ABSTRACT

The built environment provides a footnote to the history, helping to identify the places as a nation, rather than generally 'modern' or 'contemporary'. Historic buildings give us a glimpse of our past and lend character to our communities as well as serving practical purposes now. However, lack of expertise in the authorities' organisation and industries to identify and preserve the preservation works results in a slow and tedious conservation process. Generally, Malaysia is rich in architecture legacy especially buildings built during the colonial period. In particular Kuala Lumpur is like an open museum sprinkled with architectural landmarks built over the last 200 years, a blend of old colonial influences, Asian traditions, Malay Islamic inspirations, modern and post modernity mix.

This paper will focus on analysis of adaptive reuse buildings located along Kuala Lumpur heritage trail. This paper aims to assess the viability of the heritage buildings especially after adaptive reuse process.

The main objectives of this research are:
1. To study the guidelines provided by the local authorities relating to conservation of heritage buildings;
2. To observe the costs experiences and satisfaction on the new function of the heritage buildings;
3. To identify the current building image and spaces which are demanded to make adaptive reuse of heritage buildings visible.

BACKGROUND STUDY:


An inventory study undertaken in 1992 and 1993 by the Heritage Trust of Malaysia revealed that there are near 39,000 historic buildings built between 1800 and 1948 throughout the country which are worthy for preservation and conservation. However, these historic buildings are slowly left by the advancement of technology, surging their intended function due to age structure. In order to sustainably apply adaptive reuse methodology, it is the need to study the building in question historically.

In adaptive reuse projects, the building envelope of the structure can be completely modified, augmented and reconstructed elements (Mills & Faris, 2006). Adaptive reuse of historic buildings is permitted subject to the authority's approval. No specific guidelines apply but the usage must be in line with the building use and should not degrade its historic significance (Kuala Lumpur City Council, 1926).

According to KLCP 2020, heritage zones are categorised into 5 categories:
1) Primary Heritage Zone
2) Secondary Heritage Zone
3) Teritary Heritage Zone
4) Buffer Zone
5) Heritage Site

RESULTS

CASE STUDIES

1. KL PAC

KL PAC was an abandoned rundown engineering workshop. Nowadays, it functions as Kuala Lumpur Performing Arts Centre (KL PAC), a state-of-the-art museum and a new feature in Kuala Lumpur's cultural scene.

2. THE ASIAN HERITAGE ROW

Asian Heritage Row is located at Jalan Hang Kasturi. Before it was used as an open wet market. Currently it is a place to visit, shop and eat. It has been renovated with the architectural designs of the original structure and retains the charm of what the old world once was.

3. CENTRAL MARKET

Central Market is located at Jalan Hang Kasturi. Before it was used as an open wet market. Currently it is a place to visit, shop and eat. It has been renovated with the architectural designs of the original structure and retains the charm of what the old world once was.

FIELD STUDY & OBSERVATION

1. Building type and function

Currently, the building contains a cinema, a concert hall, an office, a restaurant and a retail.

2. Conservation work

The conservation work of the buildings has been carried out in phases which are expected to be completed by 2020. The buildingrix and surfaces are complemented with steel structures to strengthen and improve the structural properties.

Adaptive reuse concept in heritage building is very efficient methods in keeping the sense of human scale and homeliness that the old buildings have while keeping the heritage and identity in the city centre. Therefore the architectural elements are retained and made way for new development.

Adaptive reuse of heritage buildings is efficient in terms of providing current modern building services. Additional spaces can be acquired through amelioration of historic shophouses of additional building structure.

The guidelines provide a basic control on the addition and renovation of heritage buildings.

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CONCLUSION

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