

## Strategy for revitalization of housing renewal through adjustment of the existing urban fabric

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The urban redevelopment method which scraps existing housing to build new housing, especially in the form of apartment blocks, has its own various economic merits. However, this approach has lead to many problems including privately-supported public infrastructures, and the redevelopment process with only economic values at its core. The profit-oriented urban redevelopment process precluded considering the social characters of a place, and the physical environment of residents in the housing areas, because residents are excluded from the decision-making process on the redevelopment.

This study started the discussion by suggesting to apply a different housing redevelopment method depending on the different living conditions of residents. In addition, it also attempted to align with the notion of "housing renewal for preservation of existing urban fabric", which aims for a gradual improvement on the living environment, preservation of the residents' assets and maintaining a sustainable community. Therefore, this study aimed to amend the Acts of Architecture and propose increased policy support for residents' self-supported housing renewal process.

The improvements on housing renewal can be achieved through adopting the "Building Agreement" system in the Acts of Architecture. If

the residents make the agreement with each other to manage their own housing area, the local government can permit some exceptions for relevant building limits. For example, if the building agreement is to set the setback of the building line and to accept a party wall, it is possible to obtain maximized Floor Area Ratios in the housing subdivision which consists of small housing sites next to a narrow alley.

The policy suggestions of the research, through its simulation, was proven to be an efficient method of inducing housing renewal whilst improving the general physical environment of these residential areas. On the basis of such success, the research was able to provide the groundwork for amending the Acts of Architecture.

However, there are limitations to the revitalization of housing renewal through amending the Acts of Architecture alone. The "Building Agreement" system needs thorough consideration on plot size, road conditions and the financial capabilities of the residents of the applicable areas. Additionally to ensure the positive effects of the agreement system, a 'neighborhood architect' needs to be assigned to the relevant areas for support of a resident-led renewal process, and there needs to be an increased public support for improvements of alley ways, neighborhood play areas, and parks etc.

When an "Building Agreement" is established, the architectural impact of the relevant area to its surrounding needs to be carefully considered. In order to do so, when an owner expresses the need, the local government should be able to conduct prior investigations on the building site limitations and ensure rational building limits.

In conjunction with this the research made various recommendations that would widely contribute towards the revitalization of housing renewal which includes, expanding support through the National Housing Funds, providing partial funding for demolition and design fees,

reducing application and permit fees within the "Building Agreement" area, and easing the transfer and acquisition tax on plot subdivision.

The overall practicalities and efficiencies of the above mentioned policy support recommendations can be further investigated in future researches. In this process it is important to emphasize the physical relationship of individual sites and street layouts. In particular, factors such as height limits, setback regulations, and the relaxation of FARs should be considered differently according to plot combinations, plot formation and orientation.

In order to ensure improvements of housing renewal, the research believes in the establishment of the "Building Agreement", and also a developed design standard, tested through 3D simulation of all possible building options. Hence, the research advocates for a detailed guideline and an area based design standard which should be further investigated in future research programs.

**keyword : housing renewal, urban fabric, Building Agreement, party wall**