

Design Principles of Deteriorated Textures (Case study: Farzan Deteriorated Texture, Birjand, Iran)

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ABSTRACT: The urban worn textures are the urban development potentials that turned into a threat to the whole city by implementation of irrelative projects. Farzan neighbourhood is one of urban deteriorated textures of Birjand in Iran that makes it out of the city life cycle during the time beside non- fulfilling the proposed plans. In recent years despite efforts of the many organizations involved in, the reconstruction of neighbourhood has not been fulfilled yet, because of lack of people's presence. In current research, theory of partnership investigated and techniques of creating motivation for participation of residents in reconstruction of the neighbourhood are defined. All the information available through the studying documents, the track and an interview with the residents is compiled and checked with a descriptive - analytical and qualitative, quantitative method. Finally, the proposed designs for the urban will be presented.

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INTRODUCTION

Deteriorated urban texture, as a district with many problems in all physical, social, economic, environmental and cultural aspects, considered as a blind spot in cities which urban management in Iran always has tried so hard to destroy such districts and replace with new ones. The theory which has been contravened by existing global experiences. However recently these texture considered as an alternative for urban interior development where the cities will be out of the deadlock of development limitations. According to examples of global experiences survey, renovation of deteriorated texture is only possible just by resident's participation, and this means do participation in all levels of project's identification, design and implementation. Regarding people's role in renovation of deteriorated urban texture and what the studies indicate, the check place technique is the best option to encourage people to participate in first and second levels. All surveys and researches are based on this technique. But for encouraging residents to participate in renovation's executable dimension, it is essential to apply people's schemes and ideas as well as the implementation of a sample project in neighbourhood to increase the people's attendance. According to all people's participation in public spaces, so this is the best choice to select the sample project.

Farzan area is one of the major cores in formation of Birjand, which is located near the north faults² of the city. This area has been worn out over the time. The issue just not effects on the physical texture of the area, also it is effective in various aspects and leads to poverty, insecurity, low price of estate in area and increase of social pathology of youth generation for residents. Despite of these problems Farzan area possess identity, historical and social capital potential that provides a good

background for public participation. But neglecting this potentials resulted in lack of presence of public in renovation in late decades and blocked any kind of renovation projects. Regarding existing threats and possibility of turning to opportunities, in Farzan area applying new methods of renovation by public participation in creating alive public spaces with identity as the projects to motivate people for renovation is one of the ways of trust making and motivation in residents for renovation of the whole deterioration texture.

In this research, all surveys are in comparison with successful global experiences, adapting principals from them, changing them according to local culture and situations, and finally defining the principals of designing for public spaces as a major factor to motivate people for renovation of deteriorated texture of Farzan area in Birjand.

Research goals and hypothesis

The goal of this research is to representing principals for renovation of public spaces belongs to deteriorated texture to be a motivation for renovation of these deteriorated textures and accelerates their renovation's process. The investigated assumption indicates that applying these principals for renovation and revival will return life to these textures. These principals have been proposed by comparison of design principals of public spaces in different scholars view and the adaptable comparison of the most successful designed spaces in old and worn textures and case study of Farzan's worn texture in Birjand.

Literature review

Reviewing the related Literature in this field is relevant with different countries were pioneered in renovation. England: Spirit of conservatism and

preservation of national traditions is one of the most significant characteristic of England's culture, which leads to the issue that the country uses completely conservatism and generally distinct methods from other European countries during intervening the old urban textures. Activity relies on tourism, business and legislating of punishment and rewards rules to implementing the urban restoration which is considered as a successful example among deteriorated textures (Andalib, 2010).

America: In 1949, housing law was ruled by aim of producing mass housing for low-income families and cleaning deteriorated and low areas, therefore, the deteriorated areas were extensively cleaned up. Renovation in America during the time and according to the role of social streams ,have been majorly changed in methods of implementation in a ways that after 1964 resistant of citizens intensified against the renovation by federal governments and civil rights movement draw the people attention to demolition ,relocation and non -implement commitments in urban renovation. Totally the process of renovation in America has been started from centralized actions by federal government and accompanied by extensive demolition in deteriorated areas and over the time and due to the failure of fulfilling the commitments and rebuilding the local institutions and more participation of public duties role of people will get the priority (Andalib, 2010).

China: In Hong Kong in early 1980s decade, governmental committees came to this conclusion that the best way to renovate the deteriorated urban textures is crating partnership between privet and public sectors by establishing land development companies. Hong Kong governments believed that it must have little intervention in development and privet sector should be the motive force for that (Andalib, 2010).

Japan: urban development in Japan began after world war ١١ with reconstruction in war zones and reorganizing land, building houses and industry in more than 100 cities. This movement accompanied with development of passer-by network, parks, Sewerage network and so on, goals of urban development in big and small cities in Japan included: development of transit network, revitalization, development and strengthen of downtowns, cleaning up the mass of wooden houses which are risky (Habibi).

In Japan's urban renovation experiences the methods of cooperation considered as the main strategy in planning which is based on the role of resident, more over

their problems are considered in process of implementation. These projects economically became more profitable and effective for municipalities and had significant success from social and cultural aspects in preserving identity of the area.

Italy: from whole experiences in urban restoration plans in Italy it can be concluded that the Italian approach in renovation was so different and affected by political beliefs .The historical textures are considered as social and cultural wealth and they were renovated with tourism approach simultaneously consolidation people. They supported the renovation by privet and public sectors besides cooperatives (Andalib, 2010).

Iran: intervention in deteriorated area, destroyed, unorganized urban textures, initiated in modern era in Iran associated with reconstructing the spatial-physical organization of old textures after 1923. In this era, current government prepared the situation for transformation of physical aspects of the cities by changes in producing organization. constructing streets and squares completely different from the old ones in Iranian ancient cities, demolitions of quarters, some actions like replacing the old cemeteries inside the cities with public parks ,courage people to blepharoplasty, designing street maps, developing and reforming some streets are some examples of action done before world war ١١ in Iranian deteriorated areas. In the time of kingdom of second Pahlavi, in fourth civil plan, reorganizing residential area, low-income groups and renovation of old districts have been considered.

Case studies in Iran's urban renovation after Islamic revelations in 1980: the first plans of renovation expressed, in term of Aggregation. The biggest plan was demolition and renovation of 360 hectare lands of worn texture area around holy shrine of Imam Reza peace be upon him, with the approach of project oriented .The reason that such projects were unsuccessful and never fulfilled the goals, was the issue that those were provided based on imperative and pragmatic determination urban planning without the presence of people. Navab highway was designed as a biggest experience of Tehran in urban renovation in 1990 and the implement phase started. It was criticized economically, physically and socially and known as an unsuccessful project of urban texture's renovation (Andalib, 2010).

According to the reviews, the level of success in projects has been checked out based on the extent of public participation and it was clarified in table number 1.

Table 1. Comparisons of renovation experiences in world and their level of success according to the extent of public participation in project reference: The author

Country name	Level of participation	Kind of intervention	Level of success	Explanation
England	Moderate to low	Government with the help of local organization	High	Special culture ,traditional people, historical values in renovated areas
America	Low, increasing after achieving experience	Government but during the time and defining the important role of people renovation fulfilled with participation of local government and privet sector, people	Down to rise	
China	Moderate	Privet sector with limited power and government support	Moderate	
Japan	High	Presence of people and coordination of government		
Italy	Low	Government cooperatives and privet sector	High	Historical values caused the significant success
Iran	Low	Government	low	

As it is seen the more the public participation, the more successes the countries have achived in renovations. According to this comparison in renovation of deteriorated district, public participation is the key of fulfilling this kind of projects.

MATERIAL AND METHODS

Urban space

In this part we will check out the definition and the features of urban space in theorist's opinion and adapt the features, and then the considered principles will investigate by the theorists in order to define the principles in designing urban spaces with public participation approach based on the situation estimating.

Francis Tibbalds: public spaces are important sectors of cities and urban environments .In these spaces most contacts, communications and interactions occur between humans. These places include all part of a city that people can reach physically and visually .so these places can be streets, parks, crossroads even the buildings, which surrounded them (Tibbalds 2008).

Pakzad: urban space is the space of citizens' daily life that is perceived, from home to work intentionally (Pakzad, 2012).

Madanipour: urban space as subcategories of space concept is not an exception in space category; this means urban social and physical aspects have a dynamic interaction .In fact urban space consists of tow social and physical spaces. Guttman interprets that artificial environment is a hardware in which social system acts as software (Madanipour, 2008).

Rob Carrier: space is a general issue that has made the world, to recognize and being aware of it, all of human senses should be applied .Urban space as main structure of the city is the combination of activities, different cultural, social, official aspects ... buildings and some things like that, and its component organized in harmony associated with visual values. Urban space is an outer space that has public or non-public functions and reflects in type of street and squares and so on. (Carmona and El, 2009)

Tavasoli: Urban space means streets and squares formed and changed by history of a nation during different eras. The elements that have always cultural, social, economic and political activities inside (Tavassoli, 1992)

Oldenburg: main qualities of third places that can be known as main qualities of public spaces are:

- Neutrality, that everybody can move in space whenever they want
- Inevitable and accessible without requiring any special membership or having formal terms for applying space
- Being open during the official or non-official hours
- Having entertainment and playing atmosphere in space
- Providing mental comfort and supporting for people
- Possibility of creating special political space among people sustainably (Carmona and El, 2009).

According to the thoughts of the theorists mentioned above, public spaces are including specific features as follow (ordered as priority of features):

- Free access for public
- Free communication for public (cultural and social communications)
- Occurring economical activities in them
- physical continuity existence in these spaces

- Limiting these urban spaces to streets and squares

2-Definition of participation's concept

2-1 Participation defines as following:

- Making decision by target, beneficiary and democrats groups that move towards public benefits (Hosseini, 2009).

- Active participation of people in political, economic, cultural life or in whole all aspects of life (Hosseini, 2009).

- Participation is one of the Inalienable rights of citizenship That's a tool that democracy will be established by that ... a criteria that democracy will be measured by it (Tavakoli, SaeediRezvani, 2008).

- Definition of citizen participation in acts of Skiffington in Britain: in our opinion, participation is ,sharing people in developing politics and suggestions ,giving information by officials and possibility of comments about this information ,that are considered as an important process of participation .But this is not all the story complete participation just happen when people can have an active role in the process of planning (Habibi, Saeedi Rezvani, 2005).

- Form global bank opinion, participation is a process through it, beneficiaries can control the development plans and decisions and the sources related to the planes. Generally participation rise in local communities that has significant role on decision making affected them. Participation, change the center of planning and decision making to the local people who are affected much more than others by that decisions (Hosseini, 2009).

Theories of participations:

- Jamse Midgley: Midgley divides participation to four kinds based on cities' governments responses :

1. Anti participation methods
2. Directed participation methods
3. Increasing participation method
4. Real participation method (Sherifiansani, 2001).

- Sherry Arnstein: Arnstein ranked and clarified the concept of participation clearly in a paper published for the first time in 1969.He called it citizenship power and for the explanation ,he used metaphor of participation ladder (Habibi, Saeedi Rezvani, 2005).

Table 2. Arnstein participating ladder (Habibi, Saeedi Rezvani, 2005)

Citizens power	8.Citizen control
	7.Delegated power
	6.Partnership
Little participating	5. Placation
	4.Consultation
	3.Informing
Deprivation of participation	2.Therapy
	1.Manipulation

- **Scott Davidson:** Scott Davidson in 1998, designed partnership turntable for citizen participation discussion. This turntable shows different levels of participation without transposition. Though Davidson has, no certain order for contribution, he defines four levels instead of ladder: 1-Informing 2. Counseling 3.

Participation 4. Strengthen (Habibi, Saeedi Rezvani, 2005).

- **David driskell:** Driskell divides all kinds of participation in to two general categories. Participation and nonparticipation. In this category, nonparticipation consists of egalitarianism show, decorating, manipulation and fraud and social mobilization. Consulting is located on the border between participation and non-participation and participation depends on responsibility of people and having participated in decision making (Habibi et al., 2005).

- **Habibi:** Dr habibi defines participation in three levels:

1. Slogan participation: in fact it is not participation but it is just a claim of participation

2. Limited participation: the main thought of participation is providing people benefits to the extent which is not in contrast with government benefits.

3. Real participation: the main thought is supplying people's benefits and public satisfaction (Habibi, et al., 2005). Regarding to the opinions reviews, participation in designing of the public spaces can be categorized like Table 3.

Table 3. Defining different level of participation by comparison of different theories' opinion

Level of participation	Explanation	The way of participations in plans	Meidgley	Aronstein	Davidson	Driskell	Habibi
0	Information flows from top to bottom on a limited basis	In this level of participation employer do the planning people know little about the plan just for providing the plan's financial issue	Directed participation methods	Privation of participation	Informing	Nonparticipation	Slogan
1	Getting advice and opinion regarding plans	In this kind of participation some part of project that need public financial aid will be considered in more details for people and the plan will be reclaimed to support financial issues by their opinion	Increasing participation	Minor contribution	Informing	Nonparticipation	Limited
2	Information exchange bilaterally, getting raw plan from people ,reclaiming plan ,collecting feedbacks	In this level of participation after studying and identifying the area ,have the people to reveal their ideas about the plan, then the plan will be reclaimed based on people opinion and standards and again collect the public comments about the new plan until they get to an agreement	Increasing participation	Citizens power	Consulting	participation	Real
3	Recognition and planning by people	In this level of participation recognition of the area fulfilling by questioning from the residents and the priority of the projects define according to the residents problems	Increasing participation	Citizens power	Participation	participation	Real
4	Recognition and planning and implement by people	In this level besides the items mentioned above the projects will fulfilling by the help of people and local government	Real participation	Citizens power	Strengthen	participation	Real

Investigating and measuring the public participation techniques:

According to the different levels of participation that have been defined, to achieving the highest level of participation, level 4, we should specify a method for collecting resident's ideas. Different techniques of participation will be checked out in following, and the best one will be chosen.

Delphi techniques: using this technique is mainly for the purpose of discovering the creative and reliable

- Choosing one or two panel to participate in actions. Members of this panel are usually specialists and experts of the research.

ideas or it's for providing appropriate information to decisions making. It is a structured process to collecting and classifying available knowledge in hands of group of experts and specialists which is indicate by distribution of questionnaire between peoples, controlling feedbacks of receiving answers and openions.¹¹

Fawle has suggested following processes for this techniques:

- Forming implement and monitoring team for fulfilling Delphi technique
- Setting up the activities of questioner regulation up for first round
- Evaluating the questionnaire in terms of written

- Sending the first questionnaire for the members of panel
- Analyzing receiving answers from first round
- Preparing questionnaire for the second round
- Sending the questionnaire the second round for the members of the panel
- Analyzing receiving answers from second round
- Preparing reports by analyst team.(www.wikipedia.org)

Nominal techniques: In this technique, the members of the group are not allowed to express their idea during the deciding making; as a result they called it nominal techniques. After expressing the issue the following steps are:

- Before any kind of discussion group members gather together and each one writes ones ideas about the solution of the problem on a piece of paper .
- After passing the period of silence each member explain the own idea or solution for the problem without any discussion until everybody express their ideas as well.
- Now the group start taking about the ideas and solutions and then in silence each member writes solutions in priority order. Papers will be collected and will be determined based on the response (malekabadi.blogfa.com).

Distant round table method: The most recent and newest technique is a method in which nominal group and computer developed technology have been used .This method is called distant roundtable or electronic gathering .If technology is accessible the issue will be so easy ,about 50 person will sit around a horseshoe shaped table ,tall chairs are empty and there are just computers to everyone can write ones reply on it , all collected replies will be appear on monitors .In this technique nobody knows others, there is no discussion just write their ideas on computer, high speed and honesty are the main benefits of this electronic gathering .Participants do not know each other in this meeting and they can send what they like to send and the message will be appear in computer's monitor .the level of honesty is high and the speed as mentioned above is high as well since there is no gap and there is no discussion and if someone wants to talk ,there's no need to interrupt the other one.

Ringi technique: That's a process applied in Japans organizations that guarantees all people who are participating the implementing, who will contribute in decision making. Ringi is collectively decision making, including process of a file circulation. This document will be reclaimed during and it rotates around ring of deciding to make it possible for everyone to sign it .This process usually will be started by middle level managers and will be sent to all related offices and co-workers .This technique is bottom-up, it means that while this document sent to the senior managers .ut has confirmed by all who need to support it .This method is so hard to participate the residents and will take a long time without any result (www.d.parrish.dial.pipex.com)

Check place technique: This is one of the latest techniques in urban designing. It was suggested by Rabert Cohen in 2000 on behalf of urban designing alliance organization to participate people and usual citizens in evaluating the urban environment .In this technique ,it is avoided from discussing any abstract topics which are

hard to assessment and applying professional information and expressions which are obstacles for public participation as well .check place technique is increasingly applied for formulating design guidance documents like design framework and agenda by local communities and professionals .¹⁵The most important part of designing is recognizing problems and existing situations ,in this analyzing the solutions will be revealed. So evaluating the situation is the most important section of developing solutions, since renovation of deteriorated textures is based on people participation, check place technique is the best choice to survey the existing situation and representing plan in such textures.

Advantages of check place technique;

- Preparing the atmosphere for public participation by providing a center of gathering and fulfilling the contribution activities by citizens.
- Identifying essential actions for promoting and improving of the place
- Possibility of appliance of this technique in extensive range of urban scales street, part of a street, a quarter, a city center, a district or a city in whole.
- Extensive range of social groups and guilds can participate in this method, although it's not necessary from the initial, all these groups will be involved. Businessmen, dignitaries and elders, civil construction companies, administrations and urban development agencies, institutions and religious organizations, housing associations, estate, land owners, local government employees, members of Local Council are those groups which can be the potential participants here (Golkar, 2005).

1. Pin card technique: This technique is subset of brain storming techniques ,first the problem will be written on board and a box of cards will be given to each person in meeting ,they will be wanted to write one solution on each card and put it in box on the right ,while they are run out of idea ,pike a card from the box on the left and after checking out the solution if having any comment add to it .In this method ,groups should be around 5 to 8 and this circulation of cards will continue till the defined time will be end (www.mycoted.com)

Selecting the public participation techniques:

According to the features that considered for participation and required features for an efficient technique, some various evaluated participation techniques and finally the technique of checking out place has been selected and applied for this project

- Its Related
- There is no need to teaching
- There is no need to any special equipment
- Possibility of all group's free participation
- Possibility of implementation in public
- Optimum time and money
- Easy analyze

All above techniques evaluated and finally check place techniques has been selected.

Analysis:

Eventually after checking the mentioned criteria of theorists for public spaces designing, situations of deteriorated textures and principals design of successful

Table 4. Design principles of public spaces in deteriorated texture

Aspect	Criteria of urban designing	Features of deteriorated fabrics	Applied principles in successful public spaces	Principles
physical	Visual proportion	Physical deterioration	<ul style="list-style-type: none"> - Flooring - The refreshing art of public - Elegant Glass Canopy - Ramps - Escalator - Lighting - Use proper lighting at night - Improved street landscaping and other improvements to enhance pedestrian connections to parking and public transport networks - Strategic tree planting - Light-emitting columns of light from a height of 600 feet send into the sky to announce a special event - planting ,new urban furniture (Dickson and el 2010) 	<ul style="list-style-type: none"> -Flooring - Use mural -use The slope of the land to proper sight - Proper Lighting - To use module in designing in public historical spaces - Use native plants - use furniture coordinated to historical public spaces -Providing resting space for pedestrians
	Access	Lack of proper access into the quarter and narrow crossings	<ul style="list-style-type: none"> -Underground train station - Create a safe and attractive pedestrian access to the movies by adding lights - Connecting the region through green axis - new public Access - A system designed to prevent interference with approaching vehicles veer Traffic(Dickson and el 2010) 	<ul style="list-style-type: none"> -Establishment of an efficient public transport system - Use pedestrian paths to connect the nodes of urban spaces and city - limitation of traffic Log in active urban spaces
	Comfort and convenience	Environmental problems and high pollution	Use spaces free of traffic to sit, recline, touching(Dickson and el 2010)	-Construction of the space regards to the issues of climate and provide visual and physical comfort for users of place
	Surround	High		Observe the level of surrounding in designed spaces
	Territory	Existed but damaged recently		Redefines the hierarchy of space
	Human scale	Observed		Respect for human scale in design
	conceptual	Legibility	Destroyed	
Security and safety				<ul style="list-style-type: none"> - Create public spaces in location of the ruins - Construction of residential - Separation of rides and pedestrians - Proper Lighting - Avoidance of concealed spaces constructed - The types of pollution, visual, audio, physical ... Range

Table 6. Designing principles for public spaces in deteriorated fabrics

Aspect	Criteria of urban designing	Features of deteriorated fabrics	Applied principles in successful public spaces	Principles
conceptual	Identity	Designed to coordinate with the identity and history	Rehabilitation spaces and monuments(Dickson and el 2010)	-Restored historic places and revitalize their city through a continuum of space between nodes - The use of historical elements
	Behavioral pattern	Alive but settled inappropriate		Designed crossings According to the culture and Behavioral pattern of residents
	Vitality	Lack of leisure facilities and space for gathering	Providing space for activities such as light rail train, the venue for festivals, farmers markets, and space to sit and watch(Dickson and el 2010)	Appling different land uses to enhance the vitality space and active attendant of citizens
functional	Mixed use	Low per capita utilities	-Created retails to increase the vitality and attractiveness - Creating land uses like Terminal, Park Plaza next to each other - The dynamics combination of the land uses including amphitheater and a special skateboard(Dickson and el 2010)	- construction of small land uses in public spaces -creating interesting land uses for people
	Self-sufficiency	- Low land values - Poverty and Deprivation		- Create absorbing population land uses and employment - Renovation of residential areas and creation of new residential units
	Density	High population density - large amount of Weak and fine-grained buildings	Increase land use density in the form of tower(Dickson and el 2010)	increases density to Moderate level
	Sustainability	- Shortage or lack of infrastructure		Developing infrastructure ruin area
	Pedestrian-oriented	Unsafe		Creating pedestrian axis besides nodes and historical spaces

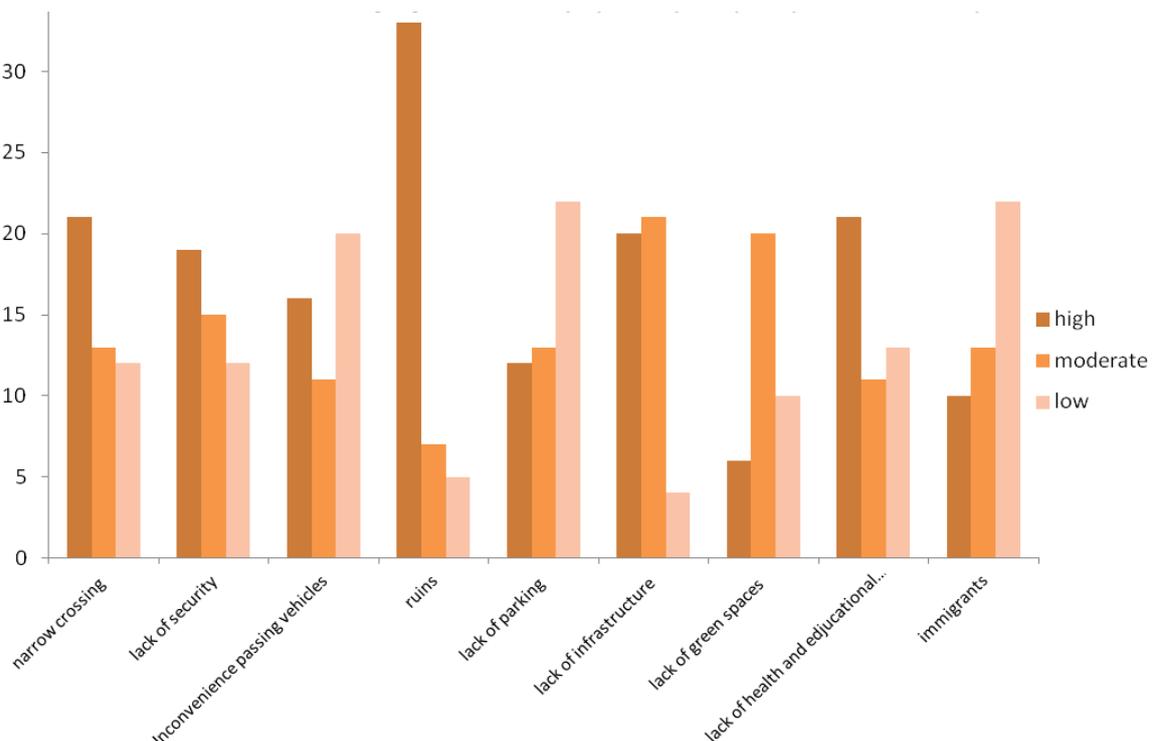


Diagram 1: physical quality of quarter in the eye of residents

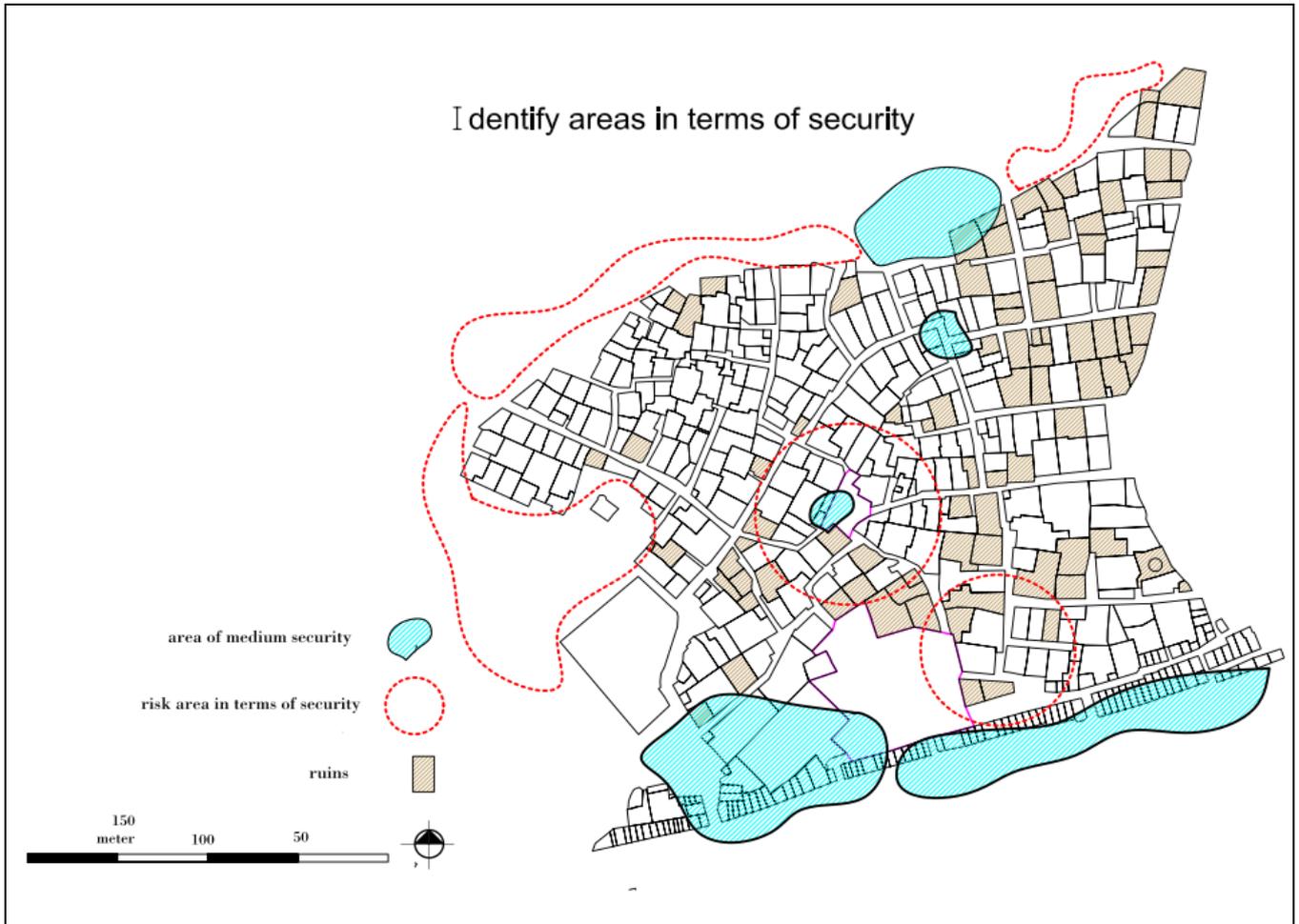


Figure 1: Identifying the area in term of security

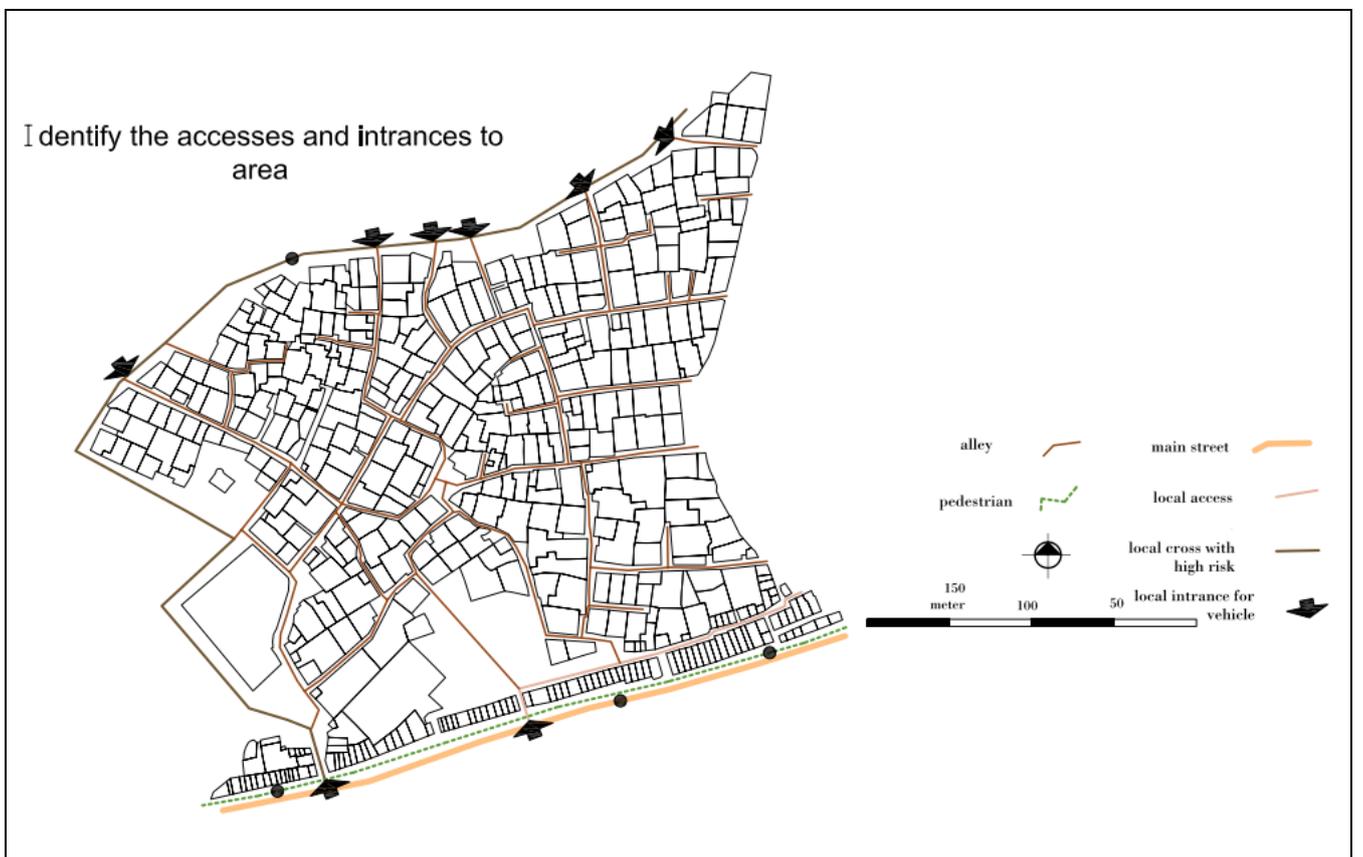


Figure 2. Identifying the accesses and entrances to area

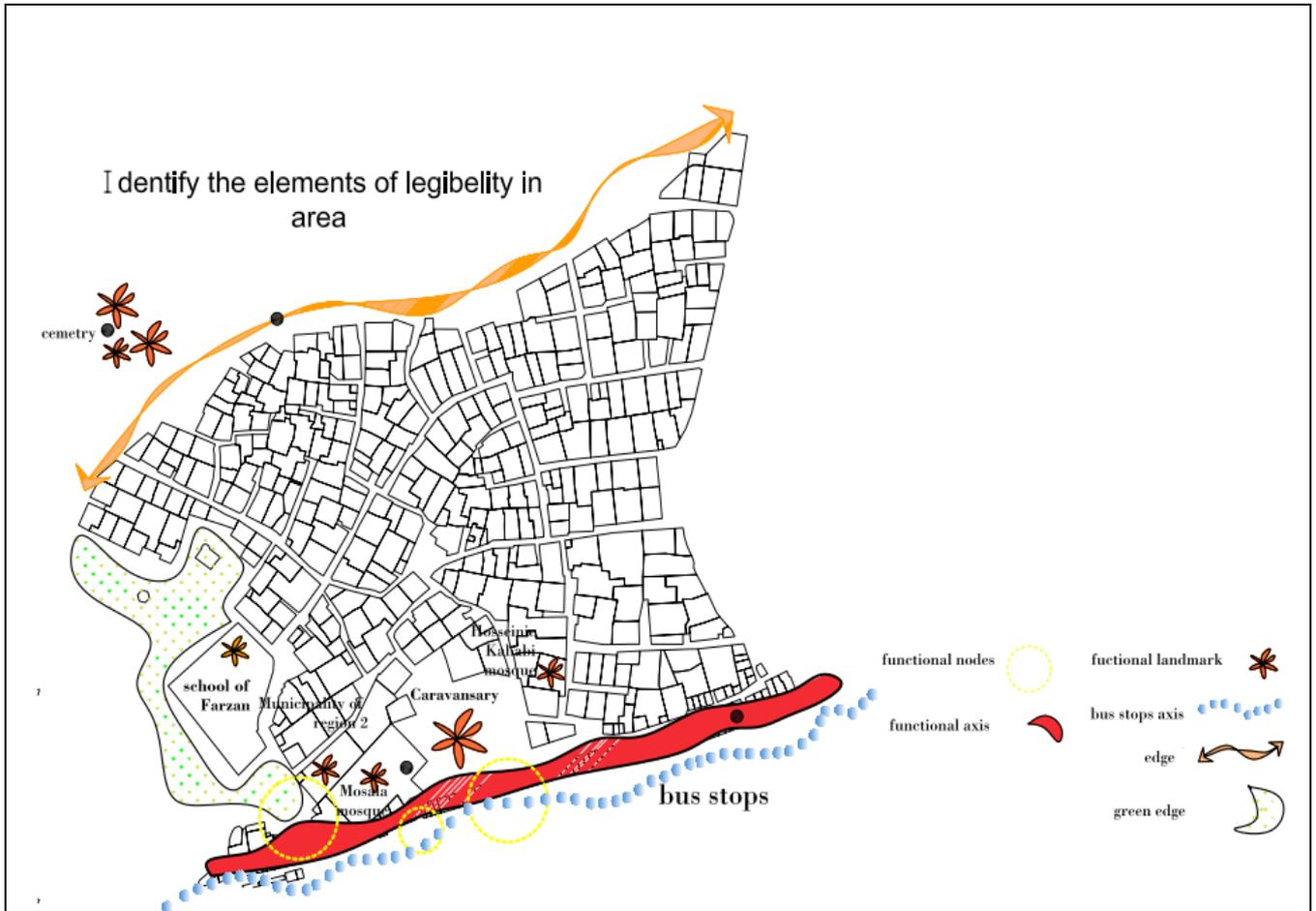


Figure 3. Identify the elements of legibility in area

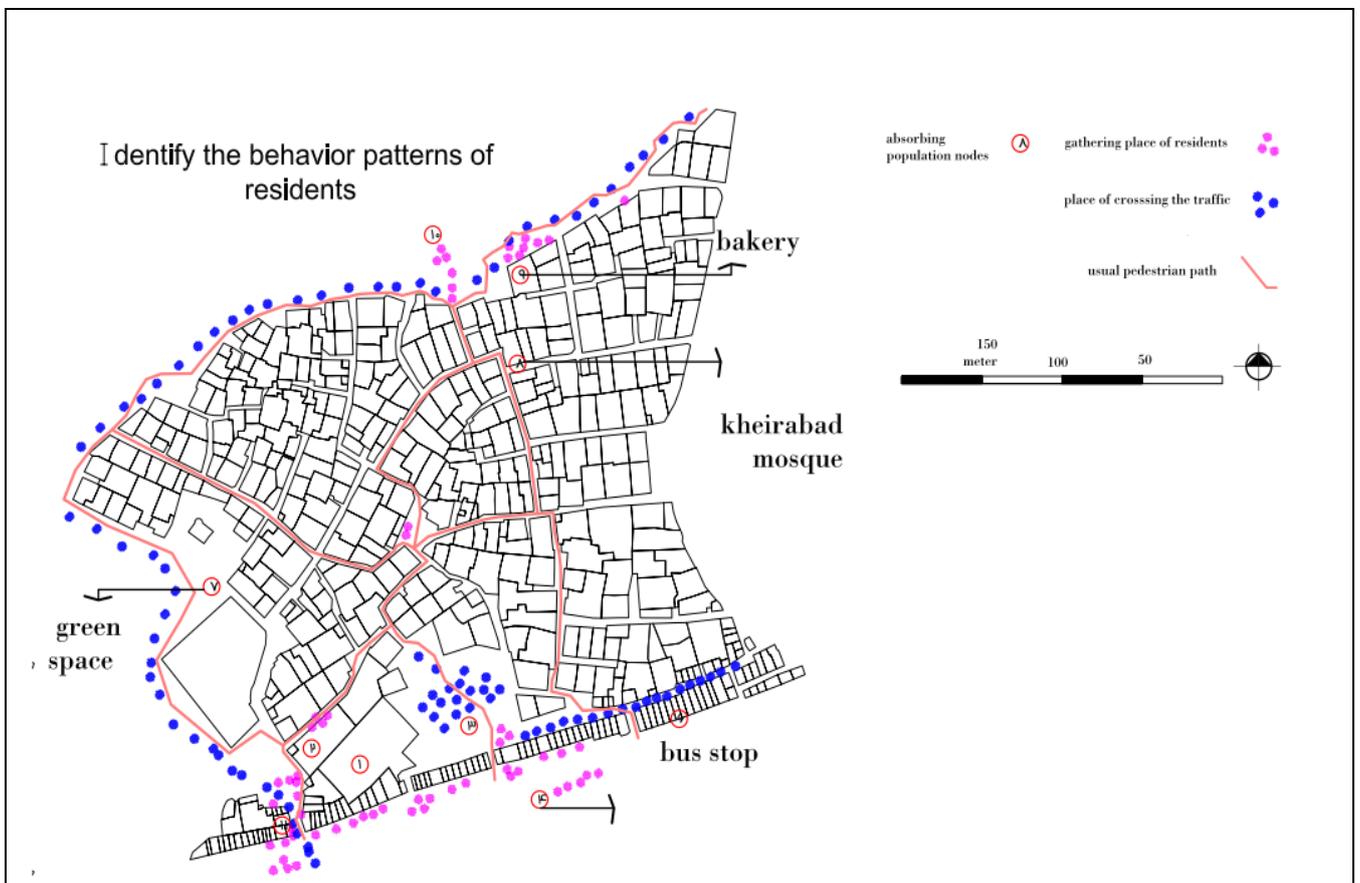


Figure 2. Identifying residents' behaviour pattern

DISCUSSION AND CONCLUSION

According to what evaluated, the data collection techniques and design principles were identified. Using check place techniques, the assessment of the Farzan quarter condition in Birjand has been done that its results represented as graphs and maps below. Firstly, the priority problems of residents defined, shown in diagram 1. The next step was analysing problems through the maps and participation of residents. According to their demands and adopted design principles, Farzan area in Birjand was planned.

In this scheme, check place techniques is used as a way to increase public participation. As a result, in the collection, analysis, and design of the project, the residents of the region, showed great partnership. It was a sign of the resident's trust on contribute to the renovation of the area. It is an effective step to create motivation for renovation by the residents. As an example, Farzan neighbourhood confirmed the assumption of this research: renovation of deteriorated texture by designing public spaces with the public participation approach.

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