Conservation and regeneration of historical buildings

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Abstract: With the continuous development of society, historical buildings have become an important carrier of social development memory. They are both witnesses of urban development and participants in urban development. Therefore, the protection and regeneration of historical buildings are particularly important. Through the exploration and research on the protection and regeneration of historical buildings, we can reduce the loss of people's spiritual places, promote our national cultural self-confidence, and protect our cultural sequence.

1. Introduction

Time flies, and the years change. Buildings have left traces of time, and historical buildings have witnessed section after section of history. Almost every city has more or less historical buildings, but with the continuous development of society, they retreat behind them and new modern buildings appear. In recent years, more and more people have realized its cultural and historical value, and have returned to the public's field of vision.

But after all, some buildings disappeared from the people's vision, causing the loss of people's spiritual places. New buildings stand up, and old buildings fall down. This is what we don't want to see. The development of the city should be viewed from a long-term and harmonious perspective.

2. Historic buildings and regeneration

2.1. The meaning of historical buildings

Historic buildings refer to buildings and structures designated and announced by the municipal and district people's governments that have a certain protection value, reflect historical and local characteristics, and are not registered as cultural properties or not registered as movable cultural properties[1].

2.2. The meaning of recycled buildings

Recycled building is based on the original building structure, changing the local structure and decoration of the building, and giving new life to the city through a series of technical means.

3. The value of preservation and regeneration of historical buildings

1) Historic buildings reflect the historical trajectory of the country's development and are the product
of the development of ancient Chinese history, culture, art, and religion.

2) Meet people's needs for history and culture, and at the same time be able to identify with their own culture and form cultural self-confidence.

3) Through the historical building and regeneration, the connection between the historical building and the people and the city is established to enhance the vitality and space of the city.

4) Through the protection and regeneration of historical buildings, it can complement the cultural sequence of the country, record history, provide identity, and enhance self-confidence.

5) Allow historical buildings to survive and leave precious wealth to future generations

4. The status quo of regeneration and conservation buildings at home and abroad

4.1. Foreign

The historical protection clauses of the "Venice Charter" began to be relatively unified. It stipulates that "the protection of heritage buildings requires adequate environmental protection." The concept of "historical buildings" includes not only the building itself, but also the urban and rural environment that can reflect civilization[2]. The protection and restoration of historical records of development or events are very strict, "not only as witnesses of history, but also protected as works of art". Other areas with historical characteristics can not only serve as witnesses to history, but also represent the value of traditional urban culture.

The historical buildings abroad were protected very early. After the Second World War, a large number of historical buildings were destroyed. Their prayers for spiritual comfort and sympathy disappeared. They put the crime on the modernist architectural genre. Because that was the prevailing genre of modern architecturalism.

4.2. Domestic

In just 30 years, nearly 40,000 mobile cultural assets across the country have disappeared, historical buildings have almost been destroyed, and a tall building has risen. Historical buildings are living fossils with important cultural significance in the history of the city. The disappearance of value personality means the end of cultural history. Under the influence of urban development and cultural heritage, urban development and cultural heritage traditions have been protected and maintained. In fact, the law has clear regulations on the cultural property level of old buildings. In the modern history of the People’s Republic of China, historical heritage, educational significance, historical value, historical sites, physical buildings and representative buildings are all state-owned and therefore protected. Since modern China, the country has paid more and more attention to the protection of historical buildings, and has achieved phased development. See Table 1 for the time and content of the protection and development of historic buildings in my country.

| Time  | The development history of the protection of Chinese historic buildings |
|-------|---------------------------------------------------------------|
| 1929  | Established the Chinese Society of Architecture and began to systematically study ancient buildings with modern scientific methods. |
| 1930  | The National Government promulgated the "Antiquities Preservation Law." |
| 1950  | The Central People's Government (Government Administration Council) issued regulations for the protection of ancient buildings, scenic spots and historical sites. |
| 1961  | The first batch of national key cultural relics protection units were announced to strengthen the protection of cultural relics and historic sites. |
| 1980  | For the first time, "Mr. Liang Sicheng's protection thoughts on the ancient city of Beijing in the 1950s" was put into practice, and China's protection of cultural relics and historical sites has since entered a climax period. |
| 1982  | The state promulgated the "Cultural Relics Protection Law." |
| Year | Event |
|------|-------|
| 1986 | Clarified the concept of "historical and cultural conservation areas", and put forward the requirements for compiling protection plans for historical and cultural cities. |
| 1989 | The "Urban Planning Law" was promulgated. Establish a protection system for Chinese urban heritage consisting of three levels of cultural relics, historical and cultural preservation areas and historical and cultural cities. |
| 2002 | The protection clauses of historical and cultural cities have been added to the "Law of the People's Republic of China on the Protection of Cultural Relics." |
| 2003 | Promulgated the "Regulations for the Implementation of the Cultural Relics Protection Law of the People's Republic of China." |
| 2004 | The Ministry of Construction promulgated the "Guiding Opinions on Strengthening the Planning and Protection of Urban Excellent Modern Buildings." |
| 2006 | The first China Industrial Heritage Protection Forum was held in Wuxi, and the document "Wuxi Recommendations" on the protection of industrial heritage was passed. |

4.3. Difficulties and deficiencies in the protection and regeneration of historical buildings

The old building renovation project has a rich and colorful space, but there are still problems such as inaccurate positioning, many hidden dangers, and insufficient understanding of historical values.

4.3.1. Inaccurate positioning, blind development

Although people are paying more and more attention to the protection of old buildings, in urban renewal, we still adopt the method of "demolition of old buildings, demolition of old buildings and new ones". The overall lack of planning for the renovation of old buildings, the unreasonable use of space resources, and the inaccurate positioning of the industry. The market capacity and demand for competition are limited, and a blind day of development will only lead to a lose-lose situation in business and culture.

4.3.2. Insufficient recognition of historical value

People have insufficient understanding of the historical value of ancient buildings, lack of understanding of the historical characteristics of ancient buildings, and not knowing the importance of historical buildings to Chinese culture, and thus lack of awareness of the protection of historical buildings.

4.3.3. The relevant clauses are not comprehensive enough

In recent years, our country has gradually strengthened the protection of historical buildings, but due to a late start, relevant regulations still need to be improved, and continue to strengthen the protection and regeneration of historical buildings.

5. Historic building protection and regeneration strategy

5.1. Principles of Building Protection

1) Integrity: protect all kinds of historical information and restore history as a whole, and preserve as many valuable remains of each period as possible.

2) Authenticity: Protect historical relics and originals to the utmost extent without changing the historical status quo\(^3\).

3) Sustainability: Historic buildings can not only meet the current needs of people through protection and regeneration, but also can be changed accordingly with different social developments.

5.2. Principles of Building Regeneration

In the design of the regeneration of old buildings, the principle of protection and regeneration is the primary content to follow. In the composition of old buildings in the city, there are many old buildings with historical significance. In addition to the former residences of some celebrities, many traditional buildings have also witnessed the process of historical changes. Very high research value\(^4\). In the process of transformation, the relationship between the building, people and the city was fully
considered, and the internal connection between the three was constructed. The process should not destroy the style and appearance of the original building. Different types and different damaged buildings should adopt corresponding technical methods. Under the second premise, historical buildings are introduced into the torrent of modern buildings, and the architectural positioning is clearly defined and applied to reality. Highlight the cultural value, artistic value, and economic value of historical buildings.

5.3. Emphasize history and culture

Historical buildings are the product of social development and record a certain period of historical memory at that time. For example, stories of wars, religions, celebrities, etc., to alert the world or the spirit of learning from the ancestors. Therefore, historical buildings have high exploratory value, and Chinese culture should be promoted vigorously.

Figure 1  Qingdao Huashilou

5.3. Continued development of historical buildings

In the process of building regeneration, we should also adhere to this strategy, and coordinate the development of architecture, economy, and society to find a balance between the three. In the actual application process, you can use the cultural heritage of the city itself to make a certain area into a characteristic cultural building group, or to connect the scattered cultural building group to make it a specific cultural area[5]. Explore the diversity of historical buildings and combine the development of local cities to bring economic benefits and cultural heritage to the city, and accelerate the development of the city. This development can not only meet the needs of contemporary people, but also leave valuable wealth for future generations.

6. Conclusion

In summary, historical buildings contain culture, which is an important manifestation of urban culture. Therefore, we should pay great attention to the protection and regeneration of historical buildings. Effective protection and utilization can highlight the charm of the city and continue its cultural heritage. In actual work, it is necessary to uphold the principle of building protection, the principle of regeneration, and adopt different strategies based on the difference of actual buildings, so as to play an important role in accelerating the development of urban culture and economy.

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