



## Formulating a vision statement aims to revitalization Shoukat Abad garden and mansion in Birjand by considering to preservation the unique values of Persian Garden

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*(Received 28 September, 2015 Accepted 01 November 2015)*

*(Published by Research Trend, Website: www.researchtrend.net)*

**ABSTRACT:** In reaching to implementation role of revitalizing historical buildings and contexts, visioning is a particularly important step and have qualitatively important role in determining the economic and social and physical future. Vision in line with revitalizing action is leading towards optimal path for future. This skeleton provides favorable conditions for rehabilitation and protection. This document is illustrating that future would be desirable. Shoukat Abad garden monument and building in the city of Birjand have underlying values and unique features. Which attention to its value is including of necessities in revitalization of these national wealth. Here the purpose is strategizing revitalization programs and conserving Shoukat Abad garden monument. Research Methodology in this paper is descriptive and analytical and data collection is in library method along with field studies.

**Keywords:** vision, historical architecture, historic garden of Shoukat Abad, value, revitalization

### I. INTRODUCTION

#### *A. Location, climate zone*

Birjand is located in center of South Khorasan province in east of Iran. This city is located in geographical position of 32 degrees and 53 minutes north latitude and 59 degrees and 13 minutes of eastern longitude. Birjand city has a land-measurement about 95,388 square kilometers. This province has 8 cities, which name are: Birjand, Ghayenat, Ferdous, Nehbandan, Boshruyeh, Sarayan, Sarbishe and darmiyan. According to the General Population and Housing Census of year 1385, the population of South Khorasan province is about 636,420 people. Birjand city hasn't an overall favorable geographical conditions in the natural environment of Iran system; But its' exceptional location in the margins of central desert have better situation than other areas due to its forming in mountain range of Bagheran, Momen Abad, and Shekarab and altitude of 1480 meters above sea level. 35-year average rain in Birjand is about 2/167 mm. The mean temperature is about 16.4 degrees Celsius and evaporation and transpiration is about 1798 mm in year and amount of rainfall does not conform to plants' growing season. In general, this area is considered as a part of arid desert.

### II. BACKGROUND OF THE REGION

In addition to Birjand's name which its structure is derived from Pahlavi language and goes back to pre-dates of Islam, according to the story, Birjand is located probably in the late of Sassanid era and was built by

Zoroastrian Yazdi and Kermani as an abode in margins of desert and on the route from desert towards north of greater Khorasan and Transoxiana. At the end of Safavi period and after assassination of Nadir Shah, by settlement of Khozeimeh family [Later in Qajar Period by eliminating Afghanistan from Iran region and the gradual weakening of axis communications in Heart] Birjand was Quhistan center. With decline of Safavid era and penetration of Western Europe countries to India and Eastern Asia from land and maritime routes, Birjand, which was located in direction of the main overland in this relationship, were crossing the majority of travelers, tourists or officials and in their writings they have left information about the city and the region.

#### *A. Background and reasons of forming Birjand Gardens*

Most gardens of Birjand are related to the Safavieh and Zandieh era. These gardens and mansions are mostly belonging to aristocratic families of city and specially Khozeimeh family; and they are scattered in Birjand city and villages and fortunately, most of these gardens still remain.

In addition to natural factors and factors influencing on it, the most important change that provide background of making several gardens in Birjand is transferring administrative political center of Quhistan state from Ghaen to Birjand in Safavi era (Almost Shah Tahmasp) by Amiriyeh family (Khozeimeh) and play dominant role and other roles that cause to make numerous gardens and mansion.

### *B. General description of Shoukat Abad gardens and historical mansion*

Among Birjand gardens, Shoukat Abad building is a genuine example of plan in Iranian garden architecture. This land with an measure of 5.8 acres have located in village of Shoukat Abad and Shoukat Abad village with an measure of 2.6 hectares and 1150 m height from in sea level with geographical coordinates of 59 degrees and 18 minutes east longitude and 31 degrees and 52 minutes north latitude at 5 km East, which has better situation in compared with other places in area of weather conditions and access to resources and soil type. This work has registered in 23 August 1378 AD in the national index, list and according to the document it belongs to Qajar period and property of Amir Ismail Khan Shoukat Molk, and because he had no son to inherit, his property were inherit to his brother Muhammad Ibrahim Khan, and later it was dedicated by Amir Asad Ullah, Court minister of Pahlavi. Garden and Shoukat Abad building are composed of exterior and interior building and spaces and ancillary services such as refrigerators, citrus garden, citrus house, kitchen, bathroom, stable, garden and benches; and it has created a perfect forms of Persian garden architecture in historic village of Shoukat Abad. Mansion has stretched in such ways that were sovereignty in end of minor axis at the highest point of garden. In the center of mansion in lower level, from balance of the garden area, spring house have located that have exceptional importance in terms of placing on the way of water. The spring house is connective role and exterior mansion into 2 parts, east and west. Interior mansion like the noblest Iranian houses has formed from summer and winter, courtyard, entrance and porch rooms and several passages in large modules. This collection have used as a summer house settlement of Khozeimeh Alam. South side were special for ruler and his family and some of the interior spaces used for ceremonies and guests and some of spaces in the corner of main building, be added later according to their need. Its decorations include simple mirroring, one kind of decorative ceiling, plaster and brickwork. Materials used in building construction are brick, adobe, , small stones and its major arches including vault, wall bay, arcade Posts Tagged and discharging . The most important principle in designing the garden is garden structural system which is based on geometric regularity. Designing for dividing spaces in this garden is like other Iranian garden and constructed by two perpendicular axes. South direction of main axis is south, north and direction of minor axis is west and east. Introduce to main street is in such way; which supervisor reached to the opposite side of mansion after traversing direct route with height difference of a few steps away from rotating dock island, and curved. In this garden, adjoining spaces is located in walls and behind the main space to maintain the order of garden.

Another important principle in structure of this garden is compliance of entrance on mansion symmetry axis, regard of quality of vision and perspective and principle of landscape are in rectangle form. The plant system of this garden is somewhat different from other gardens in Birjand. Garden plant species have variety and most of fruit trees consist of native species which is consistent with the climate. Some of trees are apricot (Armenia CABulger), Barberry (*Berberis vulgaris*), grapes (Vinifera), pomegranates (*Punica granatum*), apples (Malusdomestica), berry (*Morus alba*), greengage (*Prunus domestic* subsp. italic), etc.... The existence of shaded pine trees

With age of more than a hundred years alongside the main road long axis and minor axis direction of garden transverse in mass form has a special effect in providing the picture of this garden. Other types of shaded trees are willow, pine, acacia and.... . Another part of garden are flowers; which includes Roses (hybrid tea), Damask rose(sweet heart), Geranium (*Hortorum geranium*), Dog-rose(*Rosa canina*), Sedum (portulaca grandiflora), Judas tree (Cercissiliquastrum), amaranth (caudatus), petunia (hybrid petunia) and others. In this garden, access to water is conducted by subterranean. In Birjand, subterranean water is not enough to permanently flow in water-course; that is why in gardens the water was collected in pool and after that it has been directed to the water-course and used for irrigation. Pools are considered as the main elements of forming the irrigation system of garden in Birjand. The direction of water movement in Shoukat Abad garden is from East to West and South to North. Extreme heat and high evaporation of water causes the role of water in this garden become less important than other gardens in Iran. Length of main axis from the opposite point of pool to opposite point of entrance is 360 meters, which for prevention of water evaporation and in order to make better use of water, the water supply to the plots is done by the main path of the shade of trees. Water amount in order to Shoukat Abad farm irrigation is equal to 14 shares, which according to available dedication in General Department of Religious Affairs, charity and the expert report, 4 shares have been dedicated by Amir Ismail Khan Shaukat Molk and 10 share have been dedicated by Muhammad Ibrahim Khan Alam. The type of irrigation in area is water logging due to the special conditions of climate and lack of knowledge in the technology. Saved water in pools was used in order to use in refreshing and landscaping garden and another use of stored water in order to irrigation. The depth and width of channels that directs water into trees, is considered in proportion with water needs of trees and soil, so that in ach irrigation according to specified circuit, the volume of water needed for irrigation of trees will provide for next round.

### III. RESEARCH RESULTS

#### A. Preliminary results

**Visioning of historical garden and Shoukat Abad village.** In reaching to the implementation role of revalorization of Shoukat Abad garden and mansion, visioning is a particularly important step and plays an important role qualitatively in determining economic, social and physical future. Here, excerpt from the process of visioning of gardens and mansion in Shoukat Abad provided as strategizing based on rehabilitation and conservation along with special offers and the immediate area and other area, as follows:

**Reviewing and evaluating the current condition of historical gardens and Shoukat Abad villages in order to ascertain the vision.** Shoukat Abad monuments have value lies in its unique characteristics. And pay attention to its value are part necessities in final actions. A value of this national wealth is not in expression of its individual components, but also it is formed in integrity of all components and organic elements. After collecting documents and conducted studies, this collection and village is faced with problems arising from new developments and the spread of non-native model and inconsistent with the rural context and improper interventions in garden collection. In summarize, the main problems that affected historical village after listing below is based on the highest score are as follows:

**Urgent problems and surveying historical garden and Shoukat Abad village in order to ascertain the vision** Identity: a) Problem: Increased destruction of value in recent decade

B) Power: having the remains of a historical structure along with valuable historical, cultural elements which is carrier of collective memories.

Physical and spatial: a) Problem: The increasing wearing of buildings in historical context of village and improper interference in body of historical gardens

B) **Power:** existence of the collection with glory of historical garden, and remains of the public sector along with signs of architecture and landscape of historical village

Functionality: a) Problem: Escape from old functions and growing incompatible uses with each other in villages and historical gardens

B) **Power:** having tourist attraction and continuation of agricultural activity along with favorable conditions for agriculture and rural handicrafts in village.

Movement: a) Problem: Turbulence in movement and parking vehicles, people in villages and historical sight in front of garden

B) **Power:** adjacent position with nationwide network of east ways and historical passing ways from village and being adjacent to the historic garden of Shoukat Abad

Economics: a) Problem: severe imbalance in price of land and property in different parts of village in comparison to the other areas, escaping activities of higher employment and alternative sources and replacement of low activity

B) Power: existence of garden as special focus for opportunities, including employment, special equipment and special facilities such as loans, terms of encouragement and focusing attention on prosperity and revitalization of the historical center in region

Population: a) Problem: escaping original residents and replacing weak people

B) Power: daily visit of most people to gardens and historical village

**Evaluating the strengths and weaknesses of the historical garden and Shoukat Abad village in order to ascertain the prospects**

By measuring and evaluating the strengths and weaknesses, we are looking for, suitable strategies for achieving these goals. For this purpose, in previous studies it has been discussed in detail. In this section after conclusion of 5 most important strengths and weaknesses in terms of following points should be noted that:

#### Strengths

1. The village historical area is untouched and pristine.
2. The village is full of water and it's permanent.
3. The basic structure of garden is completed.
4. Having suitable location and distance from the city.
5. The historic garden is as an element of identity of the village.

#### Weakness

1. The deterioration of village historical area.
2. Parts of garden and historical collection remain empty.
3. Drying of green parts of garden because of pest and frostbite and cutting the trees.
4. Distorted view of the skyline in front of the main entrance of historic garden because of new construction with high height.
5. Improper interferences.

**Determine the most important issues and concerns related to the monument and Shoukat Abad historical village in order to ascertain the prospects:**

The main problems are as follows:

1. Challenging management problems
2. The challenge of durable bodies and structure of village
3. Challenge of younger generation migration with new construction to North East of village and historical part being empty of noble family
4. The challenge of eliminating some plant species from garden and village.
5. The challenge of loss of belong tense to historical identity.

**Forming effects values and Shokatabad historical village**

Table 1.

Element and compound of Shokat Abad historical garden	Scientific value	Applied information of recognition of historical garden in the field of architecture, agriculture, reconstruction, anthropology, study of culture geography
	Value of construction techniques	Classifying ways of performing roof according to building situation, using special prudence in performing traditional Persian architecture materials (Arch and ornamentation) due to the earthquake in zone. Using native materials (adobe and mud) Using types of Iranian architecture bricks Type of supplying water to building
	value of space	Main and secondary path: different entrance and building: 2 exterior and interior building Orangery: one of lateral spaces related to the garden. Tennis-court: one of lateral spaces
	value of elements	Functional and systematical element Subterranean canal: defining of garden main road. Tree: variety of species Soil: fertility of soil Symbolic element Water: water movement and sound Trees: have meaning Element and architecture spaces Exterior building: pond as connective joint Interior building: similar to the most original Iranian house in
	Value of design	Tallness of building form opening of outlook Designing of four gardens (Geometry of four parts Garden design) using perception in designing and human senses Using of time in design (seasonal rhythm, daily rhythm) coincidence and consistence in design of monument and context and color of used materials

**Statement of Values:**

Set of values in context of Shoukat Abad gardens and mansion come together and has brought architectural wealth into manifestation. After studying and analyzing significant things in detected field of values, more special features are classified as follows:

1. In the past Shoukat Abad garden and mansion were located, in the way of business and it's today special position which is near the main national network ways of Iran and India subcontinent can be from special potentials and valuable cases.

2. Shoukat Abad collection and things related to it are considered as representative cultural landscape and an exceptional testimony of an oasis in the heart of desert.

3. This work is outstanding collection of various types of building or architectural collection over its history.

4. Shoukat Abad garden and mansion is symbol of interaction of human, nature and environment, that by utilizing technology of subterranean and water engineering have remainslasting and architectural work.

5. Shoukat Abad garden and mansion is outstanding example of Iranian architecture design that consists of exceptional natural beauty and artistic values.

**Table 2.**

Value type of historical village	The value of view	Consistence from sky and sky line in most point of views. Balance in shape and measure of openings Consistence of color and context Construction pattern
	Visual feature	Visual variety Visual richness Visual obviousness Visual flexibility Visual peace
	Designing value	Human scale and regulation in height Obvious use of designing pattern Special to Iranian architecture
	limitation	Open Half-open close
	privacy	Private Public Half-private
	Special elements	Mosque Garden Refrigerator Cistern
	Cultural value	Monument and ritual ceremony Historical identity (resistance of Khozeimeh Alamdynasty) Authenticity value (historical monument of Shokat Abad is a document which shows rulers life of Ghohestan) It is joiner of habitant people and history of their habitant It's reflection of beliefs, opinions and representation of historical pattern in design of Iranian garden The place of holding special ceremony

**Table 3.**

Kind of value in Shoukat Abad garden	Value of compound	Compound Bodily and structurally Material: local material (adobe ,mud, brick) and special way of brick making Way of performing baldachin: use of ault Ways of supplying water: using subterranean canal.
	Environmental value	Unique plant covering Source of beauty and new image Compounding of natural and artificial environment Consistence of natural environment with construction and function of building
	Historical value	Special position in progression of architecture and culture Belonging to historical era (Ghajar,Pahlavi, After revolution)
	Perception visual value	Elements used in designing are symbolic Infield in the garden square geometry Using of Four-part plan Gardendesign (four gardens) Importance=historical order of entrance Consistence of design and color: formulation of design and color based on hierarchical order
	Cultural value	Monument and ritual ceremony Historical identity( resistance of Alam dynasty) The value of document (historical monument of Shokat Abad is a document which shows rulers life of Ghohestan). It connects History of Civilization people to date of their civilization) It is a reflection of beliefs, opinions and representation of historical pattern in design of Iranian garden

**Formulating emerging issues thatthe monument and village may be faced with it**

1. A change in appearance and bodies of monument and losing some of valuable space
2. damaging some natural scenery
3. Residents of low-income people, poverty, insecurity
4. Impairment of tangible and intangible values associated with gardens and monuments
5. Changing rural culture as the result of new development of village.

**Exploring village & drawing business-as-usual**

In terms of function, residence issue is reducing increasingly at the heart of village and in East regions, residential construction is done quickly. A public and welfare service is focus with this picture in East of village and out of old context. Green and open spaces losses their functionality based on needs and we will face with usage changing.

In terms of sociality, it causes fleeing of genuine population and increasing of instability in immigrants and lack of belonging sense of population living in area in future is fore ahead and it will be unfavorable pattern of employment in the region. In addition to the undesirable conditions of employment patterns, cheap and old context in region will have turned to settlements of social misdemeanants and addicts, and it will broaden behavioral abnormalities and it will cause demographic and social imbalances in the region in future. Economically, the price of land and buildings due to aging and inefficacy in old context of village, on

one hand, and investments in East of villages, on the other hand, does not fit with the values of heart and center of village. In terms of infrastructure characteristics: movement system in region is facing with imbalance. In terms of physical characteristics of space, with higher range of destruction, it will be no long that this attributes and values destroyed. Environmentally, on-systematic accumulation of garbage and sewage interference with groundwater which its surface is in high area, will cause water and soil pollution.

**Table 4.**

<b>Value type of historical village</b>	Value of construction	Value of architecture pattern Special technique in construction of village buildings Architecture according to climate
	Historical value	Special place in progression of architecture and culture Belonging to historical eras Passing a historical road from the heart of village being close to Birjand Existence of memorial memory
	Value of environment	The compound of natural environment with construction and function of building Special view of village and its surrounding
	Economic value	Produce special handicrafts in the village (carpet-weaving, cloth-weaving,...) Raising species of cattle, plant, marine creature Having the potential of tourist attraction

**Table 5.**

<b>Long-term goals</b>	Historical collection - village and gardens with global reputation stable ecology Increasing of improvement of tourism Developing scientific and social activities in area Stable architectural development
<b>Mid-term goals</b>	Economic and social boom and values exploitation Preservation of historical identity of Shokatabad collection Making desired user and continuous protection Establishing sense of belonging and preservation of noble families in village Production boom in agricultural and handicraft products
<b>Short-term goals</b>	Preserving of historical collection buffer zone/cognition and preserving of architectural framework and values Completing technical documents of programming and limitation accompanied with timing and prioritization Clearing and emergency protection siltin& environmental hygiene

**Future image of village and Shoukat Abad effects and impact in terms of current situation**

1. The loss of belonging sense and being empty of original inhabitants in village.
2. Destruction of some of original plant species
3. Destruction and instability of some valuable space in Shoukat Abad historical collections
4. Disappearance of certain values
5. Environmental pollutions

**After listing and rating preliminary results of survey questions: Causes (roots) with the highest score Statement of Values**

1. Disregarding the roots and cultural and historical monument

2. Management weaknesses
3. Lack of suitable facilities of backup location
4. Uncontrolled grown in village
5. Development and change of rural culture
6. Lack of suitable plan and rules for current status

**After scoring and listing preliminary results of survey**

**Question: impacts (effects) with the highest score**

1. Increasing of social damages
2. Gradual escape of residents and replacing immigrants and low income
3. Depreciation of property and goodwill's

- 4. Environmental pollution
- 5. Reducing belonging sense to historical identity
- 6. Reducing habitation for the benefit of non-residential activities

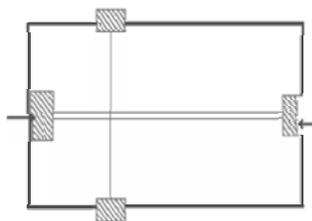
7. Insecurities

**Secondary outcomes: Approaches of proposed Program for reaching to protection destination and revitalizing Shoukat Abad Garden**

**Table 6.**

Outcomes and people involved	Outputs
The heart of village and historical garden is a tourism destination. Cultural heritage & tourism organization, counselors, Haj Organization, village habitual public organizations (business men and residing people), local boards	1.Focuses, infrastructures and tourism services in village turn to optimum level 2.Starting up the cultural, art and religious events continuously with programming in village
Infrastructure and equipped services companies of water and waste water, electricity, Gas, Tele communication, Civil, Recycling, local developments office	1.Hygiene of environment and educational, treatment, sports, cultural facilities should be provided according to peoples 2. Constant ecology is guaranteed via applying new energies and renewable ones and applying managements.
Crisis management due to natural events Town hall	1. From each organization, key involved people and local organizations should continuously attend in crisis management workshops. 2.Volunteer organization groups should cooperate cautiously with crisis management municipality in the case of happening the natural event 3.Cooperation of organs with crisis management center in informing and awarding by local groups and other social organs
Preservation of natural and historical scenes Town hall, environment and cultural legacy Haj organization, village council	1.Specifying historical passages, flooring pavements of streets with optimum quality, tooling city luggage 2.Yards and micro space in village should be reconstructed with suitable quality to equip for social presence of residents and tourists 3.Historical restored gardens, developed local parks, and implanting native plants in public places, increased and a stable network from green space is established in village area
Village and valuable historical garden, repaired skillfully Renovation –organization cultural legacy and tourism	1. Building which registered in cultural legacy organization will be change in usage with the best renovate quality. 2.Repairing of context and spaces would approach memorial historical position of village to purpose of rehabilitation
Immune access for pedestrian and public transportation facilities council village city hall	1.Pedestrian associate network is immunized against interference of movements of motorcycles and vehicles
Immune access for pedestrian and public transportation facilities council village city hall	1.Speedy and easy communication with public transportation is provided
Residing in the quarter is reinforced and is found economical social texture has improved. Renovation organization, Developmental local office, councilors'	1. Different classes of economic and social are settled in repaired and newly residential clusters.

**Shape -1,** The general arrangement of the Persian garden



**Proposed plan, Destination, effects of outputs and available indicators based on the landscape plan**

**Formal Statement of vision**

Shoukat Abad garden and building is a complete compound of architecture, with measure about 8.5 hectares and Shoukat Abad village with measure about 6.2 hectares is a large historical region in 5 km East of the country. It includes valuable spaces and buildings.

1. Shoukat Abad in the next 10 years can have one of the 3 following situations.

1. The continuation of current situation in future.
2. Shoukat Abad village is in place of one of the most important tourism destination and the most original garden of Birjand with national reputation
3. Shoukat Abad village is in place of one of the most important tourism destination and most authentic Persian garden with a global reputation

**Short-term, mid-term and long-term strategies**

**Table 7.**

Long -term strategies	Historical collection both of village - garden with Global reputation Stable ecosystem establishing tourism attractive program Developing scientific and social activities in area Developing stable architecture
Mid-term strategies	Elimination danger & selecting usage suitable to dignity and situation of building Domination to buffer zone and strengthen local habitation and agriculture industry Definition of region and penetration area Increase of legibility of village context and strengthen it & renewal of body construction monitoring and organizing activities according to priority of tourism
Short- term strategy	Defining realizable executive plans organizing collaborative and organizational force and attraction of investments in private sector completing technical documents of program determination and limit accompanied with timing and prioritizing Consistence of buffer zone & preserving the integrity Helping to construct image and context in initial shape of it.

**Executive action plan:**

-Promoting status and environmental quality of garden adjacent to historical village through direct intervention.

-Adopting policies and implementing non-physical programs, which rehabilitation of rural areas id depended on it and the most important of them are: Forming participation group in rehabilitation issue and commissioning crafts and also establishing centers for employment, promoting family health, lending low-interest loans for preservation and strengthening families living in houses, creating spaces for recreation, education in rural areas.

-linking physical space thorough maintaining surrounding areas and rural main point in context space in order to space communicating

-Making specified entrance for vehicles and people from the main thoroughfares into the surrounding historical villages.

-Revitalization of the main axes in historical context of village in compliance and associated with historical garden and equips them.

-Reorganization of secondary passages in connection with main axis for more relation to historical garden.

-Offering a favorable settlement patterns, thorough public sector participation and providing facilities to the private sector for investment.

-indicating the valuable space in the village.

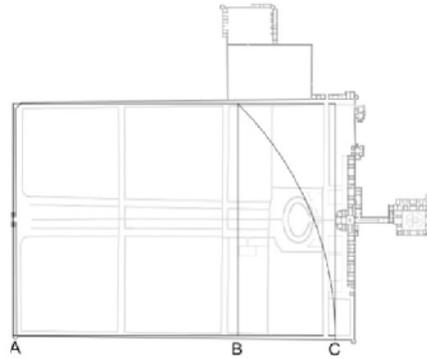
-Partnerships between the governmental sector and public sector, partnership between the public and private sector, and partnership with the private sector and the local community.

-Interventions of plan is done in order to environmental organization in public spaces of village and improving infrastructure by governmental and public sectors, measures in order to renewing & reconstructing

Through investment and focused intervention and encouraging the public and private sector for investment.

-In interventions, the structure and the main elements of context remaining from past is kept and strengthened to reveal the hidden layers of collective memory.  
 -Improving the quality of environment and public work based on constant development and protection is prioritized in the formulation of strategies, policies and actions.  
 -Small-scale interventions is continued gradually and measured and used to evaluate of any activities cause

improvement of future actions, so the continual review and periodic reforming plan strategies and design policies are needed.  
 -Comprehensive and integrated interventions in social, economic, physical terms should be organized to positive effects reinforce each other.



Shape-2,shokatabad garden



(a)

(b)

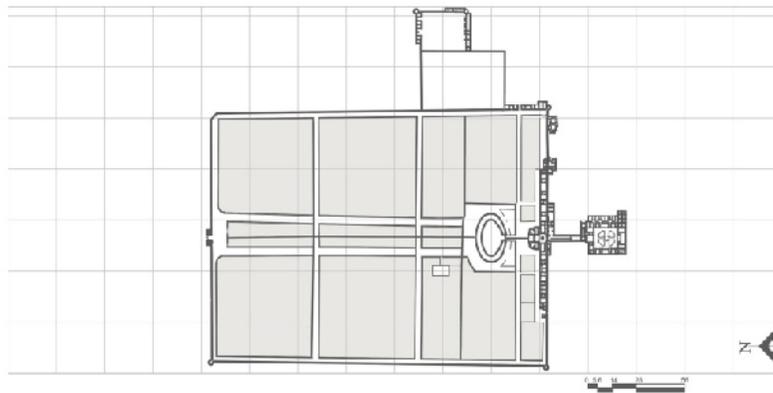
Fig. 1. (a) Aerial Photos birjand city, (b) Aerial Photos shokat abad garden



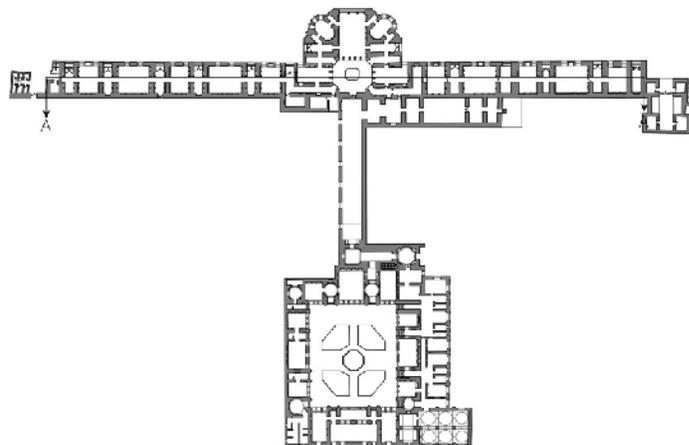
Fig. 2. Exterior Building, palace, Cultural Heritage, Date uncertain.



**Fig. 3.** Courtyard, palace.



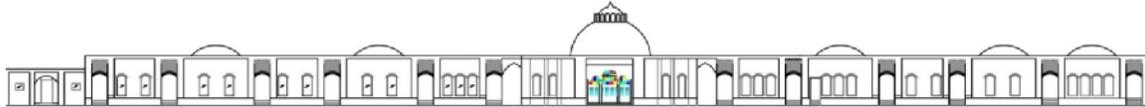
**Map-1.** Landscaping plan, Cultural Heritage Organization in Birjand city, Review Authors, Date review Year 2012.



**Map-2.** Shoukat Abad building plan palace, Cultural Heritage Organization in Birjand city.



**Map- 3.** Section, palace, Shoukat Abad Cultural Heritage Organization in Birjand city.



**Map-4.** View palace Shoukat Abad, Cultural Heritage Organization in Birjand city.

**Necessary measures in order to guide towards long-term visions**

For this purpose, program to implement the action plan of rehabilitation intended to consider major parts based on rating prioritize as follow:

**Table 8.**

<b>Long- term program</b>	Tourism and economic development Preparing patterns and rules in order to guarantee preservation in long term User implementing according to dignity of construction and near to an optimum scene. Designing and constructing user spaces. Reorganization of plans for peripheral yards in order to collecting surface waters. Acquiring of old - missed patterns and providing and editing of plans and legislation for guaranteeing of preservation in long term
<b>mid-term program</b>	Performing seminars, exhibitions- holding a consultation meeting repairing for construction ownership for area around building Producing and offering cultural - handicraft and agricultural products Territorial and crisis management in area Organization channels and route reinforcement
<b>Short-term program</b>	Night lighting Clearing, picking up shakedown, removing danger from valuable construction silting views and scene channels/ signal reinforcement Implementation for regulations planning and criteria for framework interference and three angle buffer zones service to tourists

**IV. CONCLUSION**

Shoukat garden and building which is located in historical village of Shoukat Abad is a green diamond in the heart of desert. In addition to national scale in regional and international scale, it is a suitable place to scientific thinking and understanding unknown world of desert. Green heart of Shoukat Abad historical village is an attractive place for spending leisure time and cultural tourism destination in national, regional and international scale. Shoukat Abad historical garden and mansion shows sustainable aspects of environment and nature and human is making it.

This historical-cultural aspect is perspective is Birjand identity and it is a center for cultural and economic development in this land. Shoukat Abad historical collection has especial value and international reputation. Thriving economic activities associated with social welfare, receive regional, national and international tourists who respect local and cultural values. Shoukat Abad garden and mansion with the aim of rehabilitation can be considered as a successful example of revitalization of historical garden. Shoukat Abad collection is a national wealth according to its functionality and features which responses the need of society in today and in the future.

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