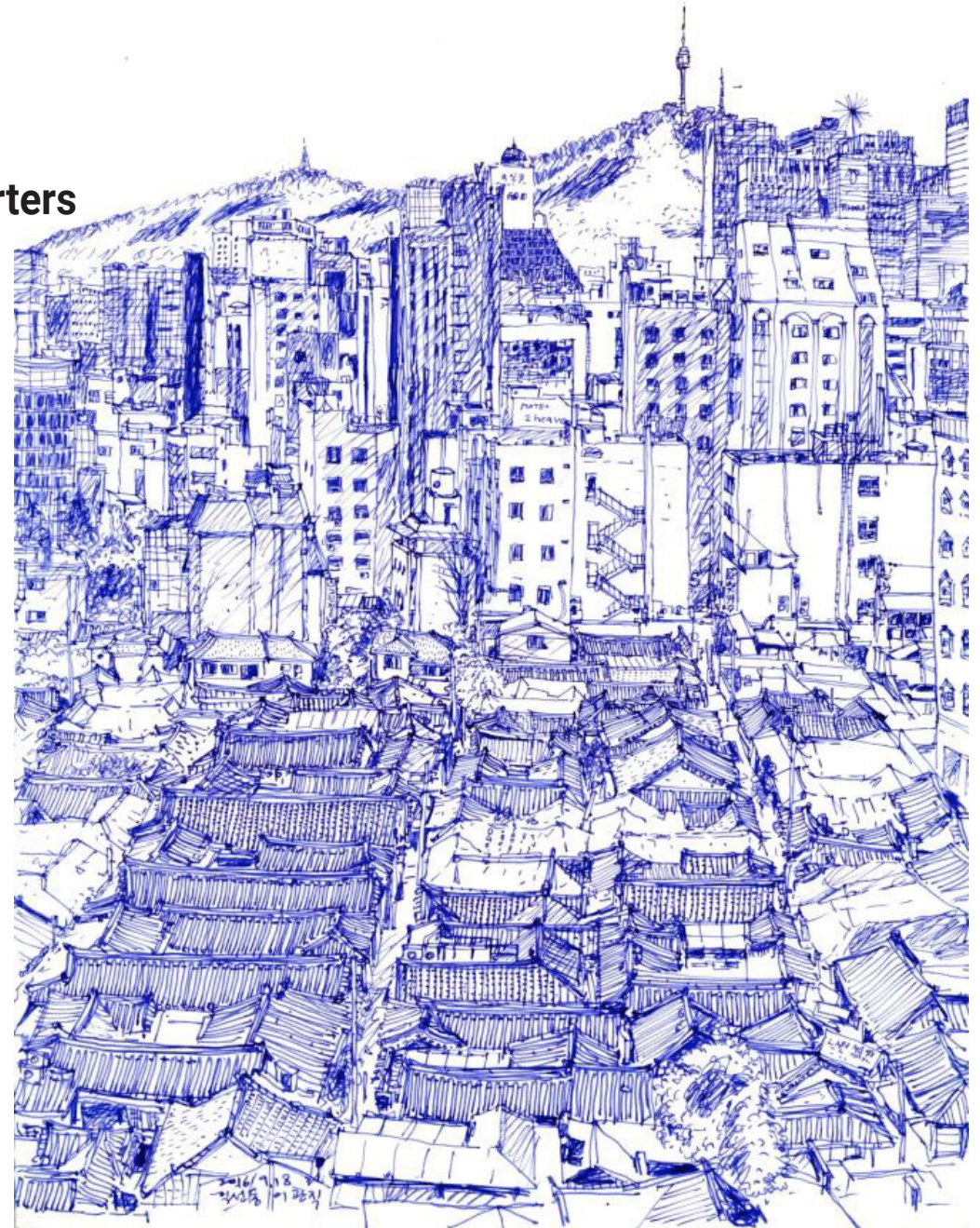


# Ikseon Hanok Village

The management of change in Historic Urban Quarters

Graduation thesis for  
European post-graduate Masters in Urbanism,  
Faculty of Architecture and the Built Environment,  
TU Delft

Wanseop Park



## Colophon

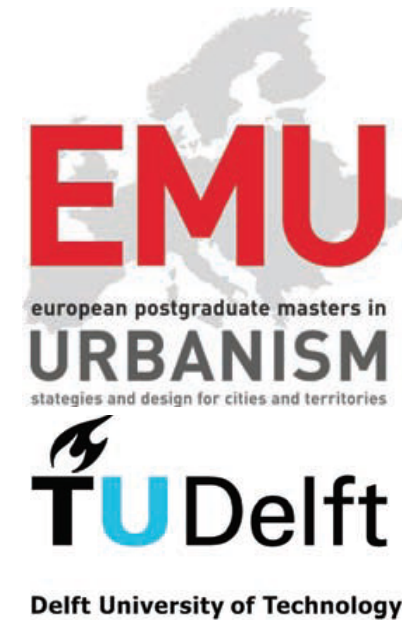
**Ikseon Hanok Village: the management of change in historic urban quarters**

April, 2017

European post-graduate Masters in Urbanism,  
Faculty of Architecture and the Built Environment,  
Delft University of Technology

Supervision by:  
prof. Vincent Nadin, TU Delft  
prof. Luisa Calabrese, TU Delft

Wanseon Park  
wanseo77@gmail.com





## **Acknowledgement**

Firstly, I would like to thank my mentors: Vincent Nadin and Luisa Calabrese for their sincere supervision that have helped to complete my thesis. I also thank Birgit to support all formalities related to the thesis process.

I would like to thank all people who I met in Ikseon when I visited in the summer, 2016. Particularly, I am very grateful to Seon-ah Kim who has consulted my thesis and provided rich data and knowledge about Ikseon.

Lastly, I would like to express my gratitude for my wife and son who encourage me during the thesis period as well as all the way of study in the Netherlands.

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The aerial view of Ikseon





## 1.1 Motivation

Every city has places that contain its historic and cultural identity of the city or country. These places usually have become the attraction points of the city, and their improvements are very important for promoting their image and identity. Most historical areas are located in the city centre, so their management and conservation is generally a part of urban revitalisation or regeneration. These conserved historical areas have become attractive places for tourists, workers, consumers as well as new residents, which also complement to the revitalisation of those areas.

In recent years, the importance of historical places has been much growing. The criticism of uniform and standardised urban environments by the consequences of modernism and the change and instability of capitalist society caused by the globalisation and post-industrialisation has made the city the frontier of economic growth, hence the city's prosperity becomes a key factor of the international competitiveness of the state. Hence, cities are pouring out various urban policies to create a charming urban environment to attract international capital and global talents. In this context, the revitalisation of historical places becomes a strategic spatial tool to improve the competitiveness of cities in the world market, beyond mere the symbolic tool to reveal the city's identity.

In this context, national and local governments in the globe have put their efforts on the establishment of ur-

ban policies to manage historic urban quarters. Such urban policies need to have multi-disciplinary approach not limited to conserve physical historic resources, but to consider: the meaning of historic resources in a wider urban context; the function/role of historic urban quarters in the modern society; the relationship with urban planning framework; and the change in economic, social and cultural dimensions.

Seoul as the capital of South Korea is the core city concentrating economic, social, political and cultural powers. Especially, the city centre as the historic core since the beginning of Joseon Dynasty in the fourteen century contains the national historicity and identity beyond the urban scale. Nevertheless, the efforts to maintain the historicity and cultural identity had focused on few monuments or monumental historic places, while redeveloping and modernising the rest of urban areas including most of ordinary historic places during the second half of twentieth century. As the regeneration of historic urban areas in the city centre has gradually become a leading urban policy agenda since 2010, some historic urban quarters have been drawn public attentions and attempted to be revitalised and/or conserved.

In this context, here is Ikseon Hanok Village in the middle of city centre drawing recent attention to the conservation and revitalisation. Ikseon Hanok Village is a century-old

residential area established in the 1920s. The place is the aggregation of Korean traditional buildings, called Hanok. As the particular historic urban landscape that is composed of identical Hanok and narrow and maze-like street pattern has maintained without major changes for almost a century, Ikseon Hanok Village is one of few places where people can recognise a particular historicity, identity and sense of place in the modernised and verticalised contemporary Seoul.

Although Ikseon Hanok Village was in danger of being redeveloped into a mixed-use complex for the last three decades, the shifted urban policy agenda on the city centre determined to abolish the redevelopment plan of Ikseon in 2014. Then, the place has been rapidly commercialising by an unfettered market logic. Young entrepreneurs who recognise the economic potential of the historic urban quarter renovate Hanok with modern touch and provide customised and unique services and experiences. This change in Ikseon has removed the negative image that Ikseon had previously, while creating a unique atmosphere where traditions and modernity coexist and attracting more entrepreneurs and visitors. Nevertheless, the long-term sustainability of revitalisation in Ikseon is quite suspicious because the uncontrolled commercialisation process lacks the consideration for changes in historic values of Ikseon and the resultant consequences. The thesis has begun with the question.

## 1.2 Problem field

The recent commercialisation on Ikseon has some positive impacts: it gives justification for retaining Hanoks in good repair; it provides distinctive consumption experiences; and it increases favourable image and public interest of Ikseon as well as general historic urban environments and resources. Nevertheless, the arbitrary and sporadic commercialisation process – without the consideration of heritage values in Ikseon as well as systematic and integrative conservation and revitalisation strategy – implies some limitations towards sustainable revitalisation of Ikseon.

Firstly, the aggregation of individual self-referential Hanok conversions have damaged to the spatial and visual identity of Ikseon. Indeed, the commercial conversion of Hanoks designed for a residential purpose requires considerable changes, and individually renovated Hanoks have their own aesthetic appeals while respecting some traditional elements either the interior or exterior. Nevertheless, the uncontrolled physical changes in individual Hanoks hardly contribute to congruent townscape.

Secondly, the recent commercialisation neglects the spirit of place – *genius loci* – in Ikseon. The place had long housed ordinary people and had been a parcel of traditional economic activities of the surroundings, which were the role of Ikseon for about a century. However, the place is functionally restructuring into a consumption space in a short time, whilst neglecting indigenous functional character. Such a functional restructuring in Ikseon has not been caused from its functional obsolescence, but only from economic desires of land owners and entrepreneurs without any relations with the spirit of place.

Thirdly, the functional restructuring also brings about socio-economic inequality. The benefit of commercialisation is biased towards land owners, entrepreneurs and visitors, whilst neglecting existing inhabitants (e.g. tenants, neighbourhood services and tradition-related businesses). As land owners invest to upgrade or convert physically their buildings into commercial uses, they seek to increase or maximise their profits by trying to attract higher value uses and/or tenants who are able to higher rents. In this nature, existing tenants who cannot afford to pay the increasing rent are forced out at the end of lease. Moreover, this displacement weakens the existing social networks and sense of community, which makes the place less liveable and increases displacement pressure to remained old inhabitants.



## 1.3 Aim and research questions

The overarching issue in Ikseon relates to the management of change. Therefore, the main research question of the thesis is:

**How can Ikseon as a historic urban quarter be managed in order for the sustainable revitalisation?**

In order to answer the main question with the problem setting, there are several sub research questions that become the backbone of the thesis:

- Q1. What are the generic issues to manage changes for revitalising historic urban quarters?**
- Q2. What kind of revitalisation principles and urban policy tools can be employed for it?**
- Q3. How has Ikseon historically evolved and changed over time, and how have urban policies and plans influenced to the evolution and changes?**
- Q4. What are the heritage values and features of Ikseon?**
- Q5. What are the threats to the historic values of Ikseon, and how can reconcile the threats?**
- Q6. What kind of planning strategy and policy tools can be employed to manage changes in order for the sustainable revitalisation of Ikseon?**

By answering these questions, the thesis aims to provide fundamental discussion and reliable body of knowledge on the management of change for sustainable revitalisation of Ikseon in an integrative and holistic way. The final product of the thesis is an alternative planning and design proposal with a set of strategies as a provocative manifestation for further debates to the sustainable revitalisation of Ikseon.

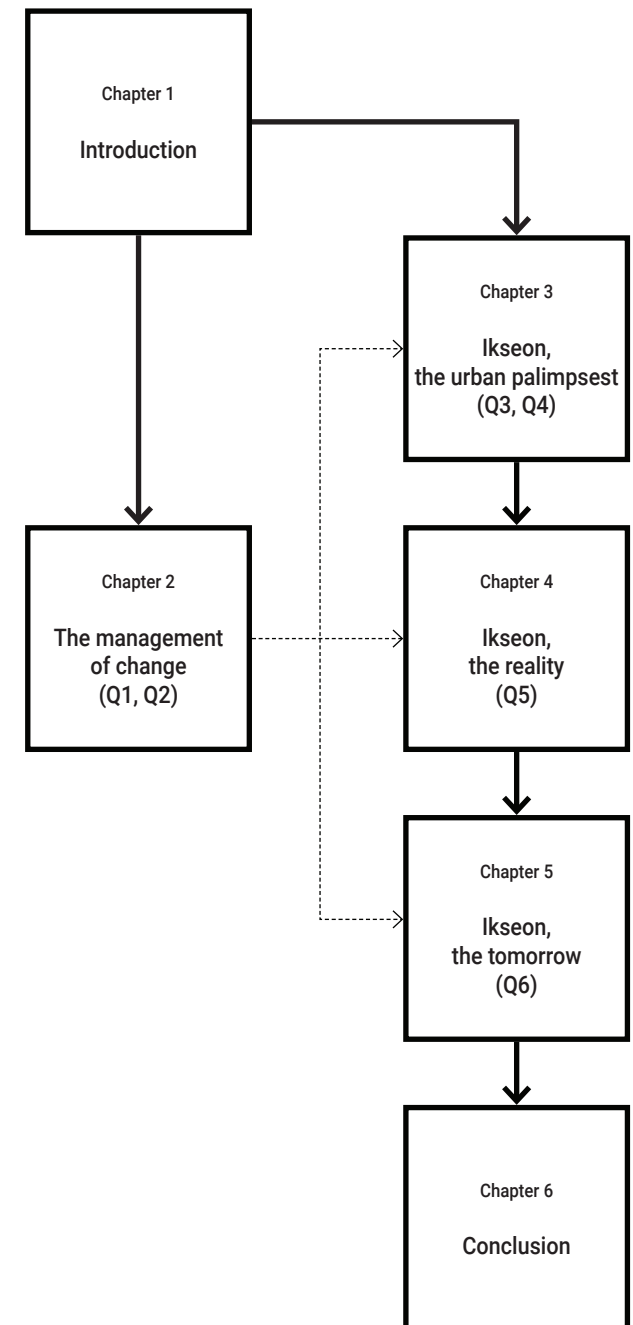
## 1.4 Thesis structure and outline

The thesis will begin by setting up the theoretical underpinning based on the problem field; the management of change (Chapter 2). The theory part will examine the critical issues to manage changes in historic urban quarters, and will study several relevant case studies to learn lessons from their revitalisation processes and consequences. As a conclusion, it will address the principles to manage changes in historic urban quarters and urban policy tools to effectively implement the principles. The theory part will underpin the following chapters.

Then, Ikseon will be analysed in terms of its historic evolution and the recent commercialisation (Chapter 3) to figure out its changes and influences of urban policies and plan. This chapter will be concluded to indicate heritage values and features of Ikseon.

Based on these analyses, Chapter 4 will illustrate threats and consequences upon the heritage values of Ikseon to evaluate the current situation of them, and validate the possibility and critical issues to restore them.

Chapter 5 will propose possible planning strategies related to the validation in the three dimensions with strategic tools and actions to effectively achieve them. The superimposition of proposed tools and actions and their relationships will shape the vision as a result of the process of managing changes in Ikseon for sustainable revitalisation.









2/ THE MANAGEMENT OF CHANGE

## 2.1 The management of change in historic urban quarters

Historic urban quarters (HUQs) in general refer to a relatively small part of a city that has a distinctive historic character in a particular time. They are not like great, majestic and symbolic monuments or landmarks, but more a group of modest, vernacular buildings and architecture and often entire neighbourhoods that have some common, identifying character from its historic sense of place. As HUQs are usually located in the city centre, their revitalisation is a part of the integral urban revitalisation or regeneration whilst attracting workers, shoppers, tourists and people to live and animate the inner city (Tiesdell et al., 1996).

HUQs were not the subject to safeguard during the Modernism era. They were more the target to clearance and reconstruction as negative residuals hindering to advance towards more functional, hygienic and efficient urban complex. At the time, the most conservation practices took place in monumental heritage having exceptional cultural values with its settings. Such neglected HUQs have been highlighted by the emergence of subsequent post-modernism that is about drawing upon the sense of place, and revalidating and revitalising the local and the particular (Robins, 1991). Such importance of HUQs has been more enhanced since when cities have become the critical agents of economic development in highly globalised, urbanised and post-industrialised society (Castells and Hall, 1994), hence creating pleasant and charming urban environments to attract international capital and

global talents has become a key task of urban policies. In this context, the revitalisation of such ordinary historic urban places is a strategic spatial tool to enhance the city's global competitiveness whilst distinguishing the city from others by means of the particular heritage characteristics. The critical difference between monumental heritage and ordinary historic urban places (or historic urban quarters) in terms of conservation or revitalisation is that: the former has in itself justification of preservation with less relationship with the rest of city; but the justification of conservation in the latter case is given from symbiotic relationship with the rest of the city (Tiesdell et al., 1996). In other words, the conservation or revitalisation of HUQs ought to entail changes against various problems of itself (e.g., physical, functional and social obsolescence) or mismatches with changing society (e.g. globalisation, deindustrialisation and urbanisation). In this course, the revitalisation of historic urban quarters is inevitably challenged by two conflictual processes: **the allowance of changes; and the restriction of changes.**

As Kevin Lynch states (1972:39),

**'The management of change and the active use of remains for present and future purpose are preferable to an inflexible reverence for a sacrosanct past. ... An environment that cannot be changed invites its own destruction. We prefer a world that can be modified progressively against a background of valued remains, a world in which one can leave a personal mark alongside the marks of history.'**

Nevertheless, historic urban quarters putting on an unfettered or laissez faire free market economy get easily pressured to be deteriorated or demolished and redeveloped, rather than conserved or revitalised. In this situation, the development of historic urban quarters is increasingly dependant upon maximising profits of buildings, site, owners and developers (Tiesdell et al., 1996). As Balchin et al. (1988) argue, such an uncontrolled market only seeking private profits and pecuniary satisfaction ignores social needs and values including historic urban quarters. As historic urban quarters have a certain intangible values to society at large (e.g. aesthetic value, the value of its diversity, heritage value and value for continuity of cultural memory), their loss or destruction results in a loss of public welfare. In this course, as Burtenshaw et al. (1991:159) indicate:

**'There is a need to plan for cities which are capable of evolution and can welcome the future and accommodate the present without severing the thread of continuity with the past.'**

Therefore, planning and designing historic urban quarters is to deal with the process of managing changes in a sensitive and appropriate manner to conserve historic values and features whilst allowing necessary changes against self-obsolescence, in order to sustainably revitalise historic urban quarters within a wider urban context, for civil society as a whole.





SOHO, New York



Shad Thames, London



Covent Garden, London

## 2.2 Three dimensions in the management of change

The main purpose to manage changes in historic urban quarters is to retain the continuity of the sense of place and authentic qualities of the quarter in the revitalisation process.

'Sense of place' describes the atmosphere to a place, which represent how people sense a place by all physical and symbolic values in nature and the human environment (Jackson, 1994; Norberg-Schulz, 1980). 'Authenticity' refers to a measure of the degree to which the values of a heritage property may be understood to be truthfully, genuinely and credibly, expressed by the attributes carrying the values (Stove, 2007). Both concepts comes from the tangible aspects of the historic urban quarter (e.g. form, setting, materials, craftsmanship, etc.), but also from the intangible aspects (e.g. use, function, traditions, location, management systems, spirit, feeling, etc.) (Araoz, 2013; Nezhad et al., 2015). Moreover, it should be necessarily understood that they have evolved over time as a consequence of planning and market, while entailing changes in physical, functional and socio-economic dimensions (Conzen, 1966; Assi, 2000; Jivén and Larkham, 2003; and Stovel, 2007).

Therefore, the management of changes in historic urban quarters deals with physical, functional and socio-economic aspects that provide a certain sense of place and authentic qualities to a quarter. Nevertheless, the retention of continuity in regard to the sense of place and authentic qualities in HUQs is always challenged by the complexity of each dimension and their conflictual situations.

### 2.2.1 Physical dimension

As the maintenance of visual identity and continuity of physical character in an historic urban quarter is a critical and most direct way of respecting its authentic quality (Tiesdell et al., 1996), physical intervention is the most basic action to revitalise historic quarters, which can result in an attractive, well-maintained public realm that projects a positive image and encourages confidence in the location.

There are some levels of physical intervention in historic buildings classified by Fitch (1990:46-47) according to a scale of increasing radicality: Preservation; Restoration; Conservation and Consolidation (refurbishment); Reconstitution; Adaptive Use (conversion); Reconstruction; and Replication. In addition to this, 'Demolition and redevelopment' can be the most radical intervention.

Historic buildings are not the only thing to contribute to a particular townscape and reveal authenticity, but the historic patterns of space (streets, open spaces, cadastral units and plot subdivision) are presuppositions to that.

Generally speaking, for maintaining authentic qualities of a historic urban quarter, all historic buildings and the patterns of space should be preserved. However, the situation is not so simple. Such strict preservation may be difficult, impossible or less meaningful in certain circumstances. For instance, if individual historic buildings are not qualified to a sort of masterpiece; if there is no or less evidence and knowledge about the historic buildings; or if there is insufficient craftsmanship and/or materials, the preservation is not doable.

**1. Preservation:** implies the maintenance of the artefact in the same physical conditions as when it was received by the curatorial agency. Nothing is added to or subtracted from the aesthetic corpus of the artefact. Any interventions necessary to preserve its physical integrity (e.g., protection against fire, theft, or intrusion; heating, cooling, lighting) are to be cosmetically unobtrusive.

**2. Restoration:** describes the process of returning the artefact to the physical condition in which it would have been at some previous stage of its morphological development. Intervention at this level is more radical than simple preservation.

**3. Conservation:** describes physical intervention in the actual fabric of the building to ensure its continued structural integrity. Such measures can range from relatively minor therapies to very radical ones.

**4. Reconstitution:** is a more radical version of the above, in which the building can be saved only by piece-by-piece reassembly, either in situ or on a new site. Reconstitution in situ is ordinarily the consequence of disasters such as war or earthquakes, where most of the original constituent parts remain in being but disjuncta, or scattered. On occasion, it may be necessary to dismantle a building and reassemble it on the same site. Reconstitution on new sites is much more familiar, usually the consequence of the transplanted structure being too big or bulky to have been moved intact.

### 2.2.2 Functional dimension

Since the UNESCO's Nara Conference on Authenticity and its resulting document in 1994, the concept of authenticity in heritage sites and HUQs has been regarded as the reflection in the continuation of traditions and traditional type of function and use, in addition to the physical legacy (Assi, 2000). However, the original function or economic base in HUQs is rarely viable in the contemporary condition because of, for instance, changing economic circumstances (post-industrialisation and globalisation), market demands or geo-political situations over time. Therefore, revitalising HUQs necessarily involves functional changes. There are largely three classification of functional revitalisation according to a scale of increasing radicality: functional regeneration; functional diversification; and functional restructuring (Tiesdell et al., 1996).

- **Functional regeneration: attempts to maintain existing uses while improving the competitiveness to operate more efficiently and profitably.**
- **Functional diversification: is the modest approach to bring some new uses to synchronise and support the quarter's existing economic base.**
- **Functional restructuring: is the most radical approach to introduce new uses and activities replacing existing ones.**

For the retention of functional character, functional regeneration approach may be the most preferable, and the functional restructuring approach might be undesirable because the approach entails the displacement of existing functions and users and consequently dilapidates historic functional character. Such functional changes also involve the level of physical changes. While the former approach does not normally require radical physical changes, the latter requires considerable physical changes to effectively support the new uses. Nevertheless, some historic quarters need to more radical approach to be revitalised. For instance, a quarter where its original function is obsolete, like derelict industrial sites, needs to have a new function, such as residential, tourism or commercial uses. If the quarter's physical authentic qualities are preserved retaining the obsolete function, the entire quarter will have no vitality. On the contrary, if the quarter's economic base is restructured losing its authentic physical qualities, the entire quarter will be regarded as just a new place.

**5. Adaptive use:** is often the only economic way in which old buildings can be saved, by adapting them to the requirements of new tenants. This can sometimes involve fairly radical interventions, especially in the internal organisation of space, in which any of all of the above levels of intervention may be called for.

**6. Reconstruction:** describes the re-creation of vanished buildings on their original site. The reconstructed building acts as the tangible, three-dimensional surrogate of the original structure, its physical form being established by archaeological, archival, and literary evidence. This is one of the most radical levels of intervention. It is also one of the most hazardous culturally: all attempts to reconstruct the past, no matter what academic and scientific resources are available to the preservationist, necessarily involve subjective hypotheses. In Historiography, such hypotheses can be (and indeed are) constantly revised: in architecture, the hypothesis is obdurate intractable and not easily modified.

**7. Replication:** in the art field implies the creation of a mirror image of an extant artefact; in the case of architecture, it implies the construction of an exact copy of a still-standing building on a site removed from the prototype. In other words, the replica coexists with the original. Physically, the replica can be more accurate than the reconstruction, since the prototype is available as a control for proportion, polychromy, texture. It is at once the most radical and the most hazardous of all forms of intervention; nevertheless, it has specific utility in certain situations, e.g., to stand in the open air as a surrogate for an original which must be moved to the controlled environment of a museum.



### 2.2.3 Socio-economic dimension

Whatever forms of functional and physical change entails social change in historic urban quarters. Displacement of existing uses and people is arguably an inevitable outcome of the revitalisation of historic urban quarters that have deteriorated and experienced obsolescence, because as a quarter is revitalised it obtains higher property value and economic opportunity and attracts new users willing and afford to pay higher rents. This process is also known as gentrification. Generally, the degree of displacement and gentrification increases according to the increasing radicality of functional and physical interventions. For instance, functional restructuring and redevelopment with demolition possibly entails higher scale of displacement rather than others.

Sometimes gentrification is regarded as a positive process or phenomenon in revitalising historic urban quarters. Obviously, gentrification can be a positive result to represent successful revitalisation creating attractive, novel and interesting — but also safe and sanitised — historic playgrounds for the public (Mitchell, 2003). However, for socially sustainable revitalisation, negative consequences of gentrification should not be overlooked. As historic urban quarters have suffered from various obsolescence, people in the areas usually are the socially marginal class. The unreciprocated displacement of them causes social inequality and injustice.

In the revitalisation of historic urban quarters, the displacement and gentrification is not only occurred to the existing people and uses, but also can further happen to people and uses that lead the initial revitalisation. As Zukin (2008, 2009) argues, the initial gentrifiers offer 'a recognisably hip, chic, or trendy atmosphere' and 'innovative or value-added products such as designer items or clothing and gourmet food', implying 'outposts for difference' with fabricated authenticity. In this way, new consumption spaces can provide the needs for more affluent residents and newcomers (Bridge and Dowling, 2001) as well as may benefit to existing residents offering diverse urban amenities particularly at the early stage of revitalisation. However, once the process develops further, it consequently raises the property value and rents, which make the initial gentrifiers difficult to pay rent, while eventually drawing huge capital. As a result, not only the day-to-day basic services that have long catered for old residents, but also the initial businesses that have made a distinctive ambience in physical and functional are forced out and replaced by franchised chain shops and high-end stores.

## 2.3 Case studies

The three aspects in the revitalisation process of historic urban quarters are interdependent either reciprocally or exclusively, and their relationship is site-specific. And the four management tools should be adapted for local conditions with choices and judgements between competing claims. Therefore, ways to manage changes to compromise conflicts and reconcile tensions are all different case by case. Nevertheless, in this section, some relevant revitalisation cases of historic urban quarters will be examined what kind of tensions and conflicts in physical, functional and socio-economic aspects they have and how they attempt to manage such issues with tools and strategies. Given the case of Ikseon, two historic urban quarters that were originally established for residential purpose, but functionally restructured in the conservation and revitalisation process, are chosen: Tianzifang in Shanghai, China and Jeonju Hanok Village in Jeonju, South Korea. These case studies will address some general lessons to the sustainable revitalisation of Ikseon.

### 2.3.1 Tianzifang, Shanghai, China

#### *The early history of Tianzifang*

Tianzifang is a historic urban district located in the central Shanghai where cultural, creative and commercial industries are clustered today. During colonisation era (1843~1943), Tianzifang was established to accommodate Chinese people and immigrants as a part of the French Concession in 1920s. The primary historic feature of Tianzifang is composed of two to three-storey traditional Shikumen Lilong housings and six traditional Lilong factories established in 1930s — the Lilong-style architecture refers to a type of Chinese mass commodity housing, combining the western row house and the eastern courtyard house, as a symbolic architectural style of Shanghai (Wang, 1989). Tianzifang was also the site of art college established in 1937, and consequently, Chinese and Western painters, musicians, educators and students were gathered here, which made the precinct more artistic, vivid and attractive (Wang et al., 2009).

Its residential part has long accommodated a marginal community consisting mainly of retired pensioners, low-income workers, the unemployed and rural migrant workers, while the factories have engaged in manufacture industries producing tobacco, fragrances, watches and plastics (Wang, 2011). Since 1980s, as many factories in Tianzifang and its surroundings had suffered from the bankruptcy and vacancy by declining manufacturing industries of Shanghai, its surrounding areas were redeveloped into a modern commercial and residential area in response to the economic restructuring of Shanghai, and became a more affluent, white-collar milieu as a result of new upmarket real estate development (Wang, 2011). In this context, Tianzifang had become threatened to be redeveloped by: (1) local government's initiative to clean up and update the old urban spaces; (2) local residents' desire to leave the place seeking to new modern life from the poor condition of buildings and infrastructure; and (3) developers' will to redevelop the area for profit (Wang et al., 2009).

### *The conservation and revitalisation of Tianzifang*

In the late 1990s, although Tianzifang was supposed to be redeveloped into high-rise residential, commercial and office blocks, the conservation movement of Tianzifang was promoted by the bottom-up process. Several artists had started to rent vacant industrial spaces and to set up their artistic studios. Such initial movement had gradually attracted more artists, and they promoted the idea of Tianzifang as a creative and artistic quarter like SoHo in New York. As the movement had been more drawn media attentions, more creative individuals and firms from the worldwide moved into Tianzifang and rented industrial and residential spaces to operate their businesses.

Such a successful conservation initiative shifted the city and municipal governments' redevelopment idea of Tianzifang into conservation and revitalisation. The local authority prepared a strategy to preserve the quarter and retrofit it for cultural and creative cluster since 2000s. Through these efforts, the mixed-used (residential and industrial) historic urban quarter has been revitalised as an artistic hub in Shanghai. Today, Tianzifang has become a famous touristic attraction providing contemporary design stuffs and cosmopolitan consumption spaces within the authentic architecture.

### *The management of changes*

Likewise Ikseon, as Tianzifang was functionally restructured from residential and manufacturing industry to creative and commercial activities, the Lilong architecture as well as urban fabrics were required extensive changes. The local government set up a conservation and design strategy in order to manage such physical changes. The strategy identified several historic elements for protection, including, for instance, higher-valued historic architecture, significant historic spaces and streets and old wells, gates and greens. The strategy also provided some specific guidelines to facades of buildings and spatial qualities: e.g., to demolish illegal constructions; to arrange the coherent sign; to make the coherent colour on facades; to remove telegraph poles; and to deconstruct indifferent, less-valued buildings and replace them to open spaces. And these activities were subsidised from the local government.

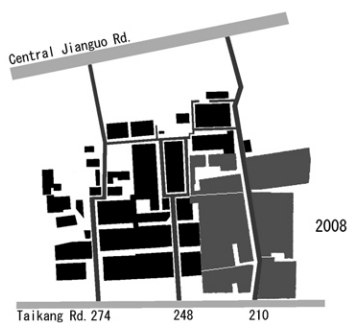
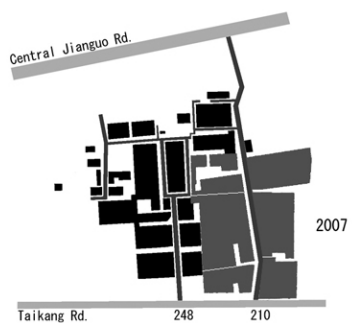
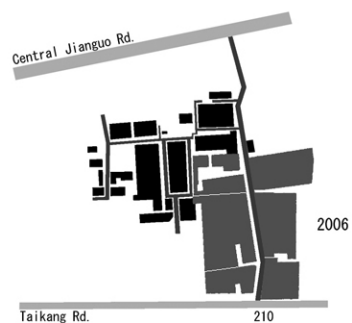
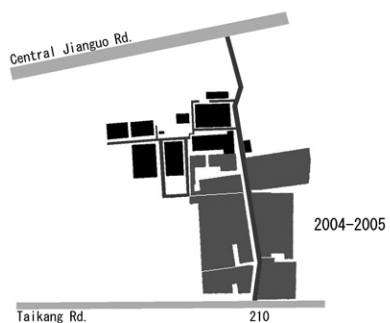
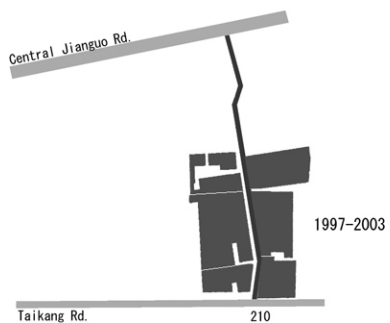
The retrofitted functional character of Tianzifang stems from the indigenous functional character when the quarter was established as a centre for art. Such a historic background gives more justification to advance Tianzifang towards a centre for creative industry. According to this functional continuity, the local government allowed the conversion of use from residential to commercial that had been illegal according to the local housing legislation. Moreover, the local government appointed Tianzifang as Shanghai Culture Industry Park in 2009 and as a promotional district for Shikumen Lilong culture in 2010 with Shanghai EXPO.

As the conservation and revitalisation process of Tianzifang has been initially led by several artists, the operation and management of Tianzifang also has been led by several local community organisations. These organisations have managed: to broker renting or selling properties between landowners and tenants; to control appropriate uses, such as art- or creative-related businesses; to monitor renovation process for preserving the historic character; to promote internal employment; and to establish a local agreement above issues.

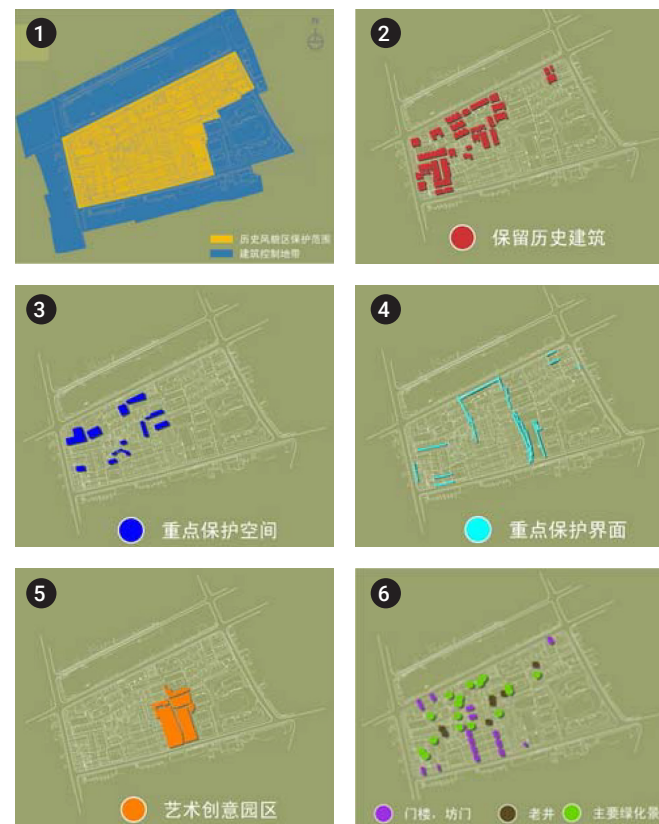


## Revitalisation process of Tianzifang

Factories were initially converted into the place for creative businesses until 2000. Then, residential buildings had been rented for creative industries as well as commercial facilities.



■ Former Factory ■ Residential with other uses



## Conservation guideline for Tianzifang

- (1) Conservation zoning, (2) Buildings for preservation, (3) Spaces for preservation, (4) Streets for preservation, (5) Factories, (6) Historic elements (old gates, wells and trees)



### Conclusion/Critiques

Notwithstanding to this economic and cultural success, Wang (2011) argued that there are some critical social costs caused by the commercialisation. Firstly, more than a 10-fold increase in rent compared at the initial of revitalisation have priced out old residents as well as some pioneer entrepreneurs and artists, while being replaced by high-end boutiques, upscale cafes, Western restaurants and art galleries. Although it makes more cosmopolitan commercial experiences, it weakens its authentic features. Secondly, alleys and open spaces that was formerly used for a communal space for residents have been filled up with terrace tables, seatings and displays. Moreover, noise and lights from those businesses, huge visiting flows and continuing renovation construction have downgraded the quality of living in Tianzifang. Indeed, it boosts its vibrant image, but it produces social tensions and conflicts with remained old residents.



A street before the management



A street after the management



Street activities after the management



An interior space of converted factories



### 2.3.2 Jeonju Hanok Village, Jeonju, South Korea

#### *The early history and preservation of Jeonju Hanok Village*

Jeonju Hanok Village is a residential district established in the inner-city of Jeonju in 1930s during the Japanese Colonial era. As Jeonju was concentrated in populations of Japanese immigrants and rural domestic migrants from the early 1900s, the district was developed for an affluent Korean residence. Such a higher quality Korean traditional housing was a distinction in terms of urban landscape compared to Japanese residential areas as well as vernacular Korean residential areas. Based on rapid industrialisation and urbanisation since 1960s, the city was expanded and developed new built-up areas in the suburban. Massive housings were constructed in, industrial facilities were relocated to and commercial and public services moved out to the new built-up areas, which caused to move middle and upper class populations in the inner-city including Jeonju Hanok Village. Even though such urban contexts led the inner-city to massive redevelopment, the local government strictly manifested the preservation of Jeonju Hanok Village (Hwang, 2014). Since 1970s, Jeonju Hanok Village was designated as a preservation district regulating construction works (only permits single-storey Hanok construction) with prescriptive design guidelines and some tax exemption. However, such strict preservation policies were not properly implemented, rather slumised and deteriorated the physical conditions of Hanoks and living qualities.

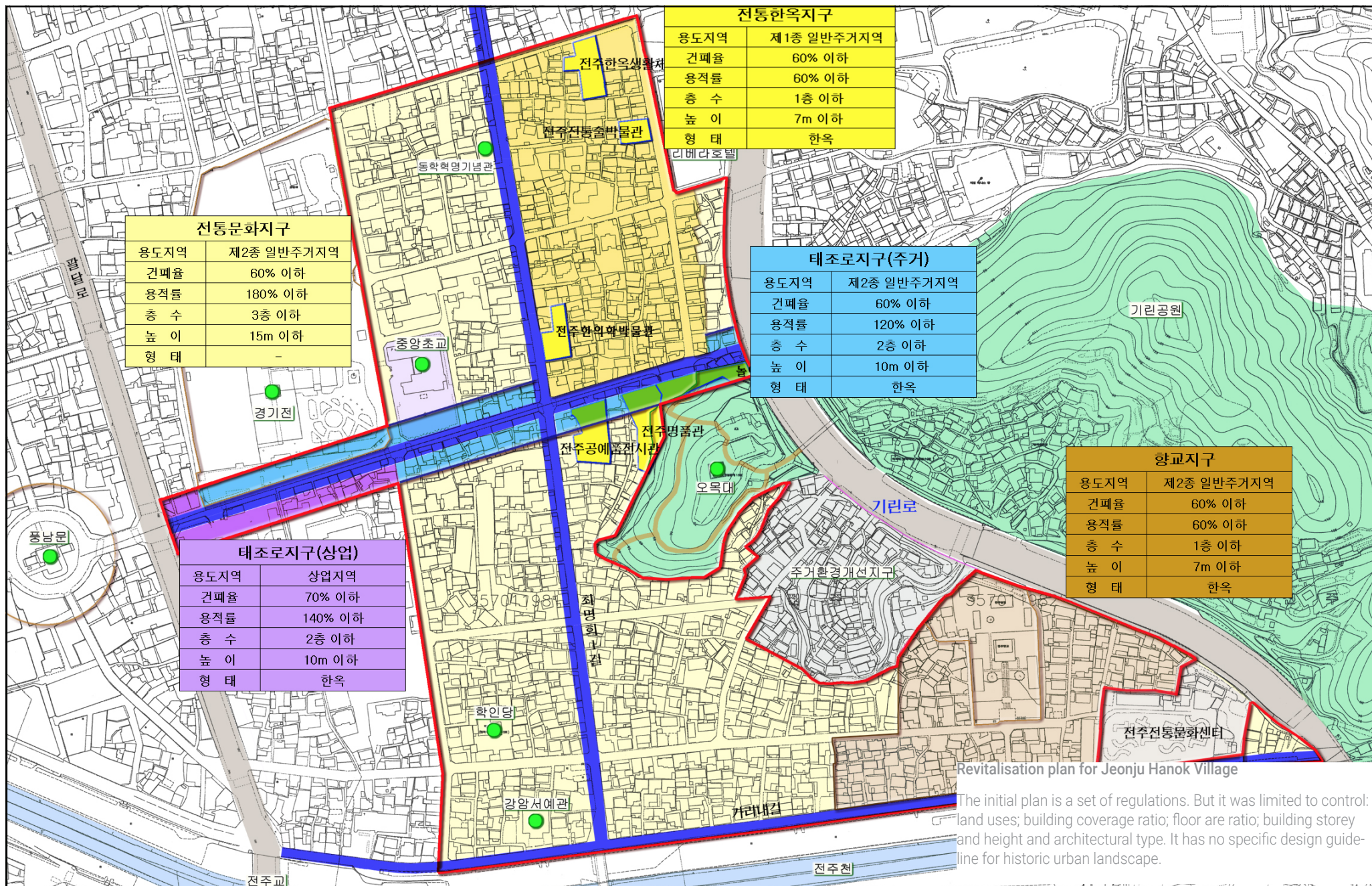
#### *The conservation and revitalisation the district*

Since 2000s, the preservation policy on Jeonju Hanok Village has turned into the conservation and revitalisation direction. At that time, the city was faced with the task of revitalising the inner-city as one of cities for FIFA World Cup matches in 2002. For this, the city authority focused on the compulsively preserved Hanok Village as a tourism landmark, and introduced a revitalisation strategy of traditional culture. The primary intervention for the revitalisation was to upgrade physical environments (Jinyang and Mun, 2014). The city authority enhanced pedestrian pathways, provided open spaces with street furnitures, and purchased private Hanok stocks and converted them into cultural facilities. The maintenance and construction of Hanoks were promoted with subsidies. Based on this physical improvements, various tradition-related contents, events and festivals have been developed.



Revitalisation before (top) and after (bottom)





### *The management of changes*

The original revitalisation strategy of Jeonju Hanok Village was to create touristic environments by improving historic tangible ambience with some cultural facilities while maintaining the residential function. However, as the district has become famous, it has been abruptly commercialised. The local government could not anticipate such a rapid commercialisation, and the initial strategy (2000) was not able to deal with its design implications. Hanoks designed for residential purpose were renovated without proper controls, and they caused critical problems to damage the district's identity and authenticity. Although the local government amended the initial strategic plan with comprehensive design guidelines in 2013, the arbitrary conversion has already resulted in to some extent of erosion of the streetscape (Nam, 2013).

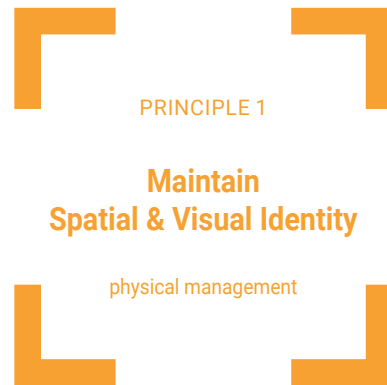
Again, the primary purpose of revitalisation in Jeonju Hanok Village was the tourisification with introducing some tradition-related functions, but not the entire functional restructuring. However, such a strategy unintendedly attracted commercial facilities (e.g. accommodations, restaurants, cafes, tea houses and retails). Since 2002, the commercial facilities have increased more than six times, while reducing residential properties by a third (Jinyang and Mun, 2014). Indeed, to some degree of commercial facilities are necessary for its revitalisation and tourisification. However, such an uncontrolled commercialisation restructured its functional character, which dimmed the specialty of Jeonju Hanok Village as the place where the vernacular populations are living, compared to other Hanok aggregations. Moreover, as the property values and rent have been rapidly increased, the displacement of neighbourhood services have been accelerated while replacing with commercial facilities that are not related with traditional culture, which increases the displacement pressure to remained old residents.

### *Conclusion*

Notwithstanding to these failures to manage negative changes in Jeonju Hanok Village, the district has become a representative tourism hotspot in the city as well as in the country annually attracting more than ten million visitors (2016). It means that the aesthetic value of Hanoks and contents in this special shell still attract many visitors. Nevertheless, Jeonju Hanok Village has reached a cross-road how the district should be managed in terms of its functional character. What should be emphasised is that the identity and value of the district comes from its liveness by residents, as a village, and such a notion may lead the answer of further evolution of Jeonju Hanok Village.

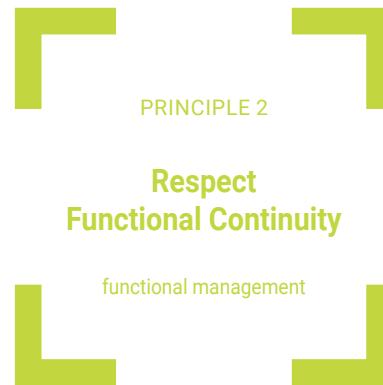


## 2.4 The principles of revitalisation in historic urban quarters



The principle for managing changes in the physical dimension is to maintain spatial and visual identity of a historic urban quarter.

As Tiesdell and his colleagues indicates, **'In revitalising historic urban quarters, highly visible, physical interventions are often the first stage. The first efforts in revitalising an historic urban quarter usually entail physical improvements either to the stock of buildings or to the public realm or both. External environmental improvements are necessary to attract both new functions and people to the area. A number of studies show that people feel uncomfortable and fear places that are in disrepair and have visual signs of neglect.'** (Tiesdell et al., 1996:208)



The principle for managing changes in the function dimension is to respect the functional continuity of a historic urban quarter.

**'The revitalisation of historic urban quarters involves both the renewal of the physical fabric and the active economic use — or utilisation — of buildings and spaces. ... In the long term economic revitalisation is required, as ultimately it is the productive utilisation of the private realm that pay for the maintenance of the public realm.'** (Tiesdell et al., 1996:209)

**'Authenticity will be reflected in the continuation of traditions and traditional types of function and use. This will necessarily involve gradual changes in the built environment that may be seen as an expression of an authentic cultural and social spirit.'** (Assi, 2000:67)



The principle for managing changes in the socio-economic dimension is to benefit to all stakeholders in a historic urban quarter.

As Polse and Stren (2000:15-16) provide a comprehensive definition of social sustainability with a particular focus on urban environments, development (and/or growth): **'is compatible with harmonious evolution of civil society' to foster 'an environment conducive to the compatible cohabitation of culturally and socially diverse groups' and to encourage 'social integration, with improvements in the quality of life for all segments of population.'** Therefore, the social sustainability is **'the continuing ability of a city to function as a long term, viable setting for human interaction, communication and cultural development.'** (Yifachel and Hedgcock, 1993:140)

## 2.5 Urban policy tools to manage changes

To manage changes requires effective controls to encourage desired actions and activities as well as to prevent negative externalities against sustainable revitalisation. There are four tools that should be employed to the revitalisation process of historic urban quarters in a site-specific manner.

### 2.5.1 Regulatory tools

Regulatory tools can shape growth and change within historic urban quarters. They could include special ordinances, acts or decrees to manage tangible and intangible components of the quarter, including their social and environmental values.

Legal regulations should be operated at various scales from urban and municipal to neighbourhood and architectural level. At urban scale, clear guidance and standards for the designation and protection of historic urban quarters should be addressed as a baseline to justify lower level regulations. At municipal level, zoning regulations can be introduced controlling private land uses, individual lot public access, building coverage, building bulk, overall density and others. More specific design guidelines for conserving or rehabilitating of historic buildings and guiding new developments should be introduced in terms of cadastral units, spatial patterns, streetscape as well as building fenestration and massing, access ways, fencing, materials and construction techniques and even small elements that all contribute to the heritage character at neighbourhood and architectural scale.

For the effective conservation, regulations sometimes need to be prescriptive. As the prescriptive regulations can highly infringe upon private landowners' rights, they should equip with financial compensation for the feasible regulations.

### 2.5.2 Catalyst tools

The success or failure of revitalising historic urban quarters is partly dependent on building competitive economic base with the confidence of private investment, upon which the management strategies and tools can be effectively implemented. In order to ensure this condition, some initial strategic projects subsidised by the public may be necessary to demonstrate that there is a viable market and demand for the new activity and function. When these projects become viable, they will catalyse further investments as well as pursue the strategies and tools. These projects may contribute to the physical and social aspects of historic urban quarters. Certain buildings that are rehabilitated or newly constructed as the catalyst can show off a typical model of refurbishment, conversion or redevelopment. Moreover, its program or function can be operated for social cohesion and equality.

### 2.5.3 Financial tools

Urban heritage refers to not just great, majestic landmarks, but also modest buildings, vernacular architecture and often entire neighbourhoods. In the latter case, they as an ensemble add to the distinctiveness of the place and imply an important story about a city, its history and its evolution. Hence they need to become a central feature of a comprehensive revitalisation strategy. They are, however, very often in private ownership, which makes difficult to induce the conservation and revitalisation by means of mere regulations. Moreover, not all governments can subsidise to conserve all of urban heritage due to the limited fiscal reality. Thus, effective financial tools are necessary to encourage urban conservation practices in the private sector as well as investment of capital into historic resources.

The financial tools are a means to fill the gap between the economic value of a heritage property that the property owner have a direct benefit and the cost that needs to be spent to restore and maintain a historic building that normally exceeds the economic value. As the conservation has not only the economic value, but also symbolic, social, environmental, educational, cultural, aesthetic and other values that can be benefited by the larger community or even the next generations, the financial tools can make a positive cycle for the private landowners as well as the public in general.

There are a number of financial tools that include:

- **Grant:** *is the public subsidy to a project generally for a specific purpose and subject. Typical conservation grants might be for the rehabilitation or restoration of historic buildings with particular stipulations that the work be done by approved contractors and according to design guidelines or regulations.*
- **Low-interest loan:** *owners of historic buildings can receive low-interest loans from a fund or banks guaranteed by public authorities.*
- **Property tax relief:** *As owners invest to rehabilitate or conserve historic building, the property value increases, which raises the property tax. This financial tool freezes the property tax at the initial level for a finite time or refunds the increased tax to the owner for further investment in maintenance.*
- **Transferable development rights (TDR):** *This tool allows governments to authorise the transfer of allowable density from one building or site to another. In general, historic buildings are not developed up to the permitted density level or ordinary buildings within/near conservation areas are restricted to develop up to the maximum density, for maintaining the historic ambience. By selling the development rights to other areas, the owners can be compensated or the revitalisation fund can be formulated.*
- **Rental allowance:** *is to subsidise some degree of rents to particular subjects. They can be residents who have lower income, uses that considerably contribute to the historic character or properties that are maintaining rents under a certain limit. This tool can contribute to stabilise affordability of historic urban quarters.*
- **Public expenditure:** *revitalisation often requires to improve some aspects in the public realm or to stimulate it by public initiatives. Public expenditure can be spent for such cases.*



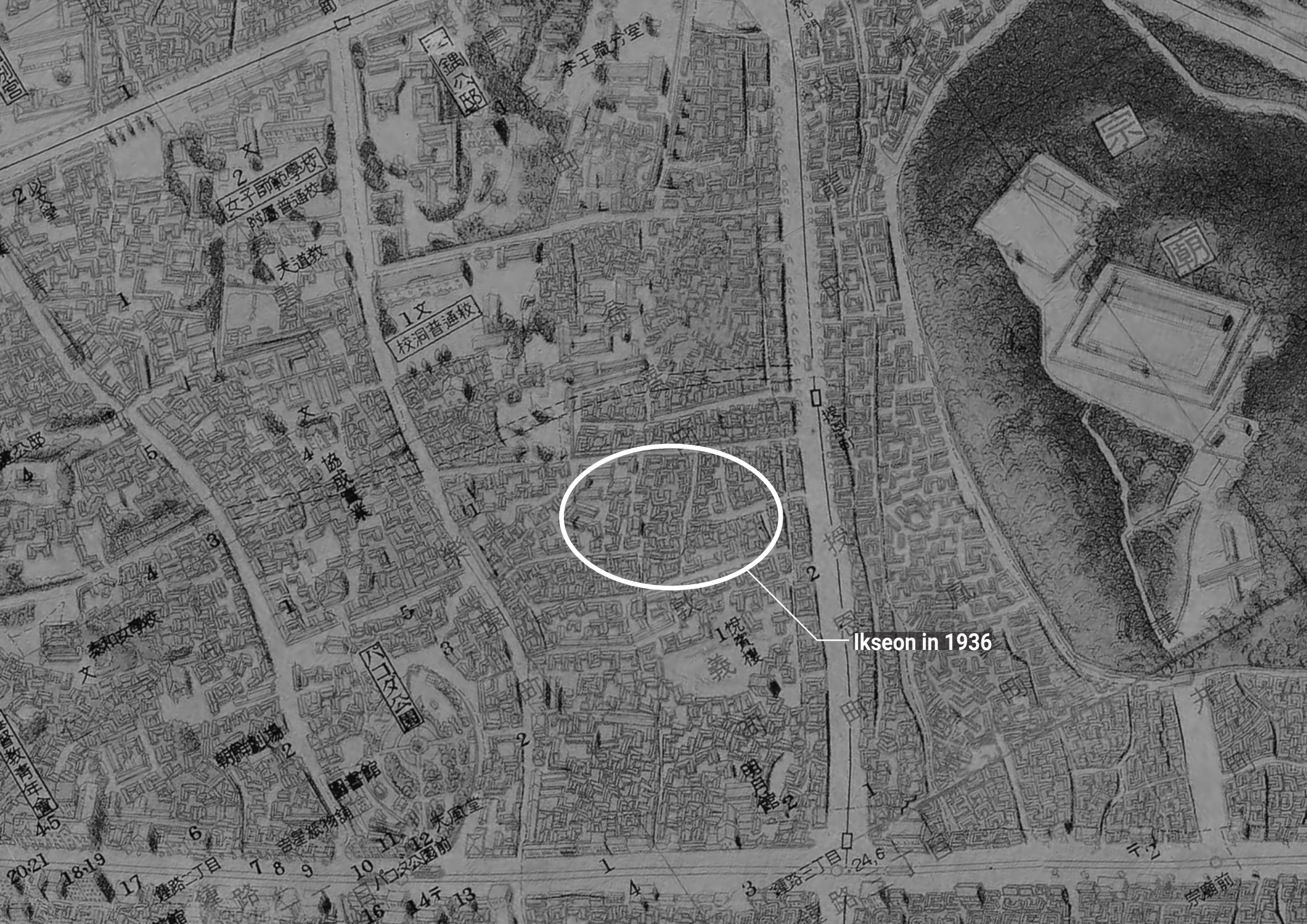
#### 2.5.4 Community engagement tools

The involvement and empowerment of local communities have a decisive role to read and interpret the historic urban landscape and to develop interventions to conserve it. For the sustainable revitalisation, it is important that historic urban areas should be understood as a layered reality that has been accumulated through different periods and by a variety of cultural perspectives (Bandarin and van Oers, 2014).

In the conventional urban conservation practices, preserving physical forms at a certain time is the main interest, and experts, such as architects, historians, planners and conservators, primarily conduct to identify values and to frame future design and development of historic urban districts. This approach, however, tends to more have a single, static reality, rather than consider multi-layered, dynamic realities. Tourism, for instance, is a contemporary overwhelming reality for conserving historic urban quarters. If one simply assumes that the touristification is the common value with the host community, the interventions may override the local interests. Moreover, this would eventually hinder sustainable and resilient revitalisation of historic urban quarters confined in monocultures defined exclusively by the cultural landscapes of tourism, even though the physical form is conserved. Therefore, in the contemporary urban revitalisation practice, there is a need to understand again multi-layered, dynamic realities of historic urban areas by civic engagement.

In order to involve and empower a diverse cross-section of stakeholders, establishing participatory planning framework including, for instance, cultural mapping, resident workshops and symposiums, informal meetings and open discussion, advisory committees and so on, is important. These tools constitute an integral part of urban governance dynamics by learning from communities about their histories, traditions, values, needs and aspirations and by facilitating the mediation and negotiation between conflicting interests and groups. Through the civic engagement, it is expected to identify key values in their urban areas, develop visions that reflect their diversity, set goals, and agree on actions to safeguard their heritage and promote sustainable development.





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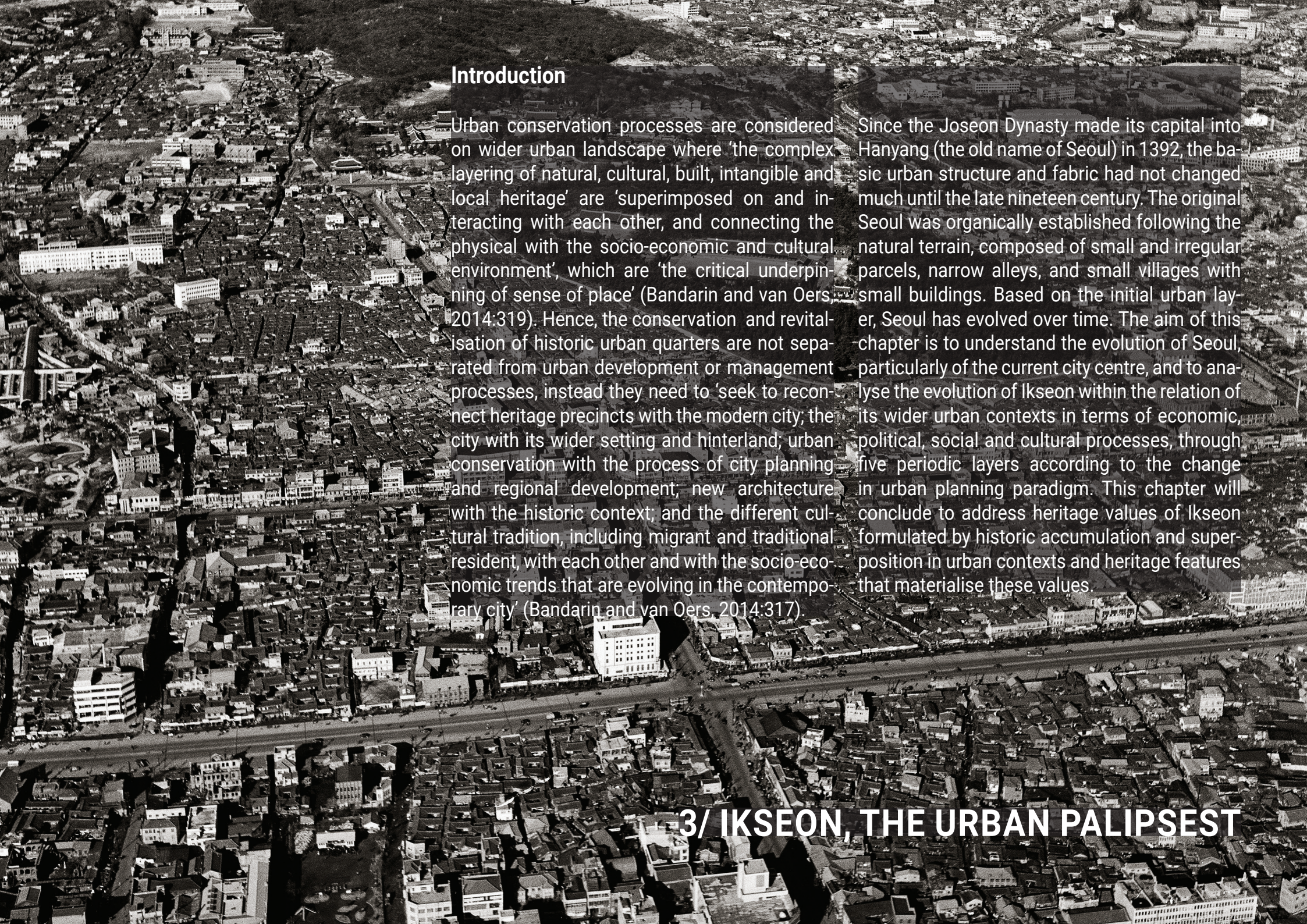
Ikseon in 1936

宗廟

宗廟

宗廟前





## Introduction

Urban conservation processes are considered on wider urban landscape where 'the complex layering of natural, cultural, built, intangible and local heritage' are 'superimposed on and interacting with each other, and connecting the physical with the socio-economic and cultural environment', which are 'the critical underpinning of sense of place' (Bandarin and van Oers, 2014:319). Hence, the conservation and revitalisation of historic urban quarters are not separated from urban development or management processes, instead they need to 'seek to reconnect heritage precincts with the modern city; the city with its wider setting and hinterland; urban conservation with the process of city planning and regional development; new architecture with the historic context; and the different cultural tradition, including migrant and traditional resident, with each other and with the socio-economic trends that are evolving in the contemporary city' (Bandarin and van Oers, 2014:317).

Since the Joseon Dynasty made its capital into Hanyang (the old name of Seoul) in 1392, the basic urban structure and fabric had not changed much until the late nineteenth century. The original Seoul was organically established following the natural terrain, composed of small and irregular parcels, narrow alleys, and small villages with small buildings. Based on the initial urban layer, Seoul has evolved over time. The aim of this chapter is to understand the evolution of Seoul, particularly of the current city centre, and to analyse the evolution of Ikseon within the relation of its wider urban contexts in terms of economic, political, social and cultural processes, through five periodic layers according to the change in urban planning paradigm. This chapter will conclude to address heritage values of Ikseon formulated by historic accumulation and superposition in urban contexts and heritage features that materialise these values.

## 3/ IKSEON, THE URBAN PALIPSEST

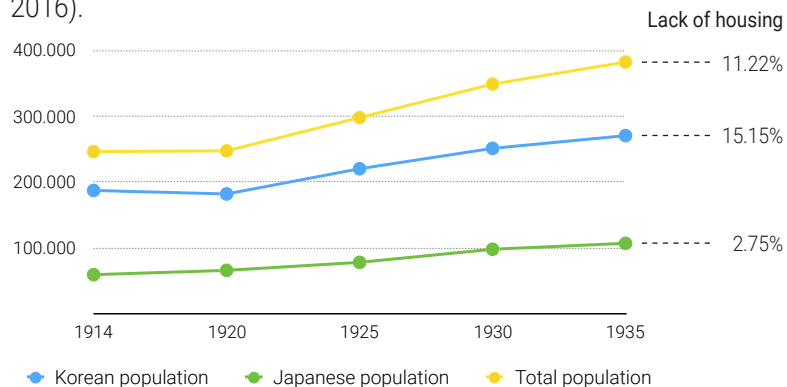


## 3.1 The colonial modernity

### 3.1.1 The introduction of modern city planning

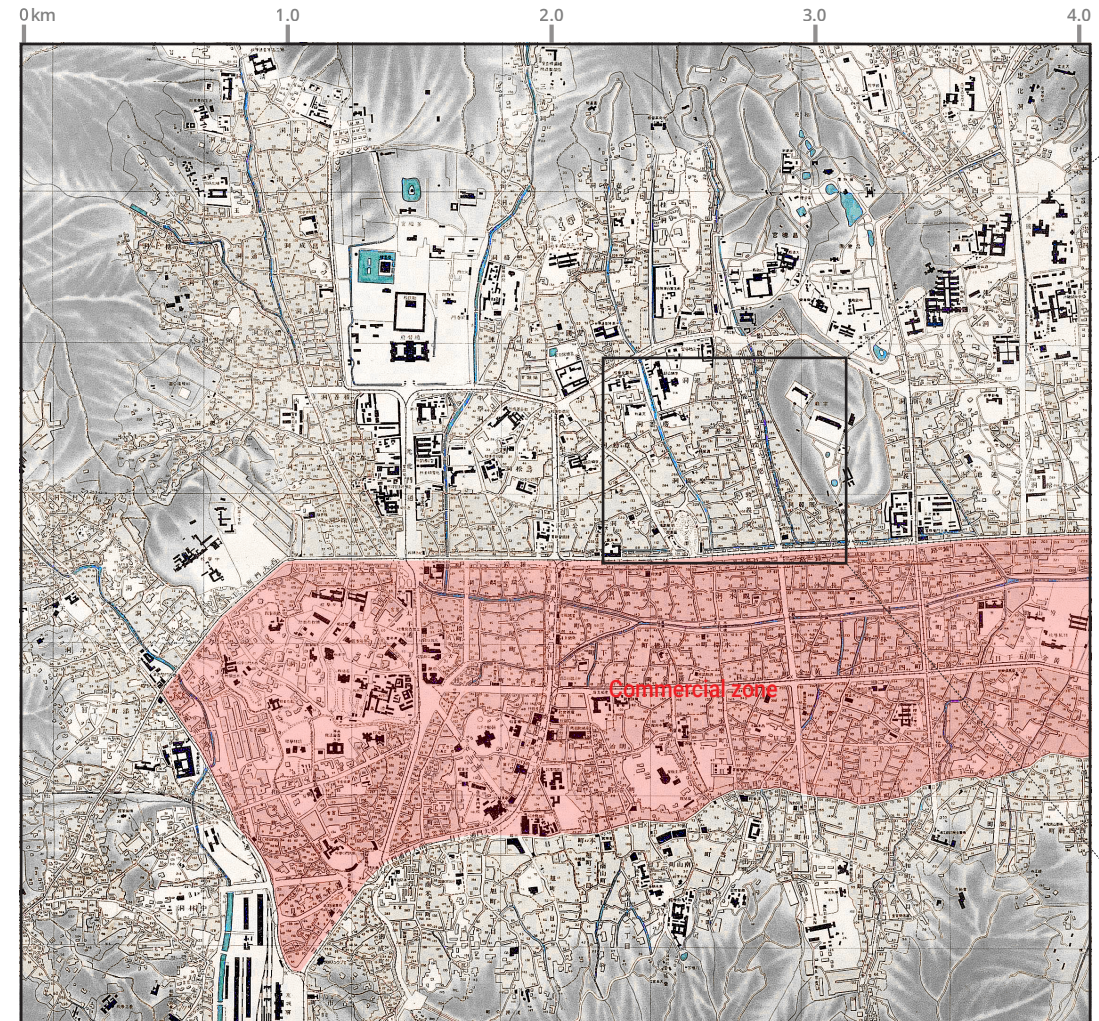
In the first half of twentieth century, Korea was under the Japanese colonialism. The imperial Japan designated Seoul as a foothold on the Asian continent for Japanese expansion and a rich source of raw materials for Japanese industry, hence they attempted to modernise the city and many of Japanese had deliberately migrated into the city. Moreover, the migration of rural populations to seek employment had been increased as well. Thus, the population growth of Seoul was very rapid, and the resultant housing problem was quite urgent, particularly for Korean people.

In this context, Japan established a series of urban plans and carried out development. As a result, Seoul, which was shaped in accordance with organic and natural environments, had been transformed into a grid-patterned urban structure for efficient urban functioning and specific land use plans were established. In addition, the Japanese colonial government supplied housing to solve the housing shortage in Seoul, but this was mainly for Japanese people, and the housing shortage of Koreans continued to deepen. This situation became the background to the emergence of Korean private housing developers (Lee, 2016).



The city centre of Seoul in 1933

This map shows the city centre's urban form in 1933 that Japanese colonial government conducted modern city planning. The urban structure transformed into a lattice-pattern by creating new roads and straightening existing streets.





### Ikseon and its surroundings in 1936

This map shows the initial plot-division of Ikseon and its surrounding's urban fabric.



### 3.1.2 The emergence of Ikseon

In this context, Ikseon Hanok Village was provided by a Korean private housing developer, Sekwon Jeong. Ikseon Hanok Village is known as the first housing provision by him, and subsequently he had provided many of Korean housing including Bukchon Hanok Village that is today one of the most famous tourism attractions in Seoul. Even though the housing he provided basically followed the form and structure of the traditional Korean house called Hanok, the housing was a sort of improved as well as affordable one for ordinary people considering then required housing qualities and applying then new construction technologies: provides water and electricity suppliers; offers a courtyard for proper ventilation and insulation; and uses new materials such as glass and zinc.

Ikseon and its surrounding areas were very closed to the main palace of Joseon Dynasty, Changdeokgung, and Jongmyo Shrine, so many administrative and royal facilities were concentrated during Joseon Dynasty. As Japanese colonialism disbanded the dynasty system, royal culture was also dismissed to ordinary society. As a result, people who specialised in royal cuisine, royal music and royal garment had started to settle and run a business using their talents around Ikseon. According to Oh and Seo (2013), a royal residence in former and a weather observation facility in later were located in the site of Ikseon Hanok Village before Jeong constructed the housing. When the weather observation facility moved out to other place in 1907, Jeong purchased the underused plot for housing construction in 1920s. The plot was firstly divided into five large blocks with a grid pattern, subsequently sub-divided into small plots for efficient housing construction. After the land development, the improved Hanok housing was established en bloc, and then sold or rented out to the public in 1930 at latest (Lee, 2016). Since then, Ikseon Hanok Village has long been served for ordinary people in the city centre of Seoul.



## 3.2 The post-war rehabilitation

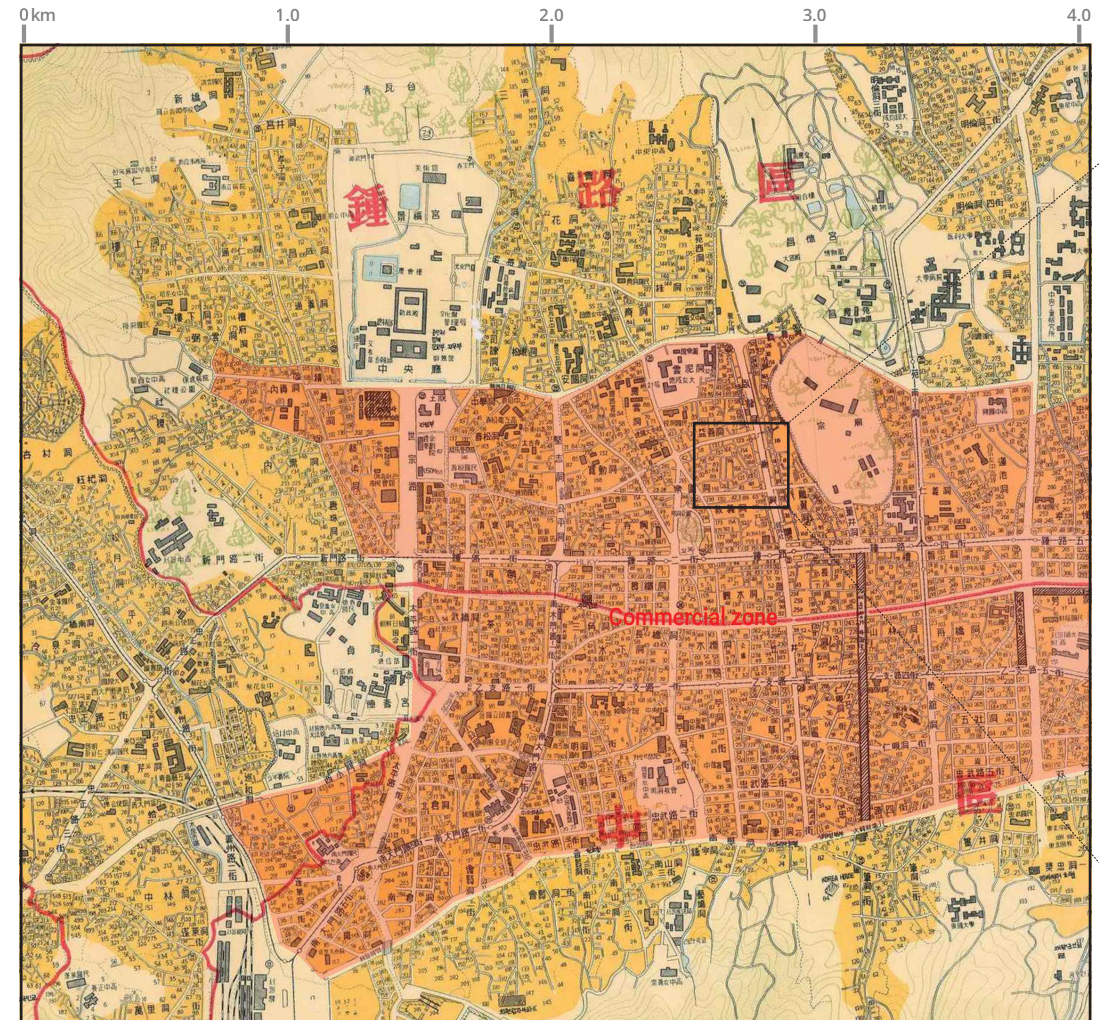
### 3.2.1 The rehabilitation of the city centre

The long Japanese colonialism and the subsequent Korean War devastated the whole country. The post-war rehabilitation focused on urban areas accelerated the urbanisation process, which dramatically increased population in cities, particularly in Seoul. However, the concentration of population in the city centre deteriorated urban environments: there were lacks of basic infrastructures and public services; and unlicensed buildings for dwelling were increasingly establishing.

In order for these problems, the national government expanded the administrative boundary of Seoul, and started to establish new built-up areas outside the city centre, which intended to decrease the population in the city centre and develop the city centre to Central Business District. Since the late 1950s, the city authority conducted the Land Readjustment Project to standardise, straighten and widen the irregular and inefficient traditional urban structure and fabric. In this process, historic architecture and places had been gradually disappeared.

The city centre of Soeul in 1968

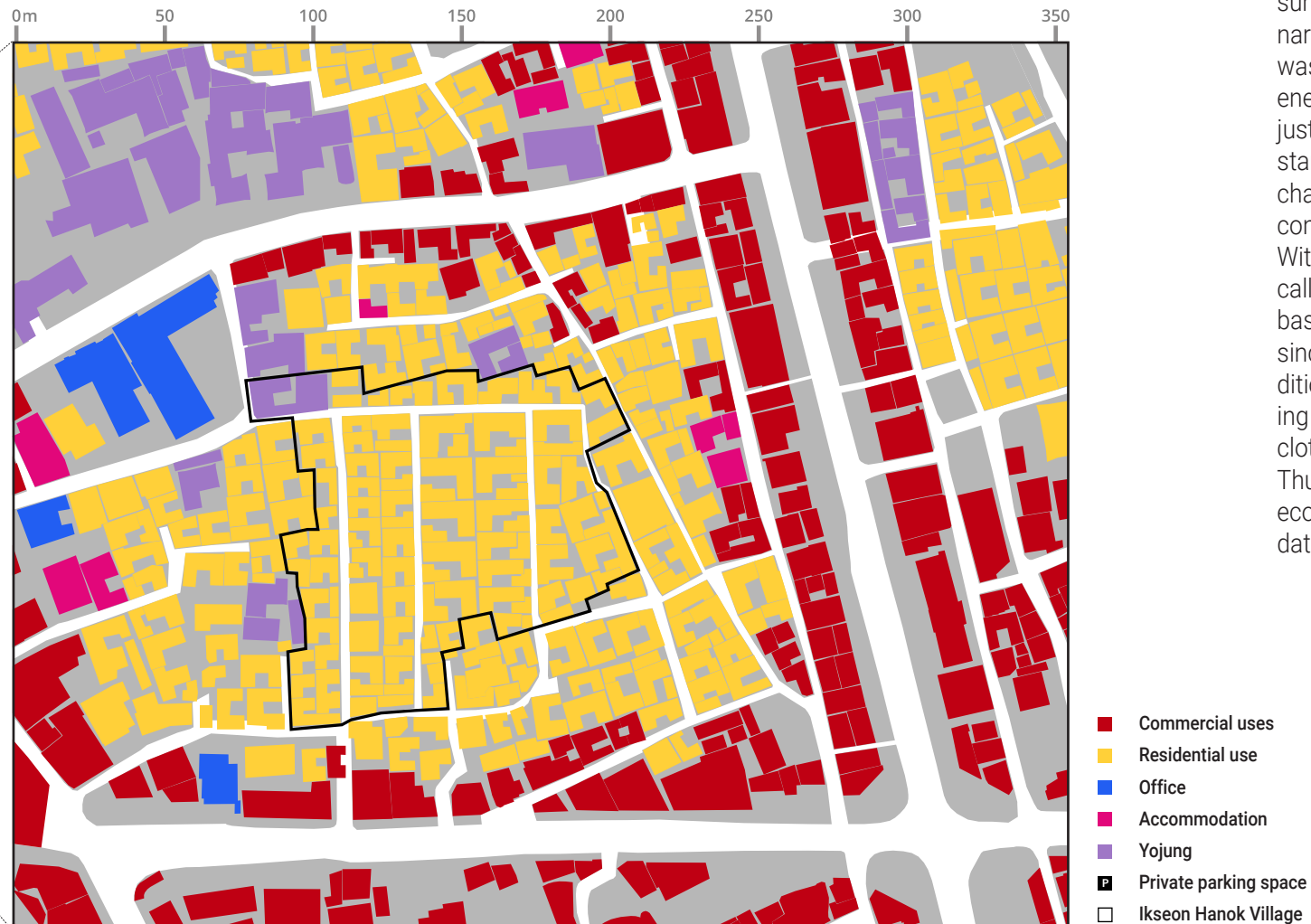
This map shows the city centre's urban form in 1968. The post-war urban rehabilitation continued to maintain the lattice-patterned urban structure by widening existing roads and sub-dividing urban blocks.





### Ikseon in 1980s

By the post-war rehabilitation, Ikseon had become a part of smaller urban block, surrounded by local streets. Although Ikseon Hanok Village was still remained as a residential area, the fringe of urban block had been commercialised. In this time, many of Yojungs were located nearby Ikseon.



### 3.2.2 A dwelling in the middle of city centre

In the process of the rapid rehabilitation of Seoul, traditional urban fabric and structure of Ikseon built in the 1920s were still maintained and functioned as a downtown residential area as before. However, the spatial structure and urban fabric around Ikseon had changed rapidly. Ikseon was originally located in the middle of a large urban block surrounded by arterial roads, while retaining traditional narrow alleys and irregular parcels. The large urban block was subdivided into several smaller blocks by straightened new road construction as a part of the land readjustment project. In this process, commercial facilities started to settle along with the streets, which gradually changed the function of the block from a residential to commercial area.

With this change, luxurious Korean traditional restaurants, called *Yojung*, had been concentrated around Ikseon based on traditional industries that had been distributed since Japanese colonialism. *Yojung* provided Korean traditional cuisine as well as traditional musical and dancing performance wearing Hanbok, the traditional Korean clothes, with the traditional Korean musical instruments. Thus, the areas had flourished with traditional-related economic activities, and Ikseon Hanok Village accommodated those people who work for the businesses.

## 3.3 Developmental urban renewal

### 3.3.1 The modernisation of the city centre

The modernisation of the city centre was further stimulated by establishing the legal foundation of urban redevelopment since 1970s. The urban redevelopment acts and plans enabled large-scale developments securing provision of necessary infrastructure with the clearance of obsoleted urban areas. Most of the city centre areas, excluding some residential and historic areas, were designated as commercial areas in 1970, and then these commercial areas were designated as the target for urban redevelopment.

Urban redevelopment projects were further promoted by easing and incentive measures for private developers in order to show off the economic growth and modernisation of Seoul in the preparation of major international events (1986 Seoul Asian Games and 1988 Seoul Olympic Games).

Even though the urban redevelopment policy successfully modernised the city centre with high-rise office buildings, the destructive and developmental urban renewal policy had caused urban problems, such as urban congestion and sharp reduction of living population. Particularly, as many of historic architecture and places were regardlessly destroyed, the restoration of historicity of the city centre had become an issue.

The city centre in 1990s

This aerial photo shows the transformation of city centre into the high-rise forest, while losing historic urban fabrics.

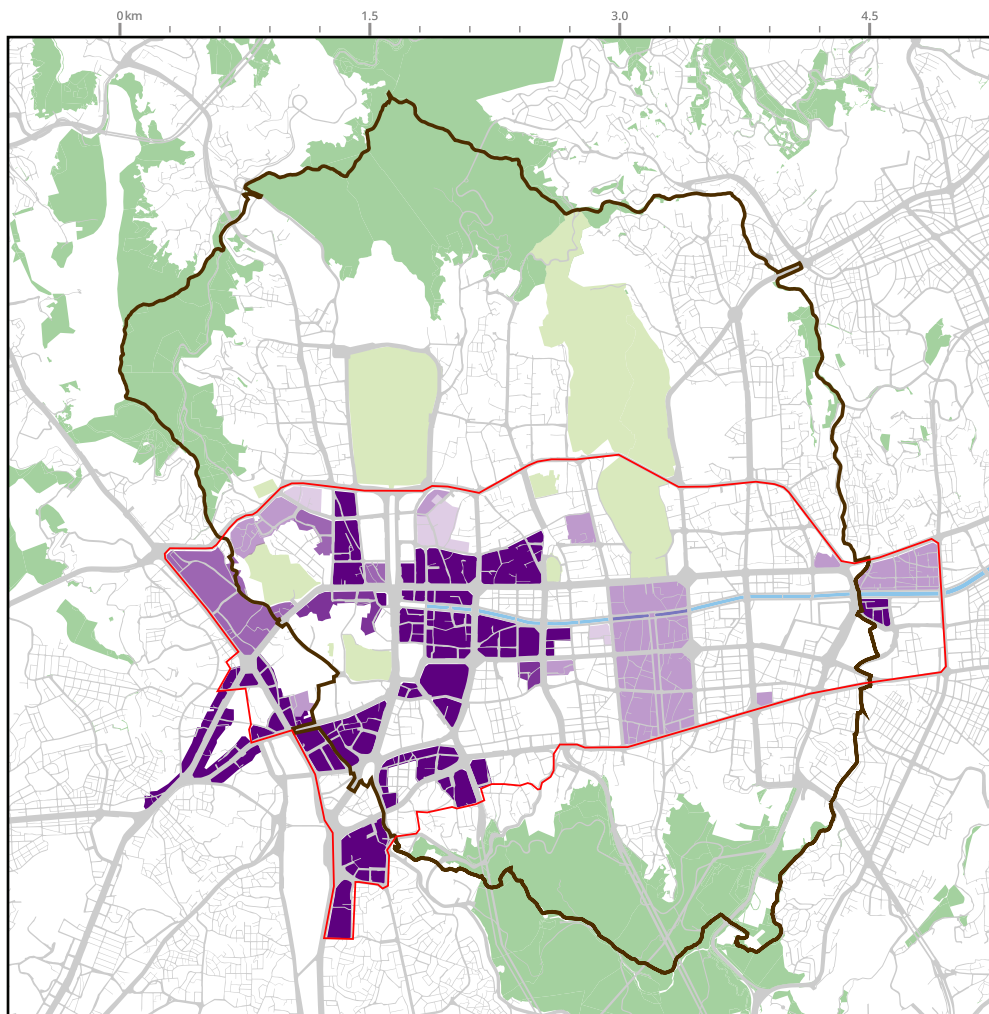




## The redevelopment designation

Ikseon Hanok Village and its surrounding defined by local streets were designated as redevelopment zone in 2004.

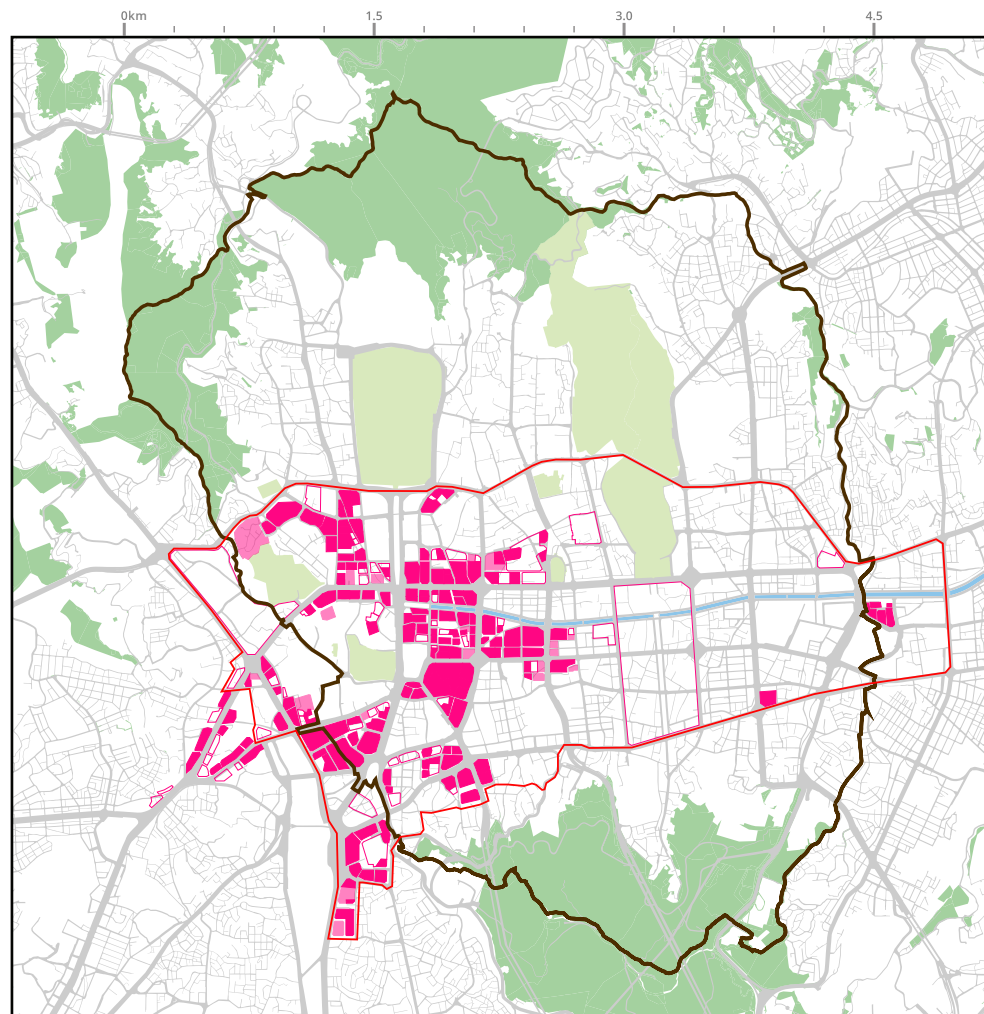
- Redevelopment 1970s
- Redevelopment 1980s
- Redevelopment 1990s
- Redevelopment 2000s
- Redevelopment 2010s
- The wall of Seoul
- Redevelopment target area



## The redevelopment process

Ikseon Redevelopment Zone was not implemented until 2014, and it was finally abolished in the late 2014.

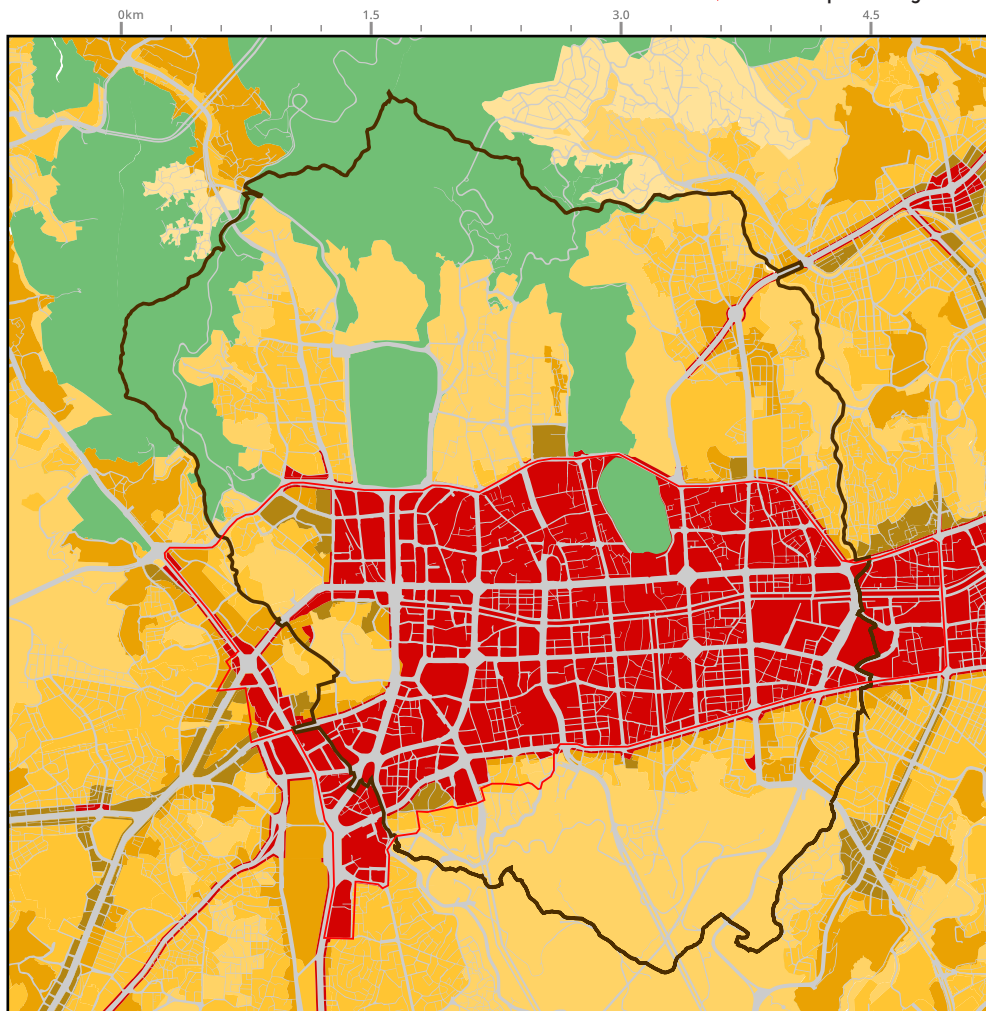
- Completion
- Under construction
- Un-implemented
- The wall of Seoul
- Redevelopment target area





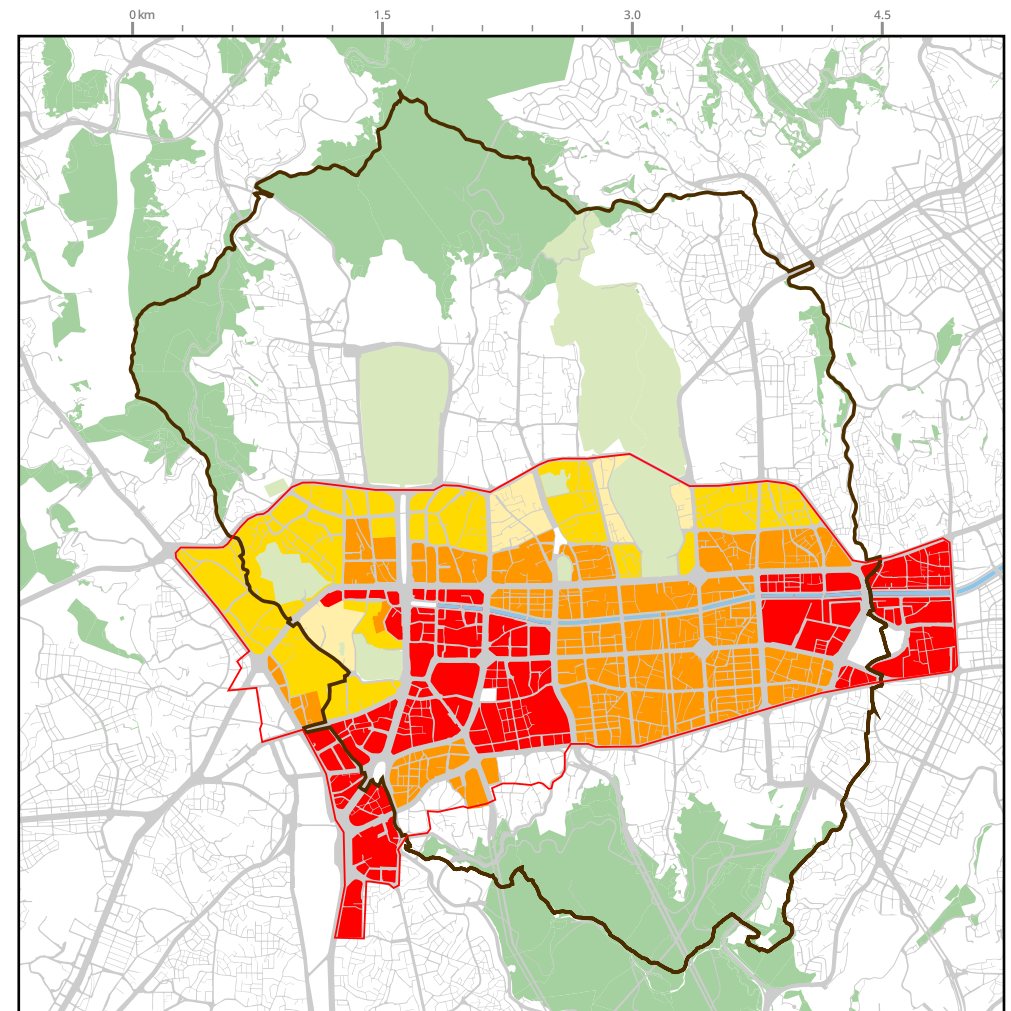
The zoning plan

- Commercial zone
- Natural / Green zone
- Mixed-use zone
- High-density residential zone
- Mid-density residential zone
- Low-density residential zone
- Residential-only zone
- The wall of Seoul
- Redevelopment target area



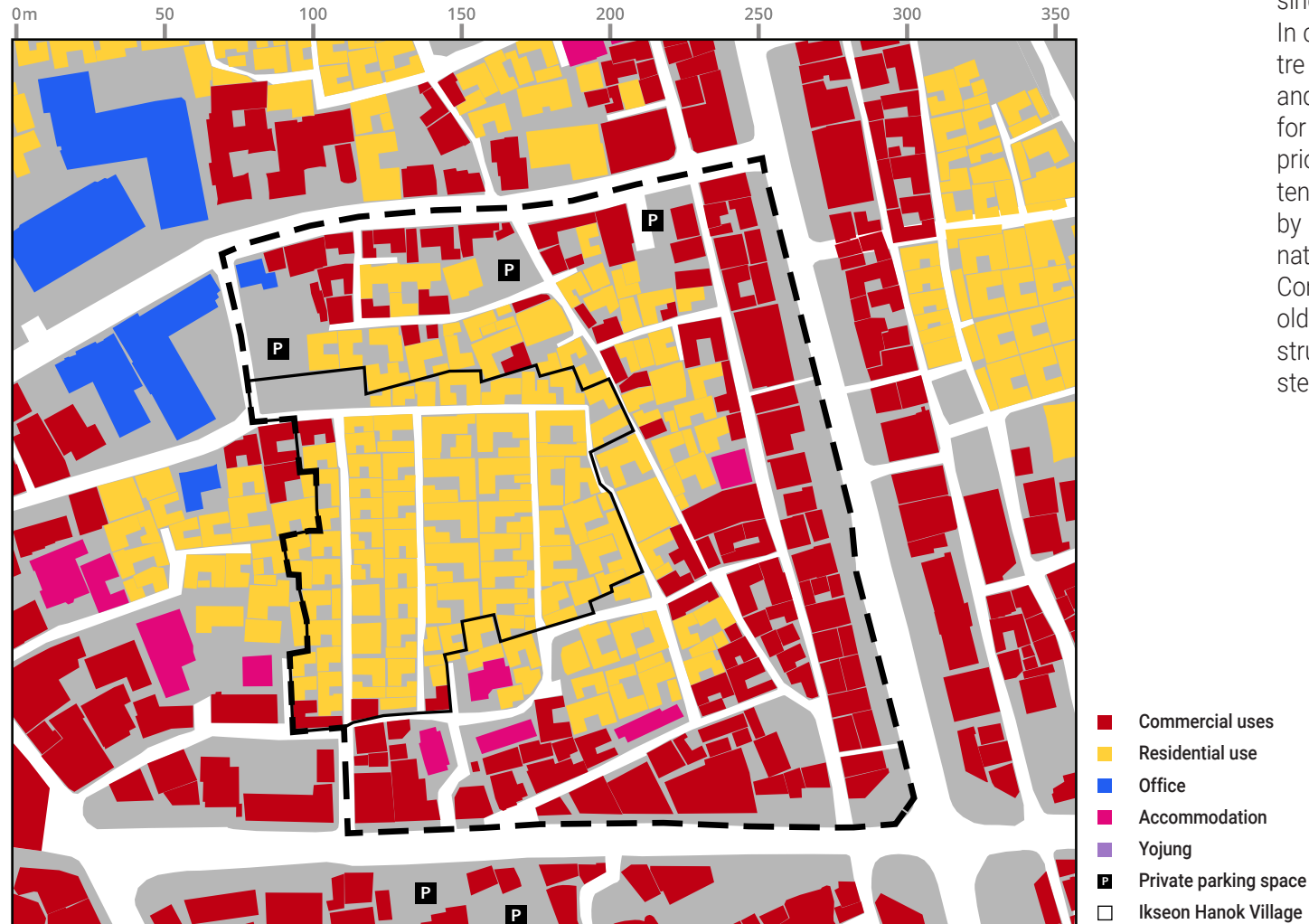
The height plan

- 90m
- 70m
- 50m
- 30m
- The wall of Seoul
- Redevelopment target area



### Ikseon in 2000

Commercial uses at the fringe of Ikseon had gradually increased inside the block with some individual reconstruction projects. In this time, Yojung was all disappeared.



### 3.3.2 Under the redevelopment pressure

In the doctrine of urban redevelopment, Ikseon was still functioning as a residential area, though it was included in the redevelopment target area with the designation of commercial use in the zoning plan. However, as traditional industries and activities around Ikseon had gradually declined, the redevelopment debate for Ikseon had begun since 1990s.

In contrast with that some historic places in the city centre had been given attention to its historic significance and the need for conservation, Ikseon was considered for redevelopment, because the local government more prioritised its geographical advantages and economic potential: located in the middle of the city centre; well served by multiple modes of public transport; and closed to the national cultural heritage sites (Changdeokgung Palace Complex and Jongmyo Shrine). Moreover, as 70-year-old wooden structured Hanok was already physically and structurally obsolete, the redevelopment of Ikseon, instead of conservation, had gained more justification.



## 3.4 The revitalisation of the city centre

### 3.4.1 The urban regeneration

The criticism on the developmental urban policy turned the urban policy agenda into the managerial urban policy. Since 2000, the city authority had established a series of urban management plan for the city centre considering its historic resources. In this period, the urban policy in the city centre was carried out in two tracks. The city authority, on the one hand, attempted to finalise the redevelopment process while promoting already planned redevelopment projects with incentives, on the other, introduced a new urban planning tool, called District Unit Plan, that enables to establish a specific local plan considering particular contexts. The DUP system was also utilised for historic quarters in order for their conservation and revitalisation. Through the system, some of historic quarters, such as Insa-dong, Bukchon Hanok Village and Myeong-dong, have become representative historical tourism attractions.

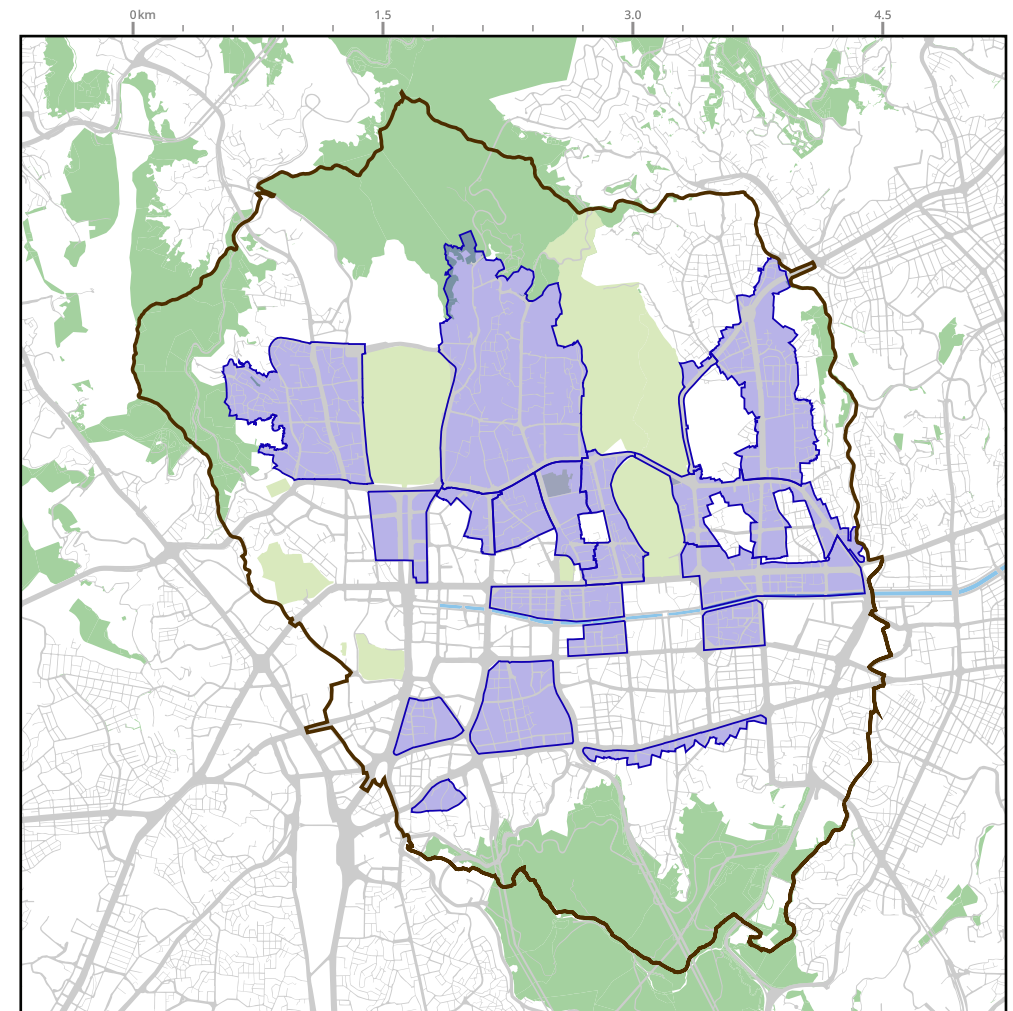
Since the late 2000s, the urban policy on the city centre has more focused on urban conservation. In 2008, the city authority announced 'Hanok Declaration' that was the will to conserve remained Hanok in Seoul providing financial incentives for its refurbishment. Moreover, the first urban conservation master plan for the city centre was established in 2012. Based on these preliminary policies, the former developmental urban policy completely turned into the urban conservation.

The initial redevelopment scheme for Ikseon



#### District Unit Planning

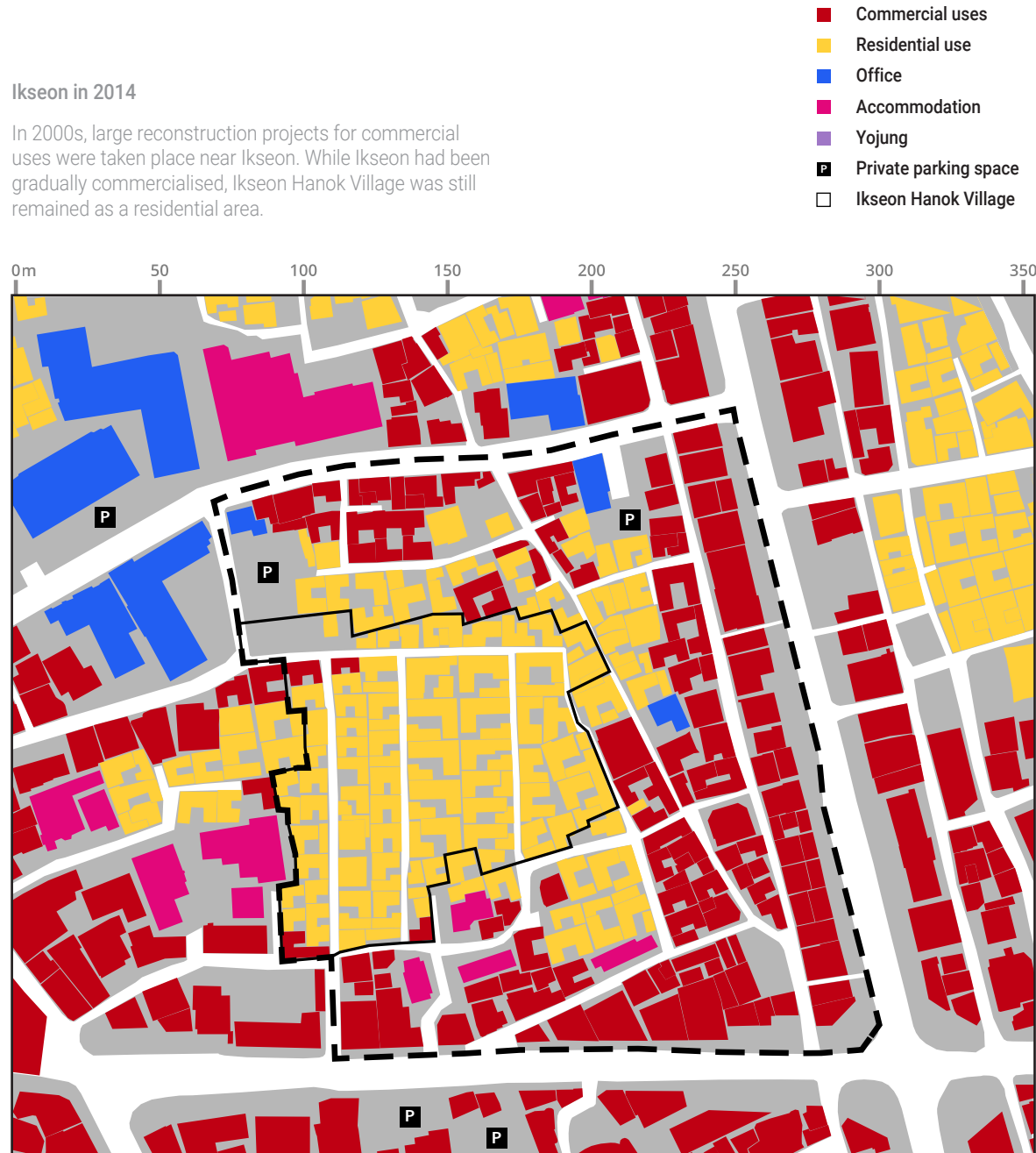
By the criticism of redevelopment urban policy, DUP was designated at some districts where particular contexts need to be considered in urban planning.





#### Ikseon in 2014

In 2000s, large reconstruction projects for commercial uses were taken place near Ikseon. While Ikseon had been gradually commercialised, Ikseon Hanok Village was still remained as a residential area.



#### 3.4.2 The redevelopment process of Ikseon

Regardless of the urban policy paradigm shift of the city centre, the local government designated Ikseon Hanok Village built in 1920s and its surrounding areas as a redevelopment district in 2002, and the initial plan that constructs 14-storey mixed-use buildings with flats, offices, hotel and commercial facilities while demolishing the existing traditional urban features was approved by the city urban planning commission in 2004. However, as revised urban redevelopment plan in 2004 assigned more development capacity, the local community group requested to establish a new plan with more density. Hence, 27-storey mixed-use buildings were proposed.

However, the shift of urban policy to urban conservation had influenced the decision of the city urban planning commission to reject the revised plan in 2010, and the redevelopment of Ikseon itself had become very uncertain. In the meantime, Ikseon was getting more deteriorated during the long redevelopment process, because no one either landowners or tenants repaired the soon-to-be-redeveloped buildings.

After all, landowners and residents applied for the revocation of redevelopment designation in the early 2014, and the city urban planning commission conditionally approved the revocation in the late 2014 while requiring to the city authority a management plan for Ikseon.

The long redevelopment process of Ikseon obviously deteriorated its physical and socio-economic conditions. Ikseon was just regarded an obsolete and slumised residential area in the middle of city centre being neglected its historic values. Paradoxically, this enables unintended preservation of Hanok in Ikseon until recently.

### 3.4.3 The commercialisation process

The commercialisation of Ikseon Hanok Village catalysed to commercialise its surrounding area. Although the area was gradually commercialised since 1980s along with the newly constructed roads, which had tended to penetrate inside, the recent commercialisation started inside Ikseon Hanok Village tend to expand outside. Moreover, as there are many Hanok except for Hanok in the village, the commercialisation based on Hanok has expanded the whole area.

All new comers already knew that Hanok is the selling point of Ikseon. Although most of them value a single historical resource as Hanok, some more value the landscape of Hanok area and the image it produces.

Until August 2016, 26 out of 70 Hanok in the village were commercialised, and 11 Hanok were under refurbishment for commercialisation. Over two years, more than 50% of residential Hanok have been converted to commercial use. 20 out of 26 commercialised Hanok are used as cafes, bars and restaurants, and remains are used in retail shops, guesthouses and photo studios.

Although the redevelopment designation and plan for Ikseon was practically abolished in 2014, Ikseon is still under the rule of redevelopment regulation that prohibits new developments in order to protect Hanok until the establishment of a new management plan.

However, the commercialisation of Ikseon Hanok Village started in the late 2014 just after the revocation of redevelopment. As media announced that Ikseon Hanok Village will not be redeveloped, but conserved, few young entrepreneurs rented Hanok and started running a café. They recognised an economic opportunity of Ikseon Hanok Village, and expected the conservation would raise the commercial potential.

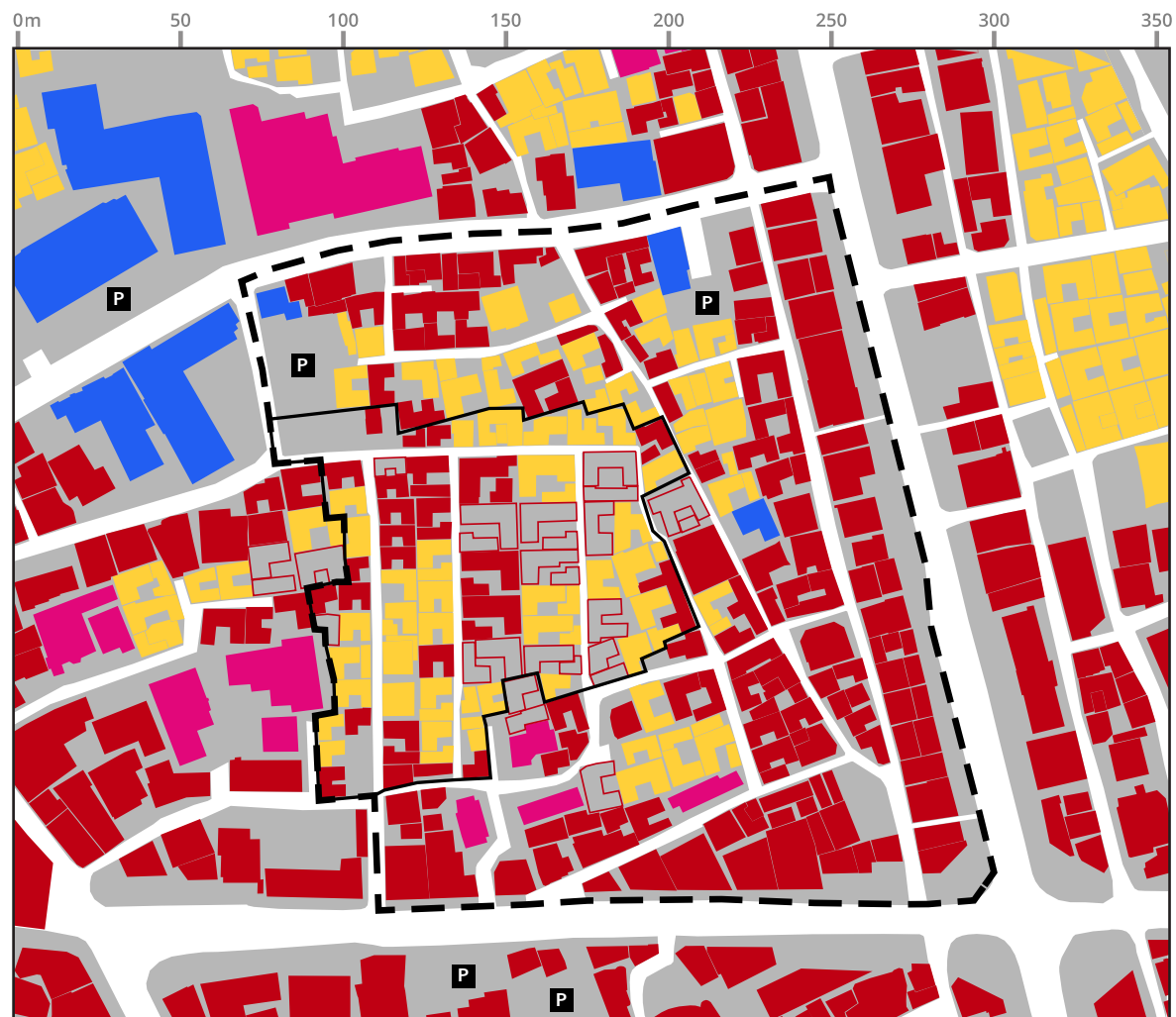
This anticipation of early entrepreneurs soon became reality. Guesthouses and photo studios started to emerge, one by one, utilising the characteristics of the traditional architecture of Hanok, followed by restaurants, bars and retail shops. The characteristics of Ikseon Hanok Village in the middle of city centre as the forest of high-rise buildings were enough to attract visitors.

A tourist map of Ikseon



## Ikseon in 2016

The recent commercialisation process takes place in Ikseon Hanok Village. The pure residential character has rapidly changed a consumption space, and many of Hanok properties are waiting for the commercial conversion.

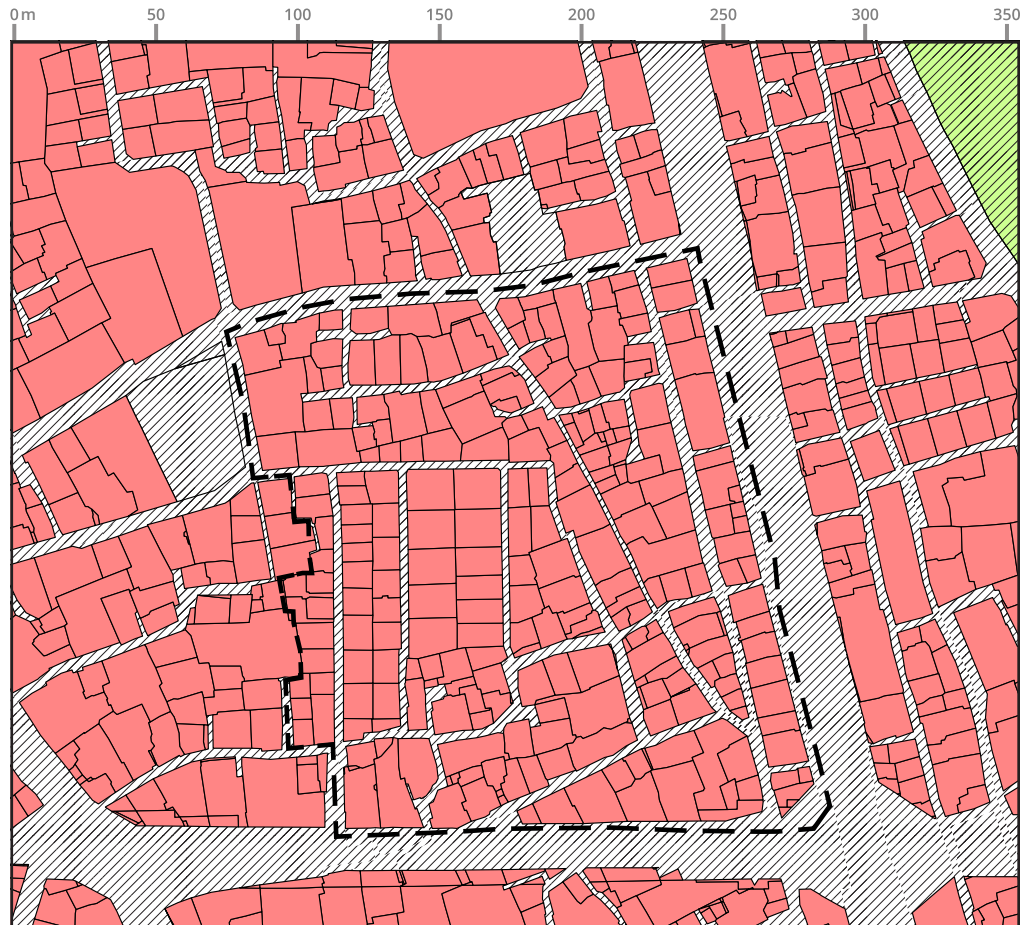




## Zoning and ownership

The whole area of Ikseon and its surroundings are all assigned as commercial zoning. And except for roads and public facility sites (municipal tax office and town hall), all lands are owned by private sector. Such a cadastral condition is one of difficulties to conserve and revitalise Ikseon.

-  Public ownership
-  Private ownership
-  Commercial zone
-  Green zone
-  Ikseon Redevelopment Zone



## Parcel size

Ikseon is mostly comprised of fine-grained parcels under 300m<sup>2</sup>. Among them, 62% of parcels are less than 100m<sup>2</sup>. Roads inside Ikseon are also very narrow less than 2m wide. Such a plot condition is a key aspect to reveal human-scaled sense of place.

-  ~100m<sup>2</sup>
-  100~150m<sup>2</sup>
-  150~300m<sup>2</sup>
-  300~500m<sup>2</sup>
-  500~1000m<sup>2</sup>
-  1000m<sup>2</sup>-
-  Ikseon Redevelopment Zone



### Construction year

More than 50% of buildings in Ikseon were constructed before 1950, and about 60% of buildings in Ikseon are wooden-structured Hanoks. In consideration of poor repair during the redevelopment process for about three decades, most of buildings in Ikseon might be physically and structurally obsolete.

- ~1950
- 1951~1970
- 1971~1990
- 1991~2004
- 2005~
- unknown (missing)
- ▨ Hanok
- ▭ Ikseon Redevelopment Zone

### Building heights

Most of buildings inside Ikseon are single-storey buildings, and all Hanoks in Ikseon are also single-storey. The combination of building heights and narrow street makes the human-scaled sense of place. Tourist hotels, offices and, particularly, love hotels overwhelm Ikseon by their relative recognisable heights.

- 1 storey
- 2~3 storey
- 4~6 storey
- 7~9 storey
- 10~12 storey
- over 13 storey
- ▨ Hanok
- ▭ Ikseon Redevelopment Zone





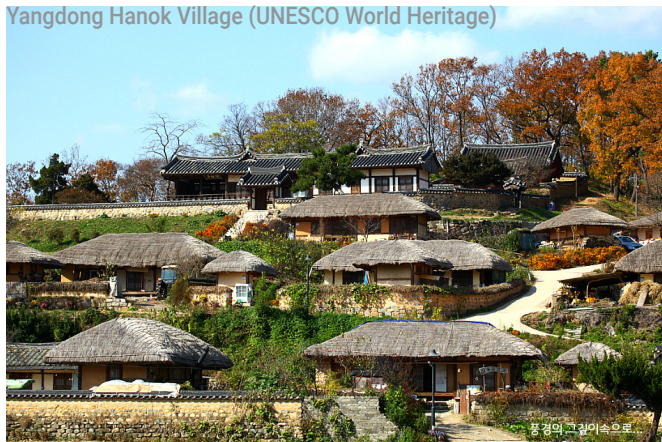
## 3.5 Heritage values and features in Ikseon

### 3.5.1 The oldest urban Hanok Village

The historic ambience that comes from identical Hanoks is the key heritage value of Ikseon. “Hanok” is a term used to describe Korean traditional housing in general. Hanok can be largely classified into two types by ages: the traditional Hanok at pre-modern times (until the nineteenth century); and the modern or urban Hanok at modern times (since the twentieth century).

On the one hand, the traditional Hanok can be subdivided into Kiwa-jip and Choga-jip: the former one refers to a wooden structured house roofed with Korean traditional tiles; and the latter one refers to a wooden structured house roofed with thatches. As Korea was a hierarchical society until the pre-modern times, the major difference of these two types was their occupiers and scale: Kiwa-jip was built in a large parcel with multiple building stocks for higher classes (the royal family and aristocrat), walled by patterned brickwork; but Choga-jip was a single building built in a small parcel for lower classes (commoners and slaves). What they have in common is the wooden structure and the courtyard (see the below picture).

Yangdong Hanok Village (UNESCO World Heritage)

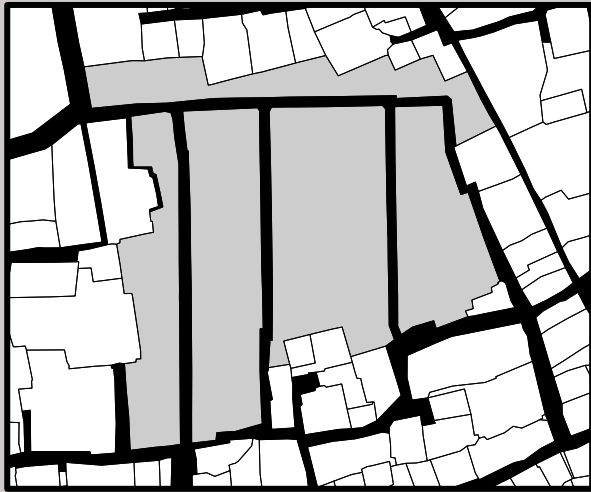


On the other hand, the modern or urban Hanok was an adaptive or improved type of Hanok as a consequence of the changing urban context in Japanese colonial era as mentioned above (the abolishment of royal family and hierarchical society system and the explosive urban population increase). The urban Hanok was built in quite a limited parcel with several building stocks, following with conventional wooden structure, traditional tiled roof (Kiwa) and spatial configuration of floor, remaining courtyard, and adopting then new materials (glass and zinc). Moreover, as the housing shortage was quite urgent at that time, such a housing was mass-constructed with an identical typology for the Korean ordinary people in a colonising society in which the hierarchical system was abolished. Since the modern times, the traditional Hanok typologies could not be survived by the changing urban situations as well as modernisation influencing to the conventional life style and trends. Hence, almost traditional Hanoks had been replaced by urban Hanoks since the modern times. Urban Hanoks were initially provided by private Korean housing developers at some particular places where vacant royal facilities and grand residences located in a large parcel. Ikseon Hanok Village is the case of it and known as the first urban Hanok development, constructed during 1920s in the subdivided 81 plots ranged from 50m<sup>2</sup> to 150m<sup>2</sup>. The construction of urban Hanoks had gradually spread out centred on Ikseon Hanok Village, and the entire block — Ikseon — was composed of primarily urban Hanoks until 1970s. Although urban Hanoks in Ikseon as well as in Seoul had been largely demolished and replaced by modern buildings, most of urban Hanoks in Ikseon Hanok Village are still remained without major changes and they are the core to formulate historic ambience.

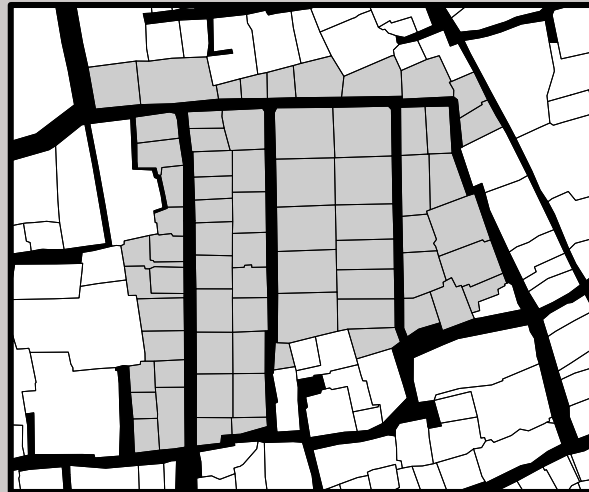
Phase #1: The origin cadastral unit



Phase #2: The initial plot division



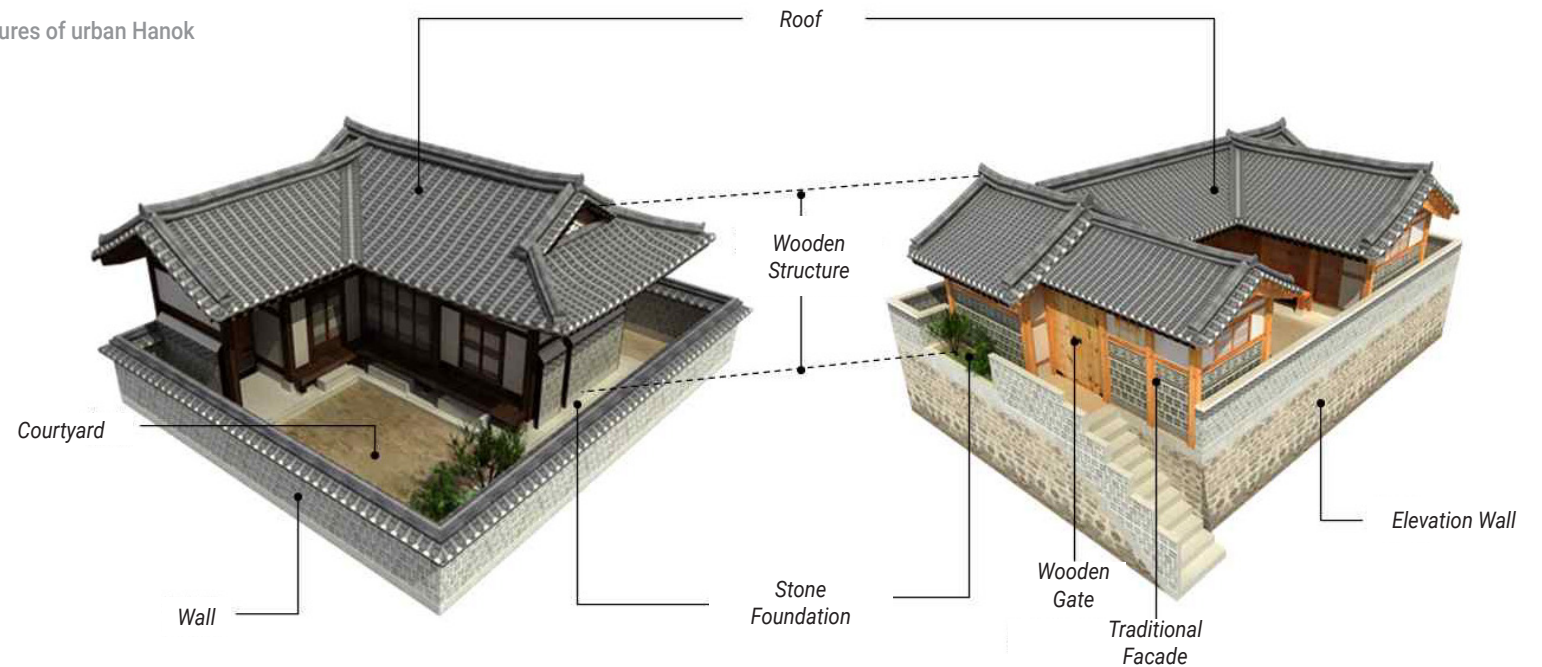
Phase #3: The subdivision for housings



Phase #4: The urban Hanok construction



General features of urban Hanok



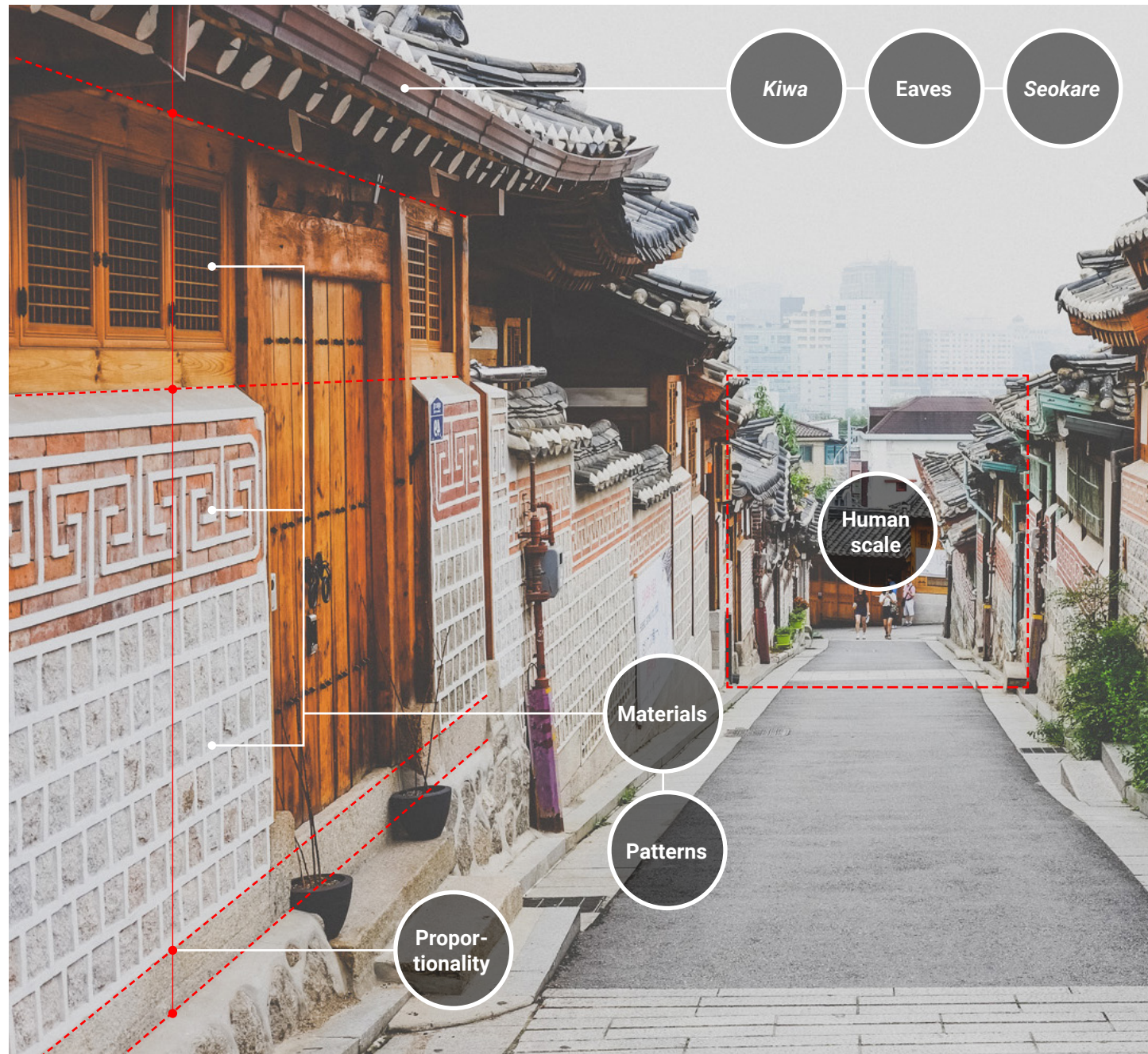


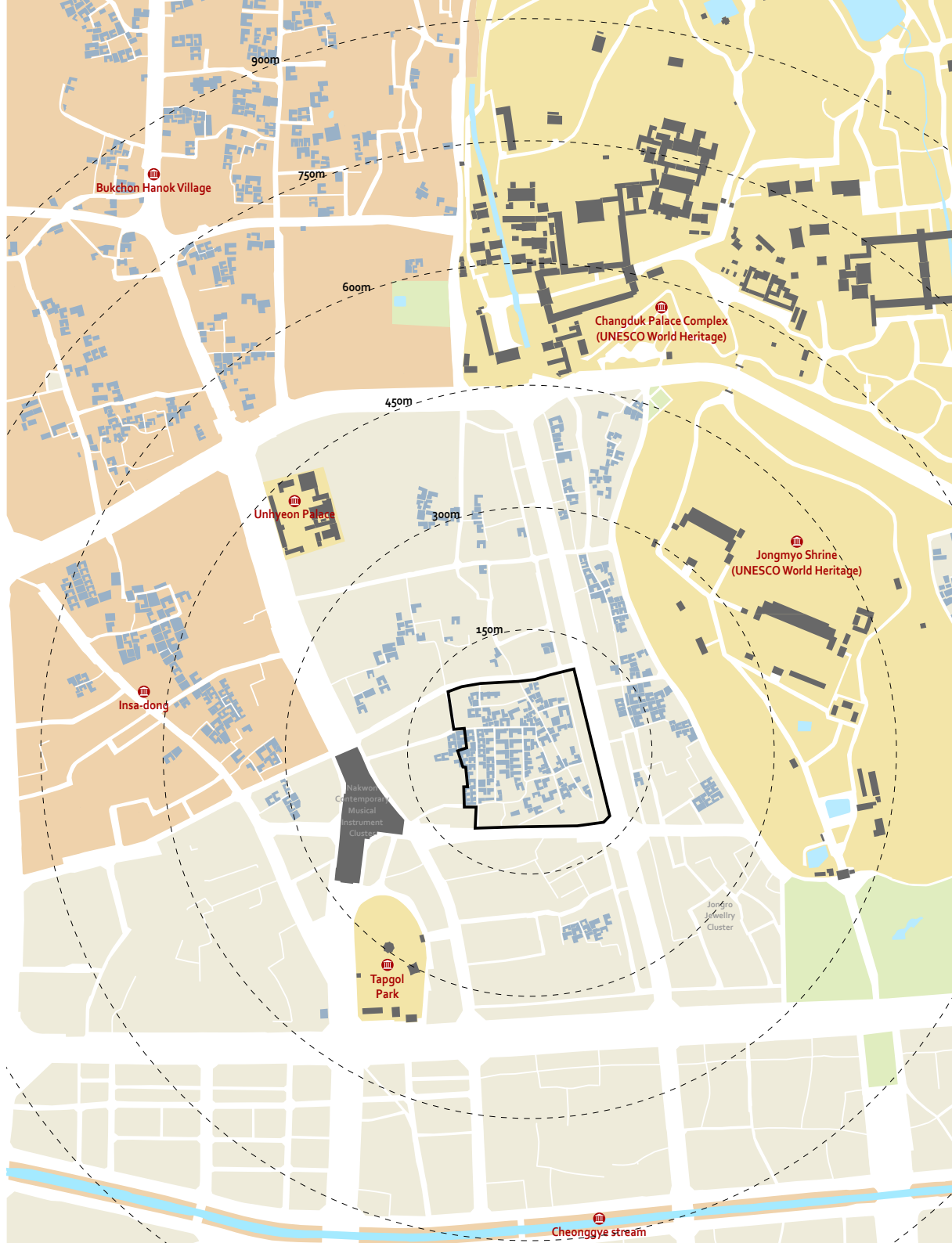
### 3.5.2 Historic streetscape

The existence of the oldest urban Hanoks in itself is obviously a considerable heritage value. However, where such an aggregation of urban Hanoks contributes to historic ambience to the public is the streetscape.

As the interior space of Hanoks is the private realm, its contribution of historic atmosphere to the public is limited. On the contrary, the exterior and the public realm that the exterior makes are the primary feature of heritage value for the public. There are three components to reveal the historic streetscape: eaves of traditional tiled roof; the proportionality of facade; and materials and patterns of facade.

In the first place, the eaves are the most important element to represent historic streetscape. The protruded eaves over the facade show the wooden rafter (Seokare) and traditional Korean roof tiles (Kiwa) together, which strongly indicate the historic ambience. Secondly, the proportionality of facade gives coherency of streetscape. The facade of urban Hanok is generally comprised of four parts: foundation; revetment; window part; and roof. Given the characteristic of mass construction, their proportion was regularly maintained. In this course, the materials and patterns of facade had unity. What such components make complete is human scale and narrow street. The enclosure created by single-storey Hanoks and less than 2m-wide street helps people find the intact sense of historic ambience from these components.





### 3.5.3 A parcel of traditional economy

As Japanese colonialism disbanded the dynasty system and abolished the hierarchical class system, royal culture (e.g. royal cuisine, royal music and royal garment) was also spilled out of ordinary society. Ikseon and its surroundings were very closed to the royal palace and the royal shrine, hence artisans and related servants settled and ran related businesses in the surrounding areas of Ikseon since the Japanese colonialism.

With this change, luxurious Korean traditional restaurants (called Yojung) had been concentrated around Ikseon based on the traditional industries since 1950s as a colonial residual of Geisha culture. They provided entertainment to powerful politicians and celebrities including Korean traditional cuisine and traditional musical and dancing performance wearing Hanbok, the traditional Korean clothes, with the traditional Korean musical instruments. Moreover, the Yojung had become a tourism industry until 1970s. Thus, the area had flourished with traditional-related economic activities, and Ikseon Hanok Village accommodated those people who work for the businesses. Particularly, Hanbok and traditional accessory makers were concentrated in Ikseon.

Although the entire tradition-related industry has suffered from that the Yojung industry had been dismissed since 1980s, the surroundings are still functionally characterised of a cluster of traditional businesses, and Ikseon is still a part of this economic chain.





### Historic urban context of Ikseon

Ikseon is surrounded by a number of historic places, in a walkable distance. Moreover, there are lots of tradition-related businesses. Such a surrounding context related with traditional culture and place gives some justification to conserve and revitalise Ikseon as a historic urban quarter in the city centre.

- Korean traditional music
- Korean traditional clothes
- Traditional cultural facilities/institutions
- Korean traditional cuisine
- Urban fabric
- Heritage sites
- Historic tourism sites
- Open spaces
- Ikseon redevelopment zone



### 3.5.4 Inner-city dwelling

Since the emergence of Ikseon Hanok Village, the primary function had been the residential for about a century. It provided dwelling for the city population against the housing shortage in the Japanese colonial era; It had stood as a residential place during the city centre was transforming into CBD while the entire city centre had been filled with high-rise office buildings and commercial facilities; and it was until very recently still a inner-city dwelling place in a context of dramatic decrease in population in the city centre.

The reason why the prolonged residential function is a heritage value is related its social role that is missing in the contemporary society. Firstly, Ikseon Hanok Village had long served for the poorer people. The place provided dwelling for Korean people as the subjugated class during Japanese colonial era, then for urban migrants and poorer artists, and then day labourers and temporary workers. Ikseon had long embraced such a marginalised social class, which the contemporary society neglects today. Secondly, Ikseon Hanok Village had provided long-term dwelling either owner-occupiers or tenants. Most of old residents have stayed for at least three or four decades and more. They settled here and spent their youth. Their children were grown up and schooled here, and made a family and settled here. This long-term dwelling has built the sense of community, social bond and place attachment. According to Korea Housing Survey in 2014, the average residential period in the current home in Seoul is 6.4 years (owner occupiers have stayed longer (11.2 years), tenants have stayed much shorter (3.5 years)). As such a phenomenon is caused by abnormal Korean housing market, the social affiliation of Ikseon points out a crucial implications for the contemporary society.





A black and white photograph of a narrow alleyway in Ikseon. The scene is characterized by brick buildings on either side, a dense network of overhead wires, and a person sitting on the ground in the foreground. The alleyway is paved with bricks and leads into the distance where another person is visible. The overall atmosphere is one of a traditional, perhaps somewhat cluttered, urban environment.

## Introduction

The heritage values and features of Ikseon are the result of long-term economic, political, social, cultural and planning action and reaction in wider urban contexts. Moreover, these forces have affected to change the quality of the values and features either in a positive or negative way. The aim of this chapter is to address risks on the current condition of heritage values and features and their consequences, and then, to revalidate the feasibility to retain the heritage characteristics.

This evaluation will reveal the reality of heritage characteristics in Ikseon, which will become the departure to propose a research design proposal in the next chapter.

## 4/ IKSEON, THE NAKED



## 4.1 The deformation of urban Hanoks

### *Risks and consequences*

Indeed, the architectural quality of urban Hanoks in Ikseon is inferior to the level of cultural heritage or listed building. Moreover, lacking referential documentations of urban Hanoks (e.g. architectural drawings, details and patterns of ornaments and photos) in Ikseon makes difficult to demonstrate the original qualities to conserve them. Nevertheless, urban Hanoks still remained are the key sources of heritage characteristics in Ikseon. The value of urban Hanoks in Ikseon comes not from only their antiqueness but also from their primitivity as the prototype of urban Hanoks in Seoul.

The permitted development capacity of Ikseon is to threaten the conservation of urban Hanoks in Ikseon. The zoning planning in South Korea includes land uses as well as density controls. For instance, commercial zoning, as Ikseon is assigned, indicates specific building uses what can be applied or not and 'Floor Area Ratio' higher than 600% at least. Although detail guidelines can be adopted by 'District Unit Planning' to control building uses and FAR according to the specific context, the Korean planning na-

ture of development capacity vested in zoning planning inheres a critical dilemma between the potential of higher development pressure and the infringement of private development rights, which puts the conservation of urban Hanoks in Ikseon under threat.

The commercial zoning with higher development capacity of Ikseon was a primary trigger of the individual redevelopment project during 1980s and 1990s as well as the comprehensive redevelopment plan since 2000s, through which: the local and city government can upgrade and modernise an old and deteriorated part of city centre; land owners can have an economic fortune; and developers can massive benefit from the higher development capacity. Although, the entire extinction of Ikseon was prevented as the redevelopment plan was abolished, some of urban Hanoks had been demolished and replaced by modern buildings and parking spaces. As a consequence, the amount of urban Hanoks in Ikseon has been dramatically reduced since 1970s when Ikseon was assigned for commercial zoning.

### *Validation*

Although the greater part of urban Hanoks in Ikseon was disappeared, most of urban Hanoks in Ikseon Hanok Village are still remained. As urban Hanoks are the most crucial historic resource, they in Ikseon (including Ikseon Hanok Village) should be conserved. For this, there are some critical issues need to be validated.

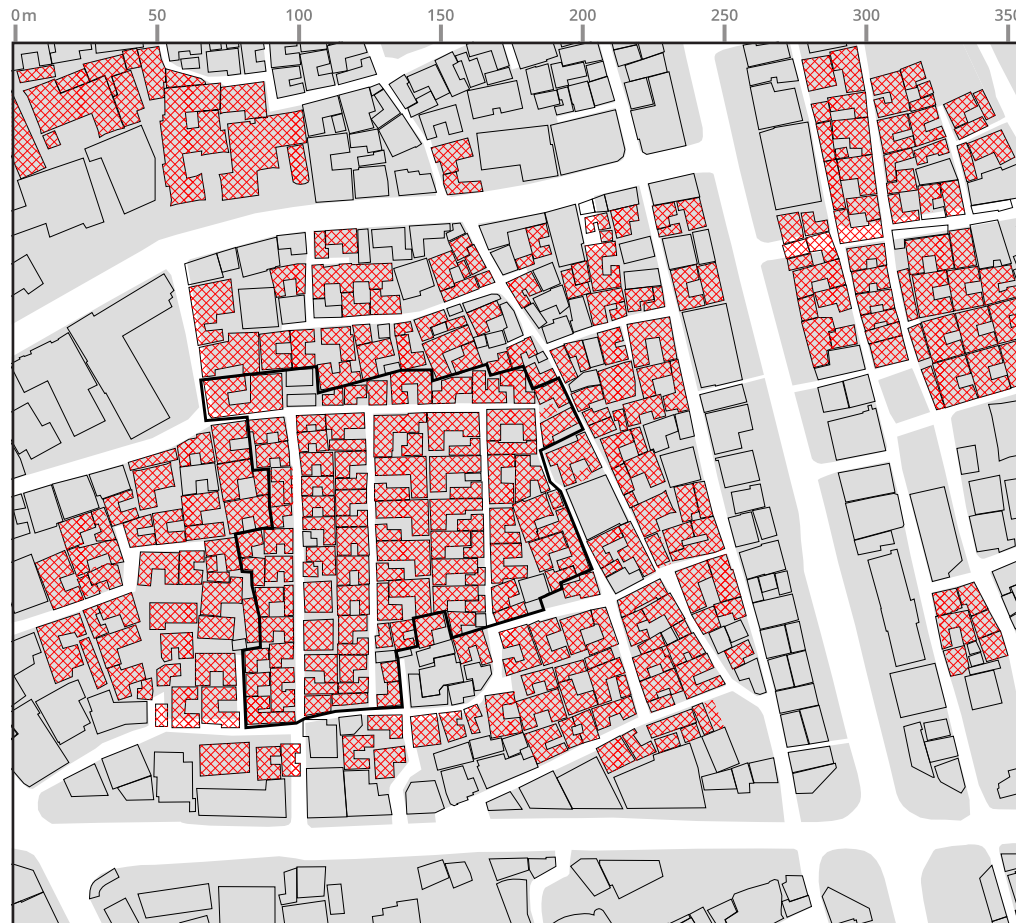
The first issue is about **the reference of design guideline for urban Hanok conservation**. As it lacks the referential documentation of urban Hanoks, a strict preservation or restoration guideline may not be possible to provide. Rather than, a guideline to conserve generic features of urban Hanoks (e.g. wooden structure, traditional tiled roof and courtyard) can be addressed, which will retain at least the identity of urban Hanoks in general. The second issue is **to mitigate the consequences of higher development capacity**. The fundamental way for the issue may separate the zoning planning and density control in planning system. What can be considered in this project in regard to the current planning system is to financially compensate the restricted private development rights and provide incentives to the encouraged conservation actions.

The third issues is about **the replication of urban Hanoks**. As Gratz (1989) argues that the rehabilitation of historic fabric in historic urban quarters should avoid resorting to fake history and period pieces, the construction of new urban Hanoks, even without referential documentations, may be regard as an obstructor of authentic qualities. However, as Gratz (1989) continues to say that the genuine maintains the continuity of history, newly built urban Hanoks can be the reinterpretation, rather than mere the reproduction, hence can make continuity of Korean traditional architectural history. Moreover, they can more effectively contribute to the contextual harmony to where the historic environment is overwhelmed by higher and larger developments.

- ☐ Buildings
- ☒ Hanok
- ☐ Ikseon Hanok Village

### The spread of Hanoks between 1980 (left) and 2016 (right)

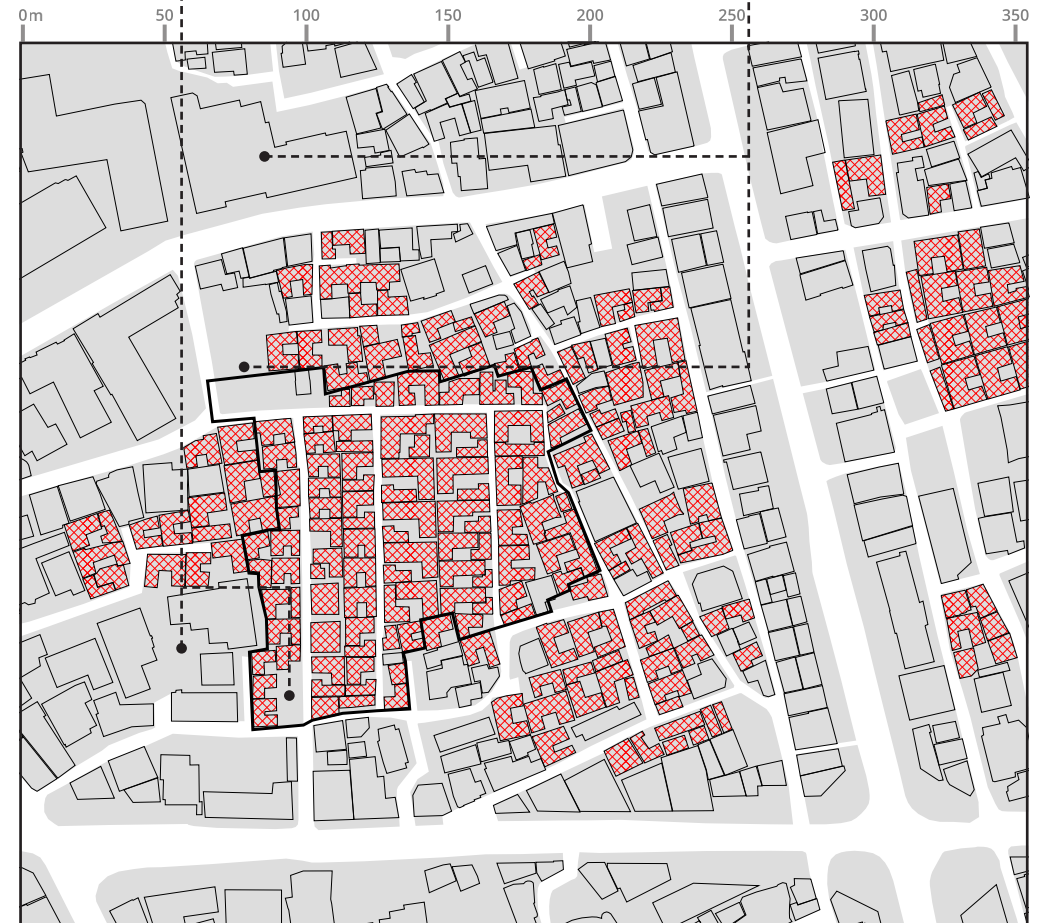
More than 50% of buildings in Ikseon were constructed before 1950, and about 60% of buildings in Ikseon are wooden-structured Hanoks. In consideration of poor repair during the redevelopment process for about three decades, most of buildings in Ikseon might be physically and structurally obsolete.



Love hotel and parking lot



Tourist hotel and parking lot





## 4.2 Distorted historic streetscape

### *Risks and consequences*

The historic ambience of Ikseon comes from individual urban Hanoks, but more from its aggregation. As time goes by, the historic streetscape of Ikseon has been gradually changed and deteriorated, and there are largely three factors to it.

Firstly, the structural enhancement on external walls dramatic impacts on the historic streetscape. As mentioned in Chapter 3, the protruded eaves to the street is the key element to represent historic ambience. The structural obsolescence of a-century-year-old and wooden-structured urban Hanoks necessarily required structural improvement, hence the external walls had become thicker up to the end line of eaves. Such an action decreases the historic atmosphere at street level.

Secondly, indifferent accretions on the external walls more deteriorate the historic ambience. There has no material coherency as well as proportionality.

Thirdly, the recent conversion into commercial uses critically damages to the historic streetscape. Although a few of Hanok retain their traditional appearance, most of the converted Hanok have been experimentally and diversely renovated. There are a variety of attempts to facades: to cover new exterior walls with new materials; to use a collapsed exterior wall itself as a design element to decorate with trendy colours; to make large windows on the walls; or to cover roofs with indifferent materials.

These facades have their individuality and own aesthetics. However, if the historic value of Ikseon is the collective facades of aggregated and coherent Hanoks, the individu-



Hanok renovation before (left) and after (right)



Conversion of residential into commercial space



Facade renovation: new material cover (left) and collapsed wall (right)





Facade renovation: colouring



Facade renovation: large opening



Courtyard changes: retained (left) and converted into indoor space (right)

## Validation

The conservation of historic streetscape may be easily implemented by setting up strict regulations and design guidelines on facades. However, the critical issue is how much to allow changes.

Firstly, one that should not be compromised is the protruded eaves and roof. As they are the primary feature of historic streetscape, all the accretions and structural underpinnings on the external walls should be removed while reinforcing the fundamental structure, and roofs should be restored as wooden-structured Korean traditional-style roof.

Secondly, the regulations and design guidelines of the proportionality, materials, patterns and colours of facade may be more flexible, because of the lack of referential documentation as well as different demands for the commercial use of urban Hanoks. Nevertheless, clear and reasonable regulations and design guidelines are required to create coherent and historic streetscape.



## 4.3 The reduction of traditional industries

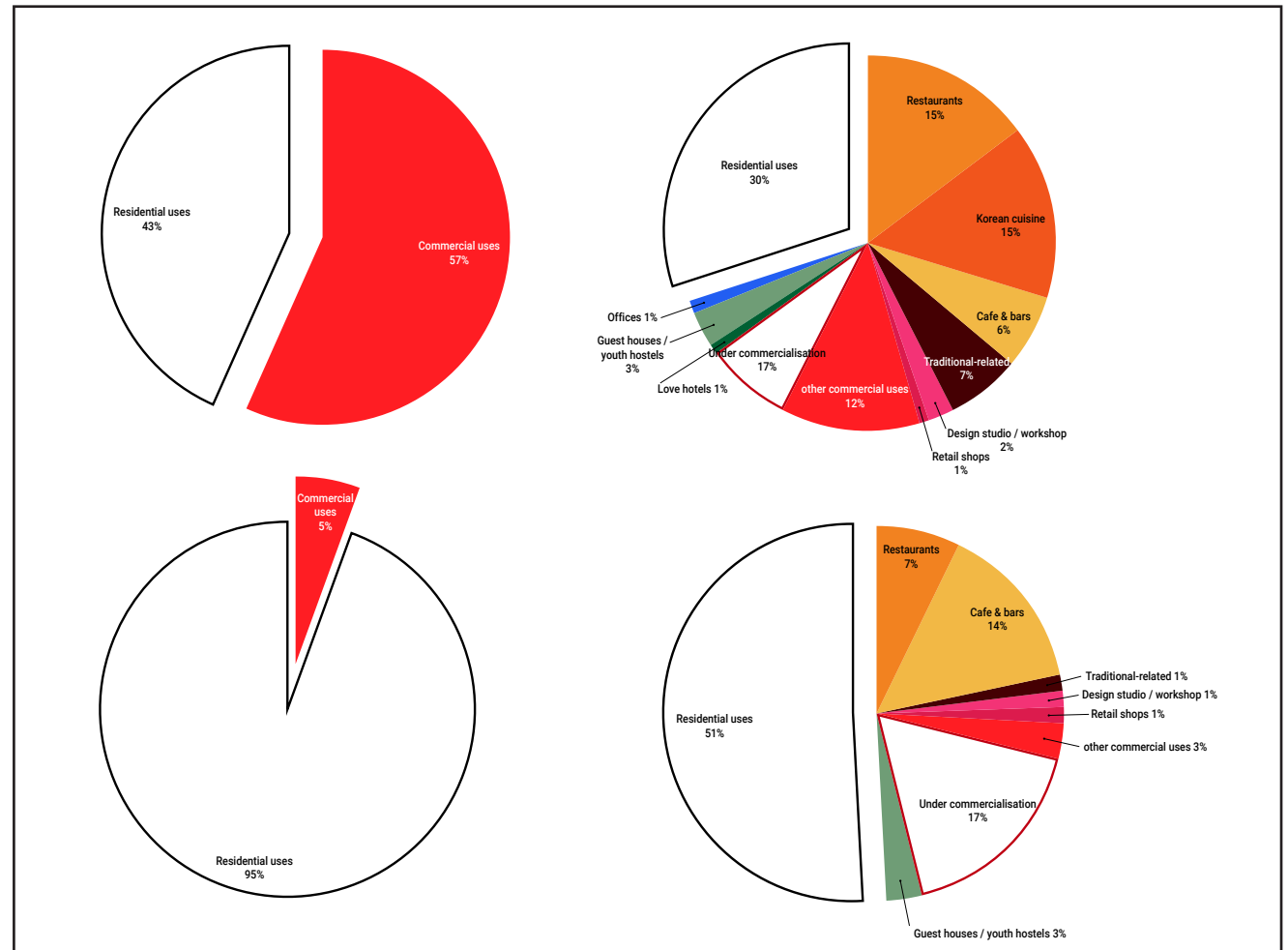
### *Risks and consequences*

As addressed in Chapter 3, the decline in Yojeung businesses had a negative influence on the tradition-related businesses in Ikseon and its surroundings. However, the critical impact on the decay comes from clinging to the conventional economic activities. Particularly, Hanbok industries in and around Ikseon have too much stuck to produce traditional styled Hanbok that have very limited market demands, which fails to meet the contemporary trends (Ministry of Culture, Sports and Tourism, 2010). In this situation, the increasing property value and rent by the recent commercialisation make more difficult to survive in Ikseon. As the economic activities in Ikseon is a terminal part of the entire Hanbok industry of surroundings to produce a part of garment, particular details and accessories, their decline influences the entire economic chain of Hanbok industry.

### *Validation*

The traditional functions may be rather invisible and intangible heritage asset in Ikseon. Moreover, this function is a medium to connect between Ikseon and its surroundings. The revitalisation of traditional economic activities, rather than mere commercialisation, may more relate to the functional continuity of Ikseon. What urbanism can do is to integrate spatial strategy with economic and cultural innovation. On the one hand, Ikseon can attract traditional businesses and provide spaces for economic and cultural revitalisation in a passive way, on the other, Ikseon can become an incubator of tradition-related economic activities as a theme of functional restructuring in an active way, which will restore the functional continuity of Ikseon as well as enhance the economic performance of traditional businesses in surroundings.

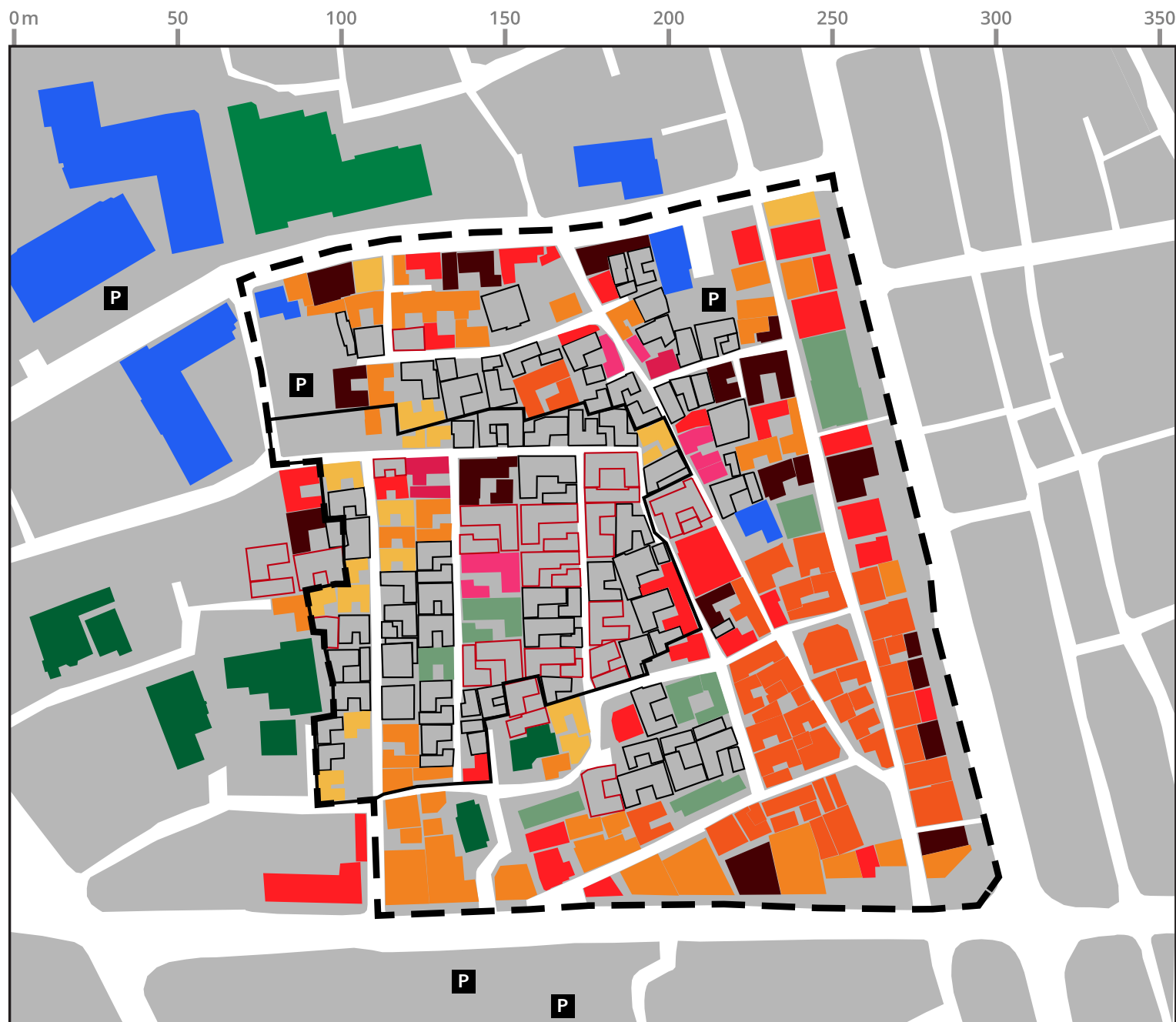
Groundfloor uses change between 2014 (left) and 2016 (right): Ikseon (top) and Ikseon Hanok Village (bottom)



## Ground floor uses of Ikseon in 2016

The recent commercialisation process takes place in Ikseon Hanok Village. The pure residential character has rapidly changed a consumption space, and many of Hanok properties are waiting for the commercial conversion.

- Restaurants
- Korean cuisine
- Cafe & bars
- Traditional-related
- Design studio/workshop
- Retail shops
- Other commercial uses
- Love hotels
- Tourist hotels
- Guest houses / youth hostels
- Offices
- Residential uses
- Under commercialisation
- Ikseon Redevelopment Zone
- P Private parking lots





## 4.4 Decreasing dwellings

### *Risks and consequences*

The commercial zoning designated in 1970 at the greater part of city centre had gradually turned the functional character of Ikseon and its surroundings from residential to commercial area. Nevertheless, Ikseon Hanok Village had been stood as a few residential places in the city centre. As a full of commercial facilities had deteriorated the living quality, particularly love hotels have had a critical impact on the negative image of Ikseon. Generally, a love hotel refers to a type of hours-stay hotel operated primarily for the purpose of allowing couples privacy for sexual activities. In Korean society, because it serves also for affairs and sometimes prostitution, the existence of love hotel in a neighbourhood is deemed the place as having lower living quality. Moreover, because of its privacy securing nature, love hotels have exclusive relations with surroundings. Particularly, love hotels in Ikseon are visually distinctive due to their relative higher heights.

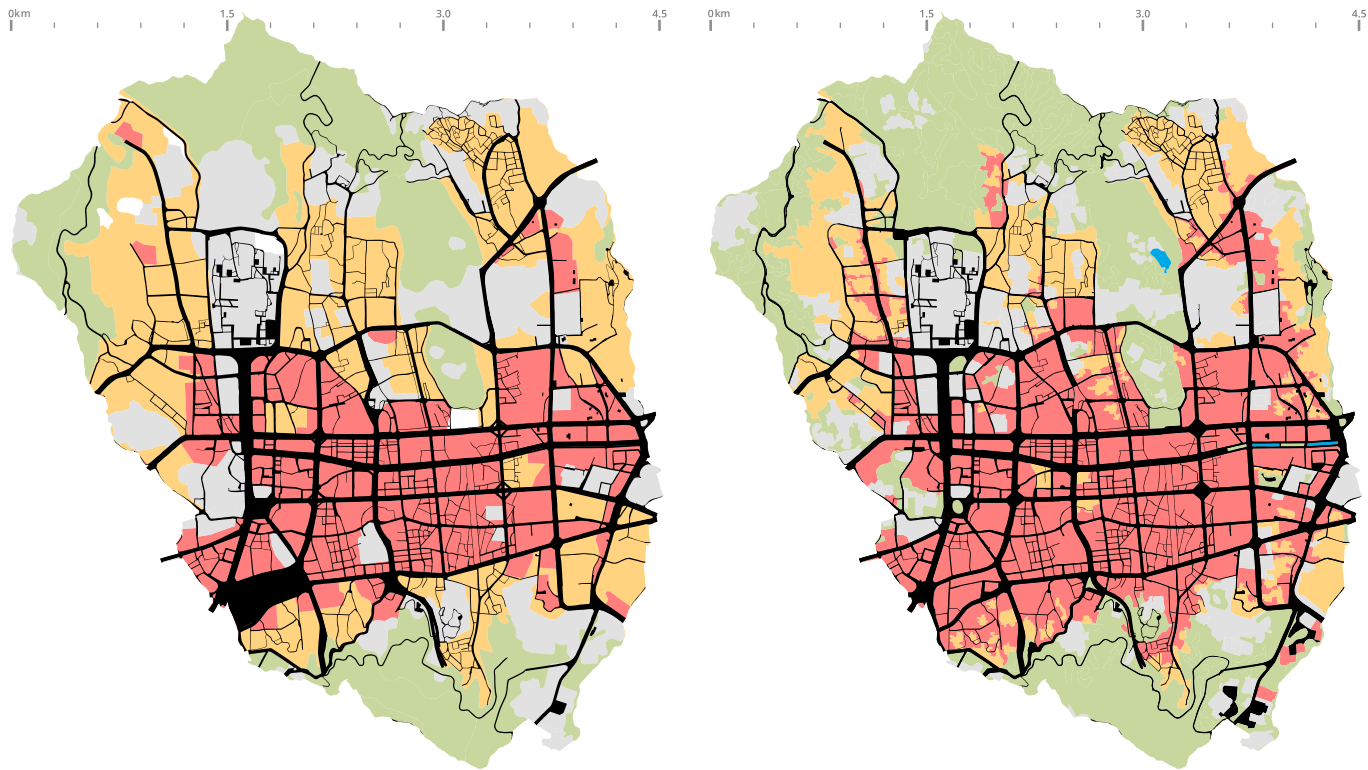
The recent commercialisation within Ikseon Hanok Village is completely transforming its functional character. A half of residential properties have converted into commercial uses just in two years, while increasing property values and rent. Tenants who could not afford soaring rents or who are at the end of lease have been evicted from their homes where they lived for decades. This phenomenon has affected not only the residents but also the local service providers for the locals. With their clients disappearing and rents rising, these facilities no longer have economic activity in the open market. This early social change has disbanded the long-standing social bond, and it has come to remained residents with the pressure of displacement.

The decline in residential function in Ikseon is a part of urban problem where the population in the city centre has been decreasing, in terms of urban diversity and vitality for the city centre as a whole, which can have a negative consequence to Ikseon as well. Moreover, as Ikseon Hanok Village has provided affordable homes for the poor, its functional change into commercial use intensifies social inequality by displacement and gentrification.

### *Validation*

The critical issue on the functional restructuring of Ikseon is whether the original functional character of Ikseon as a residential area should be and could be restored. Obviously, Ikseon as a prolonged residential area had values in terms of the demographic situation in the city centre as well as the socio-economic significance. However, the commercialisation process is already far progressed, and the residential function is increasingly dismissing. Even if the residential functions can come back while evicting the commercial functions, it encounters the reverse discrimination. Nevertheless, retaining residential uses may be a sort of duty for the overall society and social justice and equality.

There are two ways to retain the residential function. One is to retain remained dwellings. However, more than 50% of Hanoks are already converted into commercial uses while decreasing the quality of living and deconstructing the sense of community. Moreover, many of old residents in Ikseon Hanok Village are preparing for leaving the place, because Ikseon is already very overcrowded with full of visitors, the sound of noise and music is heard until late at night, and the smell of the restaurant flows into the house. Then, an alternative way is to convert existing love hotels into flats. It can provide more convenient living quality under the commercialisation while overcoming the negative image of love hotels. Although it cannot restore the social fabric, it may give a change to construct new community.



#### City centre 2000

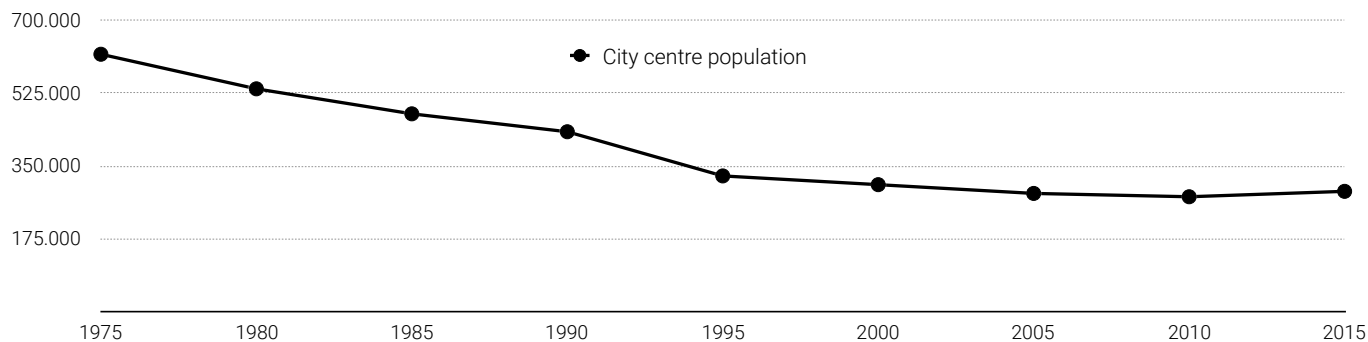
Residential area: 4.7km<sup>2</sup>

Commercial area: 3.6km<sup>2</sup>

#### City centre 2014

Residential area: 2.5km<sup>2</sup>

Commercial area: 4.5km<sup>2</sup>



## 4.5 Conclusion

This chapter has attempted to figure out risks and their consequences on identified heritage characteristics, and address critical issues to restore the heritage values and features in Ikseon. The evaluation process clearly shows where the limitations of recent revitalisation process in Ikseon that is identified in Chapter 1 are originated from. Furthermore, it demonstrates that each consequences hardly affect to a single limitation, rather influence to multiple limitations in the physical, functional and socio-economic aspects. For instance, the physical limitation – deterioration of spatial and visual identity – is mainly caused by the risks and consequences of urban Hanoks and historic streetscape, but the functional restructuring underpins the causality. The functional limitation – the lack of functional continuity – is mainly derived from the commercialisation and the decline in tradition-related industries, but the physical changes are strongly involved. The socio-economic limitation – displacement and gentrification of existing social fabric – primarily comes from the increasing property values and rent as a combination of physical improvements and functional changes. In addition to this, the revalidation indicates that the ways to revitalise Ikseon as a historic urban quarter are interrelated underpinning others' causality.

This finding gives several important implications to the process to create a research design proposal in the next chapter. First, the aspirations against each of the three limitations are interconnected one another, and complementarily formulate a complete picture for the sustainable revitalisation of Ikseon. Second, the strategic tools to help achieve the aspirations involve multiplex courses of action.

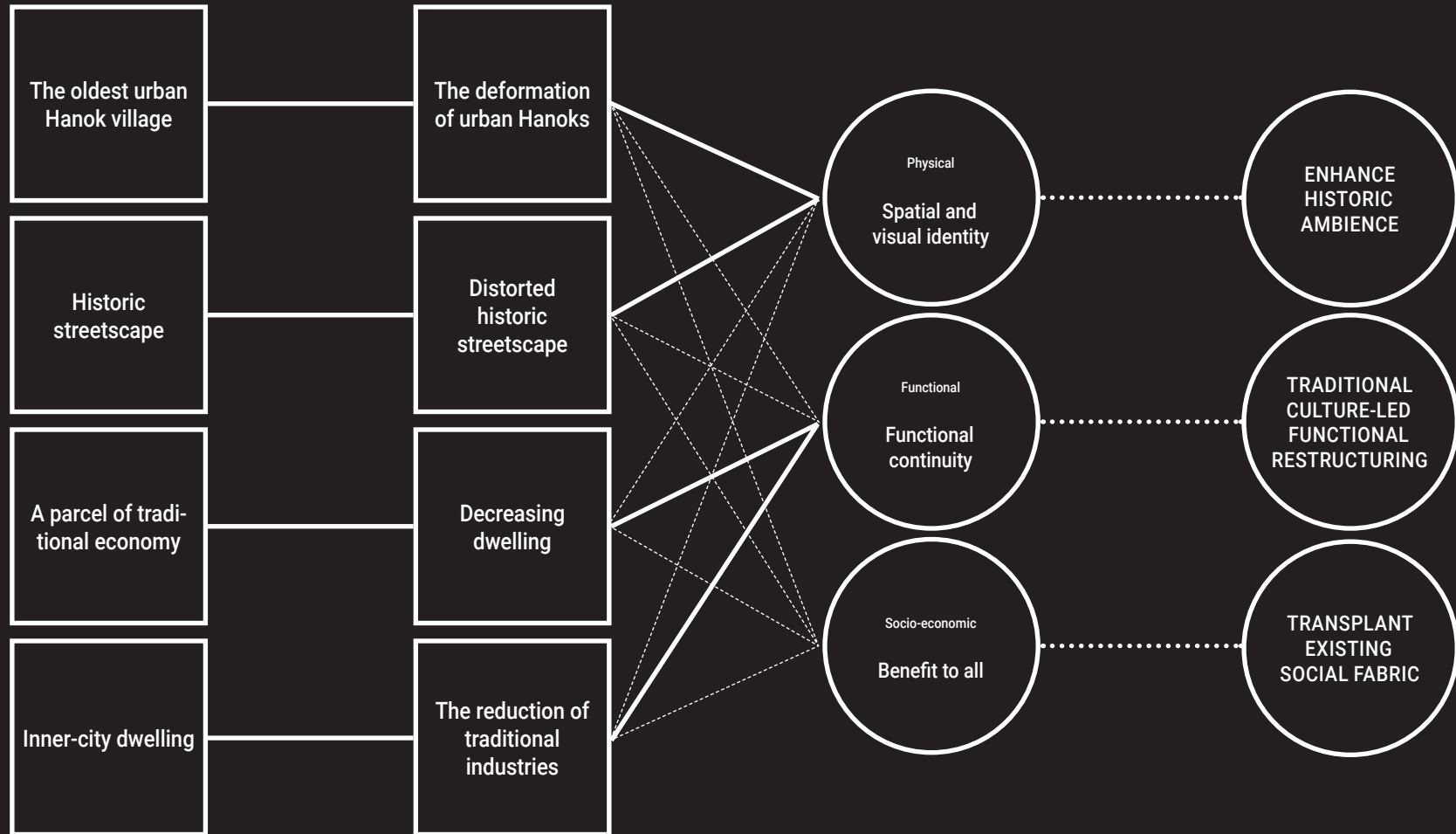


4 heritage values

4 reality

3 principle

3 strategies



### 3 Strategies

The proposed three strategies to manage changes in the revitalisation of Ikseon are based on the heritage values indicated in the analysis in Chapter 3, reflects the reality evaluated in Chapter 4, and applies the principles addressed in Chapter 2. Each strategy represents strategic action plans on each dimensions of the management of change in Ikseon.

#### **Strategy 1: Enhance the Historic Ambience**

As addressed in the previous chapters, Hanoks, historic streetscape and human-scaled townscape that materialise the tangible historic values of Ikseon have been deteriorated by the effects of time, redevelopment process and the recent commercialisation process. Moreover, these features have gradually been diminished in terms of its historic spatial and visual identity, which hinders the sustainable revitalisation of the quarter.

Hence, it pursues to conserve the historic streetscape, to advance the evolution of historic urban fabrics in the contemporary, and to maintain the integrity of historic townscape with modern fabrics.

#### **Strategy 2: Traditional Culture-led Functional Restructuring**

With the comprehensive redevelopment plan of the city centre and the resultant commercial zoning plan, Ikseon had been challenged to be redeveloped. Although the unrealised redevelopment plan for Ikseon ironically retained the quarter's physical features without major changes, the resultant commercialisation has abruptly transformed its functional character. Moreover, the recent functional restructuring neglects the functional continuity, but more seek to economic benefits. Such a mundane functional changes make Ikseon a castle in the air.

Hence, it pursues to foster a centre for tradition-related industries in Ikseon, to support innovation of traditional economic activities, and to make a cultural network with surroundings.

#### **Strategy 3: Transplant Existing Social Fabric**

The recent commercialisation and the resultant increasing the property value and rent have displaced old resident and neighbourhood supportive facilities. This socially change has disbanded the long-standing social bond, and it has come to remained residents with the pressure of displacement. The decline in residential function in Ikseon worsens the decreasing population in the city centre, and reduces affordable homes for the poor.

Hence, it pursue to contribute to secure urban populations, to provision affordable housing and business environments, and to formulate the proactive local institution.

### Strategic tools and actions

The strategic tools are means to help to achieve the three strategies following the strategic objectives. This proposal is composed of four tools — Regulatory control, Initiatives, Financial and incentive measures and Governance — that are a result of reflection of the quarter's specificity, including strategic actions to manage changes in the revitalisation of Ikseon.

**Regulatory control** proposes specific guidelines to essential features of Ikseon to maintain the historic identity and integrity of Ikseon.

**Initiatives** refers to catalytic public projects and programs to gather momentum of the revitalisation.

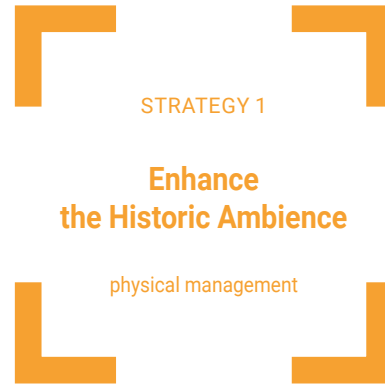
**Financial and Incentive Measure** refers to financial techniques and assistance to effectively implement the regulations and initiatives. Moreover, it is a means of stabilisation of the real estate market against development capacity and the resultant development pressure.

**Governance** refers to an institutional framework of revitalisation process, including the relationship between and roles of different interests and stakeholders.

## 5/ IKSEON, THE MANAGEMENT OF CHANGE



## 5.1 Three Strategies



### to conserve the historic streetscape

For the first objective, it proposes to conserve fundamental elements of Hanoks that can contribute to the historic sense of place. Facades and walls of Hanok should appeal the historic sense of place by traditional materials, patterns, ornaments and compatible proportionality. Continuous traditional roof including protruded eaves is also a crucial component to represent the traditional streetscape. Exposed traditional wooden structures can provide distinctive experience in both the inside and outside. Last but not least, in order for this architectural conservation, the retention of the street pattern and the existing plot division should be presupposed.

### to advance the evolution of historic urban fabrics in the contemporary

Rather than making a museum environment at a particular time, the second objective proposes the contemporary evolution of the historic urban quarter. For this objective, adaptability to be able to adjust to new conditions should be ensured. Particularly, Hanoks in Ikseon built for residential purpose are required considerable changes more in its interior space than the exterior. Thus, the conversion of Hanoks should be allowed. Although strict regulations should act on conserving the streetscape, more discretion should be given to designers to reinterpret traditions in a contemporary manner.

### to maintain the integrity of historic townscape with modern fabrics

Although Ikseon Hanok Village is composed of only Hanoks, the quarter as a whole is mixed with Hanoks and modern buildings. As many of them are also quite physically obsolete, there is a need and demand to rehabilitation or redevelopment of existing modern buildings. In order to maintain the integrity of townscape, all remained Hanoks should not be permitted to demolish; new developments should consider contextual harmony and continuity.



## STRATEGY 2

### Traditional Culture-led Functional Restructuring

functional management

#### to foster a centre for tradition-related industries in Ikseon

As the surrounding areas including Ikseon were traditionally an agglomeration of traditional industries that contribute to the functional authenticity, Ikseon had been a part of the functional character. In order to enhance the functional continuity of Ikseon, the conjecture proposes to foster a hub of traditional industries in Ikseon as the spatial and functional pivot.

#### to support innovation of traditional economic activities

Rather than making a museum environment at a particular time, the second objective proposes the contemporary evolution of the historic urban quarter. For this objective, adaptability to be able to adjust to new conditions should be ensured. Particularly, Hanoks in Ikseon built for residential purpose are required considerable changes more in its interior space than the exterior. Thus, the conversion of Hanoks should be allowed. Although strict regulations should act on conserving the streetscape, more discretion should be given to designers to reinterpret traditions in a contemporary manner.

#### to make a cultural network with surroundings

The functional conjecture finally aims to catalyse the revitalisation of surrounding area. Ikseon as the innovative and creative incubator will reinforce the performance of existing traditional economic activities and businesses creating synergies. It will provide confidence for its surroundings.





### STRATEGY 3

## Transplant Existing Social Fabric

socio-economic management

#### to contribute to secure urban populations

The recent commercialisation has made difficult to retain residential uses into Hanoks as more than 50% of Hanoks are already converted into commercial uses while decreasing the quality of living and deconstructing the sense of community. In order to secure residential uses, the re-functioning of existing love hotels into flats can be an alternative. It can provide more convenient living quality under the commercialisation while overcoming the negative image of love hotels.

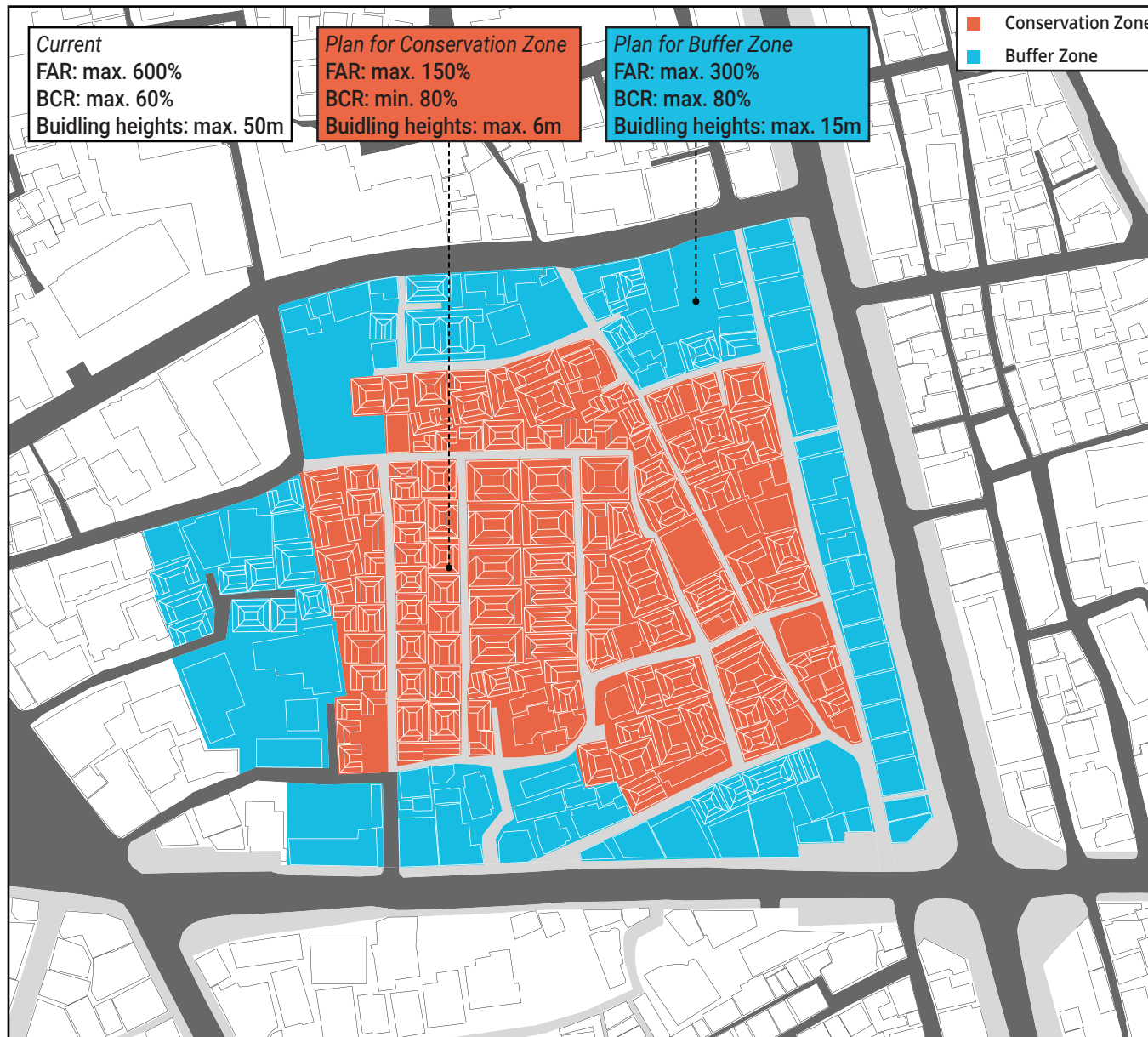
#### to provision affordable housing and business environments

The housing development should aim to provide some degrees of affordable housing. As the quarter have long accommodated low-income people, the possession and affordability should be controlled by the public authorities. Such housings should be capable of accommodating displaced residents as well as other poorer people.

#### to formulate the proactive local institution

Securing the viability of functional and economic restructuring is not an easy task and takes time. Therefore, public authorities or other institutional bodies should support implementations and operations in the process of revitalisation until the restructuring is nurtured. The support can be a financial form, consultation or/and legal system.

Moreover, local communities should be involved and empowered to shape the place to be flexible about constantly changing conditions and demands.



## 5.2 Strategic tools and actions

### 5.2.1 Regulatory guidelines

#### *Development Capacity Control*

By the land use regulation, Ikseon is assigned for commercial use with higher development capacity (max. 600% of Floor Area Ratio(FAR), max. 60% of Building Coverage Ratio (BCR) and max. 50m height). As mentioned in Chapter 4 that the permitted higher development capacity threatens to retain the historic physical environments, it proposes a regulation to the development capacity.

Ikseon is divided into two zones, called 'Conservation Zone' and 'Buffer Zone'. Although the commercial zoning is still valid, to some extent of limitations to the development capacity are applied. In the conservation zone, a strict regulation to FAR (max. 150%) and building heights (max. 6m) is adopted to retain lower density and verticality. Rather, a negative regulation is given to BCR (min. 80%) in order to arrange feasible Hanok constructions. On the other hand, more flexible regulations are adopted in the buffer zone. The zone has a development capacity up to 300% of FAR, 80% of BCR and 15m building height.

Even though such strong regulation restricts the private development rights, the historic environments of Ikseon may not be protected by enormous development pressures unless the development capacity is controlled. Nevertheless, the strict regulations may not be welcomed by land owners. In order to compromise the expected conflict, the restricted development rights are compensated by various financial and inventive programs.



## Hanok Refurbishment and Construction

As Hanoks in Ikseon are the most fundamental heritage feature, all of Hanoks in Ikseon must be conserved and managed in good repair. Although the refurbishment of residential Hanoks into commercial uses requires extensive changes, essential elements that reveal the historic ambience must be retained in the design regulation, including: roof; wooden structure; and facade

The change of interior features of Hanok (e.g. courtyard, internal space and decorations) has more discretion according to the functional change.

Modern buildings between Hanoks are highly encouraged to construct Hanoks for coherent historic streetscape. The proposed design guidelines to Hanok refurbishment apply for such new Hanok constructions.

The implementation of Hanok refurbishment and construction is financially supported by several measures.

### Roof

The aggregation of Korean traditional roofs is crucial to reveal the historic townscape. For this, Korean traditional roof tile (Kiwā) must be adopted for roofing, and the traditional roof structure (protruded eaves and rafters) must be repaired showing its wooden materiality.



### Wooden structure

The exposed wooden structure of Hanoks enhances the traditional atmosphere in the street as well as within Hanoks. Structural stability of Hanoks must be guaranteed by good repairs.



### Facade

The facade of Hanoks should indicate the historic ambience to the street, which can be derived from traditional materials (stones and wood) and patterns, and particular elements (gates, windows, walls and fences).



### Traditional patterns and materials of Hanok facade



### Courtyard (open-air)

The open-air courtyard is a distinctive feature of Hanoks. It as a semi-private space can provides unique experiences inside and outside Hanoks, as well as ventilation and sunshine. Hence, the retention of open-air courtyard is preferred in Hanok refurbishment.



### Courtyard (covered)

As Hanoks in Ikseon are relatively small, they may lack enough working spaces. In this case, the courtyard can be used as internal space. Rather, the roofing should allow the penetration of natural light.

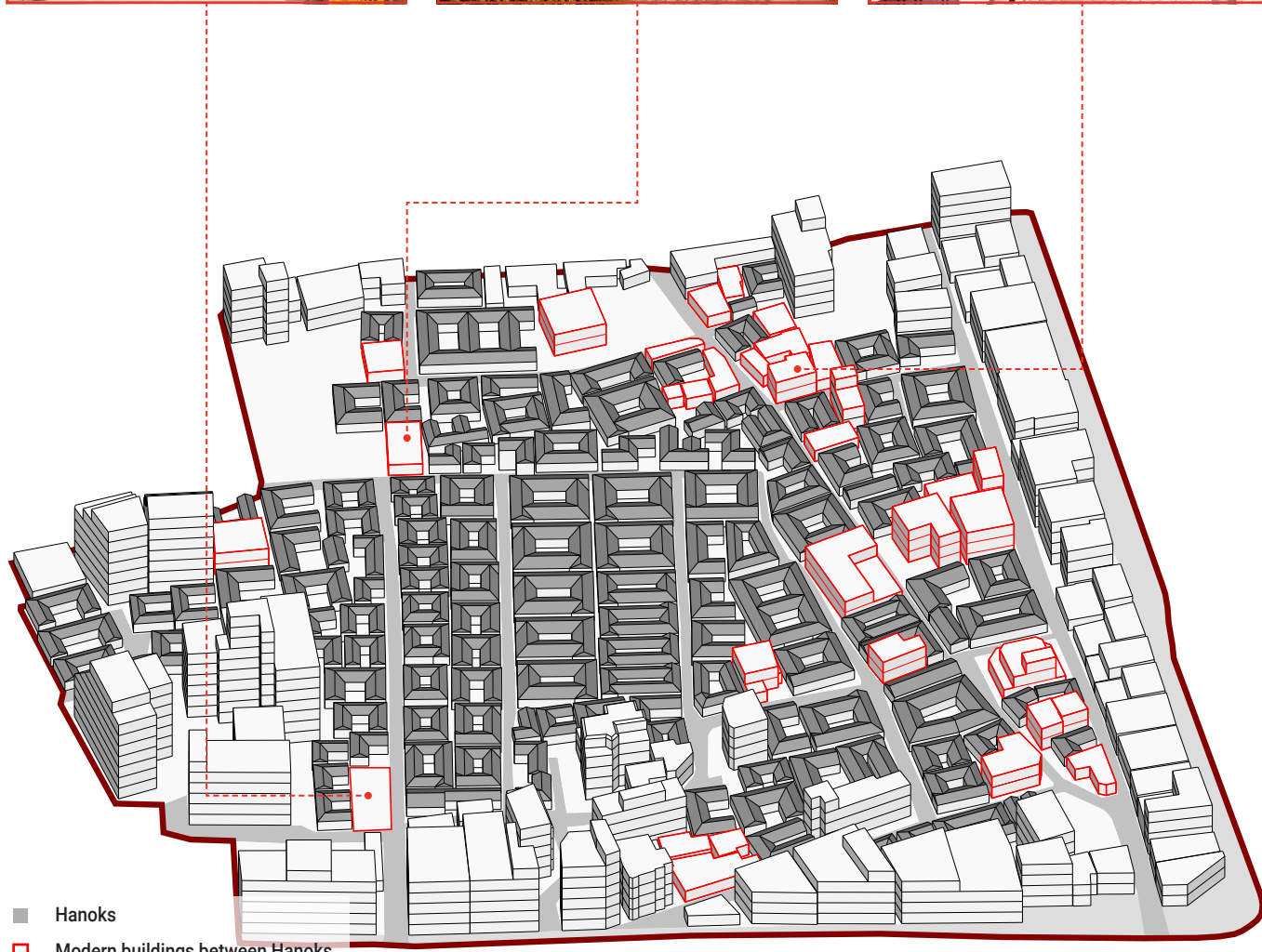


### Internal space and interior

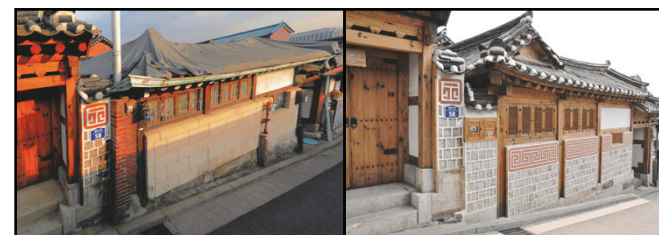
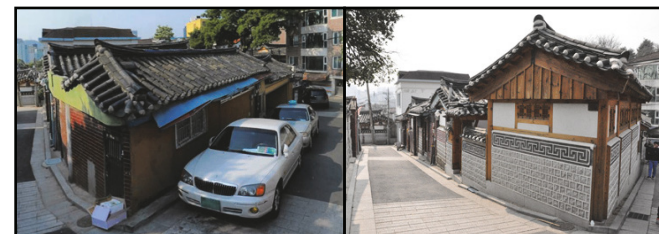
The decoration and configuration of internal space has more discretion to operators for their proper business. Rather, essential Hanok elements (wooden structure and traditional ornaments) should be considered in design.







Examples of Hanok refurbishment, before (left) & after (right)





## Use Control

Tradition-related uses are highly encouraged induced by rental allowance. Although other commercial uses can be operated in Ikseon, they cannot have financial and incentive inducement, and its entry is determined by statutory community board. Traditional functions include: ancient arts shops; Korean music stores; Hanbok stores; craft shops; traditional workshops; facilities for traditional experience; and so on.

### Ancient arts shop

An industry that handles ancient documents, calligraphy and sculpture, ceramics, and folk materials.



### Korean music store

refers to industries that produce, repair and sell Korean traditional music instruments.



### Hanbok Store

a place to sell Traditional or folk costume and personalise or modify them



### Craft shop

It manufactures and sells handicrafts that refer to products using traditional techniques and production methods, which are artistic, ornamental and practical.



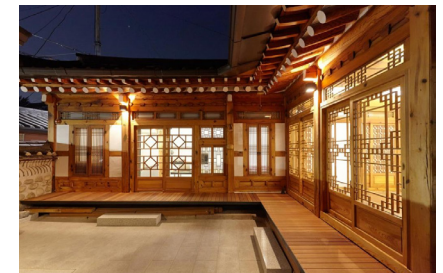
### Traditional workshop

It refers to the facility for production and transmission of traditional crafts, art, traditional commodities, ornaments.



### Facilities for traditional experience

It refers to facilities to provide traditional cultural activities, programs or stay in traditional built-forms.





## 5.2.2 Initiatives

### *Innovation and Creative Centre for Traditional Culture (ICCTC)*

ICCT will be an institution to support the innovation and creativity of traditional businesses and activities. It will provide services, consultations and educations to pass down artisanship and craftsmanship, to conduct research and development for merchandise and promotion of goods, and to give advise for business operations.

ICCTC will be an outpost to increase economic viability of the quarter as well as guide a way of evolution of traditional businesses at large.

### *Design principle*

The existing outworn and indifferent modern buildings will be redeveloped into Hanoks for the facility. It will enhance the historic ambience and contribute to make the physical continuity over a number of pathways.

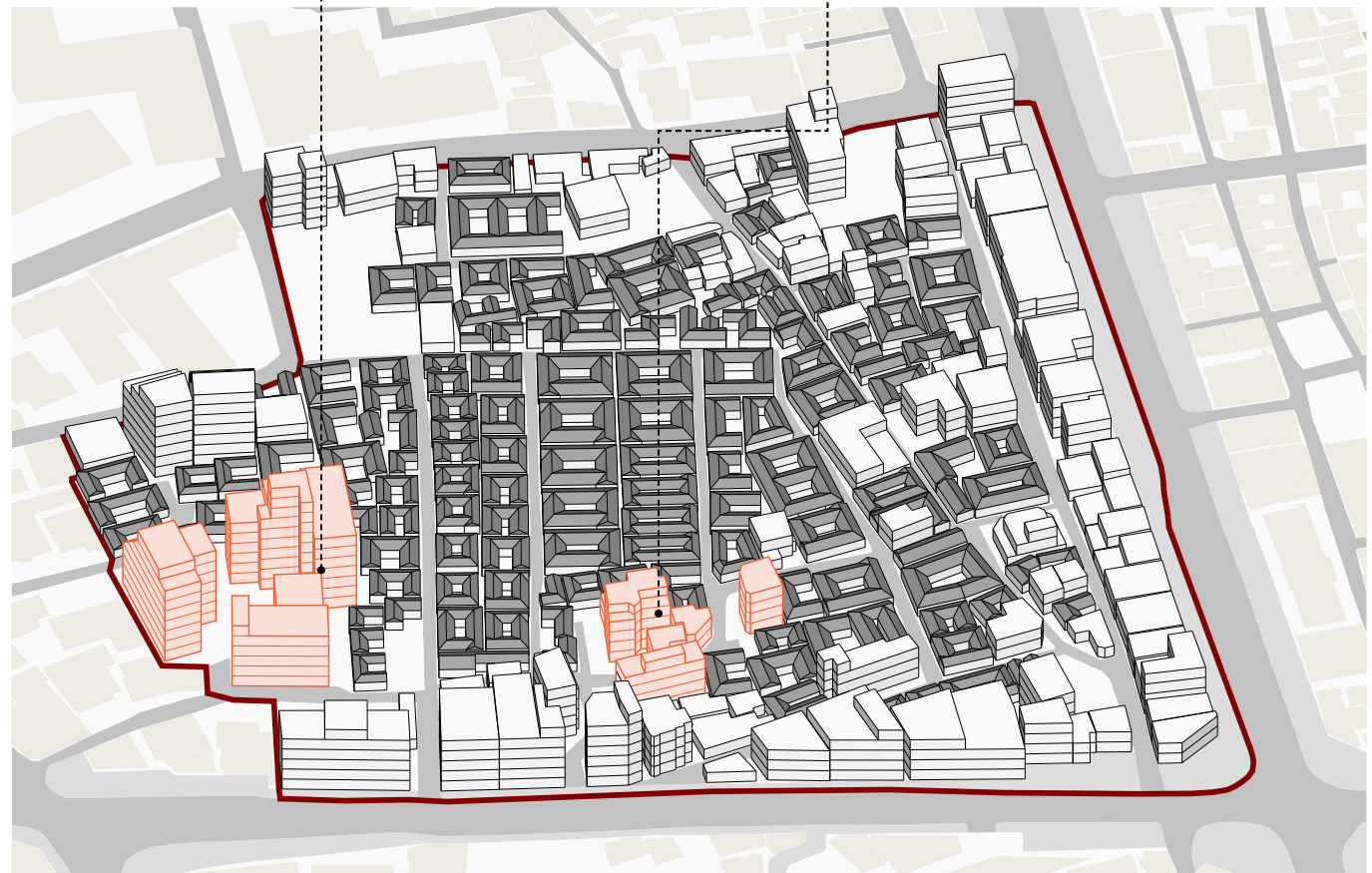
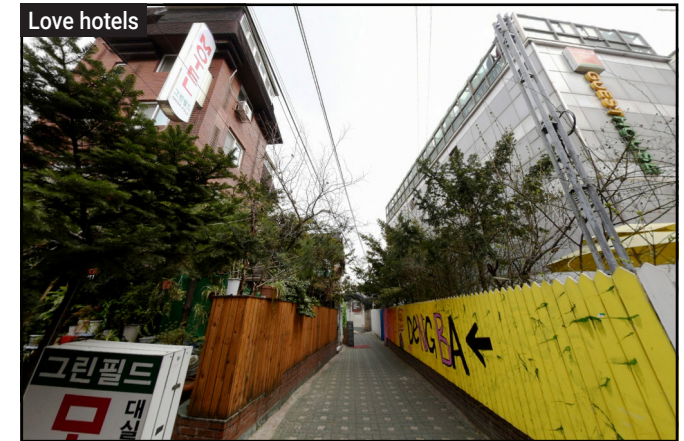


## Affordable Housing Provision

Love hotels as the negative source in Ikseon will be converted or replaced into housing. Existing tenants and local labour and workers in Ikseon are primarily eligible for residing. Moreover, poorer young generations, such as students, single salarymen/women and newly married couple without children can be also accommodated. The affordable housing provision will contribute to prevent displacement and gentrification of old residents and to remove negative image of love hotels, while securing more urban population. It may influence to other remained love hotels in surroundings.

### Design principle

As love hotels visually overwhelm the historic environments, the housing provision requires to contextual harmony in terms of their dominant heights and the relationship with streets. The maximum height of new housing is up to 5-storey, while the interfaced parts with Hanoks must be under 2-storey. The facade should make a continuous street line, while interacting street and pedestrian activities.

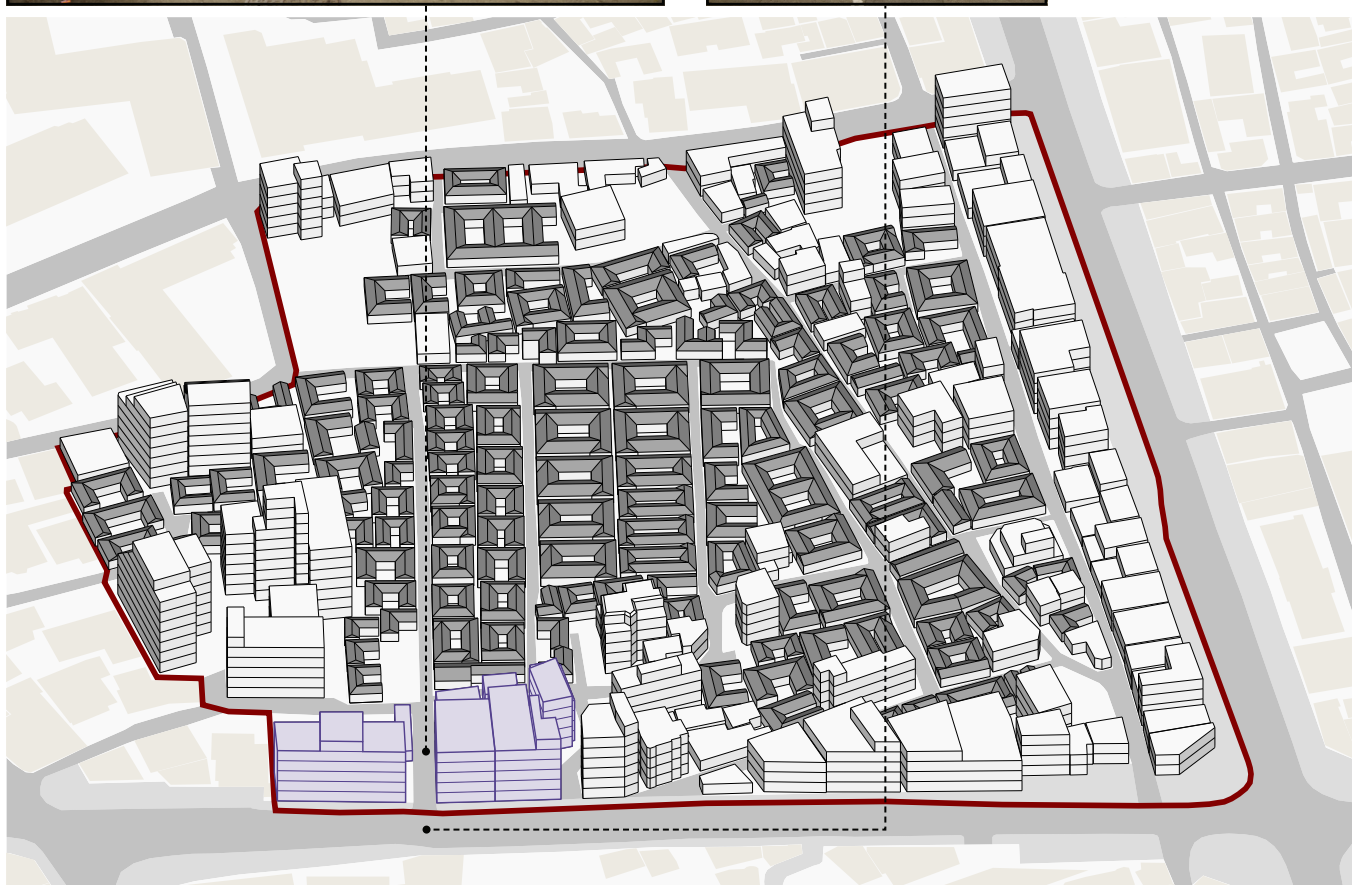




The main entrance of Ikseon



The main entrance of Ikseon



## Cultural Complex

Although there are a number of tradition-related businesses in Ikseon and surroundings, there lacks cultural facilities to elevate such businesses into a cultural form.

The cultural facility will be a centre for cultural activities interlinked with existing tradition-related businesses and ICCT. It will provide exhibition spaces, performance theatres and event and festival places.

## Design principle

As the proposed site for cultural facility is the main pedestrian access to Ikseon, the building typology of new cultural facility will be the Hanok to signpost Ikseon and its image. As an anchor tenant, it will attract visitors and distribute to Ikseon and elsewhere.



## Public Realm Improvement

In order to enhance the historic ambience in public realm, pathways within Ikseon need to be improved with coherent pavement and re-functioning telegraph poles.

### Design principle for pavement

The existing material and pattern of street pavement in Ikseon is very common style of the city. Traditional-style pavement materials and patterns will be adopted to support the historic image and ambience of Ikseon.

### Design principle for telegraph poles

Although the existing telegraph poles are a part of historic atmosphere of Ikseon, their tangled electricity lines distract the historic visuality. Moreover, such a exposed infrastructure is vulnerable from rain and humidity, causing some safety problems. The electricity and ICT lines will be facilitated under grounds, while the poles will be remained for lightings and signs with historic decorations.

### Open spaces

Several open spaces will be established on underused sites. They will provide a place to seat down and rest, encounter and chat, wait and have greens for visitors as well as inhabitants.

### Parking spaces

Existing parking spaces will gain more parking capacity by underground development. Making an agreement of parking voucher between parking space owners and merchants, users can have cheaper and safer parking spaces.

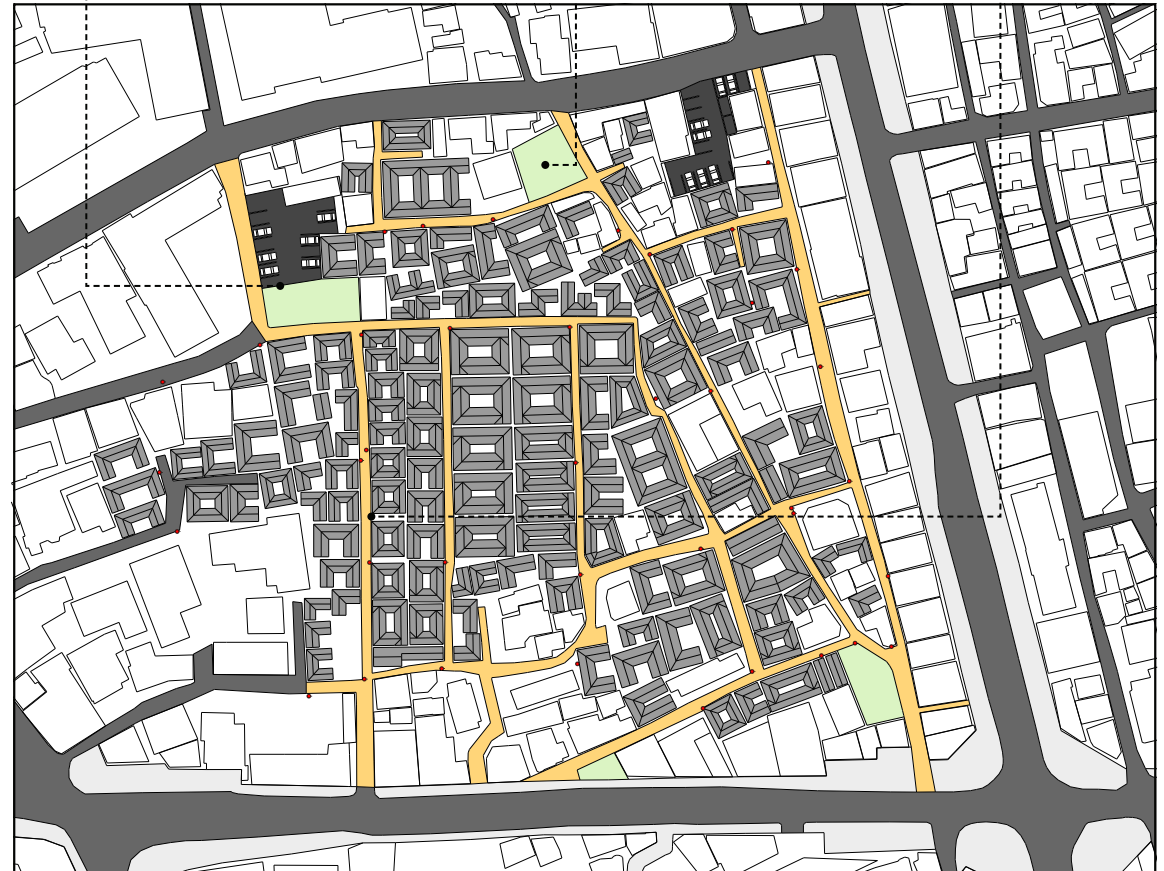
Private parking lot

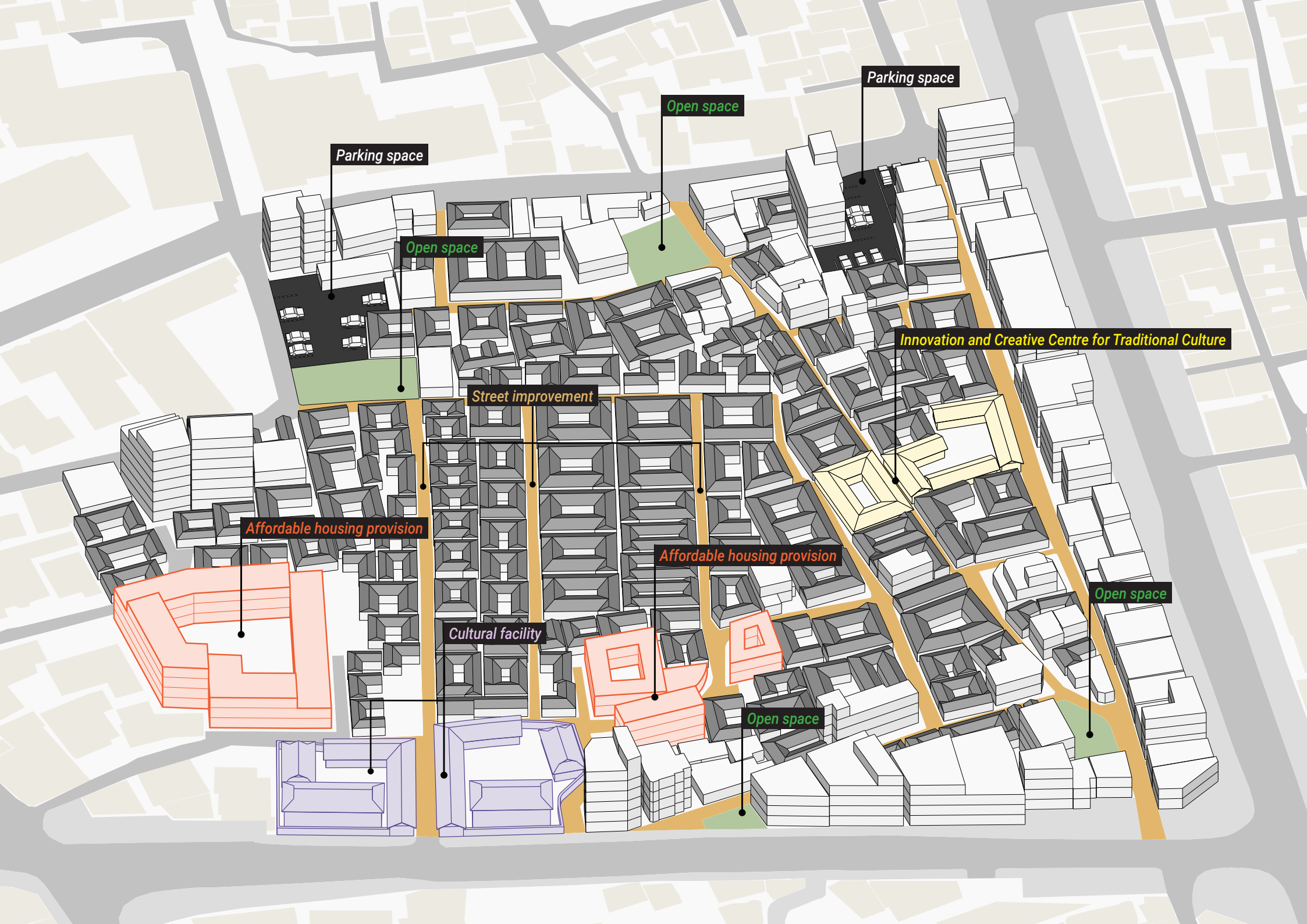


Under-used space



Current street condition





Parking space

Open space

Parking space

Open space

Innovation and Creative Centre for Traditional Culture

Street improvement

Affordable housing provision

Affordable housing provision

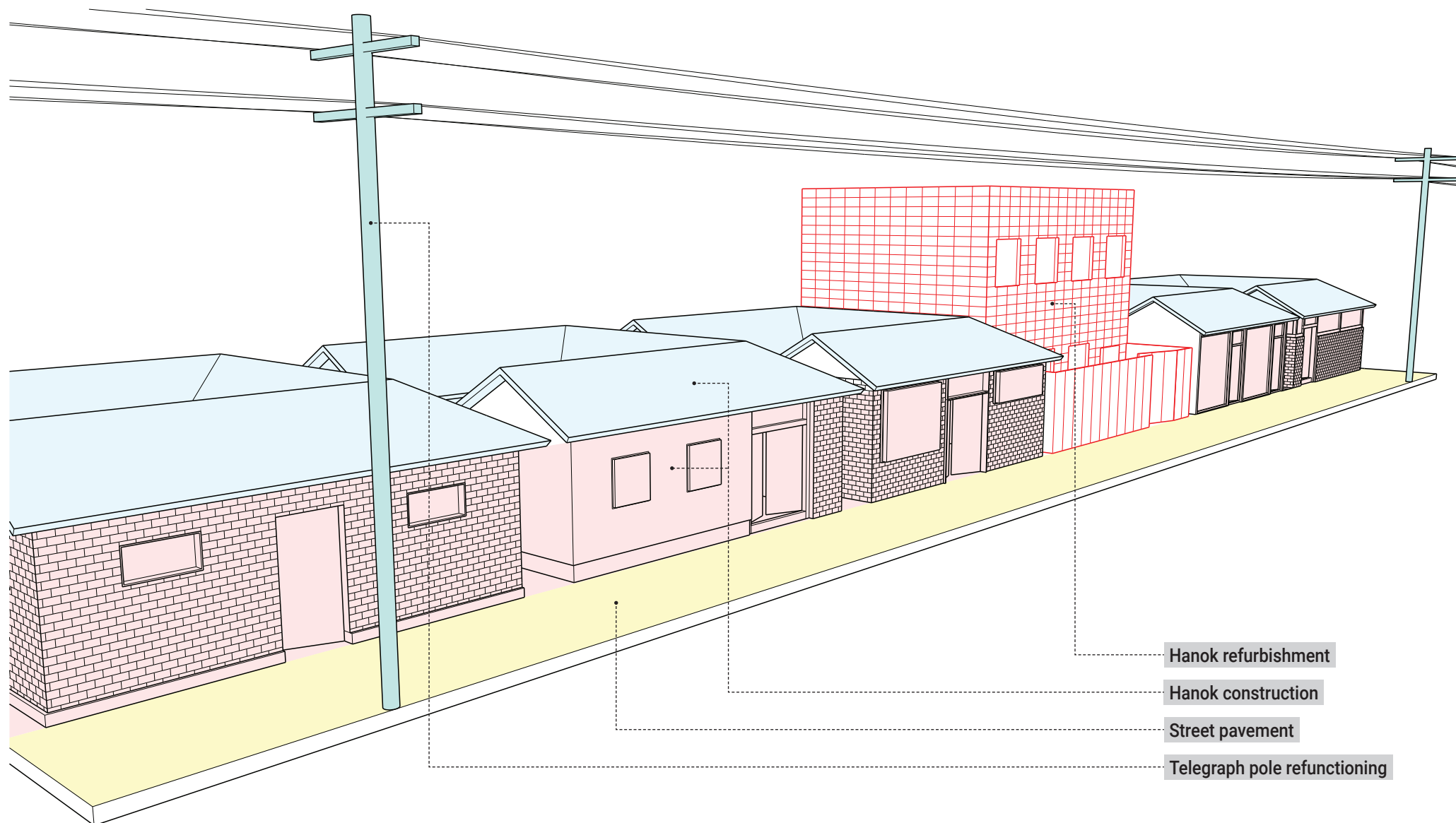
Cultural facility

Open space

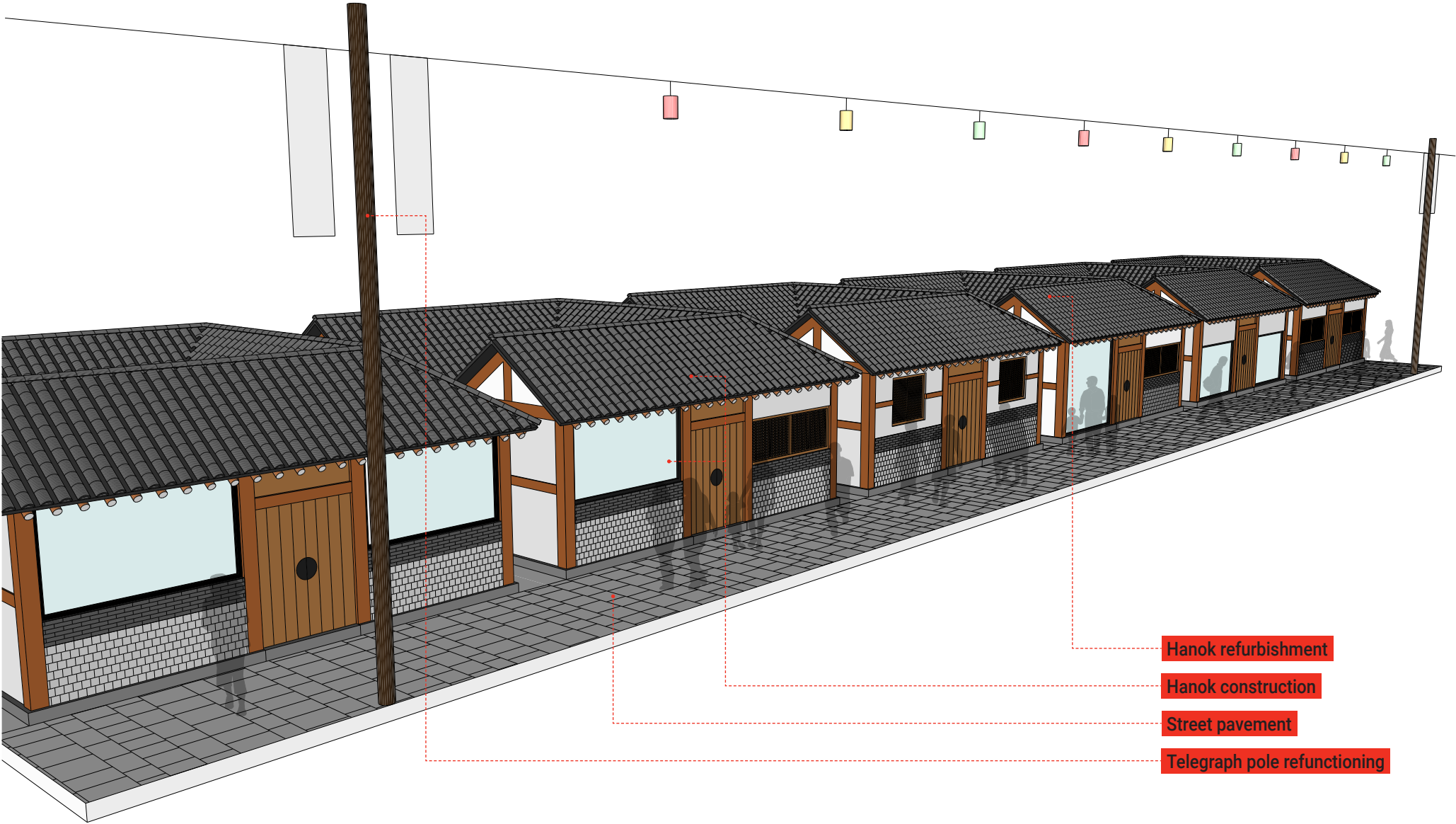
Open space



## Before intervention: Incongruent historic streetscape



After intervention: Coherent historic landscape



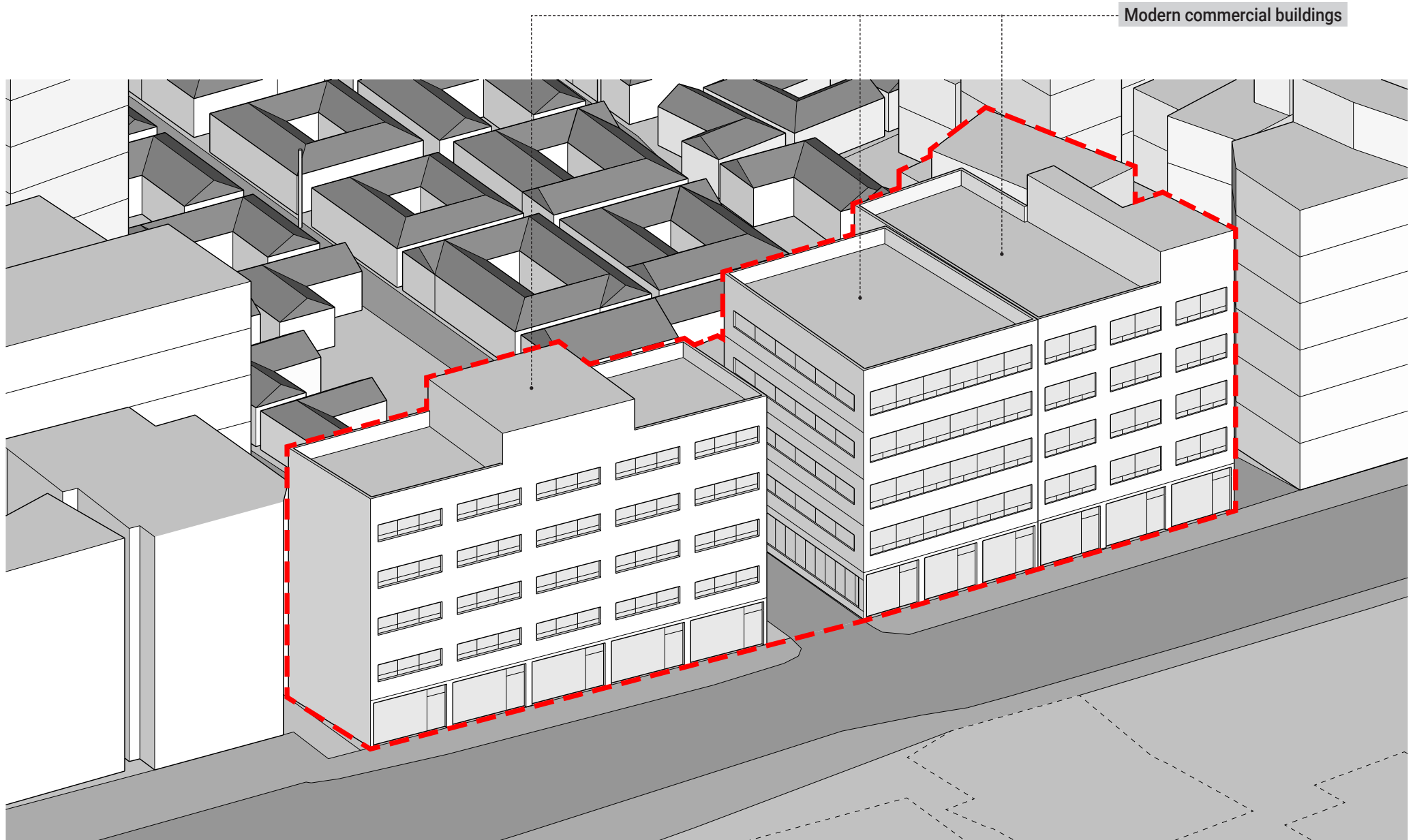
Hanok refurbishment

Hanok construction

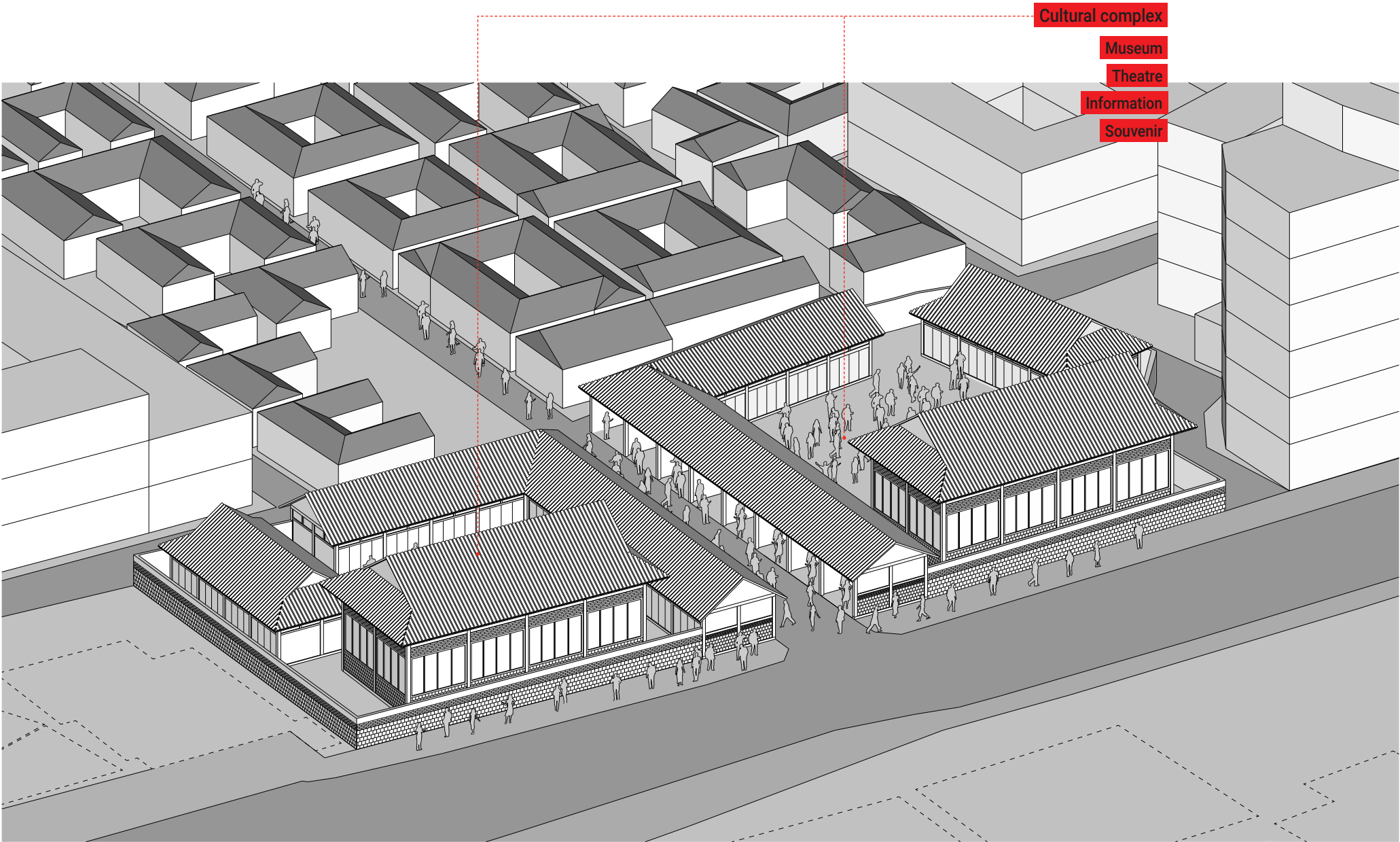
Street pavement

Telegraph pole refunctioning



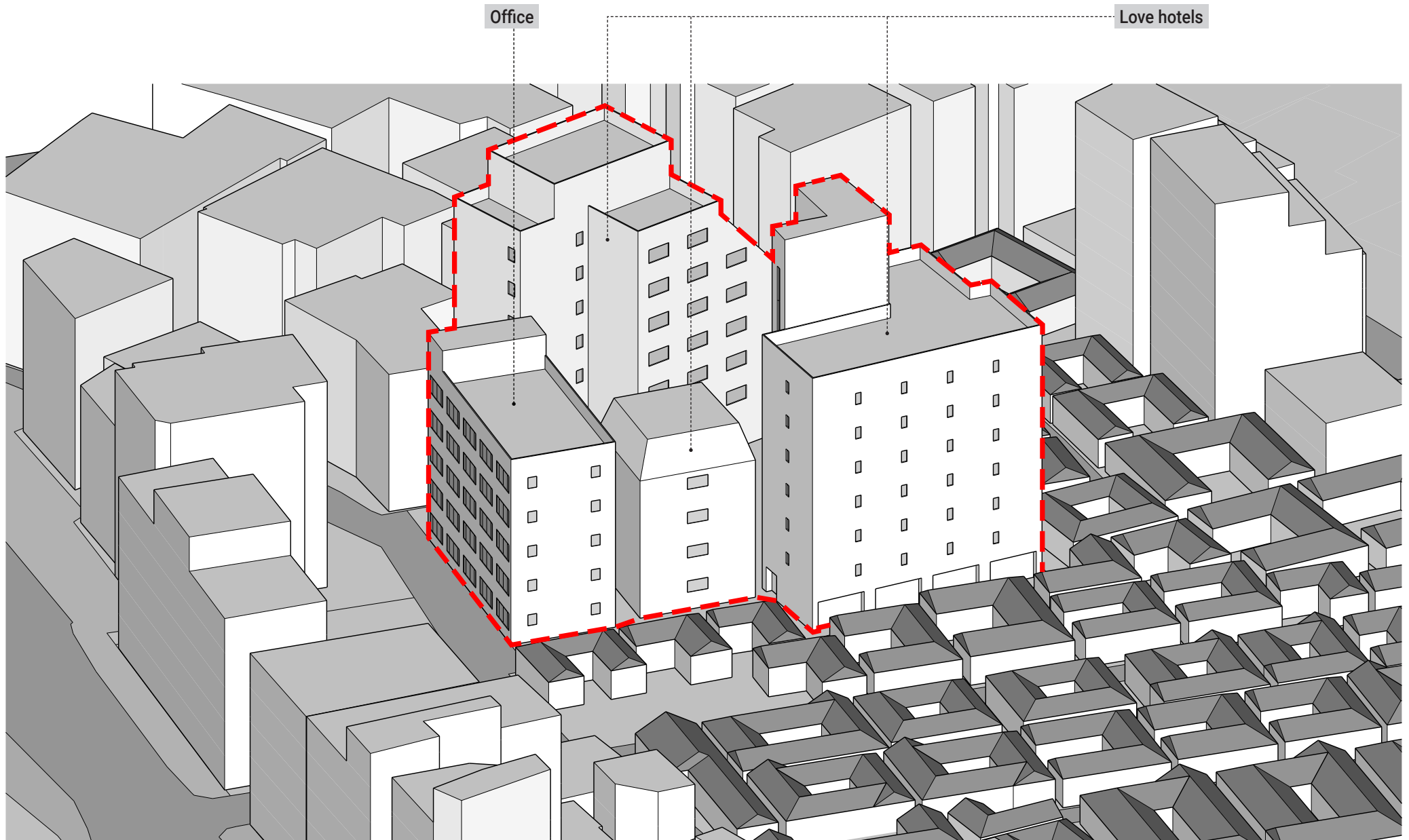


After intervention: Continuous Hanok landscape with traditional programs



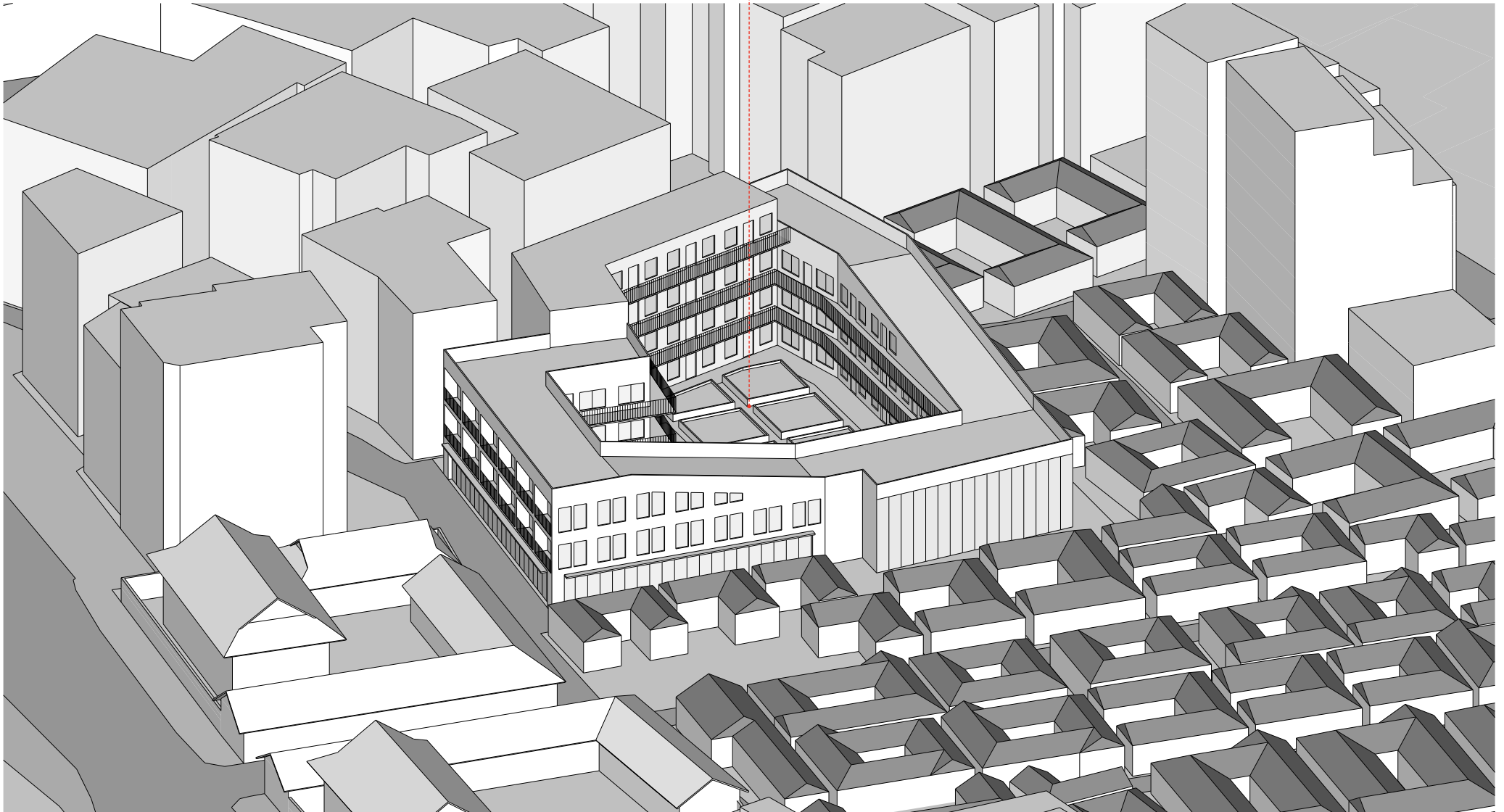


Before intervention: Overwhelming modern buildings & use



After intervention: Contextually harmonised building conversion and program

Affordable housing





### 5.2.3 Financial and Incentive Programs

Such regulations and initiatives proposed above may restrict development rights and freedom of their own properties in order to conserve and revitalise Ikseon. Moreover, the implementation normally requires higher costs. Therefore, effective financial and incentive measures to encourage proposed conservation and revitalisation practice are necessary. In addition to this, such measures will prevent anticipated commercial gentrification through stabilising the real estate market.

For Ikseon, there are five cases that such measures should be given: the attraction of tradition-related uses; the conservation of Hanoks' exterior; the construction of Hanoks; the compensation of limited development capacity; and initiative projects. These cases will be induced by following financial and incentive measures.

#### A. Transfer Development Rights (TDR)

The most critical threat to hinder the conservation and revitalisation of Ikseon comes from the commercial zoning with higher development capacity. In order to mitigate the threat, TDR can be an alternative measure, which makes possible to sell allowable density from one building or site to another.

The primary purpose of TDR in Ikseon is to create a Conservation and Revitalisation Fund for Ikseon (CRFI). CRFI is the fundamental source for other financial and incentive measures: rental allowance, subsidy and low-interest loan. Moreover, as the fund cover partial expenses of initiative projects, the public expenditure can be reduced.

#### B. Rental allowance

Tradition-related businesses and activities are eligible for rental allowance. The allowance can be provided to support self-viability of such businesses in market economy for finite time. When hiring local inhabitants, the amount of allowance can be increased. This program will stabilise the affordability and contribute to the local economy.

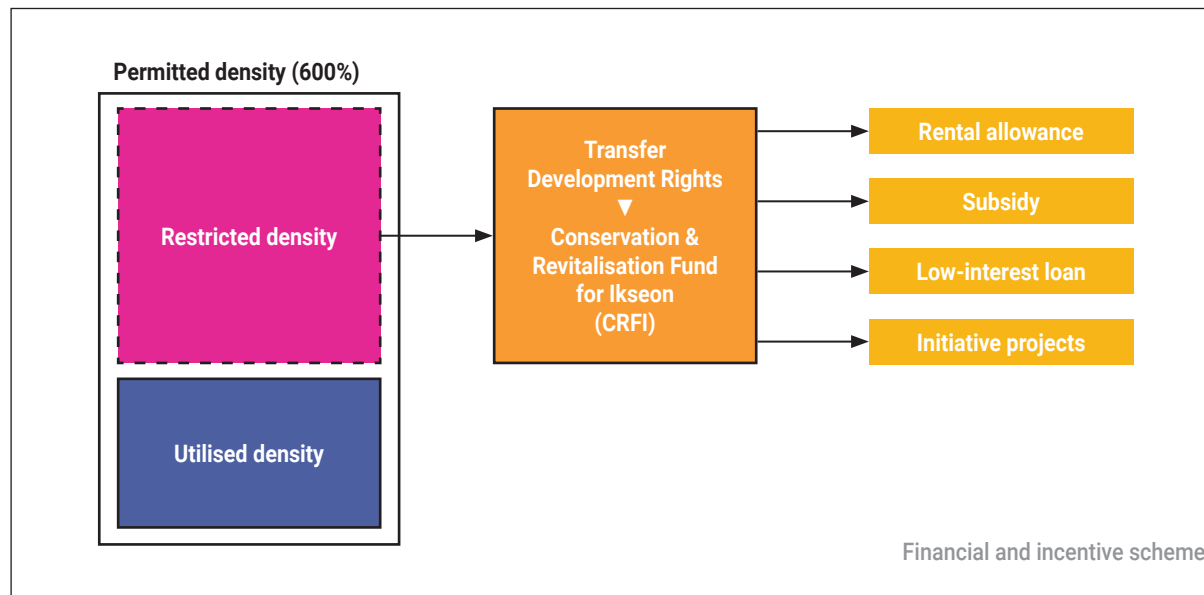
Types of tradition-related businesses and activities are determined by statutory local communities.

#### C. Subsidy

Subsidy can be provided to conserve and construct Hanoks in Ikseon. The conservation of roof, external walls of building, structure, walls and gate in accordance with particular design guidelines can be fully subsidised, the new construction of Hanoks can be partially subsidised.

#### D. Low-interest loan

CRFI can give low-interest loan to operators of tradition-related businesses and activities, landowners and developers to construct and refurbish Hanoks and modern buildings.



## 5.2.4 Governance structure

The conservation and revitalisation of Ikseon tends to have a balanced approach between bottom-up and top-down. Local communities are required to play a leading role to shape their place, while experts and governmental bodies are more required to empower local communities and to support the management.

### *Statutory Community Board (SCB)*

In order to take the leading role in the conservation and revitalisation process in Ikseon, a statutory community board should be institutionally organised. All the interest groups should be involved in this organisation, such as residents, land owners, tenants, merchants and artisans and tradition-related people. Representatives of each interest group and SCB should be elected by democratic process. SCB should collect public opinions from different interests and find a way of compromise. By establishing a local agreement and principle, the conservation and revitalisation process should be rationally shaped. SCB should be empowered by public authorities to determine detailed guidelines, e.g., the entry of commercial uses, the classification of tradition-related uses, specific design guidelines to conserve and refurbish Hanoks, as well as to involve to set up visioning and detailed financial and incentive levels.

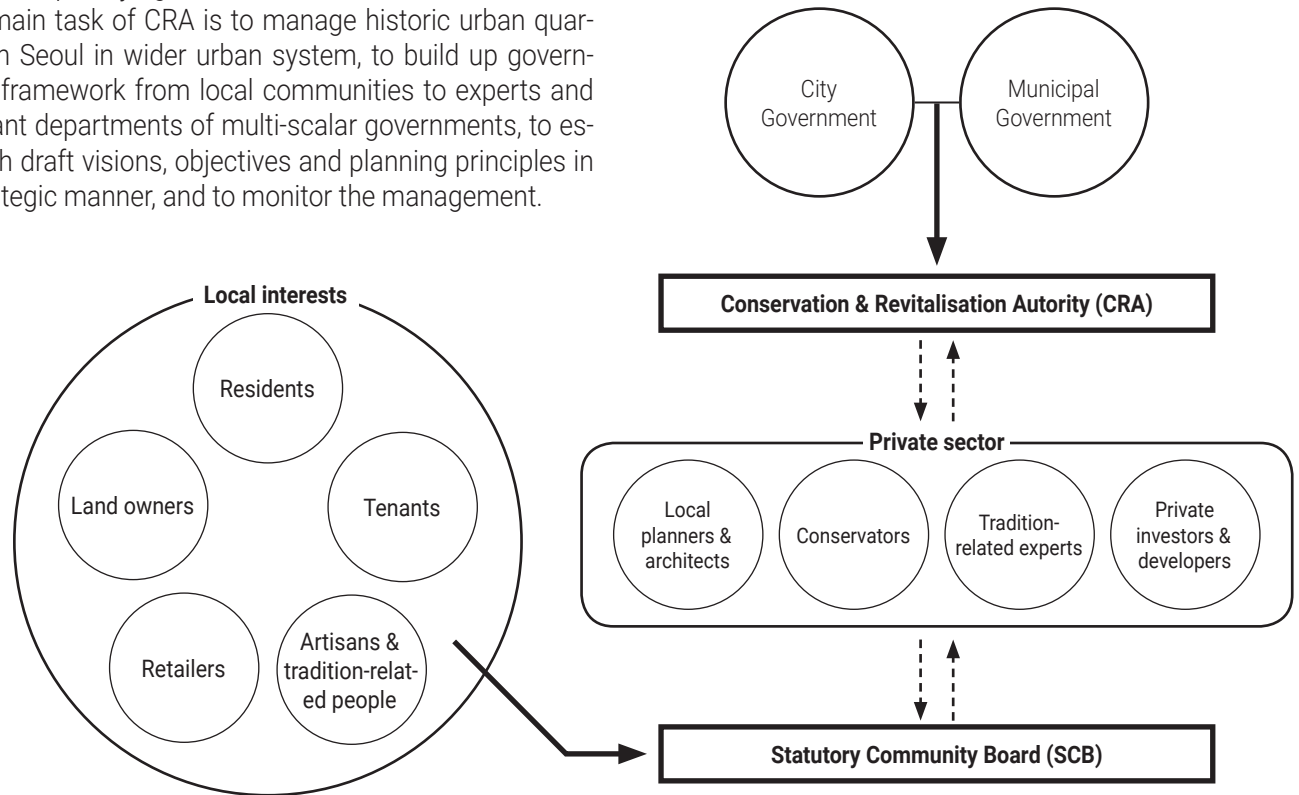
### **Governmental bodies**

As Ikseon or other historic urban quarters as well is not an independent island, the conservation and revitalisation should reflect wider urban contexts. In other words, the conservation and revitalisation of historic urban quarters is not merely about architectural or planning issue, but also about economics, culture, society, transport and traffic, etc. Therefore, there is a suggestion to establish Conservation and Revitalisation Authority (CRA) to integrate multi-disciplinary agendas.

The main task of CRA is to manage historic urban quarters in Seoul in wider urban system, to build up governance framework from local communities to experts and relevant departments of multi-scalar governments, to establish draft visions, objectives and planning principles in a strategic manner, and to monitor the management.

### *Private sector*

Private sector supports the operation of SCB and the implementation of conservation and revitalisation process using their expertise and knowledge. They include experts like local architects and planners, conservators and tradition-related experts and developers and investors. They as advisors should bridge between governmental bodies and local communities.

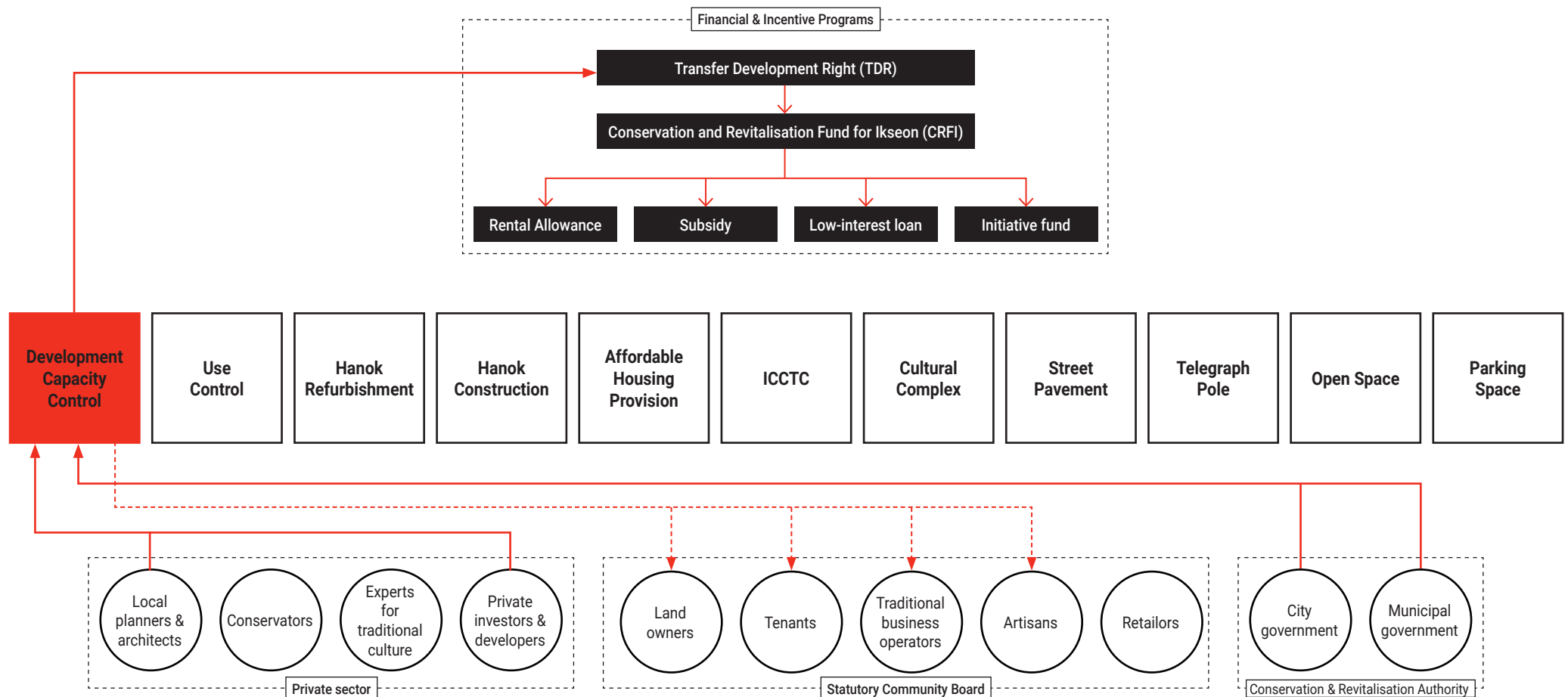




## 5.3 Implementational structure

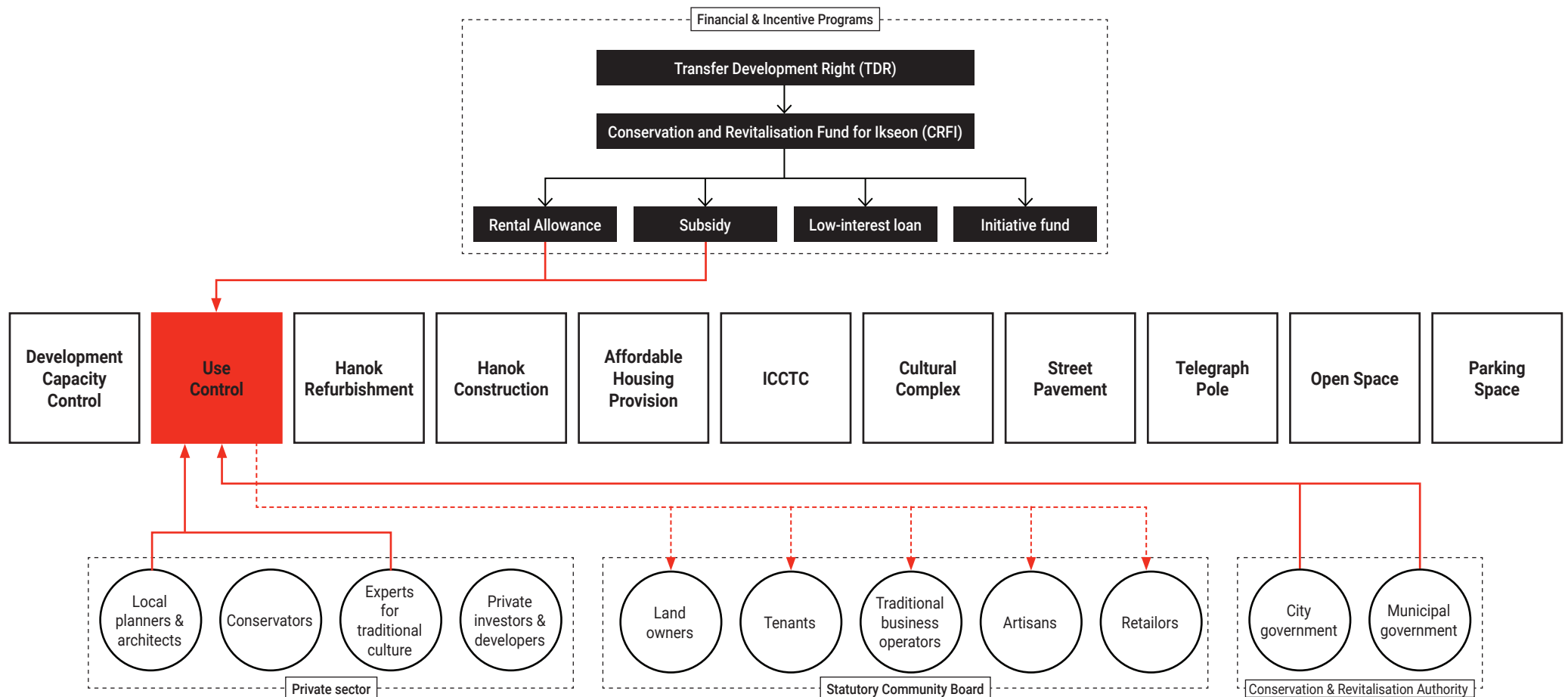
### Development Capacity Control (DCC)

DCC is the fundamental regulation to protect the historic environment of Ikseon as well as to secure the financial justification (TDR) of the revitalisation actions. DCC is led by city and municipal governments collaborated with local planners and private developers. Through DCC, CRFI can be established to financially support all the strategic actions, and it benefits to all.



## Uses control

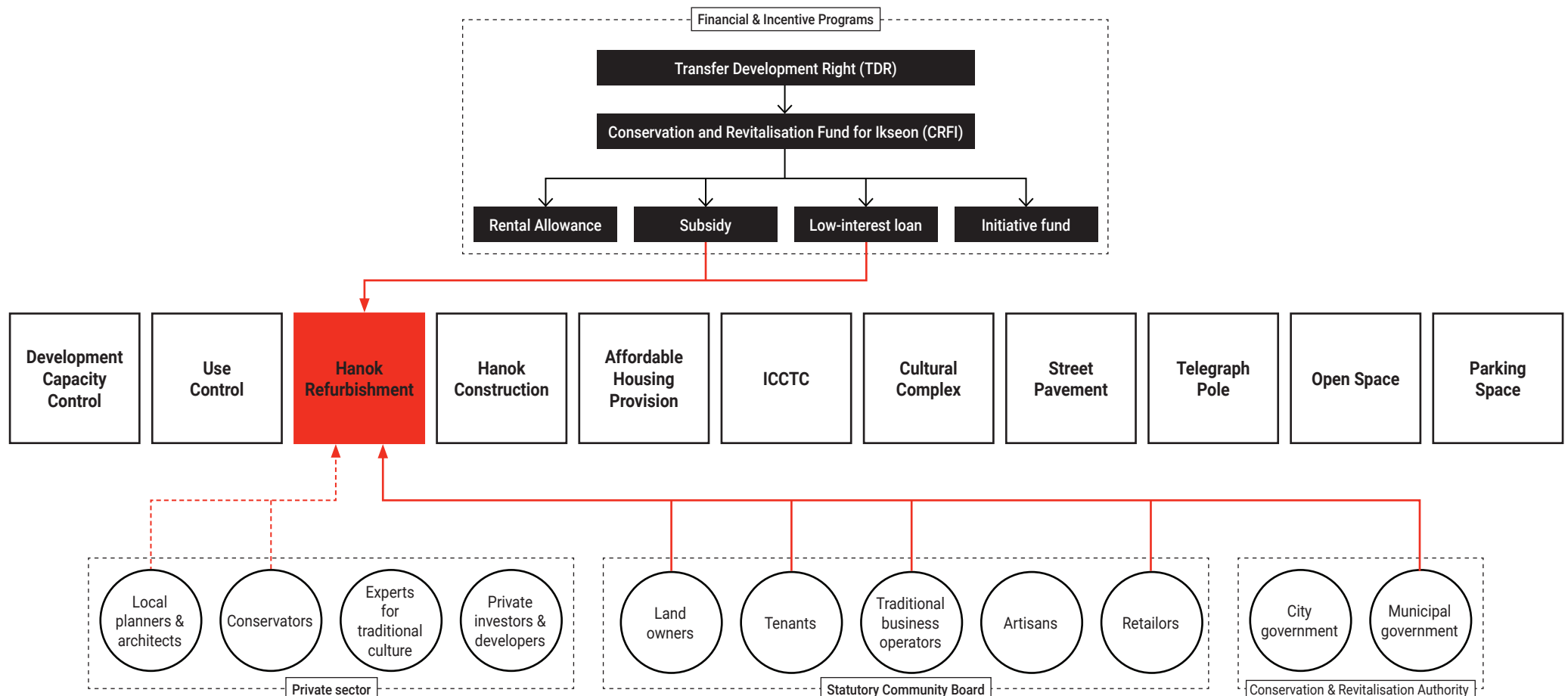
Statutory Community Board (SCB) has a leading role to establish the entry guideline of traditional function with traditional culture experts. Traditional businesses operators are supported with rental allowance in a certain period for their economic performance. The entry of general commercial uses are also determined by SCB with tradition-related experts and local planners to maintain traditional functional continuity.





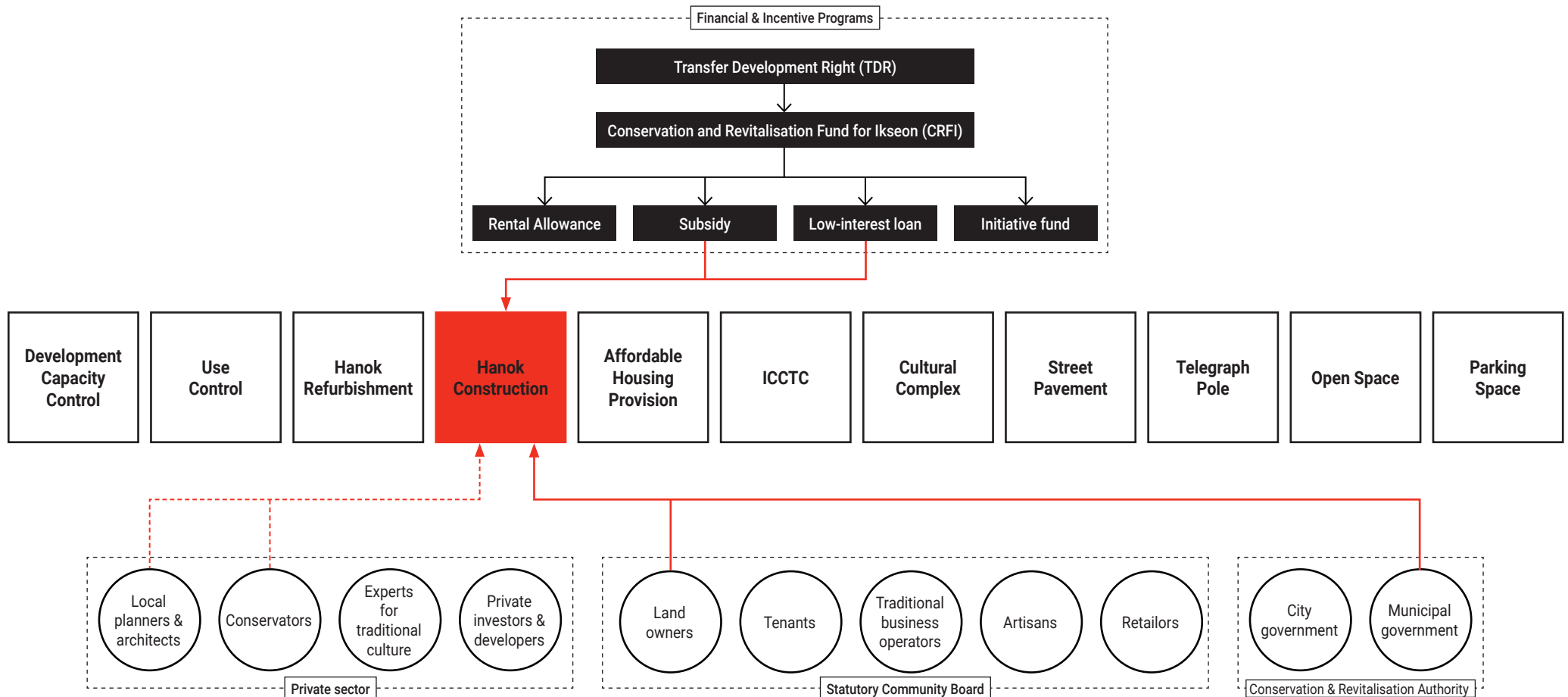
## Hanok refurbishment

The main actor for the refurbishment of Hanoks is land owners and users. They are financially granted by subsidy program and supported by low-interest loan. Local planners, architects and conservators consult design and conduct intervention reflecting demands of land owners and users, based on design guidelines produced by municipal government.



### Hanok construction

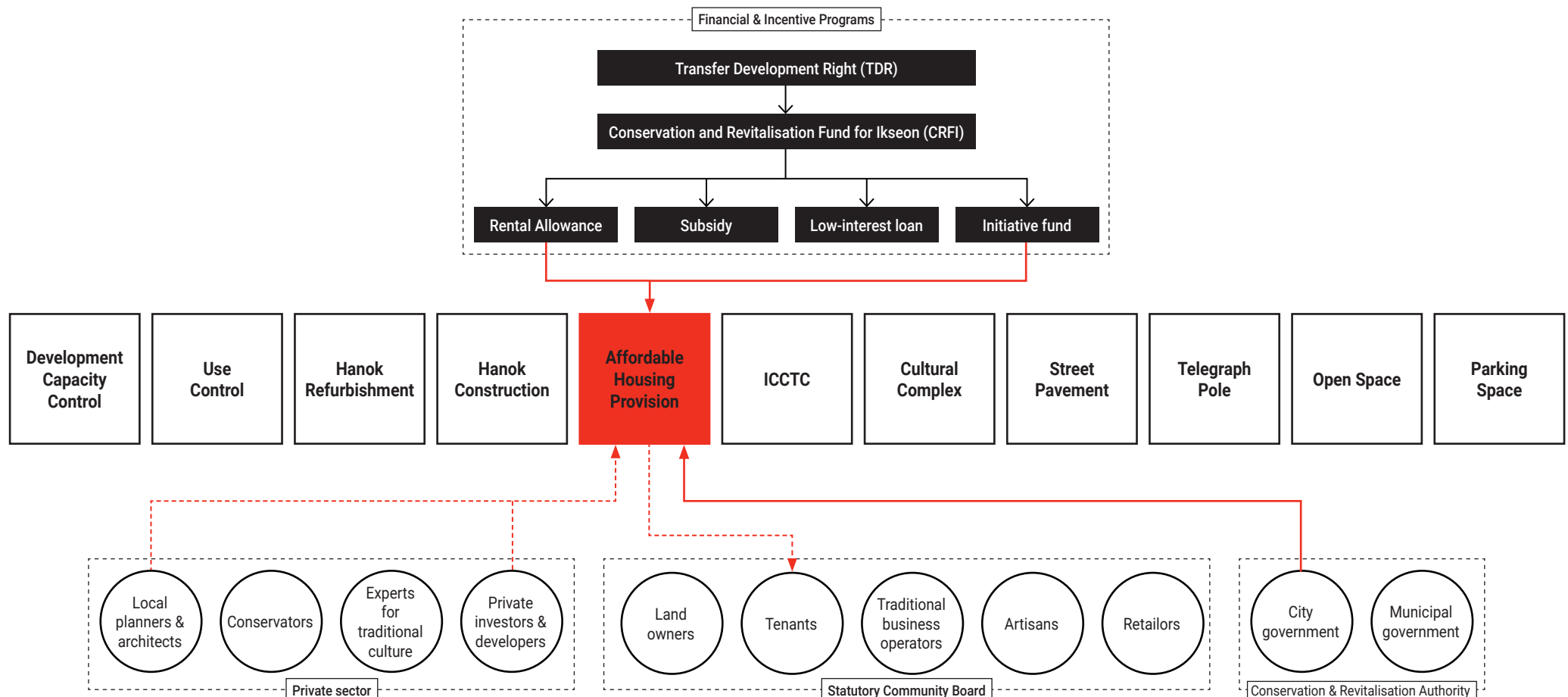
The main actor for the construction of Hanoks is land owners. They are financially granted by subsidy program and supported by low-interest loan. Local planners, architects and conservators consult design and construction reflecting demands of land owners and future users, based on design guidelines produced by municipal government.





### Affordable housing provision

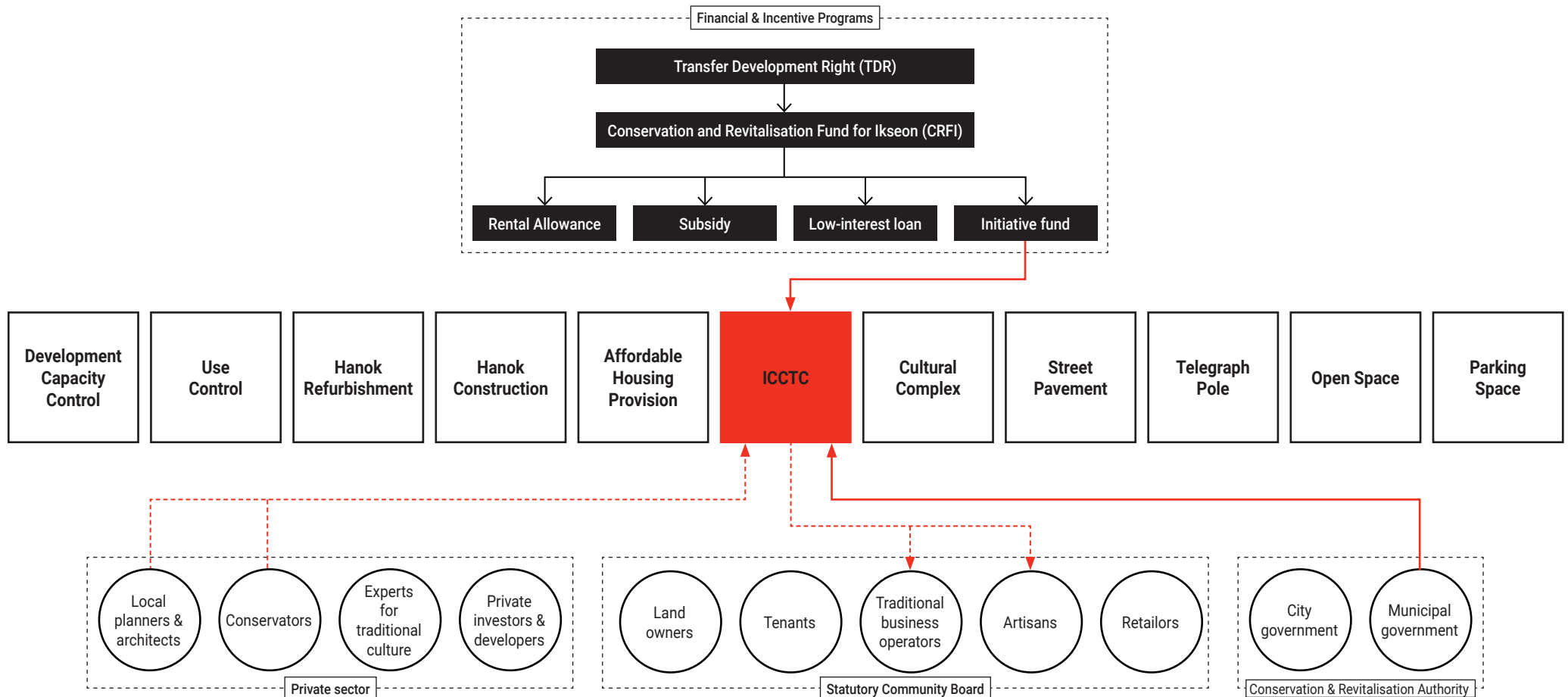
The main actor for the provision of affordable housing in Ikseon is city government. This project is financially supported by initiative fund. Local planners and architects have take an important role to design them in order to make contextual harmony with historic environments. Tenants can be given rental allowance by the standard produced from the government.



## ICCTC

The main actor for the ICCTC construction is municipal government. This project is financially supported by initiative fund. Private investors and developers may need to be invited for financial reason. Conservators have a critical role for the design in order to construct traditional Hanok properties. As this project is to redevelop indifferent modern buildings, the agreement with existing land owners is key task.

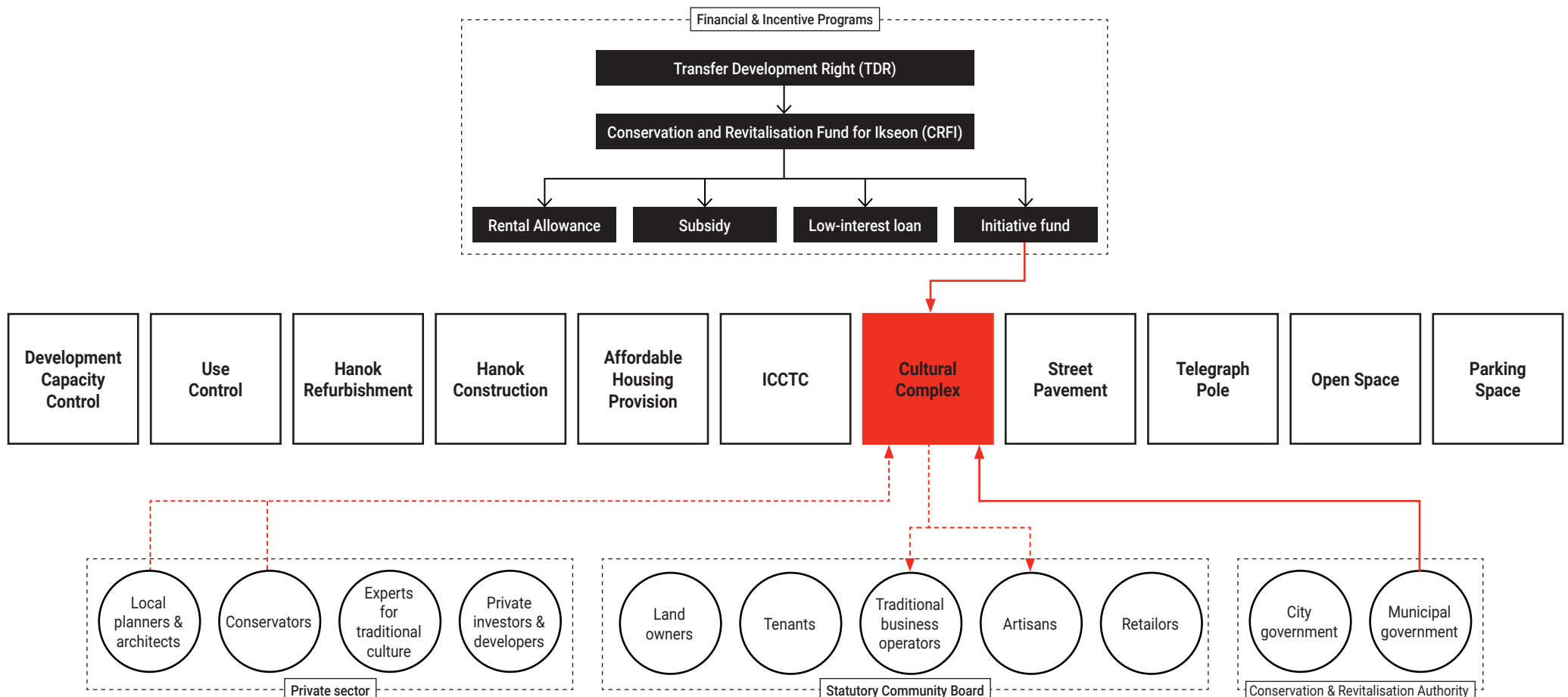
Tradition-related professionals mainly operate ICCTC to achieve innovation of traditional economic activities and produce creative solutions. ICCTC co-works and supports the local traditional business operators and artisans. Its operating expenses can be subsidised from Initiative fund.



## Cultural complex

The main actor for the cultural facility construction is municipal government. This project is financially supported by initiative fund. Private investors and developers may need to be invited for financial reason. Conservators have a critical role for the design in order to construct traditional Hanok properties. As this project is to redevelop indifferent modern buildings, the agreement with existing land owners is key task.

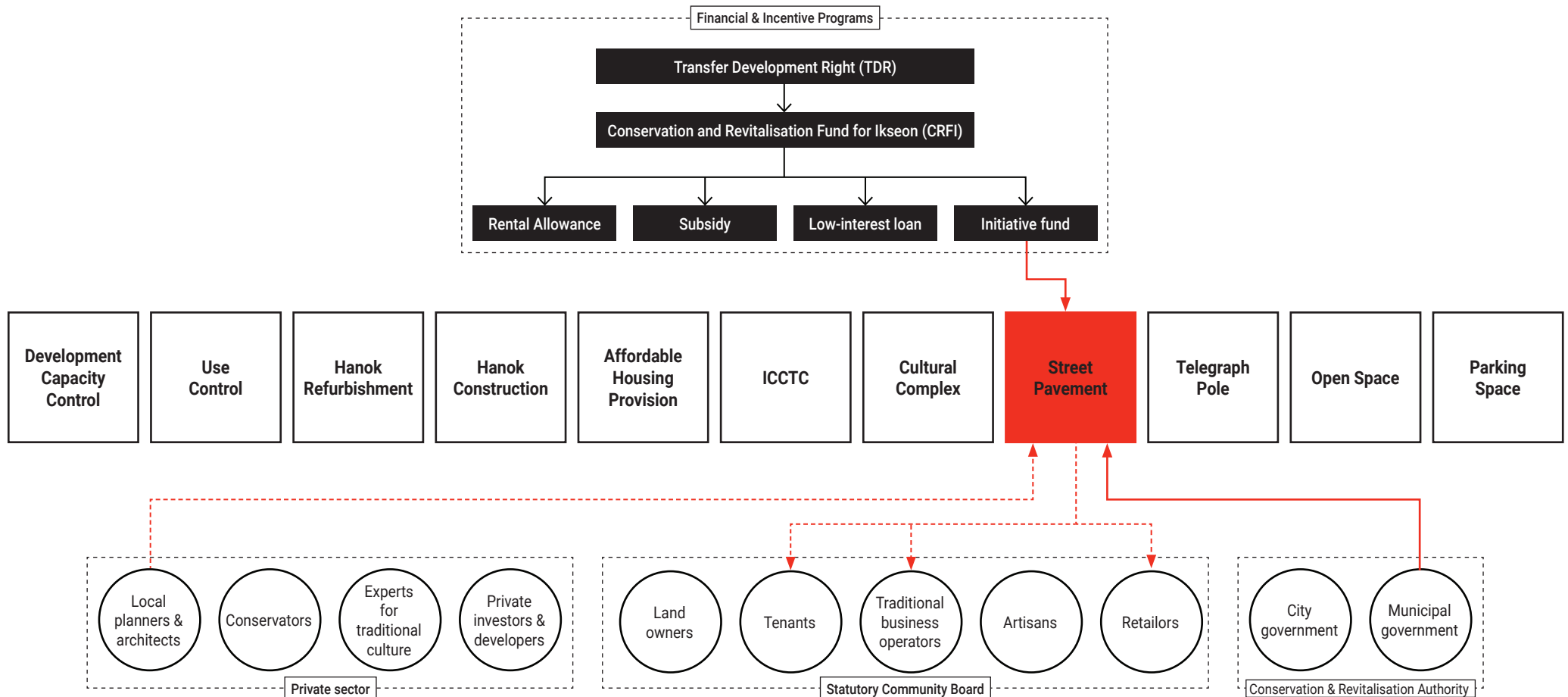
Tradition-related professionals mainly operate the cultural facility to promote and activate traditional activities. The cultural facility collaborates with the local traditional business operators and artisans. Its operating expenses can be subsidised from Initiative fund.





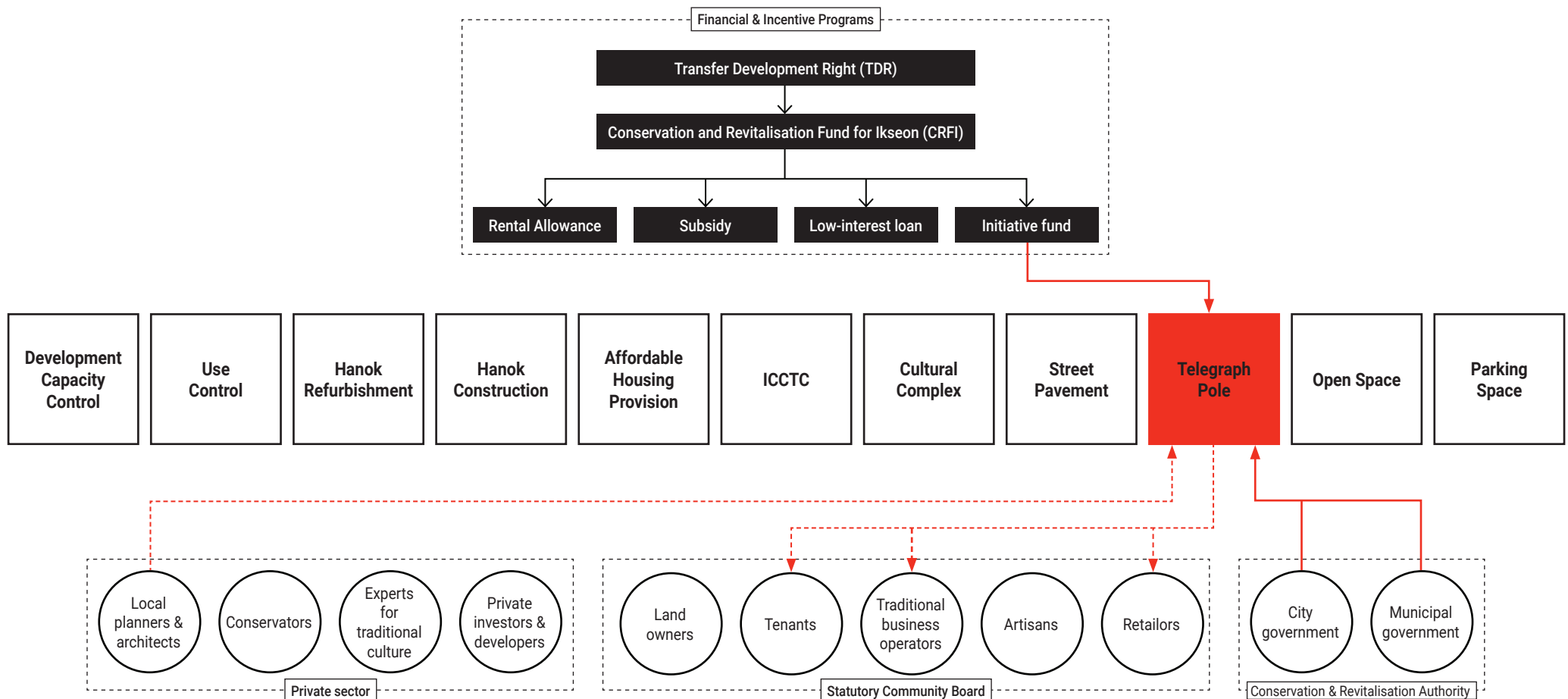
## Street pavement

The main actor for paving streets is municipal government. This project is financially supported by initiative fund. Conservators have a critical role for the design in order to represent historic atmosphere and patterns. This project should be implemented in agreement with local inhabitants as the public realm.



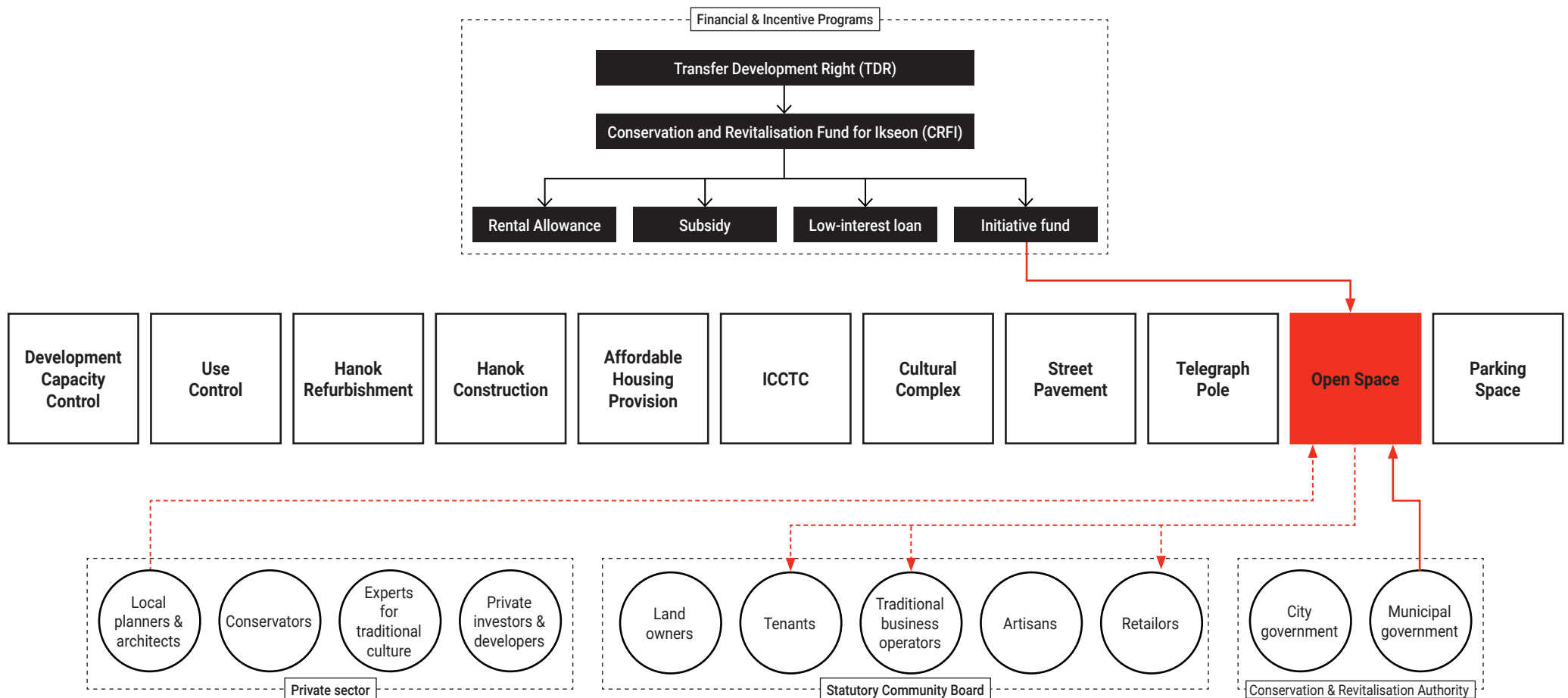
## Telegraph pole refunctioning

The main actor for paving streets is city and municipal government. This project is financially supported by initiative fund. As this project requires massive underground works, co-working with street pavement project is preferred. This project should be implemented in agreement with local inhabitants as the public realm. The utilisation of remained poles is dependent on local inhabitants, for signage, decoration, lighting, etc.



### Open space provision

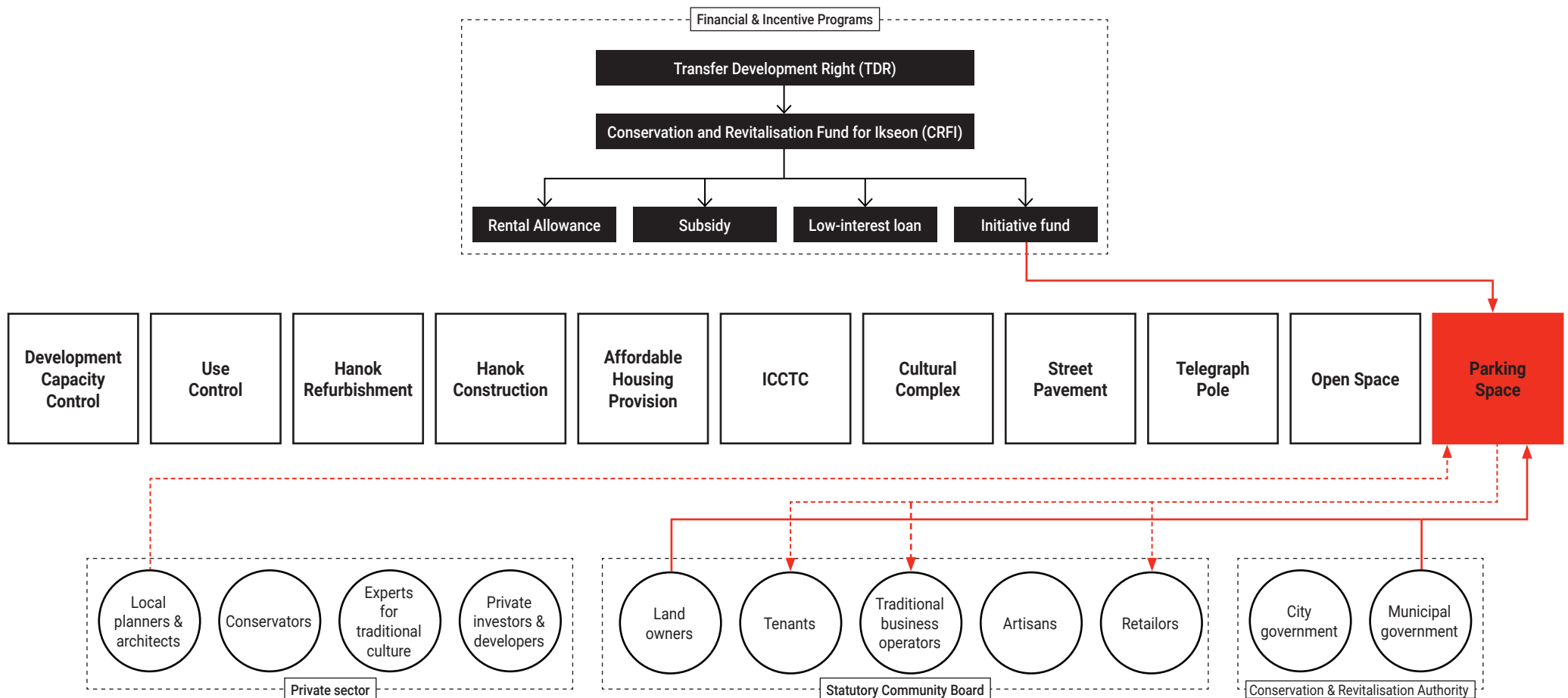
The main actor to secure open space is municipal government. This project is financially supported by initiative fund. This project should be implemented in agreement with local inhabitants as the public realm. As this project is to redevelop under-used pocket spaces, the agreement with existing land owners is key task.





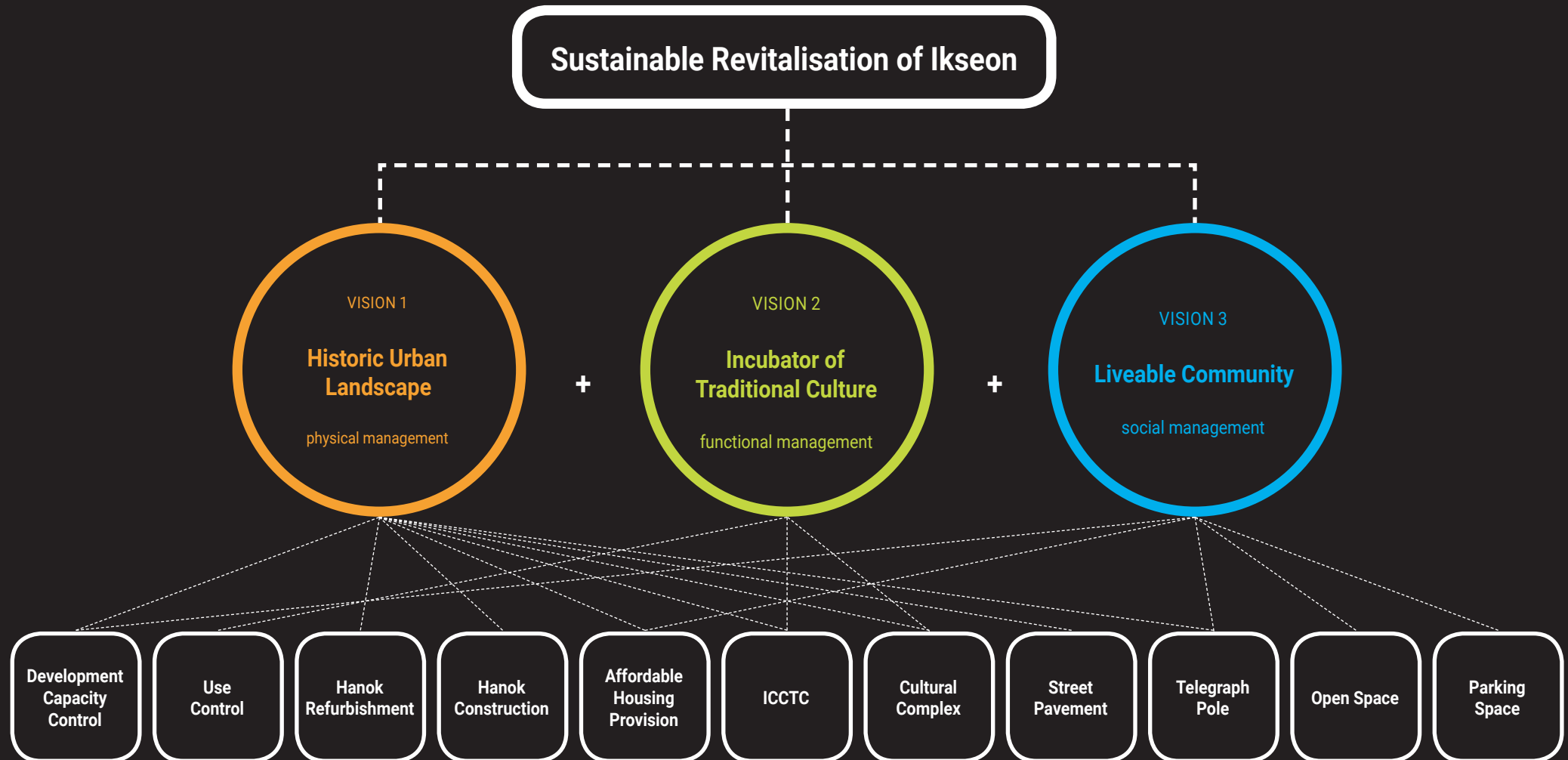
### Parking space upgrade

The main actor to upgrade parking space is municipal government. This project is financially supported by initiative fund. As this project is to redevelop existing private parking lots, the agreement with existing property owners is key task.



## 5.4 Vision

The three visions are realisable and desirable manifestation of future Ikseon in respect of the heritage values and features of the quarter, pursued by the proposed strategies, tools and actions. They project different aspects of the management of change in historic urban quarters, and their superimposition is heading towards the sustainable revitalisation of Ikseon.



## Theoretical underpinning

Q1. What are the generic issues to manage changes for revitalising historic urban quarters?  
Q2. What kind of revitalisation principles and urban policy tools can be employed for it?

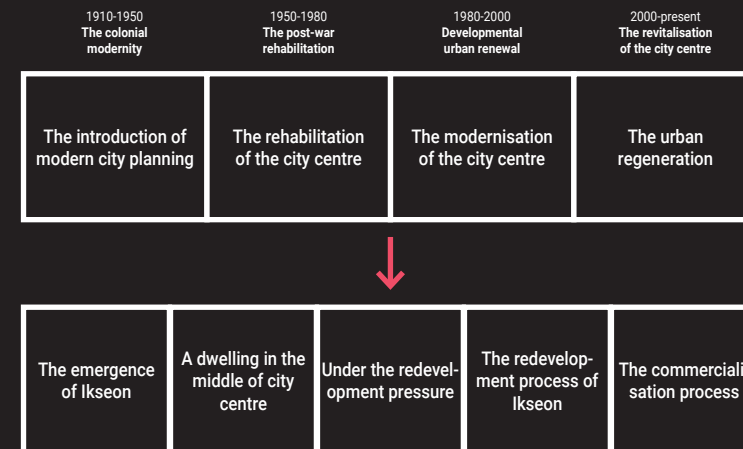


## Analysis

Q3. How has Ikseon historically evolved and changed over time, and how have urban policies and plans influenced to the evolution and changes?  
Q4. What are the heritage values and features of Ikseon?

## The management of change in Ikseon

### Urban Palimpsest



### 4 Heritage Values





## Evaluation

Q5. What are the threats to the historic values of Ikseon, and how can reconcile the threats?

## Proposal

Q6. What kind of planning strategy and policy tools can be employed to manage changes in order for the sustainable revitalisation of Ikseon?

## Vision

### 4 Realities



Physical condition

Functional condition

Socio-economic condition

### 3 Strategies

Enhance Historic Ambience

Traditional Culture-led Functional Restructuring

Transplant Existing Social Fabric

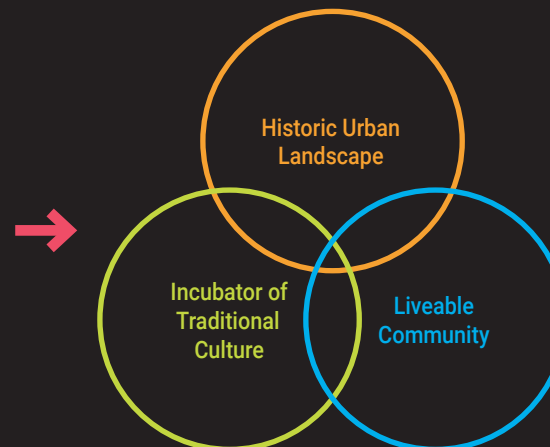
### 4 Strategic Tools

Regulatory Guidelines

Initiatives

Financial and Incentive Measures

Governance Structure



Sustainable Revitalisation in Ikseon

## 6/ CONCLUSION AND REFLECTION

As Ikseon is a historic urban quarter in the city centre of Seoul, the place is a witness to the modern history of Korea. Ikseon that was established by the housing shortage during the early twentieth century, had long taken a role of urban dwelling through colonialism, post-war rehabilitation and redevelopment urban renewal.

In contrast with other historic places that have been managed and conserved since 2000, the redevelopment in Ikseon had been processed while deteriorating its physical, functional and social aspects. As the urban policy agenda has shifted towards conserving and regenerating historic urban places, Ikseon has been regarded as a historic urban quarter based on the aggregation of historic urban fabrics.

As Ikseon has been rapidly commercialised in recently, however, the authentic townscape in Ikseon has been damaged by the arbitrary and sporadic transformation of Hanoks, and old residents are gradually displaced deconstructing the sense of community. Such issues on Ikseon are a typical challenge on historic urban quarters. Thus, the graduation project has attempted to answer the question: how Ikseon as a historic urban quarter can be managed in order for the sustainable revitalisation.

For this objective, the thesis sets up theoretical underpinning in relation to the management of change in historic urban quarters in general. It figures out the three dimensions of the management of change in physical, functional and socio-economic aspects. By the theoretical underpinning with looking some relevant cases, it addresses the three general principles to manage changes:

Maintaining spatial and visual identity; Respecting functional continuity; and Benefitting to all.

and the four urban policy tools to effectively implement them: Regulatory tools; Catalyst tools; Financial tools; and Community engagement tools.

Such theoretical foundation has become the backbone of the following analysis, evaluation and proposal for Ikseon in specific.

By examining the historic evolution of Ikseon within wider urban contexts, various forces that have shaped Ikseon until the recent are studied. The emergence of Ikseon Hanok Village was derived from the socio-political inequality by Japanese Colonialism. Under the urban conservation and regeneration current, Ikseon had been discriminated from the agenda, while being processed by the redevelopment agenda. Ironically, such an unrealised redevelopment plan has become the major factor that Ikseon could retain its historic features. Paradoxically, as Ikseon has been regarded as a historic urban quarter, the historicity of Ikseon has been degraded by abrupt commercialisation. Through the analysis, heritage values and features of Ikseon are identified and evaluated while validating the restoration of them in the contemporary condition according to the three principles to manage changes in historic urban quarters.

From this departure, three strategies to manage changes in the revitalisation of Ikseon are proposed to enhance the historic ambience, to restructure the functional character led by traditional culture, and to transplant exist-

ing social fabric. They are based on the heritage values indicated, reflects the reality, and applies the principles. Each strategy represents strategic action plans on each dimensions of the management of change in Ikseon. Furthermore, strategic tools and actions to help to effectively implement the strategy are proposed by reflecting the quarter's specificity.

The superimposition of proposed strategic actions and tools indicates the process of managing changes in Ikseon for sustainable revitalisation. The vision does more indicate an abstract image of Ikseon rather than an end stage, and gives a first step heading towards the sustainable revitalisation of Ikseon.

The main message of the thesis puts the emphasis on the importance of invisible or intangible aspects of historic urban quarters. Nevertheless, many conservation and revitalisation practices of historic urban quarters tend to more focus on physical authenticity.

Unfortunately, the commercialisation process in Ikseon is still on-going without consideration of the spirit of place. While Ikseon attracted many positive public attentions, there are many criticism to the on-going abrupt and dominant mundane commercialisation and resultant deterioration of historic assets.

In this perspective, the Ikseon case provides a critical implication to manage other remained historic urban quarters. City and municipal governments should manage HUQs in a long term planning and strategies to prevent more deterioration of them not only in physical term, but also functional and socio-economic terms, and local

communities should put efforts to recognise and protect values on their places. In this process, all citizens should have benefits from there.

The graduation project focuses more on understanding complicated and intertwined interests on physical, functional and social dimensions of conserving and revitalising the historic urban quarter. What I have found during the thesis, such a project necessarily requires multi-disciplinary perspectives: architecture, urban design, urban planning, heritage management, preservation, cultural study, social science, politics, economics, etc. As an individual myself more specialised in urban design and planning, even though I have attempted to embrace these all perspectives, realise that the collaborative team work is necessary, which will be a more effective way to understand and resolve the complexity of historic urban quarters.





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