

Building and Site Conservation: Theory and practice

Content

Introduction	4
I. Conservation: Terminology	7
I. 1. What is Conservation?	7
I.2. What the term "Regeneration" means in Czech Republic ..	8
I.3. What is Conservation dealing with?	8
I.4. How the Conservation is being implemented?	8
I.5. Seven degrees of interventions	9
(Prevention of deterioration, Preservation, Consolidation, Restoration, Rehabilitation, Urban Rehabilitation, Urban Renewal, Urban Revitalisation, Reproduction, Reconstruction, Reconstitution) ...	9-13
Cultural Heritage	13
Conclusion	13
 II. Urban and Architectural (Building) Conservation	15
II. 1. Differences	15
II.2. Professionals around	15
II.3. Present Architectural and Urban Planning additions to the Historic Milieu	16
 III. Theory of Historic Monuments' Reserves	17
III.1. Beginnings of the Care of the whole Sites	17
III.2. Historic Site Values. Historic Reserves	18
III.3. Historic Sites' Protection after W.W.II.: Revival of Historic Styles in former Czechoslovakia	19
III.4. Polarisation among Historic Cores' Conservation and City Centres Development	20
III.5. "Living" and "Dying" Historic Cores	21
III.6. Historic Sites and Zoning	22
III.7. New Architecture within Protected Historic Sites	22
III.8. Historic Sites: Protection by the Urban Planning means	23
III.9. Interventions within Conservation Areas	24
 IV. Authenticity, Identity	26
IV. 1. Conservation Conception's Components	26
IV. 2. The Genuine State: problems of its re-interpretation	26
IV. 3. Which Historic Stage to choose?	27
IV. 4. Interventions in the past	27
IV. 5. The Ethics of Interventions	27
IV. 6. The Nature of Monuments in Czech Republic	28
IV. 7. The Scientific and Creative Approaches	28
IV. 8. The Authenticity in case of Site Conservation	28
IV. 9. The Site Rehabilitation and its Authenticity	28
IV. 10. The Authenticity and Real Conservation Tasks	29
IV. 11. What could be the conclusion?	29
 V. Site (Urban Planning) Conservation: Methods and Practice of Site Surveys and Analysis	31
Introduction.....	31
V.1. What is the Objective?	31
V.2. The Nature of Surveys and Analysis	31
V. 3. Plans for the Site. Their content	32
V. 4. The Site's Functional and Spatial Relations	32
V. 4.1. Functional Relations:	32

V.4.2. Spatial Relations	32
V.4.3. The Surveys and Analysis of the Site Itself	32
V.4.3.1. The Data,	
4.3.2. Visual Field Surveys,	
4.3.3. Site 's Monumental Values,	
4.3.4. Zoning of the Site	
4.3.5. Condition of Buildings (the physical wear),	
4.3.6. Condition of Buildings (the moral wear),	
4.3.7. Condition of Site 's Infrastructure	
4.3.8. Transportation Network	
4.3.9. Condition of the Site 's Open Spaces	
4.3.10. General Condition of the Site 's Environment	32-37
V.4.4. Legends	37
V.4.5. Conclusions	37
VI. Conception of more Effective Care concerning Monuments in CR (Czech Republic) till the year 2005	
Introduction	38
VII. Urban Conservation as "Regeneration" Programs in CR	
Introduction	39
VII.1. Regeneration Programs (RP)	40
VII.2. Regeneration Programs ' Goals	40
VII.3. Conclusions I.	41
VII.4. Regeneration and Urban Planning Documents	41
VII.5. Methodology of Monuments ' Safeguarding Principles for Historic Sites	42
VII.6. Conclusions II.	42
VIII. Urban Conservation of Traditional Settings of Czech Villages ...	44
 IX. The Case Studies:	47
IX.1. Urban Planning Study of the PHR (Prague Historic Reserve)	47
IX. 1.1. History	47
IX. 1.2. Declaration of the PHR (Prague Historic Reserve)	49
IX.1.3. Urban Prognosis (UPG) of Prague Historic Reserve	49
IX. 1.4. UPG: Analytical work	49
IX. 1.5. PHR: Spatial characteristics and identity	49
IX. 1.6. PHR: City centre or conservation area?	50
IX. 1.7. Problems with the main City Centre extension beyond the PHR boundary	51
IX. 1.8. PHR: Regeneration policy	51
IX. 1.9. PHR: Functional Structure; its changes	51
IX. 1.10. Usable Floor Space within the PHR	52
IX. 1.11. Urban Planning Study of PHR (1992-1994)	52
IX. 1.12. PHR: efforts and problems at present (after November, 1989)	52
IX. 1.13. The "deregulation" policy and its consequences	53
IX.1.14. Protection and Preservation Policy	54
IX.1.15. Citizen Participation: The Beginnings	54
IX.1.16. Contemporary architecture within PHR 's historic environment	54
IX. 2. Regeneration Program for Žatec Historic Town Reserve (HTR)	56
Introduction	56
IX.2.1. RP and Urban Planning Documents	56
IX.2.2. THR Situation	56
IX.2.3. The RP Content	57
IX.2.4. Conclusions	58
Enclosure: International Charter for the Conservation and Restoration of Monuments and Sites. (Venice, May, 1964)	60