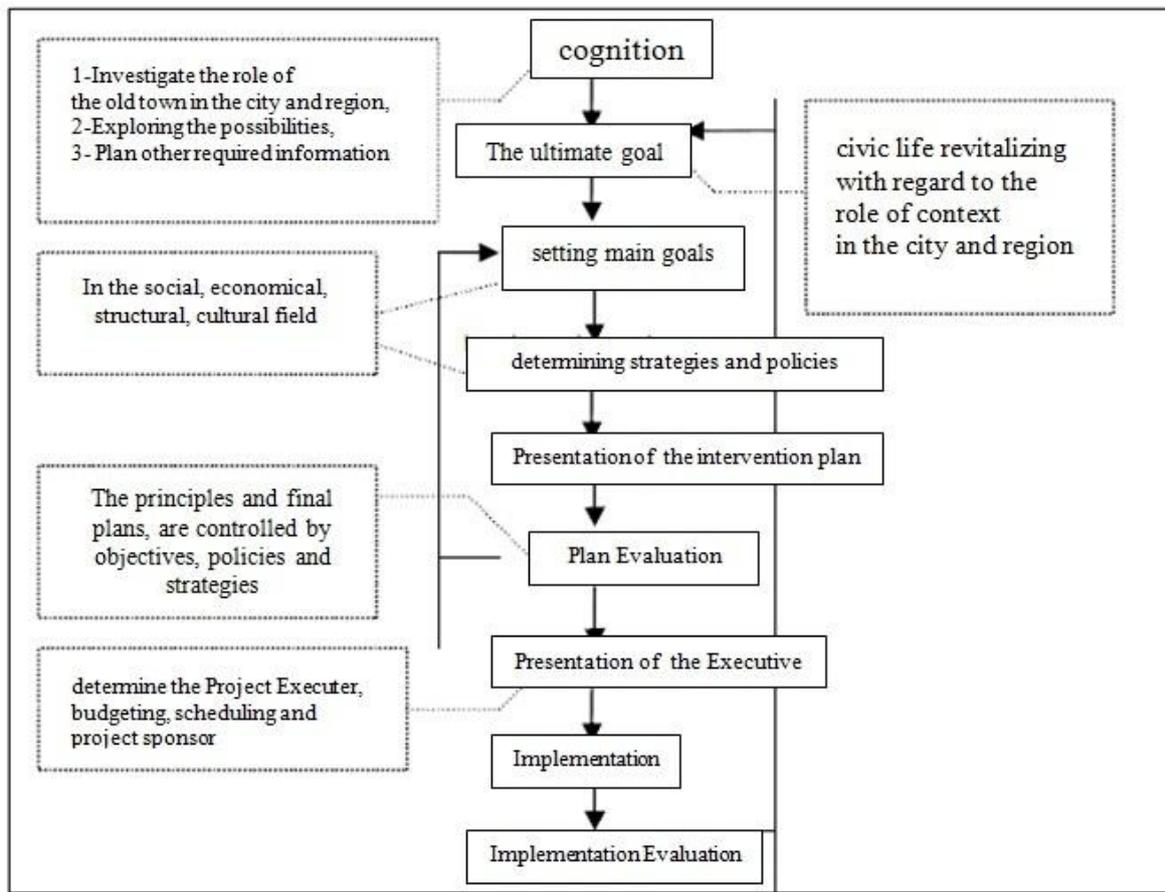
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### I. INTRODUCTION

City is a collection of dynamic factors and creature of its inhabitants creative spirit. at the length of time the city grows, becomes sober and interacts with its citizens. Thus, the roots of obsolescence and deterioration of city should be searched in the ideas and notions of its residential notions.

Old textures, constitute a significant portion of in many of our cities that due to specific problems have been run out of the scope of urban life and have become problematic urban areas. these textures, In addition to physical problems, have degraded the dimensions and quality of social, economic and cultural life of cities and urban spaces. and have faced the human presence in urban spaces with the hardships and disorders. Thus, the removal of collective memories and the decline of urban life that causes the loss of texture vitality, is aftermath of the drop in qualitative characteristics of the urban spaces of these old textures.

According to the theoretical ideas and inferences made from world's ideas and experiences on one hand, and the problems and failures of programs and projects of intervention in urban ancient textures in Iran on the other hand, And with the help of systematic planning models ,appropriate methods of intervention in the Iranian City ancient textures is provided.



(Kalantari,2006)

### 1.1. Case Posing

City is the eternal creature that has no end and the center of all the social, cultural and economic attractions and the core of cultural heritage and human emotions and sentiments (Bastyh,2000;25).

Today, the ancient texture in most of the cities of our country has become an unsolvable. The low standard of living in these areas, the increasing rate of crime, physical deterioration, a heterogeneous population textures, and other social and economic issues make for the most part of the problem. These issues have consequences such as the depletion of living environment and therefore destruction and deterioration of the texture following by it.

Ancient textures have such environmental qualities that we are not able to create them now. These environmental qualities are associated with aesthetic values. The physical space in them is evocative, makes us familiar with living space structure of the past generations and shows that we have had a precise and splendid civilization. This is the fact what is considered today as the identity( Mith,1996).

The ancient urban area that have been competent at the time of formation have lack of strong functioning at present due to the developments in technology and changes in biological, cognitive, social, and economic needs of the society. This areas once were the center of wealth and power of the cities, but in the current situation (in most cities)they are deteriorating in terms of having poor infrastructure, structural and urban services (Koochaki,2008).

Degrading the quality indicators in urban spaces of old texture, is one of the problems which these urban areas are facing with. And Since the urban spaces, represent the pinnacle expressions of urban life, and the attendance of citizens, this interaction of urban space quality with urban life quality clarifies more the depth and extent of this problem in the old texture.

### 1.2. Research Necessity

Degradation is one of the most important issues related to the urban space, which causes the un organization, lack of coordination, lack of proportion and disfiguring. degradation is a factor that eliminates collective memory and helps to decline of urban life event and formation of everyday urban life. This factor with reducing the effect of age and with a more or less hurry, is due to make a move toward ending point (Habibi ,Maghsudi,2002;15).

Shiraz old texture is located in the heart and center, and includes about 350 hectares of urban land, which covers up to 2/8% of the total area of the city. One can say that this area is equivalent to the size of the city during the Zandieh era. 4/47% of inhabitants are not native and are emigrants. Statistics shows that there does not exist a powerful social base for the texture. the old texture has become a nest of dwelling of low-income people and socially composition which is indispensable for any urban area has directed to unbalanced.

Cryer believes that the old spaces must be rediscovered. This goal is achievable when first of all we value its functions and then plan it in the general plan of the city in correct place with the proper enjoyment. (Loosim,1996)

### 1.3.Researc Objectives

1 – Revival of old and historical identity of the quarter, with the aim of protecting and revitalization.

This goal includes the following purposes:

- Maintaining characterization and promoting the values of the old texture such as the spatial structure and texture skeleton.
  - Old and valued buildings modernization in the quarter
  - Revitalization of valuable spaces and structural-spatial restoration in the quarter.
- 2-Conservation of the old texture as a social and cultural wealth with emphasis on its historical role

This goal includes the following purposes:

- Increasing and Strengthening of the sense of participation of people and local organizations.
- Raising the awareness of participants
- Ensuring the presence of residents in the old fabric
- Reducing crime rate in the old fabric
- producing and maintaining of the security in old quarters.
- Preserving collective memories with emphasis on historical continuity

### 1.4. Review Of Literature

Experience in urban management, urban planning and revitalizing of historical areas of cities refers to the period of 1920 since now which has faced ups and downs during these years. In the 70's decade by providing books and scientific seminars, the role and importance of historical district of the cities was promoted. With the victory of Islamic Revolution, scientific efforts in this field were weakened, but from 1364 onwards, with research projects, publishing books, articles, seminars and etc.. activities in this field speeded up again(Falamaki,2009)

Falamaki (2005) for revitalization of historical towns offers methods such as technical and health care plans, decorative designs, reconstruction and restoration of limited spaces and a comprehensive plan for urban restoration. (M.M.Falamaki,2005)

Vafayi research results (2007) with the title of analysis of the physical transformation of the old fabric in Kashan shows mismatch in network access, lack of facilities and buildings quality are such effective factors in transformation and metamorphosis of the old texture in the old fabric of the Kashan city.(vafae,2007)

Rahnema has mentioned the methods of old fabric revitalization and urban development of samples of residential tissues of Mashhad downtown with emphasis on restoring the historical fabric of the Sarshoor quarter, and has introduced the role of social and economical development of the old texture residents as necessary for the process of old texture revitalization(Rahnema, 2004;73).

### 1.5. Methodology and data collection

In the field of structural cognition of the quarter the popular method of field study and updating the map and in the field of understanding of history : interviews with older people, using textual sources and aerial photographs were used. in the sector of social cognition through interviews with experienced people ,forming small discussion groups, observation, questionnaire and textual sources and data of the Statistical Center of Iran all together helped to collect the data. In the theoretical part of the research which help at documental method, arguments and conclusions will be discussed. In the practical part, the research method, is case study in which the qualitative data by using the tools of interview, observation and photography, is obtained. Finally, to extract information and then analyzing and programming, graphical softwares such as AutoCad and Arc GIS and statistical softwares such as Excel and SPSS are used.

### 1.6.The statistical population and the sample size

Residential units of Sarebagh quarter is the population of this research as one of historical-cultural fabric of the Shiraz city. The district currently has a size of 4/3 hectares, based on fieldwork data collected from a questionnaire and is consisting of 119 residential units and 178 households and 890 inhabitants.

According to the statistical population of 119 residential units, and examining the viewpoint of residents based on statistical formulas with the assumption error of 5% and 95% significance level, the sample size of 50 was achieved. this sample can be generalized.

## II. THE STUDIED RANG

### 2.1. Sarebagh Quarter

This quarter, as is evident from its name, is located in the vicinity of the Azodi large garden. This garden was built by order of Azedodole Deilami . Alongside the garden, houses were built and the Sarebagh quarter arose, but later in time, the garden lost its vivacity and divided into limited lands and now no trace of it is left and in its place buildings have raised up .

### 2.2.Fabric’s Socio - economic status

Today, one of the most important issues that attract attention in the old fabric is social and economical destruction of the fabric. The old texture which was once the residence of urban nobility, today has become the residence of many low-income groups, the poor and immigrants that due to having various cultures, have caused disappearance of social and cultural congruence and have provided a proper ground for the incidence of many social issues and problems, so that all types of crime, deviations and social problems can be observed dramatically all over the old fabric today (Soltanzadeh, 1992)

### 2.3.Demographic –physical structure of Sarebagh quarter

Sarebagh quarter in 1301, had been limited to the Saredozak , Sange Sia , Meidane Shah and the Darbe Masjed Quarters. In 1920,it had 923 men and boys and 1,084 women and girls. But in 2012 its Total Population declined to 890 persons, including 427 women and 463 men.

Table1.Evaluating demographic –physical structural of Sarebagh quarter

Indicators	Sarebagh Quarter	Indicator	Sarebagh Quarter
Total Population	890	Number of Residential Units	119
Area	3.8 Hectares	The Average Person In The Residential Units	6
Sex Ratio	108	The average household in Residential Units	1.5
Family Numbers	178	Population Density	234

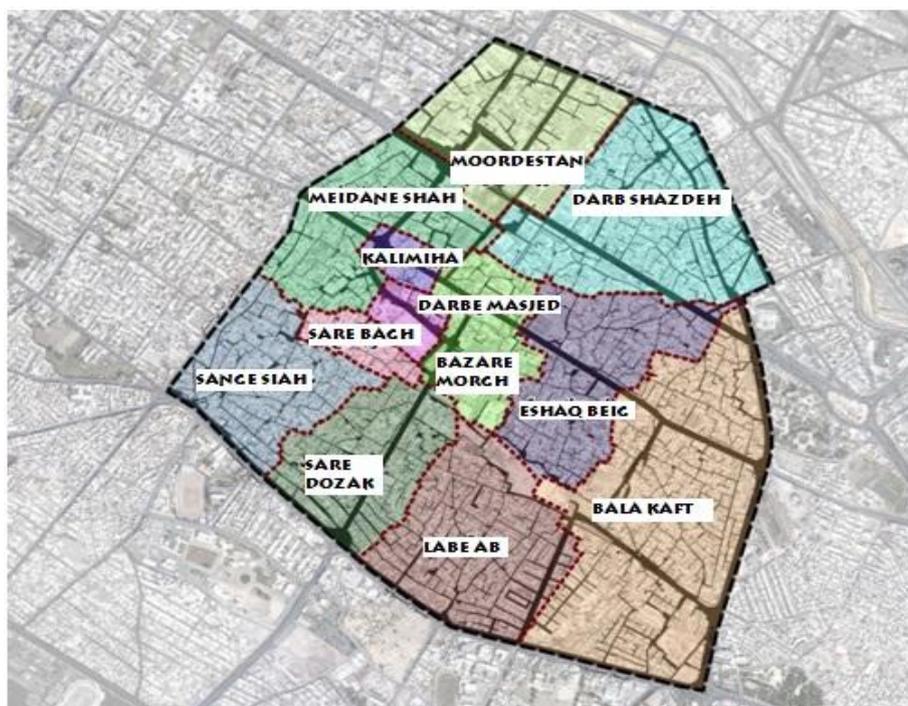


Figure1.

**2.3.1. Ownership of residential units of the fabric**

According to the following table, it can be seen that maximum ownership of residential units in the texture, is of rental type. Thus, ownership of 24 percent of residents is of owning type, 56 percent of inhabitants live in rental houses and type of Ownership of 12% of residents is against service or free of charge and the left 8% of the inhabitants have other types of ownerships. So one of the factors that cause the fabric to become corrupted is the high number of residents that their residential units is rental and most of them are immigrants. types of ownership of housing units in the old texture of city differs from other areas of the city because the numbers of dedicated and private ownership in this part of the city is much higher than other parts. This is one of the barriers in renovation and revitalization of this area and plays an obvious role in deterioration of the old fabric. Because in this type of ownership, due to disagreement between the partners, the houses suffer from suspense in their reconstruction and this aggravates the corruption and deterioration of the old texture. ( Abdollahi,2013)

Table 2 - Type of ownership

Ownership Type	Frequency	Percentage	Valid Percentage	Cumulative Percentage
owning	12	24	24	24
Rental	28	56	56	80
free of charge /against service	6	12	12	92
Others	4	8	8	100
Sum	50	100	100	

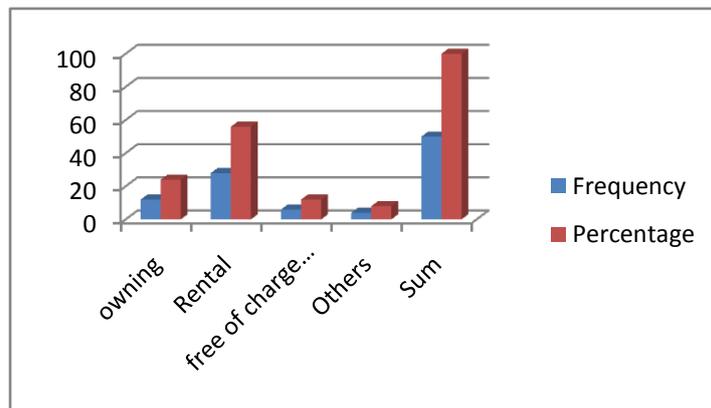


Figure 2 - Ownership of inhabitants residential units

**2.4.Physical condition of old texture**

What causes the differentiate between tissues of eastern cities from other countries is that these tissues are formed on the basis of social and economical conditions, and are the production of centuries of growing civilization and urbanization. Unfortunately, in urban development planning in these countries there is little attention to these issues, so that mainly benchmarking and spontaneous development and construction in these countries, without any link with the past, has led to nothing except chaos. ultimately these models can just create western style places that are often alien to their native culture. (Rosemary,2005)

**2.4.1. Lifetime of the texture’s buildings**

The following table shows that longevity of most of the buildings in the fabric is more than 30 years. Thus 60% of the buildings are over 40 years old, 20 Percent of the buildings are between 30 to 40 years old, 12 Percent of the buildings are between 20 to 30 years old and the lifetime of 8% of the buildings of the fabric is less than 20 years. However, the decay Percentage in the context in terms of structure is high.

Table 3- Buildings Lifetime

Ownership Type	Frequency	Percentage	Valid Percentage	Cumulative Percentage
More Than 40 Years	30	60	60	60
Between 30 and 40 Years	10	20	20	80
Between 20 and 30 Years	6	12	12	92
Less Than 20 Years	4	8	8	100
Total Number	50	100	100	

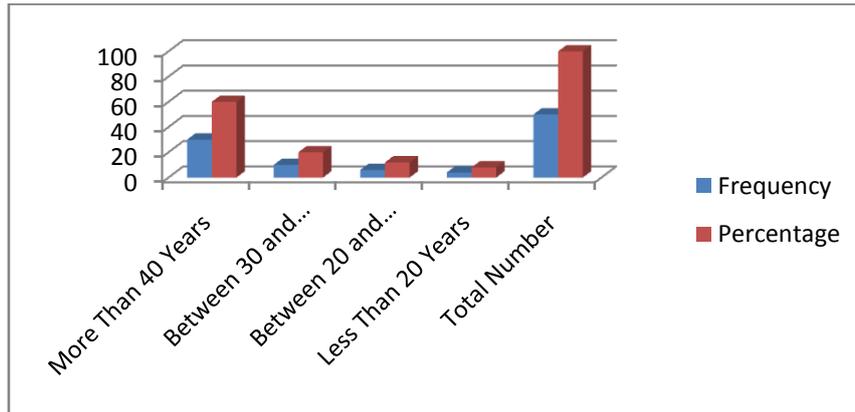


Figure 3 – buildings Lifetime

2.5. Quality structure of the quarters

2.5.1. The extent of pride for the residence and neighborhoods from residents’ viewpoint

Table 4- proud to living place

Proud to Living Place	Frequency	Percentage	Valid Percentage	Cumulative Percentage
Very Much	3	6	6	6
Much	3	6	6	12
Average	9	18	18	30
Low	27	54	54	84
None	8	16	16	100
Sum	50	100	100	

The above table indicates that from the residents point of view the amount of pride for the living place and the quarter is a low one. Only 6 percent of the residents are very much proud of their residences, whom are often elderly and longtime residents of the quarter. 6 percent are so much satisfied and 18% of residents have Average satisfaction. 54% of residents are a little proud of their residences, and 16% are not satisfied and do not feel proud at all.

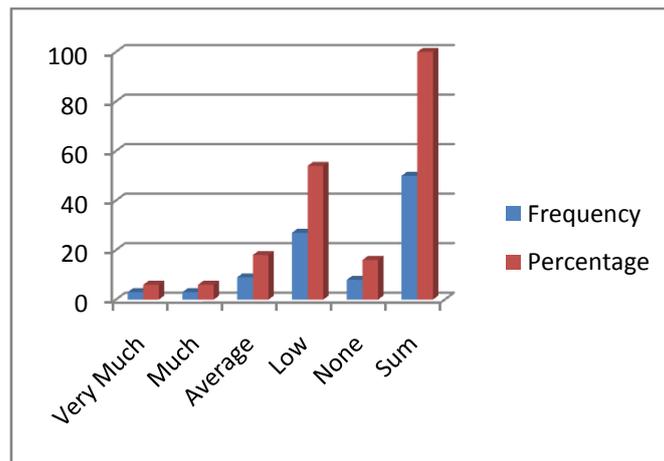


Figure 4- The extent of pride for quarter and residence

2.5.2. Level of the Quarter’s safety From Residents’ view Point

The following table and graph indicate that totally the level of safety in the quarter is not high. 4% of residents have expressed that the level of security in the quarter is very high. 8 percent of residents believe that the quarter is not safe at all. And respectively, 22 , 54 and 12 percent of residents said that security is very much, Much and low respectively.

Table 5-quarter's level of safety

Proud to Living Place	Frequency	Percentage	Valid Percentage	Cumulative Percentage
Very Much	2	4	4	4
Much	11	22	22	26
Average	27	54	54	80
Low	6	12	12	92
None	4	8	8	100
Sum	50	100	100	

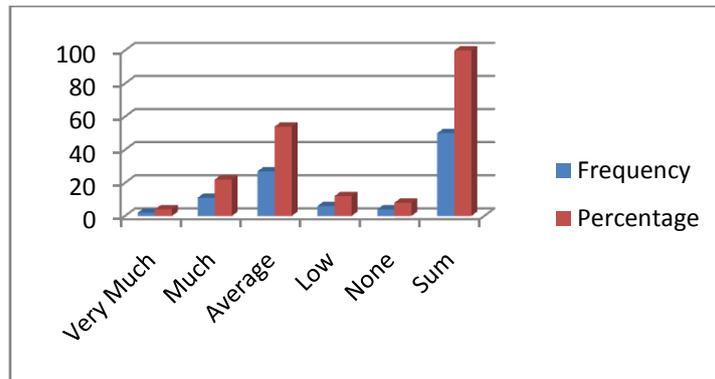


Figure5-quarter's level of safety

2.5.3.Does the environmental quality of quarter provide comfort for you and your family?

Table 6-level of comfort in the quarter

Comfort	Frequency	Percentage	Valid Percentage	Cumulative Percentage
completely	9	18	18	18
To Some Extent	26	52	52	70
Not at All	10	20	20	90
No Idea	5	10	10	100
Total Number	50	100	100	

Sense of comfort which is one of the dimensions of environmental quality is shown in the above table. According to respondents view, 18 percent of residents completely feel comfort, 52% of them to some extent feel comfort in the quarter, and from 30 remaining percent, 20 percent of them do not feel comfort at all and 10 percent have chosen the “don't know” answer .

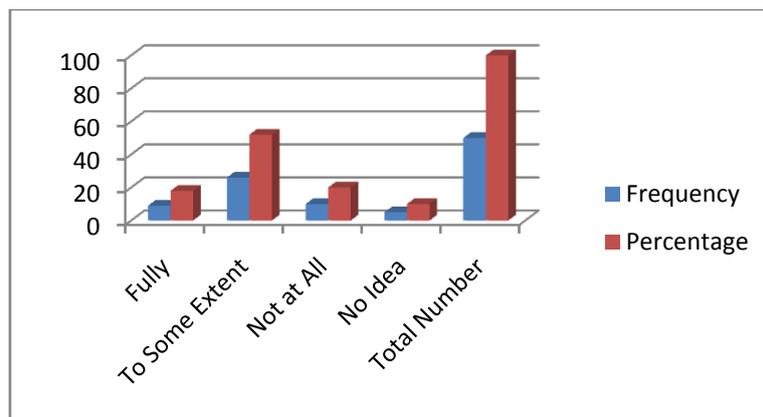


Figure6-Sense of Rielief in The Quarter

### III. HYPOTHESIS

IT SEEMS THAT THERE IS AN INVERSE RELATIONSHIP BETWEEN SATISFICATION FROM THE SOCIAL-STRUCTURAL QUALITY OF THE QUARTER'S FABRIC AND TENDENCY TO QUARTER'S REVITALIZATION.

#### 3.1. The relationship between residents' tendency to revitalization and quarter's safety.

According to the Chi-square test from the table 7, the correlation coefficient with significance level of (Sig = 0.000) and a  $P < 0.05$  and by 95% confidence coefficient indicates that there is a significant relationship between residents tendency to revitalization and safety of the quarter. and the above hypothesis is proven by referring to above equation and favorable significance level . it means the more the tendency to revitalization increases, the more the safety rate increases too.

#### 3.2. Relationship between tendency to revitalization and sense of comfort.

According to the Chi-square test from the table 7, the correlation coefficient with significance level of (Sig = 0.000) and a  $P < 0.05$  and by 95% confidence coefficient indicates a significant correlation between tendency to revitalization and sense of comfort in the quarter. and the above assumptions is proven by referring to above equation and favorable significance level. it means that the more the tendency to revitalization increases, the more the sense of comfort increases.

#### 3.3. Relationship between tendency to revitalization and the extent of Proud to the residence

According to the Chi-square test from the table 7, the correlation coefficient with significance level of (Sig = 0.001) and a  $P < 0.05$  and by 95% confidence coefficient indicates a significant correlation between residents tendency to revitalization and the extent of pride for the residence in the quarter. and the above assumptions is proven by referring to above equation and favorable significance level it means that the more the tendency of residents to revitalization increases, the more the pride for the residence in the quarter increases too.

#### 3.4. Relationship between tendency to revitalization and the lifetime of fabric's buildings.

According to the Chi-square test from the table 7, the correlation coefficient with significance level of (Sig = 0.004) and a  $P < 0.05$  and by 95% confidence coefficient indicates a significant correlation between residents tendency to revitalization and the lifetime of fabric's buildings. and the above assumptions is proven by referring to above equation and favorable significance level it means that the more the tendency of residents to revitalization increases, the lifetime of fabric's buildings increases too.

#### 3.5. Relationship between tendency to revitalization and the Ownership of inhabitants residential units.

According to the Chi-square test from the table 7, the correlation coefficient with significance level of (Sig = 0.023) and a  $P < 0.05$  and by 95% confidence coefficient indicates a significant correlation between residents tendency to revitalization the Ownership of inhabitants residential units. and the above assumptions is proven by referring to above equation and favorable significance level it means that the more the tendency of residents to revitalization increases the Ownership of inhabitants residential units increases too.

Table 7-test results

Row	Relationship	Test	df	Value	sig
1	The relationship between residents' tendency to revitalization and quarter's security.	Chi-Square	4	24.327	0.000
2	Relationship between tendency to revitalization and sense of comfort	Chi-Square	3	18.7847	0.000
3	Relationship between tendency to revitalization and the extent of pride to the residence	Chi-Square	4	19.781	0.001
4	Relationship between tendency to revitalization and the lifetime of fabric's buildings.	Chi-Square	2	6.513	0.004
5	Relationship between tendency to revitalization and the Ownership of inhabitants residential units.	Chi-Square	3	10.054	0.023
Mean			---	15.9	0.0056

With regard to the table above and to the P-value (significance level), we can see that the relationship existing between revitalization tendency, security, sense of comfort, residents' satisfaction levels, fabric's buildings lifetime and ownership of residential units are significant.

The obtained results from the data analysis and hypothesis testing by using SPSS software, demonstrate that all the obtained significance levels in the table above ( $0.056/0 P \Rightarrow$ ) are less than 0.05 and by 95% confidence Coefficient, Thus, there exists a significant relationship between satisfaction from physical-social quality of the fabric and tendency to revitalization so the hypothesis is proven.

#### IV. CONCLUSION

Existence of functional, communicational, social and official disruptions inside the quarters of the old fabric, has led this historical quarter into complete isolation. Changes in urban planning, as well as economical and social difficulties along with lack of modern facilities have made the fabric lose its principal function and sink into demolition.

Proposed strategies related to the physical – spatial structure:

Introduction of new services for old and valuable historical buildings within the fabric so that these structures can be known as a lively urban space by means of this new services in order to preserve the historical identity of city of Shiraz .

#### Demographic- socio-economic structure strategies:

1-Making basis of demographic shifts and changing in the region demographics to maintain a positive balance coupled with the promotion of social status and the indigenous population of the area.

2-Preparation of comfortable, safe and neighborhoods attractive , residence.

3-Strengthening the social and human capital of the historical context and cultural and social promotion of the context, with particular attention to formal and informal education.

#### V. NOTE

1-Zandieh age is the historical period in Iran that was started in 1794 - 1750

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