The Concept of Regeneration of Worn-out Urban Textures

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Abstract: Urban regeneration is a step beyond the intentions, hopes and achievements of urban renewal, urban development and urban rehabilitation. Regeneration plans try to use the existing potentials of worn out area and therefore, try to take advantage of widespread public participation with minimal budget to restore social life and economic prosperity of the texture. This study is a literature review which has been done by searching in internal databases such as SID, Magiran, ISC and oversea databases such as web of science, scopus, prequest, Google scholar, etc., from 2007 onwards and by keywords such as development, regeneration, urban regeneration and texture worn. Sustainable regeneration approach is one of the newest universally accepted approaches to deal with worn out textures. These urban textures confront special structural and functional problems and obstacles at various domains. Therefore, it has been tried to restore social life and economic prosperity of the texture by take advantage of widespread public participation with minimal budget. Regeneration is a subject that has been raised to organize historical centers of the country. The concept has been known as reconstruction, renewal, rehabilitation and re-organization and now regeneration covers the entire subject and its goal is to renew the city aligned with people contribution at social, economic and environmental domains in order to improve the quality of life in historic city centers and neighborhoods in relation to the entire city as well.

Key words: Urban regeneration, worn-out urban textures, sustainable development, contribution, obstacles

INTRODUCTION

The terms regeneration and improvement generally refer to the change of urban environment in order to organize urban problems (Adams and Hastings, 2011). Among these problems, worn-out urban texture and dealing with socio-economic factors. Although, the main purpose of this activity is often resolving urban social problems such as destruction of existing social networks, the expulsion of vulnerable groups and negative impacts of the existing environment (Chan and Yung, 2004). The phenomena and problems, forcing planners to implement urban regeneration in a more effective manner (Detr, 2000). In the following developments which have begun since the 1960s, a new and influencer phenomenon entered in the field of urban actions under the theory of urban regeneration covered a wide range of projects in different areas. In fact, changes in management and repair of old textures with change in economic structure and power shift from central government to local authorities, formed a new approach under the name of regeneration at urban restoration (Kalantari and Pourahmad, 2005). In recent literatures, the term "urban regeneration" is a general term that covers other concepts such as urban improvement, renewal, reconstruction, empowerment and smoothing. Urban regeneration would mean restoration, revitalization and urban renaissance. In urban regeneration, development means quantitative growth of city's physical elements for population settlements and improving quality of life in the form of urban development plans (Ayini, 2009). According to the definition of urban regeneration, it can be said that regeneration plans try to use the current potential of worn out areas and therefore try to take advantage of widespread public participation with minimal budget to restore social life and economic prosperity of the texture. In fact, the weakness of the theoretical foundations in our country and adoption of false pattern from theories of urban development and preparing urban regeneration plan without the knowledge of the theoretical foundations has created different problems.

MATERIALS AND METHODS

This study is a literature review which has been done by searching in internal databases such as SID, Magiran, Iran Medex, ISC and oversea databases such as web of science, scopus, prequest, Google scholar, conference

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papers and published papers in the last years. From 2007 onwards and by keywords such as development, regeneration, urban regeneration and texture worn.

RESULTS AND DISCUSSION

Urban regeneration approach: The term has been widely used after 1995 as an alternative to urban renewal in the literature of urban planning. "Couch" suggests the alternative as: "urban regeneration moves beyond ideals and achievements of urban renewal which is seen in a form of process of basic physical changes and also of urban revitalization which fails to investigate an approach when suggests an action" (Couch *et al.*, 2003). Urban regeneration may have various meanings for different individuals and in practice, it can fit in large-scale activities for promoting economic growth to local level interventions to enhance the quality of life of neighborhoods. Roberts in the preface of his book "urban regeneration" provided one of the most comprehensive insights for definition of urban regeneration. "Urban regeneration is a process which leads to creation of new urban spaces as well as keeping their main characteristics (physically and activity). Urban regeneration is an integrated and comprehensive vision and a set of actions that lead to resolving urban problems, so that, it create a permanent improvement in economic, physical, social and environment conditions which have been altered" (Roberts and Sykes, 2000).

Urban regeneration is a complex process that until the late '70s a comprehensive reconstruction in areas affected by war and after it was performed in areas with poor housing and later comprehensive restructuring continued in abandoned and evacuated areas. Gradual regeneration has less damaging economic and social effects comparing to comprehensive restructuring. Since 1979, the central region program, later called "city program" was developed based on the principles of renewal and recreation for the transformation of the old areas. The program initially focused on the center of the city and its immediate areas. Later, the program was expanded in the vision and domain to include broader areas. In general, all activities done to deal with obsolete areas and improve social and living conditions including the development, redevelopment and improvement are a kind of urban regeneration. Regeneration focus on economic, social and environmental recovery of the city and includes a wide range of activities that brings a new living condition to the overturned areas, evacuated buildings and expired buildings under reconstruction. A key attitude of regeneration in general sense is that the overall condition of city and its people will improve urban regeneration

looking for signs of urban problems through the improvement of deteriorated areas. This approach is not only seeking to revive abandoned areas but also deals with broader issues such as competitive economy especially for those living in poor neighborhood (Luda, 2006).

Planning's functional-physical vision to different aspects of life in the past caused, since the late 1960s, under the impression of the new needs and awareness modern social concepts such as social welfare, quality of life and social justice in the public planning and development domain have been raised (Mahdizadeh, 2006). Due to historic value and valuable historical elements, containing main mall and its economic heart, ancient and old texture of cities has a unique place at spatial and functional structure of city. These textures are facing structural and performance problems and barriers in various aspects such as disparity of body and activity, urban disparate elements, low per capita of some infrastructures such as leisure, culture and parking, lack of proper hierarchy in the communication network, presence of abandoned spaces, lack of public spaces suitable for social interactions, etc. Along with the above-mentioned problems and their impact on various areas, attention to old and worn out textures and trying to fix the problems and sustaining the solution has become a serious issue in cities. Unsuccessful implementation of urban improvement and renewal projects drew attention to a new phenomenon called sustainability in urban projects (Habibi and Magsodi, 2005). Regeneration approach is one of the newest globally accepted approaches to deal with worn out textures. The context of the rise of this approach is principles outlined in sustainable development and the increasing importance of the participation of interest groups in the process of urban planning. 1990s brought a new framework for urban regeneration process. Social issues returned to guidelines on planning and particular attention paid to the quality of life in deprived neighborhoods. As a result, urban regeneration strategies included a broader approach (Vilaplana, 1998) (Table 1).

Urban regeneration is looking for signs of urban problems through the improvement of worn out areas. This approach not only seeks to revitalize abandoned areas with but also deals with broader issues such as economic competitiveness and quality of life, especially for those who live in poor neighborhoods (Izadi, 2007). This approach is based on two principles: the equal importance of the economic, social, cultural, environmental and empowerment of interest groups, to participate in the decision-making process, by developing the public outlook which integrates knowledge and experience of different urban experts and desires of

Table 1: Evolution of the theory of urban regeneration (Izadi and Sohizadeh, 2005)

Policy of each period	1950s reconstruction	1960s revivalism	1970s renovation	1980s redevelopment	1990s regeneration
The main strategy and orientation	Reconstruction and development of older areas of cities and towns based on master plans and the growth of suburbia	Continuing strategies of the 1950s, rural development, some early efforts on resettlement	Focus on renovation in its original location and neighborhood continued development in the rural area	Numerous large projects for development and redevelopment projects, large-scale, expensive projects out of city	Move towards a comprehensive form of policy and actions focus on integrated solutions
Influential authorities and interest groups	National and local government, private sector contractors and developers	The move to more power between public and private sectors	Growing role of the private sector and decentralization through local government	Emphasize the role of the private sector and certain brokers, increased participation	Participation as the dominant approach
Economic focus	Public sector investment relative to private-sector intervention	Continuation of the 1 950s with increasing private sector investment	Limited resource of the public sector and private sector investment growth	The dominance of the private sector through providing budget choices by the public sector	More balance between the funding provided by the public, private and voluntary sector
Social content	Improve living standards and building	Social improvement and prosperity	Social oriented action and more empowerment	Social self-support and highly selective governmental support	Emphasizing the role of society
Physical Emphasis	Replacing the inner areas and rural development	Continued some approaches of 1950s parallel to the empowerment zones	More extensive renovations in older urban areas	A great alternative designs and new develop, large-scale expensive projects	More moderate than in the 1980s, according to the heritage and maintain buildings
Environmental approach	Landscaping and to some extent expanded green space	Selective improvements	Environmental improvement along with some initiatives	Increased attention to broader approach to the environment	The introduction of a broader concept of environmental sustainability

neighborhood communities. In urban regeneration, urban development will occur by quantitative growth of the city's physical elements to accommodate the population and improving the quality of life through urban development plans (Hanachi, 2007). Urban regeneration has been introduced and implemented in many developed countries as an intervention method or approach in response to problems associated with urban wear and decline. In many developed countries, "attention to city" in a broad sense means urban revitalization and restoration of activities to facilitate the competition in the international arena and provide initiatives to improve the quality of the performance of environment to put everyone in a path for significant growth. In short, urban regeneration is adopted in order to reverse the process of urban deterioration and decline. Urban regeneration has been performed in social, economic, physical and environmental dimensions and in each dimension has emphasized on several topics (Table 2).

Dimensions of urban regeneration: Physical regeneration: in order to evaluate physical elements, physical regeneration searches for limitations and physical potential powers and harmonize physics of the city with economic and social rapid transformations (Roberts and Sykes, 2000).

Economic regeneration: Overall, sustainable economic regeneration include politics and goals such as domestic investment absorption, encouraging self-employment,

temporary and part-time jobs creation, education and professional skills improvement and reducing living costs.

Social and cultural regeneration: Crime and violence reduction, providing healthcare and appropriate services, cultural aberration reduction, small societies reinforcement, emphasize on empowerment of communities and attention to needs of different groups is target of this regeneration (Seo, 2002).

Principles of regeneration
20th century:
- More emphasis on social, economic, physical integrated approaches
- Social justice
- Polychotomy contribution with emphasis on the role of local communities
- Re-introduction of a long-term strategic outlook
- Accept uniqueness of the place
- Equilibrium and balance of public, private and voluntary investiture
- Introducing a more comprehensive idea of environmental sustainability

21th century:
- More commitment and attention to protection of historic environment
- Focus on the original buildings and spaces preservation

Table 2: Basic assumptions for regeneration approach in Iran (Izadi, 2007)

The conventional approach	Regeneration approach
Determining population	Environment will be decisive from social historical view
Quantitative reviews and responses	Qualitative reviews and responses
Mathematical analysis dedicated to existing structures and processes	Free analysis for deconstruction of existing trends
Postpone urban design to the final stage (lack of spatial structure or mental imagery)	Start and continue working with urban design (the city is in need of mental imagery)
Close the project to the population and area	Close the project to landscape (cultural-economic) future
Static relationship of the design or parts (city are defined by individual buildings)	The dynamic relationship layout with social groups issues (the city is defined by the public spaces)
Repeat the data collection in a long time	Maximum use of the results of previous projects in a short time
Dealing with all issues one-time together (comprehensive approach)	Dealing with the major challenges in a long-term process
Production of a permanent executive document and cut the interaction of plan with people	Produce a strategic document and prepare the executive documents over time and with the participation of the people
Freedom of the plan from the economic development of the city and the role of economic forces	Dependence of plan on economic development projects and interact with economic forces (the need to study the urban economy)
Freedom of plan from economy of housing for low-incomes and the problem of land that causes the formation of informal settlements	Pay attention of plan to housing for low-income and land prices and avoid the formation of informal settlements
Freedom of plan from the structure of city finances and resources needed to infrastructure	The plan is conditional to provide a safe financial structure of the develop municipality with the help of the ministry of roads and urban development

- More focus on culture, art and entertainment programs in the process of regeneration
- Emphasis on contribution of communities in affairs and emergence of community-based approach
- Emphasis on increasing employment opportunities, reducing poverty and social deprivation
- Supply facilities and educational programs for the area instead of merely physical reconstruction

Target neighborhood and areas for physical regeneration: Areas in need of urban improvement and regeneration can be divided to historical textures, disordered and inefficient middle textures, informal settlements and urban neighborhoods and areas with rural backgrounds. Characteristics of these areas are as follow:

- Historical textures
- Disordered and inefficient middle textures
- Informal settlements
- Urban neighborhoods and areas with rural backgrounds (Muir, 2004)

CONCLUSION

Urban regeneration is a comprehensive, contiguous and operational intuition that leads to the final solution of urban problems and seeks to create positive and sustainable change, improve physical, social, economic and environmental condition of the city. Urban sustainable regeneration approach is one of the newest approaches globally accepted dealing with urban Worn out texture. Attention to proposed principles in sustainable development and importance of participation of beneficiary groups in the process of urban planning are the context for emersion of this approach. Requisite for urban stable regeneration is local community's cooperation and reaching to general agreement. In

urban sustainable regeneration new characteristic entities are formed which try to develop integrated community-oriented regeneration programs so that they include all beneficiaries. Urban sustainable regeneration tries to create a sustainable process in urban development, on the one hand tries to have an optimal usage of city's inside potential facilities for fulfill new needs and on the other hand considers priority to revive old textures and restore social life and economic prosperity.

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