Developing a Conceptual Model for Urban Texture Sustainability: an Integrated Revitalization Approach

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Abstract

The historical urban tissues are the rich sources of social culture history; so need to be revitalized because of "obsolescence" process during the ages and it is quiet natural. Rather than the characteristics of the historical tissue must be updated to meet the contemporary human needs by "integrated revitalization". This method known as a staged process which followed planned mechanism. Beside of all of this integrated revitalization based on maintaining natural capital for present and future generation which is known as "Sustainability". The main aim of this paper is to propose a model for integrating the two concept of sustainability and revitalization of historic urban quarters and to indicate an appropriate strategy for their revitalization. Based on this aim, this study use analytical-descriptive method according to documents and theoretical framework. So this study is based on several stages: first presents the theoretical review on the concept of "revitalization", and its relationship with sustainability; next, it introduces the characteristics, role, selection process and scaling method of sustainability in compare with revitalization. The paper then, as the main contribution of this paper, proposes the model for measuring the level of sustainability in historic urban quarters and determines some proposals to achieve revitalized and sustainable historic urban quarters. Therefore, when the level of sustainability is high in any one of these three structures, it means that the level of obsolescence is low in the same structures of an historic urban quarter. The result of this paper leads us to say that, the level of sustainability is a new (additional) input in the strategic planning process of revitalization and sustainable urban revitalization of historic urban quarters. Finally, the paper concludes with a brief summary on the general arguments of the paper. As aforementioned, there are three strategic approaches in the revitalization process. Accordingly, there will be three proposals according to the level and types of obsolescence, sustainability and development dynamics in order to achieve more sustainable historic urban quarters. The first strategic approach is determined by whether the area has a high resource value with physical obsolescence, high development dynamics and a high sustainability level. The possibility of high development dynamics, which are accepted as an historic urban quarter is still an attractive proposition for its current use and/or for alternative uses. In respect of these results, an historic urban quarter, where physical obsolescence and high development dynamics is present, it is necessary to implement physical revitalization as a short-term strategy and functional regeneration as a long-term strategy. In the second proposal, the strategic approach is applied when an historic urban quarter has only a partially sustainable position due to the presence of physical and functional obsolescence in the physical structures and problems in the socio-economic structure. If an historic urban quarter has physical and functional obsolescence, the development dynamics are in a static state. According to these results, the proposal should be to implement physical revitalization as a short-term strategy and functional diversification as a long-term economic revitalization strategy to increase the attractiveness and sustainability level of historic urban quarters. The third proposal is applied when an historic urban quarter is in an unsustainable condition and demonstrates a high degree of physical, functional and locational obsolescence. If an historic urban quarter has these three types of obsolescence, the development dynamics are in a declining and/or deteriorating state.

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53

Introduction

Historic neighborhoods have unique and valuable features that are distinguished from other urban texture. Nevertheless, these neighborhoods have to change to meet the needs of their inhabitants, with speeds that should be proportionate to the citizens' needs in the community. Obviously, an urban space that cannot adapt itself to the needs of citizens is gradually entering into a process that will lead to obsolescence. What has been discussed so far highlights the necessity of conservation and renovation in historical textures. In the fact, industrialization of societies and the fascination with the untapped use of modern technology put many of the world's historical texture in jeopardy; even some of them destroyed in the midst of the effects of urban development. Subsequently, especially after World War II, efforts to conserve and renovate historical areas received much attention in urban development mechanisms. Robbins points out that "[...] modernist planning has been dealing with abstract tendencies and globalization while postmodernism has been dealing more with concepts of sense of place, recreation, and spatial renovation" (Robins 1991: 34). After the 1970s with the concept of "sustainability" and the constraints on urbanization, efforts to develop urban planning began with a sustainability approach. Historically, this concept was aimed at balancing the protection of historical values and urban development (Pendelbery, 2005: 296-270). What has been discussed so far highlights received much attention

The question that arises here is that, how can an appropriate approach be taken to achieve the sustainability of the texture Historical dates, given the need to interfere in the historical context-due to the adaptation to the needs of the present-day - and their unique characteristics? This paper tries to answer this question in two basic steps: first, what the historical context should have in order to be "sustainable" (the content of the historical context), and secondly, the process that must be taken to achieve sustainability (the intervention in Historical

texture). Accordingly, this paper emphasizes four main components associated with this concept. First, a review on the concept of obsolesce and sustainable revitalization in historical textures; and secondly, sustainability are analyzed in order to provide sustainability criteria and the strategic process of revitalization planning in historical areas. By integrating the research problem (stage 1) and the theoretical framework (step 2), a conceptual model of sustainability realization is presented with a regressive strategic approach and finally, a mechanism for deciding about the choice of approach to achieve sustainability is made (Diagram 1).

Literature Review

Over the years, numerous theoretical and practical studies have been carried out in the planning of historical textures. Since the early twentieth century, urban Renaissance ideas have led to the emergence of new approaches and styles in confronting the architectural and urban heritage that led to many researches in different parts of the world (Poursrajiyan, 2015). Concepts such as regeneration, revitalization, restoration and sustainability of historical textures in recent decades have been the basis of many case studies. One of the most important studies by Tiesdell, et al. (1996) was made in a book entitled "Revitalizing historic urban quarters." In their studies, they referred to the types of interventions in the historical context according to the type of issue and the time it needed to eliminate them, and set the three approaches of conservation, regeneration, demolition and reconstruction according to the physical, functional and economic issues. Noha Nasser (2003), in his research project entitled " Planning for Urban Heritage Places: Reconciling Conservation, Tourism, and Sustainable Development", emphasizing the dichotomy between protection and changes in historical area by providing Cultural-oriented criteria in the conservation based on sustainable development for the presence of tourists and booming economy in these places. His research results, while presenting some effective measures
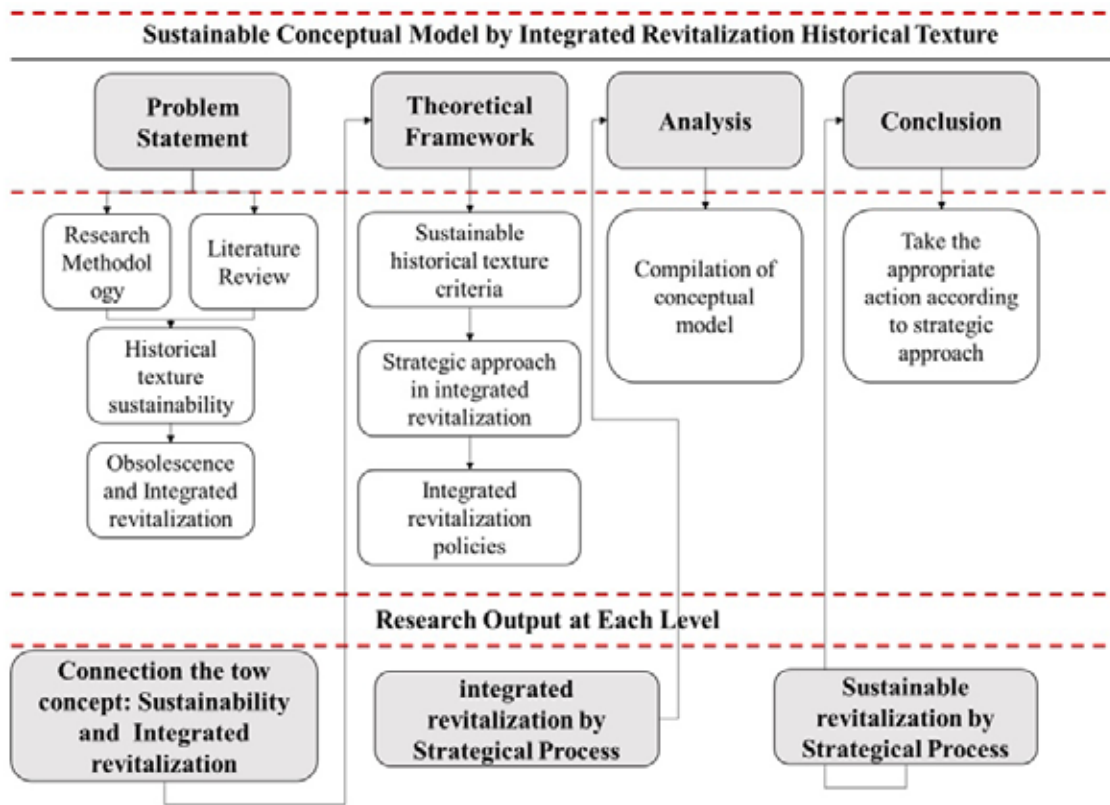
Diagram 1. An overview of developing conceptual model. Source: authors.

on the sustainability of historical area, express the relationship between revitalization and sustainable development. Stubbs (2004), in a research entitled " Heritage-sustainability: developing a methodology for the sustainability appraisal of the historic environment," in large-scale theoretical studies, presented historical issues in three social-cultural, economic and public dimensions, and proportionate Each of the required benchmark issues is also considered for the assessment in the sustainability level. Accordingly, Davidson, et al. (2011) developed a method for assessing sustainability using a socio-cultural approach. They acknowledged that the factors affecting the site-specific sustain level must be determined, and it is not possible to consider a constant formula for all locations, but the results of the research relate to the factors of compatibility, access, justice and Environmental efficiency emphasize the

conservation of resources as a supra criteria. These factors can be considered in the social, economic and environmental dimensions. Other studies such as (Doratli & Onal, 2000; Oktay, 2005; Pendlebury, 2005, 2009) also conducted case studies to provide guidelines for successful interventions in a historical environment.

To formulate criteria and the process of achieving sustainability in historical textures, we reviewed the literature on the issue of the concept of obsolescence, sustainability in historical area and integrated revitalization.

Obsolescence of historical textures

The formation of historical textures has long been adapted to the needs of the social-cultural, political and economic conditions at any given time. The speed and amount of changes in the expansion and

diversification of needs in the decades have led to a lack of coordination between tissue capacity and need to supply. This non-conformity between the needs of citizens is so-called "Obsolescence" (Aminzadeh, 2004). What we face every day on historical textures is a sign of this process, which is often recognized as a tissue problem. Issues such as: destructive structures, poor health status, inadequate parking spaces, low passages, inappropriate use of texture structures, changes in ownership patterns and social composition, reduced attractiveness, large number of incompatible activities, increased number of vacant buildings and issues of This indicate obsolescence in such urban texture In this sense, exhaustion is a process that is shaped by the inability to meet the needs of citizens, causing the destruction and destruction of the historical texture. What is so important in this regard. Understanding the type and extent of exhaustion is to determine the strategies associated with the reproduction of historical textures because different issues require different strategies. Tiesdell (1996) describes the types of obsolescence in the following situations: physical / structural, functional, social / mental image, legal / financial, and legal / legal (Tiesdell, et al., 1996); (Table 1).

Sustainability revitalization in historical context

Before examining the dimensions and examples of sustainability in historical textures, first try to briefly overview the concept of "sustainability". Attention to the concept of sustainability coincides with the advent of the Nature Conservation Movement in the late 1960s & 1970s ,some debates about "Limits to Urban Growth" (Meadows, et al, 1972) and the "Green Economy" (Pearce, 1989; Dasgupta, 1993; Dresner, 2002). In Brundtland Report in 1987, The definition of the basis for sustainable development was presented to this day: "Development addresses the needs of the present generation without having a negative impact on the future generation" (UN, 1996). In other words, "sustainability" is not a point in planning methods for achieving, but a dynamic process aimed at improving the quality of life of all generations.

Sustainability in historical areas is conceptualized as a way of understanding how conservation of historical values can be accompanied by development. Initially , this type of development was purely economic an d operational in some European cities such as Beth, Chester, Chi Chester,

Table 1. Examination of obsolescence and related factors. Source: Writers based on Doratli, 2005; Tiesdell, et al., 1996.

Obsolescence Types	Obsolescence Factors
Physical/Structural	Buildings and the texture are naturally exposed to physical / structural obsolescence. The main factors are: time, weather, natural disasters, traffic vibrations, and lack of proper maintenance. Physical / structural obsolescence is at least initially a gradual process.
Functional	Inefficient texture can exist in a range of issues such as the lack of public health facilities, poor public service delivery, inappropriate structure and low passageways, lack of care and maintenance in public spaces, lack of green space services and leisure time. This results in inappropriate conditions for traffic, thereby reducing the level of service.
Social/ Image	In situations where some human and environmental factors, such as bad smell, inappropriate sound, traffic jams, and even cases of undesirable image in the general public, gradually erode the urban texture.
Financial/ Regular	This kind of obsolescence is in fact directly related to the physical and functional problems of the tissue. The lack of credit and financial support prevent the processing of valuable monuments and premises and enters the process of obsolescence. In addition, the inappropriate implementation of some laws or the adoption of others leads to widespread damage to the historical context, which cause obsolescence in various dimensions.

and York; these cities ranked among the first cities to implement urban restoration programs as a stimulus for economic development. Planning their own recreation has been considered (Habibi, 2007). Despite the differences, all of the plans seek to reconstruct the functional regeneration and enhance the vitality of historical textures in order to balance the preservation of the city's historical features and values with the aim of functional regeneration and vitality (Pendelbery, 2005: 296-270). Tiesdell also links th e concept of urban revitalization mainly to econo m ic viability: "Historical urban centers should be considered as a dynamic part of the city's economy; they are not functionally independent areas and have a kind of symbiosis with other parts of the c i ty. [...] Historical centers are also not only for safeguarding but also for economic rehabilitation "(Tiesdell, et al., 1996: 12). In the 1990s, in response to the criticisms made about real estate development plans fo r functional regeneration, efforts are being made to p rotect historic sites and the participation of local communities and citizens in the process of recreation is recognized (Pourahmad, et al.,, 2010).

In summa r y, the seventies, is the era of certain emphasis on physical values, the eighteenth century on economic potential, and the 1990s focused on the issue of integration in the context of the planning of historic a l textures (Pendelbery, 2009). At the same time, wi t h the establishment of many international groups a n d institutions for protection and developm e nt in the historical context, hundreds of projects with sustainable themes in historical texture began in different parts of the world. Enlightening activities in Europe called "redevelopment", "urban Renaissance", "cultural revitalization" and "internal developm e nt" reinforced the modern approach to deal wi t h historical textures (McDonald, 2009: 52; Doratli, 2005). In fact, urban regeneration is an interven i ng approach that, by looking at the past and with o ut clearing historical identities, aims to intervene in historical cultural texture.

Planning in the historical context continues to this day with the same goal of meeting the needs of the present

generati o n and preserving the historical heritage for the f uture, and the concept of "conservation and inte grated revitalization" is based on the same concept. With difference that in the integrated revitali z ation, expectations about the quality of planning in historical textures are promoted; not only phy sical modernization, but also other aspects such as e conomics, social, cultural and educational issues are needed. This approach has transformed the concept o f sustainability from large to small scale. The image below illustrates the concept of recreation over time (Diagram 2).

Research Methodology

This res e arch is qualitative. Considering that its main obj e ctive is the realization of sustainability in histo r ical neighborhoods and, as stated in the introduc t ion, this takes place in two steps; first, creating a favorable outlook by providing criteria and meth o ds Intervention in historical textbooks, and second, the preparation of a strategic process for the real i zation of sustainability criteria, which the research method refers to in each case separately:

1. Establish sustainability criteria: By reviewing the documents and theoretical studies about the concept of sustainability in historical texts, from the perspective of the owners. Then, using content analysis method, sustaina b ility criteria have been derived from the developed principles of revitalization.

2. Strat e gic Approach in the integrated Recovery: At this s tage, using content analysis methodology, the strategic planning process and the way of dealing with the historical context are discussed.

Finally, based on the strategic planning process and the requirements for realizing the sustainability achieved in the previous stage, using the analytical method of the conceptual model of the realization of sustainability in the historical textures were extracted.

Theoretical framework of research
● Historical context sustainability: Developing sustainability criteria
Establishing a link between historical texture stability,

Urban Holistic Reconstruction (Destruction and New Development)

Urban Regeneration (Social Pathology, Functional Verity)

Urban Renovation

Redevelopment (House Regeneration)

Revitalization (Cultural renovation, Social renovation, Environmental renovation, ...

Integrated approach (Cultural Revitalization , Social Revitalization , Environmental Revitalization , ...

Conservation & Integrated renovation

1950, Holistic reconstruction

1960, Regeneration

1970, Renovation

1980, Redevelopment

1990, Urban revitalization

2000, Integrated revitalization

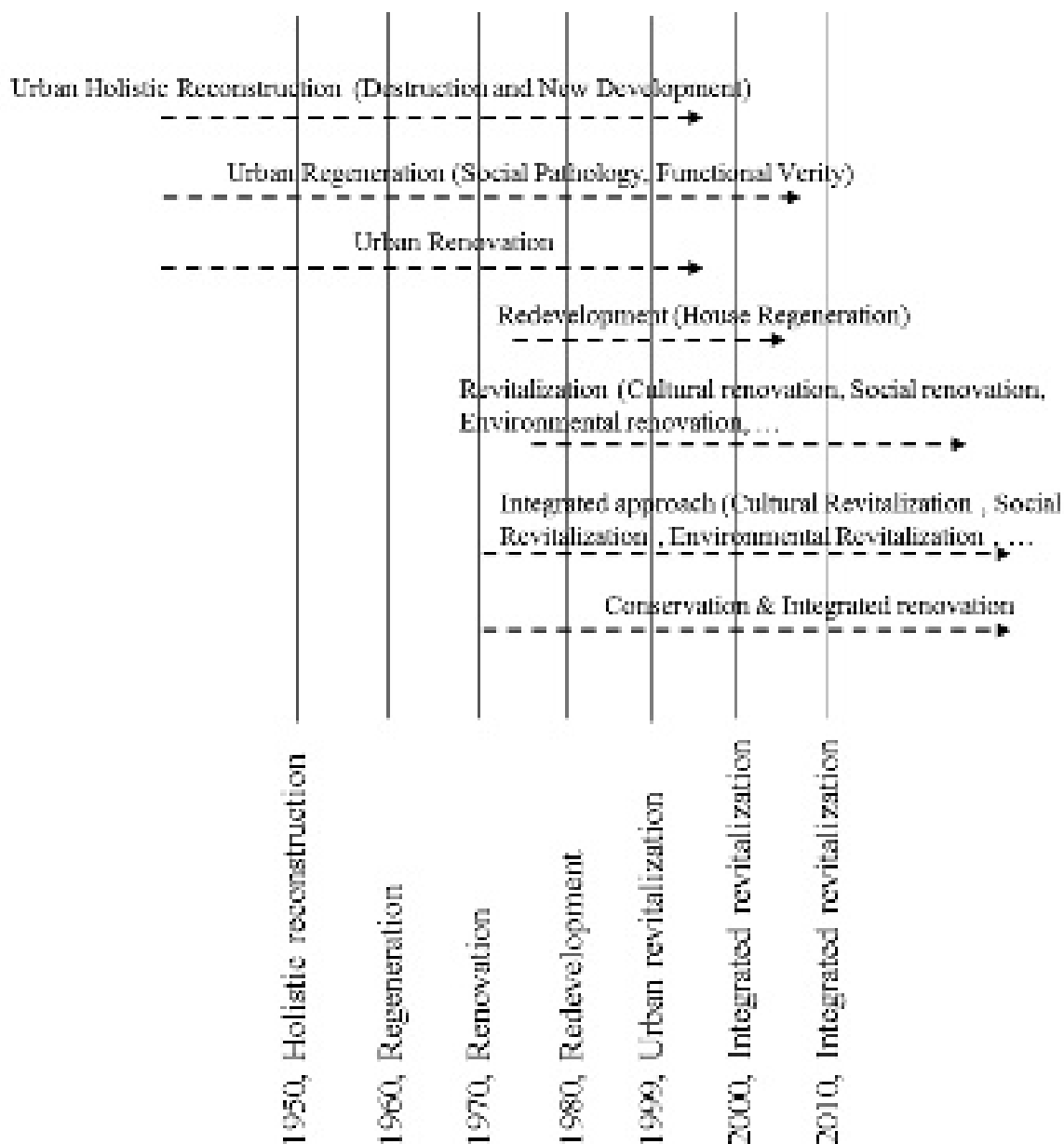2010, Integrated revitalization

Diagram 2. The Evolution of Integrated Recovery of. Source: Hanachi, et al., 2011.

regeneration, and strategic approach requires the extraction of similar characteristics and criteria to be considered as constants for the proposed model. Regarding the subject of research, the realization of sustainability is the main objective of regeneration, which requires the study of theories of the thinkers of the areas related to the subject and the extraction of the qualitative norms proposed by them in relation to the stability of the historical texture. As discussed earlier, regeneration in historical textures should be associated with physical, functional, economic and social dimensions of ….in order to achieve sustainability. Therefore, the qualitative norms related to the topic has also been considered in relation to these elements.

● **The physical component**

The views of this dimension either focus on the principles and characteristics of the new construction

or maintain the architectural and aesthetic values of the historical context. In this urban texture, the most important principle is respect for the urban obsolescence texture(Conzen, 1966). This principle can serve as a basis for other necessary guidelines in this field, such as the emphasis on the importance of the originality of the design, materials, and place (Ashworth, 1991), the recognition and application of the values of aesthetics, historical and scientific historical text u re (Jokilehto, 1999), the revival of ancient text u re and their inspiration in the fabrication of surroundings and the use of past rich artistic techni q ues for redesigning space (Zayt, 2006); in other words, in this category of attempts to Creating a mechanism that the physical identity of historical c o ntext does not end up in urban development. pr o tecting the values in the body tissue, dynamic maintenance of the b o dy tissue means maintaini n g the form and the d ynamic use of the function in order to introduc e it to tourists (Pendelbery, 2005: 296-270). In this approach, the goal is to strike a balance between conservation and urban developme n t. Cultural approach e s and the use of historic a l identity to credibi l ity (Bianchini and Parkinson, 1 993), preservation o f historical heritage and respect for historical values (Larkham, 1996: 13), the i ntroduction of tradi t ional u r ban environments as the most successful units of order representation and continuity (Doratli, et al., 2004: 331), it is one of the suggested solutions in this field.

● **Functional component**

This component i s related to meeting the needs of contemporary ag e in terms of access to services, improving the n e twork for moving and access, and improving t h e quality of the environment (Benno Volvo, 1 9 33; Lichfield, 1988). In terms of usage, urban textures could meet the needs in different pe r iods of time, but today, with the rapid growth of urban communities, and as a result of change s in needs, as well as the creation of competitive c onditions between these texture with other new u rban development must, at least, address the defi ciencies of services in order to

create a proper role and guarantee its own life (Poursrajian, 2 015: 44). Therefore, attention to the structures of movement and accessory organs, lively urban sp aces with diverse functions as part of the structur es shaping the historical context (Vehbi & Hoskar a, 2009), emphasize that any manipulation of historical textbooks without regard to envir onmental protection , Functional structure and a daptive activity will be practically futile (Oktay, 2005), and attention, protection and minimum utilization of environmental resources in urban regenerat ion (Vehbi & Hoskara, 2009) are among the most important functional regeneration strategies.

● **The economic component**

Historical textures provide huge opportunities for attracting tourists and economic revenues due to the existence of valuable architectural and space assets. The approach to improving economic mechanisms in historical contexts often takes place in two stages: First, using domestic capacities to create self-sufficiency in order to secure long-term costs for maintaining and protecting buildings and historical spaces (English Heritage, 2008). Second, creating economic attractiveness as part of active profit-making centers in cities that often add to economic values by attracting tourists and creating job opportunities tailored to the cultural spirit (Ashworth and Tun b ridge, 1990; Doratli 2000; 2005). This shoul d be done in a way that directly or indirectly contributes to the improvement of the economic value of the text; that is, it must either create self-econo mic activity or, indirectly, create capital flows thr o ugh the injection of catalysts of income.

● **Social component**

This component deals with the promotion of social capital in the historical context for improving social dignity (Tiesdell, et al., 1996) and increasing the morale for residents, which is directly related to the extent of their participation and accountability to their historic neighborhood. has it. The higher the participation rate of citizens in the sustainability

process, the higher the adoption of changes for them. Therefore, the use of social participation before design in historical textbooks is indispensable for recreation. It is important to use participatory techniques to pay attention to petty culture and the historical context for the use of historical values in redesigning and representing existing social activities (Kerns & Philo, 1993; Mamford, 2006; Pursrajian, 2015: 44).

Considering the views of the owners on the issue of historical textures and the themes of sustainability, two important points are: first, the issue of sustainability in many opinions is always related to the physical, functional, economic and social dimensions; and this is self-expression of the concept of recreation. Second, each of the dimensions has common norms that can be used as a basis for integrated re-creation.

The most important quality-sustainability norms of persistence from the viewpoints of intervention in the historical context are shown in Table 2. Also, the proposed solutions have different policies and actions in different case examples, which are referred to below.

Reform Planning Implementation Policies and Activities

In this section, some of the most important sources and documents published in the last two decades have been reviewed in relation to the plans, policies and actions required for the integrated reproduction of historical textures. Among the sources used are the Sustainable Residences Report (1995), the United Nations Commission on Human Settlements Monitoring (Istanbul 1996), the Mexican Statement

Table 2. Investigating the views of the urban planners in relation to the topic with references to the sources cited. Source: authors.

Dimension	The characteristic of sustainable historical areas	Sub- Criteria	Main- Criteria
Physical	– Creating a balance between preserving the city's historical values with modernity and development (Pendelbery, 2005). – Creating new buildings with respect to physical textures (Conzen, 1966). – Emphasizing organic orders in historical areas (Alexander, 1936). – Revitalizing the historical textures and usingthem in other areas (sitte, 1945). – Using rich past art method to recreate new spaces (sitte, 1945). – Emphasizing the authenticity of design, material and place (Ashworth, 1991). – Considering the connection between the historical area and its neighborhood (Larkham, 1996).	Rich Architecture Legibility Physical continuity Organic order Identity	Landscape planning
	– Using the culture and historical identity in historical renovation to be characteristic from other spaces (Bianchini and Parkinson, 1993). – Heritage conservation by respect to its values (Larkharm, 1996). – Analysis and using the aesthetical, historical and scientific values in historical texture (Jokilehto, 1999). – Introducing the historical cores as a successful urban unite in order and cohesion (Doratli, et al., 2004).	larAuthenticity Symbolic Visual richness	Conservation

Functional	– The need to create a match between the range of services offered and the needs of contemporary times – A perfect bond between old and new space – Improving environmental quality in historical textures – According to the structures and access an organic, lively urban space with a variety of functions as part of the structures shaping the historical context – Emphasizing that any manipulation of historical textures without regard to environmental protection, functional structure and activity compatibility will be practically futile. – Attention, protection and minimum use of environmental resources in urban renovation	Dynamism and compatibility Mixed-use Sustainable environment	Environmental quality
Economical	– Enabling the economic exploitation of the site for long-term costs to maintain and preserve historical monuments and texture. – The emphasis is on the product of cultural heritage and valuation based on historical processes	Self-sufficiency Income	Economic stability
	– – 299/5000 – Creating job opportunities tailored to the cultural spirit – Emphasis on urban historic centers as part of city economy dynamics – Emphasis on economic use of historical values – Urban renovation according to contemporary business needs – The emphasis is on respect for the tourist and his needs, because the consumer - the traveler - attaches importance to the historical context.	Economic Profitability	Economic attractiveness
Social	– Design priorities: First, paying attention to life, space dimensions and then building – Considering the social dimension of urban restoration more than the other dimension – Understanding the sense of time and place of historical texture using the structural variation appropriate to the historical period. – Social enhancement to protect the main tissue inhabitants (Tiesdell, et al., 1996). – Creating a vibrant and socially viable way in time-based design (Montgomery, 2004).	Safety Sense of place The spirit of life	Quality of life
	– Emphasis on the use of social partnership before designing the historical textures (Halprin, 1972; Robert, 2000). – Use of cultural partnership for physical, economic and social rehabilitation (Pourahmad et, al. 2010). – to the role of culture and the use of historical values in redesign (Kerns & Philo, 1993). – Considering the historical context of the city as an platform for cultural development and a demonstration of social activity (Mumford, 1938).	Social justice Rich identity Vitality Social participation	Social cohesion

(1999), the OECD (1997) , The Convention for the Protection of Cultural Heritage (2003), the Chicago Charter on Cultural Culture (2008), the Report of the British Heritage Board (2008), and the operational proposals of the relevant field-owners, such as the work undertaken by Obuk and Dinil (1994) Colleagues (1996), Roberts (2 0 00), Doratli (2000, 2004, 2005, 2007), Doratli and Onal (2000), Julito (2007), Pendalleri (2009), Wahbi and Oscar (2009) pointed out that each topic N e w in Concerning the policies and measures imp l emented integrated recreating this location. It i s worth mentioning,

however, that the topics and policies proposed in terms of level, content and performance fields do not have the same characteristics. Some have an international dimension, some national and regional, some as the manager of a large number of projects, and some with just theoretical proportions. For this reason, efforts have been made to isolate policies and enforcement actions based on the dimensions of re-creation, duration, and sustainability criteria in order to make targeted selection of policies based on the proposed model. The following table categorizes plans, policies, and executive actions based on the approaches taken in the research. (Table 3)

Urban texture sustainability process: A strategic perspective in revitalization planning

Due to its unique mechanisms, urban obsolescence textures, in addition to providing sustainable content, require the development of a process that does not suffer from irreparable damage during urban development and transformation. In this research, as was mentioned in the problem, and often neglected in researches, in the second stage, there is a need for the planning process in the urban textures according to the type of obsoloence in them. This necessitates a more strategic view of historical texts. A strategic vision is a cyclic and continuous process that examines issues, needs, and design priorities to determine goals and choice of decision areas (APA, 2006). Strategic planning is a new approach to planning, which is a systematic way of taking decisions and implementing activities in shaping and guiding each system, functioning and recognizing its causes (Christianity , 2002: 8, quoted by Zangi Abadi, et al., 2012: 19).

In the context of historical textures, the strategic approach also optimizes decision making by examining the causes of functional impairment and " obsolescence " as well as tissue opens. Considering the definitive process of the deterioration of most of the historical textures, it should be noted that the exhaustion of the processes used to resolve the

problems involved in the decay and destruction of historical textures. In many cases, texture has an apparent appearance, but the use of inappropriate methods to meet the needs of contemporary times leads to isolation, backwardness, and decline in quality of life (Lichfield, 1988). Accordingly, it is necessary to consider the obsolescence process as the most fundamental issue of historical textures. As previously mentioned, historical textures can be obsolescence in a number of ways: physical / structural, functional, social / mental image, legal / legal (Tiesdell, et al, 1996: 22-26; Doratli, 2000). However, the opportunities in the historical context with the concept of "developmental dynamics" mean that there is often a two-way relationship between the type of historical texture extinction and the dynamism of the development of that place on the other. This concept deals with the potential and the different conditions for the growth and development in the economic and social dimensions. Depending on the degree of economic development pressures in one place, historical texture can face several "developmental" trends: ascending, steady, or declining (Cōubuk & Dincøer, 1994: 227; Doratli, 2000). ; Oktay, 2005). Based on the results of physical, social, economic and value analysis, it is possible to identify the type and level of obsolescence as well as trends in the development of historical textures and adopt appropriate strategic approaches for regeneration.

Since sustainable regeneration requires time to run, a short-term strategy - physical regeneration - can not be enough for sustained regeneration alone. As discussed by Tisdel, et al. (1996), physical regeneration in a range can increase the confidence of that texture with respect to three regeneration dimention, including: (1) modernization, 2- Protection (updating and adaptation of the body for a new function); and (3) destruction and reconstruction-associated with the obsolescence of physical structures in various dimensions (ascending, constant and descending). It is necessary to note that the creation of morale in the obsolescence texturerequires social and economic

Table 3. Reviewing Recovery Policies and Measures based on Sustainability. Source: Writers by Henna, 2011.

Sustainability Criteria		Plans, Policies and Actions	Pundits and manifests
Physical Revitalization	Landscape planning	Redevelopment of empty lands - Improving the quality of the historical and - natural environments - The use of indigenous materials, native architecture styles - Careful monitoring of existing construction - Creating inputs to the historical context - Renovation and restoration of filler tissues	[1].Vehbi & Hoskara, 2009; [2].Roberts, 2000; [3]. Tiesdel, et al., 1996; [4]. Doratli & Onal,2000; [5]. Doratli, 2000,2004,2005; [6]. Pendelbery, 2009; [7]. Jokilehto,2007; [8].OECD, 1997;
Functional Revitalization	Conservation	- Restoration of historical monuments and walling of main historical streets - Protection and improvement of environmental quality - Rehabilitation and reconstruction of urban structures - Maintaining the bone structure and continuity of space throughout the historical context - Introducing valuable tourism attractions and streamlining the potential of texture - Register the cultural heritage of precious buildings - Establishing suitable places for constructing historical monument boards	[1]. Tiesdel, et al., 1996; [2]. Doratli & Onal,2000 ;[3]. Doratli, 2000,2004,2005; [5]. English Heritage, 2008; [6]. United Nations Conference on Human Settlements. (1996)
	Environmental quality	Encouragement and use of mixed use - Minimal use of renewable and non-renewable resources and recycling of resources - Provide functions appropriate to their historical context (cultural usage) - Convergence of business functions to increase grounded credit - Use of functional variation to increase vitality in tissue - Cultural events for children and young people - Access to entertainers of tourist and public transport - Priority of walking on a ride - Recovering nodes and service points - reuse of empty buildings - A balanced mix of tourist attractions and facilities - Remove incompatible user - Providing unique and unique services tailored to the historical context of tourists	
Economical Revitalization	Economic stability	Provide local services as a catalyst to increase income levels - False employment within the context - Use of internal and external budgets to revive economic structures - Granting incentive policies to groups of guilds for economic opportunities	[1]. Cˏubuk & Dincˏer, 1994; [2]. Tiesdell, 1996; [3]. Doratli & Onal,2000; [4]. Doratli, 2000, 2004, 2005; [5]. English Heritage, 2008; [6]. Vehbi & Hoskara, 2009; [7]. Pendelbery, 2009; [8]. ; [9]. English Heritage (2008).
	Economic attractiveness	- Increasing economic attractiveness in textures - Creating new retail and entertainment centers -…..? investment (private-public forces) - Creating direct and indirect? employment opportunities - Providing facilities for the needs of tourists	
Social Revitalization	Quality of life	- Justice and social equality, freedom - Increasing the trust of residents in the activities of the authorities - Reviving historical identity - Strengthening self confidence and enthusiasm in individuals - Increasing social monitoring and citizenship security - Encouraging indigenous citizens to live in historical contexts - Avoiding clutter of space	[1]. Roberts, 2000; [2]. Doratli & Onal,2000;; [3]. Doratli, 2000,2004,2005; [4]. Oc, et al,2007; [5]. Vehbi & Hoskara, 2009;
	Social cohesion	- Citizenship Partnership - Creating public spaces and activities - Explicit expression of citizens' ideas and views - Increasing voluntary activities - Providing excellent educational services	

rehabilitation. Therefore,the different types of obsolescence and their extent necessitates employing different regeneration approaches (Tiesdel, et al.,

1996; Doratli, 2000; Oktay, 2005). The process of strategic planning is presented in the integrated reconstruction of historical texture (Diagram 3).
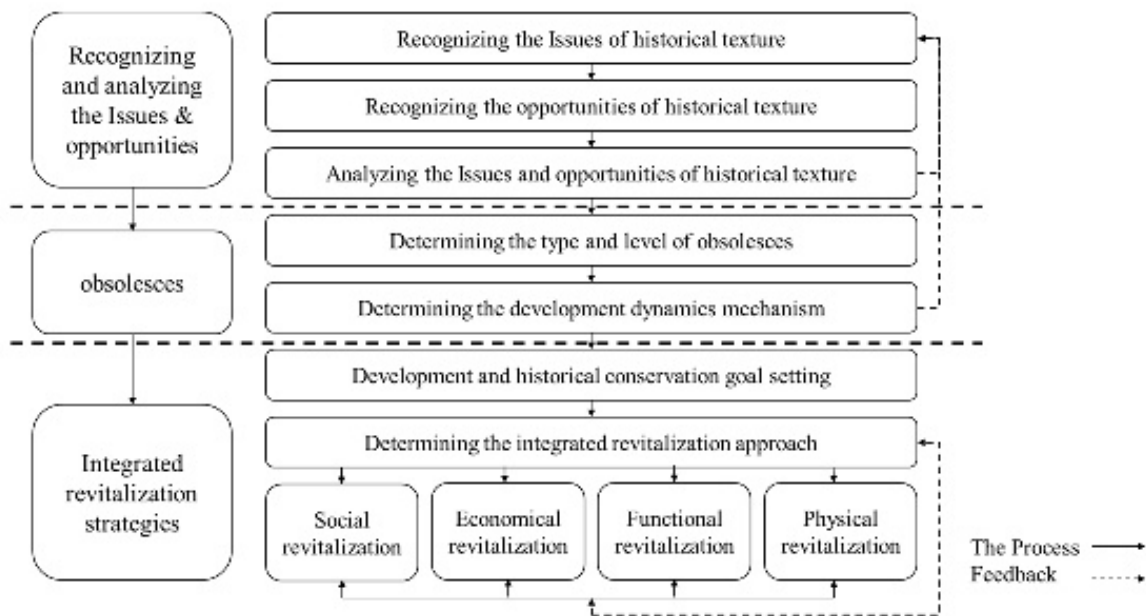
Diagram 3. Strategic Approach in Reform Planning. Source: Adapted from Doratli, 2007.

Discussion and conclusion

- **Conceptual model for the sustainability in historical textures**

In this study, physical, social and economic types of rehabilitation were investigated for intervention in environmental, functional and situational issues regarding the level and type of instability. In addition, we present a model for integrating the presentation of a sustainable product (the historical context content) and the strategic planning process (sustainability approach in the historical context). To this end, two important points are: firstly, the sustainability criteria in the obsolescence texture in two general fields means the definitive criteria in other historical textures and the specific criteria of the area in question, in the sense of specific context, cultural, Legal and legal divisions. Therefore, it is important to provide a model that can be effective regardless of the type of communication in the context of the concept of sustainability with the level of recreation. Second, the present model can have a special performance, regardless of time, in the study of the stability of historical textures.

The six basic steps of this model has are as follows:

1. The first step involves recognizing the problems of the historical context and adapting them to signs of obsolescence to determine the type of obsolescence. This step in the strategic planning process should be done in several stages and in a reciprocal way to identify the main issues of the texture. At this stage, the use of a variety of cognitive methods, including field visits, interviews, historical development studies, sampling, etc. is effective.

The second step is to identify the opportunities available in the context for urban regeneration. Since the purpose of this research is to establish a link between urban regeneration and sustainability, recognizing opportunities in various physical, functional, economic and social dimensions can help determine the current and future trends of the texture in the present situation. Basic guidelines come from literature review and

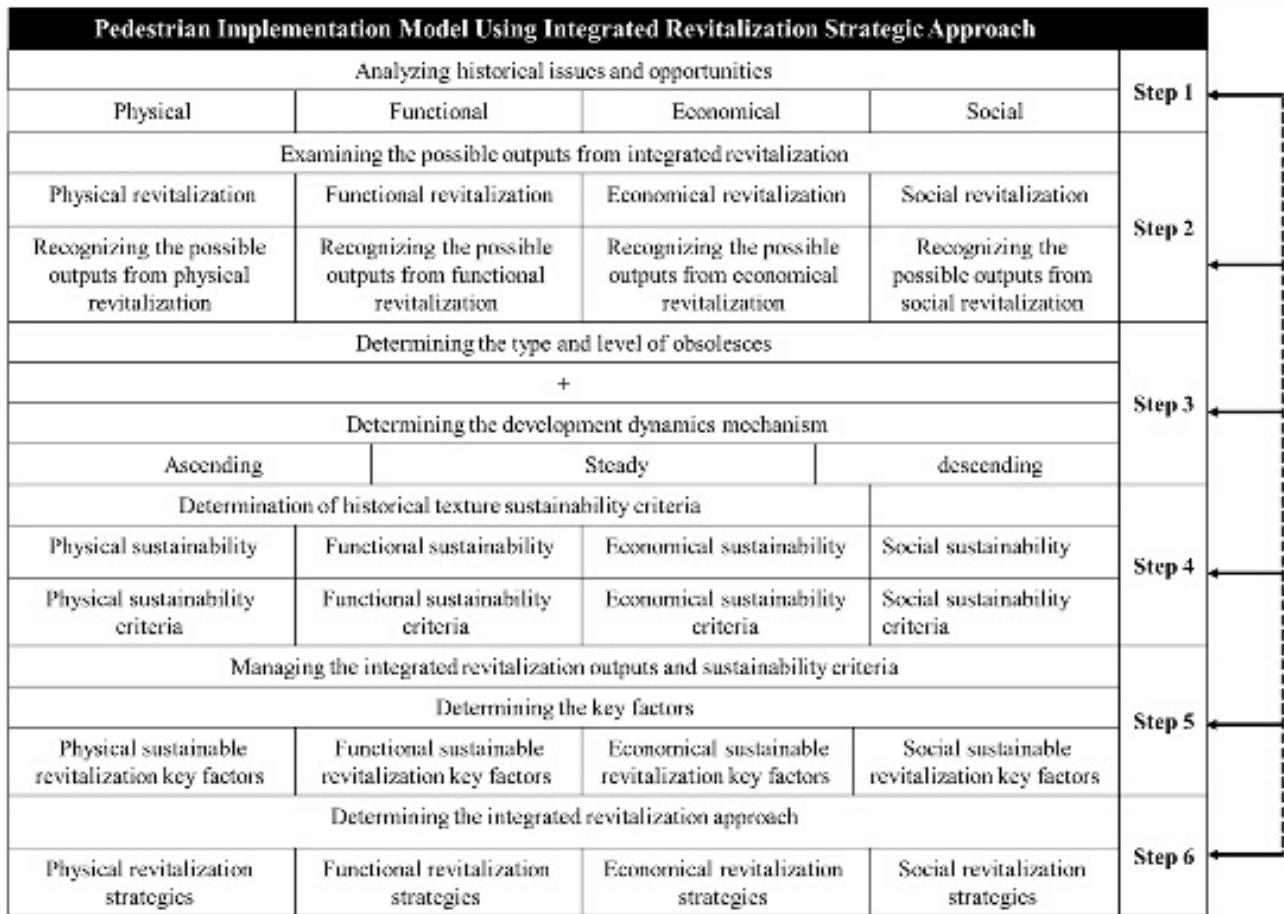| Pedestrian Implementation Model Using Integrated Revitalization Strategic Approach				
Analyzing historical issues and opportunities				Step 1
Physical	Functional	Economical	Social	
Examining the possible outputs from integrated revitalization				Step 2
Physical revitalization	Functional revitalization	Economical revitalization	Social revitalization	
Recognizing the possible outputs from physical revitalization	Recognizing the possible outputs from functional revitalization	Recognizing the possible outputs from economical revitalization	Recognizing the possible outputs from social revitalization	
Determining the type and level of obsolesces				Step 3
+				
Determining the development dynamics mechanism				
Ascending	Steady		descending	
Determination of historical texture sustainability criteria				Step 4
Physical sustainability	Functional sustainability	Economical sustainability	Social sustainability	
Physical sustainability criteria	Functional sustainability criteria	Economical sustainability criteria	Social sustainability criteria	
Managing the integrated revitalization outputs and sustainability criteria				Step 5
Determining the key factors				
Physical sustainable revitalization key factors	Functional sustainable revitalization key factors	Economical sustainable revitalization key factors	Social sustainable revitalization key factors	
Determining the integrated revitalization approach				Step 6
Physical revitalization strategies	Functional revitalization strategies	Economical revitalization strategies	Social revitalization strategies	

Diagram 4. Sustainability Model in urban texture with a strategic revitalization Approach. Source: authors.

conservation protocols in different countries.

Step 3: Combine steps 1 and 2 to determine the type and amount of exhaustion on the one hand and determine the development mechanisms (ascending, static, and descending) on the other hand to identify the needs, priorities and opportunities of the situation.

The fourth step is based on planning based on sustainability criteria that begin with the recognition of sustainability criteria. Suitable, measurable and accessible economic, environmental and social criteria are considered and evaluated in the field of sustainability. Obviously, at this stage, the criteria adopted in the theoretical part are chosen according to the problem.

5. The fifth step is to coordinate the possible outcomes in urban regeneration and sustainability indicators to determine the key factors for sustainable urban regeneration, or to obtain a link between urban regeneration and sustainability, and ultimately to determine the sustainability level.

6. The final step is to determine the urban regeneration approach in terms of physical, functional, economic and social dimensions, proportional to the level of sustainability, and the adoption of policies and enforcement actions.

The important point about the proposed model is to determine the sustainability level and to select the appropriate rehabilitation approach that steps 1, 2, and 3 have baseline cycle feedback pathways and are

continuously defined and defined during the cycle of needs, issues, and priorities. Redefined. This model is shown in the diagram below (Diagram 4).

With regard to the sustainability indicators that are available from the range, a military analysis can be made to determine the type, timing and mode of intervention in the context. Based on the above, there are five basic approaches to urban revitalization, so there are five proposals in line with the level and type of exhaustion and developmental dynamics in order to achieve more sustainable urban texture.

The first strategic approach comes when the range has rich functional resources and developmental dynamics, but faces physical problems. Unstable structures of historic and valuable monuments, non-compliance with construction standards in filler textures, inappropriate structures of passages, fragile infrastructure, inefficient sanitary systems, environmental degradation, relatively active functions in the tissue, preferences Residents need to have physical regeneration for accommodations in the neighborhood, the existence of appropriate activities for contemporary use and / or adaptability to the proposed uses of the signs of the urban obsolescence texture The texture has a relative stability and according to these results, a historical texture with high developmental dynamics and physical problems should be able to use a physical regeneration strategy in the short run.

In the second and third cases, a strategic approach is employed? when a neighborhood in the historical context has a relative instability due to the defects in physical and functional dimensions and problems with the social-economic structure. In this case, if the texture has physical and functional problems, it has poor structural positions. The existence of vacant spaces in the texture, the old buildings, increasing use of incompatible materials, lack of maintenance, lack of sanitation systems, the reduction of native ownership in the neighborhood, existence of evidence of changes in the composition of society and migration from the range indicating this situation in the historical context Is. Based on these results, physical rehabilitation and functional diversification should be considered as a short-term strategy and economic or social rehabilitation in the long time to increase the attractiveness and sustainability of urban obsolescence context.

The fourth mode is when the texture is located in the economic and social instability despite the physical problems, due to the existence of inappropriate social and economic structures. In such a context, the existence of inappropriate social behaviors, reduction of social security, lack of intrinsic morale and lack of citizen participation in the evolution and improvement of neighborhood issues have caused the urban obsolescence context with inappropriate functions. In such a situation, it is necessary to adopt a physical rehabilitation strategy in the short term and to increase the economic viability and social cohesion in the long run.

The fifth mode is used when the urban historical texture is in an unstable state and there are wide-ranging defects in physical, functional and situational dimensions. If the tissue has three defects in the three situations, the developmental dynamics are in a very critical condition. In such a situation, a this texture has a high percentage of poorly builtwith high levels of incompatibility in the type of buildings used and high vacancy rates. Social structure in this type of historical texture has also undergone fundamental changes, and a large population with such economic-cultural deprivation resides in such structures. In recognition of these issues in the urban obsolescence context, now is the time to use the most appropriate strategic approach to creating the sustainability nature of urban revitalization. In other words, the injection of new content is considered in the old form. As shown in Diagram 3, physical and functional revitalization is required economic and social regeneration at the same time, and in such a context, adaptation of the texture to contemporary standards and the needs of the citizens; and hence
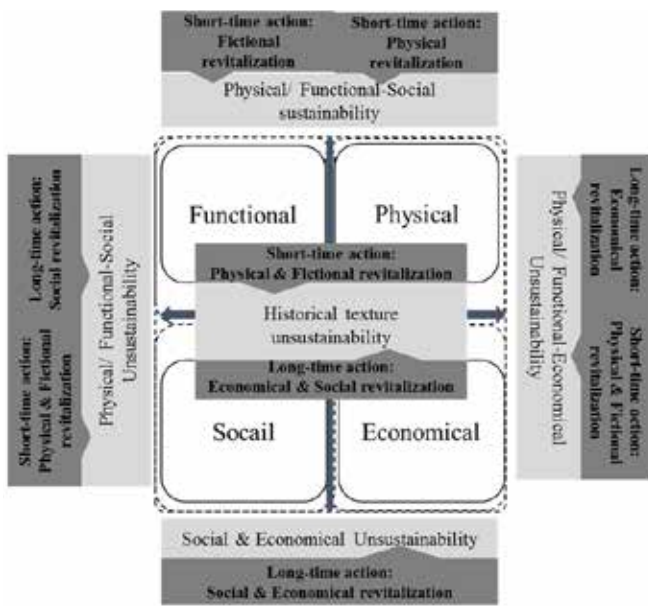
the acheive greater sustainability in the texture is required. The following model is presented based on theoretical studies and the strategic approach of measures in urban obsolescence textures (Diagram 5). The reconstruction of urban obsolescence textures requires effective measures that are appropriate to the context in which the texture is faced. According to the presented model, the obsolescence textures from a stable and relatively stable to completely unstable state must have their own proportional measures. Policy makers can take measures based on the findings.

Diagram 5. Types of Instability in Historical Texts and Related Reproductive Approaches. Source: authors.

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