

Original Research Article

The Dynamism of the Political Economy of Space, Physical Imbalance and Visual Disturbance (Case Study: Shahrdari Street from Tajrish Square to Quds Square)*

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Abstract | Over the last 40 years, evidence of the wealth and capital accumulation, along with the continuous and accelerated flow of occupation of space, place, and its territories, dissolution, reconstruction, and spatial integrations in the urban spaces of Iranian cities, has fueled the unevenness and disturbance of space in architecture and urban landscape more than before. The problem is to find the reasons, for the rapid trend of unevenness and intensified disturbance in the architecture and urban landscape, especially in the metropolises of Iran. What are the influencing forces, factors, and relations? How do they affect spatial disturbance and imbalance? The research sample of the empirical study is Shahrdari Street between two squares, Tajrish and Quds. This study attempts to identify and introduce influential forces and relations affecting the mechanisms of the land and real estate markets to show how such factors obviously and intangibly have been able to make the street architecture and urban landscape unbalanced and confused. This has occurred through the intermediation of housing and building builders, via the exclusive occupation of the space and place near Tajrish Square, dissolution and accelerated spatial and place integrations, and serve the process of city spatial reconstruction, in this area. In terms of the purpose, this research is applied-developmental research. Its logic is deductive and inductive, and in terms of the method, it is descriptive-analytical, a type of case study that has reached a final synthesis by analyzing the cognitive and functional links. Based on the research findings, the growth of private sector activity and dynamism of the forces, affecting the accumulation of monopoly capital, relying on monopoly-financial rents in other sectors, in the context of cultural relations, play an important role in the occurrence of physical imbalance and spatial disturbance.

Keywords | *Architecture, Urban landscape, Visual disturbance, Physical imbalance, Political economy.*

Introduction | Since 1980, with the development of interdisciplinary studies, the knowledge of the political economy of space has risen like a phoenix among the specialized tendencies of urban design, architecture, and political economy. The current theoretical paradigm of this knowledge, in explaining the physical manifestations of architecture and urban planning, based on the theories of Lefebvre (Turkameh, 2015) and Harvey (Harvey, 2013, 2016), proved that:

A variety of factors such as “the ruling economic relations

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and the process of accumulation of capital and wealth in the second cycle of capital circulation processes on the production of housing and construction, mechanisms of the market and real estate formation and the intervention of the obvious and hidden economic processes of the government agencies, has fueled the situation that builders and financial resource providers have been able to give such a speed to the process of spatial reconstruction of the city that the imbalance and spatial disturbance in the field of architecture and urban landscape intensifies”. This is the process that we observe in many cities of the world. The physical changes in

Iranian cities indicate the process of spatial reconstruction of the city, spatial imbalance, and disturbance in the horizontal and vertical fields (Rafipoor, 1998; Madanipour, 2000; Tavallaei, 2007; Mossalanejad, 2016; Raies Dana, 2018; Doroudian, 2021). The manifestations of this process are rarely analyzed from the perspective of political economy, and the knowledge of the political economy of space. In general, cannot replace specific analysis of specific conditions. Therefore, the purposes of this article are as follows: a) to identify the most effective components of the political economy of space, in the form of an analysis model, and b) to explain the political economy of the architectural form and urban landscape of Tajrish Square in Tehran metropolis. In addition to the capital market mechanisms in the building and city sector, the dynamism of some components, is stronger than other influential components. It has been able to create conditions through which the physical system and its urban landscape are subjected to structural challenge and spatial disturbance. The method of conducting this applied-developmental research, in terms of epistemology, was a descriptive-analytical method on a study sample. The descriptive method describes the architecture and urban landscape of the assumed area, and the analytical method, analyzes the physical and special structure of this area, under the influence of the dynamism of the political economy components of the space, through theme and path analysis. Finally, in this research, an attempt was made to improve the experimental level to the theoretical level, to achieve a theoretical addition in accordance with the cities of Iran.

Literature Review

Previous research, in addition to the main theoretical sources to the well-known domestic and foreign experts' points of view, has generally been researched from the perspective of one of the political economy components' influence, on the architectural space and urban landscape, that from this point of view, their approach is different from, which is the developmental aspect of this research approach. Table 1 shows the important part of previous empirical studies.

The Theoretical Framework of the Research

The theoretical framework of this research is based on two main structures, including architecture and urban landscape, the political economy of space, and effective interactions between these two structures.

• The first theoretical structure - architecture and urban landscape

The spatial and physical disorder can be referred to the definitions provided in authoritative encyclopedias and dictionaries, to the existence of chaos, disorganization, anarchy, disruption, disturbance, and entanglement of the architectural and urban planning system and the structural irregularity of related matters, Attributed. With the same

approach, unbalanced development can be defined as construction expansion and development. Although it is done with the aim of progress, it is inconsistent, awkward, and lacks weight "in the sense of dignity, solidity, value and credibility" and rhythm or inconsistent with the existing situation or the appropriate and worthy situation. From the point of view of scholars in the fields of architecture and urban landscape, the shape of the environment can be considered a criterion for measuring the environmental and social values that govern it, as well as a basis for evaluating the relative desirability of the space by experts in related fields. Kevin Lynch, in defining the meaning of space, considers it dependent on the shape and quality of the space and at the same time on the culture, character, situation, experience, and current destination of the observer. He knows the identity, formal structure, sense of orientation in time and place, compatibility, suitability (in the sense of comfort, satisfaction, and efficiency of the environment) and compatibility of function and form, transparency and immediacy, readability and expressive or symbolic importance of one place, namely the concepts that create meaning (Lynch, 1997, 167 to 181). Cullen believes that sequential visions (serial vision) or the revelation of sudden scales, during the steps taken by humans inside the spaces, create special and visual effects that give the city and humans a sense of life (Cullen, 2008, 17-20). One of the concepts considered by Cullen is: is a "sense of position". Other concepts, such as occupied territory, territory in public movement space, enclosed and semi-enclosed space, closed space, unreal space (illusory), defined space, landmark, enclosure, interior, and exterior view, hiding view, deviation, advance and retreat, event, emphasis (interruption), bottlenecks, infinity, and mysteriousness, are effective in strengthening the qualitative characteristics of a place (ibid., 21-56).

Yan Gehl considered the physical environment, as a factor that affects activities to different degrees and in different directions, according to the demand that is carried out in the physical environment (Gehl, 2017, 13). Although the physical framework does not have a direct effect on the quality, content, and intensity of social communication, architects and urban planners can affect the possibility of meeting, seeing, and hearing people (ibid., 18 & 19). Another subject of his attention and emphasis, is the relationship between the senses and the scale of the urban facade, as short buildings are compatible with the horizontal sensory system of humans, but tall buildings are not (ibid., 39). In narrow streets and small spaces, a person can see the buildings, details, and people around him from a close distance and experience them with great intensity; In clear contrast with the experience of cities and urban complexes where distances, urban spaces, and buildings are huge, the built environment is sparse and lacks detail

Table 1. Research background. Source: Authors.

Row	Researcher/ Researchers	The Title Of The Research	Research Field	Research Results	The View of The Author of The Treatise
1	Sadeghipour Roudsari, Alimohammadi & Moazzami (2018)	An Analysis of the Developments of Program Indicators in Tehran Shopping Centers	Social And Urban Planning	Explaining the effect of changing citizens' lifestyles on urban representations	This research deals with the issue from the perspective of culture and user analysis, not the fundamental factors, including planning to change the lifestyle of citizens and creating multi-purpose commercial- recreational spaces, with speculative goals.
2	Kenny & Zysman (2016)	The rise of the platform economy	Digital economy	Introducing the future perspective of new economic platforms and changes in markets and businesses	Considering the focus of the authors on the introduction of new- generation digital business platforms, the review was not focused on urban effects.
3	Abdo Tabrizi (2018)	Commercial real estate at a crossroads	Urban Economy	Explaining the destructive effects of urban mismanagement on the urban economy	The speculative consequence of the phenomenon of excess supply of commercial spaces has been rightly pointed out, which is also in line with the subject of this thesis; But since they are economists, they have dealt with the consequences of the urban economy.
4	Maghsoudi (2019)	Modernist Unilateralism and the Urban Development Policies of Contemporary Iran	Social study	Explaining a modernist one-sidedness on the part of the so-called elite class of the society in the studied period (Qajar period) and ignoring the participation of the general public made this phenomenon appear as an ideological conflict.	This researcher has emphasized the need to prepare society for the social acceptance of the changes caused by modernity, which can be considered one of the social components of the Political Economy.
5	Moazzami (2015)	Iran's Contemporary Architecture, Short- Term Society- Short-Term Architecture, two specialized	Architecture and Urbanism	The short-term attitude of the Iranian society in all fields and its contagion to the issue of construction has caused the formation of a phenomenon known as «Old worthless Architecture».	The researcher has considered the main root of the current confusion of architecture in Iran in the confusion of the minds and dreams of the Iranian society and the forgetting of cultural knowledge, while it seems that the speculative view of capitalism in exploiting the mental confusion and cultural forgetfulness has been ignored.
6	Shahabian & Golipour (2017)	Visual city management, with emphasis on building facades	Urban Landscape	In this research, while analyzing internal and external samples and introducing several qualitative components, solutions have been presented to ensure the visual desirability of the urban environment and facades of buildings.	The approach of this research has been physical and technical, and the economic factors are very limited only the value of the land and its effect on the type of construction have been mentioned in the factors affecting the composition of the facade of the buildings.
7	Aghaei, Tavako- linia, Kalantari & Fanni (2020)	Production and Reproduction of Space in the Second Cycle of Capital Accumulation; A Critique of Everyday Life in Lived Space	Political Economy	The researchers, while reviewing the ideas of thinkers such as Hegel, Marx, Engels, and Lefebvre and expressing the strengths and weaknesses of the ideas, have considered the ruling living space as a product of the trialectic process of the capitalist cycle and the establishment of a passive and consumerist citizen.	It seems that in this research, man has been seen only in the form of a passive and consumerist citizen, and the man who has many roles in the continuation of this cycle of accumulation, production, and reproduction, whether as a citizen, a statesman or a politician, is ignored. has been taken

Rest of Table 1.

Row	Researcher/ Researchers	The Title Of The Research	Research Field	Research Results	The View of The Author of The Treatise
8	Golkar (2008)	Conceptual Evolution of Urban Visual Environment; From Cosmetic Approach Through to Sustainable Approach	Urban Landscape	The researcher understands landscape as a system of signs that conveys the message of a historical period of urban society to the citizen. They have pointed out the important role that is played in collective identity: urban landscapes can inform the viewer of the dominance of economic, political, and cultural institutions.	According to this research, the landscape of a city is a medium of events that happened in the economic, political, social, and cultural fields in a historical course. With this theory and with the case study of each landscape, it should be possible to identify the backgrounds, including the relations of political economy governing the space of formation of the assumed landscape.
9	Mozayani (1995)	Physical Study of Tehran	Urban Landscape	Presenting a thematic classification, based on the scale of encountering the existence of the city, in the process of studies, in four levels, including spirit, body, appearance, and face, along with 8 areas of the visual aspects of the city, in the form of architectural and Urbanism, Artistic and city life manifestations, including the main activities and the common characteristics of the city, and the sound and smell.	The intended classification still has a considerable comprehensiveness and only in the scale of analysis of this thesis, focusing on the scale of the face of the city following this classification, it seems that the weight and degree of crystallization of the aspects planned in the face of the urban areas of Tehran, shows the traces of political economy components on the urban landscape.
10	Zandi (2014)	Tehran Landscape Strategy	Political Economy	This researcher pointed out the factors and components that play a role in the flow of the capital city and practically marginalize the quality of the man-made environment.	He has correctly pointed out only a part of the components of political economy involved in the formation of the artificial environment and course not all of them.
11	Kheyroddin (2013)	A critical look at the factors of commercialization of the main walls of urban areas	Urban Landscape	Referring to the ever-increasing expansion of commercial enterprises, the researcher addressed the speculative nature of the space production approach in Tehran, which has severely affected the urban landscape; Especially the cancerous growth of banks and housing companies, which is not a symbol of productive activity, in accordance with what exists in advanced societies.	Referring to one of the most common destructive manifestations, he has discussed a section of the political economy of the country, on a case-by-case basis, the urban landscape of Tehran, and its physical representation in recent decades.

(*ibid.*, 53). similar to the experience that originates from the different effects of the scale of movement in the perception of space (*ibid.*, 44) and in the gradual change of proportions and scale of cities from human-centered to car-centered, the meaning and comfort of cities have been lost or have become less important (*ibid.*, 55). Complying with the qualitative standards considered by experts, the quantitative indicators of urban development desired by the authorities, which more than anything

else, target the vehicle accesses and parking places and limit or exclude public areas in favor of the vehicle axes, do not have fit and align. The approach of modernity and the acceleration of development changes have also taken more seductive forms and attracted the flow of speculative capitalism toward themselves. In this situation, having a human and stable city, along with a healthy operation, becomes a tough demand and challenge. For this reason, the architecture and landscape of every city require the

examination of various dimensions and forces that have been involved in its formation during a specific time process, and the political economy of space is the most comprehensive platform for this evaluation and analysis.

• **The second theoretical structure -the political economy of space**

The political economy of space can be considered a language with the ability to include the spatial interests of social sciences, geography, cultural studies, economics, architecture, art history, and other disciplines. From Mc Loughlin point of view, the field of human geography, due to the centrality of the “social-spatial dialectic” in it, plays a key role in the heart of the political economy of space (Cuthbert, 2016, 10 & 11) and since capitalism, to maintain the capitalist flow of production, moves towards space, space is not neutral at all, but is a political matter and therefore, is mixed with power relations (Turkameh, 2015). In the period of capitalism, space is influenced by the economy more than other factors, and other social institutions in this era are intimidated by the role and importance of the economy (Choay, 2017, 301). If the spatial patterns of settlement, more than all factors, are influenced by the pattern of economic institutions and their supporting policies. Land and capitalist relations, or what Lefebvre called “real estate”, is one of the areas of involvement of the fundamental forces of society and a source of additional value” and “the goal of businessmen to develop the space to acquire wealth”. Similarly, Harvey has not considered any way out except urbanization for the reproduction of capitalism, accumulation, and its crises in the fields of industry and agriculture. (Harvey, 2013, 317) To understand the effect of the political economy mechanism on the city space, it is important to know: as long as the society reproduces itself, a set of social and property relations are also established and reproduced over time, relations that are based on private ownership or control over land is real estate and production tools. The physical characteristics of the urban space are the products of the trends of political strategies and economic policies (Cuthbert, 2016, 48). In the framework of monopoly capitalism, the role of the government, through various ideological stances and the process of urban planning and setting the environment for urban design (ibid., 90 & 91) and its effect on various capitals and ultimately make the process of urban form (ibid., 93 & 94) is key. For this reason, policymaking and change of use have their social and economic consequences, also as a political process in the capital accumulation flow, while changing the shape of space, cause the rich become richer and the low-income and poor groups remain deprived” (ibid., 64-65). In this process, institutions and agents, (including builders, financial institutions, and governmental, semi-governmental, and private

institutions, numerous and complementary financial, legal, political, educational), and also special mechanisms are created that support the market and are the main obstacle in the way of eliminating scarcity and play an important role in the field of production of consumer value to acquire exchange value (Harvey, 2016, 168-170). Activists in markets are the result of a legacy of roles and power relations. Therefore, understanding the role of power in market-based social interactions is essential (Movassaghi, 2019, 12 & 13) and considering that specific places can obviously obtain more land rent due to their privileged position compared to previous investments, rent and monopolization in the field of land allocation (ibid., 157) and political corruption that comes out of rent and monopoly can play a role in the market economy (ibid., 112). The relations of the international arena and gaining the legitimacy of governments from participating in world trade and providing goods and services from foreign sources, cause their interference in the country legitimate as well. So; the government is not an element separate from capitalism and it becomes a capitalist government or state capitalism is formed (Mossalanejad, 2015, 9). Culture and ideology, also have directly or indirectly affected the economy, society, and governments of the Middle East region and caused leaders, rulers, and political elites to be involved in all private, public and political affairs. Religion, oil, and government have been three key elements in their social life. (Movassaghi, 2019, 362 & 363) The new cultures of the modern economy require a change in attitude, values, beliefs, and notions of consumption, which is done with extensive advertising through the media and social networks. (Madanipour, 2000, 149) Therefore, the forms of architecture and urban space have been shaped by economic and production relations, land and real estate relations, political relations, and social and cultural trends of historical periods that contractors, and builders of houses and buildings. The financial resources suppliers have been able to carry out the process of spatial reconstruction of the city by occupying space and place, dissolution, liberation, and integration of space, and sometimes, they have faced spatial imbalance and disturbance in the field of architecture and urban landscape and will help to the structural disturbance of the city. Overall, the political economy approach of this research is formed based on three main dimensions, including economy and economic relations, social system, and politics. Figure 1 is the ideogram of the political economy of architecture and urban landscape, which was obtained from the theoretical studies of this research.

Research Methodology

In this research, two logics were used. Analogical logic was used in developing the model and general framework, and

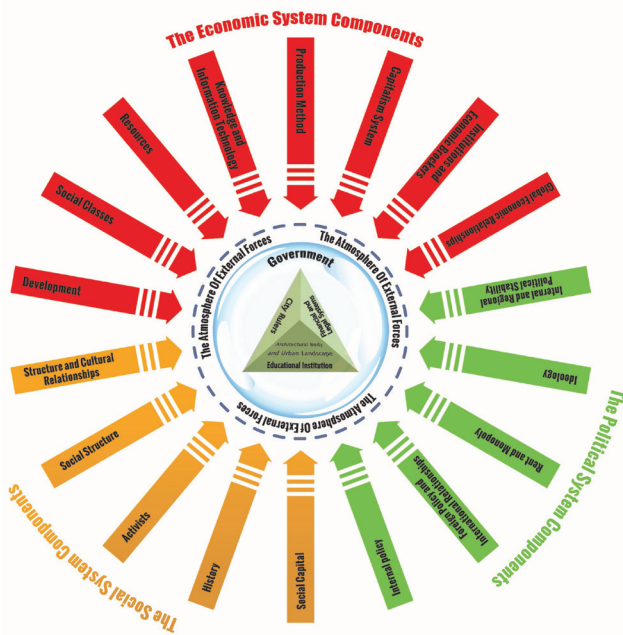


Fig. 1. The ideogram of the political economy of architecture and urban landscape. Source: Authors.

in the next step, thematic analysis was carried out using induction logic. The unavailability of institution statistics and official reports made it practically impossible to carry out the comparative method, and inevitably, the continuation of the research process, was obtained through qualitative methods and semi-structured interviews, to reach the adaptive analysis model. Due to the difference between the scale of the general model and the specific conditions of a street, conducting a theme analysis of the economic and social conditions of Tehran and specifically, Tajrish Square in the current conditions provided the possibility of calibrating the general in the specific and highlighted the key issues of specific spaces. Considering that in terms of theme analysis, not the research hypothesis but a research question, as needed, the research question was proposed in the form of this content: “the dynamism of which components of the political economy of space have the greatest contribution in the formation of architecture and urban landscape?” What has been the current range of the Tajrish field and what has been the result? After conducting the theme studies and determining the topics, factors, and variables, path analysis was done to determine the cause and reason chain between the variables, which provided the main basis of the adaptive analysis model for the specific analysis of the street. The specific research of the current specific conditions has both quantitative and qualitative aspects, which according to the goal, is among applied-developmental research. The method of conducting this research, in terms of epistemology, is a descriptive-analytical method of correlation type on a case study.

Data, (including data related to architecture and urban landscape and then, data related to financial and banking institutions, for example, documents from past research, official and unofficial statistics), were collected through direct and indirect observation and field exploration, and semi-structured interviews with experts and specialists in the relevant fields and questionnaires. The selection of the Tajrish Square area as a research sample was made with this approach that this area, including Tajrish Street and two: Sarpol and Quds Squares as an urban space, is an element of the spatial and physical structure of the city of Tehran, which divides two important streets of Tehran into a part of its skeleton has connected and due to containing important elements of the city administration, (such as Region 1 Municipality, Shohadaye Tajrish State Hospital, the final terminal line 1 of the subway, the old bazaar of Tajrish, the expanding commercial axis with arcades and various retail and large scale centers, such as the Qaem, Arg and Bazaar, the pilgrimage center of Imamzadeh Saleh and other reception and communication services, etc.), has had an economic, service, pilgrimage-cultural and political-management status and has always been desired by the decision makers and influential people of the city. The theoretical findings of this research In the first step, are presented in the form of a framework or model (Fig. 2). This framework shows the relationship between the concepts, components, and main variables of the research (independent variable and dependent variable), in general, and globality, which is derived from the theories of the experts of two major fields “city, architecture and urban landscape” and “Political economy in general and political economy of space in particular”.

In the second step, the results of the theoretical studies from numerous sources, articles, and documented field research were gathered and reports of experts regarding Iran and Tehran, including Bani Masoud (2014), Tavallaei (2007), Doroudian (2021), Rafipour (1998), Raies Dana (2018), Katouzian (2005), Madanipour (2000), Mossalanejad, (2016), Movassaghi (2019) on the influence of political economy components on the urban space and their mechanisms and the body of architecture, the adaptation of the general framework of analysis to the conditions of Iran’s experience were analyzed. The results fell under three categories: “economic system”, “political system” and “social system”. The results were summarized as follows:

The government and the supranational institutions, relying on the revenues from the export and sale of oil and independent and non-transparent customs guide bank resources to the market that they have prepared by intervening in land and space distribution policies. They do this with the help of the strong concentration of political power, with the mediation of the economic

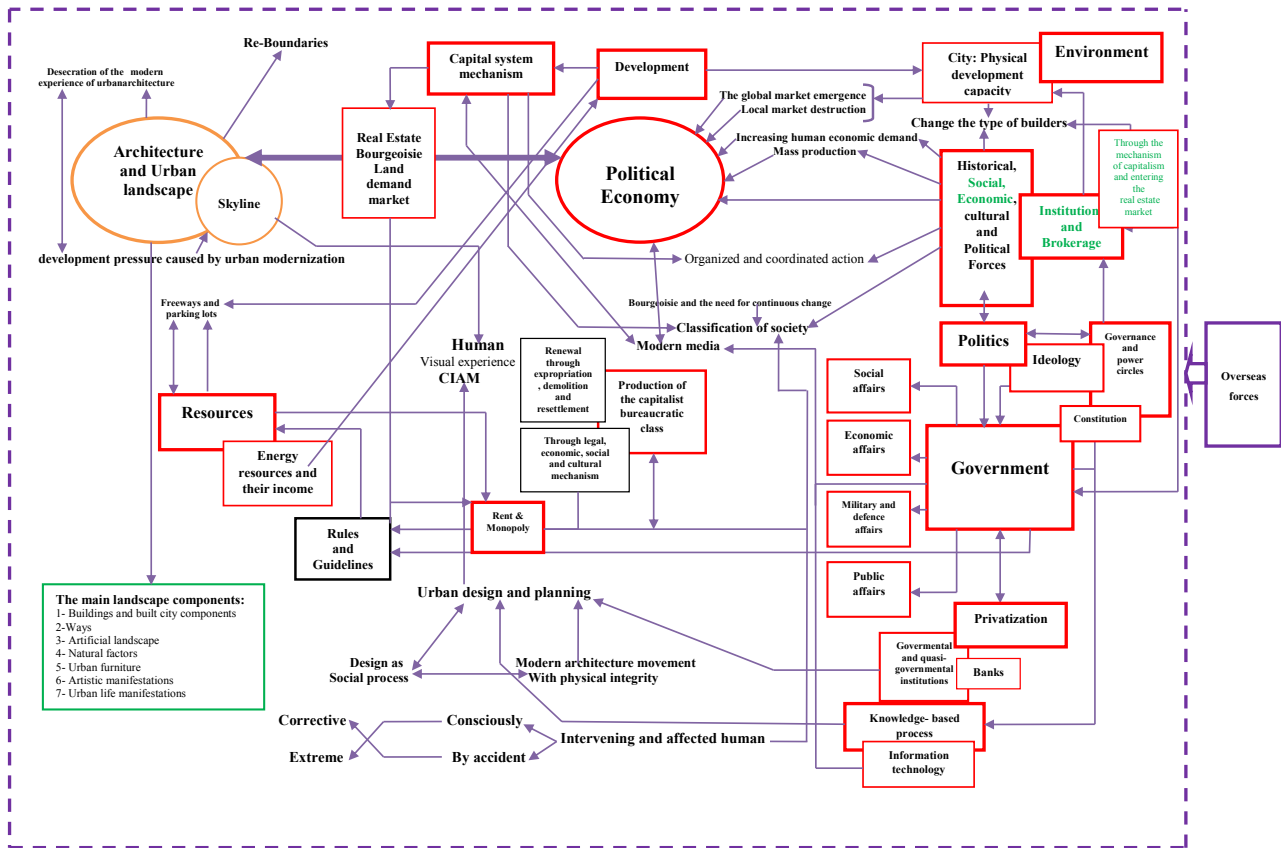


Fig. 2. Research Theoretical framework. Source: Authors.

institutions at their disposal (especially private and privatized governmental banks and financial and monetary satellite companies). This intervention has caused the economy to become unbalanced, the class gap to deepen, and its crystallization in the form of spatial disturbance and imbalance of the architectural body and urban space. In fact: the government and supranational institutions, as the independent variables in the political economy and in the context of Iran, have a composite nature, not a set of separate components. As governments and the mentioned institutions are not merely executive institutions, but their existence relies on a system of capital and wealth accumulation, which always have huge financial resources and income from the export and sale of oil at their disposal. Oil, as the exclusive source of government revenue, has made it completely rentier. "The rentier state", as an obstacle to changing dependence on oil revenues, has created a distinctive type of institutional environment, which encourages the political distribution of rents. This is the strongest reason why private interest groups (apparently private but inwardly private-state) have created certain types of social classes, organized groups, and patterns of collective action both at the internal and external levels, which are directly related to the government. The desire of the high

rentier governments for the rents political distribution is key in the sense that: governments, have introduced the financial ability of the private sector, through the political power of the public sector, by forming private institutions and state companies and extensively providing them in the economic, social and physical structure of the city. The available economic institutions, especially the private and state-owned privatized banks of the government, play a key role in this process, especially in the last two decades, the direction of its operation has moved from intermediation and providing financial and banking services to entrepreneurship. In this way, the government and supranational institutions direct the banking resources to the market that it has prepared, through intervention in land and space distribution policies, for the benefit of capital flow. This intervention has caused an imbalance in the economy, the deepening of the class gap, and the spatial disturbance and imbalance of the architectural body and the urban space. In the following section, also to adapt the general model of research to the specific conditions of Iran and Tehran and the scope of the study, it was necessary to rely on the results of theoretical studies which were analyzed using the thematic analysis, the special conditions of Tehran and the scope of Tajrish Square should be included in the general analysis model.

Determining the components of the political economy of space in the scope of the research was done with a semi-structured interview tool. Path analysis is another analysis tool that was used in this research, to determine the weight of the influence of each component on the architecture and urban landscape, as well as explain how the components of the political economy of space affect the area of Tajrish Square. It was done based on the factor analysis of the data obtained from a special questionnaire that was designed, distributed, and collected to perform this analysis. The statistical population of this research was formed by experts, consulting engineers, official judicial experts, executives involved, managers and deputies of the urban area (as far as possible, active in, or dominant in the assumed area), or people concerned about economic, social and cultural policies in this area. In this research, due to the large size of the statistical population and the impossibility of examining all cases, a sample group was studied instead of the entire statistical population. To determine the sample size, Cochran's formula was used, and based on this, the statistical population was determined to be 150 people. The sampling method was a simple random cluster type. In this way, first, a number of organizations were selected from among the public and private organizations, using a simple random sampling method, and then from the managers and experts of the selected organizations, the desired sample was selected.

Experimental Field Studies, within the Scope of the Research

The experimental studies of this research, in two separate parts, include the description and analysis of the obtained findings and are exclusively related to the field of Tajrish.

• Descriptive findings of Tajrish Square

Tajrish neighborhood in Tehran, including the old and central neighborhoods of Shemiranat and one of the busy commercial centers, is located in district one of Tehran municipality. This area, as an urban space, is an important element of Tehran's structure, which consists of Squares on both sides of Shahr-dari Street, which are the endpoints of two physical-structural elements of the city of Tehran and two main, old and important communication arteries: Valiasr and Shariati. The environmental, historical, and attractive features have given a unique character to this area. In addition to these cases, being located in region number (1) of Tehran municipality has created strong and weak points, as well as opportunities and threats for it, in terms of the existence of special economic capacities. This range includes many areas, but the important point is the confusion of the demarcation of areas that in the not-so-distant past (until four decades ago), carried many historical, urban, and environmental values; But now, the

domains are intermingled in every way. This combination is not only strengthening, but also reducing and erosive. Examining the activities of the Tajrish area in terms of quantitative and qualitative dimensions shows the salient facts are as follows:

- 1- A kind of rapid transformation in the form of commercial units in recent years, from small units to large multi-functional commercial centers, which has resulted from the aggregation of several small units with commercial and non-commercial uses and their transformation into the large unit with commercial use, and in addition, related activities (before and after), with a combination of economic, leisure, recreational, cultural and sometimes educational forms have also been added to them.
- 2- The creeping development and sometimes the breakdown of business units within themselves.
- 3- Penetration and aggression on the privacy of the sidewalks and public crossings of Shahr-dari Street and around Imamzadeh Saleh courtyard, by peddlers and shops, or occupying a large urban space to park motorcycles.

In the following, the descriptive findings of this area are briefly listed.

- There are some evidence of "disobedience of city rules". In this connection, the following examples can be mentioned:

A. The existence of numerous evidence of "disorder in the organization of growth and development of activities". In this regard, the clear manifestation of the libertine growth of the system of activities and disorder and the obvious encroachments of the existing activities on the pedestrian space is quite evident (Fig. 3).

B. Physical growth and development into the traditional bazaar and especially the business units on the south side of Shahr-dari Street and their influence in the entrance space and staircase of the buildings.

Comparison of commercial and production units in Tajrish Square in two periods of time: the early years of the 1370s (before the opening of Qaem Passage business units in 1996) and March 2022, based on field observations and information adapted from the Iranian Statistics Center. (Statistics of manufacturing workshops in Tajrish Square, related to 2002) as well as interviews conducted with residents and old informants of the area, based on the following calculations, indicate an increase of more than 600% in the aforementioned units, which is the main reason for this significant increase in less than three decades, in the first degree, the units of the Qaem passage and in the next degrees, the units of the "Arg mall", the commercial center of the "Tandis mall" and development, or it is better to say, the endogenous decomposition of the old bazaar texture.



Fig. 3. Evidence of non-observance of city rules in Tajrish Square.
Photo: Nazli Taherian, 2021.

C. The presence of numerous evidence of “functional conflict” specifically: the interference of riders and pedestrians and the occupation of sidewalks by a large number of motorcycles in different areas of sidewalks (Fig. 4).

D. Disobedience of rules related to the provision of parking in the passages of Shahr-dari Street and the provision of public space. In this regard, the Qaem passage, despite its horizontal expansion in the middle of the bazaar’s old texture and a large number of commercial units on the upper floors, has been built without regard to the parking regulations of commercial buildings.



Fig. 4. Evidence of functional conflict in the area of Tajrish Square.
Photo: Nazli Taherian, 2021.



Fig. 5. Examples of the presence of functional and value disorder in the vicinity of uses within the boundaries of Imamzadeh Saleh (a.s.) court. Photo: Nazli Taherian, 2021.

- The existence of numerous examples of the existence of “functional and value disturbance in the neighborhood of uses in the area of Imamzadeh Saleh court”, in the sense of the proximity of some activities, in the form of commercial use that is in terms of preserving the dignity, on the one hand, and the type of cultural function of this pilgrimage, is an example of a disorder (Fig. 5).
- The existence of “numerous cases of the disorder in the order and structure of urban infrastructure manifestations” through the occupation of every

corner of the space dominated by disorder and their disorganization, including the distribution of electricity and telecommunication transmission lines, as well as the disorderly and numerous establishment of electrical substations. Telecommunications etc on the sidewalks. Also, the presence of numerous masts for amplifying telecommunication and satellite waves, an emerging urban phenomenon that is expanding increasingly, and its unorganized examples (necessarily or unaccounted for) can be seen in this area (Fig. 6). Obviously, the required capacities for each of the urban infrastructures are predicted based on the population and per capita prescribed in urban plans, but in pre-existing urban contexts, this approach causes difficult conditions for providing new capacities imposed on the previous situation and poses serious challenges to the executive departments of urban management and organizations in charge of urban infrastructures (water, electricity, gas and telecommunication departments). For example, the formation of elements that, usually due to the lack of spatial facilities, while imposing considerable costs on the financial management of the city, cause disturbance of the urban space and sometimes disproportionate appendages in the urban landscape and reduce the level of technical standards. The above images clearly show clear examples of spatial disturbance.

- The physical development of shohadaye Tajrish Hospital, which is done by adding a tall and bulky building to the existing buildings on the hospital site, through occupation, destruction, dissolution, and spatial integration, has a strong effect on the spatial quality (Fig. 7).

- Existence of a clear example of “disobedience of the rules related to the change of uses; in this case, specifically, can be pointed out the change of land use of the Argetejari, from garden use to commercial-recreational use, to destroy a large number of trees and replace with a massive building has been done (Fig. 8).

6-Existence of numerous examples of disorder and visual disturbance in many cases such as:

A. Confusion and lack of observation, specific and written rules, about “symbols and cultural forms, advertising, and commercial signs at the head of shops” (Fig. 9).

B. Disturbance of the skyline and narrowing of the sight corridors, especially the northern view towards the Alborz mountain range, which for many years, was considered one of the outstanding visual and unique features of the urban landscape of this area (Fig. 10).

• Analytical findings

Scope analysis, in terms of spatial and physical structure, under the influence of the dynamism of the components of the political economy of space, in line with the answer to the empirical question of this research, in three analytical dimensions, including the results of physical and spatial



Fig. 6. Cases of disorder in the order and structure of urban infrastructure manifestations. Photo: Nazli Taherian, 2021.

analysis, the results of theme analysis and the results of path analysis, is classified and presented.

- Spatial and physical analytical findings

The physical and spatial conditions of Tajrish field, based on the conceptual definitions presented in the theoretical studies section, overall, confirm the presence of visual disturbance and physical imbalance. The themes of this disturbance and imbalance, the communication, human and visual dimension, include the following items:

1- In terms of communication and proportionality between the communication networks, there is no



Fig. 7. The effect of the physical development of Tajrish Martyrs Hospital on the area of the square. Photo: Nazli Taherian, 2021.



Fig. 8. An example of not complying with the rules related to the change of uses. Source: www.safarzon.com.

proportionality between the spaces of the squares and the sidewalks on the side of the street.

2- Parking for private and public vehicles is not enough.

3- The rule of cars, public vehicles, and motorcycles are in place.

According to the current prevailing conditions, in the near future, with the official start of the developed departments of Shohada-ye Tajrish Hospital, there will be a certain manifestation of functional disorder due to the lack of development of the streets and access axes leading to this medical center and other required infrastructure



Fig. 9. Examples of disorder and visual disturbance in Tajrish Square. Photo: Nazli Taherian, 2021.

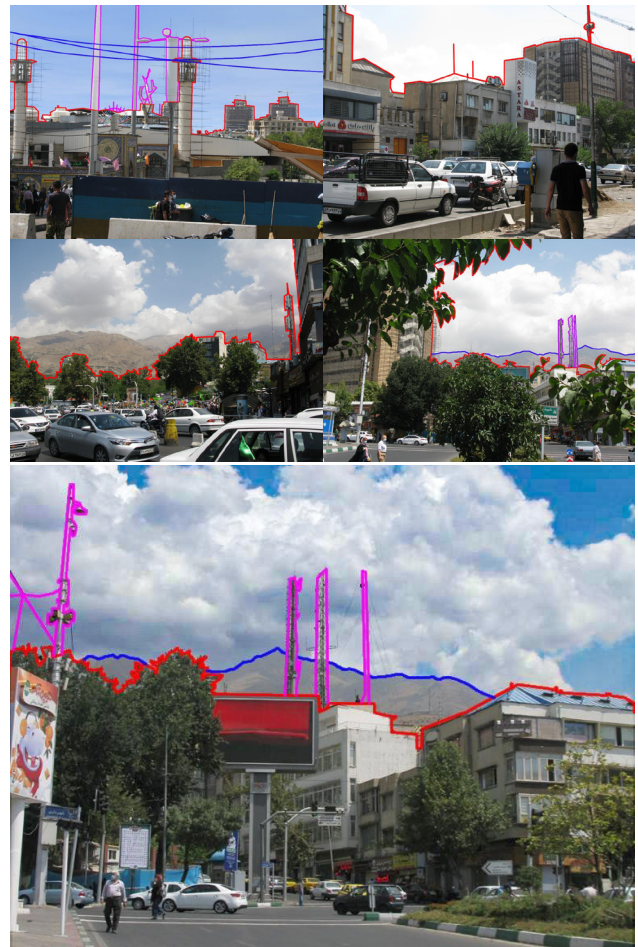


Fig. 10. Disturbance of the skyline and narrowing of sight corridors in the area of Tajrish Square. Photo: Nazli Taherian, 2021.

capacities. It will create current ones that are either undeveloped or unorganized. This issue, before and in particular, after the opening of the Qaem passage and then the addition of the Tandis and Arg-e tejari to the existing commercial context, has been experienced. Granting permission for the construction and development of Qaem Passage, without complying with the parking regulations, is an example of not complying with the municipal regulations regarding the provision of parking for commercial spaces.

4-From the human dimension, there is no human scale, there is no sense of security in the squares, the identity of the environment and the past meaning of Tajrish Square have been lost, human values have faded, and there are no spaces for leisure, sitting, and talking. And what is there, due to the intrusion of the shops into the privacy of the sidewalks and the surrounding of a significant part of it by peddlers, does not have the appropriate width.

5-From the visual aspect, visual proportions are not observed in the neighboring volumes and their components, all cultural symbols and forms, advertising and commercial signs at the head of the shops are generally not organized. The environment does not have

the necessary readability. Examples of inconsistency and abnormality and disobedience of rhythm, weight, and harmony are observed in architecture and urban landscape; this issue has been one of the main causes of the distortion of the northern landscape skyline of this area.

A. The newly constructed building of Shohada-ye Tajrish Hospital, from the point of view of physical and volume, has disturbed the rhythm and weight of physical texture and the existing space. Also, due to the large-grained volume of this building next to the small-grained volumes on Shahradari Street, it has depicted an intensified appearance of physical imbalance.

B. Illegal change of Arg-e tejari land use, from garden use to service-cultural and then commercial-service use, has also severely affected the building density of the area and can be seen as an example of a violation of urban planning regulations.

C. In general, the studied area as one of the structural areas of Tehran, which connects Valiasr Street to Shariati Street in the communication and functional artery of the city, is currently occupying space and place, frequent spatial dissolution and integration have caused unbalanced and

accelerated spatial disturbance in the field of architecture and urban landscape, and as a part of the city's structure, it has affected the process of spatial reconstruction of the city. The loss or limitation of the unique features of the urban landscape and the disturbance of the skyline and numerous other examples have been listed, following the granting of permission to increase the density and, as a result, the number of floors of buildings built or under construction, has seriously damaged the environmental and spatial values of this area. The following section presents the theme analysis process, which was done to analyze the damage caused to the area of Tajrish Square, under the influence of the components of the political economy of space and specifically determine the most influential components.

- Theme analysis findings

The results of theme analysis, after aggregation and categorization in the form of open, axial, and central codes, finally led to the extraction of abstract concepts (themes) as follows:

A. The role of direct policies and interventions and highly influential indirect supports of executive organs and the private sector in the process of the formation of architectural bodies and urban landscape.

B. The growth of ownership of the public and quasi-government sectors, such as the share of ownership of government executive bodies in city spaces, Such as the ownership share of government executive organs in city spaces, such as government hospitals and municipal centers in urban areas. These topics are based on the analysis of the answers given to the questions: "The role of the government in the formation of the current landscape of Tehran, the components and mechanisms affecting the architecture and urban landscape of Tehran, the role of the Matter 5 Commission, the Matter 100 Commission and a wide volume range of construction violations, the cause of the gap between theory and practice in architecture and urban landscape, in Tehran and the area of Tajrish Square, the evaluation of privatization in Iran and the evaluation of the share of banks in the quantitative growth of the more privileged areas of Tehran, and the impact of oil on the land and real estate economy", was obtained.

C. The presence of large capital available to the private sector, the governmental, and mainly the quasi-government sectors and pathfinding for most of these capitals in the real estate market. This issue was obtained from the analysis of the answers given to the following questions: "The facts and specific features of the current status of architecture and urban landscape from Tajrish Square (SarePol) to Quds Square, the main investors in the real estates of the privileged areas of the city, the factors and components cause of disturbance of the architecture and urban landscape of Tehran, the evaluation of the

development process of Tajrish Square area, as the center of development of region 1 and the evaluation of the current status of Imamzadeh Saleh, the expression of experience, from the sidewalks of Tajrish area".

D. The bank credits concentration allocated in investment in the real estate sector, on the other hand, were issues that were obtained from the analysis of the answers given to the question: "Evaluation of the changes in Region 1 and the area of Tajrish Square and its pattern".

E. Absence of an executive and supervisory system, based on comprehensive rules and legal frameworks that are implemented equally and fairly. This topic was obtained from the analysis of the answers given to the question: "the role of supervisory units in the process of the formation of architecture and the urban landscape of Tehran".

The analytical model of the adaptive theoretical framework of this research, in accordance with Fig. 11, shows the dynamism of the influence of the main political economy components of space (the main variable). In this model, visual disturbance and physical imbalance, as an objective manifestation of architecture and urban landscape, play the role of the dependent variable. In addition to the two main and dependent variables, this model also specifies the modulating, controlling, intensifying, and threatening variables.

- Path analysis findings

In the path analysis process, due to the need to show the simultaneous effects of the variables, the causal modeling method or the structural equation model, which is one of the most basic methods of analyzing complex data structures, was used so that different variables that are in a structure can be analyzed. Based on the theory, the effects are simultaneous and analyzed. Factor loadings are measurement equations that show the relationships between hidden variables and manifest variables, and structural equations show the relationships between latent and latent variables and are used to test hypotheses. The numerical results obtained from this process are the path coefficients. Table 2 shows the prioritization of total effects, based on path analysis of architectural form and urban landscape. Based on this, the most effective components are, in order: government and sovereignty, rent and monopoly, the capitalist system and capital accumulation, and after them, financial resources, and in the next order, the components of monetary and banking policies, institutions and economic agents. and they have become bureaucratic.

The estimation of path coefficients - direct and indirect - and the total effect and the research model determined that:

The components of economic, social, and political mechanisms, directly and indirectly, affect the architectural form and urban landscape. Based on the

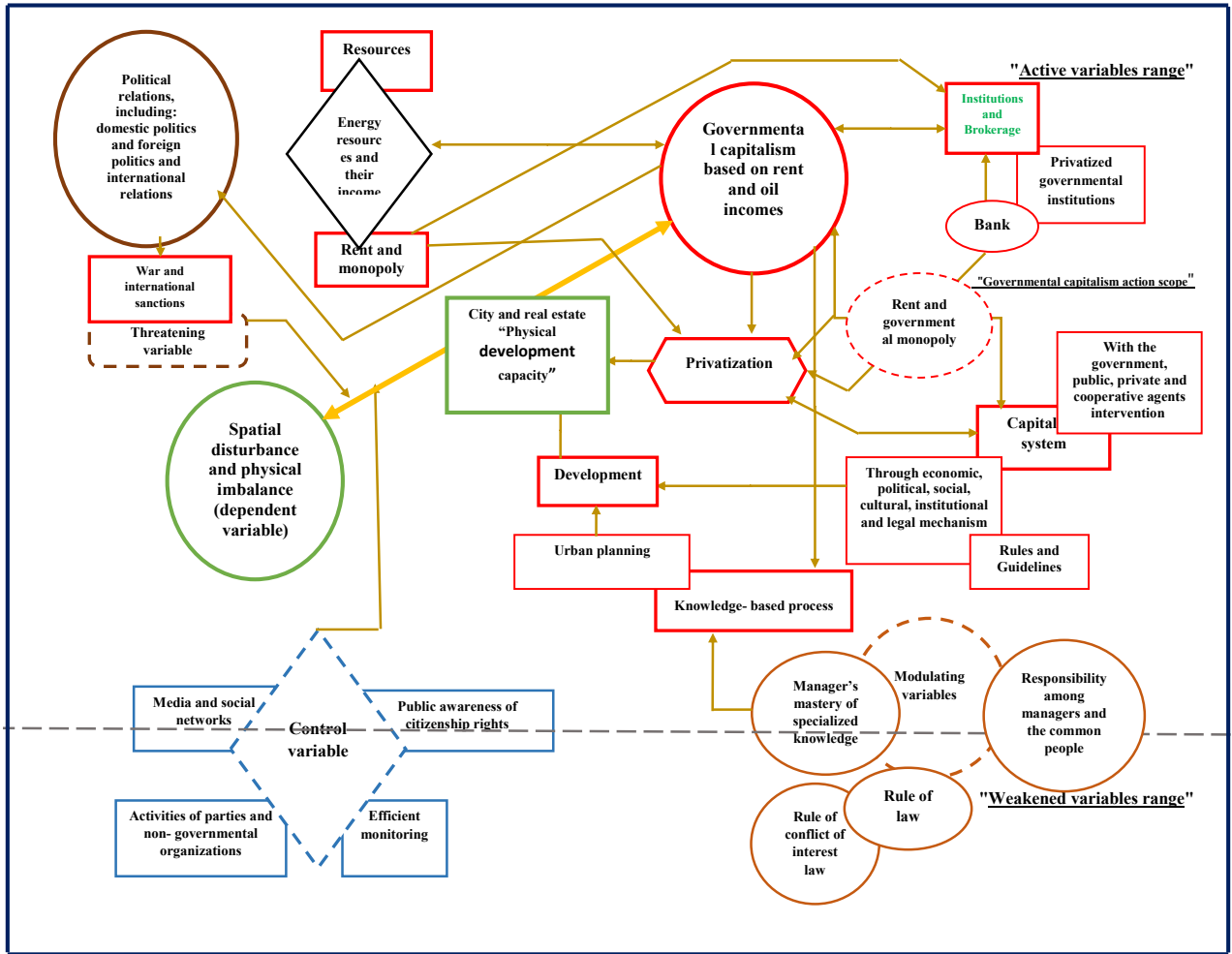


Fig. 11. Analytical model of the adaptive theoretical framework of research. Source: Authors.

Table 2. The priority of the influential components based on the total effects obtained from the path analysis process. Source: Authors.

Influential component	Total effect	Rank	Influential component	Total effect	Rank
Government and sovereignty	0.9627	1	Knowledge and information technology	0.4574	10
Rent and monopoly	0.9449	2	Earth and space policies	0.4554	11
Capitalism and capital accumulation	0.9316	3	Public and internal policies	0.3696	12
Resources	0.8046	4	Global economic relations	0.3658	13
Monetary and banking policies	0.6844	5	Foreign policy and international relations	0.312	14
Institutions and agencies	0.656	6	Ideology	0.3022	15
Bureaucracy	0.6072	7	History	0.244	16
Culture	0.5097	8	Social capital	0.1723	17
Social economic system	0.465	9	Development	0.1609	18

results of the measurement model and the structural model of the research, the hypotheses of the study were examined to determine the significance of the relationships between the variables. According to the values obtained and the significant number being higher than the value (1.96), all three hypotheses regarding the “significance of the influence of economic, social

and political mechanisms on the architectural form and urban landscape” were confirmed. In the final path analysis model of this research, the components of each of the economic, political, and social mechanisms were extracted through exploratory factor analysis. In the economic mechanism, the components of knowledge and technology, institutions and economic agents, capital

accumulation system, financial resources, development, social system, and global economic relations were extracted through exploratory factor analysis. In this model, the direct effect of knowledge and technology with a standardized weight of 0.59 on physical development was determined. This shows that if knowledge and information technology are used for urban growth and development, they can have a favorable and suitable effect on the physical development of the city. However, other components such as the capital accumulation system and financial resources, the effect of knowledge and information technology in the path of capital accumulation, may cause developments that endanger the architectural form and urban landscape. Therefore, among the direct and indirect effects that have a positive impact on development, may refer to knowledge and information technology and culture; but in the economic environment caused by the rule of the capitalist system, which pays exclusive attention to the accumulation of capital, there is a possibility that the physical development will go in a deviant direction. The physical development component of the city is also influenced by land and space policies. Another influencing factor on development that can be mentioned as a direct effect is culture, which depends on how (infrastructural or instrumental) and in what process (constructive or destructive) it is used, will be impressive on the architectural form and the urban landscape. Another component that plays a key role in physical development is financial resources which play a role in the capital accumulation system and have an impact on physical development. Another component of the political mechanism that indirectly affects physical development is the government and governance. The development of institutions and economic agents in the set of quasi-government companies are influential in the physical development of the city. Another component of the political mechanism that can indirectly affect the path of physical development is rent and monopoly, which affects both financial resources and the investment and capital accumulation system. In the social system, related to the dimension of the economic mechanism, the standardized weight of 0.51 directly influences the institutions and economic agents. The social capital component, from the dimension of social mechanism with a standardized weight of 0.74, has an impact on the social system (from the dimension of economic mechanism). Among other factors influencing the social system, in the dimension of the political mechanism, is ideology, which influences the social system (in the dimension of the economic mechanism). The standardized weight of this component is 0.65. Therefore, it can be concluded that social capital, culture, and ideology can indirectly influence the architectural form and urban landscape through the

social system (from the economic mechanism). Another important component influencing the architectural form and the urban landscape is economic institutions and agents. In the final model, rent and monopoly, government and governance, monetary and banking policies, financial resources, the capitalist system, capital accumulation, and social system (from the economic mechanism dimension) influence economic institutions and agents. In this model, the indirect effect of rent and monopoly on the architectural form and urban landscape was determined through economic institutions and agents. The direct effect of rent and monopoly on institutions and economic agents is 0.49, the direct effect of institutions and agents on the economic mechanism is 0.63, and the direct effect of economic mechanism on architectural form and the urban landscape is 0.62. Therefore, one of the indirect effects of rent and monopoly on architectural form and urban landscape, through institutions and economic agents, is equal to 0.191, which is significant.

In the final model, the indirect effect of government and governance on architectural form and the urban landscape is through institutions and agents. The direct effect of government and governance on institutions and economic agents is 0.54, the direct effect of institutions and agents on the economic mechanism is 0.63, and the direct effect of economic mechanism on architectural form and the urban landscape is 0.62. Therefore, one of the indirect effects of the government and governance on the architectural form and urban landscape through institutions and economic agents is equal to 0.21, which is significant. In this model, the indirect effect of monetary and banking policies on architectural form and the urban landscape is through institutions and economic agents. The direct effect of monetary and banking policies on institutions and economic agents is 0.58, the direct effect of institutions and agents on the economic mechanism is 0.63, and the direct effect of economic mechanism on architectural form and the urban landscape is 0.62. Therefore, one of the indirect effects of monetary and banking policies on the architectural form and urban landscape through institutions and economic agents is equal to 0.226, which is significant. According to the model, the indirect effect of financial resources on architectural form and the urban landscape is through institutions and agents. The direct effect of financial resources on institutions and economic agents is 0.65, the direct effect of institutions and agents on the economic mechanism is 0.63, and the direct effect of economic mechanism on architectural form and the urban landscape is equal to 0.62. Therefore, one of the indirect effects of financial resources on architectural form and urban landscape, through institutions and economic agents is equal to 0.253, which is meaningful.

Discussion and Interpretation of the Findings

The results of findings of this research answered the research question in two theoretical and experimental parts, around the following two axes:

1- In response to the first part of the question, which forces and components of the political economy affect architecture and the urban landscape? Based on theoretical studies at the general and world level, a total of 18 components were identified and classified into three layers, including economic system mechanisms, political system mechanisms, and social system mechanisms.

2- In response to the question: How and through what mechanisms have the influencing factors affected the architecture and urban landscape of Tajrish Square? Based on the empirical studies of this research and the synthesis of the analytical results, economic relations and specifically, the relations of the priced market and the goods and money market and various cycles of economic activities and events related to the system of informal controlled activities (under the classification of the capital accumulation system) are among the factors that cause confusion, disturbance, and disorder in image perception, under the title of “visual disturbance” and with physical, inconsistent, abnormal, lacking rhythm or inconsistent with the appropriate and worthy status of this area. Based on the observations and interviews conducted, the main investments of the last few decades - except for coarse-grained examples, such as the Arg and Tandis malls, and Tajrish state hospital- didn't have any visible external demonstrations on the floor and street facade of this area, by the general public and even some experts, which seems to be primarily due to the influence of the cultural tact of the property owners. This means that the cultural and religious people, in relation to the component of capital accumulation, are placed in nested links between the rings of financial power, dependent on government institutions and political governance, and the cultural factor prevents the manifestation of capital accumulation. In connection with this area, in particular, Bazaar, Imamzadeh Saleh, and Trusteeship (as a representative of the Charitable Affairs Organization, and a government entity that owns a major part of the land in this area) have a role in making any decision. It has a key and the pattern of showing its capital is culturally guided. On the other hand, culturally, basically, the middle capitalist class is afraid of revealing the dimensions of their investments; as some believe that such arrangements are made to reduce obligations and financial responsibilities to avoid the need to pay “real” value-added tax. The development of the Qaem passage in the back side of Shahr-dari Street and the heart of the Tajrish traditional bazaar, especially and in a very clear way, is a clear testimony to this claim because the passage building could stand out in a striking and prominent form.

Conclusion

The architectural form and urban landscape are the product of a political-economic system based on the following reasons:

1- Powerful social groups, by dominating the resources, by exerting their political and intellectual hegemony in more or less the shape of the cities through the creation of communication and functional layers, connect the city landscape with the people and some cultural and ideological affiliations of the people. In the area of Tajrish, religious symbols, executive organizations, and the all-around support of the government have been able to change the architectural form and urban landscape.

2- The system of capital accumulation has been able to be effective in the policies and decisions of institutions, in the allocation of resources and facilities, and in the way of physical exploitation in the form of architecture and urban landscape; In particular, the accumulation system affected by the governance of supranational institutions in politics.

3- Institutions and economic agents of the accumulation system in society are other important components that affect the architectural form and urban landscape. In fact, political power and sovereignty, with the formation of groups and institutions or economic agents dependent on themselves, cause changes in the formation processes of architectural form and urban landscape. They act through the formation of institutions and related economic agents and interventions in the process of decision-making and selection, control, and supervision, under the title of “development stimulating projects”. Therefore, the changes in the architectural form and the urban landscape have been able to be related to a part of the political and executive classes. Such changes can regulate social relations in the form of policies, as well as determine the priorities for the allocation of financial resources and the formulation of urban rights and laws.

4- The mechanism of the rent component has been able to act as a powerful component affecting the architectural form and urban landscape; So that by gaining the support of the power of affiliated groups, consolidate and expand and the interests and relationships of this group will determine the architectural form and urban landscape. In fact, the economic power in the spaces produces represents the monopoly of the dependent groups and gives concrete expression to the ways of governance and political authority in the changes of architectural form and urban landscape.

5- Based on the results of the path analysis of this research as well as picture number (33), also in summarizing the four axes listed above, the city and real estate, the physical capacity is “development” in the mechanism of economic capital accumulation in the construction sector, which has been provided to institutions and agencies of government

monopolies and extra-powers through financial and banking policies. In the process of privatization, in combination with the last two components and through

the mediation of banks, they have influenced the process of urban planning-which is a knowledge-based process- and caused a spatial disturbance and physical imbalance.

Endnote

* This article extracted from Ph.D. thesis in Architecture entitled “Explanation of the influence of the political economy components, on architecture and urban landscape in Tehran metropolis” that under supervision of Dr. “Hamidreza Parsi” which has been done at Faculty of Art, Kish International Campus, University of Tehran, Iran in 2023.

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