



## Environmental Quality Assessment of Tehran's Recent Urban Design Projects, Based on Place Check Technique in Experts and Public View Point

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**Abstract:** Urban space, as a place for social interaction, has a very important role in image of the cities and also in place competition between them. These issues along with the outstanding demands of citizens for the quality of urban spaces have led the urban authorities to reconsider such spaces, as Marvi Alley, Naser Khosrow, and Sabzeh Meidan, through definition and implementation of urban projects as well as organization of the public spaces. Some of these projects have been pursued with approaches of organizing and rehabilitation and some others through the approach of creation of places. The aim of this study is to assess the environmental quality of the new urban design experiences implemented in Tehran. This assessment will lead to achieve the most significant intellectual paradigm in these experiences. Case studies will include Naser Khosrow Street, Marvi Alley, Sabzeh Meidan, Bab Homayoun Street, Haft Howz Square, Bagh – e Ferdows, Chitgar Lake, Imam Hussein Square, Ab-o-Atash Park, Farahzad, Shohada Walk-Street and Saf Street. The research method is based on using place-check technique in field analysis, by urban design experts, at the first step. Then, survey research method was accomplished through collecting the questionnaires from 360 residents in the twelve case studies. The obtained Data were also analyzed by SPSS. v19 software. The results indicate that the pedestrian-oriented paradigms, as well as the environmental urban design, have been more influential in Marvi Alley, Naser Khosrow Street, Bab Homayoun Street, Imam Hussein Square, Sabzeh Meidan, Saf Street and Shohada Walk-Street, Ab-o-Atash Park, as well as Chitgarlake, generally more than other approaches.

**Keywords:** Quality of Urban Spaces, Places Making, Evaluating Quality of Place, Place-check Techniques, Tehran Urban Design

### INTRODUCTION

One of the major problems in contemporary age, especially in developing countries is reduction of the quality of urban living environment. Therefore, these conditions force the government, public agencies, and institutions to review, analyze, and evaluate the quality of cities in different perspectives, so that besides recognizing the quality, capabilities, weaknesses and shortcomings, they could ensure the possibility of more conscious and purposeful planning to eliminate the defects and improve the quality of cities (Bahraini & Tabibian, 1998, p. 45). In urban planning also, today, the main purpose of planning and designing is to reach all aspects of quality

of life within the environment (Mahdizadeh, 2002, p. 295). Today, the communities and authorities look at urban design as a tool for qualitative promotion and development of international tourism. In recent years, this issue has been cared in Iran, especially in Tehran, as pavement and parks projects. However, the important matter is to care the importance of public participation as users of urban space. Urban design to create the favorable urban places and promote the quality of available places always require "evaluation of public places' quality". If "Quality Measurement" in the urban places is carried out in comprehensive and proper way, it leads to creation of sustainable places because through comprehensive recognition of the economic, social and environmental

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components and their interoperability, the required field to urban spaces guidance is provided in the sustainable development framework pattern.

Social sustainability of public spaces severely entails the presence and participation of people in various steps of urban design process and especially in the step of “status measurement” and therefore, looking for the methods through which the quality measurement of places in partnership with people is possible, was on the agenda of researchers and urban design authorities in the recent years (DETR & CABE, 2005, p. 61).

In the contemporary literature of urban design, this idea has been proposed that basically the experts working as professionally place makers (including architects, urban planners, building engineers, facilities and installation managers, interior designers and landscape architects) are a minority of the urban community and hence entrusting such a small group of specialists with the affair of urban and environmental design means fundamental handicapping the others (Golkar, 2011, p. 241).

Therefore, this study aiming to explore the most significant emerging paradigm and approaches implemented in recent years projects in Tehran, is to examine the records and check twelve recent case study including Naser Khosrow Street, Marvi Alley, Sabzeh Meidan, Bab Homayoun Street, Haft Howz Square, Bagh – e Ferdows, Chitgar Lake, Imam Hussein Square, Ab-o-Atash Park, Farahzad, Shohada Walk-Street and Saf Street has been considered and tried to use the place-check technique as public technique by the experts. These case studies are the most recent urban design projects in Tehran and because of locating in the historic fabric of the city, they are more important than other urban design projects in Tehran. This study seeks to answer the fundamental question, “Which are the effective qualitative components on contemporary samples of urban design executed in Tehran?”

## RESEARCH THEORETICAL FRAMEWORK

### *Component of Urban Spaces Quality*

Urban design is the art of place making for people and its concern is communication between people and places, movement and urban form, nature, and the built urban fabric (DETR & CABE, 2000). Urban design can be defined as interdisciplinary activities shaping and managing urban environments and also part of place making process (Madanipour, 1996). The most favorable urban environments consist of attractive combination of the buildings, natural environment, roads and spaces, especially when the environment is full of people. Places where provide enjoyable environment for people during the day time and in all weather conditions is also one of the most favorable urban environments (Parker, 2000, p. 20). However, the critical problem of today’s urban spaces is that in vast and complex urban fields, creating a favorable and pleasantly communication with urban environment is not too easy. In many urban spaces, human relations and needs have been neglected. For “the presence and people use of public spaces”, useful and high-quality features are very limited. Therefore, before any intervention in metropolitan areas, the components of urban space’s quality must be recognized.



**Table 1. Indicators which Affect the Quality of Environment**

Theorist	Written book, Report, Article	Year	Indicators of Environmental Quality
Jane Jacobs	The Death and Life of Great American Cities	1961	Priority of activity order on visual order, mixed use, permeable and flexible spaces, Monitoring and surveillance, diversity of activities, Emphasize on Street, The possibility of social mixing
Kevin Lynch	A Theory of Good City Form	1981	Compatibility, access, control, efficiency, justice, vitality (social), vitality (biological), means
Violich	Urban Reading and the Design of Small Urban Places	1983	Legibility of environment, freedom of choice, contrasting urban form, Identify the cultural heritage, the possibility of social life
Ian Bentley	Responsive Environments	1985	Physical permeability, visual permeability, diversity, flexibility, enabling personalization
Roger Trancik	Finding Lost Space: Theory of Urban Design	1986	Maintain of movement continuity (Communications), closeness of spaces, continuity of edges, controlling axis of view, the fusion of inside and outside space
Coleman	Opportunities for Innovation in Urban Design Education	1987	Design for pedestrians, diversity of uses, vitality, cultural environments, architectural value, Considering the context of the natural environment, historic preservation and urban restoration
Donald Appleyard & Allan Jacobs	Toward an Urban Design Manifesto	1987	Access to opportunities, urban self-sufficient, a place for all, social life, vitality, identity and control, authenticity and meaning
The Prince of Wales	A Vision of Britain	1989	place, hierarchy, scale, harmony, signs and lights, closeness, materials, decorations, art, signs and local community
Michael Southworth	Theory and Practice of Contemporary Urban Design	1989	Structure, forms, views and landscapes, human scale (walk), Legibility, sense of place, identity
Ian Bentley	Ecological Urban Design	1990	Energy efficiency, reduce pollution and support ecosystems
Francis Tibbalds	Planning and Urban Design: A New Agenda	1988	Mixed use, flexibility, growth and gradual changes, attention to pedestrians, Legibility, Considering the place before building, learn from the past and respect for the existing fabric, the human scale, climatic comfort pedestrians
	Urban Design: Public V. Private Realm	1990	
	Making People-friendly Towns	1992	
Sherwin Greene	City shape	1992	Access and communication, diversity of users, security, clarity and coherence, identity, unity, scale, visual and functional fitness, vitality, harmony and climatic comfort
Brian Goodey	Two Gentlemen in Verona: The Qualities of Urban Design	1993	Permeability, flexibility, controlled development, vitality, Coordination with existing context, diversity, human scale, Personalize, Legibility
London Planning Advisory Committee	London's Urban Environmental Quality	1993	Cleanliness and safety, urban management, mixed use, easy movement for pedestrian, visual richness, climatic comfort pedestrians, human scale, compactness, structure, Legibility, identity, public space and specific space
<i>Congress for the New Urbanism</i>	-	1993	Diversity of users and the population of the neighborhood, pedestrian oriented design, access to public space, Considering the local history, Considering the weather, attention to ecology, Considering the function
The Prime Minister's Urban Design Task force	Urban Design in Australia	1994	Distribution of benefits, flexibility of plans, compliance with changes in design, quality in design and architecture, strengthening the link with the past, Considering the natural substrate environment
Houghton & Hunter	Sustainable Cities	1994	Democracy, permeability, security, flexibility, diversity, focus, creative relationships appropriate scale, organic design, the participation of users, the economy and the appropriate tools



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Nelessen	Visions for a New American Dream	1994	pedestrian oriented, outdoor, mixed use, regular maintenance, human scale, street view, diversity, ecological responsibility
The Challenge of Urban Design: A Review of the National Seminar Series	-	1996	The efficiency and performance of justice, unity and cooperation, access, according to the context and character of the location, visibility, efficiency, and environmental justice
Punter & Carmona	The Design Dimension of Planning	1997	Land use, pedestrian movement, patterns of behavior, cars movement, permeability, noise and smell, natural landscape and micro-climates, public perception, evaluation functions and attractions of perceived quality, cultural associations, Legibility, objective view of the city and the perspective of the floor, the synthetic form
Smith, Nelischer & Perkins	Quality of an urban community	1997	livability, character, connection, mobility, personal freedom, and diversity
Urban Task Force Headed by Richard Rogers	Towards an Urban Renaissance	1999	Respect the hierarchy of the public arena, access and permeability, use optimization and density, environmental responsibility, mixing different forms of ownership and types of building, according to the site and base, field and scale
Department of the Environment, Transport and the Regions	By Design	2000	Identity, continuity of closeness, quality of public realm, Legibility, ease of movement, compliance, diversity
Matthew Carmona	Public Places, Urban Spaces	2003	Access, hard space and soft space, public space, safety and security, Inclusiveness, the urban landscape, mixed use and density, land management of space
PPS	Website	2003	Socialization, comfort and image, the use of activities, access and coherences

(Golkar, 2001; Abbaszadegan et al., 2009, p. 12; Nofel, 2010; Adams, 2014; PPS, 2003)

Urban planners and experts have long thought about issues of urban environmental quality, from Jacobs (1961) to PPS (2003), each bringing their own conceptual perspectives to the subject.

This review reveals that neither a generally accepted framework, nor a coherent system of evaluating aspects of and trends in environmental quality in relation to well-being, has been developed. A broad variety of notions and models concerning encountered in the literature, ranging from highly theoretical to empirical-exploratory and rooted in different disciplines. Divides between these notions are related to differences in domains, scale-level, indicators, context and time-frame (Kamp et al., 2003, p. 16 & Adams, 2014, p. 3).

Good urban design is not easy to define, however is mainly associated with tangible factors (qualities) e.g. building design, spatial coherence etc., and intangible factors that are not represented physically turned out to be challenging (Pilat-Borcuch, 2015, p. 132). In other words, tangible and intangible factors can be considered as the physical and emotional realm of built environment. The physical realm is perhaps the simpler of the two to

consider as it deals with tangible, corporeal, material aspects of the built environment; dimensions with substance that are mutable and can be touched, altered, and shaped. On the other hand, the emotional realm deals with less tangible, more ethereal aspects of urban spaces that nonetheless demand attention due to the impact they have on the physical realm (Adams, 2014, p. 6).

Therefore, in this study, as to assess the content and identifying related indicators in literature based on context of case studies and time-frame, a place check technique was used. For this purpose, a check list was prepared which divided all indicators in two tangible and intangible groups.

As a result, seventeen environmental quality items were founded and then grouped into five different following approaches and consider as the main criterion of comparative examination. These items were obtained based on previous researches and by studying literature about the quality of urban spaces and also examining the actions taken to improve quality of urban space in case studies.



- **Visual – Symbolic Approach:** consists of a Sense of Closeness, Lighting, Signs, Graffiti<sup>1</sup> and Advertising.
- **Social Approach:** including a sense of security and Sense of Belonging to the place.
- **Functional Approach:** including Flexibility, Pavement Paths, Roadway & Pedestrian Interference, Entrance (façade), Public Transport, and parking.
- **Contextual Approach:** including Construction Materials, Local Style, and Valuable Buildings.
- **Environmental Approach:** Air Pollution and Greenery<sup>2</sup>.

### *What is the Place-check Technique?*

Urban designers need many data as to construct, modernize, and reconstruct place, as well as to identify and show its individual characters. Such projects are not set up only by urban designers and planners. In order to obtain an efficient and sustainable design, cooperation of local community are very effective, as well as understanding the needs and demands of them (Sandhu, 2006, p. 65).

So far, several analytical techniques have been recommended to evaluate the places. For example, objective landscape analysis technique (Gordon Cullen), mental landscape analysis (Kevin Lynch), morphology cognitive analysis (Carl Chroph), space layout analysis (Bill Hillier & Julian Henson), Pavement and pedestrian analysis (John Frauen), Defendable spaces analysis (Oscar Newman), environmental stability analysis (Brian Edwards & Randall Thomas) etc. All the mentioned techniques are of “Professional” type, based on classification offered by” Henry Sanoff, 1991” dividing the techniques into two groups of “professional” and “Public”. However, the necessity of people’s participation in urban design procedure proves this fact that codification of the techniques’ easy use for “everyone” has been one of the concerns of this field and profession (Golkar, 2005, p. 28).

Sanoff believes that the public participation, as people’s cooperation, follows such goals defined by them (Sanoff, 2000). From the perspective of James L. Creighton, the people’s participation is a process by which the concerns, values and needs of people are allocated to the government for decision-makings. This is a two-sided communication and interaction with the overall goal of making better decisions supported by people (Creighton, 2005, p. 7).

Place-check Technique is one of the new techniques of urban design that was codified by Robert Cowan (2001), from “Alliance Organization of Urban Design”, to make people and ordinary citizens take part in urban environments assessment (Golkar, 2005, p. 28). In United Kingdom, as to provide a systematic way to evaluate a region, an inspection and monitoring group of the urban plans, called “Place-check”, was formed and presented an appropriate evaluation method to the required development and improvement as well as emphasizing the people who were working with each other. This group invited and inspired the local groups (including local writers) to collaborate. A series of questions were asked and recorded about their city, their neighborhoods or their streets, and notes were taken as charts, maps, plans and diagrams. The main purpose was to expand a better understanding and evaluation about the places as well as providing a convenient<sup>3</sup> method to produce and prepare a positive guidance ways, such as urban frameworks, codes, rules, and summaries (Carmona et al, 2003, p. 482).

Eventually, place-check is utilized as an essential tool to identify the place and receive the right answer for the proposals of places.

This technique involves a wide variety of questions relevant to the processes of alteration and improvement potentials of the places’ physical conditions (Sandhu, 2006, p. 66). The basic philosophy of place-check is “To get proper answers by just asking proper questions. “Four place-check advantages were stated in compare to the former evaluation methods by Beattie (2001) who believes that place-check is dealing with the towns and cities as the reality on the society, not only related to the scholars and urban planners’ desire; and that is what local people want and can contribute. Thirdly, this is a simple but flexible technique and can be quickly comprehended and easily used. Finally, this is an action well tested and known to work in different situations (Sandhu, 2006, p. 66) and helps to improve the quality of urban spaces as well as the capacity of individuals and the organization (Senyol, 2010, p. 7). In addition, paying to abstract topics, which are roughly evaluable, has been ignored as much as possible. At present time, place-check technique has been embraced progressively to being used in codification of the design guidance documents such as framework and design instruction by the professionals and local communities (Golkar, 2005, p. 28). The Place-check usually brings out an enormous amount of information that the Placecheckers already know or can see. After the Place-check this can be put in context (place-check website)



There are a variety of options possible to do in a place-check, including:

- Visiting the area to discover and recognize the issues
- holding a meeting or workshop
- Exhibiting
- Using a Questionnaire
- Local festivities
- combination of two or more of the above methods (golkar,2005, p. 34)

## METHODOLOGY

The research method in this paper is predicated on the field analysis of urban design professionals in the first place and surveying way through collecting the questionnaires among citizens and residents in the scope of twelve case studies. In this study place-check is used in two situations; First, to confirm which environmental qualities are available in case studies by visiting the area to discover and recognize the issues and then to assess those qualities by using questionnaire.

First, the views of five urban designers about the urban space quality of case studies were collected in the form of descriptive-analyzing phrases. Then, based on related literature, a check list including urban space quality indicators, divided in two tangible and intangible groups, was prepared and filled. By overlapping specialist's views and carried out place-check, seventeen indicators are obtained as subset of five factors of visual – symbolic, social, functional, contextual and environmental. Then the questionnaires' questions based on seventeen qualitative spatial items were set and applied. Statistical population included all users of space. 30 people were questioned in each case study and totally 360 questionnaires were distributed in twelve case studies. Statements mentioned in the questionnaire were analyzed by SPSS. v19 software. Simple random sampling is selected in this study as a sampling method. Cronbach's alpha coefficient was calculated to assess reliability. Cronbach's alpha values were 0.773 and it shows reliability of questionnaire.

## CASE STUDIES

In order to assess the influential factors on the urban design experiences in the city of Tehran, twelve recent examples of performed projects in the city, based on the views of urban design professors and experts were selected:

### *Naser Khosrow Street*

Located in District 12 of Tehran, flanked by Imam Khomeini Street and 15th Khordad St., with the dominant commercial usage (Trade Center of medical equipment and health - beauty accessories, electric and photography accessories and a place to supply illegal rare and trafficking<sup>4</sup> drugs).

### *Marvi Alley*

District 12 of Tehran, Naser Khosrow Street, with the dominant commercial usage (Trade center of clothing and health and beauty accessories).

### *Sabzeh Meidan*

District 12 of Tehran, 3rd region. Located in 15th Khordad (Former Bouzarjomehr), flanked by Naser Khosrow and Khayyam Ave., northern side of Bazar (Market Great of Tehran). With the dominant commercial usage.

### *Bab Homayoun Street*

District 12 of Tehran, flanked by Toopkhaneh (artillery) Sq. and Sour-Esrafil Street with a dominant commercial usage (Male coat Exchange)

### *Haft Howz*

District 8 of Tehran, NARMAK area, intersection of Ayat and Janbazan (Golbarg) avenue - with dominant usage of recreational.

### *Bagh-e-Ferdows*

District 1 of Tehran, Bagh-e-Ferdows area. With dominant usage of recreational-cultural (this place was converted to cinema House in 2003 and now days is considered as hangout to artists and cinema crew).

### *The Lake of Persian Gulf Martyrs (Chitgar)*

District 22 of Tehran, North of Hemmat Highway, South of forest park of Chitgar, East of Azadegan Highway and West of residential zone of district 22. Dominant usage of recreational-sports.

### *Imam Hussein Square*

The intersection of districts of 7, 12, and 13. West of Enghelab street, East of DamavandSt. (Tehran-no), South of the Hefdah Shahrivar St. with dominant usage of religious-commercial.



**Ab-o-Atash Park**

District 3 of Tehran, Abbas Abad Area. With dominant usage of recreational-sports.

**Farahzad (river-valley, Phase II)**

District 2 of Tehran flanked by Shahid Hemmat and Shahid Hakim highways. With dominant usage of recreational.

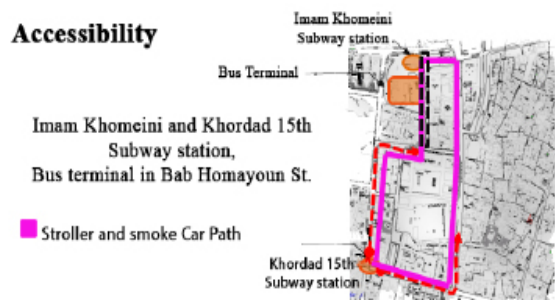
**Shohada Walk-Street**

common in districts of 13 and 14, with a dominant usage of religion - commercial.

**Saf Street**

District 12 of Tehran, Jomhuri Eslami (Islamic Republic) Street, Saf St. (Former Sepah Salar). Dominant commercial usage (Centre of bags and shoes trade in Tehran and in 2007 turned into walk-street).

**Accessibility**



**1. Important Buildings**



- Valuable buildings in this area:
- Telecom infrastructure
  - Electricity post office
  - Tawhid Mosque
  - Nasrallah Shrine
  - Museum 13th Oct
  - Coin Museum
  - Ministry of Economy

**2. Local Style**

Bab Humayoun street is one of the old streets of Tehran which also called Almasieh because of Almasieh entrance. Macro framework of necessary measures to organize valuable historical zones are:  
 Establishment of complementary land use (in this case commercial stores) In order to convert these areas into the public domain  
 Strengthen the implementation in these areas (create sidewalk)  
 Creating valuable communication among buildings within the zone or near the axis  
 Privacy acts to calm residential context within Chahneh  
 Create convenient access axes

**Bob Homayoun**

**EXAMINATION AND ANALYSIS OF FINDINGS**

Analysis of the findings has been carried out in two parts, including experts' viewpoint and the public perspective.

**Experts**

Field analysis of urban design professionals were collected in the form of descriptive-analyzing sentences in order to achieve recognition of the study's scopes as well as information collection. The collected information, including "space general indicators, the position of place in urban scale, examination of surrounding land usage and access to urban space, is presented as qualitative analysis by the selected images (Fig.1).

Through analyzing and integrating different point of views and taking into account the characteristics of twelve samples, five factors of environmental, functional, Visual and symbolic, social, and contextual were chosen to analysis and measure the life quality of studied cases.

**3.Sense of Place**

Sense of belonging to the place is related with the understanding and recognition Environment identity. Bab Homayoun street can be understood in terms of the environment through sound, smell and landscape. Wateraxis and gardens gives a sense of the natural environment.



**4.Sense of Security**

At most of the times, there is relative security, but late at night, after the closure of shops, there is less movement of people in the environment in Bab Homayoun St.

**5.Sense of Enclosure**

There is a wide vision and relative closeness made by trees in Bab Humayoun street. The closeness little street intersection Imam Khomeini St. There is less closeness at the beginning of Bab Homayoun St. from intersection Imam Khomeini St., Due to the lack of land use coarse-grained and continuous wall.



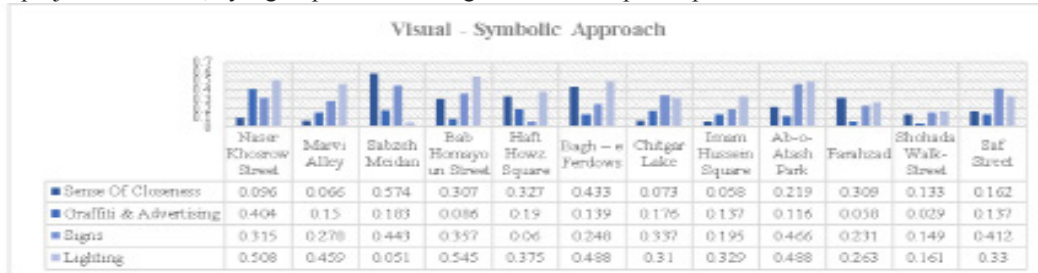
Fig.1 An Example of the Analysis Carried out by Specialists, Bab Homayoun Street



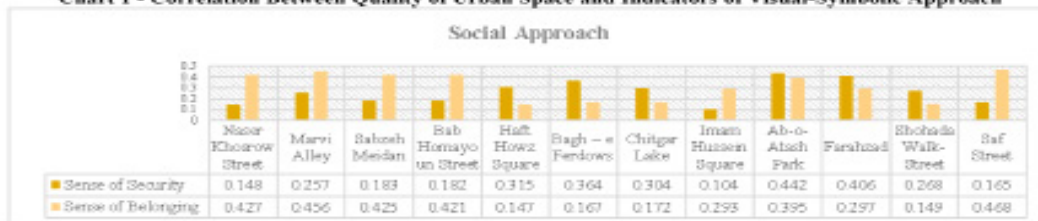
### People Survey

After reviewing and evaluating seventeen items of environmental quality, at twelve contemporary urban design projects in Tehran, by a group of urban design

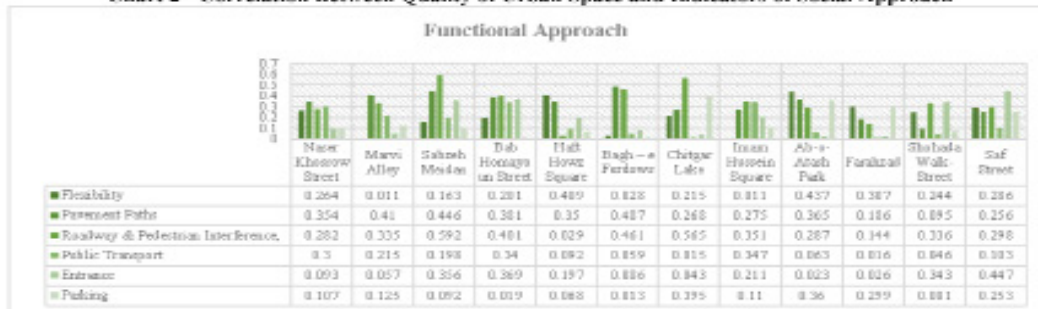
experts, it's time to review the cases by people so that views of the people could also be obtained. The results of this part is presented in the below charts.



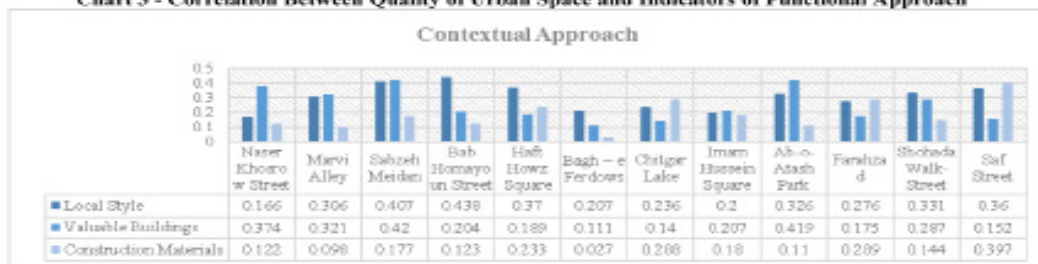
**Chart 1 - Correlation Between Quality of Urban Space and Indicators of Visual-Symbolic Approach**



**Chart 2 - Correlation Between Quality of Urban Space and Indicators of Social Approach**



**Chart 3 - Correlation Between Quality of Urban Space and Indicators of Functional Approach**



**Chart 4 - Correlation Between Quality of Urban Space and Indicators of Contextual Approach**



**Chart 5 - Correlation Between Quality of Urban Space and Indicators of Environmental Approach**





## RESULTS AND DISCUSSION

For each approach, the charts of place-check were provided. With respect to the charts, in each case study the following indicators were more affective on improving quality of urban spaces:

### ***“Naser Khosrow St. ”***

lighting, air pollution, sense of belonging to the place, graffiti and advertising

### ***“Marvi alley”***

lighting, sense of belonging to the place and pavement paths

### ***“Sabzeh Meidan”***

roadway & pedestrian interference, sense of closeness, sense of belonging to the place, valuable buildings and local style

### ***“Bab Homayoun St.”***

lighting, local style, sense of belonging to the place and roadway & pedestrian interference

### ***“Haft Howz Square ”***

greenery, flexibility, lighting and local style

### ***“Bagh – e Ferdows”***

lighting, pavement paths, roadway & pedestrian interference and sense of closeness

### ***“Chitgar Lake”***

roadway& pedestrian interference, parking, greenery, signs and sense of security

### ***“Imam Hussein Square”***

roadway & pedestrian interference, public transport, sense of belonging to the place and pavement paths

### ***“Ab-o-Atash Park”***

lighting, signs, sense of security and flexibility

### ***“Farahzad”***

greenery, sense of security, air pollution and sense of closeness

### ***“Shohada Walk-street”***

air pollution, entrance, roadway and pedestrian interference and local style.

### ***“Saf Street”***

sense of belonging, entrance, signs, construction materials and lighting

Also, the environmental component in “Farahzad, Ab-o Atash Park, Bab Homayoun and Marvi Alley” were mostly enjoyed by citizens. The functional component was most favorable in the “Ab-o Atash Park and Bab Homayoun “. The component of visual-symbolic had high level of utility in the case study of “Naser Khosrow and Bab Homayoun”. In addition, the contextual approach governing the aspects of identity and style cognition of the place was most significant in the cases of “Sabzeh Meidan, Bab Homayoun, Nasser Khosrow and Marvi Alley” which is due to their historical back ground. Social component was also most popular by the people in the case study of “Ab-o Atash Park and Imam Hussein Square” (Table 1).



**Table 2. Correlation Between Quality of Urban Space and its Different Approach in Recent Urban Design Experiences in Tehran Based on People’s Perspective**

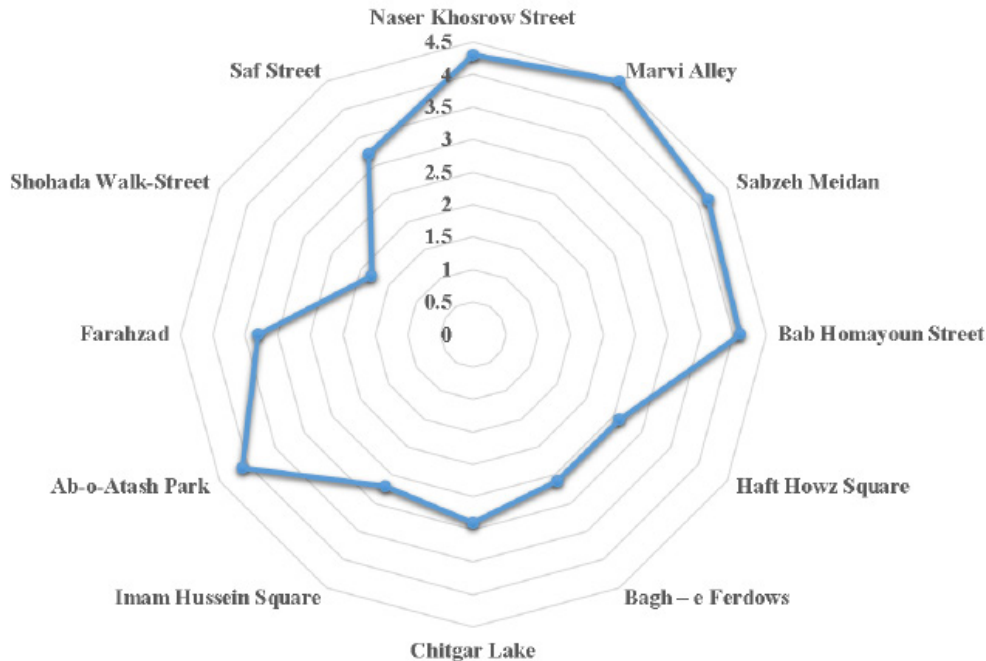
Environmental Approach	contextual Approach	Functional Approach	Social Approach	Visual - Symbolic Approach	Correlations		
0.379	0.488	0.530	0.497	0.680	Spearman’s rho Correlation Coefficient	Naser Khosrow Street	Quality of Urban Space
0.034	0.006	0.003	0.005	0.000	Sig. (2-tailed)		
30	30	30	30	30	N		
0.397	0.460	0.565	0.452	0.616	Spearman’s rho Correlation Coefficient	Marvi Alley	
0.030	0.011	0.001	0.012	0.000	Sig. (2-tailed)		
30	30	30	30	30	N		
0.360	0.617	0.666	0.488	0.623	Spearman’s rho Correlation Coefficient	Sabzeh Meidan	
0.035	0.000	0.000	0.006	0.000	Sig. (2-tailed)		
30	30	30	30	30	N		
0.426	0.490	0.743	0.451	0.654	Spearman’s rho Correlation Coefficient	Bab Homayoun Street	
0.019	0.006	0.000	0.012	0.000	Sig. (2-tailed)		
30	30	30	30	30	N		
0.276	0.392	0.508	0.378	0.387	Spearman’s rho Correlation Coefficient	Haft Howz Square	
0.046	0.032	0.004	0.039	0.035	Sig. (2-tailed)		
30	30	30	30	30	N		
0.220	0.430	0.577	0.395	0.605	Spearman’s rho Correlation Coefficient	Bagh – e Ferdows	
0.047	0.018	0.001	0.031	0.000	Sig. (2-tailed)		
30	30	30	30	30	N		
0.390	0.080	0.645	0.127	0.391	Spearman’s rho Correlation Coefficient	Chitgar Lake	
0.033	0.045	0.000	0.045	0.032	Sig. (2-tailed)		
30	30	30	30	30	N		
0.177	0.289	0.457	0.512	0.392	Spearman’s rho Correlation Coefficient	Imam Hussein Square	
0.048	0.042	0.011	0.004	0.032	Sig. (2-tailed)		
30	30	30	30	30	N		
0.440	0.376	0.772	0.671	0.534	Spearman’s rho Correlation Coefficient	Ab-o-Atash Park	
0.015	0.040	0.000	0.000	0.002	Sig. (2-tailed)		
30	30	30	30	30	N		
0.624	0.286	0.509	0.440	0.474	Spearman’s rho Correlation Coefficient	Farahzad	
0.000	0.047	0.004	0.015	0.008	Sig. (2-tailed)		
30	30	30	30	30	N		
0.097	0.406	0.273	0.078	0.273	Spearman’s rho Correlation Coefficient	Shohada Walk- Street	
0.049	0.026	0.044	0.048	0.042	Sig. (2-tailed)		
30	30	30	30	30	N		
0.341	0.407	0.567	0.304	0.523	Spearman’s rho Correlation Coefficient	Saf Street	
0.045	0.025	0.001	0.039	0.003	Sig. (2-tailed)		
30	30	30	30	30	N		



Combining the components of five layers of “social, environmental, field, functional and visual – symbolic” in the mentioned case studied, will help this study to demonstrate on the most favorable constructed public places in recent years from people’s views. According to the results, the environmental popularity was dedicated to

Bab Homayoun sidewalk.

Afterwards, Marvi Alley, Naser Khosrow, Abo Atash Park, and Sabzeh Square were considered desirable by people. In the meantime, Shohada sidewalk was known as the least popular one because of dysfunction, weak and diffuses character and being too long.



**Chart 6 - Measuring the Quality of Place in Recent Urban Design Experiences in Tehran from People’s Perspective**

The findings on the expert analysis and survey of people show that:

- **Environmental Approach** consists the components of air pollution and planting which had the most desirability in the cases of “ Farahzad (River Valley), Abo Atash Park, Bab Homayoun and Marvi Alley “ among the citizens. The utility of this approach in the aforementioned examples was attributed by low traffic volume and more density of vegetation.
- **Functional Approach**, including the elements of flexibility, sidewalks, roadway, and pedestrian interference, entrance (façade), public transport and parking, had more utility in the case study of “Abo Atash Park and Bab Homayoun”. The possibility of multi-functional open spaces in two instances along with complete separation of roadways and pedestrian zone as well as a large public parking area confirms the popularity of the functional aspect.

- **Visual-Symbolic Approach**, consisting a sense of closeness, lighting, signs, graffiti and advertising, had high desirability in the studies cases of “Naser Khosrow and Bab Homayoun.” Due to having active chamber with visual symptoms, these sidewalks had higher quality towards other case studies. Mentioned signs with the panels and suitable height of surrounding walls have relatively provided a nice sense of closeness in the studied axis.
- **Contextual Approach**, consisting the components of construction materials, local styles and valuable buildings, had more significance in the cases of “Sabzeh Meidan, Bab Homayoun, Nasser Khosrow and Marvi Alley”, due to their historical features. As the historical documents and studies on these case studies confirm, the buildings with historical background and architecture style of Qajar and Pahlavi during the axes of Naser Khosrow and Bab Homayoun have improved the



historical and traditional values of these axes.

- **Social Approach**, including the components of a sense of security and sense of belonging to the place, was of high desirability in the eyes of respondents in the cases of “Ab-o Atash Park and Imam Hossein Square”. due to having its ritual<sup>5</sup> role in holding Muharram and Ashura ceremonies and other public ceremonies over the year, Imam Hossein Square has a special position in the community. In addition, due to environmental variety as well as having various close and open spaces and entertaining a large number of people during the day, Ab-o Atash park stands in the same position of obtaining the components of social approach. Hence, the sense of security and belonging is high in the park.

## CONCLUSION

Reviewing the case studies suggests that in design of new urban design experiences in Tehran, the consultants, and clients have considered the theoretical paradigms and patterns. **Walkability** and considering there Levant movements to this issue is frequently observed in the case study of Marvi Alley, Naser Khosrow, Bab Homayoun, Imam Hussein square, Sabzeh Meidan, Saf Street and Shohada Street. Municipality's special attention to pedestrians' issue in Tehran in recent years, as well as to create new sidewalks not only in Tehran but also in other cities of the country, has also been improving. The advent of this theoretical paradigm is somehow a result of years of neglecting the safe and comfortable presence of humans in public spaces, and dominance of roadways over the sidewalks as the influence of modernity in Iran as a whole and Tehran in especial. The next paradigm is **Ecological Urban Design**. Building new and large-scale gardens and urban parks in scale of Tehran, represents special attention of municipality and urban management system on the environmental crisis and challenges which are faced by our planet. In addition, considering the leisure and recreation of the residents outside their homes and workplaces has led to the emergence of this theoretical paradigm. Following case studies of this approach can be observed in the instances of “Ab-o Atash Park, Chitgar Park, and Tehran's Rivers and valleys.”

## ENDNOTE

1. Writing or drawings scribbled, scratched, or sprayed illicitly on a wall or other surface in a public place.
2. A place where plants are grown.
3. Fitting in well with person's needs, activities, and plans.
4. Deal or trade in something illegal.
5. A religious or solemn ceremony consisting of a series of actions performed according to a prescribed order.



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