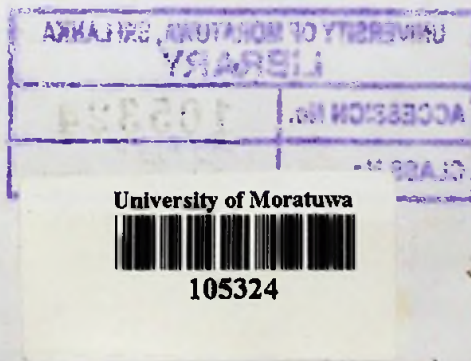


## Adaptive Reuse

### Understanding effectiveness of Adaptive Reuse as a tool for Urban Regeneration

Dissertation submitted for the degree of Masters of Urban Design  
at the Department of Architecture, University of Moratuwa in March 2012



72 " 12"  
-711.4 (043)

JAYAWARDANA R. M.



105324

12/03/12

105324

Mr Janaki Wijesundara

## **Preface**

---

### **What?**

The idea of evolution in regards to adaptive reuse can be taken even further than simply applying the idea of a gradual change over time. The goal of this discussion is to study on reuse projects and how the adapted building continuing a story of the structure's history and past functions. We do not live in a static environment; the world around us is in constant evolution. In evaluating the effects of biological versus human aspects of change, and using this to tell the story of the built environment around us, we must analyze the idea of time, buildings, and technology in relationship to evolution.

### **Why?**

However the issue is, in some cases, in this process of adapting and reusing, it seems the origin of the building and the story behind the initial function often gets lost. Adaptive reuse is self-defeating if it fails to protect the building's cultural and heritage values. The evolution of our societies is reflected in our building types and styles. This relationship gives older buildings a character we value and identify with. When a building of historic merit is preserved or restored for adaptive reuse, its cultural energy is also "recycled." History brought back to active duty. Architects/Developers should gain an understanding of why the building has heritage status, and then follow development that is sensitive to the building to give it a new purpose.

### **How?**

Evolution of a building is so interesting because it displays the interaction of humans and creates a direct dialogue between the changing users and their equally active environment. The adaptive reuse of an old building should have least impact on the heritage significance of the building and its setting. The case studies which are selected in this discussion are adaptively reused buildings.

The study will be based on conservation principles and guidelines discussed in and the concept of layering. And a discussion on changes and additions done to make the building compatible with the adapted function (*functional and social aspects*), then will be followed by an analysis based on "how far they communicate the story behind" through the use of evolution, scarring, layering, and display, principles as a way in which to embrace storytelling as a process to communicate what once belonged to the past and explain what has emerged as part of the present function.

## Abstract

---

The practice of architectural and urban design being involved in forming the space in our cities and built environments has certain effects on the social life in society that in its turn conditions the performance of the practice. The continuous changes in cities and societies, however, are just partially caused by the practice of architectural and urban design. In a fluid context of social and spatial transformations, the control and manipulation of the effects of the practice become yet more complicated entailing a deeper understanding of the nature of urban transformations and the dialectic between urban life and its spatial frames in cities. The objective of this thesis is to improve this understanding.

The thesis deals with discourses in the fields of theory of architecture, architectural and urban design practice and sociology. It examines the concepts of society, space and culture and discusses the content and historical context of predominant urban design ideas and concepts in different periods. All of these factors must then be integrated with new construction in order to continue the narrative of the building. "The building already has a story; all you have to do is add the interesting next chapter."

Throughout this paper, discussions will take place on how exactly we add this next chapter. The study will be made to look at the theories in conservation as a tool in which to establish coherence and unity in the presentation of an adaptive reuse project. Through the use of evolution, scarring, layering, and display, principles will emerge as a way in which to embrace storytelling as a process to communicate what once belonged to the past and explain what has emerged as part of the present function.

This article focuses on the protection and development of old buildings cultural characteristics oriented to the concept of recycle culture, so as to provide a theoretical reference for a sustainable urban culture.

---

## **Acknowledgement**

---

This study owes much, to the guidance and assistance given by all the following, whom I wish to extend my gratitude.

Arch. Dr Janaka Wijesundara for giving the necessary guidance as Course Coordinator of MUD program.

The Senior lecturers, Archt D B Nawarathne, Archt. Harsha Fernando for inspiring me.

Arch. Plnr Surath wickramasinghe, for his valuable ideas and information.

Mr Prisil De Mel, for his continuous support throughout the course duration in every possible way.

Arch. Cpt A.P.Gunawardena for the support given.

All the staff members of Dutch hospital.

My Batch mates, friends specially, Shaminda, Prabha, Sumudu, Tharindu , Suresh Archt Upula for being with me supporting in every possible way.

My Parents for their patient encouragement and for the help they gave in every possible way to make this dissertation a success.

# Contents

---

<b>Abstract</b>	i
<b>Acknowledgement</b>	ii
<b>Contents</b>	iii
<b>1.0 Urban Design and the Architectural Culture</b>	
1.1 Evolution: Cities and human aspect of change	01
1.2.1. Why cities are been changed	03
1.2. Human Nature of Adaptation	04
1.3. Impact of the change on cities	06
<b>2.0 Adaptive Reuse: Introduction and Background</b>	
2.1. What is Adaptive Reuse	09
2.1.1. The need of reflecting the evolution / Change of a city	10
2.2. Role of the adaptively reused buildings in reflecting the evolution of the city	11
2.3. How adapted buildings can communicate the story of the city	12
2.4. Benefits for the Developers	
2.4.1. Environmental Benefits	14
2.4.2. Economic Benefits	15
<b>3.0 Understanding the Procedure of reuse</b>	
3.1 Compatibility	17
3.1.1. Physical compatibility	18
3.1.2. Social Compatibility	20
3.2 The principles and guidelines related to reuse of Buildings	22

3.2.1. International Charters for the conservation and restoration of monuments and sites	23
3.2.2 International charter for the conservation and restoration of monuments and sites, the Venice charter- 1964	25

#### **4.0 Case Study**

4.1. The Building	31
4.2 The Building after Transformation	33

<b>Conclusion</b>	<b>37</b>
-------------------	-----------

<b>Bibliography</b>	<b>39</b>
---------------------	-----------