CHAPTER VII

CONCLUSION AND RECOMMENDATIONS
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The main focus of this thesis was to investigate the need for conservation of heritage areas of Isfahan city. Within this specific context, the study has tried to cover the process of environmental, social and economic problems of urban conservation to explain how urban forms, in particular contexts, respond to sustainable development of Isfahan city. At the same time, it has tried to analyze the relationship between public participation and heritage conservation in historical areas of the city. The study set out thus to investigate how public participation could contribute to urban conservation in Isfahan city and what challenges face the planners and conservationists in doing so.

Summary of the Thesis

For a clear understanding of the problem of study and the research methodology, the scholar has designed a conceptual background for the study, which in essence has been a broad and a pertinent review of materials. The operational definitions of the keywords in the study, the problem of the study, the objectives and the methodology have all been outlined in the first chapter.

The review of literature has started with terminologies in heritage conservation and initial theatrical framework based on studies and experience of importance of cultural heritage conservation, heritage conservation in historical city, land use and policy for conservation of heritage areas, tourism and heritage conservation, citizen participation and conservation of heritage areas and two case studies from historical Asian cities.

In the third chapter, the discussion has turned to providing a profile of the study area and a description of the geographical setting and the spatial and temporal growth of Isfahan city. There has also been a discussion on the process of urbanization and major cities of Iran. It has explained the human resource and social demographics in the evaluation of historical case studies. The second part has provided the historical-
descriptive approach from the main monuments around the center of the city with heritage buildings such as palaces; mosques; madrasahs and bridges.

The discussion in the fourth chapter has been elaborate and on the five components of a research methodology: primary and secondary sources of data, statistical techniques and analyses used in the study, graphical and other diagrammatic devises, including geographical information systems for mapping and library research. TOPSIS methodology has been used for identifying the role of public participation in conservation of heritage areas in the historical city and SWOT analysis for the existing land use patterns and the physical problems and guidelines for conservation of heritage areas in Isfahan city (Figure 7.1).

The role of public participation and heritage awareness facing the historical cities have been the main purposes of the fifth chapter and the chapter has described some parameters that affect sustainable development of the heritage area in Isfahan city core. TOPSIS method has been used as a tool in this chapter that demonstrates a model for selection and ranking of the strategic plans on a Balanced Scorecard and Goal Programming model.

The main elements of Iranian cities especially bazaar has been studied in the sixth chapter and the physical problems of urban conservation have been analyzed with the SWOT method. It has been concerned with identifying and interpreting the land use patterns of the historic urban core, framework of traditional Islamic culture and elucidating the significance of conservation of heritage areas surrounding the main city.

The present chapter is summarizing and concluding the thesis with implications of the study and suggestions for further study.
Figure 7.1: Theoretical Framework of This Study

Source: Designed by the scholar.
Figure 7.1 shows how the study has been accomplished using a theoretical framework that demanded a certain specific methodology.

**Major Findings**

**Demographic Analysis in Historical Areas**

In recent decades, people have shown interest in living in metropolitan cities because of economic, social, cultural and political reasons. Imbalances in population are the most important problems in the municipality districts of the cities and they have very high impact on cities, which have long history, ancient culture and monuments. Many different factors are effective in the increase of population in the heritage textures of Isfahan city. In fact, the most important factors are the immigrants from outside the district, low value of land and housing, accessibility to the city center, low level of urban services and special constructions in the city core.

Strategy for renovation and reconstruction of the first and the third municipality districts is the best way to save heritage textures of Isfahan city center. On the other hand, planning business activities (Grand-Bazaar-portal) in different places of the central business district, especially in low density district and in the direction of Isfahan development; consequently, it may lead to redistribution of population and the activities therein would ensure balanced growth in the city center, especially in the first and third municipality districts.

Figure 7.2: Projected Population for Isfahan City

![Projected Population for Isfahan City](image)

Source: Census of Isfahan City 2006.
Table 7.1: Age and sex ratio in Isfahan municipality districts

<table>
<thead>
<tr>
<th>Municipality</th>
<th>Mean</th>
<th>Medium</th>
<th>Household</th>
<th>Sex ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>31.7</td>
<td>34.1</td>
<td>3.3</td>
<td>97.7</td>
</tr>
<tr>
<td>2</td>
<td>26.6</td>
<td>29.3</td>
<td>3.7</td>
<td>106.2</td>
</tr>
<tr>
<td>3</td>
<td>30.4</td>
<td>33.3</td>
<td>3.4</td>
<td>100.6</td>
</tr>
<tr>
<td>4</td>
<td>28.8</td>
<td>31.5</td>
<td>3.5</td>
<td>102.9</td>
</tr>
<tr>
<td>5</td>
<td>28.3</td>
<td>31.8</td>
<td>3.6</td>
<td>100.2</td>
</tr>
<tr>
<td>6</td>
<td>29.9</td>
<td>33.1</td>
<td>3.4</td>
<td>102.3</td>
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<tr>
<td>7</td>
<td>25.3</td>
<td>27.7</td>
<td>3.8</td>
<td>105.4</td>
</tr>
<tr>
<td>8</td>
<td>27.2</td>
<td>29.7</td>
<td>3.7</td>
<td>103.2</td>
</tr>
<tr>
<td>9</td>
<td>28.2</td>
<td>30.9</td>
<td>3.5</td>
<td>104.8</td>
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<tr>
<td>10</td>
<td>26.9</td>
<td>29.6</td>
<td>3.7</td>
<td>105.6</td>
</tr>
<tr>
<td>11</td>
<td>25.4</td>
<td>28.2</td>
<td>3.8</td>
<td>106.9</td>
</tr>
<tr>
<td>12</td>
<td>26.5</td>
<td>28.6</td>
<td>3.7</td>
<td>104.9</td>
</tr>
<tr>
<td>13</td>
<td>27.2</td>
<td>29.8</td>
<td>3.8</td>
<td>113.6</td>
</tr>
<tr>
<td>14</td>
<td>23.2</td>
<td>25.9</td>
<td>4</td>
<td>106.6</td>
</tr>
<tr>
<td>Isfahan</td>
<td>27.8</td>
<td>30.3</td>
<td>3.6</td>
<td>104.1</td>
</tr>
</tbody>
</table>


- Mean of age of the people in the first and third municipality districts is the highest in the city with 31.7 and 30.4 (Table 7.1).
- Number of households is low in the CBD, compared to other municipality districts with 3.3 and 3.4 for first and third municipality districts (Table 7.1).
- Sex ratio in the first municipality districts is the lowest in the city with 97.7/100 (Table 7.1).
- Percentage of housing units with 500 m\(^2\) and above categories is the highest when compared to other districts with 204 and 246 (Table 3.11).
- Density of population in the first and third municipality districts are 9,398 and 10,201 persons per km\(^2\) whereas 6,337 persons per km\(^2\) for the entire Isfahan city.
• Literacy rate in Isfahan city has increased from 48 per cent in 1996 to 91 per cent in 2006 and from 92.3 per cent to 91.2 per cent in heritage textures (first and third municipality districts).

• Aged population has been concentrated in the city center but the growth of population is higher in other municipality districts.

Figure 7.3 shows the distribution of house sizes in the first and third municipality districts of Isfahan city. Figure 7.4 on the other shows the distribution of age and sex pyramid.

Figure 7.3: Comparative Isfahan City House Size in First and Third Municipality Districts

As per the results and outcomes of the study, the main problem focus of the heritage area has been in the CBD of Isfahan city with demographic analysis by comparison in the first and third municipality districts. The mean age, size of houses and density are all very high and sex ratio and household size are very low in the CBD of the Isfahan city. These factors have shown a tendency of the people to live in the center of the city and it is a place from where people migrate out from CBD. Policy of the
urban planner should be encouraging the citizens to avoid migration and also infilling development and smart growth of the city in the old urban texture.

Figure 7.4: Age and Sex Pyramid Of Isfahan City And CBD Area

Source: Census of Isfahan City 2006.

**Iranian Traditional Cities**

In Iran, the bazaar has played a significant role as the main element of traditional cities of the Islamic era and a large number of these bazaars were formed in cities which were the capitals of Iran such as Isfahan, Tabriz and Shiraz.

The problems of Iranian cities became manifest in the second half of the 20th century. In some modern cities, it was not very intense. The traditional urban morphology was in
fact a part of ordinary urban life, but in large historic cities with traditional and modern areas, this confusion became obvious. It is also because every city development planning in the world produces its own urban elements.

The following are some of the findings from the Iranian traditional cities, which have been considered as important in the Conservation of Isfahan City Core which is a historical heritage part of the city:

- The city elements, structure and the fabric of traditional Iranian cities have mainly been shaped in the Islamic period. The influence of Islamic values on social life of the people and development of traditional Iranian cities is undeniable.
- The aim of the revitalization and renovation plans in Isfahan was for reviving their past image, restoring the ancient parts which still survive, and for adapting the traditional fabric to use them in modern life.
- The contrast between modernity and cultural values has the most negative effect in historic parts of traditional Iranian cities, which have gradually vanished as new developments influenced the entire cities.
- Traditional Iranian cities have developed with regard to the natural geographical characteristics of their environment. Bazaars in hot and dry climate have used the depth of the earth to benefit from it, in both hot and cold seasons.
- The CBD of Isfahan city has been recognized as the main part of a residential division, and it has turned out to be important as an urban element in the development of the whole city.
- Natural elements such as the Zayandeh Roud and Sofeh mountains play the most important role in shaping the fabric of the city in the hot and dry climate and exposing their adaptability to climate, geography and cultural factors.
- Isfahan’s urban elements such as bazaar, mosque, maidan (square) and residential quarters have generally kept their functions intact and survived until today.
- The bazaar has always remained a cultural symbol of the Iranian city. However, today none of the new city elements is able to compete with the bazaar from a socio-cultural point of view.
• The bazaar is the most important social axis and the main spatial link between religion, economy and politics in the traditional Iranian cities.

• The mosque as the most important cultural and religious symbol of Islamic countries will remain a cultural, urban landmark and a focal point of Iranian cities.

• In the Iranian society, in spite of all rapid social and economic changes, culture still plays an important role in shaping the living environment.

• Isfahan bazaar is located in the heart of Iran and in the CBD of the city; the cultural diversity, communication and tourism attraction is very high.

• The characteristics of the traditional Iranian cities (the bazaar, mosque, citadel, residential quarters) have a special place in the social and cultural aspects of urbanism of Iran.

Conservation of the Historical Urban Core

It is not simply enough to identify the strengths, weaknesses, opportunities, and threats of conservation of the Isfahan urban core. In applying the SWOT analysis, it is necessary to minimize or avoid both weaknesses and threats. Weaknesses should be looked at in order to convert them into strengths. Likewise, threats should be converted into opportunities. Lastly, strengths and opportunities should be matched to optimize the potential of a plan for conservation (Doratli, Hoskara, and Fasli, 2004).
Figure 7.6: SWOT Analysis for selected Heritage Area in Isfahan City

<table>
<thead>
<tr>
<th><strong>Internal Factors</strong></th>
<th><strong>External Factors</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Helpful</strong></td>
<td><strong>Harmful</strong></td>
</tr>
<tr>
<td><strong>Strengthen</strong></td>
<td><strong>Weaknesses</strong></td>
</tr>
<tr>
<td><strong>S</strong></td>
<td><strong>W</strong></td>
</tr>
<tr>
<td>To achieving the objective</td>
<td>To achieving the objective</td>
</tr>
</tbody>
</table>

1. Isfahan bazaar is a market Center for surrounding areas
2. Uniquely beautiful cultural heritage in whole of Isfahan city
3. Amount of good quality of buildings are (61%) among a long period
4. Isfahan city core is the most important tourist destination
5. Concentration of cultural institutions and societied operating in the city core
6. Naghsh-e-Jahan square is the most important monument that is in the UNESCO list

1. Lack of drainage and sewerage network especially in the Naghsh-e-Jahan square
2. Lack of parking space in the center of Isfahan city
3. Lack of proper public transport system leading to skewed traffic composition on the road network of the city.
4. Immigration of citizens from city core
5. Lack of awareness among the city people towards heritage conservation.
6. Concentration of major commercial activities within old city area, causing severe congestion.
7. Focus of aging population in city core

1. It can attract more tourists because of its rich heritage and culture, especially foreign tourists.
2. Restoration and renovation in heritage texture is an important issue to prevent immigration from city core.
3. Improving linkages to city core with subway and road networks
4. The city core of Isfahan has several heritage sites and cultural monuments requiring minor restoration works in order to restoration of urban spirit.
5. Maintaining and restoring the spirit of the city based on principals elements of Isfahan urban structure in early era.
6. Zayandehrood river and linear park beside of this river is a very strong urban spaces with social function.
7. Distribution and diversity of climate, natural resources, geographical position making Isfahan city an attraction center in Iran

<table>
<thead>
<tr>
<th><strong>Opportunities</strong></th>
<th><strong>Threats</strong></th>
</tr>
</thead>
</table>

1. The change of demographic and social structure of citizens living in the urban core of Isfahan city.
2. Distance between the historical centre and the surrounding areas
3. Lack of a partnership program to support the increasing labor migration and increasing unemployment effects in Isfahan city core.
4. Increasing the emigration of young people.
5. Zayandeh Rood River has become a wastewater drain and is heavily polluted as a result of raw sewage inflow and dumping of solid waste.
6. High growth rate of vehicles on road causing congestion, delay, safety, pollution.
7. Vibrations of subways become as the main threats for heritage monuments
8. Height of the building is break sky line in buffer zone Naghsh-e-Jahan square natural damages and human damage are become as the treat for heritage monument.

Source: Compiled and mapped by the scholar.
Table 7.2: Summary of SWOT Matrix for Selected Heritage Areas in Isfahan City

<table>
<thead>
<tr>
<th>STRENGTH</th>
<th>OPPORTUNITIES</th>
<th>S-O</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>1. Attraction of tourism for cultural heritage and central design structure among the long period</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2. Restoration of residency and subway network for prevent migration and reachable from the city core.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3. Sustainable development regarding to sprit of city and building construction</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>STRENGTH</th>
<th>THREATS</th>
<th>S-T</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>1. Decentralize planning considering value of cultural heritage and bazaar in city core.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2. Create the subway network far from the heritage monuments and avoid construct the high building in buffer zone.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>WEAKNESS</th>
<th>OPPORTUNITIES</th>
<th>W-O</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>1. Planning for public and transportation in CBD and design the multistory parking</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2. Increase the heritage awareness and traditional hand craft by advertising to create job opportunity for young age population.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3. Create shopping centers far from the main square to prevent concentration commercial areas in old city center.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>WEAKNESS</th>
<th>THREATS</th>
<th>W-T</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>1. Limitation for the entrance of whole vehicles in heritage part of the city in peak traffic hours</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2. Avoid connection between draining and swage network to Zayandeh- Roud River</td>
</tr>
</tbody>
</table>

Source: Computed by the author
Table 7.3: Ten Most Important Parameters that affect sustainability of the historical city

<table>
<thead>
<tr>
<th>Parameters</th>
<th>Weight</th>
<th>Rank</th>
</tr>
</thead>
<tbody>
<tr>
<td>Solving the problem of parking and traffic congestion in heritage area</td>
<td>0.6190</td>
<td>1</td>
</tr>
<tr>
<td>Reducing air and sound pollution in heritage area</td>
<td>0.5977</td>
<td>2</td>
</tr>
<tr>
<td>Role of public participation in conservation of heritage areas</td>
<td>0.5925</td>
<td>3</td>
</tr>
<tr>
<td>Heritage awareness should more develop in historical city</td>
<td>0.5889</td>
<td>4</td>
</tr>
<tr>
<td>Impact of subway in conservation of heritage monuments</td>
<td>0.5660</td>
<td>5</td>
</tr>
<tr>
<td>Improve the Isfahan city environmental potentials to attract national and international tourists</td>
<td>0.5189</td>
<td>6</td>
</tr>
<tr>
<td>Specific business like handicrafts to be establishes to attract the international tourists.</td>
<td>0.4919</td>
<td>7</td>
</tr>
<tr>
<td>Creating suitable facilities for tourists (such as hotels, restaurants, shopping, transport)</td>
<td>0.4837</td>
<td>8</td>
</tr>
<tr>
<td>Creating access to tourists for enjoying esthetic value of historic sites</td>
<td>0.4193</td>
<td>9</td>
</tr>
<tr>
<td>Promote tourism to enhance the economic benefit to the city</td>
<td>0.4068</td>
<td>10</td>
</tr>
</tbody>
</table>

Source: Computed by the author.
Table 7.4: Ten Most Important Parameter for Sustainability of Isfahan Historical City in Public Point of View

Heritage Awareness

Achieving and maintaining high levels of awareness and understanding of heritage matters among the general public is essential if we are to be successful as a nation in effectively conserving our rich and diverse heritage (Rountree, 2000). The lack of community education is the importance of conservation in substantial development of a society forms (Wong Yuk Ling, 2006). The low awareness and lacking on vision on conservation and its implementation can be attributed to the three parts:
1. Lack of awareness of, consensus on and methodology for considering the substantial development of urban heritage
2. Lack of vision in appreciating the significances of urban heritage in local history and in social development
3. Neglect of heritage awareness in the formal curriculum in the school system

Suggestions for Heritage Awareness

- Co-ordinate the development of practical resources to support the integration of heritage awareness into the education system
- Provide increased access to heritage sites and to the moveable heritage held by the national cultural institutions.
- Contribute to the development of sustainable tourism through investment in visitor services at heritage sites.
- Increase awareness and enjoyment of heritage and enable the public to access information on heritage issues.
- Enhance existing levels of public participation in heritage issues.
- Induct staff in heritage awareness.

Heritage Awareness and Tourism

- tourist interests generate a greater heritage awareness and the conservation of less obvious historic buildings;
- well-conserved buildings that are being used encourage more projects to be realized
- community awareness of the benefits of conservation increases local involvement and demand for conservation, and the forming of local associations;
- uses are provided for otherwise redundant buildings as tourist accommodation;
- The promotion of architectural and historic values (locally and nationally) motivates cross-cultural communication.
- Awareness of heritage both nationally and locally should be promoted more actively through schools, via heritage input in the curriculum and extracurricular sponsorship of school projects
Implications of the Study

Conservation Planning Theory

The theories of urban conservation have their roots in the conservation movements of the late nineteenth century when awareness of the value of historic urban centres were developed in reaction to the loss of the defence structures of many fortified medieval cities in Europe due to their expansion (Larkham, 1996). Main theories were introduced in the last 150 years by renowned scholars. Two basic and ideologically contrasting tendencies developed, which were associated with particular influential individuals. These restoration were associated with Viollet-le-Duc (1814-1879) and the anti restoration movement, associated with Ruskin (1819-1900) and Morris (1834-1896).

During this period, a city was considered as a monument or as an object of art Ruskin and Viollet-le-Duc is considered by many authors to be the first true conservation theorists. In the case of Ruskin, this is quite a paradox, because he emphatically believed that restoration was ‘a lie’ (Munoz-Vinas, 2012).

There are three parameters that have been envisaged as a historical process for any historical city (Mumford, 1968):

1. from the interaction of situation, function, and site;
2. from the concepts in the minds of its citizens and from the types of structure they built, both derived from pre-urban roots (leading type);
3. from the reaction of these on situation, function, and site, and on subsequent human activity."

Conservation policy in Iran was divided into two major parts: before and after revolution (1979): During the first decade after the revolution, the political and economic instability caused by the revolution and the war, the decline in the value of oil exports and a rapidly growing population created a chaotic situation, which directly influenced the process of urban development in general and led to the further decline of historical city centres in particular. In these circumstances, the urban policies adopted by the Central Government exacerbated the problems: the Master Plans, policy of decentralization of activities and the imposed planning blight were among the main factors that directly affected the viability of the historic cores and impoverished the urban life in the historic
districts. The functional and spatial fragmentations made by the new development projects, radically changed the social and spatial structure of historic cores. At the same time, the establishment of new institutions (revolutionary foundations and religious organizations) intensified urban management in this period (Hanachi and Nezhad, year?).

During the second decade of the post-revolutionary period, the political stability and economic prosperity, which were accompanied by the centralization of power, considerably increased both the scale and pace of transformations. The Government implemented an accelerated schedule of public investment and reconstruction programmes. Aside from a number of large-scale developments outside the boundaries of historic cores, the Central Government introduced a new policy by which the state and its agencies were involved in a series of large-scale neighborhood renewal projects inside the historic areas. It was a new force of destruction which posed a serious threat to the historic environment. At the same time, there was a number of large-scale reconstruction programmes carried out by religious foundations and municipalities that dramatically changed the spatial structures of historic areas.

**Suggestions for Further Research**

The research provided insights into what role the people’s opinion could play in urban conservation in a historic urban centre such as Isfahan city. It has also demonstrated why heritage conservation in Isfahan should be on the framework of Iranian cities. The importance of people’s opinions, urban spirit, planning strategy in this regard has been confirmed in this research. However, further research is needed to provide newer insights on our environmental and cultural fabrics of the city in a modern context.

Therefore, it is important to establish the actual correlation between urban conservation and new development patterns in Isfahan city, and the correlations between different periods of development. Furthermore, to refine and generalize the model, it is important to study what role public participation plays in other historic urban centres with similar social, economic and environmental profiles and compare the findings. It is also important to test the model by applying it in practice to other cities in the country and abroad, in similar situations.
Conclusion

Problems faced in historic cities of each country are often worse than those encountered in the contemporary urban structure of cities in the world because of unique character of historic centre in each city. The physical, social, historical as well as cultural conditions of a historic city, in the midst of what is called modern life, and the socio-spatial characteristics of urban spaces and environments in historic centre of cities in Iran have led to both positive and negative consequences revealing strengths and weaknesses and creating new opportunities and also serious threats for urban life of the area. In the case of urban management dealing with historic centres of cities in Iran, it has been recognized over the last decades that these areas are not constituted only by material and physical heritage – buildings, streets, squares, fountains, arches, and sculptures – but also include the natural landscape, and above all, its residents, customs, activities, economic and social relations, religious ceremonies, beliefs, and urban rituals all of which must be considered in any restoration or revitalization project. Due to high complexity of revitalization in historic centres it is necessary to compile comprehensive strategies covering diverse aspects of the task. Therefore, existing management processes and methods applied to heritage cities, while helpful, are insufficient to meet contemporary and emerging needs. In response to these needs the following strategies can provide the basis for a comprehensive approach.

1) Improving the conditions of pedestrian access with the least intervention with vehicular circulation by provision of suitable street network, intersections, parking lots and public transportation facilities.

2) Improving and rehabilitating old residential buildings and motivating residents to live there while improving and upgrading basic infrastructure and municipal service.

3) Promoting and selecting a variety of economic and commercial activities that are compatible with the historic context and can meet part of the maintenance and development costs of new projects and conservation of historic monuments, the cultural and urban heritage, making, if necessary, adaptive re-uses for adequate maintenance and economic gains.
4) Modifying and easing the regulatory, administrative frameworks for land use and use of open spaces for new constructions and projects while respecting old architectural and urban texture of the area.

5) Planning and executing tourism attraction policies and visitation to reinforce sustainable and human development by enhancing and protecting monuments and archaeological sites.
Plate 7.1: Reconstruction of Isfahan city core