



Analysis of the performance characteristics of Borujerd worn-out textures using S.W.O.T

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Abstract. In unusual places with conventional methods of renovation and improvement of housing we could not be able to offer an effective action for supplying housing for their residents. Unfortunately, within the framework of government and the Department of Housing and Urban Development and Ministry of Cooperatives policies poor neighborhoods of these unusual places have been placed outside the scope of the predicted measures. Although one of the goals in promote and empower of local communities projects is to provide appropriate housing for its residents, but the sector still has not found certain feasibility and policy yet. The basic principle of renovation and improvement of targeted neighborhoods is the majority of existing housing is worn, non-resistant and without biological criteria required for residency. In a specialize landscape all non-resistant resistant units except the few new buildings should have been replaced with such a special and strong housing. The other economic promoting strategies for these unusual places are encouraging the housing sector to create employment and increase the dependence and durability of the inhabitants of these neighborhoods and it is necessary to attract them to entrepreneurship potential of housing sector. By issuing desired policies minor widening possibility of routs and proper renovation of place could be provided as well as people's access could be improved along with housing supplying. In this case, without land extending the required level for residential neighborhoods could be provided with 20 m² pure and 25 m² impure per capita for whole infrastructures. In this study, Borujerd worn-out texture characteristics have been analyzed using S.W.O.T model indicators to respond to the needs and fix the existing problems. Also, prioritization physical damage has been observed by expert assessing based on 5 criteria of damage. The results from S.W.O.T study show that the district No. 5 has the most portion of damage rate and the district No. 1 is in the next level, mostly because historical monuments located in the texture.

Keywords: Worn-out texture, renovation and development, S.W.O.T, Borujerd

1. INTRODUCTION

Development and renovation or more complete concept of these "urban renewal" refers to a period of damage in the area, urban and neighborhoods. Worn-out texture is one of the important issues in public policy making, which is brought many consistent pursuits and interests during the past two decades in theoretical and practical fields. More than 40 thousand hectares of these textures have been identified in Iran (Supreme Council of Urban Development and Architecture of Iran, 1383, 123). About renovation of these worn-out textures we should say not only the transition from tradition to modernity has not been formed, but with fierce resistance of tradition, resulted in the conflict between tradition and modernity this lengthen opposition has led to the increased damage of urban textures (Azizi 1384, 98). Renovation of the worn-out textures within the cities is counting a type of urban, which known as "Urban growth from within", provided functional strategies based on the potentials of under survival arias. This study aimed to analyze the functional characteristics within the worn-out textures of Borujerd city to answer the question "what is the ranking of each districts of Borujerd city in terms of priority in reforming and renovation of the worn-out texture."

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2- ISSUE EXPRESSION

Cities as dynamic phenomena experience different era in their evolution. Fast development of cities are often come with some wasted and leaving the old and central textures and tend to marginal and unstable constructions are the manifestations of this kind of development.

Failure to attention to renovation of worn-out textures turn cities into hollow mass that fallows social and physical destructive abnormalities. Borujerd, too, is no exception and is placed the worn-out texture within itself that considering and planning for renovation and improvement of the texture meanwhile solving the existing problems could provide the needs of the city development, at least in part.

Released textures in Borujerd, despite having potential facilities, unfortunately, in areas such as network infrastructure, water, electricity, telephone, and gas networks are becoming physical problems of the city against unforeseen events such as an earthquake. So that improvement, renovation and restoration of these textures could be very effective in making the Borujerd city development sustainable.

Obviously, the necessary priorities to attract people confidence are require for rebuilding of worn-out textures and should avoid from any activities that make people distrust. So that, justified actions, providing public participation and attracting their satisfaction would be better to be placed on the agenda.

Empowering approach addresses mobilizing all the facilities, resources, potential investment and all the elements to create housing and improve the living conditions of communities, who live in worn-out textures. This method focuses on the inhabitants of the city and the government is committed to provide the necessary facilities for them. Urban development along with empowerment of local communities is a new approach to solve this problem, which does not count on engineering with the support and financial resources alone, but social engineering with the support and facilitation of public sector of the governmental and non-governmental organizations and effective participation of local residents are considered.

3. THEORY

The old areas of the city that at the time of formation were responsive to the hierarchy needs of their residents following with changes in technology and in the biological, cognitive, social and economic needs have no strong performance, currently. These areas were the center of power and wealth in cities once, but in the current situation (in most cities) in terms of access to infrastructure and municipal services are weak and in terms of physical are poor (Buchani, 1383, p. 59).

Damaging is a reality that most of the historical cities of Iran have been affected. Certainly, in these cities, it interrupts urban texture growing and bring it to the edge, therefor besides destruction of inner and old textures of the city, imposes the enormous cost of creating new texture (Ebrahimzadeh , Maleki, 1391). On the one hand the high extent of urban worn-out textures and their vulnerability when natural disasters coming on the other hand make their renovation to be one of main issues in the field of urban development (Bagherian, 1389). Although damage causes inefficient and reduces efficiency and eventually lead to the physical and functional deterioration of urban and this is a negative point, but at the same, is creating opportunities for intervention that can be used to develop strategies to reduce risks and to repair textures when necessary (Shirvan, 1387). The quality of a space in a city is achieved from components, identifying by appropriate functions and effects of each strategies on the spaces. It provides approaches to improve the quality of city spaces, which is more important than the worn-out textures.

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In these textures most spaces have been damaged and their component quality is deficient, which over time can lead to the loss of life of a texture and its surrounded environment (AliPoor et al., 1391). On the other hand a safe and practical way for the urban planners to supply appropriate housing is using the potential of urban worn-out textures, which can be achieved with spending less cost and time through organizing these textures (Fanni and Sadeghi, 1388). Notably, the most essential aim and basic approach are interventional actions to improve texture of downtown and restore the complex for urban life cycle (Azhdari and Tsshrih, 1380). The old textures cannot provide good services to their population, so that privileged and middle class social communities are moving from there to the renewal part of city and the area is becoming a place for various cultural groups and in such conditions social aberrant increases in the old and worn-out textures (Afrakhteh and abdoly , 1388)

Urban destruction: A process in which partial or the whole texture of the city due to lack of improvement or renovation and repairment over the years undergo damages in construction materials, inefficiency in contemporary needs, and in safety and security supplying for life, reduction in environment quality and etc. (Mousavi, 1388: 40). Destruction is about moving urban physical compartments from its basic form to physical- functional destruction of the city (Zebardast, 2002)

Urban renovation: Destruction or ineffectiveness of textures is caused from different factors such as worn-out and physically loose or using in a way which is not physically fit and etc. Some of these negative effects with less intervention in urban textures can be solved. This action of improving the urban worn-out textures is a source of beneficial results. Urban development can be considered as better building and dealing great with anything we are involved in. Improvement could represent a step that we devise to improve the city's current situation and also means to create a new situation, including any action to promote the existing status of the city (Flamaky, 1386: 7)

Renovation: apposite to improvement, in renovation of the worn-out texture intensity and depth of intervention is more and broader actions have been done to restore or improve the favorable living conditions. Renovation is renovating a thing which is already existing not to make something new (Source: the same). Adopted guidelines in the developed countries of the '50s onwards (after World War) faced many approach and structural changes, during each decades following with criticism of them and also changes in the concerns of communities which were obvious in meeting and congresses such as the environment movement or human settlement conferences. Process of these changes and approaches are briefly mentioned below.

- Until the 60s urban restoration based on the paradigm of modernism with respect to maximizing profits and productivity that notice to urban regeneration, had been formed.
- In the 60 and 70 decades based on critical tradition they discuss about modernism achievements in the city and the urban community, including rehabilitation and revitalization approaches.
- The late '70s onward, the paradigm of post-modernism involved in the urban area restoration domain and re- development approach, especially since the beginning of the 90's, urban renaissance approaches gave a new meaning to city repairment.

4. ANALYSIS:

1.4 ANALYSIS AND EVALUATION OF EXISTING LAND PERFORMANCE SYSTEM

According to the performance per capita table the highest are related to residential, commercial, barren land, neighborhood parks, religious and cultural performances, respectively, which focuses on the worn-out context as the main performances. So more than 2 of 3 portions of the worn-out texture surfaces, which is approximately 20 percent of the whole city's residential area is dedicated to residential performance. According to the population within the area, housing per capita is 1.37 m², which represents a dominant presence of residential performance in the area.

11% of the entire range of texture is for business levels, but because of the market, located there it involves nearly half (50%) of the total business level of the whole city. Notably, despite low portion (0.5 percentage) of cultural performance in worn-out texture it is estimated to involve more than 40 percent of city cultural level, representing significant lack of cultural performance in the area and in particular the whole city.

Table 1. Level and proportion of the existing lands performance in worn-out texture range.

performance	Net per capita	portion the same as city	Area(m ²)		Section	
			Portin (%)	Level (%)	Portin (%)	Count (%)
Residential	37/1	21/3	68/8	13326226	67/5	8559
Commercial	6	49/8	11/1	215719	27/5	3486
Kindergartens and Pre-school	0/02	22/8	0/05	706	0/02	2
Elementary school	0/6		1/1	21423	0/14	18
High School	0/4		0/7	13869	0/07	9
High school	0/4		0/7	14309	0/07	9
Pre-university	0/3		0/5	10105	0/02	3
Conservatory	0/1		0/2	3392	0/02	3
Vocational	0/04		0/08	1470	0/01	1
University	0/2		10/2	0/4	7103	0/04
Other training	0/1	13/4	0/2	4289	06/0	7
Religious	1	58/8	1/8	34874	45/0	57
Cultural	0/3	40/7	0/5	9475	0/09	12
Treatment	0/3	8/8	0/5	10842	0/13	16
Health	0/2	27/4	0/3	5873	0/14	18

Sports	0/5	10/9	1	19247	0/12	15
Office	0/6	17/8	1/2	23167	0/16	20
Security	0/4		0/7	14245	0/02	2
Garden	0/2	0/4	0/3	6813	0/02	3
Industries	0/04	2	0/07	1364	0/01	1
Workshop	0/08		0/2	3008	0/18	23
Municipal utilities	08/0	2/2	0/3	5260	0/05	6
Cemetery	2/0		0/5	10413	0/01	1
Warehouses	0/1	3	0/3	3267	0/15	19
Transport	0/3		0/2	4728	0/03	4
Barren land	3	0/9	5/5	107268	2/8	359
Public green spaces	0/1	16/6	0/2	4130	0/1	13
Neighborhood park	1/4		2/6	50022	0/1	11
The whole parts	-	-	100	1942607	100	12682
Roads	17/3	11/4	24/6	635513	-	-
Within the worn-out texture	-	-	100	2578120	-	-

Source: Consultant harvest 1389

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According to the most area, segmentation, differentiation criteria, the main activities of the worn-out textures are for residential purposes. Available activities in this area, although in terms of quantity have influence on the prosperity and vitality of the worn-out texture space, but in terms of quality is declining and aging.

Generally, the main and major areas of activities in the scope of study can be divided into 4 categories in order to identify and classification of worn-out texture activities and actions to detect areas of distinctive activities. These categories are involved in residential (68/8 percent), mounted and dismounted traffic (24.6 percent), business (11.1 percent) and green places (8.2%) areas from the total area. Mosque and shrine, located in the neighborhood are involved in religious and cultural activities.

Old market and trading streets, located on the edge of Jafari, Safa and Shohada have a major contribute to separation of activities. This neighborhood has the most important and influential activities in the division of existing activities in the area. The mounted and dismounted commuting place, which includes the city's main traffic roads allocates a high proportion of the area, so mounted community is counted as a neighborhood activities because of the continued presence in the area although it is a decentralized activity.

Other performances, such as education, health care and so on, acting in direct contact with areas or city are considered in other activity neighborhoods.

The spatial pattern of the city activities in the worn-out texture of Borujerd, in terms of scale is like activities with further urban scale are located in main roads as well as important nodes and parts of the city center, while activities with lower scale are located within residential neighborhoods, and streets, located inside the texture.

Of course, the notable thing in this respect is that in the Borujerd worn-out texture except for a few items, it is not possible to devote a specific domain to the specific activity, but rather a combination of a variety of activities with different scales in different places, resulting in space vitality. So the worn-out texture can be described as including the eligible types of activities with different urban scales.

One of the major aims of analyzing existing condition of Borujerd worn-out texture performance system is to identify the physical texture potentials for using it in current and further developments properly as well as body of difficulties, counted as inhibitors. To achieve this purpose the worn-out texture is divided into different areas to study characteristics of each different part. According to municipal areas border the worn-out texture area is divided into 9 districts (Figure 1). It should be noted that the main reason of these classification is to put the same and identical functional elements in different areas for better planning and intervention within each area. These areas in terms of functional situation are in different conditions comparing to each other and it leads to different interventional strategies in each one.

2.4 EVALUATION OF THE ACTIVITY AND LAND PERFORMANCE SYSTEM IN ALL AREAS

As described within the worn-out texture of 2578120 m² is divided into nine districts, specified for each district, separately in Table. 1 and their characteristics have been studied.

The results of these studies suggest the following important features in the worn-out texture:

1. The activities within worn-out texture have variety in the range of activities. In terms of location, variety and mix of activities the area 8 is more severe than the other areas.

2. The activities within the area could be seen in different scales in terms of performance. For example, profit-making activities such as business services in different scales, including the scale of the city (market area), regional scale (goods and services supplying centers), and local scale (little business units in centers and roads) are evident.

3. The maximum amount of the worn-out texture is devoted to residential performance, which is 133/63 hectare, allocated 68/8 percent of the pure area. According to the above studies in all areas the most portions is for residential performance. After district No.6, which has the lowest residential neighborhoods share of land (45/85 percent of the area is devoted to residential performance) than other areas due to market existence in there, District No. 8 comparing to other neighborhoods allocated less percent of its area to residential performance (57/94 percent). Oppositely, District No. 7 allocated the largest share for residential performances than other neighborhoods (about 80% of the total area).

After residential performance there are three important and major one, containing the most extent in worn-out texture areas, involving commercial (11/1%), barren lands (5/5%), and regional parks (2.6%) performance s, respectively. These three performance s in districts No.1 and 7 have major contribution after residential performance. Commercial performance does not count as basic performances only in district No. 4. In other areas commercial and barren lands are the major, but in district No. 2, is sport performance, in district No. 5 is education performance, and in district No. 3, 6 and 9 religious performances have greater portion instead of neighborhood parks.

4. A significant portion of the study area is related to the road network. The road network is about 63/55 hectare. The relative contribution of this area is equivalent of 24/6 percent.

5. The worn-out texture is significantly deficient in several functional areas, including:

A) public education: in the area of worn-out texture of Borujerd city 65,274 m² of the land is covered by public educational institutions from kindergarten to the end of high school, currently, which its per capita is 1/79 m², while the per capita, suggested by detailed plan for Borujerd city to vision 1377 has been 10.27, indicated significant deficiency of this performance in worn- out textures. This significant deficiency can be seen particularly in kindergarten and pre-school context. According to the land performance standards, the kindergarten is necessary for each area, depending on the size and population of the neighborhood, there are 2 or 3 kindergartens in each one is suggested. Kindergarten is a performance, considering more in neighborhoods with employed mothers. Considering the census, which has been done in 1385, 66/9% of women in worn-out textures are employed, confessing the necessity of these centers in there, but as it is demonstrated in Table kindergartens are only located in districts No. 1 and 8, presenting a significant deficiency of these performances in these areas.

B) Medical centers: Under current situations, medical centers covered areas is 10,842 m², which is 0.5 % of the worn-out texture . The per capita of this performance per existing population is 3 m², while that suggested in detailed plans for this performance is 79/1, which represents per se a significant deficiency of this performance in the worn-out texture range.

C) Sport places: the detailed plan proposed per capita for this performance is 2 m², whereas its current situation per capita in the worn-out texture range is 0.5 m², , showing a significant deficiency of regional and local sports facilities, especially, in worn-out texture. Moreover, district No. 3, 5, 6 and 9 do not have these performances.

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D) Green spaces: the worn-out texture in terms of urban green spaces, including neighborhood parks and public green spaces has deficiency. Detailed plan proposed per capita is 8 m², whereas the per capita is 0.1 for green space, and 1.4 for neighborhood park, currently, representing a significant deficiency in the range of the worn-out textures.

6. Barren lands with a share of 2/8 of the total area of 107, 268 m² have a major portion of the range. Despite these spaces are threats to the security of the texture and have negative visual effects, are opportunities for changing the performances. The most extent of wasted lands is located in the district No. 6 and then No. 9.

3.4 FUNCTIONAL ANALYSIS OF THE TEXTURE

▪ Strength points

- City market in the range as the most important area of activity and the lively public space
- Implementation of Ghiyam square plan is focusing on administrative and commercial activities.
- Proper Connection and communication of centers and areas of activity within the central areas (Bazar- Imam mosque- Ghiyam Square, etc).
- The focus of many of the most important axes and city centers of activity within the worn-out texture.
- Passing the main city artery through the historical texture, thus preserving texture boom
- Proper Distribution of green spaces within the historical area
- The existence of vibrant and active urban edges near the texture availability main axes and the old bazar
- Relatively proper functional incorporation in the area
- Significant functional points in the planning area scale to provide municipal services
- The constant presence of people of different society type in the center of texture (oriented on Ghiyam squar)
- Activity mixing and diversity, creating the space vitality and diversity in the metropolitan area and causing a variation in the types of clients, time of Exploitation and etc.
- The existence of significant historical activities (museum) in the worn-out texture
- Proximity of compatible activities in some axes and activity centers (shoes, clothing, etc.)
- The variety scales of activity, located in the area in terms of their performance s

▪ Weaknesses points

- Failure to basic define of a functional consistent system in the whole texture

- The absence of hierarchical service activities in the worn-out texture (especially in local scale)
- Focusing activities on the edge of the streets and leaving the residential neighborhoods domestic areas of texture empty
- Lack of activities focus on the center of neighborhoods
- Extension of residential single- functional zones in some parts of the texture and lack of their mixing with other performance s
- Lack of leisure and social facilities (museums, theaters, parks, etc.)
- Lack of service distribution based on the hierarchy of physical divisions and residents needs

Shortages in some services, commercial, cultural, sports performances per capita

- Significant lack of educational services within the worn-out texture
- The lack of cultural centers (auditorium, library and etc.)
- The lack of green and public spaces within the worn-out texture
- Lack of Parking lots in proper places and providing poor public transport system
- Existence of business units in different parts of the texture and in particular the market without activity
- Abandoned and empty buildings in the residential neighborhoods

- **Opportunities**

- The possibility of strengthening the functional structure of the texture using barren, abandoned and dilapidated lands (especially in local scale)
- Ability to develop and improve the activity structure of the texture by strengthening of multi-functional nodes and activity mixed axis
- The opportunity to bond and establish proper functional structure in axes
- The existence of Market as the city core business within the worn-out texture
- Opportunity to redefine and qualitative enhance of the main activity aspect of historical zones
- Ability to transfer funds, focused on the edge of the street into the texture
- The opportunity to create complex performance s in spaces with part-time activities
- Creation of parking lots in special historic area for Preservation of existing road
- The ability to functional modernization of historic monuments
- The ability to create a public areas hierarchy despite the current main areas, along with potential sub- roads and nodes, as well as abandoned barren lands
- The ability to integrate some parts, especially after an earthquake

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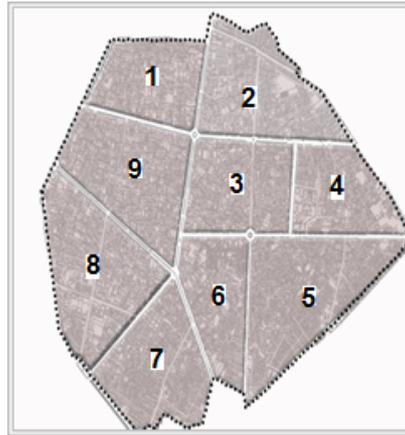
- There is a wide variety of residential performance
- There are potential places to create activity center leisure and cultural neighborhoods

▪ Threats

- The lack of private sector tend to investment in the Interior range of neighborhoods
- Over Focus of the various city activities on the central range of texture
- Hourly use of some spaces and activities, resulting in a significant reduction of their activity in different time of day
- Gradually conversion of useless spaces, abandoned lands, and dilapidated buildings to unsafe and risky spaces

Table 2. Physical characteristics of worn-out textures and neighborhoods.

Range	The share of road adjacent parts under 6 meters	Brick , stone and wood , iron and wood	Steel structure	three floor	One floor	Without resistance	Repair and damage	New and under construction
District No. 1	69/6	22/2	23/2	10/1	50/1	23/3	27/7	19/2
District No. 1	58/3	14/5	14/1	7/4	49/1	14/4	14/8	14/8
District No. 1	66/4	18/7	14/7	9/5	47/9	18/8	19/9	13/8
District No. 1	62/6	20/2	23/7	5/3	53/7	20/2	20/3	23/4
District No. 1	64/6	15/2	19/9	5/4	55/2	15/2	15/8	15
District No. 1	65/4	24/7	33/4	4/2	59/3	24/7	27	8/8
District No. 1	66/2	13/9	27	9/5	48/9	13/8	13/4	26/1
District No. 1	62/2	15	19/7	8/5	48/9	15	13/9	15/6
District No. 1	62/2	19/8	30/3	15/3	41/7	19/8	20/2	25/3
rang of worn-out texture	64/1	18	22/8	8/6	50/7	17/9	18/8	17/4



Map 1. Districts of Borujerd city.

4-4- PRIORITIZE NEIGHBORHOODS PHYSICAL EXHAUSTION

In this part expert analysis of Five physical fatigue criteria are considered in order to determine the degree of physical fatigue in the context of worn-out texture and prioritize these physical fatigues

These 5 criteria are:

1. Barren lands in the worn-out texture;
2. Roads with less than 6 meters Width;
3. The number of dilapidated and improved housing in the worn-out texture;
4. The materials used in the construction (including brick, stone, wood and mud);
5. Fine-grained residential units, defined as less than 200 m² (alternative number one) and less than 100 m² (alternative number two) components;

Following, given to the importance of each mentioned 5 criteria, which has been designated by experts ideas priority of damage at the level of worn-out texture are shown the map 1. It is noteworthy that the rating 7 represents the worst state of worn-out texture in term of physical fatigue.

Based on the prioritize of the physical fatigue the biggest share is dedicated to the second priority, which allocates more than 50% of levels to itself and this would represent an inappropriate situation of the entire scope of the worn-out texture.

Range	District No. 1	District No. 2	District No. 3	District No. 4	District No. 5	District No. 6	District No. 7	District No. 8	District No. 9
Share (%)	12/5	11/2	8/1	11/2	18/7	8/1	8/8	10	11/4

Based on the separation of preference physical fatigue for each of the these 9 areas, it is clear that the district number five has the highest proportion of physical damage and the district number one is in the Next Level, because of the historical monuments, located in this district.

5- CONCLUSIONS AND RECOMMENDATIONS

1-5- Worn-out texture physical characteristics analysis using S.W.O.T assay

In this section we analyze the area with S.W.O.T assay in order to provide a total vision about the distinct and facilities and limitations in the worn-out texture. Using this assay the strengths, weaknesses, opportunities and threats of the study area are addressed.

Strength points

- Relatively low share of destruction and restoration of buildings in the whole worn-out texture (18/8 %) with considering that the many of them are historic, especially in the distinct number one ;
- Physical mobility within the area because of formed constructions and ongoing formation ;
- Facilities available for texture and residential units;
- The existence of urban activities such as marketing and administrations within the area, leading to dynamic physical texture;

Weak points

- Relatively high Share of road adjacent parts with a width less than 6 meters in texture (64/1 percent), particularly in the district number one, three and seven;
- 18 percent share of ephemeral bricks, stone, wood, clay and mud materials, especially in districts six, one and four (20 percent);
- Lack of sewage facilities for texture;
- Lack of physical coordination and coherence of texture so that the district number five is extremely fine-grained and district number one is coarse. In addition, lack of this coordination could be seen in inner texture of any of areas such as combination of sustainable and durable materials, etc;
- Non-compliance with existing standards for the range of worn-out texture and construction without proper criteria, which is appropriate for the physical texture of the study area;
- High net density of population (272 in hectare), especially in the districts number five, two and four (over 300 in hectare) due to the predominance of residential parts of a class in texture;

Opportunity points

- The existence of cases like housing improvement loans in the worn-out texture to encourage people to the construction, renovation and improvement of worn-out texture;
- Development and regulation of worn-out textures Public policies in the country;

Threat points

- Lack of detailed design appropriate to contemporary needs and facilities of worn-out texture (the last detailed design of city is adopted in 1371, which vision is in the 1377.);
- The physical impact of texture environment as a proper place and proportional to current needs of today's modernization and renovation of the worn-out texture by the inhabitants (lack of attention to historic characteristics of texture in order to synchronize it with the resident's needs);

5.2 Strategies and solutions

Table 4. Evaluation of SO matrix (analysis of the strengths and opportunities points).

	Social	Economical	Physical- space organization	Environmental- natural
Strenght points	<p>SA1- the existence of mosques with religious - social functions</p> <p>SA2- residents tend to contribute in neighborhood improvement</p> <p>SA3- the existence of educated people</p> <p>SA4- the existence of local communities (Board of Trustees, mobilization place)</p> <p>SA5- providing various social-cultural and financial services by funding agencies such as Welfare Organization and Aid Committee</p>	<p>SB1- the existence of business axes in the area</p> <p>SB2- Residents tend to form employment cooperatives</p> <p>SB3- potential capability of residents in Entrepreneur especially in agriculture sector</p> <p>SB4- the existence of local indigenous crafts</p> <p>SB5-high professional skill of residents in agriculture</p>	<p>SC1 – the existence of mosques and cultural and social performances in there</p> <p>SC2-the existence of business performance in place with relatively acceptable distribution</p> <p>SC3- the existence of arid lands in order to future physical improvement</p> <p>SC4- the existence of Equipped Green places in the area</p>	<p>1SD- the existence of Environmental Health centers and bases near the place</p> <p>2SD- to collect gurbages by municipal employers</p> <p>3SD- to issue a proper situation in terms of natural establishment of the place</p>
Opportunities	<p>OA1- admits urban management to urban poverty prevailing in the area</p> <p>OA2- the existence of socio-cultural centers near the area</p> <p>OA3- creation possibility of different local NGOs in the area</p> <p>OA4- neighborhood council formation, welcomed by residents</p>	<p>OB1-more possibility of using people skills in agricultural</p> <p>OB2- the existence of arid lands and favorable to develop economic activities</p> <p>OB3- placed along with of urban and inter-city (ring)axis</p> <p>OB4- the existence of agricultural lands and take advantage of it in formation of different agricultural cooperatives</p>	<p>OC1- take advantage of arid lands in the vicinity and in the area to spatial location development</p> <p>OC2- take advantage of the sports centers near the neighborhood</p> <p>OC3- to develop and equip local green space</p> <p>OC4- high percentage of home ownership, which has a positive impact on the future constructions.</p>	<p>OD1- to make better use of the transport network to accelerate the neighborhood</p> <p>OD2- less environmental problems than three quarters</p> <p>OD3- not exposure to natural hazards</p>
Strategies	<p>Strengthen and expand the activity scopes of local institutions and support to improve the area situation</p> <p>To increase the mosques function in order to hold cultural classes</p> <p>Take advantage of Participation and residents capacity of participation, especially the youth</p> <p>To held different educational and training classes, and entrepreneurship in the area</p>	<p>To expansion of economic activities in the line with economic empowerment of residents</p> <p>To use and support of the residents capabilities and potential to increase Economic capacity and take advantage of the capabilities in work-creating cooperative plans</p> <p>To Support the local handicrafts and strength the capabilities to create jobs and stablish work-creating cooperatives for women</p> <p>To strength Residents job skills through technical training and held entrepreneurship class</p>	<p>Take advantage of arid lands around the neighborhood to provide services and local needs</p> <p>To Increase traffic safety and develop the public transport system in place</p> <p>To present facilities by Cultural and sport centers appropriate to the residents economic situation</p> <p>To Use the mosque in line with the socio-cultural services and advice to residents</p>	<p>Take advantage of health centers in order to promote environmental health through education , monitoring and control to Equip and develop of waste disposal systems and mechanized it to Provide environmental training to local residents to improve the environmental situation</p> <p>to increase roads sanitation by cleaning and landscaping of streets and equip passages with environmental Urban furniture</p>

Analysis of the performance characteristics of Borujerd worn-out textures using S.W.O.T

Table 5. Analysis of ST matrix (S.W.O.T analysis of strength and threat points).

	Social	Economical	Physical- space organization	Environmental- natural
Strength points	<p>SA1- the existence of mosques with religious - social functions</p> <p>SA2- residents tend to contribute in neighborhood improvement</p> <p>SA3- the existence of educated and expert people</p> <p>SA4- the existence of local communities (Board of Trustees, mobilization place)</p> <p>SA5- the existence of library in the area</p> <p>SA6- providing various social facilities by supportive agencies such as Welfare Organization</p>	<p>SB1 – the existence of business axes in the area</p> <p>SB2- Residents tend to form employment cooperatives</p> <p>SB3- potential capability of residents in Entrepreneur</p> <p>SB4- the existence of local indigenous crafts</p> <p>SB5-Women tendency to work and cooperative establish</p>	<p>SC1 – acceptable Residential density is</p> <p>SC2-the existence of business axis in place with relatively acceptable distribution</p> <p>SC3- the existence of arid lands</p> <p>SC4- high percentage of home ownership</p> <p>SC5-low percentage of residential units under 50 meters</p> <p>SC6- the existence of Equipped Green places in the area</p> <p>SC7-The existence of traffic network and public transport</p> <p>SC8- lack of land tenure in the neighborhood</p>	<p>SD1- the existence of Environmental Health centers and bases near the place</p> <p>SD2- to collect garbage by municipal employers</p> <p>SD3- appropriate transportation network</p> <p>SD4- to issue a proper situation in terms of natural establishment of the place</p>
Threats	<p>TA1-negative view of urban management to the area</p> <p>TA2-negative view of Residents of nearby neighborhoods</p> <p>TA3- the existence of insecure spaces such as parks, neighborhoods and arid lands</p>	<p>TB1- Difficulties in take out a loan because problems of the banks guarantee</p> <p>TB2- insufficient support of local indigenous crafts</p> <p>TB3- placed along with of urban and inter-city (ring)axis</p> <p>TB4- low involvement of the cooperation and the employment office in employment of residence</p>	<p>TC1- Frequent accidents in the Gheyam street axis, leading to the ring</p> <p>TC2Insufficient constructions like guard rails</p> <p>TC3- poor traffic security through inner and outer axis of place (lack of speed limitations , guidelines , the pedestrian lining)</p>	<p>TD1- Failure to provide environmental education to residents</p> <p>TD2 no organized program to improve the environmental situation</p> <p>TD3traditional waste disposal systems</p>
Strategies	<p>To supply Security in unsafe spaces by police</p> <p>To use well-educated and talented individuals to create culture and with the aim of changing the negative outer vision to positive</p> <p>Various cultural programs in line with showing the capacities and talents of one neighborhood residents to other neighborhoods</p> <p>Using local communities and neighborhood mosque to held different training classes to gradually change of administrators view to the neighborhood</p>	<p>Provide low-interest loans for applicants in an easy way (by deleting guarantee employees)</p> <p>Support the native crafts in the form of cooperatives and local trade unions</p> <p>Consultation from cooperation and job Administration Offices to the local communities in order to create employment and facilitate the process of establishment of economic cooperatives</p> <p>Use the technical training centers to improve the individual skills, especially educated people, households , women, youth</p>	<p>Take advantage of arid lands around the neighborhood to provide services and local needs</p> <p>To Increase traffic safety (building underpass bridge in the Gheyam street axes, guidelines, etc.</p> <p>Equipping the Neighborhood with telephone booth, address signs, bus stations, etc.)</p>	<p>Using local communities and mosque to improve the environmental situation</p> <p>Equip and develop health centers and stations in order to provide Necessary training to residents And make administrative organizations involve in promoting sanitation levels in the neighborhood</p> <p>Preparation of environmental programs, targeted environmental sustainability improvement</p>

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