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Investigation of new methods in
organizing worn-out urban tissues
(Case study: Lamerd city)
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Investigation of new methods in organizing worn-out urban tissues (Case study: Lamerd city)

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Introduction

Textures worn out in urban areas with historical context includes a set of old as a multidimensional challenge to urban development in most countries around the world this problem due to the vastness of historical old and worn out textures in the texture and body of Iranian cities. It has been licensed by policymakers and city managers and scientific and professional associations and is a priority for urban studies and research this study examines the city of Lamerd in order to identify the obstacles and challenges of neighborhood development in urban neighborhoods.

The statistical population of Lamerd urban households has been determined by random sampling method. The required data and information have been obtained from the above plan, as well as the specific plan of this city and the available resources, as well as the processing of the residents of the neighborhood. The data were analyzed using SPSS software and then the strengths and weaknesses and weaknesses of the neighborhood were determined by the SWOT model of strengths and threats and threats and the combined per.

Methodology

The purpose of the research method is to express and purposefully present the principles and framework that guide the research. According to the subject, objectives and hypotheses of the research, the research method in this descriptive research is a case study analysis and according to different topics, the most appropriate method has been used in each discussion. In the first stages, documentary methods and library studies were used to collect information, and in the current situation, two methods of field studies and documentary studies were used. In the field method, using questionnaire, observation and interview techniques, information is collected and also qualitative methods of analysis are used, including the strategic swot analysis method, and for data analysis and analysis of variables, tables and Calculations using statistical software spss and excel.

In the present study, the target population of the residents of the dilapidated area of Lamerd is 12375. The sample size is calculated by Cochran's formula and the sampling method is also random. The statistical sample size was based on Cochran's formula of 354 questionnaires, which were randomly distributed among the residents of the city. Also, the statistical population of the SWOT model is experts and elites of the community. The research method in this descriptive research is a case study analysis.

Results and Discussion

According to the analysis of information, we come to the conclusion that Lamerd city is facing problems in terms of standard indicators in organizing worn-out urban structures, which we will mention.

Due to the existence of many social problems in the dilapidated fabric of Lamerd city, preventing the increase of migration to the fabric and strengthening the sense of identity to the inhabitants of the fabric can be considered as a solution in this field; Also, the existence of inconsistencies and incompatibilities of the texture and the existence of dilapidated buildings that lack function in the neighborhood has reduced social security in the texture, which can cause many inadequacies in the worn-out texture of the city;

Considering that the present study sought to achieve objectives such as examining the participation of citizens and their willingness to participate in improving and renovating the worn-out fabric of Lamerd, in the strategies derived from the swot technique, we concluded that if the field of citizen participation from Such as providing them with renovation facilities, providing discounts on renovation fees, and providing citizens with renovation and improvement of worn-out structures. While remaining in the tissue and preventing its destruction, they will try to maintain and organize the worn tissue.

Conclusion

As can be concluded from so and st strategies, the following solutions are suggested for empowering and organizing the worn-out fabric of Lamerd city:

- 1 .Prevent the destruction of valuable historical structures due to their wear and try to preserve and restore them;
- 2 .Lending to residents to maintain and renovate worn-out structures;
- 3 .Equipping the network of urban facilities and equipment, which due to its deterioration has led to a decrease in the life of buildings in the tissue;
- 4 .Reduction or elimination of renovation and improvement tariffs;
- 5 .Assignment of ownership documents of existing housing in Baft.
- 6 .Residential use; It is the main use at the tissue level and should be kept away from annoying uses as much as possible;
- 7 .The use of green space should be spread over a wide area of the texture and the access of residents to it should be strengthened;

Offers

- 1 .Increasing improvement in the type of housing and replacement of all renovated units;
- 2 .Providing necessary services for residential houses such as water, electricity, telephone, City gas and sewage disposal system;
- 3 .Improving the environment around the house in order to make it enjoyable, including the appearance of buildings;
- 4 .Allocation of low-interest loans for rehabilitation, improvement and repair of housing;
- 5 .Providing land needed to build housing;

6. Establishment of housing cooperatives to support the low-income groups.

Keyword: Worn texture, organization, urban management, urban development, Lamerd city



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