

## Explaining Necessaries of Organizing the Old Texture of Sirjan and Presenting Its Regeneration and Renovation Strategies

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### Abstract

Old textures are resultant of underdeveloping of urban physical space from developed modern urbanization. These urban textures is eroded their fuctions and today is discussed as a big problem in Iran's cities. A wide range of physical, functional, environmental and traffic problem of old textures require to accurate and comprehensive identification, conscious and planned intervention of to organize it. Sirjan as a medial city and as a one of the most important cities in southeast of Iran, has many parts of old textures that it locates in city center and bazaar periphery. The main purpose of this research identified and presenting solutions of regeneration and renovation of the old textures around the Sirjan bazar based on local and native index. The research is applied and problem solving which is based on spatial data and with descriptive - analytical method utilizes from the field data and SWOT analysis is performed. This research with compilation of the strengths and internal weaknesses, external opportunities and threats has been reached to a revival strategies and development of old texture of Sirjan city. According to the results ,the ranking of the strategies in order to SO= 3.74, WT=3.717, ST=3.69, WO=2.96 obtain. Therefore, around the sirjans bazaar, maximum- maximum strategies and then, minimum- minimum is located and other strategies are the next step.

**Keywords:** Old Texture, Regeneration, Urban Renovation, SWOT.

### 1. Introduction

Urban sustainability depends on the gradual transformation of the city in different sizes to accommodate the needs of the time and place of the failure of this adaptation is low due to the deterioration of the urban fabric (Ziyari and others, 1391: 1) and tissue leads to the destruction of physical performance. What Urban Distressed 2 called general features, fine texture, poor access and narrow passageways and irregular structure and materials used mainly brick, brick and wood, without considering the horizontal joints and is vertical (Mtvf of God, 1388: 130-129) , Their inhabitants, mainly those with poor stamina economic and social status are down with problems such as the low quality of life, reduce security, traffic problems, high crime and misdemeanor face. Accordingly, this part of the city, the need the basic strategies for major

changes in the dimensions of physical, social, economic, environmental and cultural. Long-term changes often exorbitant cost to resolve the above problems by public institutions, with emphasis on: E Consists of a 3 -run 4 Engineering 5 and consider the specific needs of residents in order to set goals and evaluate changes must be made ( Day et al, 2007: 315 ). Many cities in developing countries are worn texture. This situation can be found in abundance in the cities. The urban poor are worn tissues and most of the physical form of cities And organizational causes, imbalance, asymmetry and the dysplasia (Habibi and According to the Supreme Council of Planning and Architecture, has over 40 thousand hectares of old texture of the cities have been identified (Supreme Council for Planning and Architecture, 1383: 23). To the Council of Urban Distressed Areas "in urban areas of the law that is due to physical exhaustion, lack of

availability of suitable vehicles, facilities, services and infrastructure in vulnerable urban and spatial values, environmental and Nazli economic status. The residents of the tissues due to poverty and They do not have the possibility of spontaneous renewal owners and investors have no incentive to invest in it "(Supreme Council of Architecture, 1384). In general, the extent of Tha's top maker of urban wear, environmental problems and sound pollution, influence Invariance in terms of access and Shortage General decline in the area of physical infrastructure, reduced sense of place and Increase insecurity in social and

## 2. Background of the study

Urban Distressed has been studied from various angles. One of the important issues of wear tissue regeneration, renewal and revitalization them. Hvsman the first time in 1870, experienced a revival and rehabilitate historic districts raised in Paris and then continued by William Morris in England. The pioneering work of Le Corbusier in the 1920s and in 1950 Distressed be taken. (Hosseinpoor, and others, 1390, quoted 285 Noami). This attitude in recent decades has become a cultural approach. In the last ten decades, many European cities are actively upgrading and revitalization of urban strategies used by public intervention in the old and worn-out tissues, increasing cultural Baztvsh absorption and return to this part of the urban and people is (Griffiths, 1995; Law, 2000). Balsas 7 (2004) to influence the selection of cultural capital of Europe in 2001, has been revived and reinvented downtown Puerto investigation. He believes that the choice to attract public funds for public spaces reproduction, development of institutional capacity and promoting civil creation is in the central part of the city of Porto. January 8 and others (2007) reinvented the urban fabric and its impact on crime have studied and have come to the conclusion that urban design as a tool to reduce crime and improve traffic in the old neighborhoods of the city. Several studies have been conducted in this area. 'S and Mohammedan (138 9), interference The body is measured in organizing special situation in the network, Backbone infrastructure and buildings On Texture of the old knows undeniable necessity. Ziyari and others (1391) argue that the social aspects affecting the safety of Karaj Urban Distressed Distressed greatest effect on

cultural areas And the Damage is also the POSIX Distressed disaster The specific natural disaster, the need to rehabilitate and modernize Distressed has become one of the key issues in the cities. Old texture of Sirjan is not exempt from these requirements, most of which are located in the city center and in Sirjan market. In addition, there are wonderful monuments and urban identity in the region and the necessity of maintaining a neighborhood identity, of the City Beautiful reduce crime and the reasons given for the restoration and renewal 6. The scope of the research that has been worn.

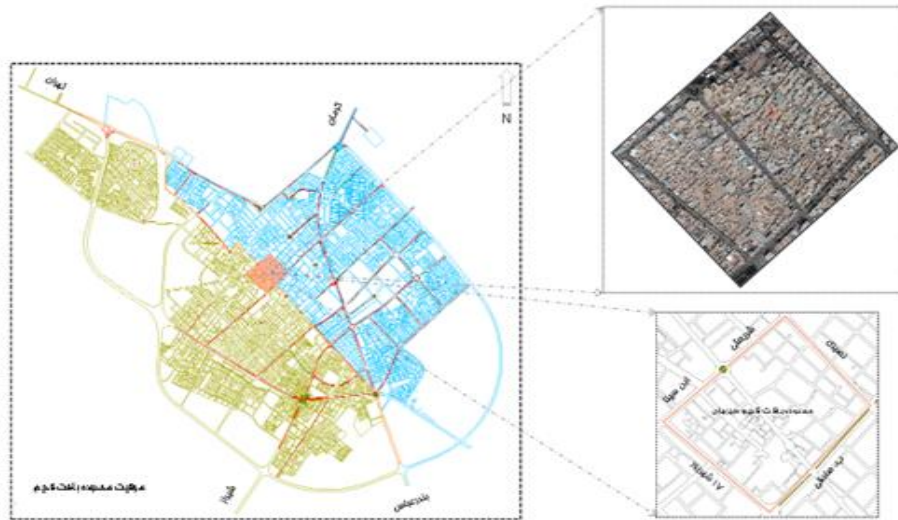
entered a new phase of development and urban renewal by Patrick Geddes and improve the urban environment and living conditions of the inhabitants of citizen participation based on organic and functional hierarchy emphasized (Habibi, 1376: 7). In the 1960s, the emphasis was on improving the physical features of old texture of social relations in the 1970s with a focus on economic development, reclamation and rehabilitation of facial. the insecurity of living in this city. Andalib and others (1392) by comparison reinvented Urban Distressed block Khayyam Tehran and Liverpool Great Britain project, believes that short-term policy and to ignore the historical identity and participation of poor people will Khayyam block Tehran's failure while Liverpool is one of the models of successful projects in the world. Works Hosseini and others in the neighborhood of old texture Qtryh Tehran, Jesus Lu et al (1393) in the old city of Qom and fun Poor and others (1393) in the central city of Ahwaz, old texture of other important research in the field. Almost all of them The lack of standard materials and unstable buildings and narrow streets are mentioned in Distressed and these weaknesses have mentioned the most important.

## 3. The scope of research

Sirjan second largest city in the province after the capital in the East province, near the border with the province and is situated at an altitude of 1730 meters above sea level. The city is one of the most historic towns in the southeast, Iran to the communications and special geopolitical situation between North and South, East and West in this region.

The physical and the old architecture of the city, like many cities in the Central Plateau and the Iranian desert, mud brick, irregular streets and fine texture, which is located in the city center. Today, much of the metropolitan area, is distressed areas. These areas are mainly in the

developed markets of North East Shariati Street and Avicenna, the North-West to South-West Nasiri Street martyr on September 17th Street to the south Boulevard East to lead an honest doctor (Figure 1).



**Figure 1:** Map of fabric worn around the market town of Sirjan

In the central area of the old city of Sirjan in the market for almost 23 percent of the buildings are in good quality and no more than 45% damage and repair are the necessary strength. Nearly 23 percent of historic restoration and is less than one percent. The building dates back to the age of 30 years, nearly half of the buildings are old and somewhat worn to show the texture of the city center.

#### 4. Methods

The applied research and problem solving is based on spatial data and descriptive - analytical utilizes field data (questionnaires and Direct observation) is done. The researcher made questionnaire based on consultations with experts, based on the Likert

designed using Cronbach's alpha coefficient whose value is equal to 75/0, its reliability has been confirmed. A sample of 30 urban areas of experts and professionals (architects, urban planners, city managers, city and urban restoration) in Sirjan city has been selected by snowball sampling. Data analysis using the SWOT 9 done. This model is a powerful tool for decision-making for a more systematic analysis of indoor and outdoor environments, such as a city or an entity used (Yusksel & Divenen, 2007: 365). This model is a strategic strengths and opportunities to the maximum and weaknesses and threats may lead to a minimum. For this purpose, strengths, weaknesses, opportunities and threats in the general framework SO.WO.ST.WT link and choose the option strategy to occur between them.

**Table 1:** Matrix set strategies for model SWOT

Matrix SWOT	Strengths (S)	Weaknesses (W)
Opportunities (S)	Strategies (SO): Drsddbhrh utilizes the strengths of opportunities, cope with.	Strategy By (WO): Taking advantage of the opportunity to destroy your weaknesses.
Threats (T)	Strategies (ST) : To avoid the threat of use of force.	Strategies (WT) : Reduce your weaknesses and avoid threats.

(Pahl & Richter, 2009: 16)

First, the sample was asked that each of the items (factors) questionnaire In the category of strengths, weaknesses, opportunities and threats of internal and external, in order to determine whether the code is 1 to 4. After determining the strengths, weaknesses, opportunities and threats, The sample was asked multiple of 0 or 1 to each element based on the importance of each component as a result of their total allocation in India. In the next step, according

to their importance and influence of each of the factors considered in the revival and Organizing the old texture Sirjan score of 1 to 4, respectively. In the fourth step, the researcher total final score for each factor The product of these values were calculated as the total score was calculated for each component. The final score for each factor based on the SWOT matrix and strategies for organizing and upgrading of old texture of Sirjan provided.

## 5. Discussion and findings

### Evaluation of indoor meters-5-1

Based on the specified steps, the number of internal factors in distressed areas of interest, 18 factors were assessed, of which 7 of the strengths and weaknesses of the 11 factors included (Table 2).

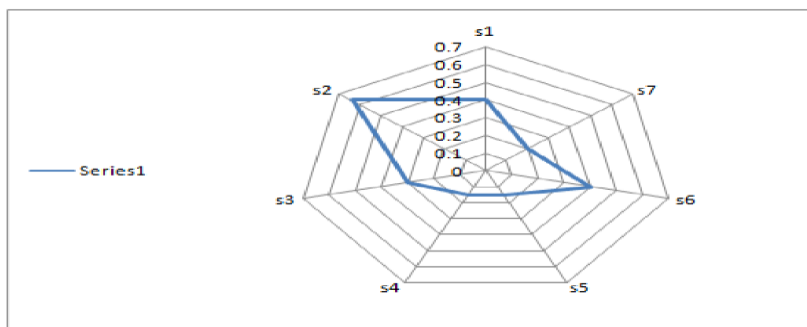
**Table 2:** Evaluation of internal environment (strengths and weaknesses) of old texture of Sirjan

	The internal factors	Factor	Rank	Final score
S1	Strengths	0.1	4	0.4
S2	Existence Monuments and identity	0.16	4	0.64
S3	Existence Market To the Title Element System Section Organization Spatial	0.1	3	0.3
S4	Concentration of economic activity and income	0.05	3	0.15
S5	Existence Identity elements such as Windward And the Ceiling Domical	0.05	3	0.15
S6		0.02	2	0.4

S7	Center position and universal access	0.02	1	0.2
	Brand positioning and value of commercial property and land			
	There is no class differences and fellow residents			
W1	Weaknesses	0.03	2	0.06
W2	Makes little financial ability and inability to modernize and improve the texture	0.04	3	0.12
W3	Narrow streets and heavy traffic	0.1	4	0.4
W4	No problems with parking and public parking	0.1	4	0.4
W5	Insecurity and lack of sidewalks and pedestrian	0.1	2	0.2
W6	Quality of Inappropriate visual and spatial anomalies	0.04	3	0.12
W7	Lack Conformity Construction And the Instruments New	0.03	2	0.06
W8	Identity Historical And the Native Area	0.01	1	0.01
W9	Old To be And the Antiquity Above Most Buildings and their instability.	0.03	2	0.06
W10	Appropriative To be Most Buildings Historical And the	0.02	1	0.02
W11	Lack Action For the Repair And modernization	0.01	1	0.01
	Namqavm adobe structures and severe erosion of their			
	Poor drainage and health			
	Gradual withdrawal of the young population of tissue aging population			
Collection:		1		3.7

Source: authors

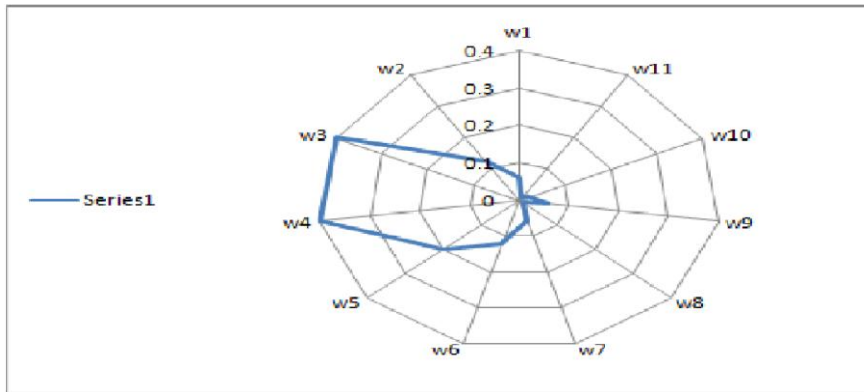
According to the results of Table 3, the strength in the face of the set, are: Market To the Title Element System Section Organization Spatial (2 s), with a weighted score of 64/0, there Monuments and Turf (1 s), The brand positioning and value of property and land (6 s), with a score of 40% by weight, and then, in order of importance are other strengths (Figure 2).



**Figure 2:** Graph the strong points of each weight rating (S) Old texture Sirjan

**Source:** drawn from the authors

Also, the problems of lack of parking and public parking (3 w) with a score of 40% by weight, and insecurity and lack of sidewalks for pedestrians (4 w) with a score of 40% by weight, narrow streets and heavy traffic (2 w) with 12/0 weight rating and the Conformity Construction And the Instruments New Identity Historical And the Native Region (6 w) with 12/0 weight rating as the main weaknesses have been identified (Fig. 3).



**Figure 3:** Graph each weight rating Weaknesses (W) Old texture Sirjan

**Source:** drawn from the authors

**5-2 Assess the external environment**

Agent 14 is the number of external factors, of which 6 to 8 of the opportunities and threats are identified (Table 3).

**Table 3:** Assess the external environment (opportunities and threats) of old texture of Sirjan

	The most important external factors	Factor	Rank	Final score
O1	Opportunities	0.05	4	0.2
O2	Governmental organizations and institutions in the context of	0.1	3	0.3
O3	Wide association of people from other neighborhoods and villages around the market and surrounding area	0.05	3	0.15
O4	Extensive communication network of public transportation (taxi and bus) with tissue	0.2	3	0.6
O5	There are many financial institutions (banks and institutions) in the context of	0.05	2	0.1
O6	There are cultural centers, mosques, Hossaine and cells mobilized within	0.05	3	0.15
	Central location and Access to the event in the context of			

T1	Threats	0.05	2	0.1
T2	Non-resident property owners and merchants in context	0.05	4	0.2
T3	The entry of drugs into the tissue	0.05	3	0.15
T4	There Foreigners (refuge) within the context of	0.05	4	0.2
T5	Informal economic activity (at retail and beggary)	0.1	3	0.3
T6	Little willingness of the private sector to invest in the restoration and repair of tissues	0.1	3	0.3
T7	Namqavm residential buildings converted to residential activities, warehousing and neglect of the tissue	0.05	2	0.1
T8	Entry of the unemployed and the stroller in the range	0.05	2	0.1
	There theft Evil is relatively high in the region			
Sum		1		2.95

Source: authors

The main opportunities for renewal and regeneration of the desired range can be used to include several financial institutions (banks and institutions) in the tissue (4 o) with a score of 6.0 wt, communicate people from other neighborhoods and even the surrounding villages to the market and its surrounding area (2 o) with a weighted score of 3.0, according to the context of organizations and public institutions (1 o), with a score of 2.0 wt and other opportunities have been in order of importance (Figure 4).

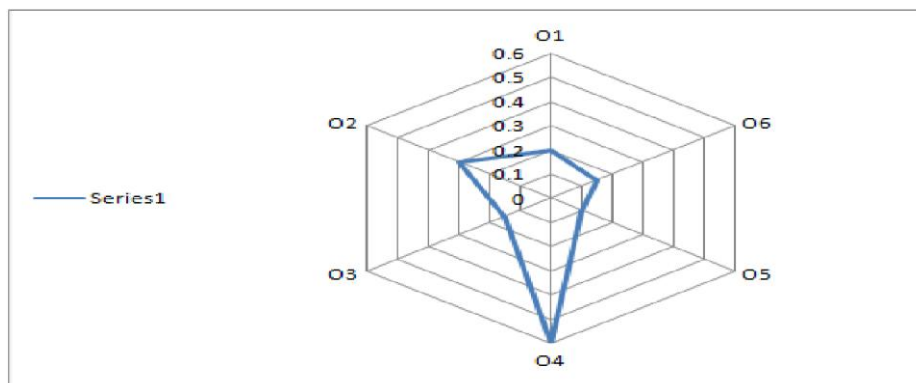
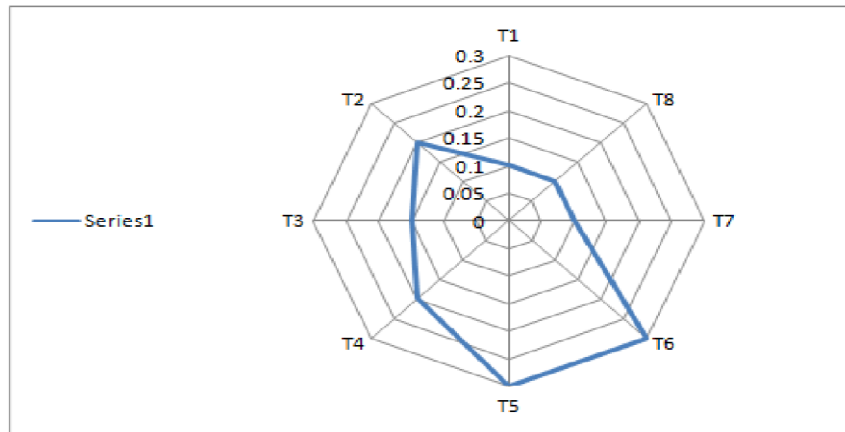


Figure 4: Diagram of a weight rating of opportunities (O) distressed areas Sirjan

Source: drawn from the authors

Also, according to experts, Namqavm residential buildings converted to residential activities, warehousing and neglect of the tissue (6 T) with a score of 3.0 by weight and a slight inclination of the private sector to invest in restoration and repair of the tissue (5 T), with Rated 3.0 by weight and

range of drugs (2 T) with a score of 2.0 wt, informal economic activity (at retail and beggary) (4 T) with a score of 2.0 wt as the biggest threat to the desired range are known (Figure 5).



**Figure 5:** Graph each of intimidation weight rating (T) distressed areas Sirjan

**Source: drawn from the authors**

Based on the calculations and final weights obtained for each of the variables in the internal and external factors, matrix prioritize these factors is summarized in Table 5.

**Table 5:** Matrix prioritization of internal and external factors (SWOT)

Internal factors	External factors
Strengths	Opportunities
S2	O4
S1	O2
S6	O1
S3	O3
S7	O6
S4	O5
S5	
Weaknesses	Threats
W3	T5
W4	T6
W5	T4
W6	T2
W2	T3



W1	T1
W7	T7
W9	T8
W10	
W8	
W11	

Source: drawn from the authors

In addition, the final score of the internal evaluation matrix 7/3 (Table 2) and the final score external factors 95/2 (Table 3) obtained indicating the influence of internal factors on external factors in distressed areas is Sirjan. The total score of the final resolution 24/2 on the strengths, weaknesses, 46/1, 45/1, opportunities and threats was 5.1, which indicates that the strengths, opportunities, weaknesses and threats Sirjan revival and renewal of old texture of the conquest and we can use the strengths of internal and external opportunities for rehabilitation and improvement of internal and external threats that we can use to reduce the weaknesses.

#### 6. Strategies to organize and rebuild old texture Sirjan

The analytical model (SWOT) based on four indicators of strengths, weaknesses, threats and opportunities and integration strategies They can be four or strategy presented They are:

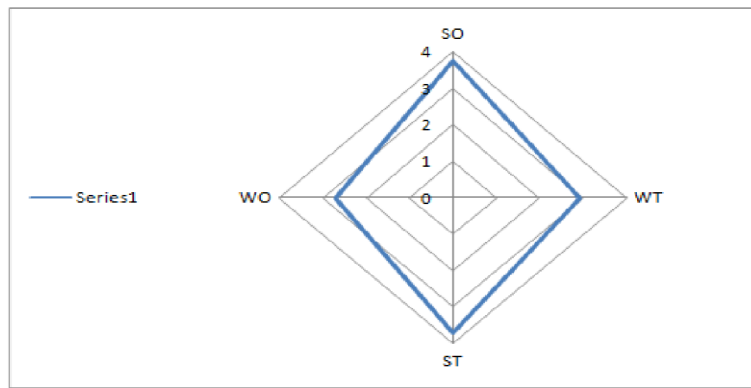
**A) aggressive competitive strategies (SO):** The strategy focuses on maximizing strengths Hdaksr- internal and external opportunities and the phenomenon is based on the external environment to benefit more from opportunities in an effort to maximize the use of their strengths win.

**B) contingency strategies or diversity (ST):** The strategy of diversifying Hdaksr- minimize threats to internal and external strengths and focused on taking advantage of the strengths of the system is developed to deal with external threats.

**C) review or adaptive strategies (WO):** The Rahbrdhdhdaql- to reduce fatigue and maximize the opportunities is desired.

**D) defensive strategies (WT):** This strategy is based on at least the minimum of the objective is to reduce vulnerability to mitigate the threat.

The process of selecting the best strategy for organizing and upgrading of old texture of the market in the first stage, based on a weighted score of four SWOT Strengths include 24/2, 46/1, weaknesses, opportunities and threats 45/1 5.1 (2.24 = S, 46/1 = W, 5/1 = O, 45/1 = T) is. Accordingly, the strength of the highest points, respectively, opportunities, weaknesses and threats are located. Strategies for ranking strategy with respect to SO (at maximum), WO (at maximum), ST (at least) and WT (at least) two factors taken together is that they result 74 / 3 = SO, 96/2 = WO, 69/3 = ST, 7/3 = WT is. As a result, old texture of Sirjan market strategies, the maximum peak and then, at least in the first set and then Two other strategies considered (Figure 6).



**Figure 6:** Graph prioritize strategies to rehabilitate distressed areas Sirjan

**Source:** drawn from the authors

The tables are based on the weight of each variable internal factors and external factors and prioritize strategies, strategies for regeneration and renewal of old texture of each result Sirjan is as follows.

#### 6-1 invasive strategy (SO)

- Develop a comprehensive plan based on the architectural development of Islamic and Iranian desert
- Focus on the development of the geometric structure of the market
- Improving communication network and improve network access on foot and in vehicles
- The capacity of residents and interest groups in tissue repair
- Construction Business building cultural identity based on characteristics

#### 6-2- defensive strategy (WT)

- Regulatory and physical exclusion of traffic over the network
- Local access in the context of the special traffic plan
- Become central to walk some narrow passages and prevent the passage of motor vehicles
- Strong support of public participation in the rehabilitation and prevention of the conversion of residential buildings Storage

- Teddy Gray and Drug prevention activities and related business activities

#### 6-3 Biodiversity Strategy (ST)

- Restoration of Monuments and enjoying it in the historical context of tourism activities
- Construction chopped green spaces and neighborhood parks
- Organizing and locating vendors for their specific
- Afghans and forcing them to monitor compliance with architectural standards, health and business

#### 6-4- Strategy Review (WO)

- Resistant to modernization and standardization of old texture
- Parking on the creation of traditional architecture and historic districts
- Restored historic buildings on the identity and Islamic elements
- Proper underground drainage and sewage canals
- Observance of Islamic architectural monuments of historical and newly-governmental organizations in the context of
- Create policies that support and encouragement for young people to gain a sense of place in the context of
-

## 7 - Conclusion

One of the serious problems of distressed areas in the cities of developing countries, especially in Iran. There are non-standard materials and insecure, narrow passages, spatial and architectural abnormalities, problems of waste disposal and population density in small spaces of the main problems in Distressed at the center of the old city which has many affiliations with many of the local residents due to poor structural and functional tissue areas of the neighborhood with the migration of non-indigenous residents and rural migrants and foreigners as to provide refuge. This leads to the intensification of the tissue is damaged and worn out buildings.

A large historic towns in the central plateau of Iran, Sirjan city is at the center of the city and around the market , old texture widely covered . Study strengths and weaknesses internal to this area and external threats and opportunities of the city of Sirjan wear that brand positioning and focus of economic activity and income focal position and identity elements such as wind strength and communicate in

distressed areas people from other neighborhoods and surrounding villages and the surrounding market and business and governmental institutions in the context of public transport and communication network (taxi and bus) with tissue and numerous financial institutions (banks and institutions) in the context of As chance would be foreign to solve problems (weaknesses and threats) of the physical body is mainly used to be.

The results of the analysis of the strengths, weaknesses, opportunities and threats in the form of four strategies for rehabilitation and modernization of Sirjan presented diversity strategy. Reload come. The defensive strategy in the prevention of traffic rules and physical power over local access networks in the context of the special traffic pattern the transformation of some to prevent the passage of vehicles sidewalk Centric road tight motorized, and the prevention but strong support from popular participation modernization the conversion of residential buildings in the warehouse and prevent mold and Drug Teddy activities and related business activities stated.

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