Received 2017/01/04
Accepted 2017/02/05

Persian translation of this paper entitled:
اصول نوسازی متوازن بافت‌های فرسوده شهری
is also published in this issue of journal.

Explaining Principles of Symmetric Renovation in Deteriorated Urban Fabrics

Alireza Andalib*

Abstract

Balance and equilibrium are the necessities of a sustainable system. When balance in deteriorated textures and among indices of "the average balance in a city" is impaired due to a disconnection or disorder in networks, flows and interconnections, it will intensify imbalance, and so lead to disturbance in the sustainable order of these urban textures. The balanced renovation theory as a local theory tries to present an efficient and creative model. This research is an attempt to establish a balanced path through studying, recognition and realization of effective elements. This method expresses relations between variables and the renovation process. To achieve this theory, the author tried to move mutually from "subjective" elements to the "objective" ones, in order to prove the hypothesis by using an inductive and deductive approach.

The balanced renovation theory tries to redefine balance in the deteriorated fabrics renovation system using the six following intellects "normative-strategic", "practical-native", "social-economic", "procedural-content", "explanatory-descriptive", and "scientific-scientific", and presents the studies, analysis, and to explain and introduce the principles of balanced renovation. The findings of studies has considered a framework for the balance between successive dichotomies and elements of the thematic networks in urban textures and the balance of the entire system networks consists of four principles: Balance (as the stem cells of renovation), avoidance of complexity (among the complex and multifaceted elements of modernization), succession of dichotomies (as the smallest unit of detection, identification and assessment of balance) and internal and external interaction (establishment of networks' continuous interactions and the entire system with each other) has been obtained.

Keywords

Balanced renovation theory, System, Network, Deteriorated fabrics, Balance, successive dichotomy.

*. Ph. D. in Urbanism. Islamic Azad University, Science and research. a.andalib@srbiau.ac.ir

Introduction

Explaining intended aspects of the issue, and responding to theoretical aspects of knowledge and searching for scientific gaps in confronting deteriorated urban textures, it is significant to consider this point that a live city has a live body and soul. A "contemporary city" must have a contemporary "body and soul". Indices Regarding this issue, renovating and in other words "modernization of deteriorated urban fabrics" needs coordination and balance in actions taken for growth in the body and soul of urban textures. Ignoring this balance leads to deterioration. Renovation including modernization or recreation is reproducing urban environment according to new conditions. The reproduction process consists of revision and retrieval of values for modernization. For this reason, modernizing deteriorated urban textures is not a linear flow but rather a cycle of action, revision and retrieval.

The current procedure of renovation and interference in deteriorated textures in improvement and reconstruction frameworks through focusing on the city structure refers to destruction and reconstruction. This procedure ranges from quality (manner, state) of destruction" to the "quality (manner, state) of reconstruction". The difference between current trends during "intervention" is not seen in the meaning and basis of intervention, but is rather in its scale and size. Different groups have various approaches such as a group which recommends minimum or "little intervention" with expectations to impact "spontaneous development"; the group which considers supplying sources and providing circumstances as sufficient, and leaves the rest of the work to "people"; and another group which believe that maximum or "extended intervention" and fundamental changes are essential and thus consider the government and municipality responsible for everything; and the last group which recommend preparing an integrated master plan and implementing projects that stimulate development that is irreversible.

The depth of this situation reveals that renovating the city life has declined to the level of renovating the structure and body of the city and has caused failure in the process of balanced renovation and modernization of deteriorated urban fabrics. This approach has led Iranian renovation project managers' main concern towards the quality of property buying and releasing, integrating units, and increasing density and construction rate. Accordingly, the following content is a description of the problems existing in deteriorated urban fabrics, the method used for reaching the balanced renovation theory and its theoretical foundations. In the following, the framework and principles of balanced renovation and its commonalities and distinctions with other available rival theories is studied and at the end summary and conclusion is presented.

Problem statement

After imbalanced renovation took some distance from the fundamental objectives of development it resulted in diminution and decline of the goals to the lowest level and also extension of the "planning syndrome" phenomena – performing plans and policies to gain goals and objectives without trying to evaluate their progress (Rosenbaum; 1986; 67) – and lack of commitment towards these plans, renovation has faced day by day quality loss in its results and led to reduced life quality and residents' satisfaction in these areas.

In other words, existing studies, researches and also facts and evidences show that actions taken place as renovation plans until now have not been able to balance the renovation and deterioration procedure and use intensifying accomplishments to surpass it and so as a result, have not reached a considerable accomplishment. This situation is continued to the extent that imbalance is obvious and deterioration is overtaking renovation and slowly moving towards complete damage and ultimately leads to the destruction of the city.

The ten-year period appointed in the fourth five-year development plan law that was set to reach 10 percent of renovation annually across the country

by using the full capacity of relative management and executive institutions has elapsed, and present statistics indicate only the approximate realization of a small percentage from the entire mission.

According to statements from the main authorities responsible in the program of renovating deteriorated areas, even though great efforts have been made in relation to these textures during recent years but unfortunately not only they didn't promote life quality, but in some cases even produced other problems for their inhabitants (Izadi, 2016: 14).

Pathology of reasons for unsuccessful execution of renovation plans propounds a long list of elements and obstacles that can be considered.

Problems such as complexity of the matter, scale and extension of the textures, weakness of the supportive laws and regulations, limited funds, Impediments in policy makings and managerial difficulties, are all part of this long list (Andalib, 2013: 183-188).

Thus, the most basic issue which "renovation of deteriorated urban textures" has to solve is responding to the conceptual aspect and uncertainties regarding lack of knowledge on the subject. Maybe we need a more comprehensive consideration of all dimensions of the problem at the same time, by which we can find a theoretical and applicable way to solve the problem of deteriorated urban textures. According to the global experiences it seems we need a very local theory for this issue which integrates our own normative contexts, as well as cultural, social, economic, behavioral and executive system. This theory could be the best in terms of effectiveness in the country.

Method of achieving a theory

"Theory" is a set of organized insights/ideas about a given subject which in a scientific approach that is made through thinking and provides the possibility to explain and express results from systematic observations. This phenomenon can be formed through a regulated expressive and compiled combination of all related aspects (Piro. A, Popkin and Astrole in Daneshpour 2008: 27).

As a matter of fact, theory is a proposition which explains relations between two variables. Considering these, the method used for achieving the balanced renovation theory is through recognition and explaining the relation between "balance variables "and "renovation".

Thus, to create a theory four stages should be followed. Starting from "conceptual" level and relate it with the "objective" level and vice versa. So, in order to confirm them objective connections will be tested in relation to the subjective connections. Therefore, moving towards the objective is deductive and moving towards the subjective will be inductive as follows:

1. What is the quiddity of the relation?
2. Reason of the relation? Considers a lower level subjective recognition than the first level.
3. Quality of the relation? This section recognizes the relation between "balance" and "renovation" of deteriorated urban textures as variables in districts and neighborhoods which are targeted in this research. This stage analyses different dimensions of the above mentioned relations.
4. The quantity of relation? In this level the quantity of relation between variables in the districts and neighborhoods which are being examined is targeted

By answering the questions above, we will be able to achieve the meaning of the subjective concepts of two variables. So, to understand the subjective relation between deterioration and renovation either to present the objective form of them; or, we introduce objective samples for each of them. In this way it is possible to measure each sample and compare the result with the considering concepts. When we want to achieve a subjective relation between objective issues in selected districts, we should find objective variables as well. Whereas there are too many variables, we have to select the most effective ones in each field of study (deterioration and renovation) in district samples.

Foundations, basics and theoretical supports

By presenting four determining elements, the author tries to establish his theoretical allegation. These elements are: recognition of the necessity for

understanding the local context of the deteriorated urban textures all over the country; the theorist's direct experiences and also facing with real problems of these fields for a long time; extended efforts made to establish different, efficient and creative models to solve the problem instead of old and un-efficient ones; and finally to use best practical internal and global examples.

Urban planning principles in the balanced urban renovation theory: discipline and profession; confrontation or interaction

The challenge between theory and practice or university and profession, is among topics mentioned in the specialized literature of different study fields. This subject is included as a protracted discussion in urbanism and urban studies (Fernandez-Esquinas & pinto; 2013. Perhaps it can be said that the importance of this subject in urbanism is much more than other study areas, because urban studies and the results of its theoretical and professional activities and their impact on city life has a long history according to some researchers

Sometimes the changes experienced by cities and universities in the twentieth century have occurred in parallel and sometimes even in a strong bond with each other (O'mara, 2012: 241). In an overall review of published studies about the connection between the areas of theory and practice in urbanism two general groups can be noted:

In the first group the impact of theory on practice has formed the main subject of the research. These studies are trying to show how universities have influenced the professional society of urbanism and in this way effected the development or lack of development in urban settlements.

The second group believe that the relation between university and profession is not only limited to universities impacting professions or theorizing impacts on the practice field, but rather, the set of experiences and existing procedures in practice should be effective on scientific discussions and ongoing university research as well.

However, in the event of creating a common conversation between the study field and profession some believe that with a fair look towards actions taken place in the 80's it can be seen that because of the large amount of work done in this field in the country we are facing a huge amount of experience, knowledge and experimental actions.

We have not yet produced a native, compatible and influential model in order to reorganize the country's deteriorated urban textures. Therefore, due to the definitions and concepts of urbanism theories it is necessary to try to produce a general theory including its definition meaning the renovation substance like size, place, population, valley, neighborhood of the urban fabric and other physical and nonphysical issues. Also the state of renovation procedures such as step by step performance, the way things are done, modeling, qualitative and quantitative methods, and determining criterions that are used to achieve intended plans and programs should be presented. It is ideal if we reach a comprehensive theory that includes all the components of renovation within diverse actions and formats which responds to social, economic, the society, methods, people, structure and other issues. Therefore, the renovation theory is not only a conscious intervention in recognizing texture phenomenon alone, but the quality of change in that phenomenon while moving towards alteration in future goals is considered. Hence the renovation theory can have the following features:

1. Basically urbanism is applicable in both context and procedure and deals with selection in this process, so in this situation choosing the best and having different options with various dimensions is intended. So the most important task of planning is expanding the selection domain as a way of behavior and action. As, the possibility to search for the closest and most accurate solution in each context (goals, the path to reaching the goals, tools and methods) is provided, and ultimately results in an optimized selection.

2. The emphasis of planning on process, includes a routine which displays the sweep of interconnected

actions and is different from the procedure that usually only considers the next steps assuming the previous stage as decisive.

3. Regarding that according to "John lang" the city environment is in the physical environment subgroup; including land and geographical places, social environment; including institutions consisting of people and groups, psychological environment; including peoples' subjective images and behavioral environment; including factors that people react towards them. Thus as a result, people with different backgrounds and experiences have diverse interpretations of their environment and not everything can be considered substantive.

4. The recognition of environmental values nature and quality from Mario kermona's point of view classifies the noticeable qualitative subjects in the design structure and within the design framework into 8 categories: spatial, morphological, contextual, visual, perceptual, social, functional, and sustainable dimensions.

5. The balanced renovation theory is a practical theory that utilizes the specifications of normative and strategic levels. Based on "Fugins" views point dimensions and components effective in the creative process of urbanism from objectivity to subjectivity including sensual dimensions (non-quantitative, artistic, perceptual and subjective), cognitive dimensions (scientific aspects, lawfulness and methodology caused by quantitation and operational features) and practical aspects are noteworthy and highlighted.

6. Content and substantive dimensions which cause influential twofold in urban planning procedures have both been considered in the production of this theory as combined and with simultaneous attention on both.

7. The combinational approach is based on unintellectual and social process and so focuses on social renovation. Local awakening, understanding the people's vision of the empowerment approach, and the increase in people's participation can be noted. So the key role of social renovation in assimilating the responses towards needs and consequently the development of cultural modernization in neighborhoods as the principle of renovation, social revitalization, and social organization and only doing physical works is considered. From this point of view, people must be empowered and also take part in building their neighborhood (Slater, 2011) and (Roberts and Sykes, 2015)

8. The experience of tactical (practical) urbanism becomes important and essential by using down-up approach and active presence of people as the main audience and emphasizing on social participation and voluntary, active, knowingly, freely, and responsibly aspects (Lydon, 2012).

General theory of systems and network paradigms, flows and interconnections: Basic theory

If we assume that in the analytic method the intention is to clarify the details, in the system approach, the goal is to perceive the overall function of the system. Therefore, the systemic thinking provides a method for making better and more appropriate decisions. Based on this thought, the networks, flows, and links are investigated through a systemic approach and has been used as basic foundations in producing the balanced renovation theory.

Everyone is consensus about this fact that the subject of urbanism is space. Space (Ralph, 2011: 11) has its own characteristics and features of being human and active (has social, cultural, and other aspects) and is different from the dimension less "place" (placelessness) (Ralph, 2011: 101).

For this reason, the space created for people is diverse, dimensional and with various events and needs recognition and analysis of space structure and formation. Theoretical basis of this study is trying to analyze space relying on systemic approach, also flow and link network.

Manoel Kastelz, David Harvey, and Shult believe that any area that is not located in the development progress will be placed in black holes.

Specific areas that exist between these grid points are

considered as deprived that is called black holes and are distant from the main flows (Kastelz, 2007: 525) and (Harvey; 2008:125). All the preventive or insight measures are based on struggling with these black holes. For example, when we speak about informal settlements it means being in black holes and it must be formalized which means including them by entering the urban network. We must manage to connect (link) the black holes to the direction of the flows otherwise it will disappear in its place and cause waste of resources and failure in fulfilling the determined goals. The most important accomplishment in the network viewpoint is development and the higher the number of networks and the better they are managed further development is achieved. That's why countries which own this advantage are more developed.

The law of "balance" and "equilibrium" (studying signs of balance and equilibrium dominance on the universe in the Quran)

The other effective element in the production of balanced renovation theory is the "balance and equilibrium law", a universal principle which is giving continuity and stability to the whole universe. The verses in Quran encourage human beings to extend these principles into her/his environment as well as social relationships. One of these verses is 7th chapter called Al-Rahmaan saying: we created high and extended sky and we have established a very precise balance between cosmic components which includes very accurate measurement laws. It actually means every measuring and evaluating tool and also setting norms, regulations, and balancing criteria in the universe. And then continues that we point to the importance of balance so you humans can understand and do not violate balance in your affairs. It also warns people about justice and equity in the society and not invading the law of equilibrium in their lives.

One of the meanings that Motahari tries to explain and interpret in the definition of justice is balance and equilibrium (Motahhari, 1993: 312). The universe is balanced and harmonic. Here balance means proportionality against inconcinnity in the whole universe. On the other hand, balance and justice is against cruelty and injustice, in all aspects of life (Ibid: 72). Therefore, in recommendations of the Quran people have been led to and encouraged to consider balance in their interrelationships in social life and avoid extremes and wastage. If this order and proportionality and calculation didn't exist, the universe wasn't stable

Imam Ali (peace be upon him) speaks about this firm universal balance with all its extensiveness (heavens, earth, fauna, and inanimate) with these words: "you cannot reach a blessing without being separated from another" (Jordaq, 2010: 457). Ali sees the existence, harmonic. According to his opinion, excess and shortcoming are equal and at the end of the day and none of them is more than the other.

The God almighty in verse 19 of the "Hajar" chapter, introduces one of the samples of balance in the universe by saying: "and we extended the earth and its mountains and also put everything in a harmonic shape." Therefore, balance, equilibrium, convergence, regulation and justice are the main characteristics of the creations in the universe. In Persian Language the word 'tunable comes" from the root of weight and means measured and weighed and indicates precise regulations and measurement. Measured, also means optimal and desirable amount of things. In verse 152 from the chapter "An-aam", it says when weighing thing for selling commodities act fairly, and we assign everyone based on his/her own power. Also in verse 8 in chapter "Araaf" describes people who their words and actions are proper and has called them balanced people.

Views, approaches, and renovation and urban recreating policies

Various definitions have been mentioned by experts for urban recreating policies alongside the sustainability paradigm (Shahavi & Farooqi, 2015). We can point to the opinions of experts such as Roberts & Skyes, McCarthy, WE Caves, Hemphil

et al, Colantomio & Dixon, Blackman, Gibson & Kocabas, Ng, MK Turok, Hopkins & et al and LUDA actions that is being pursued by western Europe countries based on sustainable recreating policies in urban areas.

1. Urban sustainable recreating is not repeating previous experiences but it plays a role in the evolution of these policies and approaches and has significant differences with its previous experiences such as renovation and revitalization in this field (Haji Ali Akbari, 2016).
2. Urban sustainable recreating is a comprehensive development process in social, economic, environmental and structural fields in order to promote life quality in target areas and neighborhoods in connection with the whole city (approved by Iran's High Council for Planning and Architecture, 2015: 3)
3. Urban sustainable recreating is not only defined in the form of small projects but also includes city and urban area scales.
4. Realization of urban sustainable recreating depends on community-based development (public participation), city-oriented, demand-driven and contextualist, in all stages with emphasis on the supportive and facilitator role of the government (approved by Iran's High Council for Planning and Architecture, 2015: 9).
5. In the urban recreating process, unidirectional up-down approaches and intervention that result in the disruption of social, economic, and structural context in targeted areas is avoided.
6. Cities are a collection of potentials that have not yet been utilized. Mobilizing these potentials in a sustainable manner while accepting the responsibilities that it brings is the future challenge of urban recreating (Andalib, 2014: 233-237).
7. The recreating process is a comprehensive and long term planning procedure (Ahsan, et al, 2012: 111).
8. Urban recreating emphasizes on the benefits of social modernization in the local awakening stage and assimilating the responses to people's needs and consequently the cultural development of the neighborhood, perceiving people's correct image of the empowerment approach and an increase in their tendency towards participation.
1. Achieving the desired goals is possible by emphasizing on key strategies or reducing poverty and preventing its reproduction in target neighborhoods and districts; promoting urban toleration in those areas and also upgrade the identity and sense of place in their residents (Izadi, 2015).
2. Along with enhancing the efficiency of logical actions and decisions, performing the government's responsibilities requires attention towards conductive, supervisor, and executive roles in specific conditions of each area (Andalib & Aliakbari; 1999) and (Andalib, 2014: 191).

Framework and principles of balanced renovation in urban deteriorated fabrics

Imbalance in every dimension, aspect, level, approach, method, process, and mechanisms of the status quo and in the relations between components and elements of these fabrics has been evaluated as the most significant issue and can be identified by different indices in social, economic, structural and other aspects of people's lives. The continuation of imbalance in urban deteriorated textures and also implementing an imbalanced renovation has caused many problems in different aspects.

The balanced renovation theory of deteriorated urban fabrics is based on intellectual foundations of context such as normative, cultural, social, economic, behavioral, and executive context and is derived by incorporating theoretical studies and domestic and foreign experiences. It has also considered its theoretical database as the framework of this theory in its agenda for reviewing the present foundation of renovating deteriorated urban texture. With the mentioned theoretical and empirical support, the attitudinal framework of the balanced renovation theory relies on the creative process of "knowledge-based urbanism" and its essence is connected to the following factors in a process from subjectivity to objectivity:

1. "Thought and idea"; that is formed rising from

philosophical and epistemological views of the universe.

2. "Recognition" (science); implies on scientific understanding, lawfulness, methodology (functional and quantitative).

3. "Sense"; that is generally non-quantitative, artistic, perceptual, and subjective.

4. "Action"; meaning that urbanism is an activity leading to action and measure and won't stay in subjectivity and imagination.

Thus, according to what is said, balance and equilibrium is essential for a system's stability. If the balance between indicators of the "the average balance in a city" is disrupted in deteriorated textures because of the interruption or disruption of networks, flows and their links leads to vulnerability intensification and occurrence of the imbalance phenomenon and as a result causes disturbance in the sustainable order of these textures and leads these areas towards deterioration. In such circumstances, these urban fabrics need more attention to return to a balanced state. A specific objective, which the balanced renovation of deteriorated areas is seeking based on the following foundations.

1. A large part of our country's urban textures consist of textures that are at a lower level than the city's average and don't usually belong to the average and conventional range. The main feature of these areas is imbalance and not being in a balance with other parts of the city anymore.

2. The basic theory used is the "general theory of systems with networks, flows and links paradigm and a balanced viewpoint" and is trying to search for and define the balance factor by investigating the networks, flows, and links dominating these deteriorated fabrics during renovation.

3. The emergence of imbalance in deteriorated urban areas and its intensification leads to a disrupted inner balance therefore imbalance with other urban areas which ultimately results in systemic opposition and instability of these districts. Such a phenomenon appears when urban fabrics are separated from structural, social, economic, and cultural networks and so weakness of these flows and the disconnection of their links with other areas causes deterioration and emergence of such neighborhoods and districts.

4. In the systemic approach framework and paradigm of networks, flows, and links with a balanced viewpoint, deterioration means "time, place and space mustiness of the urban texture from city networks, links and flows" and also areas which are at a lower level in terms of time, place, and space conditions compared with the city's average and so don't fit in the average and conventional range, are considered as "deteriorated fabrics".

5. Basically, a system requires sustainability and according to nature's rules tends to move from an "imbalanced state" towards a "balanced state". The return of balance to these textures is interpreted in the definition of internal and external system interactions and the relation between these two. Conditional balance is assessed as returnable in terms of providing necessary context and taking upper hand actions including "structural and institutional reform in order to attract strategic projects and plans to adopt general policies leading to national and urban development foresight approach.

6. By relying on "knowledge based urbanism and renovation" foundations, the new theory of deteriorated fabrics renovation is recognized using the six following intellects of "normative-strategic", "practical-native", "social-economic", "procedural-content", "explanatory-descriptive", and "scientific-scientific", and presents the studies, analysis, and proposals in this framework.

7. While paying attention to sustainable, integrated, and comprehensive renovation, the main challenge of balanced renovation is identifying the main components and to face numerous variables and indices that by using various methods and techniques must firstly reduce the data or their dimensions (and to bypass the data or dimensions which are less effective on the results) and secondly, determine the most important of all indices according to their prioritized importance, native and local circumstances, and context conditions.

8. In order to simplify the elements and system and sub-system parts including networks, dimensions, components, and effective and complicated indices of deteriorated textures the "successive dichotomies method" is used as the smallest unit of recognition, identification and balance evaluation (harmonic twofold and correspondence) and all the connections between "elements and components involved in the texture as binary" will be identified and introduced.

Due to the framework above, "balanced renovation" or "balanced-based renovation" of deteriorated fabrics, the reproduction process of a safe and sustainable life in the area and its balanced time, place and space embedment in social, cultural, economic, and structural networks is defined and has quad principles as follows:

1. Balance: is a harmonious equilibrium implies that the quality of relations between components of a set, with the whole complex. Balance is known as the stem cells of renovation. Accordingly, renovation of deteriorated fabrics has a qualitative nature and seeks to enhance the base quality and balance. For this purpose and for a better understanding of the relation establishment between successive dichotomies, the urban fabric's dimensions, components, variables and thematic texture networks is determined, identified, and measured in a two by two manner. Therefore, it can access the establishment of balance between networks and the whole system and causes equilibrium, balance and sustainability in the total renovation system.

2. Avoiding complications: achieving a comprehensive cognition and understanding of conditions of deteriorated fabrics system and explaining the connection between elements involved in them, requires abstain from the existence of dominant multiple complex varieties with numerous variables and indicators in this texture. So it is necessary to identify the most effective element of all. So, by using various methods and techniques we must firstly reduce the data or their dimensions and to bypass the data or dimensions which are less effective on the results. And secondly, determine the most important of all indices according to the prioritized importance of context conditions. In this way, by simplifying the complex matters, and having more dominance we can analyze them and find a solution.

3. Successive dichotomies: the successive dichotomies are the smallest unit of recognition, identification and balance evaluation in networks, dimensions, components, and different indices of deteriorated fabrics renovation system. The dichotomies are divisible as fixed and variable twofold. Fixed consecutive dichotomies can be dealt with in all spatial and temporal conditions and the variable ones are defined according to special circumstances of time and place in different types of texture. Establishing a consecutive and corresponding relationship as action and reaction between each dichotomy, and change in them, immediately causes successive change in the other one. That is why it is necessary that the connection between successive dichotomies of different levels and the whole system be analyzed, interpreted, evaluated, and managed based on and according to balance-based renovation.

4. Internal and external interaction: the process of renovating deteriorated fabrics has complications due to the multiplicity and variety of dimensions, components, variables, and thematic networks that are effective in this process. So it needs cognition, analysis, assessment, and interpretation of the continual and joined interaction manner between effective elements, components, and indices in each internal successive dichotomy together and also the dichotomy's interactions with external networks of the renovation system.

Commonalities and distinctions with the existing rival theories: urban theories and foundations

The balanced renovation theory has commonalities with the totality of urban planning theories and viewpoints in essence, principles and methods. Basically, this theory wants to explain, analyze, and predict the components and relations between phenomena.

Also the commonality of all urban theories is space. The balanced renovation theory is also in a field that is related to space. Therefore, since basically the theory contains systemic components and is logically and

internally consistent, the balanced renovation theory is also trying to find the systematic and logical connection between the effective components in renovating fabrics. In addition, planning means "the process of defining appropriate future actions". The renovation theory also works to change for the better (enhancing efficiency) of logical actions and decisions. So, it always deals with the process of determining proper actions in a social-intellectual framework.

Given that in the words of "John Lang" the city environment is in the structural, social, and psychological sub-group, the balanced renovation theory also states that since different people have different interpretations of their environment based on their past and experiences in the area, we can't say that environmental subjects are substantive. As a result, it will always have to deal with a dynamic environment and notice its transformations.

In the balanced renovation theory, according to "Fagin", three factors of "feeling", knowing (knowledge) and action are the knowledge components in the creative urban process from subjectivity to objectivity and in explaining a determinative and active knowledge of urbanism in the intended processes. This theory also has confirmed five features propounded by "Michael Lidon" that has been mentioned before and has the same opinion about the principles.

The distinction of this theory is mainly with those theories that only think urbanism is merely a rational, intellectual and scientific process. The basis of the balanced renovation thought emphasizes on a social process and believes that all scientific methods and tools will come to help in this direction. In other words, during the goal setting process, the path towards reaching goals, tools and methods requires attention and emphasis on conditions and other fields in various dimensions especially social aspects.

Commonalities and distinctions with the existing rival theories: the general theory of systems

The standpoint of networks, flows, and links in the systemic approach has the capacity of developing the deteriorated fabrics renovation and can be interpreted following the convergence with the balanced renovation theory in these areas. The most important accomplishment of the network view is development. We can learn that multiplicity and diversity of the effective dimensions in urban renovation has added to the number and complications of these networks and for this reason defining the connection and managing their dominant flows has become significant and helps avoid the waste of resources and the realization of objectives. In the system theory, the aim is to understand the general function of the system. In the balanced renovation theory, the relation between space as the container (structural dimensions) and the contained (cultural, social, economic dimensions and etc.) is considered to understand the overall performance in a systemic approach.

As, the most important accomplishment in the network standpoint is development and the more these networks increase we can reach further development. That's why networks benefiting more from this advantage are more developed. The viewpoint of networks, flows and links in the systemic approach increases the deteriorated textures. The balanced renovation theory believes that achieving goals in this framework is possible by managing the renovation.

Commonalities and distinctions with the existing rival theories: the equilibrium and balance rule

The most basic foundation and most important support behind the theory of balance deteriorated areas of urban renewal law is the balance and equilibrium rule. This theory can help us see that all Commonalities. In a given town is an urban sub-system which follows major objectives of the town as a whole. Managing as well as controlling the effective elements on renovation is very important according to the theory of balance. On the other hand, according the sign in the Quran, it is necessary to keep balance in your judgment and social relationships and also to generalize this rule and human being are invited to do so. Thus to achieve balance in social interrelations one has to

avoid extremes and wastage. Based on the balance theory, the balanced renovation theory helps to develop recognition, expression, analysis, as well as conceptual model making for the renovation deteriorated urban textures.

Commonalities and distinctions with the existing rival theories: urban recreating policies

As what has been explained so for, urban renovation in all its dimensions such as, meanings, principles, and methods emphasizes on the concept of "balance". So we try to compare two theories to find out their probable differences and similarities. To fulfill this task three major issues have been considered: nature as well as principles and method. The following are showing the results:

Nature and meaning: one of the main elements of the urban renovation naturally is that it can be considered basically as strategic urban planning. Therefore, Theory of balanced urban renovation is a systemic approach. So we can say that there is no conflict between two above mentioned theories, from this point of view.

Principles: one of the significant recreating principles is the emphasizing on the presence of all recreating sub-section together. There it is possible to say that recreating needs a "common agreement" as well as a holistic and all-inclusive approach, because it deals with the diversity and plurality. Diversity and plurality in all major and effective subjects such as: dimensions, subject, and the participants, this is why urban subjects always have been more complex than they look like. Complexity, though, is part of all humanitarian, urban, and urban planning categories all over the world. So considering all dimension, aspects, levels and layers of the subject is important, in both theory and method.

Participation also is one of the important principles of the urban recreating. In the framework of the balanced renovation theory also deals with "common agreement". Meanwhile we should know that agreement necessarily doesn't mean complete consensus in all subjects. The agreement could start co-operation. This shows that there is a convergence among participation, urban renovation and theory of the balanced renovation.

Method: in the theory of balanced renovation and in respect of method, different dimensions, aspects, levels and layers are being considered. In fact, one of the most important points in renovation experiences in different successful countries is that these experiences are having ideal aspects. These kinds of ideas are being experienced and practically completing it. This process is productive and can create and form different kinds of renovation such as culture-oriented renovation, social-oriented renovation etc… and have led to the revolution and sustainability in public fields (Habibi, 2014: 41-43).

When considering the theory and concept of balance and combination of it with the concept of recreating, then we have to give attention to the separation of "theory-experience, and "making ideas-applying". Important successive dichotomies that has caused partial in many urban recreating experiences and has led to the duration of relationship between theory and experience, in the process of urban recreating (Fig.1).

So far we talked about the expression of balanced renovation, its elements, and its components, accordingly, we can argue about the conflict between "intervention" and "action" in the process of renovation. In other words, when we talk about intervention, the action will be omitted

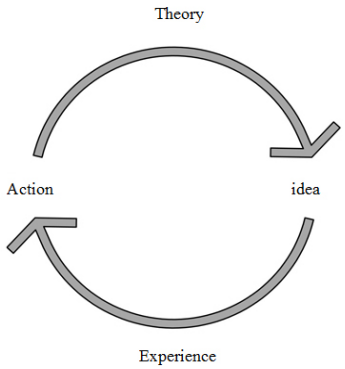

Fig. 1. Process of urban recreating. Source: author.

automatically.
It means when we only talk about "production" the process of action will be forgotten. In this case we are facing with up-down method of decision making simply because there is no interaction with the society. Therefore, the quality of the action process would be evaluated regardless of the process manner. Consequently, this procedure could not have civilization characteristics and cannot create social space. The balance theory of renovation also emphasizes on meaningful processes through social participation and presence of all stakeholders in all levels and dimensions.

Conclusion

1.The necessity of considering unbalanced and different difficulties transformed the renovation to anti-renovation this is way the performance of the balanced renovation theory in deteriorated urban texture finds the urgency and significance. The most important subject here is finding a proper respond for conceptual, ambiguities and weakness of knowledge and presenting "a new model" for the mentioned subject. To do this task we have to pass the unbalanced urban renovation through reviewing related concepts, frameworks, principals and initiatives, approaches, methods and existing set up in this field.
2.We consider the networks paradigms and flows in the framework of general system theory as the basis of defining balance elements in the deteriorated urban textures as a sub system. As a result, we avoid the non-systemic individual views and interventions as well as improper understanding of nature and quality of the balance interrelations between components of above mentioned textures by which one can have a wrong understanding in the evaluation of urban deteriorated textures.
3.In the balance renovation theory "deterioration" is considered as "mustiness of time, space, and place" form the urban networks, links and flows. The areas which are bellow than the average balance of the city and are not located in the standard range can be called "deteriorated urban textures". As a result, renovation can be understood in this theory as "to place deteriorated texture from the time, space, and place point of view in the urban networks, links and flows.
4. Imbalance in urban deteriorated fabrics and it's intensification will happen when they stand under the indices from urban standards because of the interruption of them from networks, flows, and links. This phenomenon has led to imbalance and instability in these areas. All these situations alter to the non-systemic condition in these districts. To restore the urban deteriorated textures, we have to relink the textures in to the live and active urban networks, flows, and links.
5. In order to return to the balanced renovation of urban deteriorated fabric in a local level as an urban sub-system we need to support and act in the administration of high level such as organizational and structural reforms in order to engage renovation actions with the urban, national and general policies. This harmony should be extended through provincial macro policies. This activity completes this procedure as a system.
6. Recognizing and understanding the deteriorated urban texture system comprehensively and expressing and interpretation of the relationship between its elements, can be achieved through simplifying its diversities. In order to simplify the network elements and components and effective and complex dimensions we used "dependent variables analysis modeling".
7. By relying on "knowledge based urbanism and renovation" foundations, the new theory of deteriorated fabrics renovation is recognized using the six following intellects of "normative-strategic", "practical-native", "social-economic", "procedural-content", "explanatory-descriptive", and "scientific-scientific", and presents

the studies, analysis, and proposals in this framework.

8."Balanced renovation" or "balanced-based renovation" of deteriorated fabrics can be called "the process of security life reproduction and sustainable of the texture as well as balanced replacement of time, place, and space is defined in the social, cultural, economic and urban structure. Meanwhile, it includes four principles: "balance" (as a renovation basic cell), "abstention from complexity", (between multi-dimension renovation elements), "successive dichotomy" (as a smallest unit of recognition, and balance criteria), "internal-external interaction" (establishment of networks' continuous interaction and the entire system together).

It can be expected that the achievements and functions of this theory, on one hand could relate intended variables to each other, and provide scientific framework to recognize events and procedures for the renovation of deteriorated urban textures, and on the other hand, by relying on this framework, introduce a systemic method to help look to the future. Therefore, it is hoped that by implementing renovation using scientific methods based on the above mentioned balance theory, the possibility of studies, policy making, planning, and implementing plans and renovation planning can be improved.

Reference list

• Ahsan, S. M., et al.)2012(. Urban Regeneration for Sustainable Economic Growth: the study of Boro Bazaar in Khulna, Bangladesh. *Journal of Social and Development Sciences,*.

• Andalib, A. & Haji ali akbari, K. (2008). *Nosazi- ye baftha- ye farsoode ba mosharekat- e sakenan: Mahale- ye shahid khoobbakht, Tehran* [Renew this partnership with residents]. Tehran: Sazman- e nosazi va nashr- e reypoor.

• Andalib, A. (2007). *Farayand- e nosazi- ye baftha- ye farsoode- ye shahr- e Tehran.* [The process of modernization of Tehran Urban Distressed Areas]. Tehran: Sazman- e nosazi va nashr- e reypoor.

• Andalib, A. (2013). *Osool- e Nosazi- ye shahr- e Tehran, Rooykardi no baftha- ye farsoode* [Renovation Principles of Tehran]. Tehran: Azarakhsh.

• Andalib, A. (2014). *Selsele- ye neshast ha- ye mozouee.* Naghd va Barresi- ye rooykard- ha va olguha- ye nosazi- ye mosharekati mahale dar baftha- ye farsoode- ye shahri [Review approaches and patterns of participation repair damaged neighborhood in the city]. Tehran: Sherkat- e omran va behsazi- ye shahri- ye Iran.

• Daneshpour abdi, Z. *Tehran: Shahid Beheshti University.*

• Fernandez-Esquinas, M. & Pinto, H. (2013). *The Role of University in Urban Regeneration Reframing the analytical Approach. European planning Studies*, 22 (7): 1462-1483.

• Habibi, S. M. (2014). *Applying the concept of urban regeneration in Theory and Practice* . Interview. Tehran: Sazman- e omran va behsazi- ye shahri.

• Haji ali akbari, K. (2015). *Documenting the experience of setting up local offices in the repair of damaged Tehran.* Tehran: Sazman- e omran va behsazi- ye shahri.

• Harvey, D. (2007). *Neoliberalism*. Translated by Abdollahzade, M. Tehran: Akhtaran.

• Ir*an's High Council for Planning and Architecture.* (2015). Empowerment and organizing document poor urban areas. Tehran: Vezarat- e rah va shahrsazi.

• Izadi, M. S. (2014). *5 Tarh-e Esteratejic baraye baft farsoode [Five strategic plan for distressed areas]*. Donyaye eghtesad newspaper. 22 July. Tehran.

• Izadi, M. S. (2016). *19 million Nafar saken- e baftha- ye nakaramad- e shahri hastand* [19 million people are living in urban poor areas]. Interview, Kankash. Tehran: Shora- ye Islamii shahr.

• Jordaq, J. (2010). *The voice of human justice*. Translated by Soltani, M. A. Vol. 1. Tehran: Panjereh.

• Kastelz, M. (2007). *Information era.* Translated by Paya, A. Tehran: Tarh- e no.

• LUDA. (2004). *Integrating assessment in to sustainable urban regeneration*. LUDA E-compendium: Handbook E4.

• Lydon, M. (2012). *Tactical Urbanism: A look at 2012. Planetizen*. http://www.planetizen.com/node/59977 (Accepted August 22, 2016)

• Motahari, M. (1993). *Islam va Moghtaziat- e zaman [Islam and the circumstances of the time]*. Tehran: Sadra.

• O`mra, M. (2012). Beyond the town and gown: University economic engagement and legacy of the urban crisis. *Journal of Technology Transfer,* 37 (2): 234-250.

• Raberts, P. & Sykes, H. (2014). *Urban Redevelopment.* Translated by Izadi, M. S. & Hanachi, P. Tehran: University of

Tehran.
• Ralph, E. (2010). *Place and placelessness.* Translated by Noqsanmohammadi, M. R. & Mandegari, K. & Motaki, Z. Tehran: Armanshahr.
• Rosenbaum, D. P. (1986). *Community Crime Prevention: Does It Work? Beverly Hills*, CA: Sage Publications.
• Sepanlou, A. (2009). *Darsha- ye Mashhad; Tajrobei dar moasersazi- ye pahneha- ye farsoode [Mashhad lessons]*. Tehran: Kondor.
• Shahvi. S. & Farooghi, F. (2013). *Improve the quality of life in old urban areas.* Tehran: Sazman- e omran va behsazi- ye shahri.
• Slater, T. (2011). *Gentrification of the city*. Blackwell Publishing Ltd. Available from: www.geos.ed.ac.uk/homes/tslater/gotcbridgewatson.pdf.