

Determining the Background and Basis of People's Satisfaction in the Feasibility Study of Rehabilitation of Worn Tissue With the Approach of Physical-Cultural Contextualism

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ABSTRACT

Urban historical and religious textures possess strong social, cultural, and physical dimensions. Implementing new projects and structures in such textures that contradict their physical-cultural background can have contradictory effects on these dimensions and lead to dissatisfaction among local residents as the main owners of the texture. The worn-out texture of Mashhad city is also currently facing various unregulated interventions, which have increased local dissatisfaction and caused numerous physical-cultural and social problems that need to be addressed. The aim of this research is to determine the context and backgrounds of creating satisfaction among local residents in the revitalization of the neighborhood surrounding the Holy Shrine of Imam Reza (AS) with a physical-cultural contextual approach. To this end, a qualitative method based on the grounded theory method was used based on the systematic approach of Strauss and Corbin. The data was collected through semi-structured interviews and purposive sampling from among 30 experts, officials, and local people. To extract the components, the interviews were categorized and analyzed using MAXqda 18 software based on open, axial, and selective coding. The results showed that five main contexts, namely causal conditions, contextual conditions, intervening conditions, strategies, and finally consequences, can be identified with a total of 17 important sub-components. These components can create and strengthen the satisfaction of local people with the intervention in the renovation of the Holy Shrine of Imam Reza, and can lead to the implementation of a complex and intertwined system that is considered effective in the renovation and reproduction of the historical and religious texture of the Holy Shrine of Imam Reza (AS), which is also in line with contextual architecture in Iran.

Key words: *satisfaction, rehabilitation, context around the shrine of Imam Reza (AS), contextualism, physical-cultural.*

1. Introduction

The history of civilized man is actually the history of cities. For centuries, cities have represented the highest aspirations of man and inspired his best achievements, and as the basis of human life, they have played an essential role in creating a sense of satisfaction and quality of life [1]. However, now, unlike the past, the history of the city and recent urbanization tells of the decline of the relationship between people and their place of life (the city) [2]. In

fact, modern urban development in the world has always paid a heavy price for the leadership of the industrial revolution, and now the geographical and social environment has changed, in which the erosion of collective morals and the transformation of stable human and moral values have continued [3].

In this direction, in recent decades, in parallel with the emergence of the paradigm of sustainable urban development, the approach of urban livability has opened its place in the

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literature of urban planning as one of the important approaches in the whole world and, accordingly, in Iran. In Iran, this concern is felt as an obligation more than ever [4].

One of the urban problems that appear sooner or later in most of the world's megacities and poses many challenges to urban planning is the wear and tear of the primary core and the old part of the cities [5]. As these parts wear out physically, they also lose their efficiency and performance, which affects the level of satisfaction of the inhabitants of these tissues [6]. Because these contexts become problematic contexts for the aforementioned reasons, which are not only unable to meet the needs of their audience, but also cause dissatisfaction and abnormality [7].

Residents of dilapidated structures with many economic, social and cultural problems such as the unevenness of the body and activity, the presence of dissonant urban elements, the per capita lack of some uses such as leisure, cultural and parking spaces, the lack of proper hierarchy in the communication network and the impossibility of penetration into the interior. The texture, density and concentration of population and activities, economic decline, decline in physical quality, decline in neighborhood and residential values, decline in social quality, adverse environmental conditions, difficulty of access and traffic problems, and decline in cultural and visual qualities are facing [8].

On the other hand, the indiscriminate interventions of the executive organizations without considering the satisfaction and participation of the local people and contrary to the physical and cultural background of Baft have also added to the crises of the region [9]. The city of Mashhad, which is one of the old cities of Iran, has undergone many changes since its inception. The city of Mashhad with its special position, with the holy shrine of the 8th Shiite Imam, as the second religious metropolis in the world due to its historical-cultural value and the economic prosperity of the region, considering the approach of only commercialization within the limits and indiscriminate interventions, even outside the detailed plan Buffett has been faced in the last few decades [10]. The high concentration of activities in the central area of Mashhad city and as a result the density of use, commuting, traffic and as a result the wear and tear of the

fabric, as well as the gradual loss of its residential character due to the approach of commercialization and income generation in the area. Interferences that, in addition to not solving the tissue exhaustion crisis, have also added to its problems and deprivations. The proper solution of this problem requires efficient and effective executive planning [11]. Dilapidated urban contexts are made up of dilapidated and historical neighborhoods, the residents of these areas are often relocated to new areas due to various plans, and all kinds of obvious and hidden moral, social and cultural harms threaten these areas [12]. In addition, new constructions are often constructed without regard to the physical-cultural context, to the extent that in many cases, the need to pay attention to the cultural context is interpreted as a return to the past and backwardness, and is less favored by managers [13]. On the other hand, many new constructions are not welcomed by the audience due to the fact that they do not refer to familiar cultural and identity identifiers in their physical appearance. Therefore, Iran's architecture today, in every classification that is made of it and its effective factors, has suffered from a cultural point of view [14].

Therefore, more than ever, it is necessary for the thinkers and intellectuals of the country to review the relationship between tradition and modernity, considering the tests of the last two hundred years in the world and in other developing countries, so that they can more than contrast these two phenomena. put together, use the traditions and cultural heritage in the society to explain a project of sustainable modernity [15]. A greater focus on contextualism in Iranian architecture is deemed essential. In the contextualist approach, adaptability of designs to new conditions is crucial for users. This implies that new designs should not be mere imitations of the past but should also consider functionality, public participation, and alignment with contemporary needs. Contextualism necessitates attention to users alongside the natural and built environment. Understanding natural, economic, social, and cultural contexts leads to the comprehension and legibility of urban spaces[16]. Contextualism in architecture believes that residents of a place derive their identity from social interactions and participation in creating enduring spaces in that

environment. Therefore, design cannot ignore the environment, people, and user satisfaction. Contextual architecture in urban planning aims to create harmonious and sustainable built environments that respond to the unique characteristics of each city, reflect its identity, and meet the needs of its inhabitants. In contextual architecture, we seek a fundamental structure for creating buildings that harmonize with the culture of their surroundings. It is an approach in which the context of architectural techniques and cultural issues related to the design are considered as determining factors in the design process. In this approach, the architect creates a work of art by recognizing and being influenced by the cultural and historical elements of that context [26].

Since the concept of contextual architecture in Iran also revolves around the idea of harmonizing new structures with the surrounding environment, respecting the historical context and reflecting the cultural heritage of the nation, we should also pay attention to them in the restoration or revival of historical and religious buildings. According to this issue, it seems very necessary to review and evaluate the existing condition of these tissues with improvement and renovation plans and to review them again considering the factor of people's satisfaction and the background and facilitating factors. Therefore, this research, in order to increase the realization of projects with regard to people's satisfaction and increase their participation and more success in future experiences, with emphasis on the physical-cultural contextual approach, to examine and determine the contexts and the main basis of people's satisfaction in the realization of revitalization. It pays for worn texture.

2. literature review

2.1. exhaustion

Depreciation is a deficiency that occurs during the useful life of a capital good. From the first day of its life, every building potentially begins the process of wear and tear, and it is an inevitable state that renders any intended use to support the building futile [17]. The main issue of wear and tear is not the passage of time, but the lack of custodianship and Abandonment is the public arena. The reason for exhaustion is the employment of the public sector, the lack of formation of civil society and civil institutions. As a result of wear and tear, it is an inherent

element of the common and public arena [4]. Dilapidated fabric is a part of the body of cities, which has different physical, functional, economic, etc. values. But if these tissues are not managed properly, they cause numerous environmental problems, pollution [11].

2.2. rehabilitation

Rehabilitation is a branch of architectural art that leads to the revival of historical spaces in physical, structural and functional terms based on the knowledge and study of historical buildings and textures. This art, which is a mixed branch of knowledge, technology, engineering and architectural art, includes various forms and levels of research and research about historical art and architecture, and it can be defined and meaningful in various scales [18].

Rehabilitation is a general and specific word. including technical-practical interventions that take place in order to ensure the temporal continuity of an artwork. Rehabilitation means renewing the power, revitalizing and even renewing the dignity of an old tissue, which causes the revival of the old tissue through the injection of new activity in the space. Revival or renewal of dignity can also become the preservation and promotion of the city's identity [6-7].

2.3. The connection between rehabilitation and rehabilitation:

Rehabilitation in architecture is not only focused on the body of the building, but also a set of measures in different physical, cultural-social, management dimensions, etc., and respecting the hierarchy, which ultimately results in restoration. Tissue rehabilitation is a series of measures needed to restore the tissue and pay attention to all the requirements that are the prerequisites for the restoration and ultimately the necessary policies for tissue restoration [19] while the concept of rehabilitation and its relationship with the satisfaction of the audience in the field of science Behavior can be checked [12].

2.4. Contextualism:

Our traditional architecture and urban planning has always been in interaction with its surrounding environment, but in modern architecture and urban planning, this interaction broke apart and cities with a heterogeneous face appeared [20]. Based on this, an approach of architecture is needed in which the design is implemented based on the cultural-historical-

social-climatic context and other specific conditions. This type of approach, which is known as context-oriented architecture, considers various aspects of the design context. An architect who emphasizes the need to pay attention to the environment surrounding the architectural work and believes that the balance between architecture and the environment can be an effective and strengthening factor for both the work itself and the background [21]. Contextualism is a model for creating a more favorable environment, therefore, more knowledge and deeper understanding of context and environment is necessary and unavoidable for architects and designers. Context-oriented architecture is an attempt to show the power of the desired visual environment on a larger scale than architecture and the message of context-oriented architecture is the need to pay attention to the culture of the environment in the body of the architectural work [13]. Bahmani et al [22] in a research with the aim of investigating the recognition of contextual factors in the ancient houses and contexts of Sanandaj state that achieving the contextual factors of architecture, as in previous periods, and addressing the principles and components of their architectural design and presenting It is the spaces in matching with the body of today's life that can make continuity and connection between the past and the present possible. Moulai [27] in a research with the aim of explaining the importance and dimensions of context-oriented architecture in the localization of national building regulations, by expressing the lack of connection between most of today's buildings and their contexts, which has led to issues such as confusion and disharmony, identity crisis, illegibility and dissatisfaction. are trying to examine the dimensions of contextualism and explain its principles and methods and state that preserving the best of the past, paying attention to current needs and preparing for the future should be considered. From the point of view of the authors in the contextual approach, the adaptability of designs to new conditions is important for users; It means that the new models should not be a mere imitation of the past, but should also be considered in terms of functionality, satisfaction and participation of the people and compatibility with today's needs. Noghsan mohammadi et al[28] in a research with the aim of designing an ecological urban space in new urban developments, design urban

spaces in a cultural context based on the ecological approach. The authors, according to the contextual approach, pay attention to the users of the environment. They consider man-made to be necessary along with attention to the natural and artificial environment, and knowledge of natural, economic, social and cultural contexts leads to the understanding and readability of urban spaces. The results of this study prove that it is necessary to pay attention to the needs of man, especially the needs of contemporary man, and obtain his satisfaction, because the design is for use in the present and future, and the behavioral pattern and the social characteristics of the context are more important than the formal characteristics. There are more that should be emphasized in the design.

2.5. Types of contextualism:

From the point of view of Kardan Zirak and Ashtari [23], the field can be divided into two categories: "urban field" and "natural field". For the buildings that are in nature, the urban context loses its meaning and the natural context emerges. The natural background is the spirit, mood, and environmental properties, including texture, color, gender, topography, and so on. Ghanbari [29] in his research with the aim of comparative analysis of contextualism approaches in the architecture of contemporary cultural buildings in Iran and the West presents another type of division in which contextualism is divided into four main categories: 1- Physical contextualism (which has elements because it includes form and shape-scale-proportions-details of materials-texture-colors-geometry-accessibility- direction-views and perspective-topography of the place etc.); 2- Historical contextualism (paying attention to the past of architecture and urban development in balance with the environment and achieving ecological and social sustainability), 3- Climatic contextualism (paying attention to the climatic factors of the region such as climatic characteristics such as wind, rain, temperature changes, etc...), 4- Cultural contextualism (paying attention to cultural values in each context and applying them) is divided.

Fazeli [29] in a research with the aim of investigating the principles of building design in worn-out contexts using contextual architecture, states that attention to cultural

elements, environment, traditions and roots, customs and cultural rituals common in each context and Using them in architectural design and urban planning, along with paying attention to the quality of people-friendliness, interaction, role and position of building users, can help ease the use of the collection. Therefore, paying attention to cultural values in any field and applying them leads to cultural contextualism.

According Waterhouse [30], in physical contextualism, the components of the city form are not evaluated and studied alone, but are studied in a wider environmental context. Because an architectural work is related to the larger urban system and is located in a hierarchy of collections. In this case, the tendency of city planners to the construction process in the existing complex means placing and weaving the new and the old together in a way that can create a living and desirable whole.

According to Shah Timuri and Mazherian [31], several elements can be involved in a historical contextualism, the most important of which are: type of use, location, scale, shape, materials and details.

Sociocultural contextualists also believe that culture creates a set of rules that the built form is a reflection of. People give meaning to their environment with the help of culture, i.e. the set of values, beliefs, world view and common symbolic systems, and turn the empty space into a place. The basis of the theory of place is the understanding of human and cultural characteristics of physical space. When space finds cultural content, it is called place [32]. Therefore, the characteristic of the place includes both the objects that have shape, texture and color, and the cultural relations that are created due to the passage of time. Therefore, the task of urban planners is to create sustainable places, which provide the best fit between the cultural, physical, needs and expectations of users.

2.6. satisfaction:

People's satisfaction plays a vital role in the feasibility of rehabilitation of worn tissue. Without the satisfaction and participation of residents, any plan for renovation and improvement will face serious challenges [13]. People's interaction with the environment takes place at different levels, and a set of factors affect this interaction and can ultimately create

a favorable or unfavorable feeling in the audience. Satisfaction has a multidimensional concept and is formed from logical indicators. The highest goal of development is to improve the quality of life and satisfaction of citizens with their living environment [13].

In most studies, satisfaction and satisfaction with urban contexts has been considered as a dependent variable that is dependent on several factors and components. In order to identify these factors, the views of experts have been examined and it is from the consensus of these views that the factors affecting residential satisfaction can be found. Zare et al [33] in a research with the aim of explaining the factors affecting the improvement of environmental quality in the historical context of Shiraz city have concluded that five physical, economic, social, environmental and visual factors have a positive effect on the quality of the environment as well as Alizadeh et al [34] in their study, while examining the theoretical framework of measuring residential satisfaction criteria, in a general summary divided the criteria affecting satisfaction into eleven main groups, in which functional, individual, social, Economic, cultural, environmental, physical, spatial, identity, government and need are worth mentioning.

2.7. Reasons for the importance of people's satisfaction:

2.7.1. Active participation:

People's satisfaction leads to their active participation in rehabilitation programs. Residents can share their information and experiences and participate in decision-making.

2.7.2. Reducing resistance:

Gaining people's satisfaction reduces their resistance to change. Residents will be more receptive to changes if they participate in the programs.

2.7.3. Gaining support:

People's consent can gain the support of other stakeholders, such as investors and government officials [5].

2.7.4. Sustainability:

People's satisfaction guarantees the sustainability of rehabilitation programs. If the residents are satisfied with the programs, they will also participate in their maintenance [24].

In a final summary of the theoretical framework, it can be stated that parts of the

urban fabric whose physical and functional qualities have been reduced and disturbed, are worn out and must be restored and revived. The way of intervening in worn-out tissues is also physical and an activity that must be consistent with the components of contextualism, therefore, in any region, according to its climatic, geographical, cultural and social conditions, interventions can be carried out, which if satisfied People, while increasing their active participation in improvement programs, urban development will also be available. Therefore, in any intervention, it will be necessary to pay attention to the needs of the contemporary man and obtain his satisfaction, because the design is for use in the present and the future, and the behavioral pattern and the social characteristics of the context are more important than the formal characteristics in the design. They should be emphasized and that is why it is very important to identify the primary bases that determine or influence people's satisfaction, which we will discuss further.

3. Research Methods

The present study is applied in terms of its purpose, and for several reasons, including: a deep understanding of the experiences, needs, and perspectives of the people; the collection of richer qualitative data; a better understanding of the cultural and social context; and finally, the development of sustainable solutions, the research is conducted in an analytical-descriptive manner using qualitative methods. The data collection methods in this study were two-fold: library research (using the note-taking tool) and survey research (using semi-structured interviews). The statistical population of the present study consists of the main audience and owners of the neighborhood, i.e., the residents and local people, in the first instance, and experienced managers in urban planning and architecture in the second instance, to access the organizational dimensions of the research topic.

The statistical population of this research was made up of experts, officials and local people. After conducting 30 interviews (20 interviews with local people and 10 interviews with officials and experts), the researcher reached repeated data, but in order to be more sure that there is no new data, the interview was continued to 2 other participants(A total of 32 people).The researcher selected the samples

according to the theoretical gap in the formation of the theory, which is also used as a kind of theoretical sampling. Also, the duration of the interview varied between 20 and 60 minutes.

In the present study, the face validity technique was used to measure the validity of the research tool, during which the face validity was confirmed by 3 experts in the field of architecture and urban planning.

In the implementation of the research, after collecting the required information, using Maxqda18 software, categories, themes and relationships between them are identified using the Strauss and Corbin model paradigm, during which data analysis is based on three stages of open coding, axial coding and A choice coding is done.

The first stage (open coding); It is an analytical process by which concepts are identified and their features and dimensions are discovered in the data. In the second stage, the purpose of axial coding is to establish a relationship between the data separated in the open coding stage. Finally, in selective coding, with the continuation of interviews and observations, different categories are classified in formats, and in this way, the general primary model of the theory resulting from the data is revealed to the researcher.

In the current study, the face validity technique was used to measure the validity of the research tool, during which the face validity of the interviews was confirmed by 3 experts in the field of architecture and urban planning. Holsti's proposed method was used to validate the conducted interviews. It was done twice and the percentage of agreement observed was 78%, which is more than 60%, and the validity of the interviews was also confirmed.

4. Discussion and results

In the following, some of the expressions of the interviews are given as examples. which was extracted from the text of the interviews in the first step and simplified in the next step. In this way, 321 initial codes were extracted, which were analyzed in the next steps. These 321 primary codes were divided into 17 main components and 57 sub-components.

In the research literature, while referring to the materials related to the effectiveness of rehabilitation plans, these plans were also examined in their current state. Now, by using the foundation's data theory research method

and interviews with local people, as well as experts and executives, it is trying to find a solution and provide a reform model for it that is appropriate to its historical and contextual

context with the priority of satisfying the local residents. It is possible to rehabilitate the project that has been carried out under the title of improvement and renovation.

Table 1. Analysis of the components of the explanation of the sense of satisfaction in the rehabilitation of the context around the shrine of Imam Reza (AS)

Optional codes	Axial codes	Original code
Preservation of cultural identity	Cultural causes	Causal conditions
Preservation of cultural resources		
Maintaining tissue coherence		
Maintaining spiritual atmosphere		
Establish security	Security reasons	
Abandoned spaces		
Providing services	Physical causes	
The presence of the dome view		
Traffic and crowding		
Oldness and wear and tear of passages		
The historical face of Baft		
Defects of the improvement plan		
Compliance with the principle of privacy of houses	Legal reasons	
Compulsory small		
Sharia and legal rights of people		
Land subsidence	Environmental causes	
Biological contamination		
Attracting people's trust (satisfaction).	Public participation	Background and context
Creating a context for participation		
Fundamental revision of the improvement plan	Legal approvals	
Approval of the project (detailed plan)		
Personal characteristics of residents	human factors	interferer
The level of commitment of managers		
Interaction and coordination of institutions	Organizational factors	
Efficient operation		

Table 2. Analysis of the components of the explanation of the sense of satisfaction in the rehabilitation of the context around the shrine of Imam Reza (AS)

Optional codes	Axial codes	Original code
Protection of cultural structures	Cultural rehabilitation	
Preventing the destruction of historical places		
Preservation of the pilgrimage character of Baft		
service	Rehabilitation of residential fabric	
Preventing possession and forced migration		
Strengthening local businesses		
Creating a transparency system	Management rehabilitation	
Granting and providing facilities (development of public participation)		
Determining duties and responsibilities		
Attracting small and large capitals		Strategies
Modification of previous agreements		
Stop indiscriminate commercialization		
Creating a readable access system	Space physical rehabilitation	
Preservation of the image and landscape of pilgrimage		
Reducing the density and height of buildings		
Rehabilitation of passages and crossings	Environmental rehabilitation	
Limitation in drilling		
Groundwater conservation		
Maintaining climatic comfort		
Sustainable energy supply		
Preservation of the sanctum sanctorum of the shrine	Protection of Harim Razavi	
Spatial balance		
Reduction of traffic around the shrine		
Revival of cultural centers and centers	Strengthening cultural identity	consequences
Preservation of cultural heritage		
Revival of historical buildings and neighborhoods		
Preservation and strengthening of pilgrimage identity	Creating social stability	
Revival of social interactions		
Preservation of proprietary rights		

Providing stable security

Preservation of residential areas

Sustainable biological health

Discuss

The findings of the research showed that the model for explaining the sense of satisfaction in the rehabilitation of the context around the shrine of Imam Reza (a.s.) with the physical-cultural contextual approach of causal conditions including cultural causes, security causes, practical causes, legal causes and environmental causes is created. public participation and legal approvals are also the basis for it, as well as intervening conditions including human and organizational factors, help to create strategies such as cultural rehabilitation, rehabilitation of residential fabric, managerial (executive) rehabilitation, physical rehabilitation of urban space and environmental rehabilitation which ultimately leads to consequences such as the protection of the Razavi sanctuary, the strengthening of cultural identity and the creation of social stability, all of which are explained below:

Causal conditions

1-Cultural causes: this component includes four sub-components "preserving cultural identity", "preserving cultural resources", "preserving the coherence of the context" and "preserving the spiritual space" which can be said by the participant No. 1 pointed out that he expressed: "There are no old people of the place left. There are very few left. People are doing strange things in the remaining mosques because the mosques have become unprosperous with the departure of the local people and also that No one knows anyone anymore." Or participant number 3, who said: "The change of tissues and bodies is not only a change in the physics and body of the tissue. Gradually, fundamental changes are made in the behavioral and cultural system of the tissue." also pointed out

2 -Security reasons: This component includes two sub-components, "Establishment of security" and "Abandoned spaces", in this regard, we can refer to the statement of participant number 2, who stated: "Our houses are not safe because people There are no more places. The security of the same narrow and

worn-out houses and alleys was much higher. Everyone knew each other and in case of any incident, voices would be heard, but now it is no longer the case." Or participant number 6, who said: "Corruption increased in the region. With this plan, the security of the region was also overshadowed. Full-scale ruins were formed that only caused the accumulation of garbage and drug addicts, and now it is not known who They will be construction." also pointed out

3 -Physical causes: This component includes six sub-components: "providing services", "presence of the dome view", "traffic and crowding", "oldness and wear and tear of passages", "historic appearance of the texture" and "defects of the improvement plan". In this regard, it is possible to refer to the statement of participant number 7 who expressed: "One could greet the eighth Imam from the roof of most houses, but now with the new constructions that have no end, one can no longer see There is no dome." Or participant number 4, who stated: "The wear and tear of the old access routes and the illegibility of the new routes that lead to the Holy Shrine of the 8th Imam." also pointed out

4 -Legal reasons: This component includes three sub-components: "observing the privacy of homes", "forced migration" and "people's legal and shari'a rights", which can be referred to according to participant number 10. Kord expressed that: "respecting the principle of privacy of Baft houses, which has been violated by the creation of high-rise buildings, skyscrapers also have a complete view of the shrine and public spaces." Or participant number 9, who said: "We are on the verge of being forced to evacuate and sell the house. We have been living in this large and peaceful house with 100-year-old trees for three generations. All our memories are here. How can we We can take heart from this house, which is extremely valuable to us (the spiritual value is much more than the material dimension). also pointed out

5 -Environmental causes: this component includes two sub-components "land subsidence" and "biological pollution" in this regard, it is possible to refer to the statement of participant number 8 who stated: "preventing land subsidence" And the problem of underground water rising as well as the gradual formation of micro-climates." Or participant number 11, who said: "There were so many dilapidated properties in the area that the disease spread and people, including myself, got the disease." also pointed out

In the explanation of the above results in the causal conditions section, it can be said that cultural, security, physical, legal and environmental factors are respectively the main components of the causal conditions of the rehabilitation of the tissue surrounding the Holy Shrine of Imam Reza (AS). This issue indicates that the physical system of the studied area is derived from contemporary urban planning and its social system was formed from societies with traditional subcultures and in tribal-linguistic combinations, its social cohesion has been maintained until today. Relatively preserved. Such a thing has relatively brought the value of living and living in this context despite its wear and tear. On the other hand, the space has the characteristic of homogeneity in the field of housing and residence, which has also reduced diversity and relatively weakened its physical cohesion. Due to this complexity, the use of one-sided approaches in this field has not been effective and for this reason, it is necessary to use strategic planning. On the other hand, one of the main causes of the problems of dilapidated tissue is the non-compliance of dilapidated tissues with today's needs, especially from the physical point of view, these tissues are unable to access new services and facilities due to wear and tear and narrow passages.

Background and context

1- Public participation: This component includes two sub-components, "attracting public trust (satisfaction)" and "creating an environment for participation", in this regard, it is possible to refer to the statement of participant number 12, who expressed: "The standard and The criterion of action in tissue rehabilitation should be placed in the plan to satisfy the local people themselves in

responding to their needs, as the main audience and consumers of tissue. Or the participant number 15, who said: "In the rehabilitation of the said tissue, the principle should be in the participation of the people. Also, finding out the duties of the households who want to stay." also pointed out

2- Legal approvals: This component includes two sub-components "Fundamental revision of the improvement plan" and "Approval of the project (detailed plan)" in this regard, it is possible to refer to the statement of participant No. 1 who expressed: The fundamental reform of the improvement and modernization plan and the change of the purely economic profit-seeking approach from the context and basis of placing the centrality, dignity and position of the Holy Shrine of Imam Reza (a.s.) in the identity and urban image of the area. Or participant number 13, who said: "Formation of a specialized council for the texture around the Holy Shrine of Razavi, by the Supreme Council of Urban Planning and Architecture, in order to make policies for the preparation of a detailed plan for the special texture around the Holy Shrine of Imam Reza (AS)." also pointed out In the explanation of the results in the background and contexts section, it can be concluded that the components of "public participation" and "legal approvals" are the background and foundation of the phenomenon of rehabilitation of the fabric surrounding the Holy Shrine of Imam Reza (AS).

interferer

1 -Human factors: this component includes two sub-components "individual characteristics of the residents" and "level of commitment of the managers" in this regard, it is possible to refer to the statement of participant number 14 who expressed: "Individual characteristics of the residents of Baft Among them: moods and mental images, jobs and... Or participant number 5, who said: "The responsibility and commitment of urban managers and planners in responding to people's demands." also pointed out

2 -Organizational factors: this component includes two sub-components "Interaction and coordination of institutions" and "Efficient performance" in this regard, we can refer to the statement of participant number 19 who expressed: "Government, Astan Quds, The

municipality and the local people of Baft should all be coordinated in the development plan. Or participant number 9, who said: "One of the main factors in the inconsistency and problems that have arisen in the context is the constant change of managers and urban planners, followed by the new decisions of each of them to implement new changes in the context. be." also pointed out

Regarding the intervening factors, it can be acknowledged that human factors and organizational factors are involved in this process, and things such as the commitment of individuals to respond or the interaction and coordination of institutions to avoid parallel work should be taken into consideration.

Strategies

1 -Cultural rehabilitation: this component includes three sub-components: "protection of cultural structures", "preventing the destruction of historical places" and "preserving the pilgrimage character of the fabric", which can be mentioned in the words of participant number 20. who expressed: "Other valuable buildings in Baft are on the verge of destruction, which can be preserved and rehabilitated." Or participant number 11, who said: "Definition and compliance with the standards of the special facade and landscape of the building adjacent to the shrine, the night view and lighting, the specific standards of the vision and landscape regarding the walling of the special paths of Shaar and Tashraf and...." also pointed out

2 -Rehabilitation of residential fabric: this component includes three sub-components of "providing services", "preventing expropriation and forced migration" and "strengthening local businesses", which can be referred to by participant number 16. He said: "A significant increase in per capita services such as: medical, sports, cultural, etc. compared to the Tash plan and a real increase per capita in green space by defining precise criteria, the ratio of greenness and the number of trees per hectare, and finally targeted distribution and suitable for the supporting uses of living in the neighborhoods." Or participant number 4, who stated: "Consolidating and strengthening local small businesses and protecting the rights of small businesses." also pointed out

3 -Management (executive) rehabilitation: This component includes six sub-components:

"Creating a transparency system", "Granting and providing facilities", "Determining duties and accountability", "Attracting small and large capitals", "Amendment of previous agreements" and " In this regard, it is possible to refer to the statement of participant number 17, who expressed: "Granting reasonable and rational facilities according to the situation of low-income residents of Baft in order to rehabilitate residential plates." Or participant number 12, who stated: "Providing suitable solutions for providing stable financial resources and financial support by the responsible institutions and beneficiaries of the project and not wasting resources in huge commercial projects and often unrelated to the pilgrimage-residential identity of Baft and eliminating all projects A surface has not been created. also pointed out

4- Physical rehabilitation of the urban space: this component includes four sub-components: "creating a readable access system", "rehabilitating passages and crossings", "maintaining the image and pilgrimage scenery" and "reducing the density and height of buildings" which in this regard can be According to participant number 18, he mentioned that he expressed: "New constructions should be done based on the context and context and based on the needs of consumers and its main audience, the local people, not based on economic profitability as much as possible." Area." Or participant number 10, who said: "Reducing the density and height of the building compared to the approved plan, as well as reducing the height in order to control the nobles to blessed places and public spaces." also pointed out

5-Environmental rehabilitation: this component includes four sub-components: "restriction in excavation", "conservation of underground water", "maintenance of climate comfort" and "sustainable energy supply" in this regard, according to participant number 6 He pointed out that he expressed: "Attention to the problem of land subsidence and the problem of groundwater rising in loadings and providing criteria for creating subsurface reservoirs to store runoff water and local treatment plants in order to reuse wastewater for non-drinking purposes and irrigation of space Green." Or participant number 12, who said.

consequences

1- Maintenance of the Razavi Shrine: This component includes three sub-components: "maintaining the scenic sanctuary of the shrine", "spatial balance" and "reducing the traffic around the shrine". He expressed: "Preserving the glory and the place of the sacred shrine of Imam Reza (a.s.) in the urban landscape of the area and creating unity and a connection between the area of the project with the central area and the whole city of Mashhad." Or participant number 19, who stated: "Priority of the Holy Shrine of Imam Reza (a.s.) to the development of the shrine and the revival of centers, historical and ritual passages and valuable structures." also pointed out

2- Strengthening cultural identity: This component includes four sub-components: "Revival of cultural centers and centers", "Protection of cultural heritage", "Revival of historical buildings and neighborhoods" and "Preservation and strengthening of pilgrimage identity" which in this regard can be According to Participant No. 1, he mentioned that he expressed: "revival of neighborhood centers and cultural and social centers and... and efforts to rehabilitate the structure of the fabric." Or participant number 13, who said: "Protection of the authenticity and integrity of the context around the shrine and all works, both registered and non-registered, lines and historical passages." also pointed out

3 -Establishing social stability: this component includes five sub-components of "revival of social interactions", "maintenance of property rights", "sustainable security", "maintenance of residential areas" and "sustainable biological health", which in this regard can be According to participant number 2, he mentioned that he expressed: "Stabilizing the existing residential areas and improving the level of residential support services, focusing on the neighborhoods." Or participant number 20, who said: "providing favorable living conditions for the residents of Baft and maintaining and improving the function of the residence within the scope of the plan." also pointed out

Finally, the components of "maintenance of the Razavi shrine", "strengthening of cultural identity" and "creating social stability" are the consequences of the rehabilitation strategies of the fabric around the sacred shrine of Imam Reza (a.s.).

According to the mentioned cases, in the long term and in order to achieve an integrated and effective policy, considering the conceivable economic and social conditions in the near future, it is necessary to take advantage of all the policies proposed in the field of revitalizing worn-out urban tissues. carried out In other words, while paying attention to diversification in the methods of providing credit and persuading and encouraging people to revive these types of fabrics, they should be warned about the existing dangers and threats by presenting advertising programs and wealth and values. The cultural-social and identity resulting from the revival of these tissues should be emphasized, especially since the continuation of the indiscriminate process of their commercialization, which is completely contrary to the physical-cultural background in the tissue, will add to the crises of the region day by day.

5. Conclusion and Offers

Among the urban problems that appear in most of the megacities of the world and present many challenges to urban planning, is the wear and tear of the primary core and the old part of the cities. On the other hand, how to deal with dilapidated urban tissues is one of the serious concerns of urban planners and managers at the national and local levels. The dilapidated fabric of Mashhad city is also faced with various physical-cultural and social problems due to all kinds of indiscriminate interventions in various plans, regardless of the satisfaction of the local people and contrary to the physical-cultural background of the fabric, and it causes the dissatisfaction of the main owners of the fabric, namely the people. It has been localized. The conducted research provides a platform for people and city managers to come to an agreement with each other on what they want from their city and then specifies the role of each one in order to achieve this goal. Since for the rehabilitation of any tissue, the physical-cultural context of the same tissue must be considered, which is different from one region to another, and it is not possible to consider a single version for all regions. In order to satisfy the local people, using the data theory method of the foundation, and the data obtained from the interviews with the local people in the mentioned context, which has been done for years with all the efforts, still with increasing

problems. is facing), consider all its specific issues and problems (environmental and organizational) and offer suggested solutions for its rehabilitation according to them.

The results of the research, after conducting interviews and theoretical saturation, using in-depth and semi-structured interviews, field observations and document review and using Maxqda18 software,

Causal conditions including cultural causes, security causes, physical causes, physical causes and environmental causes, background conditions including public participation and legal approvals, intervening conditions including human and organizational factors, strategies including cultural rehabilitation, rehabilitation of residential context, managerial rehabilitation, The physical rehabilitation of the urban space and the rehabilitation of the environment and the resulting consequences including the protection of the Razavi Sanctuary, the strengthening of the cultural identity and the creation of social stability were achieved.

These factors can lead to the implementation of a complex and intertwined system that is effective in renovating and reproducing the historical and religious context of the holy shrine of Imam Reza (a.s.), which is also in accordance with the context-oriented architecture in Iran.

Revival of the dilapidated fabric around the shrine of Imam Reza (a.s.) requires a comprehensive and multifaceted program to be carried out with the active participation of the people, paying attention to the cultural and architectural identity, improving the physical quality, economic empowerment, and maintaining security and social order. The current research is an important step towards identifying the factors affecting people's satisfaction in the feasibility of improving worn-out fabric. By conducting additional studies and measures, practical and applicable solutions can be found to revive this valuable fabric.

Suggestions:

In order to facilitate and achieve the goals of the current research, suggestions are presented in two areas of practical-executive and research as follows, which are in harmony with the subject under study and contextual approach:

Practical and executive suggestions

1. Creating public participation:

- Establishing a local council consisting of residents, businesses and beneficiaries of worn-out fabric for active participation in decision-making and monitoring the revitalization process.

- Holding educational meetings and workshops to raise awareness and gain people's satisfaction with revitalization projects.

- Creating appropriate mechanisms to receive people's opinions and suggestions at different stages of the project.

2. Attention to cultural identity and architecture:

- Revival of historical and cultural elements of fabric in the design and implementation of improvement projects.

- Employing architects and experts familiar with traditional and context-oriented architecture in the region.

- Preservation and restoration of historical and culturally valuable buildings.

3. Improving and improving physical quality:

Renovation and reconstruction of dilapidated buildings in accordance with the principles of urban planning and sustainable architecture.

Development and improvement of urban infrastructure such as water supply, sewage, electricity and transportation networks.

Creating a green and recreational space to improve the quality of life in the city.

4. Economic empowerment:

- Supporting local businesses and the economic prosperity of Baft through facilities and support programs.

- Creating new job opportunities related to tourism activities and local handicrafts.

- Development of the necessary infrastructure to attract tourists and the prosperity of the religious tourism industry.

5. Maintaining security and promoting social order

- Increasing the lighting of the passages and improving public safety in the context.

- Implementation of cultural and social programs to improve social order and reduce social harm.

Research suggestions

1 .Comparative studies:

- Examining the successful experiences of reviving worn-out historical and religious structures in other countries of the world.

-Comparative study of different approaches of public participation in renovation projects of worn-out structures.

2 .Complementary research:

-Deeper examination of social and economic issues and problems specific to the dilapidated context around the shrine of Imam Reza (AS).

-Carrying out studies in the field of tourism economy and its development potentials in the mentioned context.

-Evaluating the social and cultural effects of worn-out fabric restoration projects on residents and beneficiaries.

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