
Case Study

Regeneration of Historical Fabrics by Using the Tourism Technique (A Case Study: Historic District Around the Khorramabad GAP Bridge)

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Abstract

The old fabric in different cities due to the valuable historic elements, an appropriate contactable circumstance, placing the main Bazaar as the economic heart owned a unique position in the special and functional context of the city. Historic fabric of cities is a combined treasure of architectural urbanized precious elements which creates an integrated ensemble. Unfortunately uncontrolled and rapid development of urbanization has invaded the mentioned architectural structures and tarnished their integrity. Following segmentation resulted deterioration and demolition of historic fabrics. To deal with this fragmentation and to heal the caused chaos a complex restoration should be done in architectural ensemble to reintegrate it. The urban restoration and rehabilitation approach has metamorphosed from reconstruction, revitalization, renovation, and redevelopment into urban regeneration .An evolution of merely structure orientation to consideration of social, economic and cultural affairs. The present article with descriptive – analysis approach focuses on Historic district around the “GAP” bridge in the historic city of Khorramabad in west of Iran and considers the complex restoration done in the mentioned fabric and its role in revitalization and reintegration of the architectural ensemble.

Keywords: Regeneration, Historic fabric, Historic – cultural axis, Integrity, “GAP” historic district of Khorramabad.

1. Introduction

Restoration activities done in old urban fabric have had developmental or conservation approach. These unilateral approaches have imposed new problems on the old fabrics. Therefore due to the some shortages residents have forced to abandon the old fabrics. The status quo causes segmentation of social community beside the demolition of physical fabric. Most cities of Iran have valuable historic cores and fabrics. The presence of remarkable historic spaces like Bazaar, Carvansarais, Mosques and so on have flourished these historic fabrics. Modernism in the first decades of the present century had irreparable consequences for our urban fabrics. Providing a new street system in historic not only didn't solve the present problems but also added series of new difficulties.

Nowadays paying attention to old fabrics and solving their unsustainable condition is a serious and axial subject that indicates the necessity of interventions in the mentioned fabrics. Urban restoration and rehabilitation have evolved from reconstruction, revitalization, urban renovation, redevelopment to regeneration and urban renaissance while converting from a mere physical approach to a more social, economic, cultural and artistic approach. Interventions done in historic fabrics should conserve the remained heritage and also afford the needs of residents. Therefore restoration interventions should consider nonphysical dimensions (social, economic and so on) besides creating new job opportunities in the urban historic fabrics. Tourism industry could strengthen the economic capacity of urban historic fabrics in local, national, and global scale. Tourism could afford conservation costs and also provides economic motivation for the cities and its residents. Therefore it could be considered as a motivate factor in urban regeneration projects [8].

2. The Research Method

The present article has descriptive – analysis approach and is based on library data, documents and related information. And also the evolution of rehabilitation and regeneration are considered and the influences of tourism on regeneration of urban historic fabrics are discussed.

3. The Research Hypotheses

Urban restoration and rehabilitation have evolved during the time and have converted to “urban regeneration” and “urban renovation” .Nowadays urban regeneration of historic fabrics and the impacts of urban tourism on fabrics emphasizes that “urban rehabilitation and regeneration” have evolved from various approached of “urban restoration and conservation” to an “integrated” “multidimensional” and “pervasive” reality. While after decades the trace of each used approaches could be seen in the urban rehabilitation and regeneration designs. “Urban regeneration based on urban tourism” is an evolutionary process that applies both approaches correctly [10].

4. The Theory of Research

The evolution of urban restoration in recent decades has organized in the form of urban regeneration. Urban regeneration is a pervasive and integrated process which considers all the limitations of development in cities and on the other hand consumes it as a developmental opportunity [6].Meanwhile regeneration process has chosen various motivations as its axial subject or aim. Therefore regeneration movement has had various approaches since its genesis. Adopting each of these approaches not only doesn't mean the ignorance of the developmental dimension but also indicates the right usage of potentials to achieve economic growth and providing an integrated development. Therefore urban tourism has an economic approach in urban regeneration. Regeneration based on urban tourism has afforded the developmental needs, safeguarded urban heritage, conserved the historic function and structures and also has protected the urban identity [7].

5. The research questions

- 1-What are the strategies of urban regeneration?
- 2-How could tourism help regeneration of urban old fabrics?

6. Urban Regeneration

Since mid 18 century and the beginning of 19 century architectural restoration theories have been formed and conservation of cultural properties was established. In that era mere conservation of solo buildings with an approach of "pure preservation and mimetic" was protected and become the dominant restoration style through Europe. "Modern conservation movement" established by John Ruskin (1819-1900) and William Morris (1834-1869) focused on conservation and continues the protection of historic monuments and also emphasized on the minimum intervention. In the first half of 20 century the world war results and reconstructions of the remained destruction and also the effects of industrial evolution motivate developmental approach. 1940s and 1950s when reconstruction of bombarded urban areas was on the high priority is known as "the age of reconstruction". In the mentioned era axial discussions were "economic growth", "welfare planning" "structural reconstruction" and "urban renovation" [12].

During the decade of 1960 the increase of public and private participation in investments mitigated the role of central government. More over the structural renovation, economic and social rehabilitation were been focused. Actually the first movement of authentication was begun. In 1970s experts focused on renovation. In fact increasing urban problems and decreasing quality of old and central areas enforced the experts to apply renovation and empowerment plans. In 1980s political power of government decreased and participation of private section increased. Activities in this decade were known "redevelopment". Redevelopment movement was a combination of reconstruction, rehabilitation and regeneration in urban restoration [5].

Since 1990s urban restoration and rehabilitation was converted to regeneration and consisted a comprehensive concept. Actually regeneration means empowerment the status quo of historic fabrics and deprived areas structurally, economically, socially, environmentally and culturally. This approach toward restoration and rehabilitation is a reaction to new challenges such as globalization, structural changes and special imbalance caused by separation of cities. The mentioned phenomena result in a comprehensive, integrated and functional approach. Regeneration discussed about mutual effects of resources and motivation and is a response to opportunities and challenges which occurs in a specific place and time. Actually urban spaces are complicated and vital systems [8].

Physical, social and economic changes affect this system. No cities are safe from external forces and their consequences or internal forces that fasten the growth or decline of the city. Therefore urban regeneration is considered as a response to these conversions [9]. From lexical view regeneration is renewal and updating while the activities of regeneration process includes similarities between contemporary spatial organizations and ancient ones. Robert and Sykes define regeneration as: "Regeneration is a comprehensive and integrated point of view which analyses problems to find a solution to rehabilitate the economic, social cultural and environmental conditions of the threatened area. According to mentioned information urban regeneration is defines as:

- An instrument to improve the conditions of urban areas and developing the institutional structures.
- Institutional structures which are necessary to promote special proposals.
- A general view of economic, social, structural and environmental function that determine the urban regeneration concept.

Table 1. The evolution of urban regeneration [1,8]

Period Policy type	1950s Reconstruction	1960s Revitalization	1970s Renewal	1980s Redevelopment	1990s Regeneration
Major strategy and operation	Reconstruction and extension of older areas of towns and cities often based on “masterplan ” suburb growth	Construction of 1950s theme: suburb and peripheral growth; some early attempts at rehabilitation	Focus on situ renewal and neighborhood schemes: still development at periphery	Many major schemes of development and redevelopment: flagship projects out of town projects	Move toward and more comprehensive form of policy and practice more emphasis on integrated treatment
Key factors and stockholders	National and local government: private sector developers and contractors	Move toward a greater balance between public and private sectors	Growing role of private sector and decentralization in local government	Emphasis on private sector and special agencies: growth of partnership	Partnership the dominate approach
Economic focus	Governmental investment with approximate invention of private sector	Construction of 1950s theme and increase of private section investment	Limitation of governmental funds and increase of private sector investment	Dominance of private sector with selected public investments	The balance between governmental, private and volunteer funds
Social concept	Improvement of life criteria and housing quality	Social and welfare improvement	Social oriented activities	Independent social groups with selective governmental protection	Emphasis on the role of social groups
Physical emphasis	Replacement of inner spaces and peripheral development	Construction of 1950s theme parallel by regional rehabilitation	Vast renovations in old urban fabrics	Replacement and redevelopment plans, large scale and costly plans	Adopting more balanced approach than 1980s, conservation of heritage
Environmental approach	Landscaping and development of green space	Selective improvement	Creative environmental improvement	Vast approach toward environment	A more comprehensive approach of sustainable environment

6.1. Key elements and urban developmental motivation of urban regeneration process (according to Marion Roberts)

Morion Roberts defines some key elements and developmental factors of urban regeneration process as following:

6.1.1. Strategic interventions (large scale projects)

One of the most important ways of urban regeneration is constructing remarkable building to promote the urban environment. Although constructing urban land marks needs architectural design but this kind of project is a motivation to change its surrounding environment [16].

6.1.2. Public participation

Public participation is one of the key elements of urban regeneration. Public participation strategies are not the mere consultation between experts and common society but sometimes are a start point for total involvement of the public in the reconstruction process. Participation of the society in the frame work of information and education is important.

6.1.3. Multifunctional and complex investment

Comprising multi financial resources and applying a combination of different functions is another key element for success of regeneration design. Jaen Jikoves (1984) for the first time mentioned the importance of these two elements and later Alcock and his colleagues in 1985 discussed about them in the book of Responsive Environments. They meant the combination of functions and monitoring guaranties the protection of spaces and pedestrian density and increase the sense of safety. Therefore the vitality of district or area in both visual and functional dimensions is promoted [13].

6.1.4. Past continuity

Although in urban regeneration the concept of past conservation is not similar to conservative design. Keilkon (1994) stated that pat continuity is an important part of successful reconstruction design. Creating some links to the past means increase the identity of each conductive points and as Aldo Rossi the Italian theorist called it "the collective memory" [15].

6.1.5. Integrating the urban accessible network

Achieving integration through increasing penetration is one of the key elements of urban regeneration. Structural connections not only provide physical accesses for pedestrians, public transports and private cars but also as the whole vast the urban vista.

6.1.6. The space of creation

Creation in various dimensions such as public art, construction of cultural buildings, clubs, cafes and flourishing art and culture crafts is one of the key elements in successful regeneration design. Someone believes luxurious construction is against this movement. While artists and youths usually meet each other's in the cheap places, wok and spend their leisure time. Although the urban design strategy doesn't guaranty the creation of "renaissance" in a spatial space but there are some evidences that organized urban design and cause creative activities in an area. Briefly the general aims of urban regeneration project are fallowing:

A) Economic goals

Affording economic goals are one of key objectives of urban regeneration. Economic revitalization emphasizes on employment increase, poverty and social differences decrease, improvement in supply and demand, increasing domestic investment and betterment of technical education.

B) Social objective

Betterment of social condition in accordance with the value of all social categories is one of the urban regeneration goals. In addition participation is one of the regeneration programs complicated characteristic and multidimensional urban problems need a multiple strategy which a solo governmental or private organization could not plan it. Division of tasks and decentralization would divide tasks and duties through persons and organizations. Meanwhile urban regeneration plans need a large budget and participation of different groups to afford financial funds of the project. Participation of various social groups in regeneration process would promote residents sense of cooperation and responsibility toward their life circumstance. Criticizing direct monitoring and dominance of government on the developmental affairs would highlight the role of public.

C) Cultural objective

Conserving cultural values and protecting domestic properties for promotion of urban regeneration is important. Urban regeneration strives to conserve cultural values in urban spaces. Constructing cultural and artistic institutions, spending the leisure time and promoting historic heritage and applying tourism industry in cooperation with research institutions and universities would be considered as a motivational factor for urban regeneration in ancient fabrics.

D) Functional objective

Criticizing the mono functional construction is one of the urban regeneration objectives. Multi-functional activities would result in vital urban environment and formation of safe spaces.

E) Structural objective

Urban generation as a response to the problems of special erosion, improvement in faculties and infra structures, betterment of transportation recycles valuable spaces, reuse them and also conserve historic fabrics and domestic properties.

F) Environmental objective

Sustainability is the environmental goal of regeneration. Sustainability in urban regeneration means conservation of natural resources. Presenting a sustainable solution, a balanced economic, social and environmental management, protection of the next generations, balanced cost distribution, promotion of economic activities to enhance the environmental quality are sustainable goals of urban regeneration process.

7. Urban Tourism

Cities are attractive to different generations. People would like to spend some leisure times in cities. The features of cities make "urban tourism" different from the other tourism categories (Low.m, 1996:168). Urban Tourism is complicated combination of various activities interlocked with each other's and make a city attractive place for visitors. The world tourism organization defines urban tourist as: "urban tourist is a person who travels to a city expect his residential place or environment to have leisure time, do business, visit relatives and friends or doing the other activities to use and benefit urban spaces, fabrics and attractions [18].

8. The Importance of Urban Historic Areas in Regeneration Plans

Nowadays urban spaces play a multiple role in urban development and citizens' life. Meanwhile spending the leisure time is a past and present need of human life and how they done it in developed

societies is a cultural and educational process and play dominant role in appearance of human perfections. Urban spaces as the important background to achieve the mentioned affairs have attracted the attention of planner and managers in tourism domain. Urban areas due to their various tourist attractions are remarkable tourist destination. Museums, memorial monument, theater halls, sport clubs, parks, amusement parks and commemorative places are all tourist attractions. While each of the mentioned attractions are placed in the format of an urban spaces they are categorized in two groups. The first category includes modern spaces like stadiums, amusement parks and shopping centers while the second category consists of historic and natural urban fabrics, monumental buildings and generally historic-cultural urban attractions. Therefore the second category of attractions surveyed briefly and the importance of historic fabric and their role in the Iran tourism is considered [17].

8.1. Urban Historic Centers

According to the formation plan of cities, urban central areas have vital role while avenues, highways airport and station have not yet converted the urban tourism structure. Historic centers of important Iran and world cities are the most remarkable tourist attraction where unique and distinct historic –cultural value could be found in remained monuments. The following factors as the influential historic, cultural and natural elements are discussed to approve this claim.

8.2. Urban Historic Center, Place of Domestic Cultures

Formation of an urban historic cores and their general structure is the result of citizen's life and the social, economic and cultural interactions. Therefore an urban historic fabric is the best place to understand various dimensions of domestic cultural and its influence on different aspects of life. Actually it would be different from a city to another one. While a new urban fabric lacks this diversity and visitors could not understand it as a tourist attraction [4].

8.3. Formation of Urban Structure on Unique Natural Background

Topography and natural phenomena are the most influential factors in cities structural formation. Therefore traditional architecture in each city is based on unique natural background which makes a historic center a distinctive are [3].

8.4. Different Features

Climate features play a dominant role in architectural and structural formation of a city. In recent decades modern architecture movement and the international architecture approach beside usage of cheap fossil energy have faded the role of climatic principals in architecture and unified the formation of different cities. Therefore nowadays historic cores are the only fabrics consists climatic features where could attract tourists [2].

8.5. Trace of Historic Events and Common Memories in Urban Structure

Public spaces and urban landmarks are the places where collective memories are formed through social life. The mentioned places have natural, cultural and artistic values or commemorative features and play a specific role in creating and conserving urban identity while historic continuity transfers values from generation to generation [3].

8.6. The Remain of Domestic Architectural Values in Historic Fabric

Buildings have been constructed according to traditional architecture principals have special features which are different from a city to another one. Ecological principle makes urban structure distinct due to materials and architectural style and embellishments. This factor not only creates an independent urban identity but also convert the historic core to an attractive tourist destination [19].

9. Tourism an Instrument for Urban Regeneration

Tourism is multiple activities include economic, social, cultural, environmental and political aspects. Therefore tourism plan should have a comprehensive approach. No dimension should be ignored or highlighted. Tourism development needs a comprehensive participation including governmental, public and private sections. Meanwhile public participation and protection is significant. From economic point of view a complex of economic activates and interactions are launched while tourists travel an area [15]. Economic activates include production. In tourism industry facilities and services are presented to the visitors as supplies and their needs and interests to visit attractions of an area are considered as demands. Tourism is a service industry as visitors need service to afford their affairs. Their main expects are planning for the time and destination, accommodation restoration, affording transportation means and so on. Obviously tourist development is a domain needs necessary facilities, infrastructures and services. Providing an appropriate background needs governmental and public investment. The main cost of tourism development in an area is fallowing [15]:

9.1. Huge Investment in Immoveable Properties

Including establishment and conserving infrastructure, accommodation facilities and cultural institutions.

9.2. Social-Cultural Costs

This section includes compensatory costs for psychological problems root in convert ion of life style and also costs for changing traditional religious and cultural values.

9.3. Environmental Costs

This category includes compensatory costs for environmental pollution, convert ion of natural landscapes and protected area establishment. Despite these financial investments tourism industry depends on workers. Therefore it would provide new job opportunities for unexperienced workers, youths and women. Tourism motivates production and distribution, creates various job opportunities and fastens the financial turn over. Tourism industry usually applies economically non active recourse and presents them as goods and products by tourism development. On the other hand tourism facilities don't need high technology. Therefore development of tourism industry in areas where have surplus of navies is significant .Therefore tourism in areas deprives from industrial growth or economic development could be fundamental economic activities and sometimes the only way of development. In fact tourism development in area would result in suburb development. Generally tourism development is the most significant way of economic, social and cultural regeneration in an area [14].

10. The Role of Tourism in Regeneration of Historic District Around the Khorramabad “Gap” Bridge

10.1. Recognition the District in the Past Era

Historic district in the Safavid and Qajar dynasty, performs The entrance to the city after building the Safavid bridge (GAP bridge) and is known to “Darvazeh-Pol”. This brick bridge is second and strongest bridge that connected the city is on the river. The appearance Bridge is similar to the Isfahan Thirty-three bridges.(Siyo-sepol) The bridge is also similar to the old bridge in Dezful and is one of the world famous bridges in the worlds [20].This Precious work made During the local government by the governor of Lorestan Alimardan khane-vali [26].The bridge was repaired in Naseredin Shah Qajar period [22].and A bridge was built on the foundations of the old bridge. general Repair of the bridge was completed in 1921. in 1329 and 1330 AH middle part of the bridge and a number of springs and foundations destroyed and rebuilt that a major historical work of Iran was separated from its original identity [20].Experts' views on the number and length, width and height of the bridge arches are different.

Table 2. Experts views on the length, width and height of the arches and bridge

Materials	Height	The width of the bridge	The length of Bridge	Number of arches	Date	Viewers
stone		18 feet	900 feet	28 Arch	1980	Isabel
Stone and brick	18 meters			28 Span arch	The late Qajar period	Lord
			300yards			E.R.DuRND
Stone and brick (arches) lime mortar and mortar	18 meters	8.5 meters	350 meters	30 Spring Arch		
		8.32 meters	34.32 meters		1299 AH	Haji Abdul Ghafar Najm almol

“GAP” bridge plays an important role in the development of the city of Khorramabad in the Qajar period. Pretty inn called the CaravanSerai Mohseni, Its head is made of tiles made during this period [23]. On the south side district, The “Falak-al-aflak” historical castle is located on top of the hill and “Golestan-e- Eram” is available in its vicinity. In recent years have started to build buildings around the castle. Castle has played an important role of the military situation and conservation of plain. There have been gardens around the castle and Ceased fence around the castle [28].Former Shahnavazi Garden (current Park City) is located between the “GAP bridge” and “Ayatollah Kamalvand” street.in Pahlavi dynasty, In this garden

has held Army movable cinema [27]. Therefore the Location district had been located In the vicinity of Garden around the city.



Figure 1. View of Safavid bridge and “Falak-al-aflak” castle in the late reign of Reza Shah

10.2. Recognition the District in the Present Era

Historic district around the “GAP” bridge is built in the heart of the old city of Khorramabad in the city center. Despite having Historic buildings including the Safavid bridges, “Falak_al_aflak” castle, caravansaries and barracks and...also “Bazaar” that Crosses the region have made it a valuable historical district. historical fabric was built in the Pahlavi dynasty Which is now some parts of the valuable fabric Was destroyed by the people. The city Spreads in the first Pahlavi dynasty. Ministry of Roads and City Planning which now only its portal remains as a monument. With the development of urbanization and making the Street system, arose many problems In the fabric. Gardens area lost their original shape Under the influence of modernism. Other buildings were added to the fabric as well as many shops. With this change, and new construction, special visual relationship between the important historical buildings have overshadowed These problems. At the moment, We are witnessing co-existence of both the historical fabric and the new together.

10.3. The Location of District in Urban Fabric

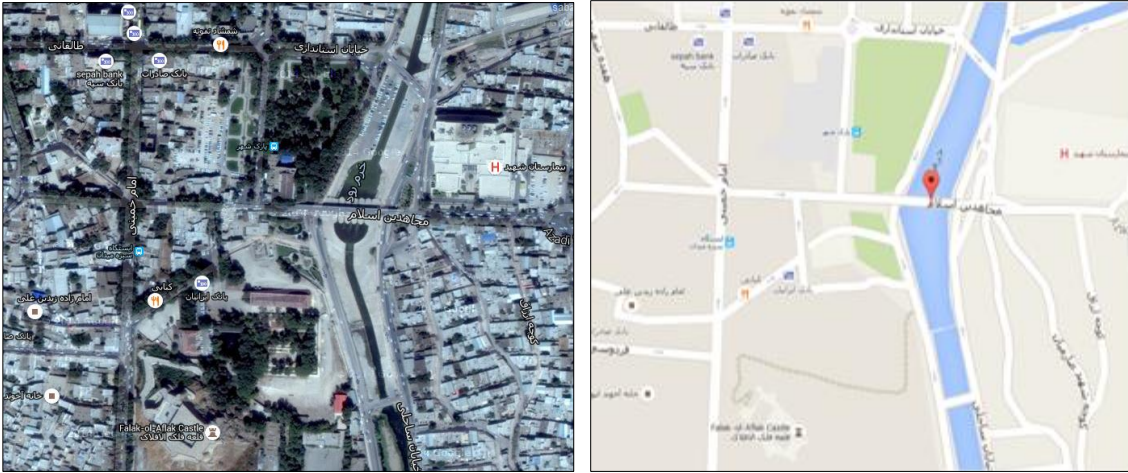


Figure 2. The location of district in urban fabric

10.4. The District Social Features

Passing the “Bazaar” in the heart of the historical fabric, Existence of usable Cultural functions and landscape and Embedded parking in the district, Has led many people associated with district. This gathering of people affected by the “Bazaar” place.

10.5. Functions

Within the range of choice, we see limited residential fabric and district Most have a social function. With Existence of “Bazaar” and historic buildings, More applications are social and cultural.

10.6. The Quality Buildings

Most of the buildings in this area were demolished. At the moment Some parts of Pahlavi historic valuable fabric has been destroyed. Four building in this district Registered in the national index. (such as safavid bridge, “falak-al-aflak” castle and Barracks)that adytum buildings have overlap With each other.

10.7. The Age of Buildings

Most of the buildings in the district (about 55%) are comprised approximately 10-30 years old. Some 35% of constructions are more than 30 years old and only 10 percent of present buildings have been constructed since 10 years ago.



Figure 3. The age of buildings in the buildings adjacent to “GAP” bridge in the urban fabric

10.8. Identify Problems and Deficiencies (Pathology)

Most of historic cities in Iran expose to disability of old fabrics in structural adoption to social conversions. Therefore these fabrics counter shortages and deficiencies and lost their capacities and are altered to the urban asocial neighborhoods. Resent social –economic sever changes have converted the general urban structure. In the present discussion the fallowing features are defined as pathology and regeneration of this area:

- Structural features.
- Functional features.
- Visual and special features.
- Nonstructural features (cultural, social ones).



Figure 4. Different problems of “GAP” Bridge district (By authors)

10.8.1. Structural problems

- A. Erosion and destruction of facades and pavement.
- B. Special uniformity marred presence of pedestrians.
- C. Unbalanced and inappropriate combination of space and structure (The sever deficiency of open space in neighborhoods).

10.8.2. Visual problems

- A. New constructions caused inappropriate and disturbing sights.
- B. Undesirable view of wires in streets.
- C. The unsuitable vista of destroyed and abandoned buildings.
- D. The unpleasant vista of facades and pavements.
- E. Confused skyline.

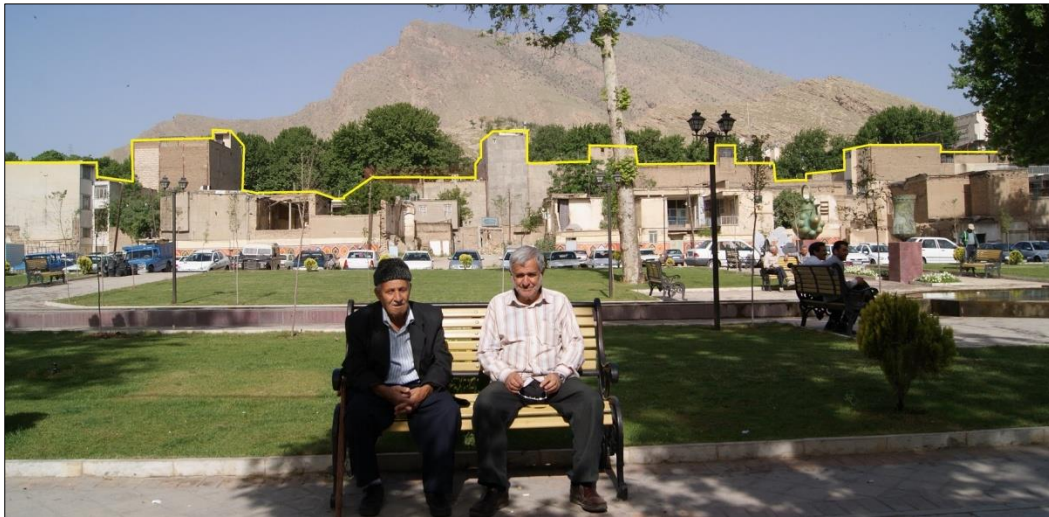


Figure 5. Visual problems of "GAP" Bridge district (By authors)

10.8.3. Functional problems

- A. Access and parking: Transferring materials to the site place is one of the factors which make constructional activities difficult.
- B. New street system and abandonment of historic fabric: old fabrics before constructing new street networks had applied various services through hierarchical connections. Constructing some main streets across the old fabric that follows check board pattern divided the cohesive fabric to separated districts surrounding by main streets.
- C. The main pass way of district, a short cut to escape the urban traffic: Local streets are used as a shortcut to escape the heavy urban traffic.
- D. No division of pedestrians and vehicles.
- E. Improper disposal of surface water.
- F. The presence of activities which are infra local scale.

10.8.4. Nonstructural problems (cultural, social ones)

- A. The deficiency of social interactions in network connections: The district path ways lacks social interactions while the presence of kinds and elder people is anomalous.
- B. Old social structure.
- C. Mono dimensional view toward the fabric and ignorance the nonstructural fabric: city officials pay their most attentions to structural fabric and it restoration and revitalization and ignoring the nonstructural dimensions. While both structural and nonstructural dimension should be considered in the process of restoration and rehabilitation.

10.9. General Ideas for Regeneration of "GAP" Bridge District to Attract More Tourists

- A. Creating and continuing the main axe.
- B. Establishment of central network.
- C. Creating relational signs.
- D. Functional integrity.
- E. Creating spaces to social relationship.
- F. Special Hierarchy
- G. Constructing pavement

10.10. Scrunity of Regeneration in "GAP" Bridge District

10.10.1. Structural

- A. Inappropriate combination of structure and space including artificial spaces and open areas.
- B. Creating a collective pleasurable, beautiful, obvious, various with a sense of identity as a space of social life.
- C. Designing facades of the main axis.

10.10.2. Visual

- A. Designing landscape by ecological factors such as aqua and flora to combine the pedestrians and vehicle movements.
- B. Design the sky line.

10.10.3. Functional

- A. Separation of pedestrian and vehicle ways.
- B. Placing passages on high priority to afford the needs of tourists.
- C. Emphasizing on nodes by creating plazas.
- D. Equipping and activating nodes by service functions.
- E. Allocating remarkable building to public functions like hotel, coffee shop, and museum and so on.

10.10.4. Social

In accordance to tourists residential needs abundant sits could be used for residential units to house visitors. Accommodation of tourists would bring vitality to social structure and flourish commercial activates.

11. Conclusion

As mentioned urban regeneration is a renewal process. Urban regeneration explains the past in present time and considers the present and future needs while consists structure and space. Actually it is a process to convert heritage to property. Therefore urban regeneration is a continuous affair which could not be done immediately. It is an integrated and comprehensive action to solve fabric problems specifically rehabilitates environmental, social, economic and structural conditions in the intended area. Urban regeneration has a dual approach which is based on the past and intends to highlight it while on the other hand passes the mere look toward the past and bestow a new identity to the fabric. Even though paying attention to heritage and conservation of historic monuments are the fundamental approaches but urban regeneration abstains from mere museum approach. Urban regeneration includes various historic eras (the past, present and future) which means conservation of remained historic values, affording the social needs of present time and predicts and estimates the next events. All are done when the past is the base of process.

Urban regeneration approach is usage of historic building and paying attention to conservation as a motivation for economic growth and employment increase. Actually the ultimate objective of urban regeneration is renovation and promotion of urban life quality through improvement and development of the place unique features. As regeneration consists of many nonstructural dimensions; economic, social, cultural, and functional renaissance is considered. Therefore paying more attention to structural aspects would prevent the achievement of contemporary goals. So the first step in regeneration process is survey of fabric erosion. Functional erosion despite the structural deterioration needs the process of economic aspects.

Long vision codification and allocation tourism role to fabrics which are exposed to sever functional and structural erosion and also consists of unique heritage and remarkable historic fabric is a judicious solution which needs a planned urban renovation and intervention. Although paying more attention to tourism economic aspects would result irreparable damages but a comprehensive view toward this industry makes it a development motivation. Nowadays tourism is a subcategory of economy. Tourism should be developed cohesively and managed through strategic planning. Therefore tourism could afford significant benefits without imposing social and environmental problems on an area. Tourism experience has approved that a planned tourist development in long time could satisfy the public and market without causing severe problems. Therefore knowing the problems and needs of urban old fabric and allocating a tourist role to it is a suitable solution for quantitative and Qualitative development and also conservation of valuable historic elements would assist economic growth.

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