

# **The renewal of deteriorating urban centre: A case study of Sagamu core area.**

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## **Abstract:**

The study embraces the structural nature of the obsolescence of Sagamu core area, the physical and socio-cultural characteristics, facilities and services available in arriving at the means of reactivating the area.

The techniques employed in the collection of socio-economic and physical data include the direct observation of the present situation, Questionnaire and interviews with the people to assess the land use pattern, age and conditions of buildings environmental sanitation and the traffic conditions. Efforts were also made to find out the opinions of the people about the environmental conditions of their area.

The survey analyses showed that factors responsible for the continuous deterioration of the study area include inadequate community facilities and services such as public faucets, refuse collection centres, fire hydrants, parking spaces; conflicting land uses: poor maintenance of buildings; poor and narrow roads badly designed and excessively narrow road junctions, and unhygienic environmental conditions due to indiscriminate disposal of refuse.

Consequently, proposals were made for the future improvements of the area under study based on the survey findings by recommending the rehabilitation of dilapidated dwellings and infrastructures and providing new services where such are inadequate or absent. Finally, it has been proposed that there should be administrative, financial and legal tools for the implementation of the proposed plan.

**Keywords:** Culture/ civilization/ environmental sanitation/ land use/ traffic congestion/ infrastructure facility/ refuse dump

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