



Conservation on Temerloh town

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ABSTRACT

This paper has highlighted the qualities that support the urban heritage conservation of Temerloh Town, Malaysia. Located on Ibrahim Street and near Mosque of Abu Bakar in Temerloh Town. It consists of five units of two storey shops. The principal aim of urban characteristics is to define qualities that maintain the urban way of life. Thus, conservation will aid cultural values and not be limited to isolated examples. The street proportions, based on clear blocks with Clear Street facing elements, create space and are helpful when conservation attitudes are adopted. The sense of place can only be achieved if the urban heritage is still intact and preserved whilst accommodating for new development.

Keywords: Development, Temerloh Town, Malaysia, Conservation.

1. INTRODUCTION

Due to the increasing tendency of city dwellers to move back into historic city centers, urban conservation is becoming an ever more urgent issue. So while the trend of moving back into city centers cannot yet be considered significant, it would seem highly likely that it will continue on an upswing, placing the issue of urban conservation at the fore. Conservation is an integral part of urban planning which provides a vital link to past. The importance of building and monument conservation: sensitivity towards the past, emotional ties, continuity and stability of physical surroundings, the absence of protection against economic pressure, the importance of tourism industry, lower estimated cost of development and financial gain in redevelopment. Although a variety of building types of different scales and complexity have been set aside for protection, the basic principles for the conservation of these buildings are consistent through out. Located on Ibrahim Street and near Mosque of Abu Bakar in Temerloh Town. It consists of five units of two storey shops.

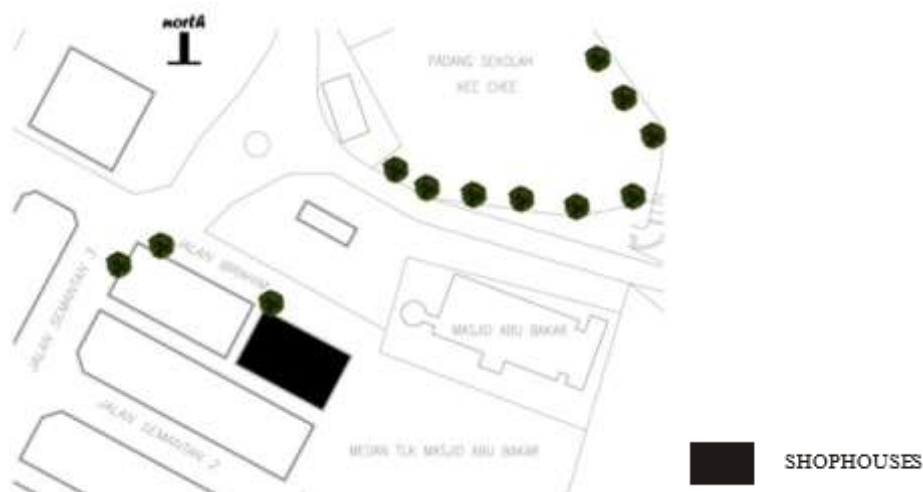


Figure 1: Location plan

1.2 Objectives

- Study the existing building conditions and related areas on Temerloh Town.
- Provide a short term and long term conservation orientated development policies and guidelines.
- Proposal development as a long-term development guidelines for individual lots.

3. LITERATURE REVIEW

In the context of urban conservation, states Genius Loci or the spirit of place, is a concept that relates to town preservation and revitalization. This notion is based upon the belief that each town has its own individual special uniqueness, character, identity and spirit, which is different from all other places. The spirit gives value and meaning to town's inhabitants and without this spirit their quality of life would be diminished [1]. Sense of place is difficult to define because of its intangible nature. It relates to perception, memory, associations and recollections, all of which we receive through our senses, than with images, styles, or hard facts. Typically one knows it when sighted, or sense it when encountered. Paris, New Orleans, or Taos, New Mexico are all known for having a strong sense of place, primarily because of the intense identity each city evokes, though it's hard to put the essence of each into words [2]. He suggests that an understanding of its spatial morphology can provide ideas for contemporary use in the making the Asian city identifiable angles and land subdivided into lots and public spaces. The arrangement pattern of the building and the streets of the old towns give various experiences in terms of visual quality and urban form [3]. Colour plays such an important role in emphasising the unique characteristics of historic buildings. Building elements such as windows, doors, walls, columns, roofs, domes, turrets, staircases and ceilings are all painted in various colours. Colours on these building elements are important as they can create a vivid image for historic cities. Such distinct images may well strike tourists as potent and memorable, thus creating a lasting mental picture which may lure tourists to revisit the place [4]. It considered worthwhile that a great street should help make the community; by facilitating people's interaction to achieve what they might not achieve individually, and the best streets will be those where it is possible to see other people and to meet them, all kinds of people, not just one class or colour or age. He also said a great street should be the most desirable place to be, to spend time, to live, to play, to work, at the same time that it markedly contributes to what a city should be [5]. Melaka's conservation area contains both tangible and intangible cultural heritage resources of universal value. The St. Pauls Hill Civic Zone has always been the seat of governing bodies from the time Melaka was founded to the present day. Although evidence of the Melaka Sultanate can only be seen in the form of a reconstruction of the Sultans Palace at the foot of St. Pauls Hill, remnants of civic buildings dating from the Portuguese occupation, Dutch period and British administration can still be found in this area [6].

4. APPROACHES

Study the existing building use, building conditions, buildings character and conditions of the immediate street on the row of shop lots along Ibrahim Street, Temerloh.

Study the traffic circulation pattern and pedestrian paths and concentration nodes of Temerloh Town.

- Study and propose the plant character to create the atmosphere in the study area.
- Propose the appropriate activities in relation with the whole Temerloh Town.
- Propose the appropriate renovation or alteration to the shop lots especially the façade treatment in the area.

4. DESIGN

A. General Guidelines

- The area is a part of the historical area of Temerloh Old Town.
- Any development along the street shall respect the scale and activity of the conservation area.
- If any development is to be carried out, building facades of the row shall be preserved and adapted into the proposal.
- Only structure of 2 storey is allowed to front the street.

B. Building Facades

- Building façade height shall follow façade of the adjacent lot.
- No blank façade of other building material other than the one on the existing neighboring lot shall be permitted.
- Façade elements found on adjacent facades shall be continued and reintroduced into the new proposal.
- Building façade shall only be painted with the color of a similar tone with neighboring lot.
- Openings on building façade in form of doors and windows shall follow those found on adjacent lots in terms of size, scale, form, and style.

C. Building Height

- No structure shall be higher than 2 storey along this row.
- This guideline shall overul all height permits and development plot ratio for this area.
- Only the original shop front façade structure of 2 storey is permitted to front the street.

D. Signage

- All commercial signage on building façade to blend with façade form, color, and shape.
- Signage that would cover the original façade of the building would not be permitted.
- The maximum size of a commercial signage board should not exceed 600 mm heigh.
- Signages with a light source within are not permitted.
- Side hung signboards are encouraged.

E. Building Use

- No other building use is permitted to accept those list in building use.
- Building ground floor as food outlets/eating facilities is encouraged.
- Activity within the building can overflow on to public plaza fronting the row of shop lots.
- Building use (ground level) to be the active commercial base.
- No residential shall be permitted on any level.

F. Roof

- Only clay roof tile of traditional style is permitted along this row of shops in clay colors.
- No other materials except those specified under F.1 are permitted.
- Any new roofing materials shall be of V-tile roof shingles to match shape, form, and color of old traditional tiles.
- No additional roofs except shop lot numbers 16 and 14, Ibrahim street shall be permitted.

G. Building Material

- No new building material other than the existing plastered brick tiers or material of similar outlook shall be used on the building facades.
- Any alterations to the building façade shall apply finish layer of the same material of its neighboring lots.
- No synthetic cladding materials shall be permitted.
- No metal/steel structure shall be permitted as building main structure.

H. Doors and Windows

- All windows and doors on level 2 fronting the street shall follow its original material, shape and form, and dimensions.
- No other material other than original shall be the building material for all window and door frames.
- All windows and doors shall be painted with colors that blend with its façade and neighboring lots. No striking solid colors that will highlight the particular lot shall be permitted.
- Metal horizontal sliding doors are encouraged on ground level. Total open shop front concept is applied to this row of shops.
- No permanent secondary façade such as of bricks, timber, glass or any synthetic materials shall be permitted on ground level.

I. Fascia Boards

- No additional fascia boards other than existing ones are permitted.
- Any repairs shall follow the dimensions, color, and material of the original one.

J. LANDSCAPING

1) Hardscape

- All hardscape materials in the form of paving materials, lamp-post, information signage, seats and another hardscape shall follow the theme of the area as a Conservation Zone.
- All lamp-post and banner-post shall be the traditional style.
- The positioning of the hardscape materials shall encourage walking as well retain environment.
- A pedestrian precinct will be the major scheme of the design of the public plaza immediately in front of the shop lot row.
- An idea of a pedestrian priority zone should be read by vehicular drivers in any attempt to enter the area.

2) Softscape

- Softscape in the form of shrubs are as a buffer zone to segregate vehicular activities along Ibrahim street visually and noise generated.
- The buffer zone will act as a physical barrier to segregate pedestrian activities from the street.
- A row of low-medium-high trees with the wide crown is encouraged to provide shade for the area to provoke pedestrian street activities.
- Pop plants such as flowers or small palms are encouraged to beautified and introduce colors inti the area.

5. SHORT TERM ACTION

5.1 Existing Building Use

No. 22, Ibrahim Street	Godown
No. 20, Ibrahim Street	Restaurant
No. 18, Ibrahim Street	Equipment Shoe
No. 16, Ibrahim Street	Boutique
No. 14, Ibrahim Street	Grocery

Short Term Actions

No. 22, Ibrahim Street

- Repaint front face
- Retain the flag pol
- Change building us
- Retain the holebrick character

No. 20, Ibrahim Street

- Repaint front face
- Remove signage system
- Retain the metal frame of windows and glasses

5.2 Short Term Actions

No. 18, Ibrahim Street

- Repaint front façade
- Remove signage system
- Retain the metal frame of windows and glasses
- Retain the balustrades form

No. 16, Ibrahim Street

- Repaint front façade
- Remove signage system
- Retain the metal frame of windows and glasses
- Retain the balustrades form
- Adjust the roof

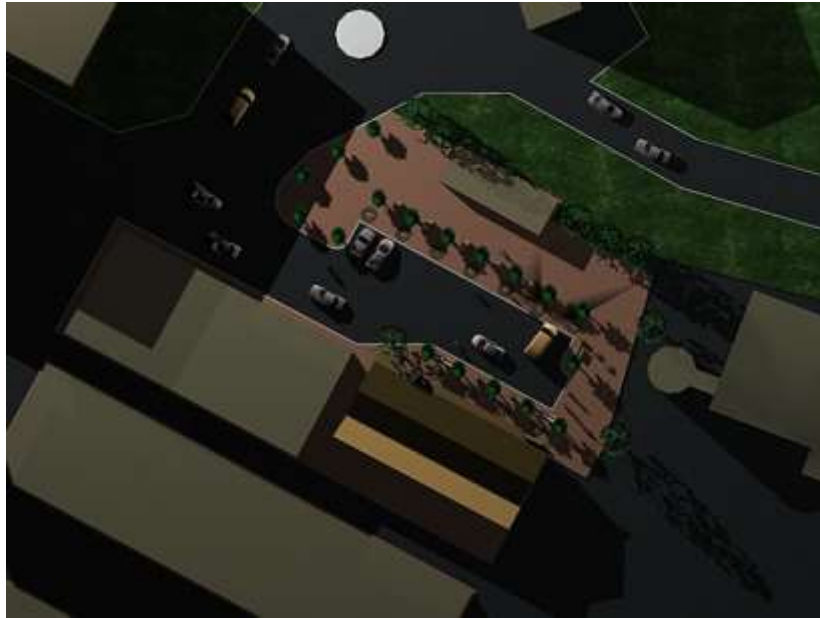
No. 14, Ibrahim Street

- Repaint front façade
- Remove signage system
- Retain the balustrades form
- Create the windows metal frame and glasses.



6. PROPOSED STREET ENVIRONMENT





7. DETAIL OF DEVELOPMENT

Conservation Guideline:

- For No. 22, Ibrahim Street, Temerloh



Detail Descriptions of Development Guidelines	
Roof	Change to clay color traditional style
Windows	Retain and refurbish all windows
Doors	Replace with top hang retractable roller shuttles
Signage	Remove existing signage
Colour Scheme	Total façade repaint is recommended
Building Use	Change to food outlet

- For No. 20 - 14, Ibrahim Street, Temerloh



Detail Descriptions of Development Guidelines	
Roof	Change to clay color traditional style
Windows	Retain and refurbish all windows
Doors	Replace with top hang retractable roller shuttles
Signage	Remove existing signage
Colour Scheme	Total façade repaint is recommended
Building Use	Change to food outlet

8. ELEVATION STUDY AND SECTION

- Elevation proportion study



• Section showing relationship with Kuala Semantan Street



IBRAHIM

KUALA SEMANTAN STREET

9. CONCLUSION

The principal aim of urban characteristics is to define qualities that maintain the urban way of life. Thus, conservation will aid cultural values and not be limited to isolated examples. The basic consideration when conserving urban qualities is one of urban space. Space is a quality that we will always look for because it has a strong presence and is a primary feature of city form. The street proportions, based on clear blocks with Clear Street facing elements, create space and are helpful when conservation attitudes are adopted. They become the physical entity that gives form to spatial qualities. It is concluded that to conserve a building or in this case a row of minor important shop lots, the best solution is to introduce a new activities that will suite the activities of the town. By doing so, the shops will be revived as a pedestrian concentration area.

10. REFERENCES

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