◀ **English Part**

Viewing right;
Role of window view in the health of citizens and its position in the creation of residential environments

Sepideh Masoudi-nejad

Abstract

In a dense city like Tehran where citizens are surrounded by built environments, benefitting from a desirable view from window that can reduce the load of mental-psychological pressures caused by urban life and promote citizens' health is a right that every citizen to his living environment.

This paper focuses on the poor quality of the viewing content of windows in densely-populated residential environments, dealing with the violation of a right called "viewing right" in this city. Relying on the findings of environmental psychology, the paper shed some light on the legitimacy of the viewing right in the first place. In an attempt to stand up for "viewing right", it then searches for reasons why it has been violated. In this respect, areas involved in the construction of residential environments (i.e. area of legislation, law enforcement, and environmental design) were investigated on micro and macro scale, referring to necessary modifications and changes in order to allow "viewing right" to be introduced at each area.

Keywords: right to city, viewing right, health, window, residential environments, legislation, law enforcement, environment design

International Tourist Library
Review on renovating Rafieian's House, as a project in Culture Led Urban Regeneration.

Mohsen Rafieian
Mahboob Kadkhodaei

Abstract
Deferent approaches for upgrading deteriorated districts run in last decades. These approaches affected by transformation from industrial economy to service economy. One of these is Urban Sustainable Regeneration via culture. This paper aimed to introduce this new approach and one of the projects based on it. Its Content include: reviewing literature, for framing a framework in culture led urban regeneration and one of its project that newly done in Yazd, historic site. Results shows that culture led regeneration approach has lots of potential in upgrading and flourishing of heritage and deteriorated sites. It seems that, The Situation is ready for operating this approach in Yazd, Iran, historic site, and Tourist Library is one of the best functions for Urban Sustainable Regeneration.

The just city

Susan S.Fainstein
Translated to persian by
Nina Alvandipour

Justice has always been a major topic within political philosophy, but scholars in the behavioural sciences have largely avoided normative statements. After the urban upris- ings of the 1960s and 1970s, however, leftist scholars adopted a critical approach that, while not specifying a concept of justice, injected a moral dimension into their work. Within urban studies, the argument of Henri Lefebvre, who defined space as a social con- struction and who maintained that all groups should have a 'right to the city', became particularly influential. During the 1990s, scholars began to be more explicit about the concept of justice. Three main approaches to urban justice were developed: (1) communicative rationality; (2) recognition of diversity; (3) the just city/spatial jus- tice. Differences between the communicative and just city approaches revolved around emphasis on democracy versus equity, process versus outcome. I argue that democracy, diversity, and equity are the three governing principles for urban justice but also rec- ognize the tension among them. Although struc- tural transformation cannot be achieved at the municipal level, a change in the rhetoric around urban policy from a focus on competitiveness to a discourse about justice can improve the quality of life for urban residents.

Resilience in informal settlements

Solmaz Hosseinion

Abstract

Resilience is a concept that along with sustainable development is on top of international, national, and urban agenda around the world. It is necessary that the resilience dialogue should be introduced in the Iran as a country with a vast array of natural, ethnic and versatile characteristics and rich history and culture and yet with diverse challenges from different viewpoints.

Introducing this dialogue is key for Iran's contemporary development especially in more vulnerable areas such as informal settlements which is a fast growing phenomenon around the world. Informal settlement include a significant part of today's living environments, as the United Nations have predicted until 2050, half of the world population will live in slums. Problems such as civil wars, drought, destruction of woods and farms and climate change and natural and man-made disasters have exacerbated poverty and forced immigration and as a result, formation of informal settlements for those in search of affordable housing and occupation. Urban specialist and managers confront complex issues which requires their capacity building for resilience.in fact the reason which shape the informal settlements ate among the main challenges of resilience and as result, these two viewpoints have many mutual aspects.

Fortunately, implementation of urban resilience, is in accordance with sustainable regeneration in Iran. Resilience is one the four aims set for "Sustainable Regeneration" which sets this goal for obliterated urban fabrics. Although this dialogue should move further than dealing sudden disasters such earthquake and flood. This article aims to bring together informality and resilience viewpoints in the informal settlements and attract the attention of Iranian urban managers and decision makers to this issue.

The way of social urbanism experience (participatory) for regeneration of Medlin informal settlement in Colombia

Mohammad Saeid Izadi
Majid Rousta
Negin Amiri

In recent decades, applying the participation methods have been transformed into an important principle for regeneration of the informal settlement or in the other words, urban ineffective districts. Before paying attention to the social issues to provide and codify the improvement and renewal plans, these districts make the cities be bipolar and finally have more social tensions. So reviewing the successful experiences in this field can prevent some wrong steps, also recognitionof the successful factors and applying them can be as effective steps in this field which have been imitated as importers motives with vemacular common models. So the study goal is to investigate the process of Medlin informal districts regeneration in Colombia as the successful experience for social urbanism internationally and also investigate the mentioned approach plan, strategies, policies and designs to interfere in the urban ineffective contexts.

The study method has been based on the library and Internet studies and it has been tried to report the issues without mind intervention and finally the interpretive-objective results have been obtained. Adding up the studies and reviewing the mentioned experience showed that the social urbanism principles include the physical and social systematic procedures with reliance on the public participation and intra-organization synchronous management. Also the results show that there is not a simple procedure or a stable and linear model to impose different land conditions but with codification of a strategic model can organize all of the organizations, government authorities, resources and procedures to obtain quicker and high quality results in a certain district. The review of Medlin social urbanism plan showed that the main factor for this experience success has been the harmony and systematic cooperation with physical, institution and social sectors along the districts regeneration process.

Keywords: Urban regeneration, social urbanism, informal districts, Medlin.

Social Capital Factors in Historical Urban Neighborhoods
(Case Study: Siroos, Tehran)

Mostafa Tavana
Farshahd Nourain
Mina Soufi Neyestani

During the past two decades, the concept of social Capital has been discussed as one of the new models of development and social sustainability. This paper identifies those effective factors which contribute to social capital of neighborhoods, such as siroos in the City of Tehran, which have exist in Historical Urban texture. A questionnaire was used to gather data from 384 residents of the Siroos neighborhoods, asking their point of views on issues related to their community. Here, factor analysis and Pearsons correlation coefficient are used to analyze the data obtained through questionnaire and field survey. As the first step of analysis, indices of social Capital are discussed. The indices are classified into objective and subjective ones. It should be noted that the subjective indices are more focused in this paper than the objective ones. In the next step, factor analysis is used. KMO test is 0.635, which made it possible to continue with use of factor analysis. Five factors which affect "social Capital" are developed here using the factor analysis: "social Supports & Networks", " Social trust", " Civil partnership", "Partnership" and "Environmental Factors" The last step of the analysis relates to identifying the underlying factors which affect the extent of social Capital. These factors are evaluated through the use of other criteria such as the expanse of migration to the neighborhood and level of economic hardship. For this purpose Pearson correlation was used.

Keywords: social capital,Social Sustainability,Historical Urban texture, factor analysis, siroos

Community School; An Approach for increasing the quality of life in target areas of urban regeneration
(case study: Hemmatabad District of Mashhad)

Sanaz Pilevaran
Ali Afshar
Azadeh Aghalatifi

Regarding the global perspective, the main function of schools is education of citizens who live in their local communities and regions, in order to make trained, creative and useful people to prepare them for a healthy life. on the other hand, according to several problems that people are facing in low-income neighborhoods and according to position and value of schools for the people in low-income neighborhoods, school design can improve quality of life in their neighborhoods if schools establish close links with the people of the neighborhood. Effectiveness or efficiency of the initial design for the purpose of education, culture, leisure, can be studied with different views to improve the conditions and help to local people In addition of concentrating on the needs of the people, especially for schools and social centers (community cultural centers). The method of this research is interpretive-historical and this research has been collected with library studies and in the end has been analyzed.

Correlation between Spatial Configuration And Unsafe Activity Zones (case study: Vard Avard Local Texture)

Samaneh Takallou

Extension and expanding of using crime prevention through environmental design should be done on the base of recognizing environment's space in urban development. Basically seems necessary to use of syntactic features of environment for taking actions to prevent of increasing crime rate in urban space by improving security. This issue is provable through the space syntax method, measurement of depth and integration. So the purpose of this project is, site selection of insecurity activity area in neighborhoods and proving relevance between spatial configurations with the effective cues of security in urban space. Results of applying the model in studied area show that in order to achieve urban security, 'visual and environment comfort' is the most important criteria. evaluating areas of the case study revealed that area 2 and with weights of 0.463 is the best areas in terms of urban security.Analysis of the spatial configuration showed that the residential and service Users are In isolated areas. This has been confirmed by space syntax method with calculate the depth.According to the results of space syntax method and the site selection suggests a significant relevance between spatial configuration and the level of security and surveillance in the activity areas. So, how to configure spaces and good design of spatial structure affect on environmental cues of urban security. Therefore, based on the results, spatial isolation effective on the environmental factors; noise pollution, physical confusing, reduction of legibility and feeling lost in space because of no visual continuity of form and space, no lighting and natural surveillance in the paths(junctions) following insecurity in urban spaces.

The role of regeneration in catalyst approach of ancient neighborhood (case study: haji neighborhood in Hamedan)

Hasan Sajjadzadeh
Rezvan Dalvand
Maryam Hamidinia

Before the Industrial Revolution and the growth of cities, urban neighborhood growth was slow and gradual And while preserving the natural values of their social and physical, Met the relatively constant needs of its residents. With the rapid growth in major Iranian cities, historical context and ancient settlements were threatened And the need for restoration and recreation of old urban was greater than ever before. According to the internal development and urban restoration of old urban development approach, trying to revive and restore the life of urban areas have been ineffective. In order to facilitate this process and pay attention to the old tissue graft with urban development, planning and implementation of projects catalyst as one of the strategies used to provide the necessary conditions for the residents and owners were interested in. In this paper descriptive - analytical Method was used. Research resources were, library resources and field observations and Descriptive Questionnaire . Approach, catalyst of this project, which has dimensions of physical-spatial, socio-cultural, economic and environmental. This paper attempts to answer the question of which dimensions of catalyst in the haji neighborhood more stimulating? The results showed that among the dimensions of catalyst, the social dimension has highest priority. As well as the historical and physical neighborhood plays an important role in transforming the neighborhood, into a living space in harmony with modern life and commensurate with the character and historical identity.

Keywords: Regeneration, catalyst, urban design, ancient neighborhood, haji neighborhood in Hamedan

Check informal settlements in rural areas around metropolitan (Case Study: Karaj)

Vahid Riahi
Morad Kaviani Rad
Shima Amidi
Sajjad Salehi

One of the new forms of informal settlements, in rural areas around large cities that in recent decades is formed. However, in studies of urban informal settlements minor references to this issue, but no comprehensive study on this issue is not accepted. This study aimed to identify the phenomenon of informal settlements in the villages around metropolises based on socio-economic indicators, immigration and physical urban informal settlements, to identify indicators of informal settlements in the sample villages and then to analyze the factors affecting the formation and expansion of informal settlements in surrounding villages Karaj's Metropolis. Applied research is descriptive and explanatory methods and techniques for data collection is a combination of documentary and survey procedures. Study area periphery and their effects on the city of Karaj was determined that a radius of 10 kilometers from privacy Karaj involved and villages in this area consists of 37 villages with a population of 74,024 inhabitants was considered. Then, taking into account the location, how far away from the city of Karaj and according to the population and the host country, the three villages were selected, including Zybadsht Frkhabad- Village, Aliabad species and is Golestanak. Cochran was used in determining the sample size of the relationship. A sample of three villages between 2938 households living in these villages, 180 households, respectively. The findings also identify indicators of informal settlements in selected villages, the most important factor in the formation of informal settlements and villages around the metropolitan Karaj, economic factors (low income and affordable housing provision) has been introduced. Due to the low level of economic and poor infrastructure in selected villages, and organized approach to development as the right solution to improve informal settlements in these villages have been introduced.

Keywords: Metropolis, informal settlements, rural settlements, Karaj.

Assessment of Implantation of Urban Plans in Tehran

Behrouz Hadi Zonouz

Abstract:

In this paper, I have examined the causes of failure of "Comprehensive Urban Plans" in the Tehran metropolitan area since 1970s.The study reviews the reasons of the weakness of the first master plan of Tehran and shows that, this problem is mainly due to the weak local management and governance, manifested as the unclear legal jurisdiction of the local authorities, inefficiencies in local revenue system, and lack of effectiveness, accountability, and transparency in the urban management. Tehran, surrounded by a sea of poor population, could not remain as a safe haven any longer. Given these developments, the Ministry of Housing and Urban Development introduced the idea of metropolitan area single management scheme. In 2003, the central government prepared and approved a spatial plan for this purpose, the main objective of which was to manage the settlement of population and improve the allocation of zones for economic activities in the metropolitan area. The main strategies adopted in this plan were decentralization of activities from Tehran by providing economic support to the activities established in the surrounding urban settlements and upgrading urban amenities in these areas. The main priority was given to solving the issues of informal settlements and development of deprived urban areas in Tehran Province. Although establishment of a single metropolitan area management was pivotal for the success of this plan, unfortunately, [due to a variety of factors] such an area was never established. In the mid-2000, in response to the failure of the "Urban Comprehensive Plans" in the country, the theory of "Structural-Strategic Plans" (S-S plans) was introduced. The first S-S plan was approved by the High Council of Urban Planning and Architecture in 2007. Despite the conceived advantages of the idea, it seems there is no political will in the Tehran Municipality to implement the new plan.