

RENOVATION OF THE WORLD'S DETERIORATED TEXTURES FROM THE PERSPECTIVE OF THE STANDARD CRITERIA ELICITATION

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ABSTRACT: *Cities have been consisted of many deteriorated textures. The renovation designs have been provided due to many problems the residents face with. These designs are not always successful. Lack of specific patterns or enough experience regarding the intervention in the deteriorated textures is one of the reasons of these designs failure. Therefore, this paper attempts to investigate the intervention in the deteriorated textures with an overall insight to the experiences of some countries. Paying attention to the social, cultural and economic status of the residents, providing the required infrastructures, paying attention to the ownerships, and promoting the public cooperation level are the important indices in most of the renovation designs. The purpose of the present research is to study the role of renovation and reconstruction in the world's deteriorated textures descriptively.*

KEYWORDS: types of interventions, texture identity, public participation, renovation, reconstruction, regeneration, deteriorated texture.

INTRODUCTION

Today, civil society development is a public desire. Some communities can achieve the valuable experiences in this regards and some countries like Iran are trying to achieve it. This time difference of creating the civil society is rooted in the cultural history of the society and its evolutionary urbanism. The government managers and trustees are responsible to provide the right of public use of the urbane life facilities and equal opportunity to use the appropriate life environment and citizenship activities. The possibility of access and use of the urbane life advantages are so important that UN considers the backwardness as the lack of equal opportunity to make use of the appropriate habitant for the human activities. From this perspective, the deteriorated textures renovation and reconstruction as the basic task of the renovation organization is promoted from an executive program level to a normative and socially valuable goal needed a comprehensive, flexible and actual program based on the experiences, evaluating weaknesses and strengths, recognizing amount of the erosion in the city level, proper awareness of the residents' life status (social, cultural, morphological, and economic). Obviously, it is need to solve the problem in all morphological, social, cultural, and economic aspects through harmonizing and using all the national and local entities associated with the issue to precede the deteriorated

textures` renovation and reconstruction through making the executive vectors more convergent to achieve the desired goal.^[1]

In this regards, countries which are similar to Iran (in terms of the deteriorated textures ...) have been studied first. The countries include Spain, France, Pakistan, Brasilia, Indonesia, El Salvador, and Venezuela. In each country, firstly the type of the deteriorated texture and then the intervention way has been investigated. The indices of the texture and their application technique in the renovation design have been examined making use of the desired policies and principles of the design. The design criteria obtained from each country`s renovation design have been evaluated with respect to the social, economic, cultural, and morphological status. This evaluation not only clarifies the weaknesses and strengths of the project but determines the applicability of the criteria in the renovation designs of the country. Finally, a set o renovation criteria and deteriorated textures design with the social, economic, cultural, and morphological status have analyzed. Using the criteria set evaluation, the preference of using and modeling them in Iran has been stated.^[2]

Reviewing experiences all around the world

In this section, renovation experiences of some countries have been analyzed to achieve the successful intervention criteria.

Indonesia

After 1969, Indonesia government executed renovation program of non-official habitant called KIP accompanied with the World Bank. It was the first and most well-known renovation program in the world covering 15 million people in Jakarta and then in Semarang. The policy of KIP was the spatial renovation and improving the social and economic status of the residents through training and enabling. Local management played a significant role in executing the program. In terms of services, it included the water, waste, house, and etc. for the marginalized men. It was due to the macro management commitment in long term as well as its cooperativeness. In fact, the program was the Indonesians`` and was supported by the government. Also in KIP, the ownership issue was considered and the people could have their own habitants. ^[3]

The weaknesses and strengths of the program can be summarized as follow:

Weaknesses	Strengths
Weak performance of the program in the local organizations due to insufficient training	Low cost
Failure in achieving to the enabling goals due to insufficient training budget and the pre-requisite of meeting some needs before attending in enabling classes	Easy and rapid repeatability due to its simple and consistent technique
Lack of economic independency and dependency to the state subsidy	Not moving the people during the program implementation
Not following the maintenance and modification of the created facilities	More flexibility in future
The governmental officials superiority over the local officials in the program`s management structure	Low investing and high economic return
	Targeting the poor successfully and not absorbing the less lively groups into the non-official habitants

The government guaranteed the residents security and no house was destroyed in the non-official habitants due to the ownership reasons. To make the relation between the urbane management and people, each habitant is divided into some parts and each part is divided into two units, one unit

with 150 families and the other unit with 20 families. Each unit has a representative. The cooperation is in the cases that it is necessary to destroy a house in a district. In such cases, people of the district try to find or build a similar place for the family lost its house.

The only problem of KIP programs was the lack of planning to maintain the created infrastructure leading to early destruction of most of them.

The specific points derived from the Indonesia's experience area s follows:

- It is necessary to meet the basic ends for the poor to participate in the urbane renovation programs.
- The financial capabilities of the local community should be considered to determine the program size.

Improvement of a district should not affect the neighboring districts negatively because it leads to more resistance against the program in the habitant as a whole or leads to departure to the districts that their situations have got worse (MTN University site regarding the urbane renovation).

Pakistan

The urbane renovation has a relatively long term history (more than two decades) in Pakistan. Orangi project was the most well-known single part urbane renovation project supporting the healthy sewerage implemented in one of the slums of Karachi. Considering the critical economic status of Pakistan, the low cost was the most important element in the project implementation. The program was implemented in two stages. People undertook the first stage (the internal development) implementation. In this stage, the wastes of WCs were connected to each other through an underground channel in the size of one neighboring unit (including several houses). In the second stage called the external development, the municipality was committed to connect the created channel to the mother urbane waste channel and provided the facilities of the waste treatment. The cost of the first stage was undertaken by people and the cost of the second stage was paid by the government. It was interesting that the project was not supported with the global financial helps and was repeatable due to its low cost. ^[4]

The other well-known program of Pakistan called community infrastructure project (CIP) was implemented among 55 villages and urban slums in Sahad state covering 420 thousands supporting by World Bank. The project started from 1995 and considered supporting the infrastructures such as the healthy water, waste, access ways, garbage collection, and etc. the project was supported with other institutes other than the World Bank. Providing the primary and vital infrastructures ensuring the affectivity of the secondary services in the habitants as the forgotten aspects of the urbane renovation programs was considered in the project. There was also an opportunity for the people to participate in providing the costs.

The objectives of the project were as follow:

- Providing the social, economic and physical infrastructures for the poor in the targeted communities
- Giving priority to the habitants that their residents show more commitment for the project success through organizing social and financial helps

- Providing the feasibility of forming the local organizations in the habitants to cooperate in different stages of the project and undertaking the responsibility of maintaining the created facilities in future
- Providing the infrastructures based on the needed standards which can be met by the target community as well as providing the primary infrastructures to guarantee the sustainability of the developments done

Unlike Indonesia and many other countries, the ownership issue in the urbane renovation programs has not ever been considered in Pakistan. House building or providing land and micro credits to build house has also been placed in the agenda of the programs in a limited way.

El Salvador

This long term program is an instance of cooperation in the private section in the non official habitants` developments. El Salvador has faced a rapid urban growth, internal fights and many unexpected natural events from 1970s to the half of 1990s leading the central and local governments` disability to provide the access to the urban land and social services for the urbane poor. ^[5]

Establishing a private company called ARGOZ was an innovation to face with the problem in El Salvador. This company designed a model for the legal access of the poor to the urban land. Based on the model, the company separated the lands pertained to the private sections in El Salvador vicinity and other cities of the country with the agreement of their owners and entrusted them to the poor in the form of conditional sale agreement. The lands were separated according to the urbanization principles and some credits were provided for the people as loan. Although the separated standards and capitations were nor consistent with the standards of the internal regions of the city, it was tolerated by the local government due to the program`s success to help the poor up to 1992. Twenty three years activity of ARGOZ Company provided the access right to the city and urban land for 300 thousands families with the population of 2 million people. Housing of these families in the lands was a gradual process. The study indicated that the target group was the families receiving between one or two times of the minimum wage. Accordingly, the project was successful to absorb the target group .e. the poorest classes of the community.

The project objectives were as follows:

- Avoiding the slums growth through providing lands legally for the families with low income
- Increasing the access to the services for the lowest social classes through decreasing the standards and costs up to their affordability
- Creating a way to develop the house and services in the slums gradually
- Making profit through responding to the unmet needs of the poor
- Wide range covering
- Role of plan to avoid the non-official residence
- Determining a specific financial system appropriate for the target market
- Using the non-official trends highly appropriate for working with the target people

The weaknesses and strengths of the program can be summarized as follow:

- The project could be implemented with more harmony between the government and private section.
- Organizing the created associations was poor to obtain the government services.
- The project`s customers had not access to the official financial systems.
- NGOs were kept away from the programs and were not willing to cooperate with the new constructed communities.
- In spite of the government cooperation, most of ARGOZ activities were not being confirmed legally.

Venezuela

Some of the activities done by Venezuela can be referred as follow:

- Recognizing the habitants
- Improving life quality through constructing the sustainable and permanent infrastructures
- Improving the local associations` participation in decision making
- Attempting to decentralization
- Allocating 1/6 million hectares of the agricultural lands out of Caracas city and 200 thousands hectares in Bolivare State to the homeless people
- Constructing the apartment complexes of 1000 units

It is interesting to mention the way of entrusting the ownership right so that the residents can take their legal right providing that cooperate with at least 10 people of the neighboring families. So, a property deed is issued for whole of the range. The government faced problem with people for a long time in that how to issue the property deed, specifically regarding some units with the area of less than 20 m².^[6]

France (Belleville)

Belleville was a rural area located in MenilMautempsh eights. It adjoined to Paris in 1860 by increasing the density around the margin of the wall around the city. It had a dense texture including commercial places, workshops, small industries, big cooperative organizations (like Bellevilloise), recreational places, and the political fights centers. The huts are the other features of Belleville caused that the region was included unhealthy blocks classification in 1919. Therefore, the whole destruction project was proposed. Belleville has been changed into a multi-ethnic community due to the frequent ethnical settlement. Renovation operations started with destroying and reconstructing unhealthy blocks. This destruction and renovation divided the city into new constructed pieces creating big urban gaps which have been existed so far. After 1970s, the projects of consultation organizing region or ZAC were replaced with the big urban renovation projects. These projects attempted to construct new communities with economic activity and urban facilities near them and the overall destructions remained as their principles. New constructions organized around the central yards and consisted only of social habitat, are not integrated with the deteriorated texture and cause to destroy all the social life related to the industrial, commercial and workshop`s places of the block. Therefore, these activities changed the social, economic and urban configuration of the community severely. The basis of new activities was to maintain the community heritages and absorbing more public cooperation. The first step was to repair Belleville area and providing the opportunity through which the new section is integrated into the deteriorated urban texture. Based on the design, supporting public movements and local

associations, providing local services, producing new equipments, and encouraging local group activities parallel with the organizing designs were in the agenda. The last section of the new urban interference was to apply new methods to consult with the residents in a placed called Belleville house and forming community councils. The public spaces were organized with respect to the type of usage and the residents` expectations. The community gained its attraction gradually but was excluded from the groups with priorities by involvement of the government and considering the communities as a part of the policy program of city. These recent interventions of the government led to growth of the social composition. The projects made the social gaps of the textures deeper. The residents of the deteriorated textures were transferred into the older regions and the upper classes of the community moved to the renovated blocks and these departures changed the local group memories of the community gradually. Parallel to these variations, the municipals of the regions was committed to organize various communities. It led to form "Paris Mosaic". The goal of this kind of development was to advance with new time, functions and expectations of the residents. Today, Belleville is the common production of urban-social interventions and social changes of the community, the changes which are spontaneous or are the result of the government`s policies. It cannot be claimed that the only reason of the mutual affectivity is forming the consulting meetings with people. It seems that there are three reasons leading to this affectivity including the important and specific social memory, the association activities and the region municipality attachment to two political parties opposed to this kind of development. ^[7]

Spain (Barcelona)

Holding Olympic matches of 1992 in Spain provided an appropriate opportunity to renew the urban life of Barcelona. The construction plan in this city differed from other cities hosting Olympic matches so that the residence of the player, athlete and sportsmen was located in the old industrial regions inside the city to renew the urban life. So, constructing Olympic complexes was treated as a part of permanent housing programs.

The location and environment for the above mentioned construction was selected in various and appropriate parts of the city and were related to each other with a strong access system. The renovation design was implemented not only in the Olympic area but in all over the city involving the poor and abandoned areas. During the work, the most effect of the project was on the transportation system relating different parts of the design in addition to its effect on the deteriorated textures. Also, the most reliance of the work was on the project method rather than the overall design. So, implementing the project needs to a plan-project and the primary design`s objectives are as follows:

- Avoiding pouring untreated water into the sea (beach)
- Destroying the deteriorated manufactures
- Changing the rout of the railway

Also, the methods used in the departure point are as followings:

- Rebuilding the infrastructures
- Adhering to the morphologic and traditional principles of city
- The goal was to fulfill all the long trend and creating a city but in a short term and not in a single big project

Iran (Tehran)

Oudlajan neighborhood with an area of approximately 150 hectares and 21254 thousand inhabitants (1385 census), is one of five historic neighborhoods (core) in Tehran, facing chaos, severe immigration, decline in significance of activities, and social disorders. This neighborhood is deemed worthy of highest priority and the Municipality of Tehran has introduced Tehran Modernization Organization responsible for developing a plan for aging districts including this one.

Oudlajan is comprised of three parts: eastern part or Yahya's Shrine with dominant residential function, middle part or Pamenar with dominant functions of commerce, production, and storage, and western part or NaserKhosrow and Marvi Alley, with dominant commercial function.

Oudlajan neighborhood along with four neighborhoods of Bazaar, Chalmeydan, Sangalaj, and Arg constitute the historical core of Tehran which was an enclosed village in Safavid period and became the capital of the Qajar period. Oudlajan is one of the five main neighborhoods of Old Tehran (more than two hundred years ago), which along with the neighborhoods of Arg, Sangalaj, Bazaar, and Chalmydan constituted the Shah Tahmasebi rampart.

After the destruction of the Safavid barrier and then constructing the main streets of Amir Kabir in the north, Ray in the East and Bouzarjomehri (15th Khordad) in the south, and NaserKhosrow in the West, this neighborhood was defined by urban streets over time, yet the internal structure of the markets and narrow alleys and blind-alleys of the neighborhood remained. The neighborhood texture has been subject to various proposals over the years, however, none have been close to the operational stage, and except for the small-scale interventions such reorganization plan of NaserKhosrow texture or refurbishment of Marvi Alley, the neighborhood as a whole did not change much. In recent years, nevertheless, its condition has become worse by possessions and destructions of valuable buildings, particularly in the middle Oudlajan. This area is in a very bad condition and far away from its great past because of most severe population decline, aging textures and buildings, poor permeability and accessibility, lack of urban services and infrastructure, low health and environmental quality, recession in residential value, particularly after the restrictions on building density, and various social anomalies. Oudlajan as one of the oldest residential neighborhoods in Tehran (like other old neighborhoods in the city), has lost its residential features over time and had faced with a severe reduction in population (phenomenon of escape from the city center), so that its population has been halved in over 25 years (from 1359 to 1385) with an annual growth rate -2.6.

The new plan of regeneration of Oudlajan neighborhood with an emphasis on social and participatory aspects has been prepared to organize, develop, modernize and equip this old neighborhood in central Tehran. Despite this neighborhood being located in the center of the metropolitan and along with markets of Tehran, it has been facing burnout, lack or absence of urban services and infrastructure, low quality of environment, recession in activities and conversion of residential units to the warehouse and workshop, immigration, social anomalies, and delinquency for years. The goal of this plan is regeneration, equipment, and restoration of the historic neighborhood of Oudlajan as the most prestigious position in the historic center of Tehran.

➤ **Main strategies of development and regeneration of the neighborhood:**

- Ensuring the **participation of the people** (residents and employees), neighborhood institutions, public, private, and state sectors on levels of planning, design, development activities, and the construction and management of the neighborhood.

- **Reorganizing the existing deteriorated and dysfunctional texture** by improving infrastructure and providing urban services tailored to the population and poor social conditions, and the rehabilitation and construction of public areas.

- **Improvement and renovation of buildings** and public spaces by providing motivational techniques for residents and investors.

➤ **The thematic strategies of organizing Oudlajan neighborhood:**

- Improving the status and quality of neighborhood environments along with Bazaar neighborhood at central Tehran scale through interventions directed at the external level (urban edge) and internal level (residential complex structure).

- Adopting non-structural policies and programs upon which neighborhood refurbishment depends, and most important of which are: creating association(s) of participation in the refurbishment and commissioning of the house(s) in the neighborhood, building complexes of Work-Knowledge (Career Technical Education), family health promotion, granting non-interest loans (or low interest) for refurbishment of houses of residents, creating educational and recreational spaces in the neighborhood.

- Emphasizing Bazaars and Sub-bazaars as local concerts and taking specific course of action to highlight them.

- Increasing permeability in order to provide access to services and strengthen the internal network.

- Providing supporting transitions between external active units and internal residential texture so that the external pressure upon residential texture is reduced

- Establishing physical, spatial, and communicative links between Oudlajan neighborhood and surrounding textures, especially Bazaar, Golestan Palace, and ShamsulImareh through continuing the rows and main axes in order to establish spatial communication

- Establishing indexical horse and foot entrances and gates from the main streets surrounding into the neighbor in order to increase residential texture permeability

- Renovating the main local axes in accordance with historical passages and equipping them.

- Environmental regulation of lateral passages associated with public spaces in order to increase residential texture permeability and environmental quality.

- determining appropriate ranges for bringing together deteriorated possessive lands in order to build participatory and mixed residential complexes and provide appropriate model of residence through participation of the public sector (providing facilities), private sector (investment and construction) and local community (offering personal properties).

- Determining specific ranges in bordering texture of neighborhood in order to erect buildings and indexical spaces through preparation and implementation of specific projects in partnership with private and public sectors

- The project mainly relies on participatory approaches epitomized in three steps (1) partnership between the state sector and the public sector, (2) partnership between the public sector and the private sector, and (3) the partnership of the private sector and people (local community). Moreover, the coordination between all parties involved is provided by project coordinator management.
- The plan interventions are developed in order to reorganize environment in public spaces and improve infrastructure by state and public sectors, take steps to renovate through investment and focused intervention, and encourage people and the private sector for investment.
- In interventions, the existing key structures and elements of the texture are maintained and strengthened so that the manifest and latent layers of collective memory remain.
- The improvement of people's quality of life and work environment based on sustainable development has priority in developing strategies, policies, and procedures.
- The small-scale interventions proceed in gradual and measured ways and according to plans so that assessment of each measure would improve future actions (feedback and rotation process). As such, continuous review and periodical modification of strategies and policies of the project are necessary.
- Comprehensive and integrated interventions (social, economic, physical, etc) should be organized so that they reinforce one another's positive effects.

➤ **The activities in the social field**

- Analysis of the neighborhood condition through the information collected by the help of some key officials such as municipalities, assistant-councils, and people.
- Several meetings held with key officials.
- Consultative workshops held with experts.
- Planning the pilot study through questionnaire in order to collect information and specifications of residents and shopkeepers.
- Selection of 100 to 200 householder and shopkeeper to interview for face-to-face interview without the use of questionnaires.
- Holding workshops TOT (Training of Trainers) to train local facilitators and enhance their participation skills for promotion of the process of participation in neighborhood development and a commitment to active participation.
- Holding workshops to analyze the strengths, weaknesses, threats, and opportunities in the area (SWOT).
- Holding numerous meetings and workshops with the target groups (Focus Group Discussion) by the help of local facilitators and participation of key officials in order to reach economic, social, and cultural solutions with needed prioritization.
- Informing the people far and wide as the most important parameter and key technique of participation. And, during the project, it will be always addressed through appropriate mechanisms.

➤ **Developing Vision, Goals, and Strategies for Development and Regeneration of Oudlajan**

Regeneration of the historic and valuable textures means "an approach-oriented process for solving urban problems through developing visions and taking comprehensive and integrated measures

(interconnected). This approach aims to reorganize and improve the economic, social, physical, and environmental sites facing deterioration and to achieve sustainable development." (Roberts, 2000)

The process, as a whole, is composed of nine steps from the vision development to implementation. These steps do not follow a linear sequence, hence having a cyclical nature as follows, which aims to revive, develop and restore Oudlajan.

The Process from Vision to Implementation



Regeneration Oudlajan

Based on the identification, problem detection, and power assessment of strengths and weaknesses, opportunities and threats, on the one hand, and the compilation of the nine outputs and returns of each one, the main strategies of development and regeneration of neighborhood are presented in the following order:

- **Improving and organizing activities**, with priority given to tourism, production and presentation of artistic and cultural products and cultural services as key axes of economic development of the neighborhood
- Strengthening local institutions and NGOs in order to increase **social capital** and developing a sense of solidarity and spatial belonging as a support to residents and businesses owners' **continued participation** in the development and regeneration process of neighborhood
- Establishing the **house(s) of neighborhood development** as centers of monitoring and directing the development of the neighborhood and its subsectors (small wholes)

- **Organizing and filtering land uses** and spaces based on tourism services, knowledge-based production, and family residence
- Increasing **the permeability of the internal texture** and preventing traffic flow, providing disaster relief and emergency routes, along with the provision of public parking (for residents and workers)
- Increasing the **legibility of the neighborhood** and strengthening the links between the neighborhood and the surroundings through the establishment of indexical entrances and gateways and sustain the corridors of spatial association
- Strengthening the **small bazaars main paths** through extension of complex buildings along with them in order to stimulate development of internal texture
- **Renovation of infrastructure networks** in order to equip the neighborhood with all kinds of today's facilities, on the one hand, and improvement of environmental quality (health insurance), and enhancement of inhabitability of Oudlajan, on the other hand.
- **Restructuring the physical** structure of the neighborhood by strengthening axes (small bazaars and main paths, clubs (centers of sub-neighborhoods), legibility, giving identity to specific areas, organizing corridors of view, and strengthening indices.
- **Organizing and equipping residential zones** through protection and restoration of valuable clusters, improving sustainable ranges, renovating dilapidated and abandoned lands, along with providing identifying internal spaces (entrances or windows, junction and ...)
- Defining practical and achievable projects (determining the scope and the program, along with the timing and prioritization) within the framework of "project-based approach" in recycled, dilapidated, and abandoned lands.
- Organizing and implementing the **participation processes** (between state and public sectors, public and private sectors, public and local community sectors) by implementing encouragement policies and attracting investing institutions

➤ **Features of the Spatial Organization**

Oudlajan as one of five Safavid neighborhoods and as one of the most prestigious neighborhoods in the beginning years of the city as a capital, on the one hand, and its present situation along with the increasing decline of its prestige and quality (in all social-economic and physical-spatial aspects), as one of the most aged neighborhoods of the metropolis, on the other hand, have made necessary the need for spatial organization to have a clear and strong theoretical basis. The Oudlajan spatial organization principles in the development and regeneration process are placed into three main axes: 1) The approach of protection and restoration, 2) Reproduction of originality of composition, 3) restructuring.

The proposed spatial organization has been designed with an approach toward protection and restoration of the remaining valuable collections, spaces, and ranges, and reorganization and renovation of deteriorated and disabled parts in Oudlajan. The elements and constituent components of spatial organization are as follows:

- historical axes: continuation of small bazaars and major paths as the main skeleton of development and regeneration of neighborhood, with a mixed function, organized and mobilized for foot traffic, and some parts of it are used as a part of the roadway.
- Contemporary axes: the surrounding streets, Syrus and Pamemar, for the latter two though due to the cottage they have caused in the texture, some interventions had been foreseen to prevent this

undesirable event and to adapt them. The bodies remaining from the early time of formation of surrounding streets are protected, repaired, and furthermore, organized and renovated appropriately.

- Clubs: they include neighborhood centers, nodes, and public green and open spaces, and higher density of activity around them as attractive and indexical places in spatial organization.
- Special ranges: the collections which due to their location or function have indexical positions in spatial organization. In these ranges, special projects are implemented through focused intervention. The lands possessed and demolished by NAJA Cooperative Foundation and municipality, are examples of these ranges whose physical applications have been planned and designed within framework of network of the proposed activities for the development and regeneration of neighborhood.

DISCUSSION AND RESULTS

By investigating the role of reconstruction and renovation in the deteriorated textures development, it can be concluded that this issue under the permanent influence of the environmental, cultural, economic, and social factors and the changes due to the applicable mechanisms and urban policies lead to forming new textures with different structure. Ultimately, the sum of these factors` effects creates the identity, skeleton, perspective, and structure of the new textures. Moreover, the above mentioned factors with their undeniable effects are influenced by a set of factors accelerating their uncontrollable negative effects in the erosion trend as well as the texture insufficiency. Good implementation of the deteriorated textures` reconstruction and renovation involves investigating and recognizing the damages in each related areas precisely based on which the appropriate and effective methods can be applied to restrain or balance undesirable effects in the environmental and functional space of these textures as well as adjust them with the modern life needs. Generally, it can be stated that some common positive indices of different countries` experiences are considerable which have had a significant effect in the renovation trend.

Currently, the deteriorated textures` interventions may not be fulfilled due to many factors including the spatial (the extent of the intervention plan), management (insufficiency of current principles, not distributing added value, unfamiliar factor system, unrealizable or very long period), financial (unstable economic status of country), and cooperative (citizens absence) factors. Considering the mentioned issues and not experiencing good renovation patterns in country, it can be attempted to achieve the criteria decreasing the existing defects with respect to the successful experiences of the mentioned countries.

Spatial aspects: in most of renovation plans of Iran, very wide range as tens of Hectares have been selected and a great capital has been allocated to possess land pieces in the old centers` textures. On the one hand, it decreases the financial ability of the project manager severely and causes a great number of destructions in the deteriorated textures in the city centers on the other hand. ^[8]The experience of renovation in Belleville is a good idea. The idea has been considered to maintain the community identity and taking into consideration different needs of residents. Consequently, it avoids the over extension of the intervention and lack of enough attention to all its issues. While in most of the renovation experiences of Iran, many of necessary parameters have not been considered.

Management aspect: coming off renovation plans facing with complexities due to the ownership right as well as financial interactions require some specific principles while the principles appropriate with these complexities have not yet been determined and approved in Iran. ^[9]Financial aspects: according to the situation existing in Iran, land price in the intervention area is greatly increased due to possessing the lands by the administrators and inflation is also affect this increase and impose very high financial pressure on the reconstruction and renovation plans. But as it mentioned earlier, the urban management of the mentioned countries was planned in such a way that provided the conditions for low governmental investing as well as financial cooperation of the private section and residents. Therefore, it made the economic return of the plan justifiable for the low classes of the society. Cooperative aspects: the plan implementation in Iran was based on the focused and authority-oriented activities assumption. In the best case, people have been participated in the plans by selling the participation bonds while the memories and attachment sense of the residents of the old communities can play an affective role to achieve the reconstruction and renovation plans. ^[10]But in most of the mentioned projects, maintaining the residents` attachment sense has avoided leaving the texture and participating in the plan implementation stages.

To sum up, studying the deteriorated textures renovation plans indicates that the deteriorated textures should be considered by a different and new view and the public participation as a main element should be highly regarded since people are the actual owners of these textures. So, the trustees should forget the ownership and the consultants should communicate with people and justify them by clarifying the legal supports for them. Additionally, these communities need to specific entities with the presence of the trusted individuals of the community by the purpose of being a place to be referred as well as supervising the plan implementation by people.

CONCLUSION

Generally, it can be said that a number of common positive indices of different countries` renovation experiences are considerable having significant effect in improving renovation trend. Public participation in implementing the designs, providing the infrastructures as a main aspect in spatial renovation, significant role of urban management to absorb the poor classes as the target group, considering the ownership issue and minimum movement of residents, good financial status, and the capital return can be referred as the instances. In Iran`s experiences based on the ownership goal design focused on the implementation method, all the construction have been done through the management of the governmental or public section as well as the private participation. That is, the primary residents of the texture have not been present any time and have observed the activities only. Therefore, they have been also excluded from the design benefits including the economic profits and improving the residence quality and groups other than the residents of the existing textures have made benefit from the constructed spaces.

To sum up, the following points can be stated:

- Weak legal supports to implement the deteriorated textures reconstruction and renovation. The managers should interpret some points hardly among other principles to fulfill the necessary activities.

- Lack of harmony between other governmental organizations and institutes as a social activity and the organizations responsible for implementing the urban deteriorated texture reconstruction and renovation
- The deteriorated textures reconstruction and renovation should be considered as a social activity but not as a physical activity. Constructing in the intact lands is a mere physical activity.
- The responsible organizations should be facilitator for the participation of the ownerships with each other and introducing the capitalist to the owners
- The culture and taste of the texture`s people, the social correlation of people and trust and participation amount of people with the government should be studied socially before presenting technical records of construction.

Due to the resulting criteria, the project of Oudlajan neighborhood in Tehran can be studied in terms of physical, administrative, financial and participatory criteria. As it was pointed out, the main development and revitalization strategies of Oudlajan neighborhood in Tehran include ensuring the public participation, organizing the old texture, and modernizing the old texture of buildings. This means that some intended criteria in the design of neighborhood revitalization have been taken into account. One of the strategies for neighborhood revitalization is ensuring the participation of local residents and workers, which means considering the criteria of participation. Another development and revitalization strategy is organizing the old texture by improving infrastructure and providing municipal services according to the population size. This strategy can be considered synonymous with the management plan aimed at improving the unfavorable social conditions. Another strategy to improve and modernize the buildings in Oudlajan neighborhood in Tehran is considering the intended physical criterion that has taken into consideration in the current plan. It is worth noting that although in the modernization of buildings (physical criteria), some persuasive methods have been predicted for residents and investors. But this plan is still different from the intended criteria due to the paying less attention to financial issues, the economic justification for the residents and management issues. It is worth noting that this plan has taken a new step in urban development plans of Iran due to the issue of public participation in the process of developing a plan.

RECOMMENDATIONS

1. Updating the comprehensive plan of the deteriorated textures risk
2. Creating enough capacity for the public section participation to renovate and reconstruct the deteriorated textures
3. Redefining the urban renovation process in the form of the private section participation model
4. Designing different intervention approaches of the deteriorated textures due to their different social, cultural, historical, environmental, and spatial features
5. Targeting the qualitative achievements of the renovation and construction in the framework of the sustainable urban development, improving the environmental and residents` life quality in turn of attempting to achieve the quantitative achievements of urban renovation and reconstruction
6. Paying attention to the urban collection building approach in turn of building single constructs in the designs of the deteriorated textures` renovation and reconstruction

7. Moving to miniaturizing the renovation management set and changing the role from outsourcing to policy making
8. Retrofitting the constructions , equipments and main installations of cities
9. Equipping the safe empty spaces and locating the crisis management system in important places
10. Training and absorbing the public participations and organizing voluntary forces in the crisis management scope

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