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Improvement of Urban Space Quality in Worn Textures with Urban Regeneration Approach (Case study: Khahar-emam neighborhood, Rasht, Iran)

Saber Mohammadpoor[1] and Maziyar Nabizadeh Zolpirani[2*]

1. Assistant Professor, University of Guilan, Rasht, Iran
2. Masters, University of Guilan, Rasht, Iran

Corresponding author: Maziyar Nabizadeh Zolpirani

ABSTRACT: The lack of attention to the modernization of the activity and function of the old towns' tissues gradually causes the economic instability of these tissues, which leads to physical instability, as well as the exodus of local residents and social instability. The neighborhood of the Khahar-emam of Rasht city has undergone functional and physical burnout over the years and needs to be organized. The present study, using documentary methods, examines the theoretical foundations about the optimal performance of worn-out tissues and uses observational methods to collect information about the scope of the study and uses the SWOT matrix to analyze the data. The results of this study show that the regeneration of urban spaces of the Khahar-emam's neighborhood in Rasht using the presence of elements such as Khahar-emam's tomb, river, historical buildings, activity orders, etc. can play an effective role in promoting and improving the situation of this neighborhood and preventing burnout.

Keywords: Regeneration, Worn texture, Sustainability.

INTRODUCTION

At present, the cities of Iran are faced with a major problem called "worn out texture", which includes a significant part of the cities. Burnout is one of the most important issues in the urban environment, which results in unorganization, imbalance, disproportion and disorientation (Habibi and Maghsoodi, 2005: 15). The worn out tissues face a lot of problems, such as microhardness, impenetrability and instability, and it can be said that physical, social, cultural, economic and other degradation is clearly seen in these tissues (esmaiilzadeh, 2006: 66). In this regard, urban regeneration as an approach to the renovation of old-fashioned cities and contemplates the contemplation of neighborhoods, with a comprehensive look at urban issues and avoiding one-dimensional view and moving towards creating sustainable neighborhoods can solve the problems of inefficient tissues in cities. Also, the urban space is the main place of events and events that have a creative role in today's relationship with today, and they arrange a creative dialogue between today and tomorrow. Urban space is a place between past, present and future (Habibi and Maghsoodi, 2005: 1*0*). Therefore, improving the role and function of urban spaces can be a central element in the recovery of worn out tissues. Therefore, what is important in this research is the explanation of the principles and methods of regeneration to strengthen the role and function of urban spaces in the context of the target.

Urban space

Urban spaces are part of the open and public spaces of cities that allow all people to have access to and operate there (Tibaldz, 2006: 21). Urban spaces are places where civil and social behaviors flow and the existing economic, social and cultural relations in the urban community are crystallized (zalnezhad, 2011: 52). Urban spaces have a wide range of functions, including social encounters and the exchange of citizen's thoughts, occurrence of incidents, mental image and perception of the city, the establishment of activities and transactions, traffic and displacement,

the occurrence of social norms, attention to factors affecting the environmental sustainability (Rafiian and Khodaii, 2010: 92). And it meets requirements such as comfort, passive presence in space, active presence in space, and discovery for citizens (Abaszadegan, 2005: 152). Urban space can be seen as a place of crystallization and gathering of humans with different patterns of behavior. Man is present in this urban environment and lives with his activities and social interactions. In general, urban spaces are referred to as "localities", which have three characteristics: openness and accessibility of space, the generalization of space, the establishment of social interactions in space (Etemad, 2005: 53).

The existence of public spaces in the cities is essential for preventing social damages and reducing depression and violence in society and its role in modifying the social environment of the city is not covered by anyone. As these urban spaces create a space for social life, if they are desirable, they can provide a place for relaxation, comfort, manifestation of talents and the creativity of citizens (Mahmoodinezhad, 2006: 121). Neighborhood Center is considered to be the most important social space and heart of each neighborhood. Neighborhood centers represent the largest interactions and gatherings of people in each neighborhood (Habibi, 2003).

Worn texture
The worn out tissues due to the passage of time and lack of necessary investment in maintenance have specific characteristics, such as: lack of access to the texture, lack of proper infrastructure, environmental problems and high contamination, lack of leisure facilities, poverty and deprivation, earthquake vulnerability, low per capita services, high population density, low construction durability, insecurity and social dilemmas (Andalib, 2006: 2). Worn texture is one of the legal areas of the city that is vulnerable to physical, environmental and economic degradation due to physical exhaustion, poor access to sewer access, facilities and services, and urban infrastructure vulnerable (Hoseini and et al, 2008: 31).

In May 2006, the High Council for Urbanism defined three indicators with the following concepts to identify these areas; Microhardness: Urban blocks with more than 50% of their parts below 200m. Impenetrable: Urban blocks with more than 50% of their passes having a width of less than six meters. Instability: Urban blocks where more than 50% of buildings are lacking structural systems (Ablaghi, 2006: 151). Burnout is a general concept and can be applied to valuable and depleted tissues (Mokhtari, 2008: 37). It means burnout, inefficiency, and loss of tissue performance relative to the efficiency of other urban tissues (Shafaii, 2006: 8). This problem has various physical, functional, mental, legal and formal, spatial, financial, relative or economic dimensions (Tizdel and et al, 2009: 46). And its losses cannot be measured simply by the cost of rebuilding or even by the problems faced by the inhabitants of these buildings (Lynch, 1997: 212).

Urban Regeneration
The 1990s are accompanied by a review of all scientific, philosophical and artistic fields. For this reason, looking at urban renewal and restoration is also accompanied by a review of what has happened in decades (Habibi, 2005). Gradually, the term "regeneration" has a positive meaning in terms of the coordinates and negative consequences of urban regeneration (Cowan, 2005). The term "regeneration" from the root of the verb regenerate means rejuvenation, life rejuvenation, re-growth, and also in the definition of the term, which is called natural reproduction, is part of a living integrity that is exposed destruction (Robert, 2000, quoted by Lotfi, 2011: 79). Urban regeneration is sought to solve urban burnout problems by improving deprived and degraded areas in cities. This approach is not just about rebuilding abandoned areas, but also with wider issues such as competitive economics and quality of life, especially for those living in poorer neighborhoods (Pourahmad et al., 2010: 10).

The term began to spread widely after 1995 as a substitute for urban renewal in the field of urban literature. Couch states this alternative: "Urban regeneration of the aspirations and achievements of urban renewal, which is seen as a process of fundamental physical changes, and the urban regeneration that proposes action when it is needed, to elaborate an approach Fails, goes far beyond "(Couch, 1990: 2). The word urban regeneration has different meanings in the minds of different people, and in practice it can fit in a range of large-scale activities to promote economic growth through interventions in neighborhoods and neighborhoods to improve quality of life. In the UK, the British Partnership Agency introduces recreation as a set of targeted activities that change physical, social and economic degradation in environments where the market has failed to succeed without the support of a successful government (CLG 2007: 7).

Roberts and Sykes in a conclusion in 2000 and at the beginning of the third millennium argue that three key issues: the need for a comprehensive approach that deals with socio-economic issues, the formulation of a long-term integrated and long-term strategic vision Obtaining sustainable development goals will define the nature, content, and form of the theory and practice of urban regeneration in the future (Roberts and Sykes, 2000). Regeneration is a kind of intervention that looks at the past and without clearing the historical identities of different

periods to create a new identity that is appropriate to the living conditions of people of the present age. Urban regeneration after the 1990s created a new framework for the urban restoration process, based on which, in the new definition, urban regeneration is a comprehensive concept which means improving the status of deprived areas in economic, physical, social and cultural aspects (Hajipour and Khalili, 2008: 351). From the dimensions of urban regeneration, the sustainability aspect is that sustainable urban regeneration theory attempts to create a sustainable process of urban development, on the one hand, seeks to optimize the use of potential intra-urban facilities to meet new needs and, on the other hand, to prioritize the recovery of old tissue and restoring social life and economic prosperity (Shawvi and Soltani, 2008: 665).

Since the 1990s, changes have been made in the redevelopment approach in a variety of ways, which, in turn, have been taken into account in the context of sustainable development discussions: the simplest lessons learned from the 1970s and 80s redevelopment were that regeneration It was more than a brick and mortar. In the process of merging with this process of change, the emergence of sustainability has been the perception that cities are increasingly unstable and the environmental quality is diminishing for generations to come (Blackman, 1995). Hopkins introduce a new paradigm in which any regeneration program should take into account the sustained and realistic socioeconomic tendencies and policies associated with wider issues (Hopkins et al., 1997).

By the way, from the 1990s onwards, sustainable urban theories have been linked to the regeneration approach. Thus, there are definitions of regeneration that are close to sustainability goals: Urban regeneration is a comprehensive, integrated and holistic approach that embraces three goals of economy, equality and the environment, maintaining economic competitiveness, reducing inequality, protecting and maintaining The environment, which implies new generations of partnerships for policy development, includes innovative forms of private-public and nongovernmental organizations (Gibson & Kocabas, 2001).

The institutionalization of cultural events has been instrumental in consolidating the urban regeneration approach and has become a new structure as a factor in protecting the heritage of improving environmental quality, restoration and restructuring of physical structures, new designs in line with the previous structure, and the entry of new functions into new structures. In cultural regeneration, culture has become a very important development strategy at local and global scales (Bird et al., 1993). European cities, together with the economic transformation in cities, considered culture as a means and capital of a city (Bianchini, 1993). But since the 1990s, the notion of regenerating the foundations of culture and the use of cultural capital has been proposed as successful options in the field of urban restoration (Kearns and Philo, 1993). In this approach, culture is introduced as facilitator and driving force of regeneration. The use of cultural events, and the creation of city-culture and city-event (Burgel, 2000), which plays an important role in collective memories, and the city is the permanent place of views and activities, and with other ideas in Communication (Landry, 1995).

On the cultural regeneration, the basis for cultural development projects compatible with historical context, on the one hand, and the restoration and conservation of urban heritage, are emphasized on the other. In this way, the concept of development is associated with the concept of legacy. In this view, legacy is referred to as wealth, to the extent that reliance on social wealth and the protection of cultural heritage is considered together (Smith, 2007). In order to implement physical activities in recreational projects, the determination of the physical-spatial scale is considered important. This leads to a redefinition of cultural presence in the city as a cultural area (Montgomery, 1998).

Research Methodology

The present research, with a phenomenological approach, seeks to solve the problem of worn out tissues. Therefore, using library resources and basing the basic research on erosive texture and reviewing the literature in this field, we consider the urban regeneration approach to organize the worn out tissues. Also, the present study uses a case study method and with the presence of the researcher in the urban context of the Khahar-emam's neighborhood, Rasht, uses methods such as observing, photographing and asking local residents to collect information in the textures. In this research, SWOT method has been used to analyze the information and then appropriate strategies for regeneration urban spaces of the Khahar-emam's city district of Rasht have been presented.

Study area

The study area is the Khahar-emam neighborhood in Rasht, which is one of the oldest areas of the city and its texture is fine-grained. The area is 23 hectares in the center of the city and has a full texture and is considered as a high density area. Imam Reza's sister's shrine is one of the characteristics of the area of the study. The presence of commercial units on the regional and municipal scale in this neighborhood is affected by the proximity to the central market of Rasht. The majority of commercial uses are in the periphery of the tomb, the purchase and sale of second-

hand tools and home appliance sales. Also through the streets of Martyr Motahhari and Shariati, has led to some of the administrative centers of the city, in the range deploy. The above has created places for storage and parking in this neighborhood. Crossing the Zarjub River from the east of the neighborhood is also considered as one of its characteristics. The low width of the passage, the streets and the bends and dead ends, compactness, microhardness and old age of the texture, and the lack of green space in the neighborhood, is one of its weaknesses. This neighborhood has a number of relatively old and valuable monuments such as tombstones, mosques, schools, baths and a number of houses. The number of religious centers in this neighborhood, such as Imam's sister's tomb, the burned mosque, the Haj Samii Mosque, and Imam Ja'far Sadeq Mosque, have strengthened their cultural and religious role. The different architecture of this building has increased their readability and made them a marker in the area that makes the neighborhood unique. Residential spaces are more common in alleys and subways, and the pattern of northern houses is dominant. The presence of private stretches of alleys is a characteristic of the residential context of this neighborhood.
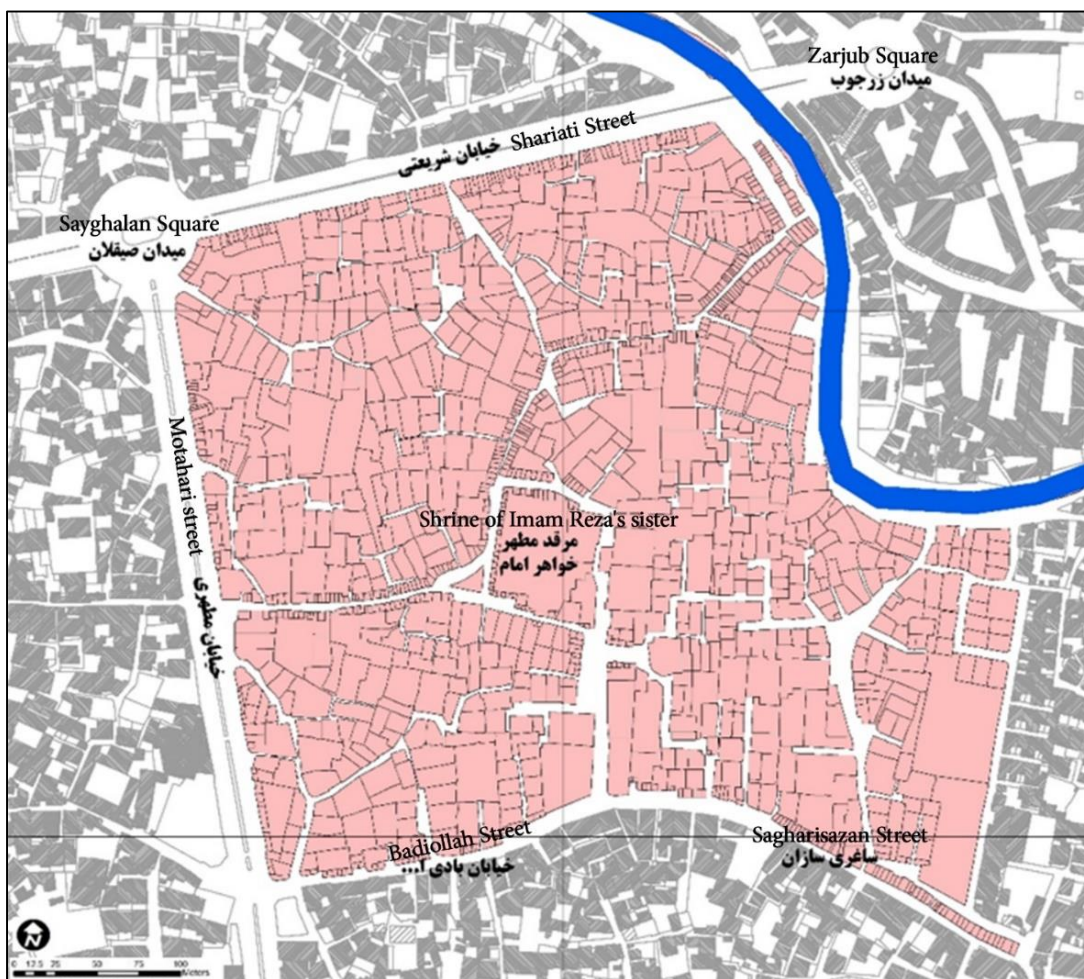

Figure 1. Range of study

Analysis and Findings

In this section, we first analyze and summarize the information collected in the SWOT table. Then, based on the strengths, weaknesses, opportunities and threats of the range, policies have been developed in order to expand the scope and capacity of the range, and solve problems in a realistic way based on operating solutions as far as possible.

SWOT	Strength	Weakness	Opportunity	Threat
Economical	The existence of the central bazaar of Rasht city in the west The existence of the market for business as a social and economic pole in the south The existence of service business axes within the scope The existence of specialized orders from distant times in this neighborhood and its recognition in Rasht	Reduced land prices on the Zarjub River sides due to pollution The lack of conditions and attractiveness for attracting private sector investment Reducing the prosperity and efficiency of existing activities in space due to abandoned and semi-active buildings	Ability to attract more tourists through the shrine of Khahar-emam as the most focal point of the city of Rasht The use of buildings that have a historical value in the range of the direction of conversion to economic wealth Possibility to create a recreational tourist area along the Zarjub River	Risk of increasing warehousing and parking activities in the area due to the merger with the city's market and the exhaustion of the neighborhood. The likelihood of the demolition of a building having historical value due to neglect The probability of draining parts of the tissue from the native population
Social and cultural	The activities of popular groups and institutions, such as the Basij and the Heiat The existence of religious elements of the identity and the index in the range There are many hangouts and behavioral sites in different locations Presence of valuable historical monuments such as historic baths	The lack of open space spaces designed for public spaces Lack of activities to spend the leisure time of residents such as local parks The loss of valuable buildings with architectural details based on the traditional pattern of dominance of modern identity lessness in new construction	Possibility to enhance traditional activities according to the traditional context and index of the range The opportunity to use existing open spaces to turn into selective and social spaces such as talking spaces, games, temporary exhibitions, and more.	The probability of decreasing indigenous population due to tissue erosion The spread of delinquency or the emergence of a safe haven for delinquents within the neighborhood or the Zarjub river border if not paying attention to raising the quality of life in the neighborhood.
Environmental	Natural drainage of Zarjub river Enjoying the right nature around the Zarjub River Outdoor with appropriate vegetation in the part of Khahar-emam's neighborhood along the delivery street Features of moderate climate in Rasht and influencing natural attractions	Bad odor due to the pollution of the Zarjob River and the discomfort of the surrounding residents The presence of environmental pollution around the Zarjub River Empty most of the vegetation range Watering parts of streets and alleys	Development of vegetation cover according to the climate, soil and climate of Rasht city Integration of the natural environment of the river with the surrounding urban surroundings Creating landscapes with natural features near the river Recruiting tourists by strengthening the riverwall as an urban space serving all citizens of Rasht	The risk of floods caused by the flood of the Zarjub River Increasing the degradation of land in the residential garden due to urban construction The occurrence of further contamination in the adjacent areas of the river if the river environment is ignored Continuity of weaknesses in surface water and sewage collection networks

	A beautiful and memorable view of several old-fashioned monuments such as Samii's home There are several collective spaces and gardens in the texture Presence of historical monuments and promotion of the quality of the area Organic texture and low street widths. Residential texture has led to a decline in vehicle speed	Lack of legibility in the structure of public spaces The destruction of the traditional form and tissue organs by the construction of residential buildings with high population density The existence of a high-rise building in the center of the range and disturbing the coherence and relative coordination between the altitudes in the space Lack of some uses such as educational, cultural, green space	Possibility to use more optimal and efficient communication paths around the range in order to reduce traffic in main roads and increase the navigational capability Possibility of increasing the route's width in some places by establishing rules and regulations prohibiting the occupation of the pavement for shopkeepers. Possibility of using instability of dilapidated and abandoned buildings in order to increase order and communication in the context	The risk of exacerbation of burnout in the absence of addressing spatial tissue problems Restriction of intervention in texture due to the existence of an old valuable building The risk of vehicle upgrades by building high-density buildings with high population density for more inefficiency and more weary communication routes
Physical and transportation				

Due to the fact that the study area has characteristics such as visibility and oldness of the existing buildings in the study area, it will go further to become more exhausted, which can be prevented by implementing the projects of renovation of worn out texture. Also, due to the lack of progress in urban infrastructure and the network of facilities and equipment, it is anticipated that the level of quality of life in the neighborhood will decrease. Therefore, it has to be prevented from moving forward through improvements such as improving efficiency in urban services and infrastructure and moving towards quality of life in the neighborhood. The presence of the Shrine of the Khahar-emam in the neighborhood has led to an increase in glances over the past years and there have also been projects in the area of the organization, which in the future will further increase the range.

Khahar-emam's neighborhood has a large number of historically worthy buildings that have been neglected and even disrespect residents. Given the growing number of abandoned homes and the increase in safe places for delinquents, the security of the area under study is threatened. It can be prevented from carrying out the necessary measures on buildings with historical value and ruined and abandoned buildings, and contributed to the growth of the range. In the context of delinquency issues, considering that in the studied area there are many abandoned and ruined buildings as well as many abandoned spaces, these people have been using these spaces and cause dissatisfaction and insecurity for the residents of the neighborhood, and with Considering the growing trend of burnout as well as the increase of abandoned and ruined buildings in the study area, special attention should be paid to these spaces in planning, and it should be done by organizing and controlling these spaces while minimizing delinquency, on social interactions in the area of the case The study added.

Considering that the future development trend of the business axis will be in the scope of the study in order to develop the vertical and horizontal aspects of these axes. Establishing commercial centers - services along these axes, especially near the strategic areas of the neighborhood, are important steps to prevent the development of these programs. The Zarjub River on the eastern edge of the study area, considering the current situation and lack of proper action to improve its condition, has led to a decrease in the quality of life, which can be controlled by the emphasis on river status management, and with appropriate spaces in the riverside on the surface Added neighborhood quality.

Conclusion

The passage of time and the transformation of urban texture into old tissues and the gradual withdrawal of local residents into newer tissues leads to social instability in worn-out tissues and the emergence of new lower-income residents, economic instability in the wider context. Economic instability and financial inability of residents to improve the texture result in the gradual erosion of physical elements and gradually lead to physical instability and exhaustion in all aspects of tissue penetration. Urban regeneration is in fact the literature on sustainable development in the context of erosion of texture, which pursues the sustainability of urban texture in all its economic, social and physical dimensions. This approach, through the transformation of the function of the eroded tissue and economic regeneration, is aimed at preserving the local inhabitants and social rehabilitation in the context, as well as updating the elements of the identity of the tissue and increasing the sense of cultural belonging and regeneration, provides a ground for physical modification.

According to the studies, using the urban regeneration approach to improve the performance of urban spaces of Khahar-emam neighborhood in Rasht, the following executive policies are presented and in figure 2 executive suggestions for research are provided:
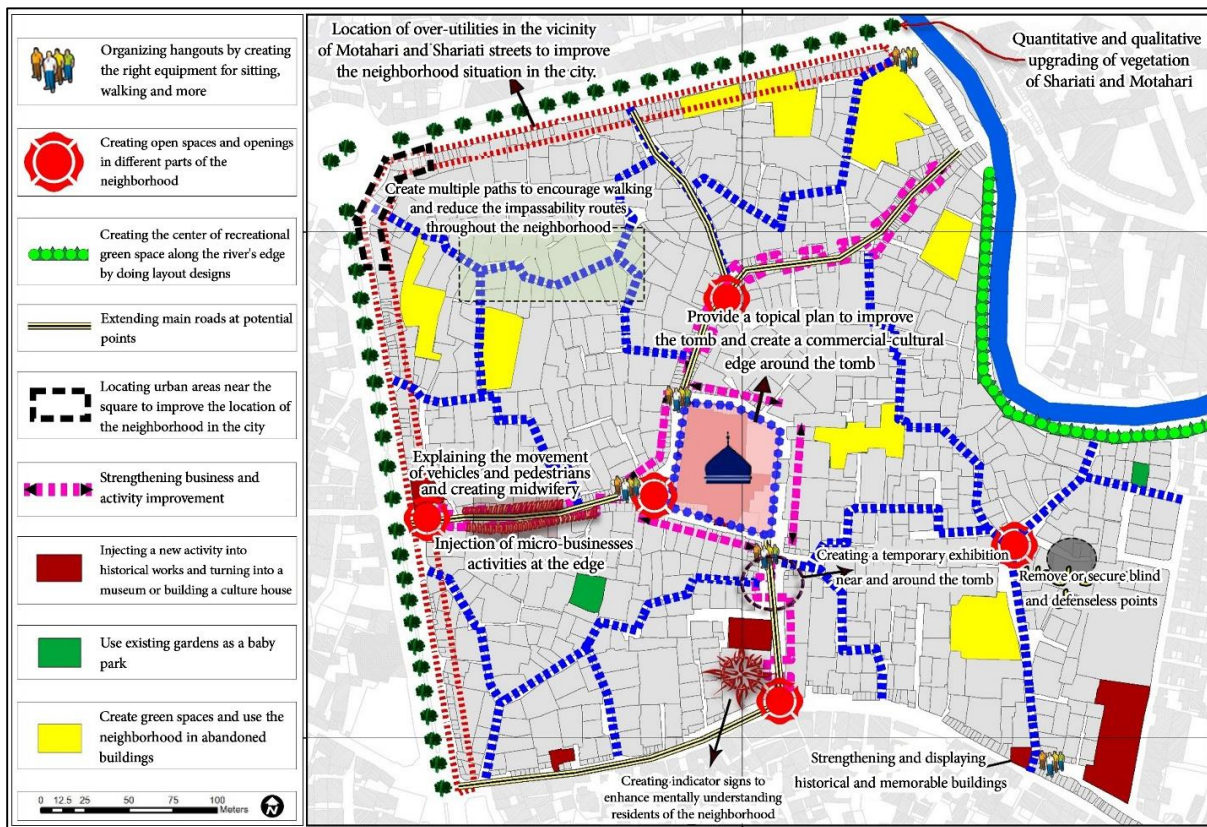

Figure 2. Executive research proposals

Executive policies: Arranging hangouts by creating the right equipment for sitting, walking, lighting, creating open spaces and openings in different parts of the neighborhood, creating the center of recreational green space along the river's edge by doing local plans, expanding main roads at points of interest. Potential, locating urban utilities near the area of Seyghalan to improve the location of the neighborhood in the city, strengthening the business axis and improving the activity, injecting new activities into historic works and turning into a museum or home of culture, converting existing gardens into parks, creating the green space as well as the use of the neighborhood in the abandoned building, the location of the user in the vicinity of Motahari and Shariati streets in order to improve the location of the neighborhood in the city, creating multiple and narrow passages to encourage walking and reducing the impassability routes throughout the neighborhood, reducing intercourse of the riding and pedestrian movement and creating midwifery, injections of micro-activities commercial at the edge, presenting a topical plan for improving the shrine and creating the commercial cultural edge of the shrine, creating a temporary exhibition near the shrine of Khahar-emam, removing or securing the blind and defenseless points, strengthening and displaying the historical and memorable buildings, creating indices for increasing the perceptions of residents from the neighborhood, enhancing the quality and quantity of axes vegetation of Shariati and Motahari.

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