

ANALYSIS ON FACADES OF KYAUKTADATOWNSHIP, YANGON

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Abstract: *Historic towns , streetscapes and cultural landscape have shaped our societies and are considered strong assets for the present and future generations. Conservation in towns should not only be restricted to the individual monuments and buildings, rather it should emphasize the whole historic fabric including the neighborhoods. The image of city is associated with its landmarks and historic artifacts. A wide variety of heritages exist in Yangon city. It is realized that these urban heritages have important and significant architectural style and are related to the characteristics of the past. Yangon CBD areas should be conserved so as to preserve heritage resources, retain identity, improve quality of life of local people and protect cultural continuity and sense of place. The main focus of this research has been to analyze the problems and potentials of the existing heritage buildings in CBD.*

Key Words: *CBD, Heritage , Streetscapes , Cultural , Buildings.*

1. INTRODUCTION:

Yangon became the capital of Burma with the British annexation of the whole country in November 1885. After people regained their independence in 1948, it continued to serve as the capital of the Union of Burma.[2] The country has rich architectural and unique heritage buildings. They have much to tell people about history, lifestyle, culture, construction methods, economy, technology and historic artifacts that directly link the past and the present. Their architectural style is a combination of its shape, age, building materials, ornamentation and a mixture of several styles.[3] That is analyzed on architecture of heritage buildings in Yangon within colonial period because it can be known more and more about their country's treasure trove of historical landmarks for future generations. In addition, it can be intended and hoped that this paper would be helpful for future improvement and after that people can learn more about the characteristics and features of heritage buildings' styles and understand more about architectural styles in Yangon. CBD areas are living system of people and buildings, which include both remnants of the past and the potential of the future. Historic cities, towns and sites constitute a major part of the living cultural heritage. They embody the values of traditional urban culture and are central to creating and reflecting national and individual identities, constituting a physical continuity with the past. Furthermore, it is increasingly recognized that issues of cultural identity are of profound social significance in a rapidly changing world. Yangon city has grown rapidly in recent years and the Government has been developing new urban function and revitalizes heritage buildings to attract tourists. At the current growth rate, tourist arrivals and travel demands will be more than double in five years because foreign investments have grown in recent years. The beauty, value and importance of some of the best urban heritage of Yangon should be needed to preserve well and promote their quality. Once these buildings are gone, an important part of our life, history and heritage will be lost forever.

2. AIMS:

To protect the area's traditional character, to enhance the heritage buildings and existing built environment, to stop reducing visual value of heritage buildings by new modern buildings and structures and create good urban environment to provide design advice and guidance to developers, architects, and planners when designing new, alterations and/or additions to existing buildings, infill development.

3. SCOPE:

The scope of this paper is confined only for the streetscapes in Kyauktada Township and study only for the building façade and design consideration include façade demarcations, rhythms, openings , windows , verandas, and materials.

4. OVERVIEW OF HERITAGE BUILDINGS IN YANGON:

In this paper, the brief general background of heritage building in Yangon and the existing conditions of heritage building in Yangon are studied to know the problems and develop the guidelines for new buildings in heritage concentrate area of Yangon.

A. General Background of Heritage Buildings in Yangon

Yangon became the capital of Burma with the British annexation of the whole country in 1885. After people regained their independence in 1948, it continued to serve as the capital of the Union of Burma. The country has rich architectural and unique heritage buildings. The rich history of Yangon is reflected in its diverse heritage sites and elements and is one of the most important urban centers of the Republic of the Union of Myanmar. Yangon CBD has numerous numbers of colonial era buildings in one place which can never see like this in South-East Asia Countries. The city has grown rapidly in recent years and economic, cultural and social activities are still concentrated within the CBD area of Yangon, and attract a large number of tourists and residential developments towards the CBD area. Investigation and analysis on special character within CBD area have been conducting to formulate the urban conservation areas in Yangon CBD. This research work recommends what is to be protected in Yangon CBD and how to design new buildings to give respect to the existing heritage buildings. [5] [8][9]

B. Existing Conditions of Heritage Buildings in Yangon

Heritage is at the heart of community identity and it is also an essential part of the present we live in and of the future we will build. It is passed on to us, and it is the inheritance we pass on to future generations. Yangon city is now grown rapidly and many things impacting on the beautiful heritage buildings in Yangon CBD area including new development pressures. A number of development projects are now under implementation and to create architectural cohesion between the listed historic buildings and modern structures becomes a very important issue. The nature and intensity of conflicts between development and conservation seem to be location and situation specific. They are occurred due to the following facts: 1. Any comprehensive conservation activities are not implemented yet. 2. Being insufficient of comprehensive policies and legislations to carry out conservation activities to meet the development needs of local people. 3. Yangon has been influenced by the rapid urbanization and development pressure, its heritage resources are facing both from the new development and by natural deterioration due to absence of repair and maintenance. 4. A lot of heritage resources and its historic identity are deterioration with the impact of urbanization. [5] [6] [7]



Fig. 1 Heritage zone in Yangon [6]

Currently Yangon own listed buildings of totally 189 buildings and Kyauktada township is marked as heritage concentrate area of Yangon because its own largest number of heritage buildings and they are significant in architecturally , socially , historically . [3] [7]

TABLE 1
TYPES AND TOTAL NUMBER OF LISTED HERITAGE BUILDING FROM 21 TOWNSHIPS [4]

	TYPE	No
1	Administrative and Institutional Buildings <ul style="list-style-type: none"> • Office • Medical Institute , etc. 	52
2	Social Sector Buildings <ul style="list-style-type: none"> • School • Hospital , etc. 	39
3	Commercial Buildings <ul style="list-style-type: none"> • Hotel • Market 	3
4	Ex.Resi Area	3
5	Religious Buildings <ul style="list-style-type: none"> • Church 22 • Buddhist 29 • Hindu 14 • Monastery 16 • Chinese 9 • Others 2 	92
	Total Nos.	189

TABLE - 2
LIST OF HERITAGE BUILDING IN 13 TOWNSHIPS EXCEPT RELIGIOUS BUILDING TYPES [7]

No	Townships	Admin&Instututional Type 1	SocialSectorBuildings Type 2	Commercial Buildings Type 3	Total
1	Lanmadaw	2	3		5
2	Latha		2		2
3	Pabedan	6	2	1	9
4	Kyauktada	33		1	34
5	Botataung	3	3		6
6	Dagon	2	5		7
7	Mingalar Taungnyunt			1	1
8	Bahan	2			2
9	Kamayut		17		17
10	Sanchaung	1	2		3
11	Ahlon		1		1
12	Mingaladon		1		1
13	Insein	3	3		6
			Total		94

■ 1st most heritage buildings concentration
■ 2nd most heritage buildings concentration
■ 3rd most heritage buildings concentration

5. ANALYSIS ON STREETSCAPES:

A. Street Selection

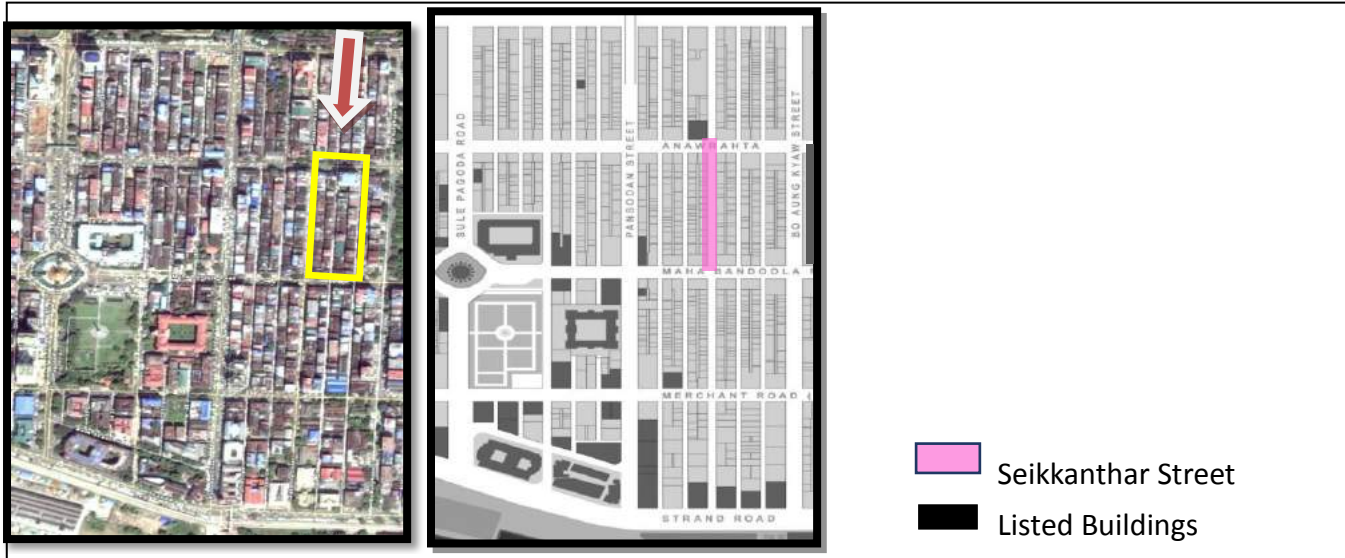


Fig. 1 Location of Seikkanthar Street on Kyauktada Township Map

Among the heritage zone Kyauktada township is the most heritage concentrated township and Seikkantha street is located at the middle of Kyauktada township and rich in the different types of old buildings which have potential to be listed as heritage buildings in near future.

B. Analysis

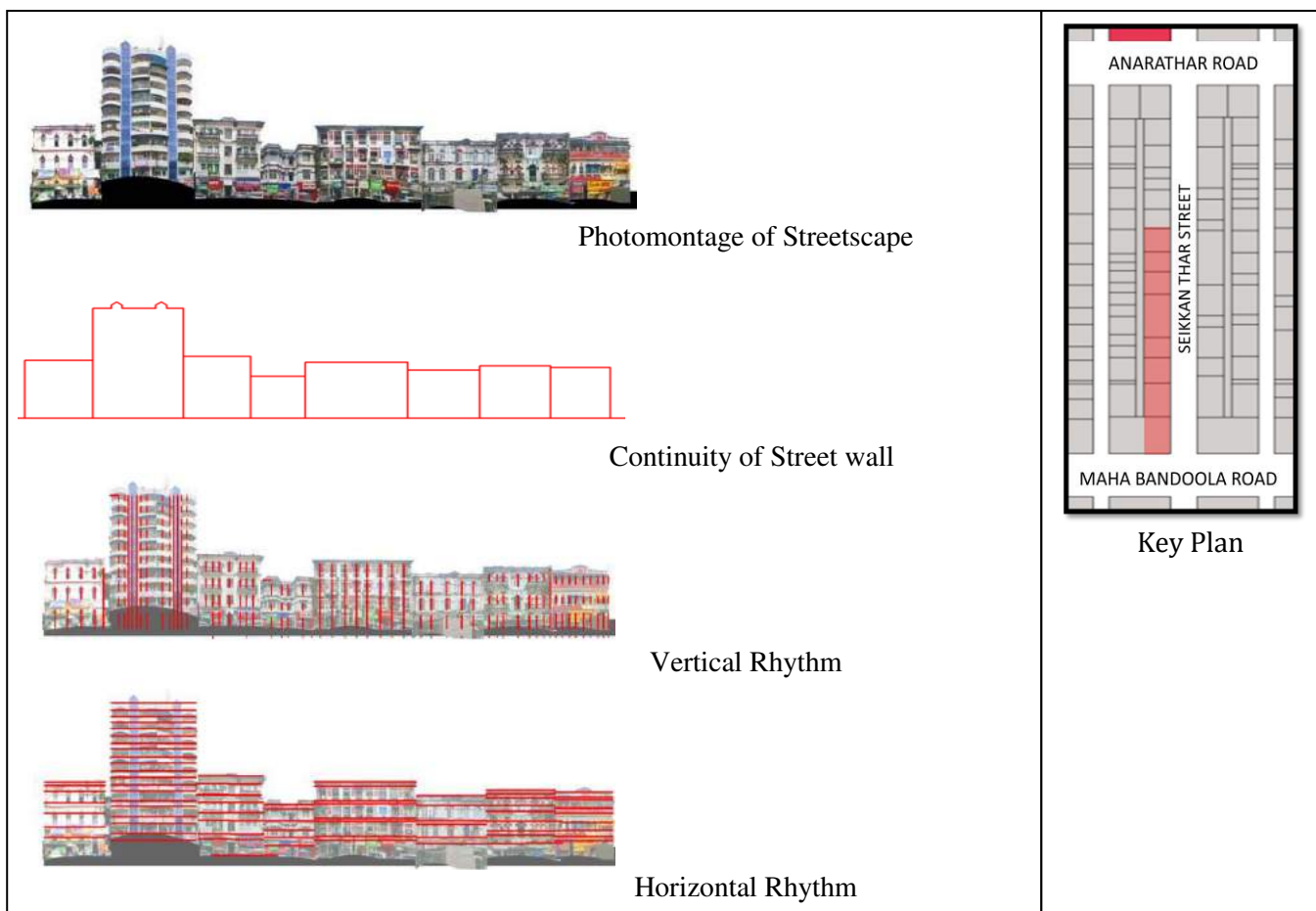
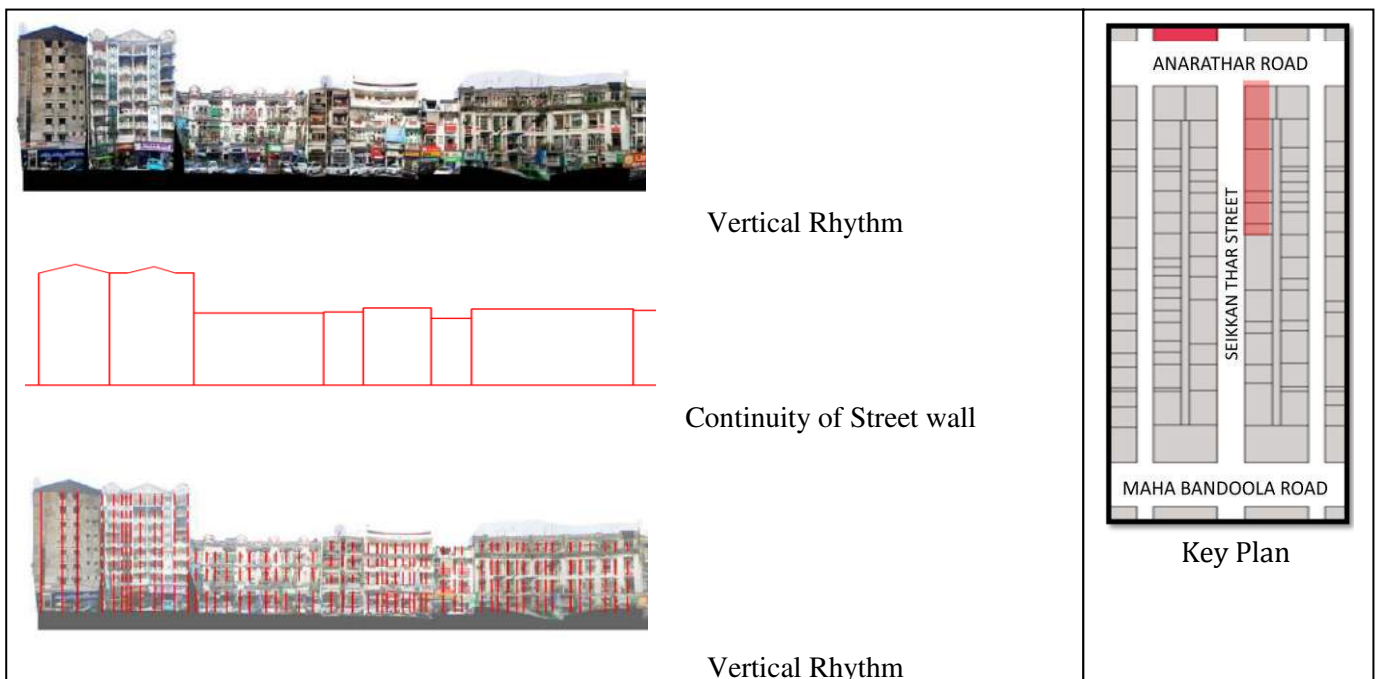


Fig. 3 West Side of Seikkanthar Street Middle Block 1



Fig. 4 West Side of Seikkanthar Street Middle Block 2



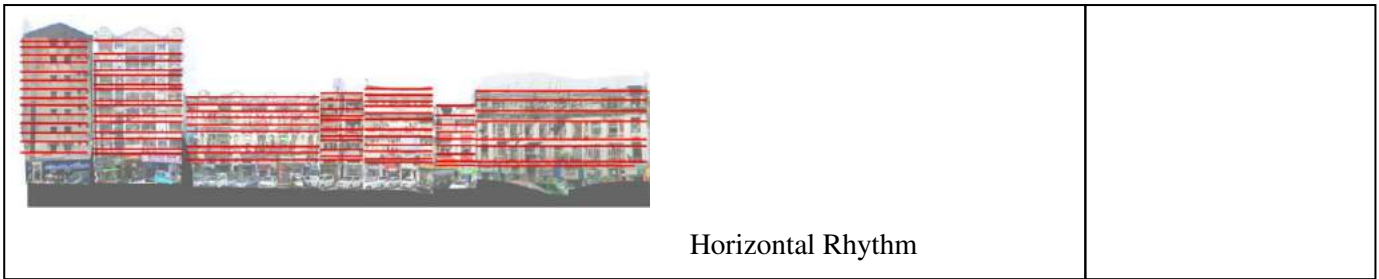


Fig. 5 East Side of Seikkanthar Middle Block 1

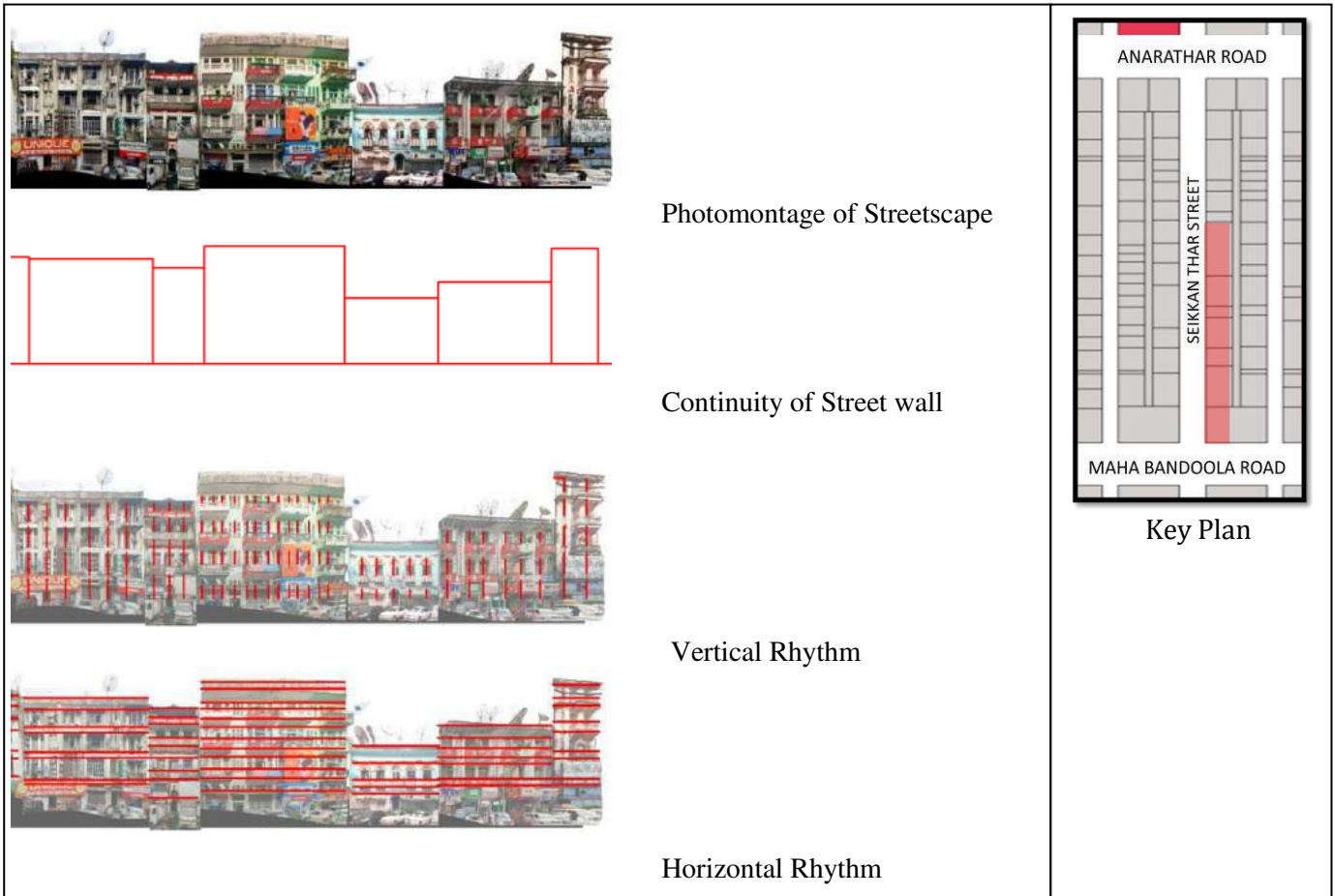


Fig. 6 East Side of Seikkanthar Street Middle Block 2

6. FINDINGS :

1. Most of the buildings have almost same height except the buildings built lately . High buildings are found on both end of the street and the building on the corner with Anawyahtar street is highest with the height of 12 stories.
2. Most buildings were built around 1950s and 1960s. The architecture of buildings are different depending on their age and some are different because of the different styles of renovation by owners. About the middle of the street have vacant plot and having potential to develop as a high building. The high buildings on this street is too height to compare with the old buildings , dominating and disrespect on old buildings.
3. From the point of relationship with street line , the character of this street is mixed use with commercial and residential usage and almost all of the buildings ground floors are used as IT commercial store. From the culture of IT commercial , the advertisement vinyl or sign are placed on the platform front of their shops. In this street almost all of the building facades have verandas and all projected harmonically to the street and it can be marked as the one feature in characteristics of the street.

4. Most of the buildings in this street have western influenced architectural styles and own tripartite building facades. Ground floor are commercial and they put big signage at the fanlight level of ground floor. Some shops hang storey height big signboard at the first floor above its shop. Most of the building windows and openings are decorated in western styles. Almost all of the buildings facades are decorated with cornices on the top, middle and openings, maintaining the alignment and continuity with adjacent buildings.

5. Windows, doors, openings, verandas play mainly on rhythm of the street and in this street the small buildings and tall buildings of this street reduce the continuity of rhythms of the street both horizontally and vertically.

6. Buildings are concrete buildings and the details are also constructed with concrete. The ground floors of this street are used as IT stores and facades are covered with large composite material sign boards and become part of the building facade decoration.

7. RECOMMENDATION:

A. General

Compatibility with the size, scale, colour, material and character for the district, sub-area or block (preferred) or creating meaningful juxtapositions with the existing context

B. Height

Consistency with the existing height of the district, sub-area and/or immediate block consistency with adjacent rooflines by not exceeding rooflines by one story, or stepping back from a prevailing roof or cornice line.

C. Street line

Maintaining the relationship to the street or property line characteristic of the district or block, including porches and verandahs continuity of the building wall of the block

D. Façade composition

Maintaining a tripartite building facade composition divided into base, middle and top and vertical orientation to the facade. Fenestration patterns and proportions, and a percent of the facade devoted to fenestration that is consistent with the district or block. Avoidance of blank mirrored or opaque façade. Providing a sufficient percentage of windows and door openings particularly at the first floor, so as to create a pedestrian friendly scale and alignment with cornice lines or window sills and heads of adjacent buildings

E. Rhythm/Pedestrian experience

Inclusion of architectural elements that divide facade into intervals that maintain a pedestrian friendly scale and using windows and doors in a manner that is harmonious with the established rhythm of the district or block.

F. Materials and details

The use of materials similar to those in the district or on the block, including similar color and use of materials in a manner that creates details, incorporates textures or small scale elements that give buildings a three-dimensional character and a "human scale."

8. CONCLUSION:

Streetscape analysis on Yangon downtown heritage zone is essential and important because all these heritage buildings existing in Yangon are not only historic image of their city but also their country's landmark significance. By giving respect in designing of new buildings to listed buildings' heritage zone can be learned and known various architectural styles and designs. However, people have to conserve by defining as conservation area designation in Yangon because not only these buildings are very good attraction to visitors but also those are historically and architecturally important buildings. By submitting this paper, future generations can learn how to design new buildings in heritage zone and repair works as well. It is important to protect and preserve from loss of historical significance after that it would be tried to accept and carry out architectural heritage conservation for new generation. Finally, façade design guidelines for Yangon heritage zone should be needed to look after these heritage buildings and historic buildings in that zone so that city heritage character, values and significance can be passed on to the future generations.

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