Introduction

Old texture of a variety of urban contexts are due to physical exhaustion and a poor infrastructure are vulnerable and in an unstable place - space. The core principle of sustainability should be the goal of every human being as focused approach to urban development, by the end pushing the issue of the efficiency of a city that is quality human settlements. Urban residents aged textures often possess social and cultural authenticity and value of the eligible areas are also rich in architecture and urbanism, but extensive problems with the infrastructure and superstructure. Now, any urban planning, management and control textures worn wisely it requires proper understanding of the policies and mechanisms of urban growth and instability analysis of urban patterns derived from them. Urban wear is a necessary endurance levels in the texture studies. In a dynamic system such as the human population stability means stable equilibrium over time.

Much of the texture in Tehran with ten regional exhaustion and frustration is incompetence. The district, with an area of 807 hectares less attention to the problems of urban infrastructure and superstructure are. This type of texture with spatial structure - physical instability and poor housing standards in terms of rigidity, safety and comfort standards relevant to the economic, social, cultural, such as poor living conditions, employment instability is facing difficult challenges. The metropolitan area of eroded textures from 10 multiple, diverse failures that affect the physical condition, quality, functional and social life in this region have a major impact. The studied area is the lack of appropriate structural and non-compliance with the technical standards of 50% of the blocks is unstable. The road width is less than 6 meters texture penetration of less than 30% indicates an improper access. Another indicator of instability worn texture, density and texture of many small parts that are on average 50% of the parts with a small area of an area less than 100 square meters. Factors causing instability factors and environmental conditions have also been settled. The textures in terms of services, infrastructure and open space, with serious shortcomings in terms of quality and quantity have. All these problems, the wear resistance of textures are reduced. The instability of spatially - worn texture space by

identifying problem areas and strategies for effective monitoring and evaluation of policies can be woven in the old sustainability offer.

Materials and methods

This study aimed to identify factors influencing spatial instability - worn textures urban space that will be reviewed in this context the following assumptions:

1. Sustainability in region 10 of Tehran's old city is undesirable.

2. The instability severity index and the physical, economic, social, cultural, environmental and poor land distribution, there is a significant relationship.

3. Volatility increases relative deprivation in urban fray textures and decreased quality of life of citizens in these textures.

Methods and assumptions made regarding the nature of the study were descriptive - analytical and quantitative framework is based on survey techniques. Cluster sampling was used in this study is combined with random. In this study, data analysis methods, descriptive and inferential statistics (frequency, test t, correlation, regression test, x2, chi-squared) is used. SPSS software in the field of data collection and surveys were conducted. The population of the metropolitan area, 10 households were worn out textures that connect through Cochran formula, 400 households were selected as the sample.

Finding and results

The factors affecting the stability indices in selected textures old city are also studied.

Physical indicators

Due to the gradual formation of 10 regional context and residential neighborhoods dating back to the 1330's and is considered one of the most vulnerable areas of Tehran. In this area, approximately 66% of blocks more than 65% of the buildings are less durable and more than 51 percent of the area below 100 m is real.

Housing indicators in aging textures

The following parameters were evaluated in field studies in aging textures:

A - Density residential households in urban contexts wear indicators to identify the most important factors of low density residential units are used in households. Field data indicate that in aging textures in the cloud each dwelling unit 1/7 family there.

B - Residential density in the above cases, the density of 4-room units, and the average area of 50 square meters.

Spatial distribution of applications and services

Entropy model is used to assess the quality of the distribution utilities. According to this model, the entropy is close to the number one sign of a low-level equilibrium that represents the application of spatial imbalances.

Table 1. Application of entropy coefficient (index of educational, health, cultural, recreational) Source: Regional Municipality of ten and analysis of field data.

G	PiLNPi	LNPi	Pi	Index
·/52	−·/22	-1/2	·/11	Education
·/41	−·/21	−2	·/14	Sanitary
·/32	−·/19	-1/7	·/12	Cultural
·/22	−·/18	-1/5	·/13	Recreational
·/20	−·/15	-1/4	·/10	Landscaping and Sports

The results indicate that all the above information uses the entropy of the coefficients in the range of textures worn by reducing the imbalance situation they are facing. The figures indicate the instability of the spatial distribution of land in the old texture. As a result, access to public services for the citizens of this area is made difficult.

Table 2. Where the coefficients in the range of textures out of utilities; Reference: Research Findings.

coefficient	Index
·/004	Education
·/012	Sanitary
·/07	Cultural
·/04	Recreational
·/06	Landscaping and Sports

Coefficients of the spatial distribution of urban services in areas are type of instability is confirmed in aging textures. So that the maximum coefficient of 0/004 to at least 0/06 of the oscillation. These figures represent an unequal distribution of services and applications in the context of the old. The coefficient for the factor of population and land area region 10 in 1389 was 0/12. This figure represents the amount of inequality in the distribution of population and land area is 10. Entropy coefficient obtained for a population of about 0/72. The balance represents the imbalance and inequality in the distribution of population and land area, 10th in Tehran. One of the indicators of unsustainable land area of texture erosion, communicate and interact with residents in private spaces eroded texture spaces are quite general. More than 2/58 of the sidewalks surrounding textures worn out horse trails, most direct applications are designed without considering the nature of the barrier between the land and trails rides are not appropriate.

Economic, Social and Cultural Indicators

Indicators of social and economic contexts worn very significant as 50% of households and 60% of household members were literate. Field data shows that nearly 10 percent of children aged 6 years or more textures in the school years are forced to leave school. 41/2 percent of economic activity in textures of older households living in this area is an economic disadvantage. In addition, in order to measure quality of life were also examined household income compared to households that pay 200 to 250 dollars is worth it for lower-income households are the next 7 digits. Another

important indicators to assess the social dimensions - cultural contexts out how to spend their leisure time of citizens as leisure time in the alley adjacent neighbors (69/8%) for most of the study and the media (2/5%) and the lowest to be allocated. This points to an unfavorable distribution of cultural uses - recreation area is worn out textures.

Environmental Indicators

The main problems associated with unsanitary areas of open canals and gutters within them. That domestic sewage canals and waterways in parts of the area and the streets are flowing into the community. The drainage area of the main sources of pollution of groundwater and streams Now that the soil is contaminated by absorption wells. Air Pollutants: The contaminants are distributed in more traffic nodes. Noise pollution: The major source of noise pollution in the neighborhood of the airport and the plane's low altitude airport in the southern part of the study area. So we can say that the waste pit (with a frequency of 78), and the stench of garbage stream (frequency 69) and flooded streets and parking the bus and minibus with 62 and 60 respectively have direct environmental impact.

Table 3. Test indicators of environmental instability worn textures; Reference: Research Findings.

sig	Chi-s	df	N	Frequency Index
٠/٠٠٠	93/8	4	60	**Bus and minibus stop**
٠/٠٠٠	115/2	4	78	**Open sewer**
٠/٠٠٠	95/6	4	62	**Flooded streets**
٠/٠٠٠	98/9	4	69	**Water garbage odor**
٠/٠٠٠	41/2	4	28	**Industrial sites**
٠/٠٠٠	52/6	4	40	**Air Pollution**
٠/٠٠٠	58/9	4	59	**Sound pollution**

Measuring quality of life in old textures

The first step in measuring the quality of stability is respect to their texture-specific criteria and sub criteria to determine the significance of each of them.

Table 4. Assess the social and economic instability indices, and security services; Reference: Research Findings.

CR=consistency Ratio	Indicators	Stable	Unstable
٠/0367	The population density in residential old textures		●
٠/426	Residential Property	●	
٠/215	Income households		●
٠/111	Access to health care		●
٠/114	Waste disposal and sewage		●
٠/112	Access to Parks and Gardens		●

Table 4 illustrates the measurement of sustainability (Consistency Ratio) which should be less than 0/1, the unstable condition is about 95% old textures. Quality items old in the textures of an inappropriate application of this type of service quality in the study area. Above data suggest that the instability of physical factors - physical, social, and cultural - economic, environmental and push the texture old of the 0/00 relationship where there is a significant variation in all parameters and hence on the quality of life the effect of texture type system. Thus, increasing the intensity of relative deprivation in the textures has been eroded.

Conclusions

In this paper, we tried to identify the instability of the spatial - the spatial analysis of texture problems in the study area was carried out. In terms of statistical analysis, all transients were detected.

Worn out textures within the top ten, with a density of more than 563 403 thousands people in 85,196 housing units, of which more than 83,428 are living in it (over 97%) are weak and the components are in the category. The results show that in the ten

indicators of region 3 in Tehran, there are three kinds of worn texture. The first and most common type is characterized by weak bones. More than 50% of the population aged textures and 51/5% of the housing units are located in this area. The seismic vulnerability of the region has been identified as the most dangerous area as 7/23 of the high volatility infrastructure is assessed. Quantitative indicators related to housing in older textures represent a negative number as the average area and 50 meters in each dwelling unit 1/7 household house 4 residences a are. Contexts that are volatile are the average of all of the high population conditions, small parts, and dead-end streets with width, lack of access to open spaces, high life, low resistance, building and structural properties of textures it is worn so that only 8 percent of the housing units is of reinforced concrete structures. Our results also suggest that the social and economic instability, more than 50 percent of households have no education and 57/3 Percent of workers in occupations such textures such as labor, wage and working. The average household size was 7 persons maximum monthly income is $ 250. Calculate the entropy of the distribution coefficients indicate an imbalance in the distribution of land uses education, health, cultural and recreational activities within the texture is worn out.

Strategies and policies include:

- Much of the study area building materials are less durable. Therefore it is required to use durable materials that are much more resistant buildings.

- Identify and prioritize buildings in terms of instability of the partnership with municipalities.

- Incentive grant in the field of construction and rehabilitation of worn out textures and benefit from participation in the economic and social empowerment and capacity building of local communities to create sustainable neighborhoods out the instability of largely place - area of texture erosion cut.

- High rise building in order to create the physical conditions in the urban texture of old, worn-out textures to regulate streets and open spaces in order to avoid application

interference, avoids increasing the density and distribution of suitable land area and population structure and population aging in the textures.

- Improvement of infrastructure networks and services aimed at improving neighborhoods through increasing per capita urban cultural and educational.