

ORIGINAL RESEARCH PAPER

Evaluation of urban reconstruction management in approach to social sustainability

M. Faramarzy Asli¹, S. Nazari^{2*}, N. Esmailpour Zanjani³, H. Rostami⁴

¹Department of Art and Architecture, Islamic Azad University of Tabriz, Tabriz, Iran

²Department of Art and Architecture, Islamic Azad University of Tabriz, Tabriz, Iran

³Department of Art and Architecture, Tehran-North branch, Islamic Azad University of Tehran, Tehran, Iran

⁴ Department of Art and Architecture, Roshdiyeh Higher Education Institute of Tabriz, Tabriz, Iran

Received 01 Jan 2020;

revised 30 Feb 2020;

accepted 06 Jul 2020;

available online 15 Aug 2020

ABSTRACT: The Historical fabric of cities is facing specific structural and functional problems and obstacles due to their historical value and a mere physical look of renovation and improvement projects. In recent years, regeneration and sustainable urban regeneration programs have been taken into consideration owing to social status and economic decline. Despite all the aforementioned aspects of sustainable development in a sustainable regeneration, the prevailing later view is the “social sustainability”, which is “social sustainability is certainty of development. Having a rich history and tourism potential options, Saheb Abad site in Tabriz is facing specific structural and functional obstacles; the projects suggested in recent years have been restricted to very limited physical procedures ignoring social aspects. Thus, the purpose of the present article is to assess the social sustainability by the sociable sustainable criteria that extracts from the theoretical fundamentals of the research. The main research question is whether there is social sustainability in Saheb Abad site. For this purpose, social sustainability has been assessed using descriptive-analytic method, determining social, sustainable variables such as the identity, security, partnership of local communities, access to public services, education and poverty, as well as the studies carried out based on field deductions performed through national documents, interviews and questionnaires among the residents of the Saheb Abad site. The results show that the rate of identity indicator, security indicator and the involvement of local communities are in the high, low and medium ranges, successively, and access to public services is estimated to be low in this area. Moreover, the rate of literacy is low, and that this area is facing a high rate of poverty. It can be concluded that Saheb Abad Square is sustainable regarding social aspects. This shows that social sustainability must be emphasized for the sustainable urban regeneration.

Keywords: Urban regeneration, social sustainability, sustainable criteria, identity , Saheb Abad site

INTRODUCTION

The mutual interaction involves a combination of urban elements and factors leading to the formation of urban spaces. Any disorders, impairments and inefficiency in any of the elements and factors is, finally, resulting in lack of efficiency in any of the areas mentioned above. This inefficiency shows itself in a form of a combination of disorders and urban

problem. Such a texture as a reaction to the fundamental needs of the residents like a need for security and local health would be insufficient, and dissatisfaction of the residents concerning living conditions is evident there in general (Habibi and Magsoudi, 2003). In other hand quality of life is related to composition of urban spaces, In different urban designing books, various terms such as civic life, social life, public life, and urban life can be seen, all of which have a particular meaning and indicate to a



*Corresponding Author Email: S_nazari@iausalmas.ac.ir

Tel. 00989141390489

different layer of life flow in cities among which social life has the closest meaning to the current life in third places. Social life is part of people's life that is defined when they are with others which can be private or public. Private social life includes that part of social interactions and relations which occur in the private sphere of people's life, such as the very friendly relationship of the people which can be involved in their private life. However, public social life occurs outside the house which may or may not lead to more private relationships (Sandelands, 2003). In defining such a life, Montgomery states that: "the interacting of socializing or sociability ... that occurs within the public realm. The concept of public social life is a much wider concept than the public spaces or places in the city, but refers rather to a distinctive set of social relations" (Montgomery, 2006) however, the best settlement for better places in city depends on continuity of formation in fabric. It seems that the life flows expressed above exist in the public sphere of cities and the institutions. Arendt and Habermas are the two philosophers who have proposed many theories about the public sphere. If we consider the human residence -cities- as a mix of the private realm of individuals, public realm of the society in general, and government, the public sphere would be the ground in which all these three intersect and would provide social flexibility. Public sphere is a flexible ground for exchanging the ideas and thoughts and avoiding tension (Habermas, 1991). In fact, public sphere is an opportunity in the human social life which helps people of the society to speak for others, consider the public issue with mutual agreement and discuss it (Habermas, 1991; Arendt, 1998). Therefore, public sphere development due to development of its institutions, leads to social flexibility and social democracy

Owing to the elements of historical value, being convenient location for communications, covering the main market of the city and the heart of its economy, historic and old and texture of cities is of great value and unique position in the spatial and functional structure of the city. These textures are facing specific structural and functional problems and obstacles regarding several physical aspects as well as lack of proper public spaces for the formation of social interactions (Homayouni, 2006). On the other hand, affected by requirements and new awakenings, physical-functional programming viewpoints concerning different dimensions and aspects of life

in the past starting since the late 60th resulted that modern social concept such as social welfare, life quality and social justice be put forth in the fields of planning and public development (Mahdizadeh et al., 2006).

The regeneration approach focuses on economy, social and environmental conditions in the city, describing a wide range of activities, which give new living capabilities to the collapsed regions of the cleared buildings, infrastructures and the buildings under construction very close to their useful life. A key approach concerning regeneration, in its general meaning, is to improve the overall situation of the city and its people (Hull city plan. 2000). Urban regeneration is trying to look for signs of urban problems through improving old areas. This approach is not simply pursuing to improve abandoned places; rather it deals with a range of affairs such as competitive economics and quality of life, especially for those living in the slums (Izadi, 2010). During the past decades, several approaches have been adopted to organize old areas, most of which only considered the physical aspect of the areas more than other dimensions. However, as sustainable development is being raised, and all aspects of the city like ecological, economic, cultural and physical need to be taken into account as the foundation of sustainable urban development, the necessity to consider a viewpoint including various aspects of sustainability regarding all these aspects equally is felt more than ever. Thus, the present research deals with social sustainable assessment indexes in Saheb Abad Square. The principal question of this research concerns whether Saheb Abad Square in Tabriz is socially sustainable.

Regarding the research background, the following can be mentioned considering limited work carried out in this field:

- In an article titled "Creating Social and Economic Vitality through Equipping and Developing public Space", Izadi (2010) referred to the strategy for realization of regeneration programs in the neighborhoods and city centers. This article explains the aspects of dynamic development projects introducing some experiences performed during the past decade in England and Spain.

- In a book titled "Urban Regeneration Genealogy from Renewal to Regeneration" Sahand Lotfi (2012) studies special aspects of old textures as well as an approach in urban renewal. The major distinction between this book and the studies carried out

concerning restoration and urban regeneration is a relatively different approach in restoration and urban conservation.

- [Özlem Guze \(2009\)](#) has dealt with studying the ways to reform and revitalization of unusual and old residential areas in Ankara, assuming that regeneration and restoration of these places is a spatial strategy for giving identity to the residents of the areas as well as increasing the equipment required by the citizens.

- [Davudpour et.al \(2012\)](#) have carried out a research titled improving and restoring old urban texture in which they study an approach to achieve physical aspects of urban sustainable development (case study: old texture of Sajjidiyyeh Alley), restoration and regeneration of old urban texture from another viewpoint with the prospect of sustainable development.

- In his master's thesis titled physical-spatial structure analysis in the old city of Khorram Abad, [Kouchaki \(2008\)](#) is trying to identify physical-spatial structure and discover destructive factors in the old city of Khorram Abad concluding that environmental and urban physical development have led to city's old structure.

Urban regeneration

The term "Regeneration" is originates from the base form of the verb "regenerate" meaning reviving, revitalizing, regrowth, and furthermore, in defining this term meaning natural regeneration, it is a part of a living totality exposed to destruction ([Robert, 2000 quoted from Lotfi, 2012](#)). In the recent literature of the world, the term "urban regeneration" is used as a general term covering other meanings such as improving, renewal, restoration, empowering and rehabilitating. Urban regeneration is a process leading to the creation of new urban spaces while keeping the main spatial features (physical and activity). Such an approach results in new urban space in which while having major similarities to old urban space, substantial and conceptual differences are exhibited through the old space ([Habibi, Magsoudi, 2008, 5](#)). Urban regeneration is an integrated effort made to return to life the areas prone to destruction, urban regeneration performance, and prevent decline in different aspects of life, economy, and environment as well as excluding textures from the declining cycle ([Toupchi, 2011](#)).

In fact, Civil inattention happens when the pedestrians quickly have a look at each other, and once they get too much close, look at a different way in order

to prevent any possible suspicious or even hostile encounter ([Goffman, 1971](#)). People are extremely careful to respect the privacy of others in order for their own privacy not to be broken by others. However, this issue is different in third places. Here we can regard the civil inattention and act cautiously while we make contacts with others. Or disregard it and act recklessly, and we can start to communicate or even create a bond with a complete stranger without any concern for the limits which can be touched at street corners. Here there is security and trust and there is no need to worry. So the main challenge is how to explain the principles of reviewing fabric to regenerate or other approaches. Some kinds of utterance are not speech, but include all ambiguous cries, or what Goffman has called response cries ([Giddens, 1989](#)). Public spaces in the city are the scene of many of these response cries every day.

This term is widely used after 1995 as an alternative to urban renewal in the field of urbanism literature. "Couch" describes this term as follows: "Urban regeneration is among the ideals and achievements of urban renewal viewed as a process of major physical changes; furthermore, revival of urban life suggesting a need to act out faces a failure when scrutinizing an approach moves well beyond" ([Couch, 1990](#)). In his introduction of his book "Urban Regeneration", Roberts has provided one of the most comprehensive views in the definition of regeneration:

Urban regeneration is a comprehensive and integrated vision and a set of actions that lead to solve urban problems, so that a permanent improvement in the economic, physical, social and ecological texture is made, which are subject to change ([Roberts, 2000](#)). According to Roberts and Sykes' conclusion performed in the year 2000 and at the beginning of the third millennium, three key issues will define the nature, content and form of the theory and practice of urban regeneration. Those issues are as follows: the need for a holistic approach dealing with social and economic issues, developing an integrated strategic long-term prospect and the adoption of sustainable development goals ([Roberts and Sykes, 2000](#)). This approach is based on the importance of economic, social, cultural, environmental, and empowering beneficiary groups to participate in the decision-making process through the development of a common viewpoint, which combines the knowledge and experience of urban professionals and the needs and demands of local communi-

ties. Urban regeneration has occurred in different social, economic, physical and environmental aspects, and various subjects have been emphasized in any of the aspects (Zia Khah, 2004). Physical regeneration: Physical regeneration is looking for restrictions and physical potentials alongside evaluating physical elements, harmonizing the city's body with the quick economic and social transformations (Roberts and Sykes, 2007).

Economic regeneration: In general, it encompasses sustainable regeneration of economy, politics and the goals such as absorbing domestic investments, encouraging self-employment, creating temporary and full-time jobs, improving professional skills, reducing living expenses (Seeco, 2002). Social and cultural regeneration: minimizing crimes and violence, providing proper medical and health services, reducing cultural deviations, reinforcing micro societies with an emphasis on empowering communities, considering the needs of various groups are among the goals this aspect of regeneration (Seeco, 2002).

Sustainable urban regeneration (SUR)

Sustainable urban regeneration is one of the recent approaches accepted in the world in facing old city textures. The emergence ground of this approach must be assumed regarding the principle put forth in sustainable development and the importance of the role of beneficiary participants in the process of urban planning. The decade 90 has presented a new framework for the process of urban regeneration. Social discussions had a return to planning instructions and a special attention was given to the living quality particularly in the poor neighborhoods. As a result, urban regeneration strategies included a wide approach (Vilaplanan, 1998).

The influencing paradigm considered in a broad level, as a comprehensive approach in different social, economic, cultural, ecological, and physical aspects in these decisions was, in fact, "sustainability" and an expansion of it in the concept "sustainable development". "Sustainable" or "sustainable development" paradigm is raised trying to achieve improved methods for removing challenges, ecological crisis, and urban development problems for promoting living quality and creating a balance between "growth and development" and "conservation of the environment. In a "sustainable city" too, the pieces of land inside the city must be used prior to important natural lands and arid lands around the city (Bahreini, 1997, 32).

The cooperation of local communities and reaching a common agreement is required to urban sustainable regeneration. Some new organs take shape in urban sustainable regeneration that try to expand social oriented regeneration programs in an integrate way from bottom to top in a way that would include all beneficiary people (Faraji, 2010). On the one hand, urban regeneration is attempting to create a sustainable process in urban development to make best use of the potential facilities inside cities for providing new requirements, and on the other hand, it gives priority for reviving old textures and returning social life as well economic prosperity (Shahvi and Soltani, 2008). Sustainable urban regeneration is a redevelopment attempting to create long-term effects, and at the same time consider social, economic, and ecological problems. This matter includes three important long-term sustainable prospective which is located at the heart and main core of the discussion (Hemp-hill, et al., 2002). Urban sustainable regeneration approach provides an integrated strategy of decision-making process, which is comprehensive, competitive, and environmentally sustainable (Luda, 2003). Intervening views in old urban textures can be studied from the three angles of physical, social and economic outlooks. Intervening from a social view can include the following:

1. Promoting residential status of the texture
2. Transition of the texture from city margins to the center
3. Making mutual trust between residents and authorities
4. Providing security right of residence (residence and ownership rights)
5. Partnership of residents in making decision and decision-making process
6. Creating vital, active, and identified center in texture in order to increase social interaction (Faraji, 2011).

Principles and process of urban regeneration

Urban regeneration consists of social, economic, and ecological dimensions in a city, regional, and national scale and includes the following principles: Economic changes and revolutions: increasing job opportunities, improving distribution of wealth, training talents, increasing taxes and local real states, relation between construction and local, regional and urban restoration, absorbing domestic investments. Social changes and revolutions: improving quality of

Table 1: Components, outstanding features of regeneration approaches and sustainable urban regeneration. Reference: [Bahreini, et al., 2014](#)

Dimensions Approaches	Economic	Social	Physical	Ecological	Ideas and effective events
Urban regeneration approach	<ul style="list-style-type: none"> - partnership of governmental, private and voluntary sectors - changing identity of the cities from producing centers into consumption centers - effect of service-centered economy on different dimensions of regeneration 	<ul style="list-style-type: none"> - starting paying attention to people and the role of local partnership - implementation of culture in society in performing regeneration policies 	<ul style="list-style-type: none"> - continuity of redevelopment of using brown land and recycling them - efficient implementation of physical investments - avoiding macro scale projects - emphasis on reviving city centers 	<ul style="list-style-type: none"> - starting paying attention to ecological problems - attention to the limitations of land and energy sources 	<ul style="list-style-type: none"> - the effect of changes of economic structures and service-based economics (moving from Fordism towards post-Fordism). - moving towards a more comprehensive form of policy-making and having an emphasis on integrated solutions.
Sustainable urban regeneration approach	<ul style="list-style-type: none"> - Effect of creative economics - Effect of integrated approaches in economic problems - Effect of the integration of economics and culture 	<ul style="list-style-type: none"> - Strengthening people's role in designing and performing the designs and their sustainability - Strengthening civil organs and people's partnership in designing and performance 	<ul style="list-style-type: none"> - Using brown lands and recycling them - Efficient implementation of physical investment 	<ul style="list-style-type: none"> - stressing the effect of ecological discussions in city development plans and redevelopment - recycling the lands in city areas 	<ul style="list-style-type: none"> - the effect of sustainability paradigm and sustainable development - continuity of physical-economic changes - effect of ideas of new urbanism, compact city and smart growth

Table 2: Summoning up aspects and components of sustainable urban regeneration Reference: [Bahreini et al., 2015](#).

Theoreticians and references	Sustainable urban regeneration aspects with an emphasis on social sustainability
ODPM, 2006, Office of the Deputy Prime Minister 2003,2004	A plan for creating sustainable societies through providing better public services, strengthening economic programs, expanding funding of private sector in order to create more opportunities and enhance life quality
Ng, M,K., 2005	Complete partnership of all beneficiaries, construction of societies with features and characters that respect historical heritage, equal and fair distribution of cost benefits to all parts involved, enhancement of environment and strengthening economic growth
Hemphill, Berry & McGreal	Social progress that satisfies the needs of all, effective protection of environment, use of natural resources, maintaining high levels of employment and stable economic growth, ecological and social criteria such as resource efficiency, managing green space, key services and partnership of local communities
2011 Andrea Colantonio and Tim Dixon	Emphasis on three concepts of partnership, social integration and social investment; Replacement of traditional concepts such as major needs including: housing and ecological health, fairness, decreasing poverty and vitality with concepts such as identity, place sense and culture, strengthening partnership and accessibility, health and security, social funds, welfare, happiness, life quality, and benefits of social networks;
LUDA, 2003	A Consortium of all beneficiary groups, creation of new institutional groups, integrate strategy comprehensive plans, make of balance between social-economic and environmental development; strategic consensus
APA Sustainable Places Take Force Godschalk and Anderson 2012	A vital living environment including diverse functionalities, transportation, energy, infrastructures; green spaces to live and work in; higher quality of life; flexible economy in facing positive and negative changes; justice in providing housing, health and suitable life for citizens and different groups; health communities, Capability of psychological needs, maintenance and preserve of local- domestic character of urban landscape design, accessibility of open urban spaces. Development form, creation of harmonic living environment
Edwin Chan Grace K.L. Lee, 2008	

life and social relations, reducing crime and violence, conquering defamation and social deprivation.

Ruling: reorganization of means of making decision through democratic understanding, increasing participation and cooperation, considering different expectations, an emphasis on partnerships of several regions, paying attention to interactions among organizations and organs and their internal relations.

Physical changes and revolutions: solving the problems related to physical deterioration together with new land pieces and proper requirements.

Quality of environment and sustainable development: urban regeneration must lead to the promotion of balanced development and management of social economics and environment, of course achieving such an integrated approach requires reviving social creativeness and implementing it in regeneration (Sabbaghi, 2014).

sustainable regeneration and social sustainability

Although all the principles mentioned above concerning sustainable development are significant in sustainable regeneration, the later view concerns “social sustainability” which manifests in a “sustainable place”. It is said that “social sustainability” is certainty of development, while ecological and economic sustainability are the goals of sustainable development and the tools for achieving it (Bahreini, et al., 2015; quoted from Assafa and Frostell, 2007).

Previous projects regarding sustainability were often limited to economic and ecological troubles, and in the recent studies social dimension of sustainable development as well as people’s roles and their requests have been increasingly important. More emphasis on this aspect had a big impact on urban development approaches, especially regeneration. This chart indicates evolutionary trend of regeneration from physical development in decades 40 and 50 to social welfare in 70s and 80s and then it proceeds to local communities partnership (which are supposed as a kind of social sustainable principles), including its manifestation in the starting decade of the present century inside “sustainable places” which is gravity point of social sustainability. Therefore, the evolution of urban regeneration is significant in line with “social approach”, “local communities”, and “sustainable places. Another important point is that increased quality of life is basically one of the main indexes of sustainable urban regeneration, as a result, once “sustainable ur-

ban regeneration” is materialized well, it will help promote quality of life. Table 2 summons up the theories and references, components and criteria of sustainable urban regeneration with a sociable sustainable approach (later approach).

determining indicators for social sustainability assessment

Considering the studies carried out in the section “theoretical principles”, evaluation indexes of social sustainability have been gathered in the table above from the viewpoints of different scientists, and regarding the accessibility of data information in the given field among the indexes mentioned, six indexes “identity”, “security”, “partnership of local communities”, “access to public services”, “literacy rate”, and “poverty level” have been determined in order to assess social sustainability in Saheb Abad site.

MATERIALS AND METHODS

The method of the research is descriptive-analytic with an operational purpose. The information required for the research was acquired through a questionnaire from the residents of this area. The population of the area under study (region 10) was around 200143 based on the physical studies of a comprehensive design in the year 2012. Statistical population of the research, that is, the population of “Davehchi 1” neighborhood was about 7400, the volume of statistical sample was estimated 365 by the formula Kokran, and then it was randomly distributed among the people of the neighborhood. In this research, social sustainability has been studied and social sustainability indexes have been determined on the basis of studied performed in order to assess social sustainability of the area. Then, the information required in the field of any of indexes has been gathered from the residents of this area through fieldwork, national documents, interview, and questionnaires, and then the analyses required were carried out and finally social sustainability of this square has been studied.

Case study : Saheb Abad site

The area under study in this research is Saheb Abad Square in Tabriz located in Davehchi neighborhood, area 3 of region 10 (cultural-historical region) (Fig. 2), and it is an important part of the

city located in north Bazaar. Its present appearance had been formed in Qajar period over the monuments destroyed in the earthquake of 1193 Hijri and it was then undergone some manipulation in terms of operation and structure during Pahlavi period. This area in Saheb Al-Amr square and the monuments around include Mesgaran Bazaar, Shotorban Bazaar, Keshmeshchilar, Nasriyeh Plaza (located in Mirza Mahdi School), Mahdiyeh Plaza, Hassan Padshah Mosque, Hassan Padshah School, and Jahangir Khan Bath, a bath joint to Hassan Padshah School, Akbariyeh School, Saheb Al-Amr and Seqat Al-Islam Mosque.

This area has always been focus of attention thanks to existence of several valuable and prominent monuments; however, only the tourism capability of this area has been mentioned in the upper projects and no comprehensive program has been arranged to organize the square and the spaces around monuments. In some cases, like studies with a basis on Tabriz culture and history or the project of Bavand Consultants, returning the entire square space to its original facade has been sufficient, and it has been with lots of manipulations compared to historical monuments around the square. Of course, besides the final project of Bavand Consultants concerning renewal and regeneration of Saheb Al-Amr Complex as well as west Bazaar in June 1998, re-joining Magam-e Saheb Al-Amr yard has been mentioned. Therefore, Saheb Al-Amr Square having a historical richness related to the era before Ilkhanian Dynasty was a focus of attention for governors,

reaching its pick magnificent in the course of growth in Torkamanan and Safavid Dynasties and finally in Qajar and contemporary periods some part of it is still active. This can be attributed as a special example concerning revolutionary trends of one urban spaces within an area, nation, and transnational.

Land Use

Usages available in the area under study have been generally mentioned in trade and service, religious, health and residential groups. Most of the stores inside and around Saheb Al-Amr Square have been dedicated to providing fruits and vegetables, groceries and nuts either wholesale or retail sellers. Some of the residential places located on the west side of the square have been used as stores or workshops. Also there are religious usages such as Hassan Padshah and Segat Al-Islam mosques, which have occupied a high percentage of the space of this texture. In addition, two historical monuments including Magam Saheb al-Amr and Akbariyeh School have changed their function into Ketabat and Quran Museum, which are regarded as the spaces having tourism potential.

Social studies

Since most of the study spaces are occupied by trading centers, most of the visitors to this texture are employees or their commuting is for trading purposes. Therefore, age group of the most businesspersons and customers is of middle-aged or older than middle-aged. However, in regions such as Keshmeshchilar plaza,

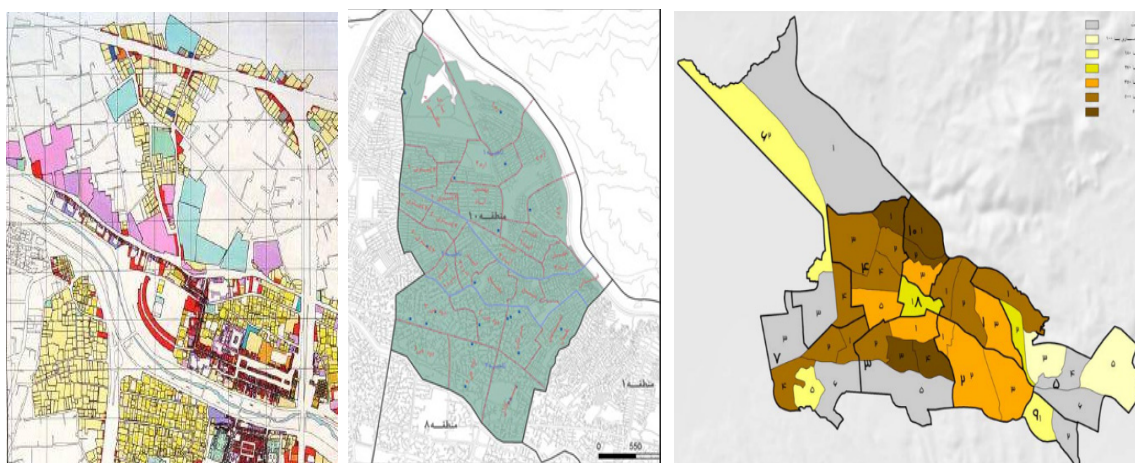


Figure 1: Davehchi Neighborhood 1, region 10, Tabriz. Reference: Tabriz Comprehensive Plan

where workshops and production shops are located, more young-aged people are present. Teenagers and kids are seldom seen in the region. The presence of women is inconspicuous in the study area, and it gets a little better approaching the square space. On the other hand, presence of new businesspersons in trading centers in the square and the surrounding has caused dissatisfaction among the experienced businesspersons.

6. Evaluation of sustainable indicators in Saheb Abad Square

This research has studied social sustainable indexes as well as analyzing all of them to evaluate sustainable level in Saheb Abad Square in Tabriz. These indexes include identity, security level, partnership of local communities, and accessibility to high quality public services, literacy rate, and poverty. Hence, it is necessary to have access to the data some of which have been achieved by questionnaires and in the form of questions asked from the people in the area; they must be studied and analyzed. Other data have also been studied using statistics taken from Statistical Center and comprehensive plan information.

Studying identity indicator

Index	No.	Questions	Very high	High	Medium	Low	Very low
Identity	1	To what extent do you feel belonged to your neighborhood?	7.10%	1.13%	2/50%	8.15%	2.10%
	2	What is the number of identifying elements in your neighborhood?	2.40%	30%	17%	8.7%	5%
	3	How long have you been in this neighborhood?	5.59%	5.25%	2.9%	8.3%	2%

After studying the questionnaires of identity indicator, it can be concluded that:

1. 2.50 percent of the residents have a relative feeling of belonging to the neighborhood, which is because of non-native residents, the immigrants and numerous problems in the neighborhood.
2. 2.40 percent of the residents assume that identity-giving components are too many.
3. 5.59 percent of the residents are exaggerating about the neighborhood's history.

Therefore, once these three factors are studied it is concluded that the success level of the neighbor-

hood was positive concerning identity.

Studying security indicator

Index	No.	Questions	Very high	High	Medium	Low	Very low
Security	1	To what extent is the delinquency of crime in the neighborhood?	31%	7.25%	3.18%	5.14%	5.10%
	2	To what extent is the security late at night?	3%	6.3%	4.15%	2.36%	8.41%
	3	How many insecure places are there in the neighborhood?	5.23%	3.32%	2.20%	8.13%	2.10%

After studying the questionnaires of security indicator, it can be concluded that:

1. 31 percent of the residents believe that delinquency level in the neighborhood is very high. Most delinquency in the neighborhood is related to the presence of addicts in arid and abandoned areas.
2. 8.41 percent believe that late night security is very low; claiming that lack of night operations is its main reason.
3. 3.32 percent of the residents think that there are many unsecure places in the neighborhood.

Therefore, after studying these three factors, it is concluded that security level in the neighborhood is low.

Studying the indicator of partnership of local communities

After studying the questionnaires of identity indicator, it can be concluded that:

Index	No.	Questions	Very high	High	Medium	Low	Very low
Partnership of local communities	1	To what extent are there group activities in the neighborhood?	5%	6.7%	8.45%	4.31%	2.10%
	2	To what extent do people participate to solve people's problems?	4.15%	6.22%	4.40%	8.13%	8.7%
	3	To what extent do people cooperate in charity affairs?	6.13%	7.25%	8.46%	3.7%	6.6%

1. 8.45 percent of the residents believe that doing

group activities in the neighborhood is of average level. The high level of participation is in the mourning groups.

2. 4.40 percent of the residents think that people's partnership for solving each other's problems is relative; some of the problems concerning the businesspersons of the square are put forth and are solved inside Hassan Padshah Mosque by the arbitration of white-beard people immediately after the noon prayer.
3. 8.46 percent of the residents are cooperating in charity affairs in the neighborhood

Therefore, after studying these three factors, it is concluded that partnership level of local communities in the neighborhood is medium.

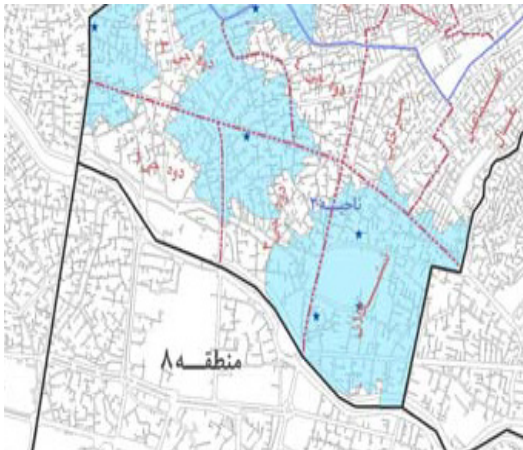
Studying public service indexes

In order to study this index, [the method of distributing local services](#) has been studied in Saheb Abad Square, that is, "Davehchi 1" located in area 3 of region 10 in Tabriz using the studies of comprehensive project. These studies deal with the method of distributing educational, sports, medical, park, green space, religious and cultural functions over the neighborhood ([comprehensive project studies in Tabriz, 2015](#)).

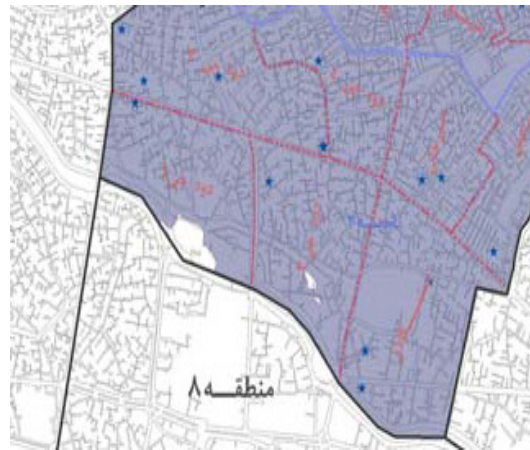
studying accessibility to educational function

A. Access to kindergarten

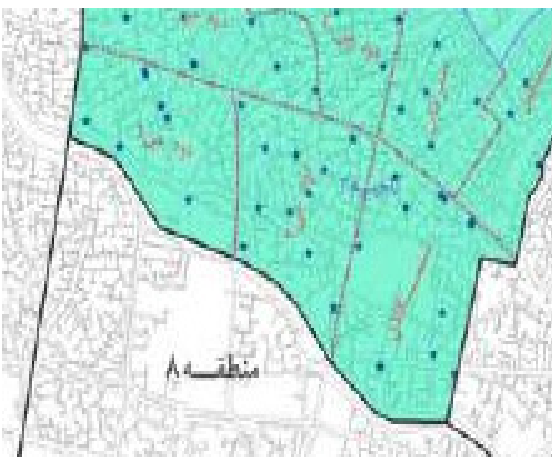
Based on the information of comprehensive project, having access to kindergarten in this neighborhood is relatively appropriate (25-50%).



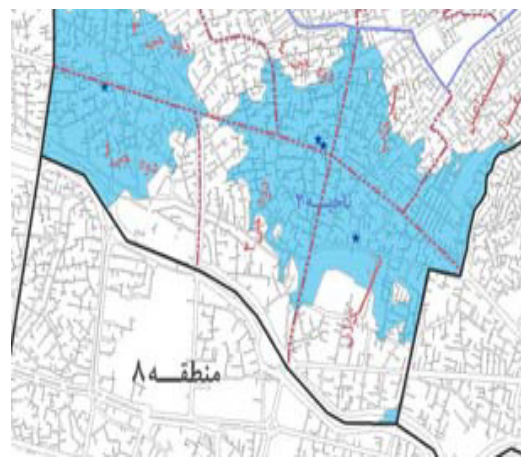
Map 1. The area covering access to elementary schools; Reference: Comprehensive Plan of Tabriz.



Map 2. The area covering access to elementary schools; Reference: Comprehensive Plan of Tabriz.



Map3. The area covering access to elementary schools; Reference: Comprehensive Plan of Tabriz.



Map4. The area covering access to elementary schools; Reference: Comprehensive Plan of Tabriz.

B. Access to elementary school

The area covering access to elementary school is very suitable in region 10, and Davechi 1 neighborhood has a perfect 100% coverage.

C. Access to junior high school

The area covering access to junior high school is very suitable in region 10, and Davechi 1 neighborhood has a perfect 100% coverage.

D. Access to senior high school

The area covering access to senior high school is very suitable in region 10, and Davechi 1 neighborhood has a perfect 100% coverage.

6-4-2. Studying access to sports facilities

The area covering access to local sports facilities is unsuitable in region 10, and Davechi 1 neighborhood lacks sports function coverage.

6-4-3. Studying access to medical facilities

The area covering access to medical facilities is unsuitable in region 10, but according to comprehensive project studies, it is suitable in Davechi 1 neighborhood.

6-4-4. Studying access to cultural facilities

The area covering access to cultural facilities is very suitable in region 10, and Davechi 1 neighborhood has a perfect coverage.

6-4-5. Studying access to park and green space

The area covering access to the park and the neighborhood's green space is relatively suitable and it is very suitable in Davechi 1 neighborhood.

Studying the following table indicates that sports and cultural facilities, and green space lack in this area.

Based on the present status and the information released by comprehensive project of Tabriz, the degree to which cultural and sport activities are practiced and green space are implemented is very low. Therefore, the opposite of the second hypothesis is proved. Hence, there is not a desirable access to local services in Saheb Abad Square area.

6-5. Studying the indicator of literacy rate

The total literacy rate indicator (male and female) is one of the most important indicators of social stratification in the city. The average rate of literacy in Tabriz is 87.5 %.

According to Table 4 the total literacy rate in Davechi neighborhood and the literacy rate of females in this area are 9.80 % and 2.74 %, respectively; these two indexes are very low compared to other neighborhoods of Tabriz.

According to the studies of the comprehensive plan, total literacy rate in the neighborhood as well as the region is low compared to other regions of Tabriz. Furthermore, the literacy rate of females is low compared to other regions, and the proportion of the elderly people is at a high level; therefore, the literacy rate indicator is very low in the area.

Table 3: Level of lack of services in region 10 according to the criteria of Supreme Council.
Reference: Comprehensive Plan of Tabriz.

usage	Neighborhood				Area				Region				Total	Total	Total
	Area	Existing capital	Criterion per capita	shortage	Area	Existing capital	Criterion per capita	Shortages	Area	Existing capital	Criterion per capita	Shortage	Existing capital	Criterion per capita to region index	shortages
educational	56064	0.28	1.3	-204122	95412	0.48	1.30	-166774	2564	0.01	0.20	-37464	0.77	2.80	-406460
Official and policing		0.00	0.05	-10007	12330	0.06	0.05	2323	46792	0.23	0.55	-63287	0.30	0.65	-73294
Sport	165	0.00	0.4	-79892	12757	0.06	0.40	-67301		0.00	0.00	0	0.06	0.80	-147193
Medical	4570	0.02	0.15	-25451	7908	0.04	0.15	-22113	0	0.00	0.70	-140100	0.06	1.00	-187664
Cultural-artistic		0.00	0.20	-40029	11387	0.06	0.20	-28641		0.00	0.00	0	0.06	0.40	-68670
Park and green space	31094	0.16	1.50	-269120	145019	0.72	1.50	-155195		0.00	0.00	0	0.88	3.00	-424315
Religious	35476	0.18	0.15	5455		0.00	0.15	-30021		0.00	0.00	0	0.18	0.30	-30021
Urban facilities		0.00	0.05	-10007	27022	0.14	0.35	-43028		0.00	0.00	0	0.14	0.40	-53035
Urban installations	226	0.00	0.40	-79831		0.00	0.00	0	2968	0.01	0.60	-117118	0.02	1.00	-196949
Total	127595	0.64	4.20	-718460	311835	1.56	4.10	-511074	52326	0.26	2.05	-357969	2.46	10.35	-1587503

Table 4: Social characteristics of the regions in Tabriz- Reference: Tabriz comprehensive plan

Region	1	2	3	4	5	6	7	8	10	Grand total
No. of neighborhood	27	32	28	37	12	10	13	7	26	192
Total population	195,257	147,876	241,561	304,610	65,369	90,081	119,498	30,040	195,016	1,389,308
No. of families	51,957	40,366	66,245	83,734	18,443	24,554	32,552	9,232	49,619	376,702
Family dimension	3.8	3.7	3.7	3.7	3.6	3.6	3.8	3.4	4.0	3.7
Sexual proportion	106.6	105.7	107.3	105.1	107.6	107.4	110.5	100.8	106.0	106.5
Total literacy	87.3	94.2	87.2	84.6	93.8	89.7	87.5	90.9	80.9	87.6
Women literacy	82.6	91.8	82.5	79.1	90.9	84.8	82.8	87.1	74.2	82.9
Proportion of aging people	5.7	4.1	6.8	6.9	2.6	5.6	3.3	12.2	6.0	5.6
Proportion of young people	13.9	12.0	13.5	14.3	15.4	12.9	16.3	10.1	15.7	14.1
Ratio of women's activities	4.5	5.1	3.8	3.4	5.4	3.8	3.0	4.9	3.6	4.1

studying poverty indicator

Studying aggregation can be performed in order to study poverty index. Out of 35975 residential plots existing in the area, nearly 87% (31854) are located in pieces of land with an area of 200 m². The average area of the residential plots in region 10 is around 130 m². The area of residential plots is low and of low aggregate size, which is an indicative of poverty. According to the studies of comprehensive project, the rate of active population and females' activeness in the neighborhood as well as the region are low compared to other regions of Tabriz. Therefore, poverty rate indicator is high in the region.

RESULTS AND DISCUSSION

The following has been concluded from the data taken from the questionnaires, national documents information, and studying the indexes in Saheb Abad Square in Tabriz:

xIndicators of social sustainability assessment					
Identity	Security	Partnership of local communities	Accessibility of public services	Literacy rate	Poverty level
High	Low	Medium	Medium	Low	High

Therefore, according to the rate of indicators studied, it can be concluded that: "Saheb Abad Square is relatively sociable sustainable." Thus, the opposite of theory 1 indicating the presence of social sustainability assessment indicators is proven.

The mere outlook of the renewal and regeneration policies concerning old regions of the city in recent years with an emphasis on physical aspect has resulted in decreased social and economic dignity as well as functional and physical disorders in

these textures. However, this attention to extensive economic, social and cultural dimensions has been promoted. Nevertheless, sustainable urban regeneration approach is meant to improve the situation of old, historical contexts, and slum areas in terms of physical, economic, social, environmental and cultural aspects. Among all the dimensions mentioned regarding sustainable regeneration, the later and dominant view is "social sustainability", which is "certainty of development", while ecological and economic sustainability is the goal of sustainable development and the tool for achieving it. Assessment of sustainable indexes in Saheb Abad Square in Tabriz indicates that the rate of identity index is high; security level is low; partnership of local communities is medium; literacy rate is low; and this neighborhood is facing a high rate of poverty. As it is understood from the results of research, this neighborhood is relatively sociably sustainable.

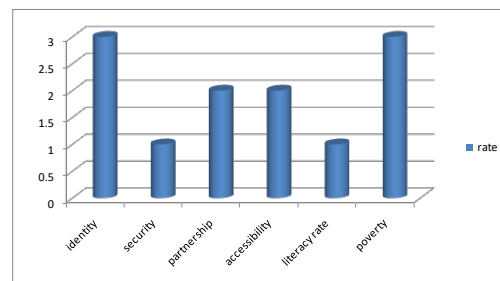


chart1: The rate of social sustainability indicators.

Finally, it must be noted that coordination, cooperation and strategic agreement are the most important factors in improving the quality of life in old regions. The main issues concern empowerment and

social partnership and mutual agreements between residents, benefactors, investors and municipalities. The success of regeneration depends on its sustainability. In this regard, if we approach regeneration in a community-oriented, integrated, comprehensive and strategic way and sustainable regeneration approach will be achieved by itself.

ACKNOWLEDGEMENTS

This work supported by the Faculty of Art and Architecture, University of ... Appreciate those collagens in this field.

CONFLICT OF INTEREST

The authors declare that there is no conflict of interests regarding the publication of this manuscript.

REFERENCES

- [1] Izadi M S. Urban Regeneration an Action and Comprehensive and Integrate Idea in Organizing Target Areas of Urban Upgrading and Renewal Programs, Haft Shahr, Urbanism and Urban Upgrading, seasonal magazine, No. 33-34, pp.73-80,2010.
- [2] Bahreini H. Urbanism and Sustainable Development, Rahyaft, No. 17, Council of Scientific Research of Country, Tehran, 1997.
- [3] Bahreini S. H, Izadi M.S, Mofidi, M, Approaches and Policies of Urban Renewal (from renewal to sustainable urban regeneration),Journal of Urban Studies, seasonal magazine, No.9, pp. 17-29, 2013.
- [4] Toupchi Saani, A. Sustainable Urban Regeneration, Recent Approach in Manipulating Old Textures of City, Art University of Isfahan, 2010.
- [5] Habibi S, Maghsoudi M. Urban Renovation, Second publication, Tehran University Publications, 2005
- [6] Habibi K, Purahmad A, and Meshkini A, Upgrading and Renewal of Old Urban Textures, Tehran: Entekhab Publications, First publication, 2007.
- [7] Shahvi S, Soltan A. Manipulation of Old Urban Textures using Urban Regeneration Approach, First gathering of Old Urban Textures, Sustainable Development Viewpoint, Values and Challenges, Ahvaz, pp. 659-668, 2008.
- [8] Sabbaghi A. Codifying Methods of Implementing Urban Regeneration in the face of Old Urban Textures, Case study: Jolan Neighborhood, Hamedan; Urban Researches of Haft Hesar, No. 4, pp. 45-56, 2013.
- [9] Ziakhah S. Implementing Strategy of regenerating Urban Life, Article Collection of Urban Problems Gathering of Iran, vol. 1, Art and Architecture Faculty of Shiraz, pp. 487-510, 2004.
- [10] Mahdizadeh J. Strategic Urban Development Planning (Late universal experiences and their place in Iran), Deputy of Architecture and Urbanism, Ministry of Urbanism and Housing, Tehran, 2006.
- [11] Couch C. Urban Renewal: Theory and Practice, Basingstoke: Macmillan, 1990.
- [12] Hemphill L, McGreal S & Berry H. An Indicator Based Approach to Measuring Sustainable Urban Regeneration Performance: Part2, Empirical Evaluation and Case Study Analysis Urban Studies 41: 757-772, 2004.
- [13] Hull city council, urbanregeneration, to promote urban regeneration and anti-poverty strategies, may 2000.
- [14] Roberts P, Sykes H. Urban Regeneration, Sage publication, UK, London, 2000.
- [15] Seeo, J.K, Re-urbanization in Regenerated Areas of Manchester and Glasgow: New Residents and the Problems of Sustainability, Elsevier, Vol. 19, No.2, PP. 113-121, 2002.
- [16] Vilaplana, Begona, partnership and networks as new mechanisms towards sustainable urban regeneration, development planning unit, university college London, 1988. 17
- 18 Sandelands, L. E. (2003). Thinking about social life. University Press of America, Inc. Lanham, MD.
- 19 Arendt, H. (1998). The human condition. Chicago: University Of Chicago.
- 20 Habermas, J. (1991). The structural transformation of the public sphere: An inquiry into a category of bourgeois society. Massachusetts: MIT Press.
- 21 Montgomery, J. (2006, March). Community strengthening through urban sociability. Urban Cultures Ltd
- 22 Goffman, E. (1971). Relations in public: Micro studies of the public order. London: Allen lane.