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a connected space: high-rise  
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## **Examining rules and regulations of newly established spaces in a city as a connected space: high-rise**

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### **Introduction**

During the last two centuries, when the use of high-rise buildings has become common and widespread in the cities of the world, high-rise construction has always been discussed as an important and problematic issue. On one hand, this issue can answer many urban problems, such as lack of land and housing, etc., but on the other hand, it creates other problems and inadequacies. In developed countries, attempts have been made to apply and control the phenomenon in order to enjoy the benefits of high-ranking officials and to control the issues and problems arising. The need for controlling laws and regulations in these countries after the occurrence of problems and shortcomings resulting from the spread of this phenomenon to show itself is essential. That is, when its adverse effects had damaged the face of the environment and it was not possible to compensate for it completely. However, the existence of these rules and regulations has been able to prevent the spread and continuation of undesirable effects of high-ranking in the physical, environmental, social ... fields and cause the desired benefit of its benefits.

### **Methodology**

The research method in this dissertation is documentary, interview and observation. The data collected during documentary and field studies are aimed at identifying the current situation analysis, causes and sometimes predicting future trends. Field studies rely mainly on collecting information through questionnaires from sufficient samples that have the necessary statistical validity.

In the second stage, after analyzing the current situation, the research takes a scientific-deductive method, because in this stage, the purpose of the research is to compare the findings and results of evaluation of high-ranking laws in several domestic and foreign cities with high-ranking methods. It is in the current situation in Tehran. At this stage, important factors that reflect the basic aspects of the management status of high-rise, social, economic and physical constructions of these cities, are identified and compared as indicators and finally using the high-level ETA model. Construction is evaluated in Tehran.

In this research, different methods of data collection are used, in first part, the main emphasis is on documentary studies. In this part, the researcher does more information processing than producing information, while in the second part, the dominant method of collecting information is a non-involved field. By completing the questionnaires from the citizens in the form of closed questions, conducting interviews with the involved officials and non-involved observations through field surveys, the necessary data for analysis and collection are collected.

## Results and Discussion

Ranking \* Quality of life: Ranking, as mentioned, has been an independent variable of this research. Quality of life is also a dependent variable of this research which has been tested through four main indicators. The correlation between these two variables is approximately equal to 0.5, which shows an average upward and of course negative correlation, and this is because these two variables have a moderate variation with each other and a moderate amount of changes in each other. Explain. On the other hand, these two variables are inversely related to each other, so if the promotion in the study area is strengthened, on average, the quality of life in this area will decrease. This average correlation, of course, is significant at the level of  $\alpha = 0.01$  and the relationship between the two variables can be generalized to the statistical population in this regard. This is in line with our main hypothesis.

The results of multivariate regression analysis of factors explaining the quality of life in District 22 of Tehran Municipality show that among the variables in the analytical model, the variables of quality component of economic environment, physical physical component, quality component of social environment and quality component of traffic and transportation There are also high-ranking variables that account for approximately 51% of the variance in quality of life. Therefore, it can be said that all variables included in the regression equation were significant. The table above also shows the coefficients of the regression analysis test of independent variables. According to the data in this table, the regression coefficient of the variable physical physical quality is equal to 0.56, the regression coefficient of the high-ranking variable is equal to 0.53, the regression coefficient of the variable quality of the economic environment is equal to 0.51, the regression coefficient of the social environment component is equal to 0.41 and the variable regression coefficient of traffic and transportation quality is equal to 0.35. Thus, the more the amount of variables studied is increased, the more the quality of life in District 22 is increased. Therefore, the equation obtained from regression will be as follows.

## Conclusion

Given that the city of Tehran needs high-rise construction in its current form, but the opinion of decision-makers is based on encouraging high-density high-rise construction, at the same time, this trend is completely contrary to the environmental conditions of the city. Accordingly, there is a need for further investigation, the impact of high-rise buildings as one of the main elements of the cityscape as well as landmarks in the city. Because tall buildings can have a significant impact on the character of a city due to their great impact as urban landmarks.

The most important problems of tall buildings in Tehran can be classified as follows which based on this, suggestions can be made to improve the quality of the urban environment in Tehran.

-Operational:

The criteria in this section deal with tall buildings based only on shading and space wrapping on the upper floors. However, according to the rules common in other countries,

high-rise buildings should be considered according to various criteria, including the following:

Communication with the context, impact on the historical environment, communication with the transportation system, superior quality of architecture, partnership with public facilities and spaces, impact on the immediate environment, participation in the legibility of the environment and compliance with the principles of sustainability.

-Aesthetic:

Despite the aesthetic importance of tall buildings in the environment, there is no specific criterion for measuring this type of building aesthetically. However, tall buildings have a great impact on the beauty of the city due to their special proportions.

-Identity - Perceptual:

Tall buildings have a great impact on the urban landscape, both in terms of form and semantics. Tall buildings have a semantic load as signs of a city, and therefore there should be more attention to the quality of this type of building. This is while many tall buildings in Tehran do not have the necessary architectural quality and do not have the necessary values in terms of meaning and identity.

-Visual:

Another example of weakness in the urban landscape of Tehran is the loss of views and urban landscapes, which has been eliminated by building towers in inappropriate places. In this regard, no serious attention has been paid to the nature of vision and the impact of this type of buildings on short-range views and long-range views in Tehran.

Based on the problems raised, the application of specific rules for location, development of rules and regulations for high-rise construction, architecture and size of high-rise buildings in Tehran, regardless of the interaction between the tower and the city and only physical aspects and environmental effects of buildings, constantly affects the appearance of Tehran. It causes more problems. And paying attention to the issues raised in the initial research question, which expresses the relationship between the necessary rules and regulations and the quality of the desired urban environment.

**Keyword:** High-rise, newly established spaces, rules and regulations

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