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Research on Policy for Designation and Operation of Architectural Assets Promotion District

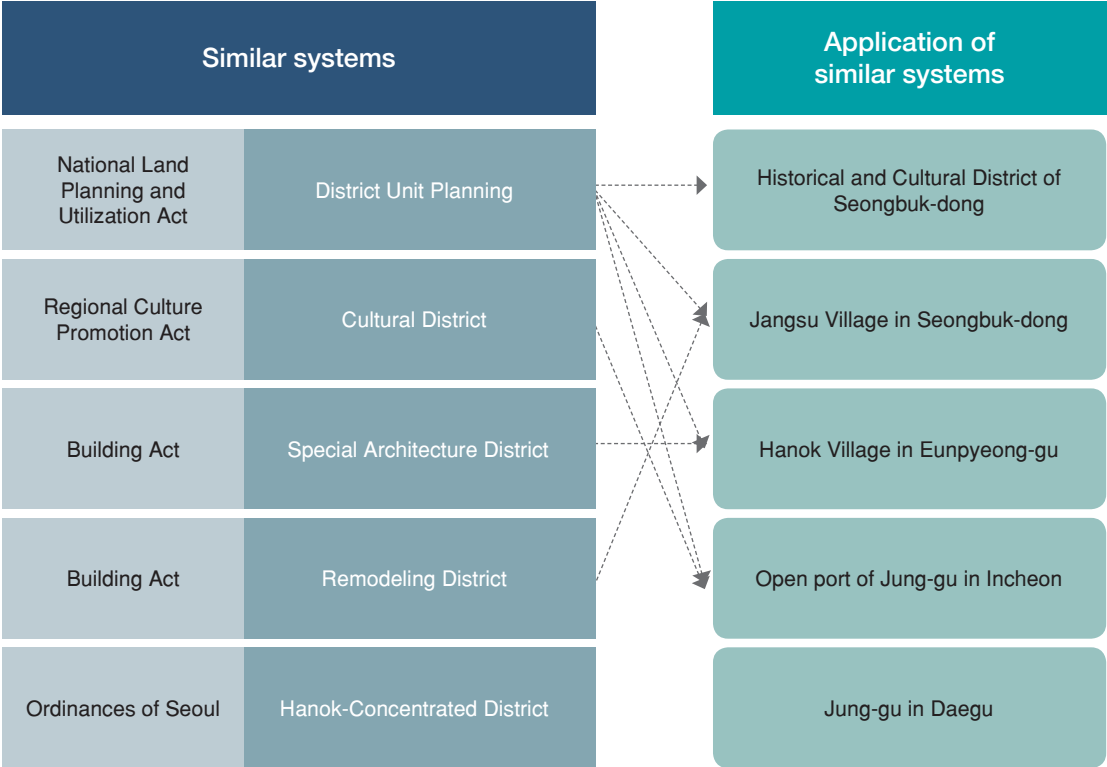
The study aims to present the criteria for the designation of the Architectural Assets Promotion District, along with concrete measures for its operation. The study is geared towards securing the effectiveness of the ‘Architectural Assets Promotion District Management plan’, which has been newly introduced under the Act on the Promotion of Architectural Assets Including Hanok legislated in June 2014.

To this end, the study has firstly sought to define the concept of related terminology including architectural assets, outstanding architectural assets and architectural assets promotion district. Additionally, it arranged the history of domestic area-based management systems targeted towards the protection of historical and cultural environment.

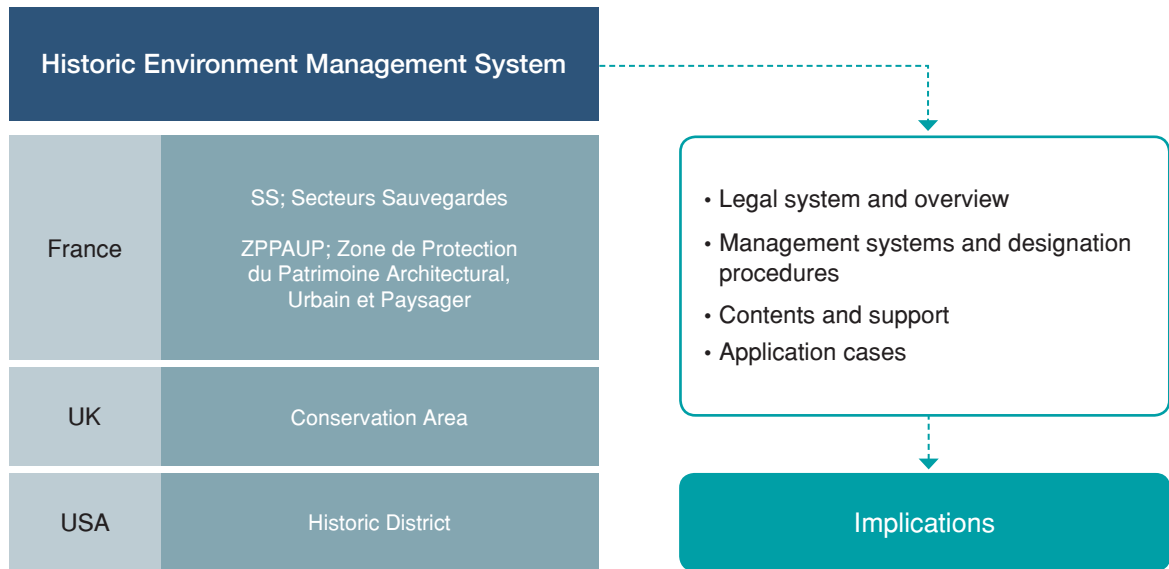
Next, the study analyzed several systems that are similar to the Architectural Assets Promotion District plan including Area for District Unit Planning, Cultural District, Priority Area for Landscape Management and Special Area for Architecture, along with the Hanok-concentrated areas and the areas actively undergoing a remodeling process in Seoul. The study focused on the theoretical

aspects of the systems including necessary conditions for district designation, management systems, deregulation and relevant support schemes.

Based on this, the study analyzed the current status of those areas that the systems have been applied to, where cultural assets are densely concentrated, including the Historical and Cultural District of Seongbuk-dong, Jangsu Village in Seongbuk-dong, Hanok Village in Eunpyeong-gu, and the entire open port of Jung-gu in Incheon, drawing on the unique aspects and limitations of these systems, as well as the policy implications.



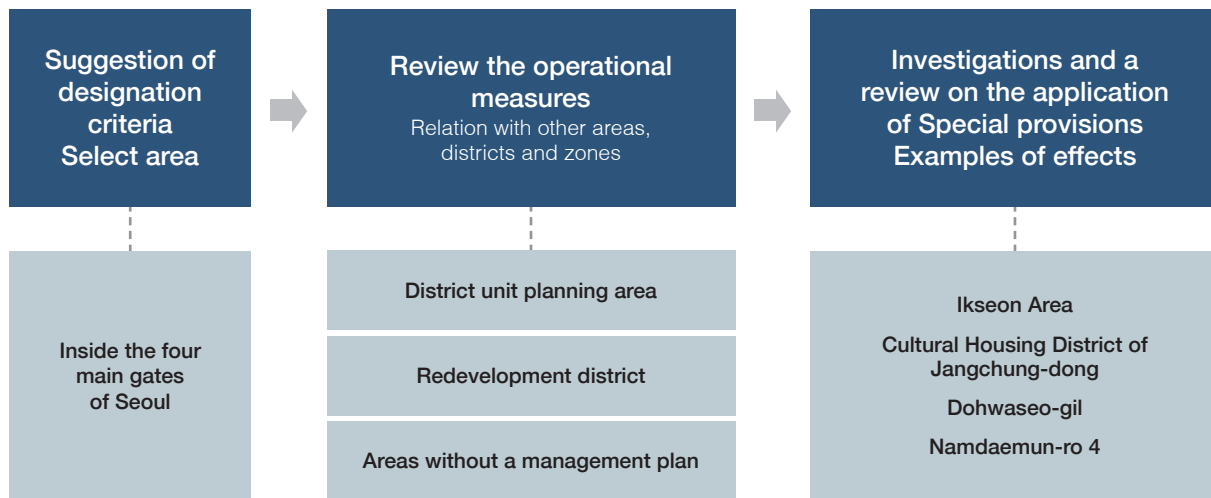
In addition, the study analyzed similar overseas systems including the Conservation District (Secteurs Sauvegardés) and the Cultural Assets Protection District of Architecture, City and Landscape (ZPPAUP) of France, the Conservation Area of the UK, and the Historic District of the USA. It examined the background, relevant laws, support schemes and regulations, together with the management methods, finally deriving the policy implications.



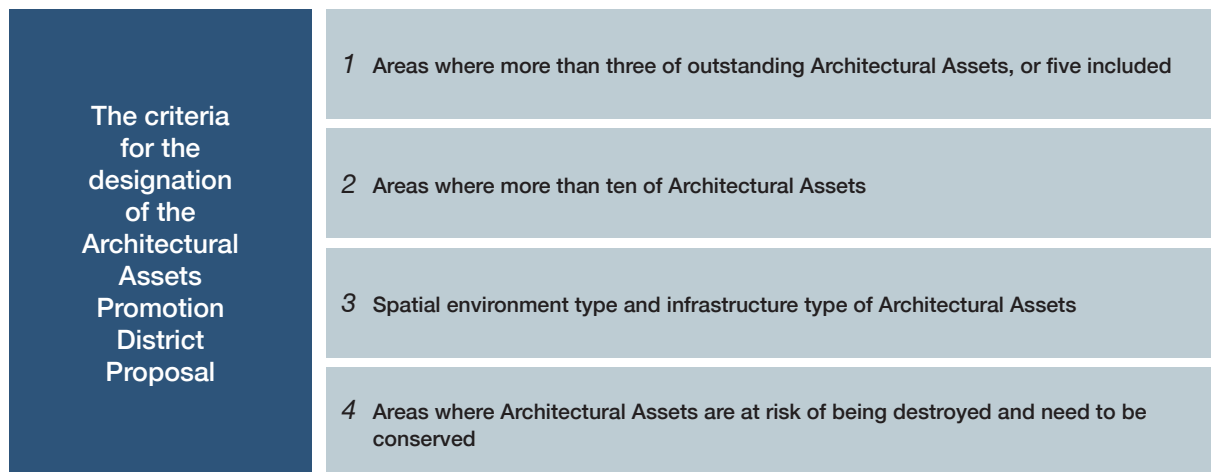
The study analyzed the old town of Seoul, areas within the boundaries of the old capital, where preliminary investigation on the cultural assets was promoted in order to determine whether the areas were appropriate for the study. Based on the findings, the study reviewed, presented and verified the proposed criteria for the designation of the Cultural Assets Promotion District, coming up with the potential districts worthy of the designation.

Furthermore, in order to explore concrete measures for the operation, and to decide on whether to apply exemption laws, the study classified the types of the Architectural Assets Promotion District into several categories. It established the relationship between the classification process and the relevant plans. As a result, the study divided the districts into three: block, street-oriented, and independent housing type. Then, it selected a total of four areas for each category and investigated the current status.

In the process of the investigation, the study included support schemes required for the Architectural Assets Promotion District in the review items. It presented the landscape simulation improved with the application of the exemption laws, visually showing the impact the introduction of the Architectural Assets Promotion District Scheme might bring. The areas investigated for the identification of the current status include the Ikseon Area and the Cultural Housing District of Jangchung-dong as block types, Dohwaseo-gil as a street-oriented type, and Namdaemun-ro 4 as an independent housing type.



Based on the analysis of similar domestic and overseas systems and the case study, the research presents measures for the designation and operation of the Architectural Assets Promotion District, which deal with four different aspects altogether, along with the suggested approach to the revision of existing legal systems as follows;



First, the proposed criteria for the designation of the Architectural Assets Promotion District include, 1) areas where more than three pieces of outstanding architectural assets are located next to each other, or five included, 2) areas where more than 10 pieces of architectural assets are concentrated within a certain area, 3) areas which are included in the list of the spatial environment and infrastructure according to the preliminary investigation, and 4) areas where architectural assets within the project area are at risk of being destroyed.

Second, in terms of the method of implementation, the study proposes that laws be stipulated so that support schemes can be provided, including support for maintenance costs as long as the designation is promoted under the district unit planning. In other words, exemption laws will be applied under management planning.

However, the study proposes a separate local deliberation committee be installed for the application of the exemption laws, if necessary, so as to prevent the exemption laws from being applied to an excessive degree whereas they need to be applied wherever needed. In reality, this type of committee is currently in operation for part of the management-type district unit planning.

In terms of relations with existing districts or areas, the study presents flexible measures so that the designation can be determined after considering the point of redevelopment when it overlaps with the district unit planning, and after considering the phase of the redevelopment plan when it overlaps with the redevelopment project area and the redevelopment promotion district. This way, it is ensured that different plans match with each other. However, for both cases, existing laws need to be revised so that the deliberation bodies can be unified so as to simplify the procedures.

Third, in terms of support schemes and their scope, the framework on the exemption laws and financial support is already presented by existing laws. To this, the study has added the exemption laws on the ‘designation of building line’, and on the ‘regulation on empty lots within a building lot’, considering that existing laws can be applied to only part of them. This is the core of the laws. In addition, the study presents support items that are additionally required, including regulations to ease the building coverage rate within residential areas, after considering that it is not easy to apply one under the existing district unit planning, along with support schemes for the consultation with remodeling experts.

Fourth, in terms of management and target of support, the management within the Architectural Assets Promotion District should be limited to the conservation of the exterior form and the style of the architecture while changes in the interior space and the building use should be allowed. The study proposes exemption laws be applied to standard architecture as well so that the historical landscape can be protected and maintained.

Only, the study proposes that separate guidelines be presented and followed so that exemption laws can be applied to the items necessarily required for the conservation of the historical environment but without being over-issued. In this regard, the study proposes

financial support including maintenance costs be limited to architectural assets considering that, first, it might bring disadvantages to the owner of the architectural asset once exemption laws are allowed to pertain to standard architecture, and second, that the public budget is limited.

Scope of management and support

Category	Architectural Asset	Not Architectural Asset	Notes
Scope of management	Building exterior management only	Building exterior management if necessary	Applied on the management plan No regulations for interior or use
Application of special provisions	○	○ if required to improve a historic atmosphere of the area	Applied on the management plan A local committee operation if necessary
Financial support	○	X	Improve the facade Financial support in accordance with the ordinances
Construction support	X	Support when newly built as hanok	Avoid demolishing architectural assets Induce new construction of hanok
Infrastructure support	○	○	
Remodeling consulting Support	○	X	Need to be added in support

Lastly, the study proposes revised plans to existing laws including the Building Act. Under the revisions, the building coverage rate can be relaxed for the Architectural Assets Promotion District located in residential areas. The revisions have been derived in the process of presenting the four measures for the operation. In addition, the study presents the revision to the Enforcement Ordinance of the National Land Planning and Utilization Act, which is expected to ease the requirements for parking lot installation.

The study presents several policy proposals geared towards improved effectiveness of these laws as follows; first, it is recommended that guidelines be prepared to the formulation of the plan for the management of the Architectural Assets Promotion District at the national level; second, it is requested that pilot projects be promoted to designate and manage the Architectural Assets Promotion District; and third, it is proposed that policies be prepared to promote programs to provide financial support for community regeneration while using architectural assets, as shown in the Conservation Area Partnership Scheme, the Heritage Economic Regeneration Scheme, and the Townscape Heritage Initiative of the UK.

At a point when the implementation of the Scheme will be fully promoted in June 2015, the measures for the operation of the Architectural Assets Promotion District presented in the study are expected to provide a crucial guide to local governments which might encounter confusion in the initial stages of the scheme introduction, while leading initial pilot models to success.

Seoul is the only city where preliminary investigations on architectural assets have been recently promoted. This is the reason why only Seoul is analyzed in the study, which makes the findings of the study to be limited as a result. Despite that, the study provides a significant contribution to the policy in that it presents basic data and relevant grounds that are crucial for the establishment of the regulations and ordinances related to the Architectural Assets Promotion District Scheme, which are currently under preparation.

Key words : Architectural Assets Promotion District, Architectural Asset, Modern Architecture, Hanok, Historical and Cultural Environment, Historic District, Conservation Area, ZPPAUP

