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Rehabilitation and renovation in ravar deteriorated urban area

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ABSTRACT

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Thanks to increase of population in Iranian cities they are constantly growing vertically- physically and occupy a mass area of their surroundings. As time passes and form of ownerships transform in central texture of cities, their texture quality drops and more deterioration becomes evident. The deteriorated area in cities consists of four parts as follows:1. Textures with historical and urban heritages2. Urban textures (without historical heritage)3. Marginal textures (informal settlements) 4. Inefficient textures [1]. According to conformity of historical and deteriorated area with of Ravar and lack of a marginal and inefficient texture requested from a vast abandoned barren areas, disparate applications such as prisons, barracks, and annoying and polluting industries, this city has only deteriorated area with historical heritages. Therefore, the present paper is an attempt to organize the deteriorated area of city Ravar in Kerman for creating a sustainable environmental, economic, and social development along with considering improving, rehabilitation and renovation standards. to do this, users of spaces including residents and those who are working in this area are identified as the goal population and improvement of the place quality for them and for travelers are coming to the city or travel to city Mashhad as well as their participation in this plan are of the most important purposes in the present research.

1. Introduction

Today city has been regarded as one of the most outstanding cultural and civilization achievements and one of the most prevalent social phenomena. City is a multi facet reality. Looking at city from social justice and development aspect, in fact, has been considered as one of the most fundamental and rare views in this regard. The phenomenon of old textures as an opponent to the controversial, critical and relatively forgotten subject of city, is an evident degradation of social justice.

In the current Iranian society that has been passed the rapid processes of urbanization, urban planning and designing has drawn more attention. Therefore, in this regard a general and comprehensive definition naming "rehabilitation and renovation" can be defined as any interference in changing the past time spatial orders until present. This definition however brings in mind the problem how to interfere. As a matter of fact, means of such interference in urban planning and designing have been unclear for years and consequently failed to determine the spatial system future.

On the other hand, the absolute physical view of architects, mayors, and urban managers toward old textures for identifying the existing problems of those textures has not sufficed. Therefore, posing social problem in these areas by sociologists, social psychologists and even economists without proposing problems related to the textures has not been able to understand these regions and provide some plans in cities. In other words, social and spatial facts of old textures can be satisfied in a joint attempt. In fact, to direct this research correctly the effective factors on deterioration from both views need to be identified and examined. Otherwise, all relevant strategies to deteriorated area will fail and a flood of public distrust and dissatisfaction will result.

Lack of a fundamental solution to encounter the deteriorated area has had been one of big problems in urban life. Most of decisions in this filed are a variable of everyday and momentary interactions or only when the problems becomes severely critical finding a solution seems necessary. This continues in a way that rehabilitation and renovation are affected by authorities subjective decisions and instead of moving toward more scientific methods, rehabilitation and renovation will be trapped in mass decisions and superficial actions. Dearth of policy, hasty decisions, pace and bulk of deterioration in the cities has directed to the urban rehabilitation and renovation a passive position. However, rehabilitation and renovation in the developing countries can be counted for any development and certain policies and professional policies must be defined. Accordingly, the traditional management is one of the most fundamental urban deteriorating factors have to be added to other deteriorating factors.

Similarly, reflecting on words such as instability, poverty and deprivation, earthquakes, crime, access and infrastructures in old textures indicate that comprehensive social, economic, health, physical and environmental security burnout threat the regions and therefore, have made an unsafe and dissatisfactory living environment for residents. In this case, what has made deterioration of urban textures as a regression problem in recent decades is procession of deterioration over rehabilitation and renovation or in other words accelerated process of deterioration compared to organizing the urban texture. This phenomenon has made the expansion of deteriorated area increase and rate of such deterioration has been maximized especially in the old neighborhoods.

Besides the above points several other investigators have proposed other different factors that relevant to deterioration which makes deterioration and organizing the texture more problematical. Considering this complexity, identifying the true nature of deterioration, rehabilitation and renovation of urban old textures has been more complicated. Only when determination of urban textures becomes a serious threat, any action to understand and being understood of this phenomenon is welcomed. As a matter of fact, some disastrous consequences of deterioration such as social, economic problems and polarization as well as incidence of lack of special balance lead to special injustice. Therefore, a scientific realization of the deterioration phenomenon due to explanation and development of principles of organizing urban textures and dealing with deterioration becomes necessary.

Accordingly, for scientific explanation and understanding of the urban old textures of city Ravar requires a proper perception of the problem. In this regard, it is essential to address the following questions:

1- Is the urban deteriorated area of Ravar s serious problem?

2- If it is so, whose problem is it ? Is it a problem of experts, investigators, governors, people or residents in the deteriorated area regions? Also, can the problem of urban deteriorated area of Ravar bring an identical perception for all groups and audiences?

3- If it is a problem, what sort of problem? Is a problem in the future? Or is it a problem from the past? Has the subject of physical space been banished ort the historical values have been destructed?

4- Is it a structural or functional problem? By structural, we mean whether we plan to do rehabilitation and renovation in a condition that economic, social and cultural structures of the country are deteriorating structures as well. In this case, how much rehabilitation and renovation occurs, the volume of produced deterioration textures exceeds. Thus, in these situation that production of deteriorated area exceeds rate of organizing textures, is there any possibility of a functional operation? However, the functional problem has to do with whether the problem of deteriorated area points to way of organizing and rehabilitation of the deteriorated area only.

5- Is there any required willingness to resolve the problem in the managerial and executive scale? In other words, is it really the main concern of authorities? If so, why no significant activities have been observed within recent 30-40 years? Similarly, it is assumed that the subject of deteriorated area has not changed to be a problem mentally, or it is so ,yet it has not become a problem of officials .since, unlike other problems a solution exists for them, no serious action has been performed so far.

Do residents of Ravar in old textures attest such problem? Is their priority renovation of their houses or only doing everyday business and affaires? Or their main concern is something else? In other words, what is their chief mental engagement? Could not it be because of suppressing from organizing process of the textures and so they do not consider this problem as their own problem?

Such inquiries thus represent complexity of the old textures problem. Normally, without a close understanding of these questions no proper can be taken to solve the problem. However, it seems that some incongruent activities of managers, investigators, people and audiences, and beneficiaries cause the process of rehabilitation and renovation nullified. So, in order to resolve the problem of urban old textures like any other social and human problems, a comprehensive analytical and organized approach in three levels must be taken as follows:

1- structural level: this level takes into consideration the problem from structural bases view in which historical, cultural, social , economic and political aspects are examined, the original reasons for formation and continuation of the deteriorated area problem. Therefore, finding a determinant solution to the problem depends on analyzing these structural factors. Though, any practical action in this field is not separate from solving the structural problem.

2. Institutional level: this level pertains to assessment and analyzing functions forces and inters organizational relations of the influential organizations related to the issue of organizing the old textures.

This level needs to be regarded in three levels:

A. higher level planning and management (improvement of structures and programs, and macro managerial objectives and policies of the country and management of urban development)

B. middle level planning and management (urban management, city council, municipals)

C. executive and operational management of rehabilitation and renovation (organizations responsible for urban renovation)

3. Micro level: this level includes individuals and economic enterprises

Accordingly, reaching an inclusive conclusion in actual rehabilitation and renovation depends upon taking appropriate steps in all three levels above. Though, having a linear look at these levels and suspension of the lower levels have to be avoided. Therefore, every official or individual is responsible.

Furthermore, analyzing various structural and performance dimension of deteriorated area of Ravar, the following causes can bring some specific conditions in a way that prohibits any effective activity. These reasons are as below:

Uncertainty in the basic subjects of rehabilitation and renovation of old textures- Lack of rehabilitation and renovation plans available to residents- Lack of basic remedy to solve the housing problem of residents in old textures - Ignoring residents in the process of organizing the urban old textures

- People's distrust of rehabilitation and renovation plans of the old textures - Lack of proper mechanism for rehabilitation and renovation

Suspending funds and cash allocated to the rehabilitation and renovation of old texture- people's distrust of custodians of rehabilitation and renovation of the urban old textures - Inaction in the area of urban management in field of rehabilitation and renovation of deteriorated urban area- Unresolved problems

A combination of the above factors all attests that the subject of rehabilitation and renovation of the urban old textures like Ravar requires some fundamental transformation in either quantitative or qualitative dimensions. Accordingly, on the basis of the previous studies and in line to makes a comprehensive transformation in organizing the deteriorated area of Ravar, the organizing policies and approaches will be counted on in the following aspects:

The principle of the sovereignty of the people along with project orientation principle - Avoid unintended interference in deteriorated area of Ravar - Avoid the single pivotal study, and reviews and implementation of organizing plan of urban old textures - satisfying the legitimate interests of people through gratuitous transfer of housing and businesses

Providing a background for participation of owners and private sector investment- Maintain community identity and observance of national and Islamic patterns - Restore and maintenance of the residents in old textures toward urban management

With regard to the above points, the rehabilitation and renovation of deteriorated area of city Ravar seeks to take influential steps for making the grounds and contribution to scientific, technical, and operation development and creation of knowledge of organizing the urban old textures.

2. The operational process

On the onset, a brief description of operational process of rehabilitation and renovation of the old textures in the city is illustrated in a diagram.

The first section discusses the performed studies in natural, social and economic fields as well as some investigations on physical situation of the area. In following, the approved projects of upper Ravar including the development plan (comprehensive) 2006, and the detailed plan of the city , 2008 the current condition is analyzed and the initial design is provided.

In the second section , areas to interfere in old textures is identified and in lieu to different dimensions of urban design , for the deteriorated area in general and for the designing proposed projects in particular, strategy, policy and rules are recommended. Then, a summary of the previous section besides attempt to operationalize the goals are presented. These endeavors have been performed in form of economic and financing strategies, organizational and institutional cooperation, and urban related suggestions according to the public participation.

Table.1: operational scheme of project

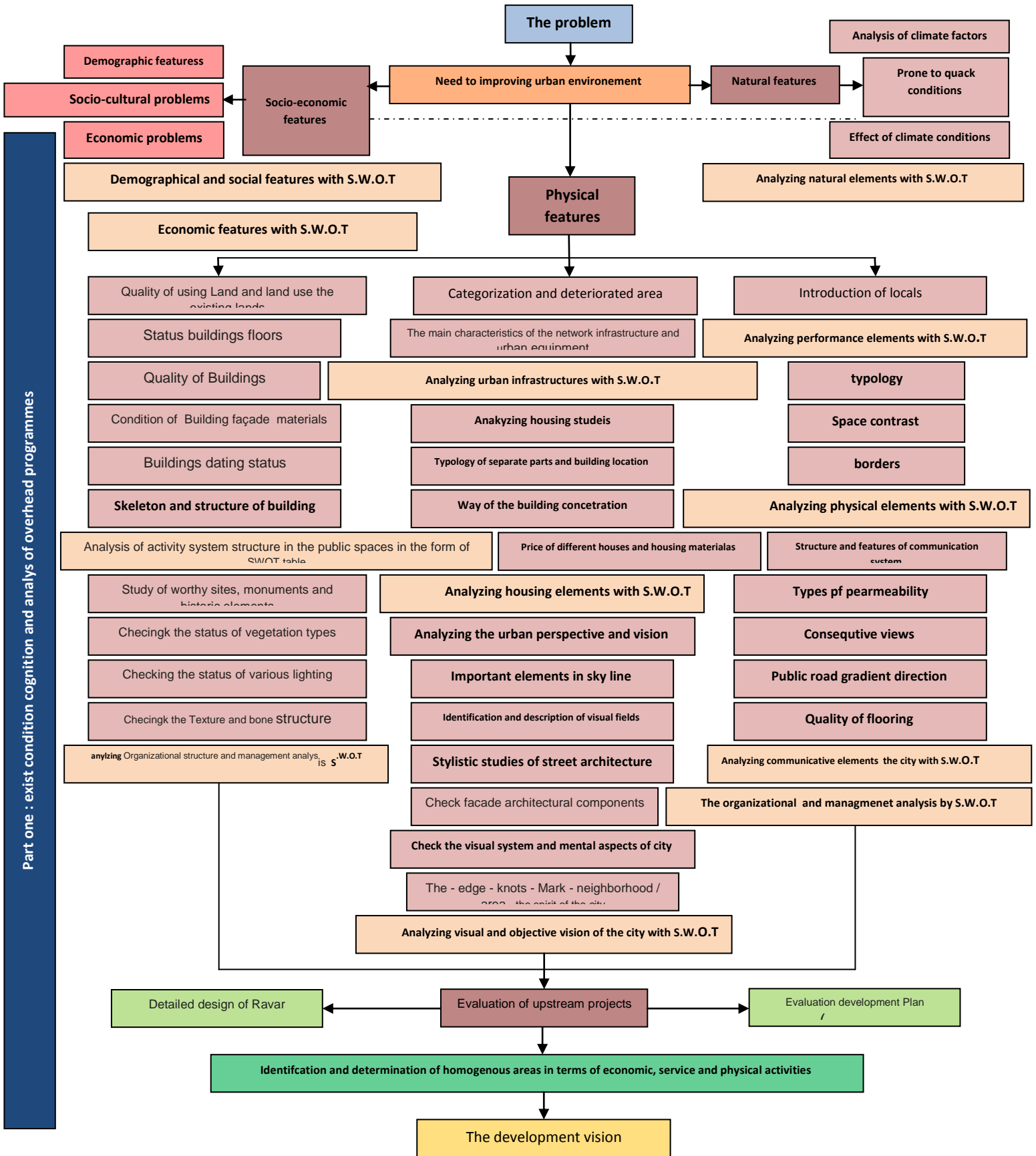
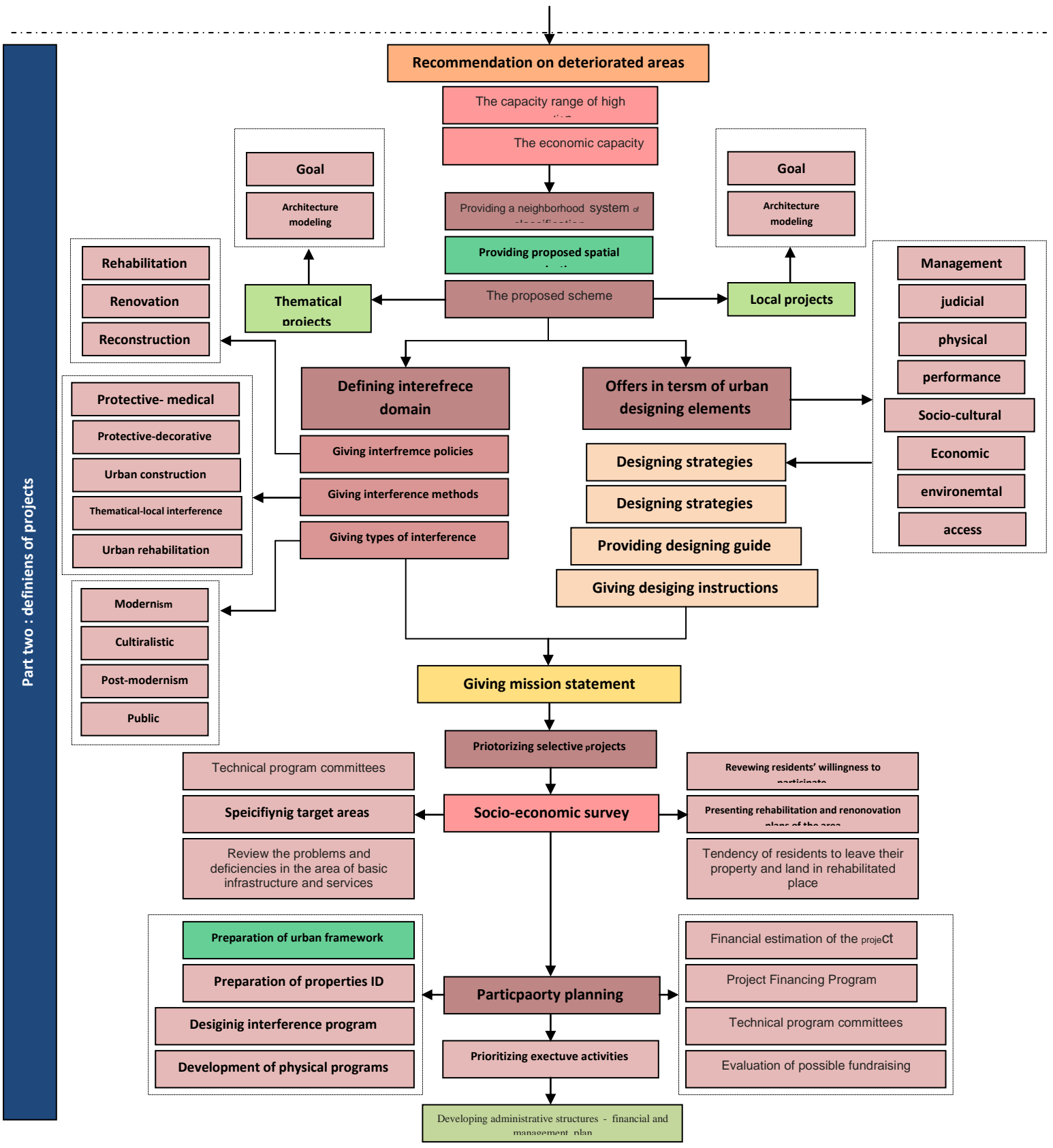


Table.2: operational scheme of project



3. Exploration of the deteriorated area surrounding

According to the field studies as well as the primary map was drawn by the mother company of rehabilitation and renovation, the below map was prepared with total area 182,82acr for the deteriorated area surrounding of Ravar. This region occupies 15% of the legal regions of city.

According to the definition of old texture in cities, three features of these regions can be observed:

1. There are urban blocks whose 50% of their buildings are unstable and old.
2. There are urban blocks whose 50% of road width is less than 6 m.
3. There are blocks whose 50% of their area is lower than 200m².

The thing has happened in city Ravar clearly indicates features 1 and 2. But, this feature is not true that displays the dominant typology of Ravar and is perceived as a positive characteristic. Moreover, overlapping the historical texture of the city with limits of the old textures as well as a drop in the local population and increasing migration, have made the organizing process diverse and complicated.

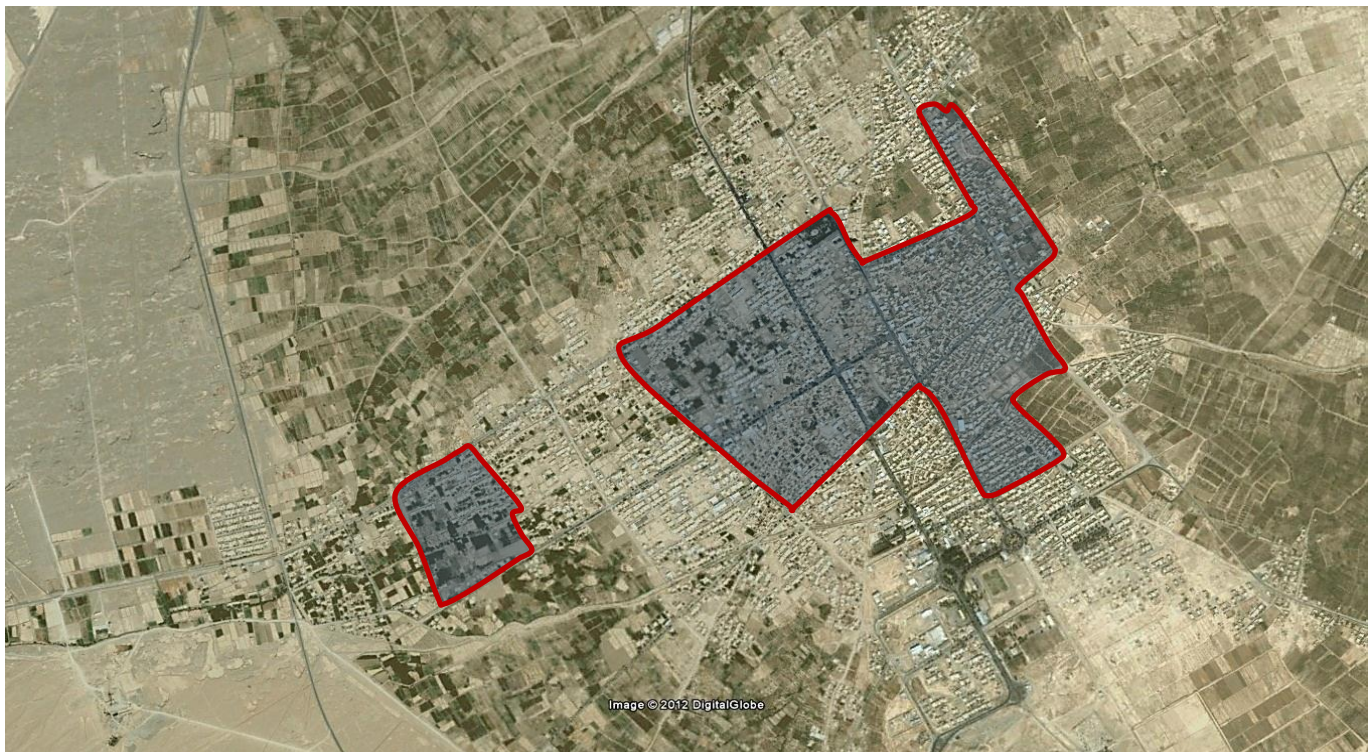


Fig. 1. the deteriorated area.

4. Evaluation and analysis of general physical structure and properties within the old texture

Generally speaking, the following factors affect deterioration of urban textures:

- Economic: it is considered as the most important factor. Lack of proper handling and maintenance of the building due to lack of financial resources leads to deterioration of urban texture- Law – legal: in buildings where tenants live, the buildings erode much faster than the buildings where the owner resides. In other words, that who does not own something usually is less worry to keep it safe.

Social - Cultural: Some malicious applications, i.e., abusing of a building that may have a social –cultural originals can erode a building and an urban texture. - Physical - facilities: Usually, in old buildings proper cooling, mechanical, electrical and electronic are not applied that is a great cause of the physical erosion of the building.

Urban designs: sometimes in some cities a part of the city is much handled and better urban services (urban equipments) and infrastructure network (urban facilities) are given to. However, the other part (s) these cares are insignificant. In this case, then, the second part gradually begins to corrode.

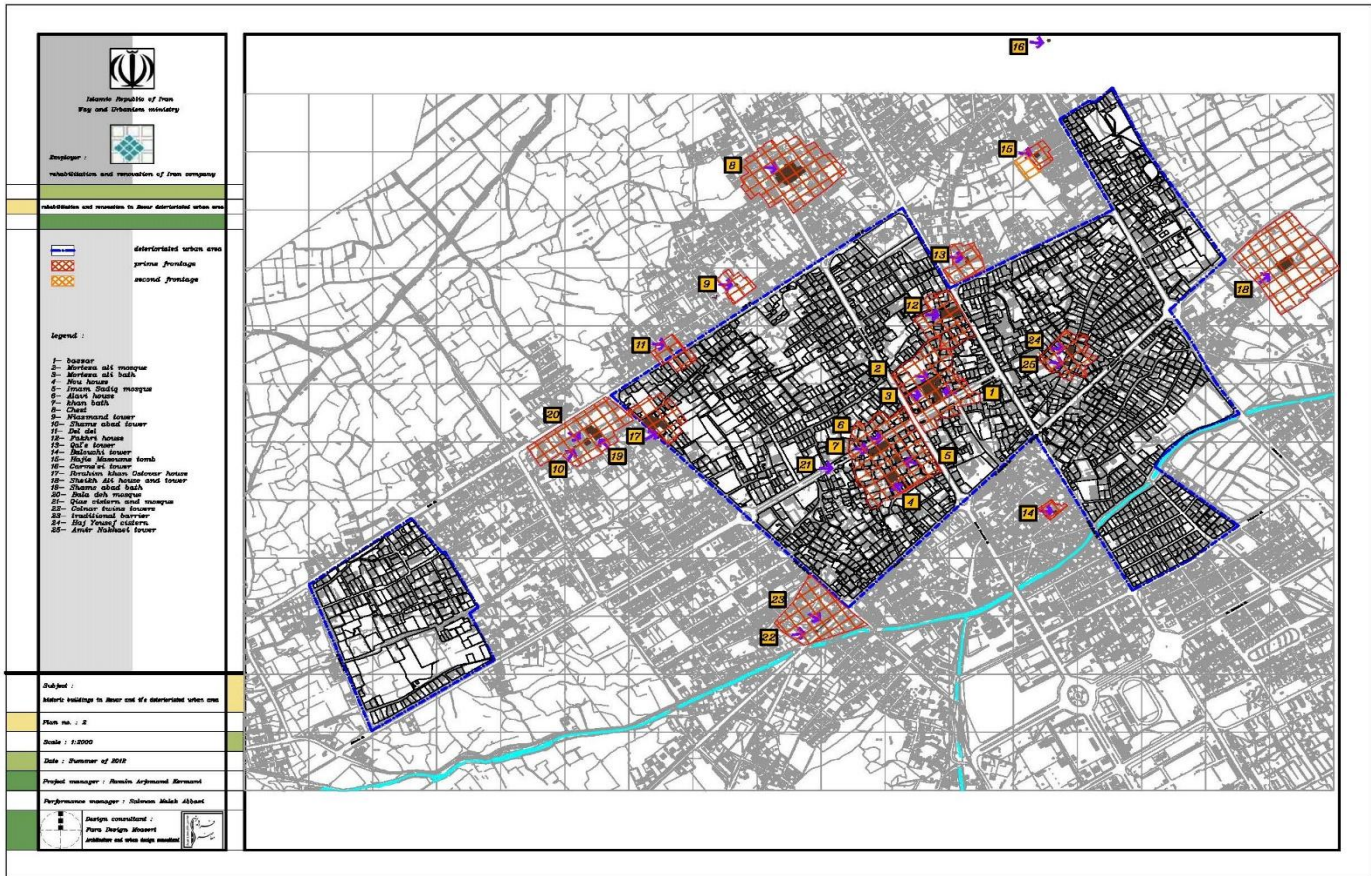


Fig.2. historical buildings of Ravar and the deteriorated area – source: cultural heritage organization , 2006.

5. analyzing the urban landscape in the study region

5.1. analyzing objective urban landscape in the study region

For identification and determination of the visual domains around the old texture, the following problems were considered:

1. Type of landscape and view : a) types of view from outside to inside the deteriorated area , and b) types of view from inside to outside the deteriorated area
2. Entrances and facilities to enter the area (targets)
3. The view corridors
4. Opening to the sky
5. Areas of high visibility
6. Signs, monuments and symbolic elements
7. General studies sky line, silhouette and city skyline

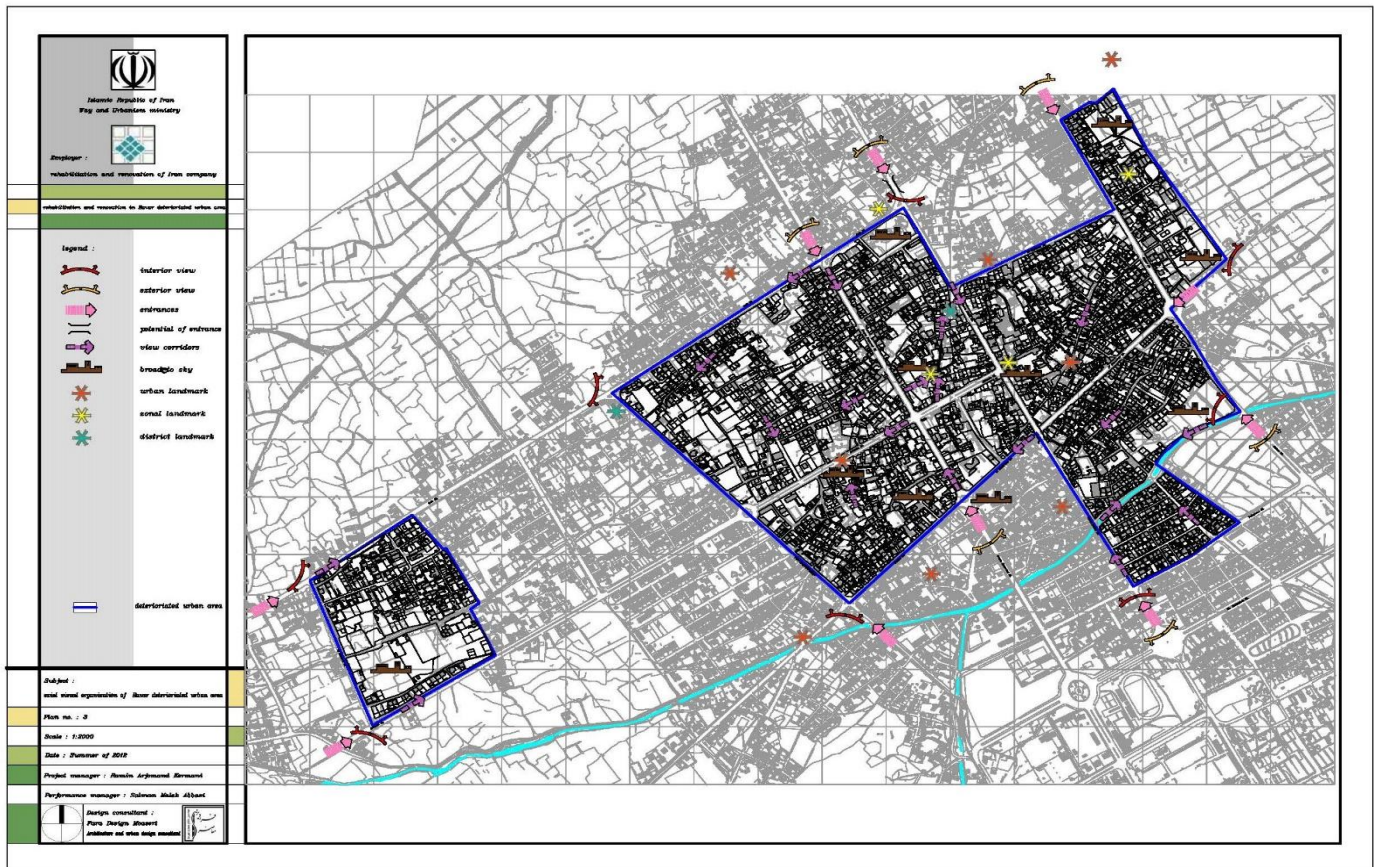


Fig. 3. visual system of the deteriorated area of Ravar.

5.2. Analyzing the urban vision system and subjective view of the study region

Because of using a questionnaire from users of space to draw their subjective image from the deteriorated area as well as including readability elements of the city (the Lynch elements), the spatial organization map of the deteriorated area was provided as below:

- Border of ancient and historical zone of the old texture- Border of activity zones such as residential, commercial, garden - farm etc
- Hierarchy of roads and streets
- Natural and artificial signs, urban, regional, local, and a Zyrmhllh
- Traffic nodes, such as the circle, the intersection and the fork in the road
- Social nodes such as mosques, tombs and religious centers.
- Mental-visual nodes like gathering places, hangouts and behavioral bases
- Service nodes such as recreation centers like parks



Fig. 4. exist spatial organization of Ravar deteriorated urban area.

6. Developing the vision

6.1. Developing the vision of the region development

According to the studies and analyses in the deteriorated area limit, the vision is described as follows:

Ravar is a developed and sustainable city in accordance with national, regional and local roles. It has gaps in urban environment and organized urban textures that are resistant with necessary facilities for coping with and managing any possible crisis especially earthquake and enjoying residents from a healthy and acceptable quality of life.

Accordingly, the future vision of rehabilitation and renovation of the deteriorated area of Ravar as well as organizing it, establishment of a beautiful, resident and pleasant urban environment for living in accordance with different urban activities that are on the basis of the following values

- 1- Sustainable city: sustainable development of the city on the basis of geographical justice and establishment of equal job opportunities, development, and maintenance of human environment
- 2- an acceptable quality of life: improvement of life quality indexes and comprehensive sustainability as well as a fair access to social services and residents' access to proper life condensations
- 3-central role: being updated and have a future perspective as well as making the physical body ready for playing roles appropriate to present and future demands in the rehabilitation and renovation plans, providing necessary facilities for present and future demands of the old texture
- 4- Benefiting residents from rehabilitation and renovation advantages: the attitudes of the residents in the old textures as the chief part of the society in the process of organizing and rehabilitation

7. Macro and operational goals

With regard to the rehabilitation and renovation vision in city Ravar , the macro purposes of organizing and rehabilitation of the deteriorated area will be as below:

1-immunization: increase of the city and the area immunity and decrease of earthquake

Vulnerability of the deteriorated area

Operational objective 1: expansion of rehabilitation and renovation domain

Operational objective 2: institutionalization of the rehabilitation and organizing process of the deteriorated area in the city

Operational objective 3: promotion of safety standards of construction

Operational objective 4: development of new construction technology

2- Balancing: making equal development opportunities and bringing out the city from a polarized and unequal space through entering the deteriorated area in the socio-economic cycle in order to control poverty, improve quality of life , and realization of social justice

Operational objective 1: normal distribution of population

Operational objective 2: normal distribution of urban facilities and services

Operational objective 3: fair distribution of opportunities

Operational objective 4: improvement of quality of human environment (living and activity)

3-vivification : reinforcement of sense of citizenship and belonging to place in different territories of city including neighborhoods through adopting identifying properties with maximum participation of residents of the deteriorated area

Operational objective 1: Reconceptualization of the rehabilitation and organizing mission of the deteriorated area

Operational objective 2: improvement of urban identity

Operational objective 3: expansion of neighborhood –based development level of rehabilitation and renovation

4-capacity building: benefiting from rehabilitation and renovation facilities of the deteriorated area for increasing urban capacities in line with its urban, and local role

Operational objective 1: increase and reinforcement of a scientific approach in management of rehabilitation and organizing the deteriorated area

Operational objective 2: providing new patterns of rehabilitation and organizing of the deteriorated area (modeling)

Operational objective 3: reinforcement of strategic and prospective view toward rehabilitation and organizing of the deteriorated area

8. Recommendations for the deteriorated area

The recommended plans are presented according to the upper projects such as the development plan (comprehensive) and detailed design of Ravar, also according to the characteristics of the city, the deteriorated area limit and the neighborhood classification system, dimensions and design of the area and the extent of its distribution in the form of local and thematic projects as follows:

9. Local plans

- Recreational path
- Recreational center of city bypass stream
- Urban design of arterial axis of Imam Khomeini
- organizing the cultural-historical center of Ghiasi besides rehabilitation of Imam Sadegh mosque , the Alavi House, the Khan bath and the No House
- organizing and rehabilitation of historical complexes of Ravar bazaar along with rehabilitation of Morteza Ali bath, the Fakhri house, and Ghal-e Tower
- supporting and preventing from the historical towers of the city

10. Thematical projects

- Urban resort center - catering
- Establishment of a regional medical center
- Construction of a public parking area
- Construction of training centers
- Establishment of a local sports center
- Establishment of local public green spaces
- Establish and strengthen scientific
- Cultural centers of Ravar such as strengthening Razavi Cultural Complex, and Intellectual Development of children and youths of Ravar
- Development of business - office - residential centers (particularly residential

In feasibility processes of the thematical projects in the deteriorated area region , the following factors were effective :

- Ownership status
- The price and the current value of land and housing
- Promotion of price and future value of land
- Quality of buildings and attention to being destroyed or ruined property and land
- The tendency of city officials, including mayor and city council
- Demand and willingness to invest
- The level of community participation
- Rate of effectiveness of rehabilitation and restructuring of deteriorated area and its surrounding tissue
- The requirement for improvement
- The needed amount to modernization
- The amount needed to rebuild
- Level of implementation of the project

11. Development and exploration of strategy and interference program in the fields (the goal limits)

According to the studies of level 1 and 2 as well as the interference policies and length of designing projects, in this section the strategic plan and interference program in the designing fields (target) are presented.

12. Preparation of urban design framework

In framework of urban designing of the deteriorated area, the following issues were taken into consideration:

- Specifying the border of the old textured area in the city
- Hierarchical access and traffic network in the city
- Locating squares and major intersections (traffic node) in the city
- Locating the intervention areas (target area) in old texture
- Urban spatial structure and old texture

13. Preparation of the real estate's ID and providing an architecture model

In these sections, the recommended implementations in each of interference fields, the project and plan area and recommended architecture patterns are presented.

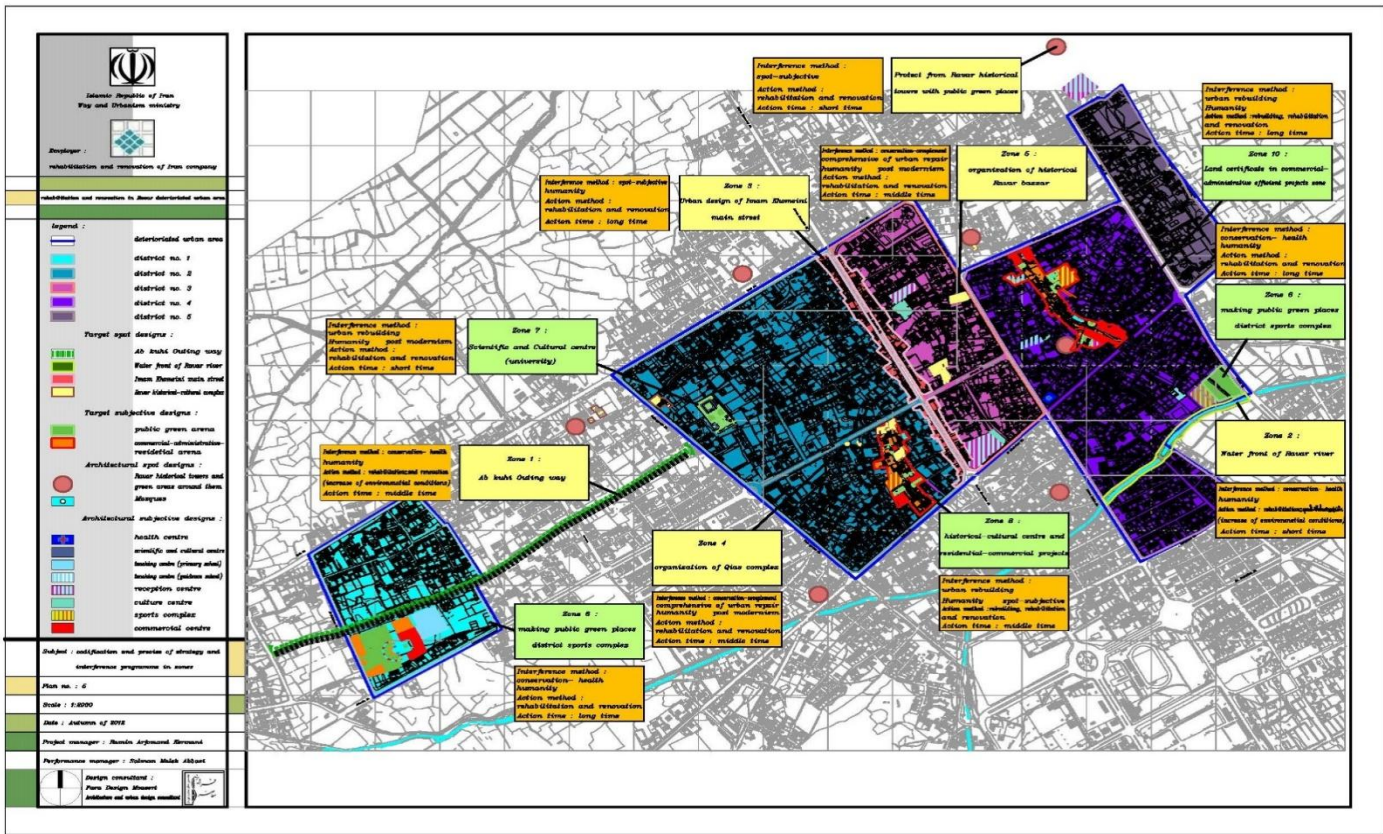


Fig. 5. designing the interference strategy and project in fields (target areas).

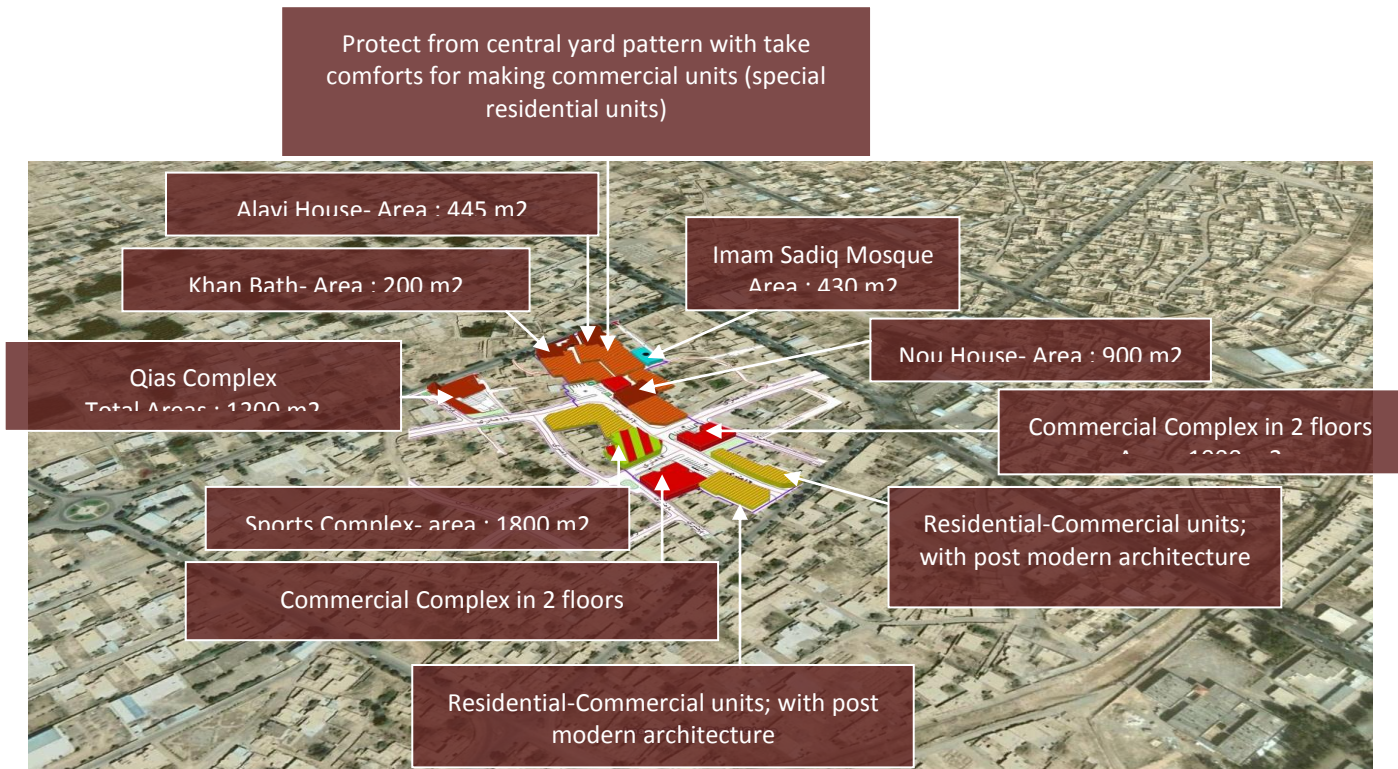


Fig. 6. Land certificate in Qias historical-cultural zone- Total Area: 30.000 m2.

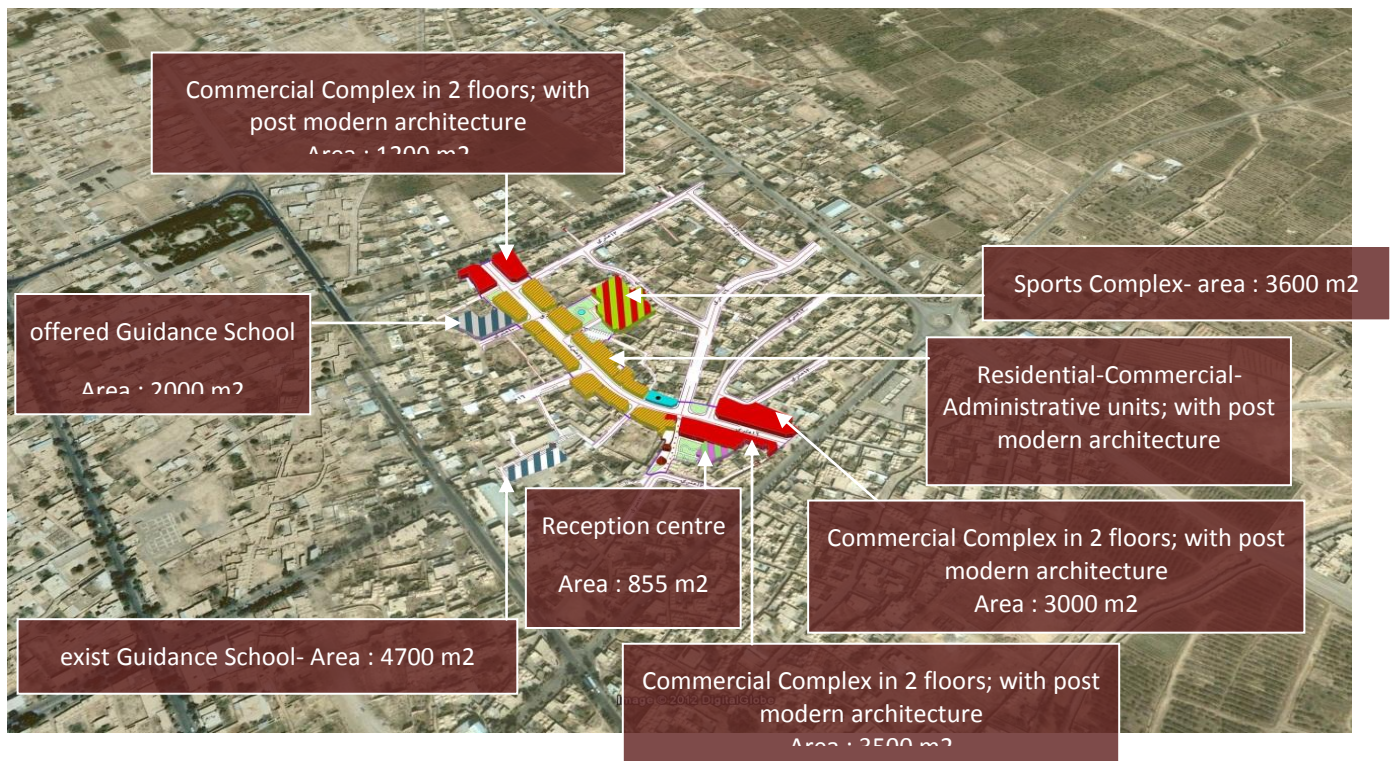


Fig. 7. Land certificate in commercial-administrative efficient projects zone- Total Area.

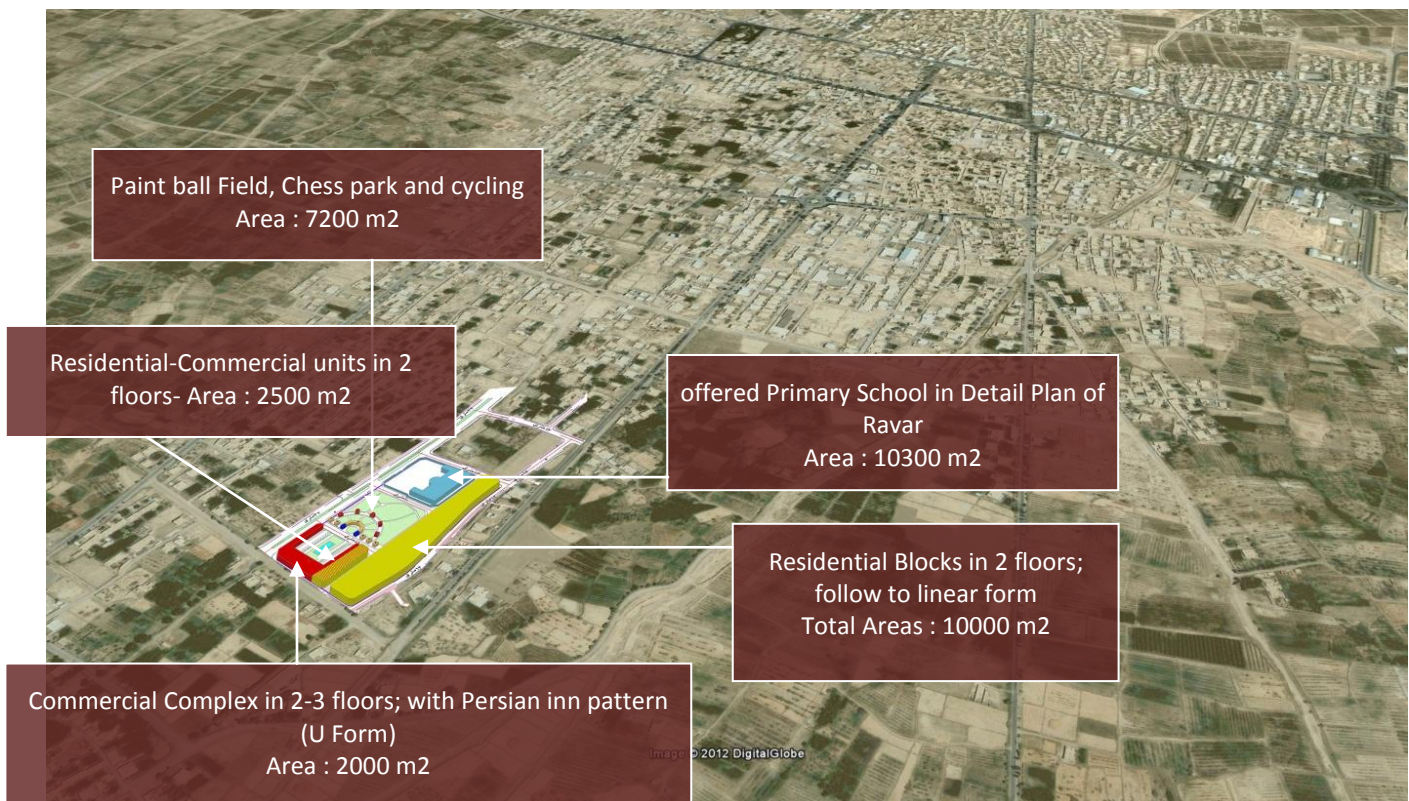


Fig. 8. Land certificate in Ab kuhl outing way- Total Area : 55.000 m2.



Fig. 9. Land certificate in scientific and cultural zone (university)- Total Area : 7000 m2.



Fig. 10. Land certificate in medicinal zone- Total Area : 1800 m2.

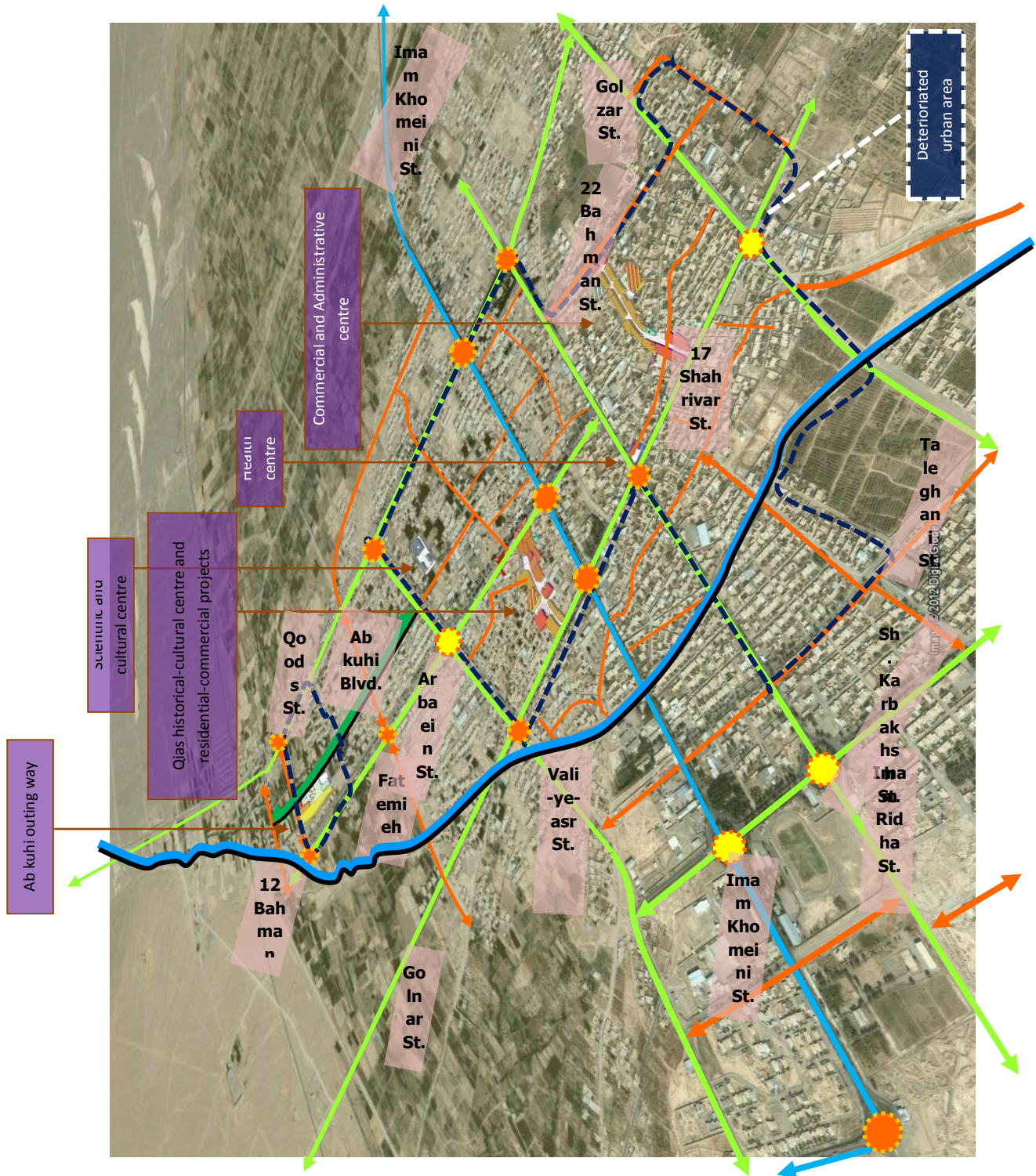


Fig. 11. framework of urban designing of the deteriorated area of Ravar.

Annex

1. Morphology
2. Scope
3. Image
4. Vision

5. Goals
6. Objective

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