

# auri research brief

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## A Study on the Problems and Improvements of Hanok Village Projects

Currently, the national government and the local governments are actively promoting the development of Hanok Villages because of the growing public interest and demand for Hanoks and Hanok Villages. In particular, the Act on Value Enhancement of Hanok and Other Architecture Assets provides legal supports for the Hanok Village Development Project, expecting to increase the number of projects by local governments and the private sector. However, the newly constructed Hanok Village does not reflect the characteristics of the traditional villages nor to be a modern residential or tourist resort complex.

The purpose of this study is to propose an improvement plan for the quality of Hanok Villages, based on a comprehensive analysis of the results of the new Hanok Village Development Project. This study also suggests ways to improve systems and procedures of the Hanok Village Development Project.

A Hanok Village is a community in which Hanoks are newly constructed and maintains traditional scenery. Although there is no institutional definition for a Hanok Village, the requirements for supports by the Act on Value Enhancement of Hanok and Other Architecture Assets and by most local governments' Hanok support ordinances are that "at least 10 or more Hanoks within a certain range should be organically linked". Based on the regulations, the national or

local governments support the installation and maintenance of infrastructures such as roads, electricity, water, and sewage. According to local governments’ support ordinances, this is the most cost efficient way to support individual Hanok architecture rather than support a complete village environment. In addition, the country supports infrastructure installation costs through rural villages projects.





The classification of a Hanok Village

Types of villages based on construction purpose

- (Residential type of Hanok Village) In order to be placed in a residential area, residential communal facilities, neighboring convenient facilities, and cultural facilities are built around Hanok houses.
- (Tourism type of Hanok Village) In order to promote tourism, lodging facilities, commercial facilities, and other experimental facilities are built in the form of a Hanok.

Types of villages based on location environment

- (Urban type of Hanok Village) A Hanok Village created in a special purpose urban area, excluding green areas according to the National Land Planning and Utilization Act
- (Rural type of Hanok Village) A Hanok Village created in a special purpose areas such as green, control, agricultural and forestry, in natural environment conservation areas according to the National Land Planning and Utilization Act

Classification	Residential type	Tourism type
Urban type	<div></div> <div>Eunpyeong Hanok Village</div> <div>Source: Seoul Housing &amp; Communities Corporation (SH)</div>	<div></div> <div>Namwon Yechon</div> <div>Source: City of Namwon</div>
Rural type	<div></div> <div>Happiness Village, Singwang in Naju</div> <div>Source: Jeonllanam-do</div>	<div></div> <div>Gongju Hanok Village</div> <div>Source: City of Gongju</div>

Hanok Village Development Projects can be divided into an “urban type” or “rural type” depending on location. Urban types are being constructed in single detached residential units as an urban development project or in a housing site development business. In the case of the urban-type Hanok Village, the public will set up the site and sell the individual land divisions to the private sector. The individual building acts are regulated by the district unit plan. Most of the rural Hanok Villages are being constructed as rural village development projects by the Ministry of Agriculture, Food and Rural Affairs. In such a case, town development is promoted based on a business plan established by a cooperation of public or private interests. However, the regulations on rural buildings are not as detailed as those for urban buildings.

The Hanok Village Development Project can be divided into “residential type” and “tourism type” by use. Among the residential Hanok Villages, the only one that was built in an urban area is the Eunpyeong Hanok Village in Seoul. The Hanok Village in Sejong City and Andong in Gyeongsangbuk-do have been completely promoted. The Hanok Villages in the rural areas are the “Happiness Village” in Jeollanam-do and two other Hanok Villages in Chungcheongbuk-do. Most consist of 20~50 houses. Tourism types are being used for accommodation, cultural experiences, and theme sightseeing. There are about 10 tourism type cases.

Through this investigation and analysis, a policy direction for planning to improve the quality of Hanok Villages and a policy direction about institutional support were suggested. The Hanok Village Planning Guidelines are based on the Act on Value Enhancement of Hanok and Other Architecture Assets. The guidelines aim to encourage the newly constructed Hanok Villages to plan appropriately for modern life while sustaining the dignity and spatial order of a traditional Hanok Village. These guidelines consist of spatial structure, land use, roads and parking, the ecological environment, public space, and building plans. The guidelines work as a district plan or business plan for establishing a Hanok Village.

## Hanok Village Planning Guidelines Details

### 1. Spatial structure and land use

The overall spatial structure of a Hanok Village blends harmoniously with the natural environment and landscape of the target site, and establishes a land use plan that reflects the culture and lifestyle of modern people.

Spatial structure	<ul style="list-style-type: none"> <li>• (Location Environment) Since natural scenery is beautiful, it is easy to form a Korean cultural landscape. Also, it is recommended that a site be chosen that is not at risk of natural disasters such as landslides or flooding.</li> <li>• (Site Creation) When creating the site, the existing natural topography and water paths should be kept as much as possible. If the site is a slope, it is advisable not to fill-up or cut the ground unless necessary, and when treating slopes, to add plants or to create stonework in a traditional form and flower season.</li> <li>• (Layout Plan) A "Rural type Hanok Village" develops roads and lots systemically based on the existing natural topography and water paths in and around the village. In the case of an "Urban type Hanok Village," surrounding roads and housing types should be considered, but it is recommended that arranging monotonous gridiron roads and lots should be avoided. If the target site faces a wide road or there are landscape obstacles surrounding it, it is advisable to plan a shielding landscape and facilities when necessary.</li> </ul>
Land use	<ul style="list-style-type: none"> <li>• (Village Size) The main architecture in the Hanok Village is a Hanok and a cluster of at least ten houses or more should be formed. However, it is possible to plan buildings, which are not Hanoks, for common use and additional use facilities together in the village.</li> <li>• (Lot Size) It is advisable to avoid cookie-cutter areas and lots should be planned to accommodate various types of Hanok.</li> <li>• (Building Use) When creating a "Residential type Hanok Village" with more than fifty Hanoks, additional common residential facilities and neighboring convenient facilities should be planned. In the case of a "Tourism type Hanok Village," monotonous accommodation facilities should be avoided and proper facilities planned for programs in which people can experience traditional food, clothing, and shelter.</li> <li>• (Building Density) Building density is set within the building-to-land ratio according to the National Land Planning and Utilization Act, and, if possible, courtyard and exterior space should be secured.</li> <li>• (Building Levels) In order to form balanced scenery in the village, the levels of buildings per lot are planned by taking the undulations of topography into account. For buildings that are not Hanok, the maximum number of floors or the maximum height are set so as not to harm the collective roof view of the Hanok.</li> <li>• (Building Layout) The buildings are arranged in consideration of the space structure of the village such as neighboring architectures and street views. In particular, the buildings that are placed in the "Urban type Hanok Village" should not cover the main view of each lot. However, if necessary, the standard of the building line, the limit of the structure, the wall line, the limit line of the wall, and the fence line are prepared.</li> </ul>

## 2. Roads and parking lots

Roads and parking lots are planned to follow the road system of a traditional village. The roads should be separated from walkways so that a safe and comfortable walking environment can be established.

Roads	<p>A. (Road system) According to the road system of a traditional village, the entry road to the village, the main road, and entry road to a house are planned hierarchically.</p> <p>B. (Width of road) Width of the road should be reduced as much as possible due to the size of a Hanok Village, but when planning it widely, planting trees on the both sides of the road could be considered. Also, a pedestrian road is planned to create a safe and comfortable walking environment inside the village.</p> <p>C. (Create alleys) It is suggested that pedestrians-centered alleys be constructed to add to the mood of a Hanok Village.</p> <p>D. (Connection with main facilities) The entry road and main road should be connected to the main traffic facilities and common use facilities, and the entry road to the houses and alleys are planned to connect with the public external space and rest facilities.</p>
Parking lots	<p>A. (Private parking lot) The private parking lot should be installed as invisibly from the road as possible, and if there is a garage door, it should be designed with materials and colors that match the Hanok.</p> <p>B. (Public parking lot) It is advisable to install a public parking lot at the entrance of the village or small cluster. If a public parking lot is built, a fence should be installed or trees planted so as to form a unified landscape.</p>

## 3. Ecological environment

For the value in a nature friendly traditional village, the ecological environment should be planned to take into consideration the existing green and water areas.

Ecological environment	<ul style="list-style-type: none"> <li>• (Ecosystem preservation) A plan for conserving and maintaining the existing old trees, and green and water areas has been established.</li> <li>• (Ecology network) Newly created forests, greenways, streams, and ponds are planned to link to the existing ecosystem as much as possible.</li> <li>• (Water species) When planning plants, native tree species should be used as much as possible.</li> <li>• (Rain water use) In order to use rain water for scenery and the environment, waterways, ponds, and detention facilities will be created and the infrastructure and external space of buildings should be minimized.</li> </ul>
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#### 4. Public space

Public space reflects the elements that make up the external space of a traditional village such as the village forest and village court. These are created in connection with the public facilities.

Public space	<ul style="list-style-type: none"> <li>• (Connect to the external space) The village court, forests, and streams are planned to be connected with the external space and public use buildings.</li> <li>• (Use of symbolic elements) As a factor in recognizing the symbolism and location of the village, the existing old trees, village forests, and ponds are preserved and utilized to create public spaces.</li> <li>• (Floor materials and so on) The floor materials and colors of the external spaces such as roads (including lanes), parking lots, and parks should take the overall scenery of the Hanok and Hanok Village into account.</li> <li>• (Public facilities and so on) Outdoor advertising such as signs and public facilities, for example, direction signs and street facilities should be designed to be as unintrusive as possible.</li> </ul>
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#### 5. Points to note when planning a building

The type of Hanok must comply with the Hanok Building Standards in accordance with the Act on Value Enhancement of Hanok and Other Architectural Assets. If the building is not a Hanok, it should be built with an appearance and materials that match the Hanok.

Points to note when planning a building	<ul style="list-style-type: none"> <li>• (Residential type Hanok Village) The house should be designed from the beginning with the storage and facility space required for residential living so that no additional expansion must be made after completion.</li> <li>• (Tourism type Hanok Village) In the case of accommodations, it is necessary to plan additional facilities (reception space, banquet room, meeting rooms, experiential facilities, etc.) and management facilities (warehouses, resting area for a manager, etc.) that are used by as many people as possible. In order to create a comfortable accommodation environment, accommodation, additional facilities, and management facilities should be separated.</li> <li>• (Attached facilities) External facilities such as gas pipelines, electric meters, and the outdoor fans of air conditioners should be installed inside the Hanok fence so that they are not able to be seen from the roads. If they can be seen outside the building, the materials and colors of the exterior wall and fence should be consistent with those of the Hanok and shielding should be installed.</li> </ul>
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## 6. Landscape management means

It is recommended that the following means be provided for continuous landscape management of the Hanok Village.

<b>Landscape management means</b>	<ul style="list-style-type: none"> <li>• (District unit plan and so on) Villages that establish and create district unit plans manage the details of their landscapes with district plans. In the case of subsidized projects that do not establish a district unit plan, a project implementer or resident councils should establish their own design guidelines.</li> <li>• (Resident agreement) In order to form and manage the landscape of a Haonk Village, the residents are encouraged to voluntarily form a landscape agreement or local self-governing rules through the Landscape Act.</li> </ul>
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The institutional support for the Hanok Village Development Project requires a company certification or registration system that can select a reliable specialist or constructor for the initial owner so that the construction process of the owner's Hanok is reasonable and easy. In addition, incentives such as taxation and technical support for related companies should be considered so that creative private developers and constructors can actively participate in the Hanok Village Development Project.

**Key words :** Hanok Village Project, Hanok Village Planning Guidelines

