



LECTURE# 07

CONSERVATION AND REHABILITATION OF CULTURAL BUILT HERITAGE

Department: City and Regional Planning, LCWU

Subject : Urban Renewal and Conservation

Course Code: Maj/ Crp-303


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DEFINITIONS

- Conservation can be defined as retention of existing buildings or groups of buildings, landscapes etc. taking care not to alter or destroy character or detail, even though repairs or changes may be necessary. Conservation conventionally is concerned to preserve as much original fabric as possible.
- Restoration and rehabilitation is the process of carrying on alterations and repairs to a building with the intention of restoring it to its original form, often involving reinstatement of missing or badly damaged parts, so it usually includes replication.

WHY CONSERVE THE CULTURAL BUILT HERITAGE?

- One reason for conserving the cultural built heritage is the same as for conserving the general built heritage; as a resource for continued use by the current generation, so avoiding the need for new investment resources to replace it.
- Even more important, irreplaceable value is saved for the current generation, since by definition the CBH has quality which is different from, and in many ways superior to, contemporary structure which would replace it.
- It provides refreshing contrast from the contemporary scene; it can be distinctive and may have rarity value; it offers a welcome opportunity for imaginative conversion and adaptation of a familiar building in the local scene to “new uses for old” in housing, offices, light industry, retail and catering.



CRITERIA FOR PROTECTION OF A HERITAGE BUILDING / MONUMENT

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1. Identification

Heritage buildings are to be enlisted / identified by a responsible committee to be formed by the relevant departments of the Government, consisting of experts in history, culture, architecture, engineering and other relevant fields

2. Categorization

Heritage buildings are to be categorized in accordance with its degree of dilapidation / dilapidated conditions

3. Chronology

Heritage buildings under consideration will also be categorized chronologically in an attempt to determine their ancient character and age

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4. Documentation

- Before any conservation work is initiated, a thorough research and documentation is to be carried out on the heritage buildings under consideration by relevant technical experts on history, culture, architecture, engineering and material sciences, to ensure that the restoration work is faithfully carried out.
- A site survey (preferably with digital equipments) shall be conducted before initiating the work of each and individual building / structure.

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- In order to understand the location, dimension and depth of foundation of columns / piers or similar structural components, part of the footing can be exposed by excavating the earthwork with the guidance of experienced technical persons executed by experienced workers.
- Subsequently at every stage of the conservation work the technical aspects and process of various activities are to be documented

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5. Community Participation

In order to ensure community participation in the conservation process, scaled drawings of the proposed conservation shall be appended to the site during construction so that the public may become accustomed to the proposal and have the option of registering their opinion regarding the same. If necessary the proposals shall be amended if strong public opinion is found against the proposal for conservation / restoration.

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6. Protection of the building / site

- A clear space around each monument shall be formed as an immediate environmental protection to the monument. This area should follow, as the case may be, the original line of the enclosure wall.
- In rural or suburban setting no new structures / built forms of any size, shape shall be allowed to develop within the UNESCO / UNDP suggested area of half a mile radius from the epicentre of the monument under consideration

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- In rural or suburban settings, a parcel of land representing approximately a circular area of a half mile radius of the farmland immediately surrounding the heritage building / monument shall be acquired to protect it from encroachment
- In urban areas or metropolitan cities an immediate buffer zone as set by the permitting authorities, but not less than 3 meters in width, adjacent to the heritage building, must be kept absolutely free of any structure or establishment of similar nature surrounding the heritage building or its part thereof.

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- The adjacent buildings (proposed) should follow certain height restrictions to be imposed by the permitting authority
- In general, the height of any proposed buildings adjacent to heritage buildings shall be kept limited to within two times the height of the heritage building under consideration.
- To protect the monument against human impact, movement of visitors within the structure and site shall be controlled. Climbing over the fabric of the monument shall be illegal and be prevented at all times
- Signage shall be installed within the site and building premises to guide visitors by creating circumambulatory path or circulation area around each of the heritage buildings / monuments.

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7. Original Elements

- Structures that impinge directly on the monument/s, identified to be additions, alterations or extensions of any form or kind on to the original monument/s, shall be removed/ relocated elsewhere, in an attempt to recognize the original form/feature of the monument.
- All original structures and architectural elements are to be retained and restored.
- In the event that such elements have to be repaired, their features are to be retained intact.

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8. Use of Building Materials

- All repairing, restoration and renovation work shall be done following the original design and details in every step with the same/similar building materials used.
- Selection and application of materials are to be made in harmony with the materials used in the past/ during the period of original construction of the monument/building under consideration

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9. Upgrading and adaptive reuse

- Adaptive reuse shall follow logical consequence considering public requirements of the region, tourist influx and socio-cultural context of the region under influence.
- The decision of including different functions shall be made only after thorough investigation by a committee working under the guideline of experts in archaeology and architecture of the region.

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10. Repairing, consolidation and restoration

- In order to prevent salt action on the buildings, all materials used in the mortar mixes shall be free of any impurities
- To protect the structures from penetration by rainwater, a waterproof membrane, such as thin layer of concrete, shall be placed
- All replacement of external brick facades shall have a heavy layer of polythene sheet barrier placed between the old and the new brickwork in order to prevent the transfer of salts from the old brickwork to the new.

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- Treatment of decorative brickwork and terra cotta shall be carried out step by step; firstly by thoroughly washing in fresh water. Secondly, after all the salts have been leached out, the brickwork or the terra cotta shall be treated with a consolidate chemical recommended by conservation experts.

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11.Grouting

Grouting is to put a thin layer of mortar, following the required technical specification, in the spaces between tiles, bricks or similar other materials used in conservation work.

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12. Underpinning

- Underpinning is applied to the building of new work underneath an existing structure without disturbing its stability. Underpinning may be necessary when the foundation of a wall of an ancient / heritage building is to be replaced with new foundation or when the existing foundation of a wall is required to be strengthened for sustainability