

INADEQUATE CONSERVATION OF TRADITIONAL SHOPHOUSES ON JALAN TUN H. S. LEE



GROUP K3

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INTRODUCTION

Jalan Tun H. S. Lee is located in the heart of Kuala Lumpur city. It has a history as far back as the 1950s when it was known as High Street. But the street is now a far stretch from its heyday, the majority of the street is abandoned and are falling apart. Even buildings that are still occupied are in a dilapidated condition, with only the lower floors still safe to access. This research focuses on how the shophouses along Jalan H. S. Lee can be conserved.



ABSTRACT

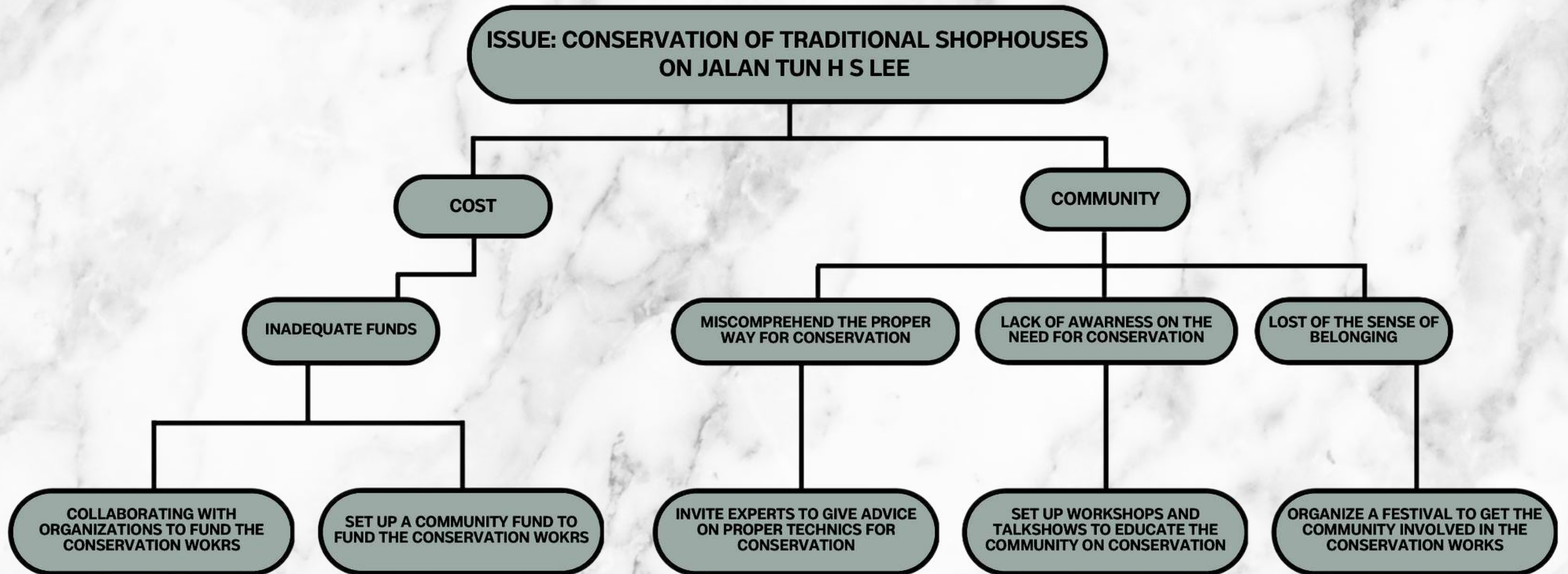
Jalan Tun H.S. Lee is one of the city's well-known streets in Kuala Lumpur, Malaysia, which symbolises both historical and cultural events that happened before and after World War II, as well as colonisation throughout Malayan history.

Sadly, the majority of Architectural heritage and identity are slowly fading away due to non-proper renovation and restoration of the buildings. The goal of studying on the relationship between **architecture, place identity and the decaying of heritage building** is such that we can research and convey the information of potency and potential solutions on solving this various uncontrolled and unchecked development of old shop houses in Jalan Tun H.S. Lee. This study emphasises the factors and consequences of renovating and improving old shophouses through a more proper and correct ways.

To convey better understanding towards the situation, case studies, academic research, virtual and physical site were done to have a richer and clearer information and observation by identifying tangible aspects in the old buildings and shop houses. **Case study and academic research** have been retrieved from the internet and **site visits** were done physically and using Google Earth.

To prolong the buildings' lifespan for generations and retain the original form, a high budget conservation and restoration will be done which shows that cost factor is the biggest concern. Hence, cooperation with experts and organisations which are keen on protecting the heritage buildings must be done. A clear guidance will be shown, but at the same time citizens must be enhanced with awareness and proper way of conservation. When engagement between experts, organisations and all citizens are taken in action through workshops, talkshows, organised festivals etc, more old shophouses in historical locations such as Jalan H.S. Lee could have been protected. In summation, this research concludes that implementations of renovating and conserving old shophouses is fundamental but it's not few people's duty only, is all of us including the future generations.

CONCEPTUAL FRAMEWORK



METHODOLOGY



SITE VISIT

Site visits were conducted to assess the conditions of the shophouses and identify the construction methods seen on site



CASE STUDIES

Studying from other preserved historical buildings provides a better understanding used on the preservation methods.



ACADEMIC RESEARCH

Explore more on history, background, urban planning, problem statement and useful solutions through Internet

RESEARCH QUESTION 1

What can we do to educate the building owner community about the importance of conserving their shophouses?

- To **combat the lack of awareness** on the need for conservation among the building owner community, we could **organize workshops or talk shows** to **educate** the community on conservation of their buildings, George Town World Heritage Incorporated has organised the activities annually.

- **Examples of conservation through workshops**



PAPER CONSERVATION



TEXTILE CONSERVATION

- George Town World Heritage Incorporated play vital role in constituting a city's history and put much effort on it.

- To restore and conserve old or damaged documents, such as historic building plans and maps to original form, many paper conservation experts have joined the organisation. Not only that, they conduct paper conservation workshops to other state government agencies to provide the proper methods of conservation, handling and storage of the documents.
- Textile Conservation Capacity Training also be conducted for the Local Community programme by the association to teach knowledge, skills and techniques on the conservation, preservation and handling of textile artefacts

RESEARCH QUESTION 1

Case Study: *Kotagede, Yogyakarta, Indonesia*



- Kotagede, is the Old Mataram Kingdom in 16th Century, possess much heritage properties including traditional settlement patterns and Javanese traditional architecture of houses. experienced several disaster attacks such as Java biggest earthquake in 2006.



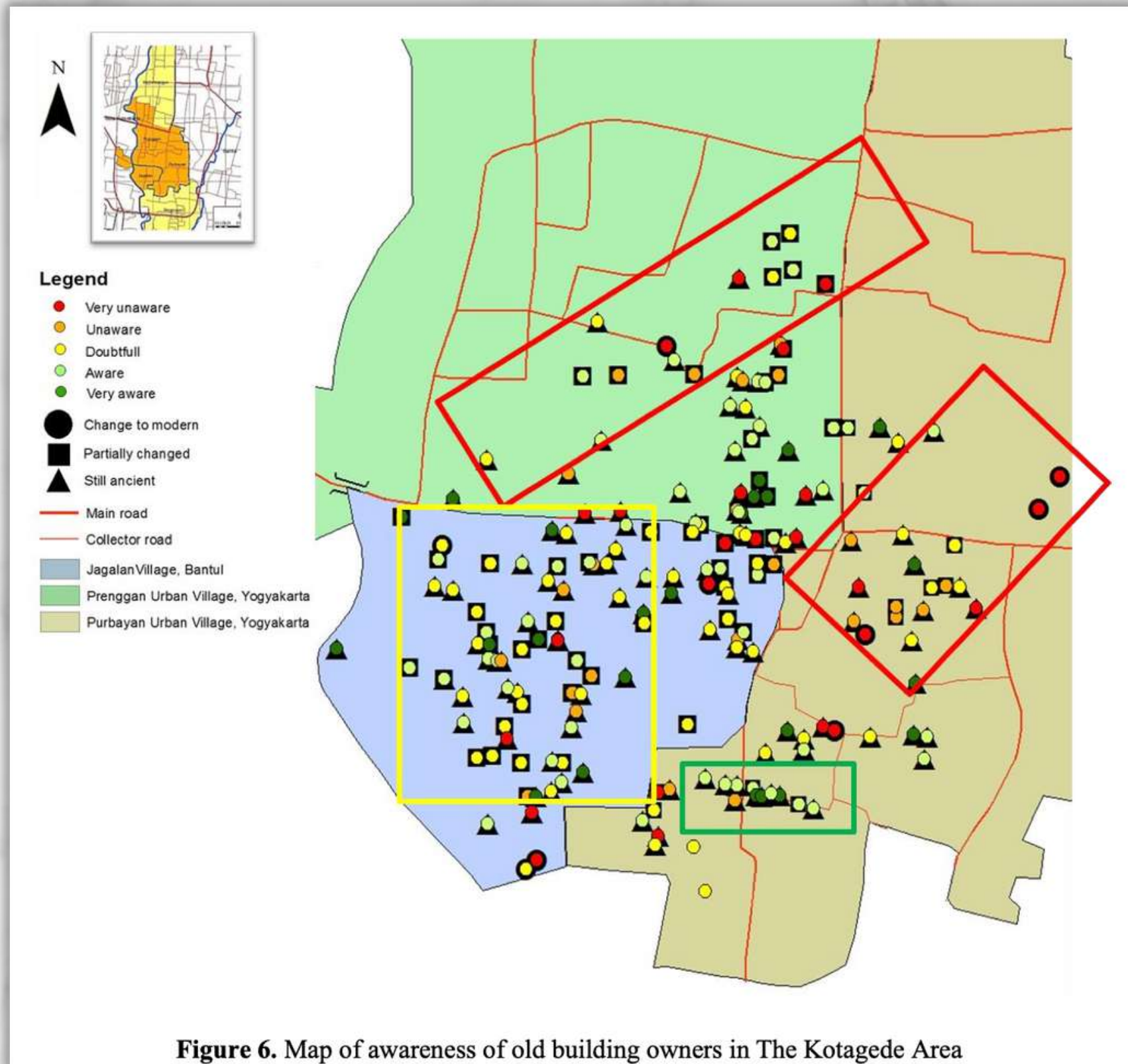
BEFORE



AFTER

RESEARCH QUESTION 1

Case Study: *Kotagede, Yogyakarta, Indonesia*



- After the disaster, a full analysis about awareness of old building owners had been taken and recreate a better urban plan which can balance the interest and awareness of all citizens.
- Reconstruction of heritage buildings has been done with helps from Center for Heritage Conservation, Department of Architecture and Planning Gadjah Mada University, and Jogja Heritage Society.

RESEARCH QUESTION 2

How can we conserve the shophouses without losing their historical authenticity?

- Buildings such as the **Suffolk House in Penang** or **Angkor Wat in Siem Reap, Cambodia**, are proof that it is possible. When conservation work are being planned, we can **invite and cooperate with specialist from associations** such as **UNESCO** or **PAM**, with the guidance of the professionals the shophouses can be properly conserved and their historical authenticity can be preserved.

Conservation methods:

1. Removal of dirt, fungal and harmful growth on wall and column
2. Fixing waterproofing membrane to the roof
3. Remove and replace the badly decayed timber floor or laying new clay tiles
4. Re-plastering and painting the wall with lime wash
5. Reconstruct the collapse and damage column to the original form
6. Remove and re-pointing loose mortar on the exposed bricks
7. Restoring any decayed door, window and fanlights
8. Laying and fixing new marble floor
9. Waterproofing the foundation with PVC membrane

RESEARCH QUESTION 2

Case Study 1: *Suffolk House, Ayer Itam, Penang, Malaysia*



BEFORE

- Suffolk House is the double-storey building which was built by Captain Francis Light (founder of Penang British Settlement in 1790). It is also one of the earliest surviving 'great house' of the region and the purest example of Anglo-Indian architecture outside of India. Almost of all materials were imported from India and Burma using the East Indian Company trade routes, and construction techniques mirrored those found in Garden Houses from Madras.

- After many changes in ownership, Suffolk House was used as the canteen of the Methodist Boy's School, till it was left ruined for decades and with a serious campaign by Penang Heritage Trust the effort to restored it back were ascertainable in year 2000. The restoration Suffolk House was carried out in eight months and completed in middle of 2001.



AFTER

RESEARCH QUESTION 2

Case Study 1: *Suffolk House, Ayer Itam, Penang, Malaysia*



BEFORE



- Ceiling board was damaged cause by water penetration through leaking roof
- Laying and fixing new roof tiles



AFTER



BEFORE



AFTER

- Reconstructing all damage and collapse staircase, walls, doors, windows to the original form, the original design is recreated including materials and colours



BEFORE



AFTER

- Re-plastering and painting columns and wall with lime wash, laying new timber tiles

RESEARCH QUESTION 2

Case Study 2: Angkor Wat, Siem Reap, Cambodia



BEFORE



AFTER

- Civil war broke out in Cambodia in the 1970s, and with the subsequent takeover of the country by the Khmer Rouge, these efforts came to a halt and all work at Angkor ceased.
- Cambodia isolated socially and economically from the rest of the world for more than a decade. During this period, no work was done at Angkor.
- Encouraged by the Ministry of Culture, World Monuments Fund (WMF) developed recommendations to address fundamental preservation issues at the temple complex of Preah Khan and began field work in 1991.

RESEARCH QUESTION 2

Case Study 2: Angkor Wat, Siem Reap, Cambodia



BEFORE



AFTER

- The Khmer temple of Ta Som is located at the eastern end of the Northern Baray at Angkor. WMF has improved access to, and presentation of the site's finely carved stone sculptures, and adds to the public's enjoyment of the site



- Multiple associations such as WMF and Management of Angkor (ASPARA) work together on conserving roof and regenerate the drainage system to its traditional function.



- Structural stabilization, waterproofing of the eastern elevation of the temple and repairing foundation are emphasised at Phnom Bakheng
- To retain the original form of Phnom Bakheng, meticulous process including removing terrace stones, pinning bedrock, waterproofing foundation with PVC membrane, cleaning the stones and ultimately placing them back were done.

RESEARCH QUESTION 3

Is there a way to develop a sense of belonging for the community and help them establish a sense of place identity with the buildings?

- We take a look at the festival crepissage de la grand mosquée in Mali, during the annual festival the whole community comes together to replaster the mudbrick walls of the Great Mosque of Djenné. When one puts their blood, sweat and tears into making or doing something they tend to cherish whatever they made.
- By organizing a similar annual festival at Jalan Tun H S Lee, we could get the community involved in simple conservation works such as the repainting of buildings or simply clearing overgrown plants. Getting the community involve can also help them to feel a sense of belonging, as they will be proud of the work they have done, making the area feel more like it is theirs, and not just rows of buildings. The festival has potential to even become a tourist attraction where tourist could be involved in the conservation works.

RESEARCH QUESTION 3

Case Study: Great Mosque of Djenné, Mali



- The Great Mosque of Djenné is located in the arid hinterland of the scorching Sahara Desert in southern Mali.
- The walls of the mosque are reconstructed with mud each April in an epic one-day event called the Crépissage (Plastering). The entire community contributes to the effort, each group playing different role.

- Men: Prepare construction material such as banco, a mix of fine clay from the nearby rivers, rice bran, shea butter, baobab powdered water, plaster the building
- Women: Bring water from the river to mix with banco
- Children: Contribute by carrying baskets of mud to aid the masons



RESEARCH QUESTION 4

How can the lack of funds that are needed to properly conserve the shophouses be addressed?

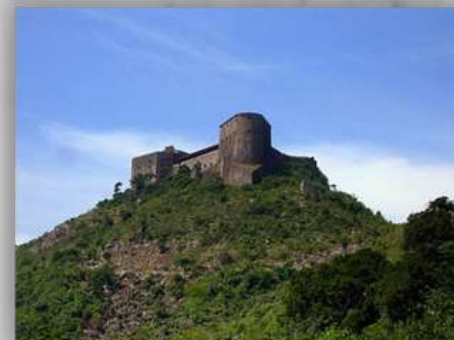
- Because of the lack of funding, many owners are unable to properly conserve their buildings, but that doesn't have to be the case. There are actually organizations such as the World Monument Fund or something closer to home the Badan Warisan Malaysia, that could help fund the conservations of the shophouses. Building owners could also look to government agencies such as Jabatan Warisan Malaysia. Community members could also band together to set up a community fund to pay for the conservation works that may be needed.
- **Examples of organizations that are willing to help on conservation:**



These are the successful conservation projects which are helped by WMF on reducing budget problems or low fare of projects



**Mahadev Temple,
Gokarna, Nepal**



**Citadelle Laferrière,
Haiti**



**Ghost town of Craco,
Matera, Italy**



Stadium Merdeka was undergone full restoration by Badan Warisan Malaysia to form its original 1957 condition as part as Malaysia's 50 anniversary plan.



**Stadium Merdeka, Kuala
Lumpur, Malaysia**

CONCLUSION

To conclude, the conservation of shophouses on Jalan Tun HS Lee is justifiably applied. With proper resources, conservation can be done correctly with the help of building specialists and funding organizations to retain the historical value of the buildings. A better way of educating the community through talkshow and workshops also increases general awareness and annual festivals thus involving the community, which can develop a better sense of belonging. All the solutions above have been tried and tested in other countries. As a result, this will save the shophouses from modernity while preserving their historical essences. Hence, different methods should be applied accordingly for the conservation of the shophouses.

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The background of the image is a full-page marbled pattern. It features a light cream or off-white base color, overlaid with intricate, flowing veins of various shades of gray and taupe. The veins vary in thickness and direction, creating a classic, organic marble texture.

THANK YOU