CHAPTER I

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1.0 Introduction

A ‘city centre’ is at the centre of the urban space where it can be accessible from all parts of the city. Cities are dynamic in nature and activities. The term ‘central areas’ here refers to that portion of the city which has the principal commercial street, main public buildings, historical heritage spaces and monuments. They are continually being metamorphosed from one generation to another. Difficulties are faced by many of our cities today and they are serious and more complex. Throughout history, cities were transformed by social, economic, environmental and political forces. In developing countries, the cities face several problems, especially at the centre of the city. This requires special efforts for rejuvenating the central areas of the cities. Urban crisis developed over half the 20th century, due to spectacular growth of the cities and the way huge metropolises of millions of people emerged. How with mushrooming in almost all sectors of the global economy, nothing could stop the expansion of cities, particularly in the developing countries (Mandal, R.B. 1989). Webster (1958) has clearly distinguished the term of ‘urban renewal’ and ‘urban redevelopment’.

Urban redevelopment is no longer used with specific meanings. It explains just any replacement of old structures (non-salvable) with new ones (slum clearance and rehousing). But urban renewal is of more recent origin, a broader term and more comprehensive method. It explains clearance and redevelopment of slums and blighted areas, and also prevents the spread of blight and rehabilitation of both the salvable and non-salvable areas. It eliminates the causes of slums and blight too. Eugene Violet Le Duc (1879) highlighted that there was need to preserve buildings and built from without affecting the basic structure of the form and functions of the city as such. The historical perspectives of each building should be renovated in order to bring back their historic original roots and not to add anything new to spoil the
historical continuity and identity. There should be least interference in preserving the historic buildings with due respect for their historical and cultural values (John Ruskin, 1900; Camillo Sitte, 1903). Patrick Geddes (1932) highlighted that the city form and its nature could not be isolated and there was need to integrate the city form and the surroundings to maintain compatibility with nature. Le Courboursier (1965) said that his objective was to improve the function of the city without due attention to the physical, urban form. His regionalization was based on housing, leisure activities, transportation and occupational structure to ensure the livability of the city. Kevin Lynch (1984) discussed urban space perceptions and emphasized on the recognition of the urban main structure of each city. The city has to grow like an organism and preserve its own pattern of language. Webster (1958) stated that the study of urban renewal was one of the important themes in urban planning, urban design and urban development (Hanachi, P. and Khademzadeh, M.H. and Shayan. H.R. 2007)

The central area of Shiraz city of Iran is getting deteriorated. The deteriorated central area is located in the historical and cultural mosaic of the city, so that the city areas are full of historical monuments. It has its own urban heritage and cultural identity. But as of now, this historical, economic and cultural identity is threatened by blighting. Renewal of the city is the best way out for neglect and irresponsible civic management, with negligent urban housekeeping which has allowed obsolescence to spread. This study gives the proper approach to renewal of the blights in the central area of Shiraz city and then Bala Kaf district which has been customized to the local conditions of this area based on a set of parameters and finally explain the advantages of this method compared to the other possible approaches.

This chapter explains the conceptual framework of the research which includes necessity, objectives, and hypotheses of the study and also a review of the literature, urban renewal around the world and in Iran, research
methodology, limitation and organization of the study, definition of key terms and the references.

1.1 Operational Definitions

There have been many efforts at studying urban renewal in the central area of the cities by urban geographers, urban economists, urban sociologists, urban planners, urban designers and urban architects. The concept of urban renewal has been defined from various points of view that the Business Dictionary defined urban renewal as a process of redeveloping deteriorated sections of a city, often through demolition and new construction although urban renewal may be privately funded. It is most often associated with government renewal programs. According to Real Estate Dictionary, urban renewal is the process of redeveloping deteriorated sections of the city often through demolition and new construction. Although urban renewal may be privately funded, it is most often associated with government renewal programs. Architects have defined urban renewal as an improvement of slums, deteriorated, and underutilized areas of the city, and it generally implies improvement realized through city, state and particularly, federal programs, including the clearance and redevelopment of slums, the rehabilitation on relatively sound structures and conservation measures to arrest the spread of deterioration. As per the Science Dictionary, urban renewal is of programs designed for clearance, rebuilding and redeveloping urban slums.

Critics contend that although they bulldoze slums, urban renewal programs often have led to their replacement by office buildings and by apartment houses for the well-to-do. From the Economic Dictionary, urban renewal is a government-sponsored destruction of slum housing with a view to construct new housing. In the Geography Dictionary, urban renewal is defined as a continuing process of remodeling urban areas by means of rehabilitation and conservation as well as redevelopment.
1.2 Need for the Study

The total area of Shiraz city is 85,000 ha of which the central area of Shiraz city is 375.82 ha, which has become deteriorated by age and attrition. The deteriorated central areas of Shiraz city is located in the historical and cultural textures, and so these places are full of historical monuments and they have their own urban heritage and cultural identity but now their historical, economic and cultural identity are under threat. It has become highly commercial and there are opportunities to promote tourism industry due to valuable monuments and urban public spaces besides there are some economic problems.

Physical, social, economic, political, cultural, and historical factors are responsible for choosing the central area as the study area to look further into and investigate urban renewal activities in the area. The planning district of Bala kaf is situated in the central area of Shiraz city and it is one of the most problematic areas among the planning districts of the city. Of course, the other factors that are mainly responsible for taking up urban renewal and planning activities of the central part of Shiraz city are as given below:

1. Sprawl of Shiraz city without proper land use planning;
2. Creating new facilities in the newly developed areas of the city;
3. The integration between the city core life style and life styles in new extensions of the city;
4. The cause for the central area inhabitants (native peoples) to migrate to newly developed parts of the city;
5. The migrated, low income, and vulnerable people replacing the native people in the central areas, causing some social, economic, and cultural problems in the central area and, consequently, poverty, social inconsistency, social insecurity and crime rates increasing day-by-day;
6. The migrant and low income people inhabiting the downtown without any sensitivity to their new ways of life and, consequently,
the evacuation of the native population and vast areas being
demolished without scientific surveying and proper planning that
caus[ed] the central area to become deteriorated day-by-day; and
7. Basic knowledge of renovation of deteriorated areas not being taken
up with proper care that is missing in Iran.

In view of the above, the researcher has become interested in
investigating the facts and finding a planning solution to the central area and to
listing the proper guidelines for the integration of linkages of various types of
activities in the city.

1.3 Objectives of the Study

The objectives of the study are:
1. To identify the problems facing the central area of Shiraz city and to relate
the demographic transformation of the central area that has been a
response to the changes caused by the problems;
2. To examine the nature of the existing historical, physical, social, cultural,
economic and services infrastructures and analyze the land use patterns of
the central area of Shiraz City during 1996-2006 as a response to
changing development infrastructures;
3. To examine the causes and consequences of urban renewal in the central
areas of Shiraz city and evaluation of the process of urban renewal as to
its strengths and weaknesses; and
4. To identify the causes that has led to the creation of blighted areas in the
central area and suggests planning solutions and strategies for urban
renewal of the core of Shiraz city.

1.4 Research Questions

The thesis attempts at answering some very simple questions through the
investigation reported here. They are:

1. What are the reasons and causes of blighting in the Central area?
2. Are the existing, and were the previous, approaches of the Municipality or Organization of Urban Development and Housing, the correct and appropriate ones to resolve the problems of blighting in the Central area?

3. What are the best approaches to resolve the blight in the central area and then Bala Kaf district in the Central area?

### 1.5 Hypotheses

1. Centripetal and centrifugal forces of the city are the two causes that have created blighted areas in the central areas of Shiraz city.

2. The Development Authority of the city has been concentrating greatly on the development of other parts of the city than in the central areas of Shiraz city.

3. The central area has further been deteriorated due to improper management of infrastructural facilities in the central area of Shiraz city.

4. The existing Master Plan for Shiraz City is not a right approach for either for urban renewal or for the renewal of the blighted areas in the central area of Shiraz city.

### 1.6 A Review of Literature

The review of literature here is intended to cover various dimensions of the urban renewal aspects of the city central areas and also the experiences of the western and Southeast Asian countries. However, a part purpose of the review of literature is for formulating a theoretical framework for the present research study.

Virtually every major city in the United States is faced with serious problems of physical decay which is taking place in many of the older residential, commercial and industrial areas. The deterioration of certain of the once fine residential districts and the development of slums and blighted areas
surrounding the Central Business District (CBD) has become characteristic of urban growth. Elements of deterioration are also present in some open spaces where dead or arrested subdivisions have had their decaying effects as well as having thwarted plans for carrying out a sound program of land utilization (Debashish, D. 2009).

B. Gallion and Faia Simon Eisner (1998) showed that a virtue of the central district is its compact form. The hard core of the centre is of relatively limited size rarely exceeding 160 acres. It thus becomes a natural area for ready access by pedestrian communications. The spearheads of commercial expansion spreading outward overextend these lines of communication and drain the eternal energy rather than buttress the economy of the core. Property owners seek to sustain their values, but the incentive to risk capital for improvement by absentee owners lags so long as property yields an acceptable return on the investment. Concerted action is thus slow in forming. Oblique maneuvers, slogans, clean up campaigns, and sidewalk twinge planting reflect a basic pessimism. Enthusiasm will be expressed by a frontal attack, a bold and imaginative plan by business leaders to revitalize the district.

Das Debashish (2009) analyzed and applied for preservation, rejuvenation and urban renewal of the old historic settlements like Kumartuli. First, the aspects of social, economic and environmental sustainability were the basis of the diagnostics, survey of the area and there were secondary sources accessed by the author for perspectives. Next, these aspects were analyzed with respect to Kumartuli area and a final set was prepared. Finally, guidelines and approaches about how these tools could be applied for preservation, rejuvenation and renewal of the old historic settlements to achieve social sustainability, economic and environmental sustainability were proposed.

Edmund C.W. and Michael C.T. Ma (1986) indicated that urban renewal could be considered as physical as well as social development in our urban landscapes. On the physical side, urban renewal implied slum clearance, urban redevelopment, conservation and rehabilitation of housing structures. Any or
the entire component might receive priority or emphasis in the overall planning of the city. It was the inclusion of the latter aspects, which raised urban renewal efforts above mere slum clearance and rehousing projects. Conservation and rehabilitation therefore might be considered not only the new dimension but also the social elements in the process. In the case of Hong Kong, in spite of the scarcity of developable land, rehabilitation was still considered as a viable means in arresting housing decay. Conservation or rehabilitation could be seen as ‘preventive’ measures to combat urban degradation. Repair of buildings which would otherwise be beyond repair would prevent the premature onset of blight. It was suggested that the development of cities had their own historical dimensions, with the interactions of socio-economic forces and the political structure. The present situation was just the result of the interacting forces. The examination of the urban dynamic of the past could perhaps provide plausible answers to the current issues related to redevelopment. Last but not the least, a multi-disciplinary team should be empowered to plan and monitor the redevelopment process. The public should be adequately informed to be able to fruitfully participate in the redevelopment process. This would help in the promotion of mutual understanding between the planning professionals and the representatives of the public so as to achieve a better redevelopment result.

Alexander R. Cuthbert and Harry T. Dimitriou (1990) showed that the Land Development Corporation (LDC) also had to synthesize a redevelopment strategy, taking into account the package of redevelopment opportunities the private sector was prepared to pay for, and at the same time create significant environmental improvements and social benefits. To do this, the agency clearly required additional financial and legal resources, an improved institutional framework within which to operate, and perhaps most importantly of all, greater political recognition of its critical role in Hong Kong’s development that had to be developed organically (see Christopher Alexander, 1936). In the developing countries, the cities were facing many problems especially the centre part of the city. This required special efforts for rejuvenating the central part of the cities. Urban crisis developed over half of the 20th century, due to
spectacular growth of cities and the way huge metropolises became filled in with millions of people. How mushrooming in almost all of the sectors of the global cities was happening that nothing could stop the expansion of the cities, particularly in the developing countries (R.B. Mandal, 1990).

1.6.1 Urban Renewal around the World

The Josefov neighborhood or Old Jewish Quarter in Prague was levelled and rebuilt in an effort at urban renewal between 1890 and 1913. Other programs, such as that in Castleford in the UK sought to establish a process of urban renewal which enabled local citizens to have greater control and ownership of the direction of their community and the way in which it overcame market failures. This supported important themes in urban renewal today, such as participation, sustainability and trust and the government acting as an advocate and enabler, rather than an instrument of command and control.

During the 1990s in Dublin, where tourists were attracted to a bohemian “cultural quarter,” the concept of culture-led regeneration gained ground. This is an example that is most often cited as a success that includes Temple Bar in Dublin. In post-apartheid South Africa, major grassroots social movements such as the Western Cape Anti-Eviction Campaign and Abahlali baseMjondolo emerged to contest the “urban renewal programs that forcibly relocated the poor out of the cities”.

The Land Development Corporation in Hong Kong was initially set up in 1988 to help establish a systematic approach to the Land Development Corporation Ordinance of the agency’s function as the four-fold shown below:

- To identify sites for urban renewal;
- To prepare outline scheme for redevelopment;
- To acquire land for the purpose; and
- To sell the development package to the private sector.
LDC is the only organization in Hong Kong that deals with the built environment than spans both the public and private sector interests.

1.6.2 Developed Countries

Let us take the example of Little Germany of Bradford, England 1973-1992. Little Germany is located around the Central area of Bradford. Urban development of Bradford has started from 1760, and coincided with the metal industry growth. During this time, a lot of wealthy German people migrated to Bradford and that is why, and how, the Little Germany was built.

The principles of urban renewal of this project were as follow:

1. Encouraging the spread of new industries and spreading the existing commercial functions;
2. Governmental budget;
3. Improving the highways and environment;
4. Encouraging multi-functional constructions; and
6. Increasing city earnings through tourism attractions;
7. Changing the role of city, especially of the University City;
8. Fortifying the social life of old city;
9. Increasing the construction density; and
10. Building sanitary infrastructure
11. Increasing city earnings through tourism attractions;
12. Changing the role of city, especially of the University City;
13. Fortifying the social life of old city;
14. Increasing the construction density; and
15. Building sanitary infrastructure.
1.6.2.1 Paris, France 1850

Between the Revolution of 1789 and Georges-Eugène Haussmann's renovation of Paris in the 1860s, ideals changed from those of a politically motivated city to those of an economically and socially centred city. Modern technology such as railroads and gas lamps were conveniences which the rising bourgeoisie could enjoy in their leisurely lifestyle. New spaces that were created during the renovation encouraged the bourgeoisie to flaunt their new wealth, creating a booming economy. All of these examples of the changes occurring in Paris during this period can be seen in representations of the city. There are two views of Baron Haussmann: One depicts him as the man who destroyed Old Paris, and the other as the man who created New Paris. Haussmann was hired by Napoleon III on 22 June 1852 to "modernize" Paris. Napoleon hoped in hiring Haussmann that Paris could be moulded into a city with safer streets, better housing, more sanitary, hospitable, shopper-friendly communities, better traffic flow, and, last but not the least, streets too broad for rebels to build barricades across them and where coherent battalions and artillery could circulate easily if need be. He created broad avenues linked to the main train-stations so army troops from the provinces could be operative in a short span of time. Thus, he planned to leave the city and retreat, in order to better take it back with more military forces.

Haussmann's plans, with their radical redevelopment, coincided with a time of intense political activity in Paris. Many Parisians were troubled by the destruction of "old roots". Historian Robert Herbert says that "the impressionist movement depicted this loss of connection in such paintings as Manet's A Bar at the Folies-Bergère. The subject of the painting is talking to a man, seen in the mirror behind her, but seems disengaged. According to Herbert, this is a symptom of living in Paris at this time: the citizens became detached from one another. The continuous destruction of physical Paris led to a destruction of social Paris as well."
The principles of urban renewal of this project were as follow:

1. Prevention from damaged areas and social revolutions;
2. Economic aims by financial and governmental support;
3. Social aims by improving social lifestyles and the level of standards of life;
4. Cultural aims by decreasing cultural values and destruction of "old roots".
5. Physical aims by vast demolition and replacing by monuments, and promoting transportation system.

1.6.3 Developing Countries

The developing countries are more similar to Iran’s contemporary conditions. For this reason, surveying their experiences can be very useful and so here are some examples.

1.6.3.1 Historical Cario

The historical centre of Cario was considered a deteriorated area in the 1960s, as the local people with low income were the main cause of blighted areas. Also there were other different reasons that caused deterioration such as: inadequate infrastructure, especially lack of water storm drainage, the legal limit of historical texture had not been defined, unable to use form in the tourism industry, and lack of urban management.

Its urban renewal project was formed according to the following essential points:

1. Promotion of all access roads to historical area;
2. Renewal of shopping centers;
3. Revitalizing of economic bases; and
4. Local participation.
1.6.4 Iran’s Experiences

1.6.4.1 Cultural area of Mashad city (1999)

According to the Master Plan of Mashad city, the urban renewal of one of the famous shrines in Iran was started in 1993, and the principles of the urban renovation scheme was based on new methods of planning and modern designing. The urban planner was looking for modern urban spaces for pilgrims; however, maintaining of the historical roots was noticed, this project had political, religious and socio-economic importance because it would change to the main centre of Mashhad city. The principles of urban renewal of this project were as follow:

1. No exception to gaining financial exploitation from this plan;
2. Public participation;
3. Creating all kinds of necessary infrastructures;
4. Emotional connections with historical texture;
5. Creating contemporary spaces for pilgrimage and ceremony; and
6. New physical design.

1.6.4.2 Cultural Heritage Texture of Shiraz City

One example of this method was the “eradication and relocation (of people)” in the area which was called the “Beynol Harameyn” and located in the Central area of Shiraz city. In 1993, the Municipality of Shiraz city demolished 458 constructions between two important religious symbols, namely: Shahcheragh and Astaane. The demolished region was almost the length of 700 meter and approximately wider by 100 meter, and thus the area of the created region was almost 7 hectares. In the year of 2004, the Municipality of Shiraz city and Tavasol Consulting Engineering Company signed a contract to rebuild this area. In the proposed scheme, there were proposals for constructing 15,000 m² of commercial units, 15,000 m² of cultural units such as theatre, saloon, library, mosque, museum and sports
saloon, 10,000 m² of official and residential units, 7,000 m² of hotels and restaurants and 70,000 m² of parking lots and stores.

1.6.4.2.1 Criticisms of the Scheme

1. *Socio-cultural aspects:*

   a) The people who were evacuated were to be provided with alternative housing facilities, but it did not happen; finally, people were relocated throughout the city and they just carried the blight with them wherever they went to in the city;

   b) Some people were reluctant or unwilling to move out of their blighted areas, especially from Beynol Harameyn district;

   c) This scheme was for higher income families and the buildings were of commercial, tourism, cultural, official and recreation centers and it was against the Congress which said that urban renewal projects should be created for the poor;

   d) It was better to improve the existing economic potential of the current commercial centers such as the Bazaar Vakil instead of expanding the number and areal extent of the commercial land uses in some projects such as the Beynol Harameyn scheme;

   e) This method has proved very costly, lengthy and time-consuming;

   f) Destroyed conjunctions of the organic bypass roads and most of the bypass roads were cut down by this scheme;

   g) Lack of road hierarchy;

   h) Destroyed two important religious landmarks (Shahcheragh and Astaane) - by the scheme, the tombs of the two religious centers would not be shown from the other parts of historical center and also the religious atmosphere would be affected by the new tourist-architectural space; and

   i) Destroyed skyline of the central area.
1.7 Research Methodology

The study has been designed to review and appraise relevant literature related to urban renewal from research articles, books, case studies and government reports. It mainly depends on the secondary sources of data, particularly library resources accessible to the scholar both in Iran and in India. The primary data have been collected by conducting interviews with the concerned officials and some informed inhabitants of Bala Kaf district using a custom-designed questionnaire. Land use maps and other related information have been collected from the Cultural Heritage Departments and the City Corporation. Further, some other information has been gathered from the following institutions:

1. Shiraz Municipality;
2. Shiraz Cultural Heritage and Tourism Organization;
3. Housing and Urban Development Ministry;
4. Water and Sewage Organization of Shiraz City;
5. Planning and budget organizations of Fars Province;
6. Traffic and Transportation Organization of Shiraz city;
7. Statistical Centre of Iran;
8. Tehran University;
9. Shiraz City Renovation Organization; and

Also, the SPSS package has been used to collect data and to analyze data. The SWOT matrix technique has also been used to evaluate the strengths, weaknesses, opportunities and threats in the analysis of data pertaining to the topic of research and give suitable strategies.

1.8 A Brief Profile of the Study Area

Iran is located in Southwest of Asia in between 25° N and 40° N latitudes and between 45° E and 63° E longitudes. The total area of Iran is 1,648,195 square kilometres and it consists of 30 Provinces. Fars Province is
located in the southwest of Iran. The centre of Fars Province is the city of Shiraz. Shiraz city has a population of 1,227,331 as per Census 2006. Shiraz is an educational, commercial and administrative centre and also an important tourist and heritage centre. The central area of Shiraz is a term indicating cultural-historical texture and it is generally located near the geographical heart of the city. The area of the historical texture (central area) of Shiraz city is 350 ha. According to the last Census (2006), its population is 55,194 and it consists of 14,564 households. It is about 4.5 percent out of the total Shiraz city’s population. First of all, the downtown of Shiraz is investigated as a sub-collection of total Shiraz system. My study area is Bala Raf district. It is situated in the southeast of the old town, and the area of Bala Kaf district is about one tenth of the downtown area. In the conduct of the development projects, we should do some of them which have executive priority. Bala Kaf district is one of them in regard to some aspects such as:

1. The decaying intensity of texture;
2. Executive and economical privileges;
3. Effective public participation in urban renewal programs; and
4. Implementation of urban renewal programs under the existing legal framework and procedure.

1.9 Limitations of the Study

The following are some of the important limitations of the study:

1. Basically, the existing science about renewal of deteriorated areas is very weak and scarce in our country (Iran) and there is not any native theoretical foundations about the subject of study.
2. There is not enough Persian sources on this subject either.
3. There is no uniform or comprehensive definitions for relevant key words such as rehabilitation and renovation in Iran.
4. The study is limited to Bala Kaf district because each region has separate and distinct characteristics and therefore we may not generalize all conclusions to all deteriorated areas.

5. Because the inhabitants in central area of Shiraz City are mostly illiterate, with low social status, they cannot truly answer the questionnaire with understanding and it is very hard to collect property data from the inhabitants as well.

6. Because the inhabitants do not have positive viewpoints about municipal organizations and their operations, they do not have any lenient tendency towards public participation.

7. I could not distribute the questionnaire to all Bala Kaf inhabitants because of financial and time limitations in the study.

1.10 The Organization of the Study

The thesis is organized into seven commissioned chapters:

1. The first chapter is introductory. It is the introduction that includes the problem of the study, the need for the study, the objectives, the hypotheses and the research methodology.

2. The second chapter is detailed review of literature, which includes the scope and experiences of different countries and, particularly also Iran, in urban renewal.

3. The third chapter is a profile of the study area, which the central historical-cultural areas of Shiraz city. A survey of the historical aspects of Iran and Shiraz City, and at last the introduction of the main structure of Shiraz city to explain the current situation are the main aspects of the profile. The central area of investigation as a subsystem from Shiraz City system in regard to physical and functional aspects.

4. The fourth chapter is on the research methodology adopted in the study. This chapter speaks of the primary and secondary sources of data, including the sample and sampling and the questionnaire
custom-designed for the purpose of the study. It also describes the simple statistical analysis of data gathered from the questionnaire survey and also the analysis of data from select people. The statistical techniques of analysis and the graphical and mapping tools in the study are described here as well. Finally, the library research conducted for the purpose of review, assembly of ideas and corroborations for the findings and conclusions of the study.

5. The fifth chapter is on the compilation of materials in regard to physical, social, economic, financial and managerial issues of the urban renewal of deteriorated areas in the central area of Shiraz city and also documenting and analyzing the socio-economic attributes of the residents of Bala Kaf district in the old city and analyzing the questionnaire data.

6. The six chapter includes two sections, The first section analyses the merits of two different urban renewal initiatives and the second section assesses the strengths, weaknesses, opportunities and threats of the four different aspects of the historical centre of Shiraz city. The two sections help to provide urban renewal approaches and then new strategies in more detail for the successful revitalization of the historical centre of Shiraz city.

7. The seventh chapter is on the conclusions and recommendations of the study, including implications of the study for the theory, subject matter and policies. The chapter summarizes the entire study and capsules findings and conclusions; it also makes recommendations and suggestions for further research.
1.11 Definition of Key Terms

The following are the key terms and their meanings.

1. **Urban Redevelopment**: It explains just about any replacement of old structures (non-salvable) with new ones (slum clearance and re-housing) (Webster, D.H., 1958).

2. **Urban Renewal**: Urban renewal is more of recent origin, a broader term meaning a more comprehensive method. It explains clearance and redevelopment of slums and also prevents the spread of blight and rehabilitation of salvable and non-salvable areas. It eliminates the causes of slums and blight as well (Webster, D.H., 1958).

3. **Blighted Areas (Blights)**: Blighted area includes residential and non residential land use; Blighted areas are larger and more comprehensive term in respect of size of area and also in the definition. It includes slums, so blight refers to the larger area in size in comparison with the slums (Ansari, A.S., 2000). It is not as much deteriorated as slums. Blights phenomenon is not static and it spreads from house to house (Reddy, K.N., 1996).

4. **Slums**: Slums include residential areas. Slums are the worst form and the worst grade of residential areas. They are the last step of deterioration process, the worst form so it is static (Quin, James. A., 1950).

5. **Regeneration**: Creating a new urban space with preserving special main characteristics (physical and functional) (Habibi, S.M. and Maghsoudi, M., 2002).

6. **Rehabilitation**: When urban decay appears because of functional decline, it consists of recuperation, preservation, protection, consolidation, rehabilitation, and improvement (Habibi, S.M. and Maghsoudi, M., 2002).
7. **Renovation**: When urban decay appears because of the physical decline, it consists of revitalization, adaptation, conversion, conservation, renewal, and restoration and repair (Habibi, S.M. and Maghsoudi, M., 2002).

8. **Reconstruction**: When urban decay appears because of physical and functional decay together, it consists of: demolition, clearance and rebuilding (Habibi, S.M. and Maghsoudi, M., 2002).

9. **Deteriorated urban area**: It is a damaged urban area (Habibi, S.M. and Maghsoudi, M., 2002).

1.12 References


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