



## Habitant's Empowerment of urban timeworn textures along with improvement and renovation process: (Case sample: Qal'eh quarter of Dezful)

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**Abstract.** Today, urban timeworn textures are of the most important problems which cities are facing with. These textures are mainly parts of the city which are separated from evolutionary cycle and are formed as center of difficulties and inadequacies. These parts have lost livability during time and changing space patterns of construction and have many problems in terms of skeletal conditions, traffic, economic and social for modern life.

Dezful is one of the cities suffering from timeworn textures among quarters of the city. We can point to Qal'eh quarter which is one of the oldest quarters of Dezful. Therefore, aim of this study is to recognize problems of timeworn and proposing appropriate solutions to empower habitants of this texture in order to renovation and improvement. Method of research is descriptive, analytical and surgery with a theoretical-participatory procedure. Data collecting method is in the form of library field and questionnaire about studied quarter it is dealt with feasibility of participation in improvement of timeworn texture of the quarter using supervisor of family questionnaire and some strategies were extracted to propose solution for improving and renovating this quarter.

**Keywords:** Timeworn texture, empowerment, participation, renovation and improvement

### 1. INTRODUCTION

Different plans are performed to avoid wear ness and reconstruction of old textures, most of these plans were not successful and the most important reason was habitants' not participating in urban plans. Cities which are made brick by brick by people during centuries and surely they have civil and cultural rallies cannot be destructed at a single shot and people cannot be assumed as beholders or at most as assistants. Role and effects of empowering local society are very important in planning domain of timeworn and historical textures of the cities. Performing and advancing any kinds of predetermined plans, supervision, sustaining and maintaining them is possible through citizens' participation. When timeworn texture is based on informal habitation (as studied sample) in order to urban improvement and renovation, it's necessary to control suburbia and informal habitation and "empowerment" is important to control suburbia, since the most appropriate pattern of people's participation in timeworn and marginal textures, is social and cultural model of renovation and construction for people's "empowerment". (Shamaee, Ali et al. 1384).

Participation means people's involvement closely in economical social, cultural and political process effective in their life. People's participation rate in a democratic society is determined according to their wish and with criterion of meritocracy (Madiaw, Danes poor).

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Studied range has an irregular, fine grained texture. Area of this quarter is 76499 m<sup>2</sup> and has 249 residential units. This texture is one the oldest textures of Dezful and is considered as old and timeworn texture in grouping kinds of timeworn textures. In spite of importance of this issue, no considerable activity is performed to renovate and improve this quarter and other quarters of Dezful or little attention is paid to that.

## **2. PROBLEM STATEMENT**

Shortage of open spaces, narrowness and darkness of pathways and alleys, problems of detrusion of homemade sewage lack of optimal access to civil service, environmental problems, creation of undesired urban view, and vulnerability of buildings against natural events such as earthquake are important properties of urban timeworn textures with attention to mentioned problems, urban timeworn textures have skeletal, economical social and cultural potentials which can be changed through paying attention and planning and become a suitable environment in terms of goals of urban planning.

Dezful city, as other cities has timeworn textures which are seen mostly in northern region and are considered as dominant textures with attention to at ore mentioned problems, it necessary to recognize then and providing solutions to solve these problems.

### **2-1. Importance and Necessity:**

Necessity of improvement and renovation of old timeworn textures can be specified from two perspectives of their value and their inadequacy problems. In terms of textures value and importance we can point to:

1. Cultural value: Old texture shows previous generations' life, their traditions, thoughts' feelings and dominant values like a mirror.
2. Architectural value: There are precious architectural works with prominent art and aesthetical values while increasing visual enrichment of urban space, familiarize us with architectural methods and construction techniques, used material proportional to the continent ... and bygone, which about Qal'eh quarter we can point to seminary of AyatollahMoezzi, Tiznoo house, and Shayegan house.
3. Historical value: Parts of historical texture are places where past historical events of a country occurred, events which may so had changed a nation's destiny and today. These textures show those historical events in their time and space.

The main problems of old textures are:

- Population and social problems: replacing main habitants and owners by emigrants and low – income classes, decrease of dependency and increase of social abnormal cies.
- Economic problems: Decreasing price of land and building due to shortage of service.
- Access problems: Small and meandrous pathways and lack of access of vehicles.
- Infrastructural problems: Wear ness of urban installation network.
- Environmental problems: Entrance of homemade sewage to pathways and development of pollutant activities.

### **2-2. Aims of the study:**

- Paying attention to participatory urbanization to improve and renovate old, timeworn texture.
- Introducing solutions to empower habitants of timeworn texture in order to improvement and renovation.

### 3. RESEARCH METHOD

Data collection is done using documents, statistics, Persian texts related to this topic, and pictorial documents such as a map with attention to limitation of such an information, it was necessary to collect data through field operation (survey, questionnaire and interview).

### 4. KEY CONCEPTS AND LITERATURE OF TOPIC

- Key concepts and literature of study:

Old texture: The meaning by wear ness is deficiency of a texture than efficiency of other urban textures. Wear ness of texture and its internal elements are made due to antiquity or because of lacking technical development and supervision plan on formation of texture which finally leads to degradation of that texture in minds in various forms including decrease or lack of live ability and security and also skeletal, social, economic, UN organizations (Shamaee, 1385).

#### - Types of urban textures and wear ness of texture:

Types of old textures are:

1. Textures having urban inheritance: past textures having cultural and national values recorded at list of cultural inheritance or national works.
2. Urban textures (without cultural inheritance): are in legal range of the city and have formal ownership, but suffer from shortage of security, strength and urban service.
3. Marginal textures informal habitants: are mostly out of the city and are developed out of formal plan.

They are occupied mainly by emigrant and low-income groups (Habibi, Pooprahmad and Meshkini, 1386, p.61).

#### Disadvantage of interference in urban old textures

**Improvement:** improvement is defined as a set of action which are done in short – time to retention and improvement of urban space (Mahdizadeh, 1380: 18). It involves improving situation of the texture and its elements and contains set of actions which are performed in a skeletal context according to initial pattern to retention the texture, in a non – skeletal context it helps juicing up its inner life (Sakhayi and Counsellor Engineers of Sharan, 1385).

- **Renovation:** renovation means reconstruction of urban space and indicators of wear ness, destruction and lack of briskness will be removed through actions or a process (Habibi, 1386: 20). Renovation is done when urban spaces, collection or building are active in terms of performance but their efficiency is decreased due to skeletal wear ness (Seifoddini, 1381: 390).

- **Reconstruction:** reconstruction means constructing again. Reconstruction is done when building, collection or urban space is completely old (Shamaee and Poorahmad, 1384: 54). Reconstruction requires destruction of remnants of the building. Today, what we mean by reconstruction is creation of contemporary urban space or a new and harmonic spatial organization which is able to make an innovative interaction between past and future (Habibie, 1386, 52-53).

#### Academia of urban improvement and renovation:

The main academia of urban improvement and renovation in this regard are given in table 1.

**Table 1.**

Cultureless	preference of spiritual needs over worldly needs Improvement and renovation through vivifying past cultural values
Progressivism	it doesn't retain anything but ways when improving and renovating old cities: prevalence of bulldozer urbanization.
Ecologic	it records old texture of the city as a result of social and economic groups and separations due to social unjust
Sazmndgrayy	Considering a coherent totality in urban improvement and renovation: attention to solidarity in these processes
Functionalism	Improvement and renovation should be along with economical and functional development of the city.
Structuralism	a systematic attitude toward the city; improvement and renovation of spatial – skeletal structures should be done in collection not in single buildings.
Aestheticism	paying attention to visual dimension and emphasizing on beautification as the only suitable process of urban improvement and renovation.
Modernism	Severe tendency to protect ancient relics which also requires improvement and renovation of dead and non – historical masons
Post – modernism	it thinks of social relation of the city; motivating sense of place and vivifying what has special local value
Humanism	paying attention to people and their participation in urban space improvement and renovation interference.
Neoclassic (rationalism):	paying attention to vivify history and culture, not imitating the past, but through modernization its buildings

- Proposed thoughts on urban improvement and renovation:

Rational theory: This group's theoretical principals are repair, reviviscence, and conditional renovation in old textures.

Leonardo Banevelo, Professor of Veniz university relying on such a theory, while describing various phases of formation of cities during history (Since agricultural revolution to industrial revolution), states their destruction and finally concludes that if we want to protect an old city, we should obtain a new system of urban management. Banevelo states that an old city should be protected and repaired when believing in pattern: Society is made in order to make people's life better (Beigzadehzarnagh, 1379, 144).

Reviewing winner's and Hot's vivification method:

Reaching this method involves:

1. Improving a region by transmitting buildings to acceptable standard;
2. Protecting and preserving buildings which are historically–culturally valuable;
3. Destructing and purgation old buildings.

This attitude vivifies old texture or central part through renovation inside the city. It improves and renovates fourfold functions: amusement, habitation, work and traffic for habitants of the texture (Bahraini Te al, 1385,19).Accordingly, appropriate framework for reformation, development and evolution of the city based on winner's and Hot's theory, are:

1. Citizens' participation in solving urban problems;
2. Conflicting with local problems;
3. Plans for habitant of translocated families;
4. Financial ability through local incomes;
5. Regular formation of urban vivification;

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6. Exhaustive plans for economic and social development;
7. A legal system which provides and performs plans effectively (Seyed Musa Poormusa et al, 1391).

Studies about natural environment are very important for urban planning specially in improvement and renovation. He also believed that when improving and renovating the city, urban buildings or collections should conform spatiotemporal conditions and improvement and renovation should not be the same as yesterday, but they should be it's evolution and continuation, as it has been always during history. Of course, historical memories and cultural inheritance should be protected. It's necessary to instruct improvement and renovation process publicity to experts, people and authorities.

According to urban renovation, planning will be done through people's participation and consulting with experts and coordination with authorities and citizens. Attention must be paid to showing historical – cultural values of every era in urban spaces and collections and supporting museums of open spaces. In theory of urban vivification, the aim is vivifying parts of the city which don't have common general standards of urban life. These regions form in various parts of the city: but generally they are in the central parts of cities and face with many problems such as shortage of suitable habitant non – rational contradiction of territorial control, traffic problems, spatial limitation, social problems, etc (Shamaee and Poorahmad, 1384, 212 – 219).

Empowerment procedure: empowerment contains three general aspects in it's general concept. First empowerment of market, second, political empowerment which will be reached through ministerial – operational decentralization, institutional and directional reformation, and employing organization. Selection (CBOS) non – governmental and organizations based on local societies (NGOs), methods of empowering market and society are to remove political and operational barriers. Empowerment is a part of wider discussions about good urban ruling (governing) (Irandoost, 1386: 88). Third, local society's empowerment which is followed by local and national governments for coordinating and facilitating attempts of organizations of local society for planning and performing their plans from principal ways empowerment results in development of local society which is a kind of attitude from beneath and is reachable through non – governmental organizations.

In order to empowerment with such a meaning, potentiation is necessary which means freedom in selection and action and increase of facilities and poor's belongings in order to participate in discussion, give their views, control and maintain relationship with authorized institutions which affect their lives (Fani et al, 1388).

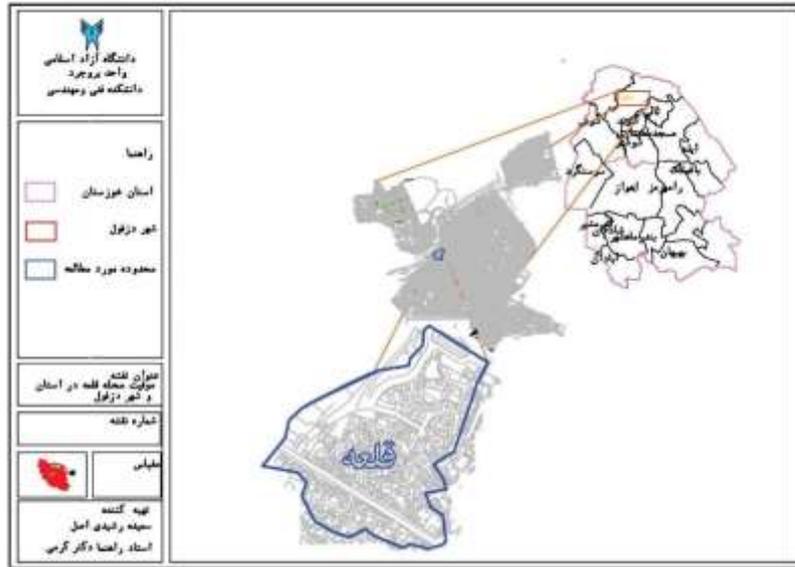
With attention to proposed goals of the study, among related theories and views about urban improvement and renovation, theory of interfering in urban textures and stated urban repair and vivification, winner's and Hot's theories on urban vivification and empowerment procedure and Kevin Lynch's theory on interference in urban textures are considered as theoretical framework to direct this study.

Introducing studied range:

In urban divisions of Dezful, Qal'eh quarter is placed in old texture of Dezful which has 27 sector and is one of the oldest quarters in Dezful and is placed at northeastern and the highest part of the texture. It's named "Qal'eh" because a castle was made in this area in order to protect Sasanian Bridge.

Qal'eh quarter has an area of 76499 hectare and it has 249 residential which has been specified by statistic done at 1388 by counselor (counselor engineers of chaghazanbil, 1388). Average of

smithereens is nearly 148 m<sup>2</sup> which indicates fine grained ness of this quarter. Its scope is determined from north by DezRiver, from the south by two quarters of Majdian and vesperalSahrabedar, from east by market and from west by kharatan and Lurian quarters. Location of Quale's is shown in map (1).



**Map 1.** Its scope is determined from north by DezRiver, from the south by two quarters of Majdian and vesperalSahrabedar, from east by market and from west by kharatan and Lurian quarters. Location of Quale's

Total area of residential unit in studied range is about 28797.69 m<sup>2</sup> and forms 37% of total area of the whole quarter. Residential user per capital in Qal'eh quarter is nearly 32.3 per individual and gross population density and net population density are 318 people and 177 peoples per hectare, respectively. It's commercial space is 4986 m<sup>2</sup> and other spaces are as follow: it's educational service is 0.11%, religious utility is 3.6%, ministerial utility is 0.83%, man factorial utility is 0.14%, under – construction is 0.38% and dilapidated 13%, in cult lands 2.8% and pathways net 33.8% Demographic and social characteristics of the area:

Families Dimension: population of Qal'eh is equal to 891 and its dimension of families is estimated as 3.9 but compared to Dezful and its old texture is equal to 4.23 and 3.85 respectively. These figures show that studied quarter has a lower family dimension than Dezful city and has higher families than old texture.

**Age and general composition:**

It's population of younger than 15 years old is 23%, maximum sum of three consecutive age group is between 15 – 29%.

**Literacy and Education:**

About 93.2% of the population is at age – range of order than 6 years old from which 93% are educated and 7% are uneducated.

- **Ethnic composition:** investigation of ethnic composition of Qal'eh shows intensity of intercity migration to this area in such a way that 84% are Dezfulian, 11.82% are bakhtiari, 2.22% are khuzestani, 1.25% are kurd, and 0.91% are Afghani . Scarcity of diversity in migrations to inside the quarter has led to social coherence at this quarter.

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Diagram (1) shows ethnic composition of Qal'eh quarter.

- **Reason of migration:** in the studied quarter, migration of families is developing. Emigrants who select this area to get a sure job in many cases not only are not interested to keep their temporary housing but also destroy it more and more than before.

According to prepare questionnaire, most of the people who migrate to this area for finding habitation, based on table 2 are as follow:

The reasons for moving to the neighborhood		
Share (percent)	Count	Reason
4.5	23	Economic issues
89.5	80	Find Housing
1.5	21	Education and accommodation
4.6	23	Other
100	146	Total

- Participation: habitants of this quarter either who migrated or those who didn't, still think of past memories and they don't want to participate in reconstructing their quarter. They want guidance more than support. So, it's better to form cooperation centers, social networks and Islamic councils. This practically leads to increase of sectional correlations and decreases transient emigrants and lack of security. Results of interviews indicate that 73% of people want to reconstruct and repair this sector by themselves.

**Skeletal characteristics:**

**Type of material:**

Type of material is one of the main elements in building house which has a determinant effect on their quality and durability. Selection of material with attention to continental conditions and production situation and style of architecture play an important role in building residential units. Type of used material in view and way of their transaction and distribution in texture help to recognize the texture better number of buildings are different from mental skeletal to brick obtained results about type of used material in texture of studied sector are given in table (3).

Rock	Cement	combinatorial	Brick	Material Type
Percent 5	Percent23	Percent22	Percent 54	Percent

Area of residential blocks: average area of residential blocks is equal to 14 m<sup>2</sup>and this show fine-grainedness of blocks. Table (4) shows various areas of residential blocks in this sector.

The proportion of the parts (percent)	Number of pieces	Plot area
25.75	113	Under 50 square meters
23.36	101	Between 50 and 100 square meter
33.59	147	Between 100 and 200 square meters
15.12	67	Between 200 and 500 square meters
2.6	12	Over 500 square meters
100	440	sum total

- The way of using habitation: how to occupancy of residential units from habitants' families side is one of the other indicators used to evaluate situation of housing. Evaluations show that there's a strong to possession of these residential units.

In sector Qal'eh of Dezful city from total number of residential units 78% are possessive, 19% are rental and 0.50 and 2.50% are for free.

Facilities Service, installation and equipment problems:

Lack or shortage of urban service: maintain and protection services are very low in this sector. Provided services can not satisfy habitants. Shortage of provided services from one side and high level of destructions from the other side has led to threat public hygiene and decrease to an unaccepted limit in terms of biological criteria. Improper situation of sewage network and detrusion of shallow water also exist.

Quality of buildings: these kinds of problems are more than anything due to severe oldness of buildings and disintegration of organizing space and skeletal view. In this quarter, there are 49 units by area of 9108 m<sup>2</sup> as dilapidated and abandoned. Quality of buildings is given in table (5).

Distribution in terms of quality buildings		
Share (percent)	Count	Quality
0.9	4	Valuable
85.45	376	passable
2.2	10	Destructive (instability)
2.2	10	Bayer
8.86	39	Ruins Vmtrvkh
100	440	sum total

Average age of buildings: age of buildings is one of the important indicators for evaluating and investigating quality of the building. It shows that how many percent of existing units are habitable and how many percent will be arrited from existing assets due to end of beneficial life building. In old texture of Dezful 1.59% of buildings are repairing and reconstructing, 9.08% of buildings are younger than 15 years old. 19.58% of buildings are between 15-30 years old, 69.74% of buildings are older than 30 years old.

Investigation of economical characteristics of this area:

35% of people are poor and 90% of habitants are at first – to fifth classes (their salary is between 400,000 – 600,000 Toméans). Those habitants of old texture don't have necessary financial power to reconstruct to and renovate their house. Nearly 68% of interviewees while declaring their support on renovation, holding over there have a direct relationship with their financial power. If they had required financial power, they would migrate to advantaged suburbs. So, one of the main conditions of repair and renovation is habitants' direct participation in investment for repairing and renovating which is not still realized.

## 5. CONCLUSION

With attention to conducted investigations and analyzing data, following results are obtained. It's observed that there are some problems such as weakness of infrastructures and civil service, old habitants' migration from the texture, high antiquity of buildings, migration, etc. but there are high capabilities of habitants' participation in improvement and renovation process. Since

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incomes are not very high, families are not able to improve and renovate their habitation so, some solutions are given to empower habitants:

- Habitants' empowerment through instructing them on participation issues.
- Providing patterns of improvement and renovation of old texture with people's participation in providing plan and performing it.
- Development of local economics through creating tourism capabilities, creation of places such as museums, library, and house of culture etc. in historical valuable houses inside the texture like famous buildings including seminary of Ayatollah Moezzi, Tiznoo house, and Sheyegahouse.
- Attempt to create sense of neighborhood and cooperation among habitants along with improvement and renovation.
- Making loans and low – interest facilities to habitant for improvement and renovation.
- Creating sectorial management with habitant's cooperation and interaction in order to solve problem of old texture.
- Participatory planning in improvement and renovation process.

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