

# SUSTAINABLE HERITAGE LEAD DEVELOPMENT IN THE YANGON DOWNTOWN CONSERVATION AREA



# YANGON HERITAGE TRUST

DFAT FUNDED AVI ROLE - SENIOR HERITAGE ARCHITECT





# YANGON HERITAGE TRUST 2015

FOCUS ON TECHNICAL SUPPORT FOR  
CONSERVATION AND REUSE OF INDIVIDUAL  
HERITAGE BUILDINGS AND TRADES BASED SKILLS  
TRAINING

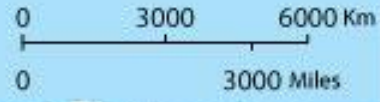


# WORLD

## Location Of Myanmar



**MYANMAR**





# YANGON, MYANMAR



# Location of Yangon Heritage Precinct





Unique downtown precinct with a relatively intact collection of 19<sup>th</sup> and early 20<sup>th</sup> century architecture – over 3500 identified colonial era buildings



Proposed  
Downtown Conservation Area







# YANGON HERITAGE STRATEGY

[www.yhtliveableyangon.org](http://www.yhtliveableyangon.org)

## Yangon Heritage Strategy

Combining Conservation and Development  
to Create Asia's Most Liveable City



# YANGON DEVELOPMENT HISTORY



Painted by J. Moore

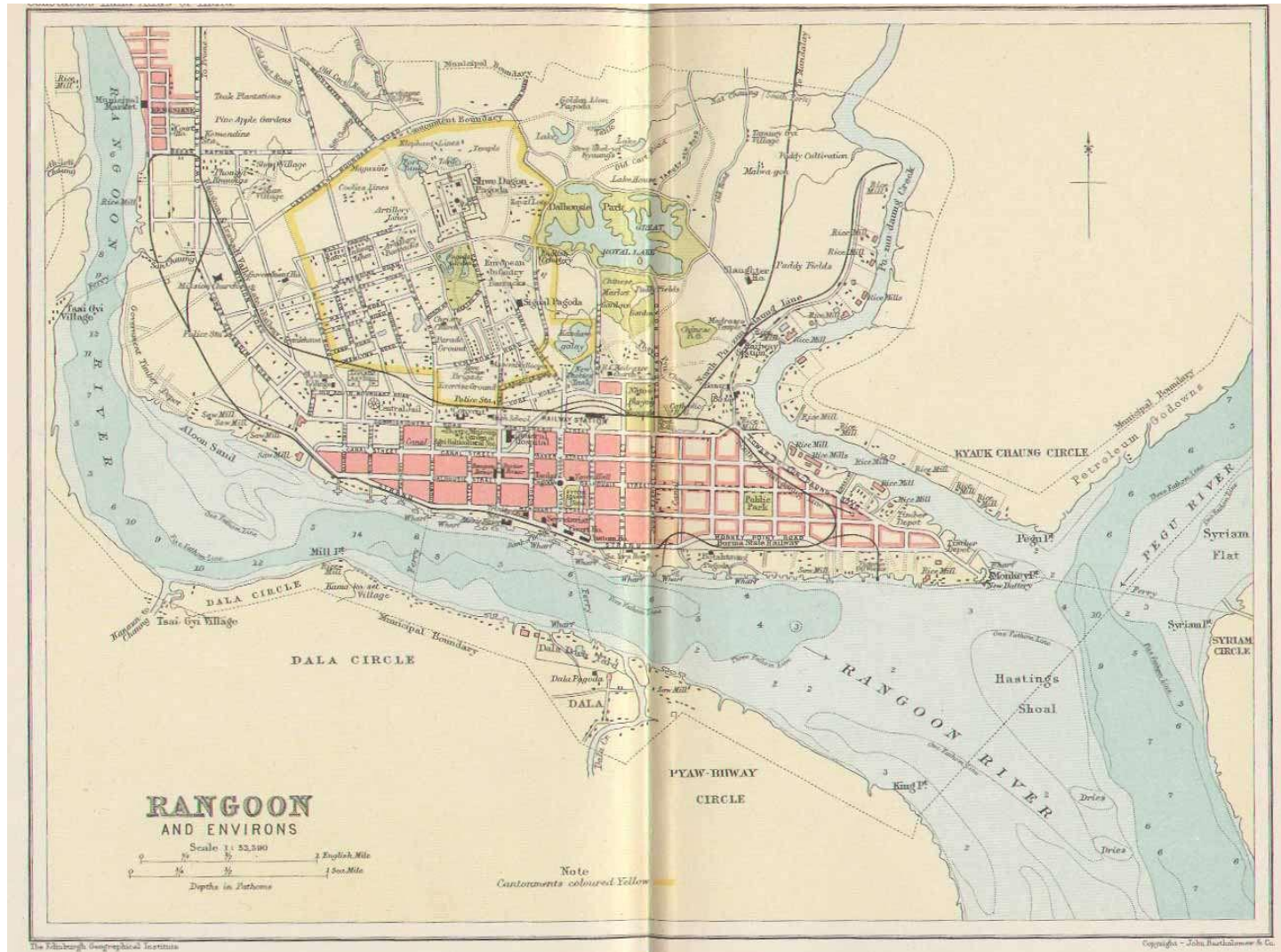
Printed by W. & A. G. Smith, 11, South Street, and The City of London, 11, London

Engraved by H. P. Hall

*View of the river and city of the EASTERN ROAD from MANGON, taken from the ADVANCE of the 7<sup>th</sup> MADRAS. Native - Topography*



# YANGON DEVELOPMENT HISTORY -1893



# YANGON DEVELOPMENT HISTORY









# YANGON DEVELOPMENT HISTORY – 90's





# 189 List

040



## Immigration and Registration Department

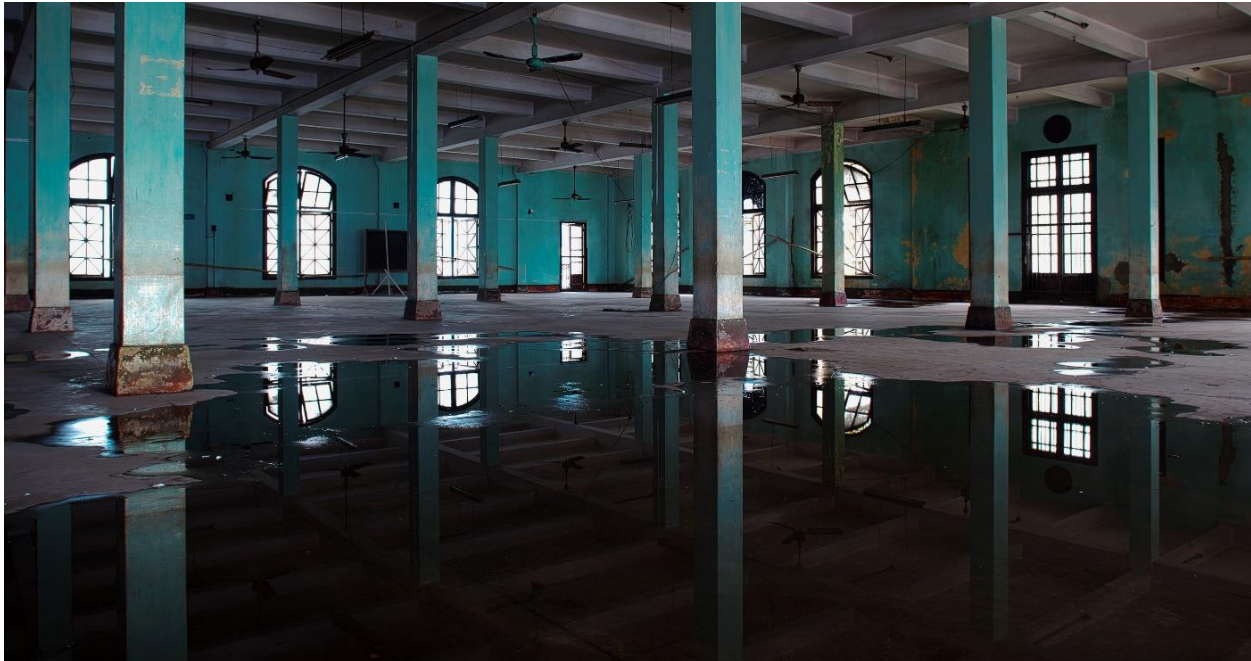
No(416), Corner of Maha Bandoola Rd & Maha Bandoola Garden St, Kyauktada Township.



## YHT VISION

Yangon Heritage Trust is an independent centre of excellence working to promote and integrate Yangon's unique urban heritage into a 21st century vision of Yangon as one of Asia's most liveable cities.





## YHT MISSION

Yangon Heritage Trust advocates for heritage protection, develops clear and sustainable policy options, engages with government, business and civil society, communicates its ideas to the widest possible audience, undertakes specific conservation projects, and facilitates research and training.

# YANGON'S CHALLENGES & THREATS

Lack of good design and incompatible new  
new infill developments



Corner of Merchant and Pansodan Sts, previous building (which was bombed in the war, then replaced with another building – recently completed) which makes a negative contribution to the character of the downtown.



# Threats to Yangon Downtown: Inappropriate infill development compromising heritage building settings



# Threats to Yangon Downtown: Lack of heritage planning process

- no regulations regarding context and materiality





# Threats to Downtown: Building Height & Mass Incompatibility



# Threats to Downtown: Impacts on key site lines





## Threats to Downtown: Disappearing Heritage Buildings and Places





# Threats to Downtown: Limited Public Space





# Threats to Downtown: Traffic Congestion & Insufficient Public Transportation





# Threats to Downtown: Diminishing Pedestrian Environment and compromised public realm





# Threats to Downtown: Lack of Building Maintenance





# Threats to Downtown: Flooding & Storm Water Management





# Threats to Downtown: Obsolete or Insufficient Utility Infrastructure





# Threats to Downtown: Incompatible Building Materials (and signage!)





# Threats to Downtown: Underutilized assets



# Threats to Downtown: Need for an Holistic Vision for Growth & Restoration/ Reuse of existing building stock







# **YANGON'S OPPORTUNITY**

TO BE DEVELOPED INTO A MODERN ASIAN CITY WHILE RETAINING AND REUSING ITS UNIQUE HERITAGE (BUILT AND CULTURAL)





Unique precinct with a relatively intact collection of 19<sup>th</sup> and early 20<sup>th</sup> century architecture – over 3500 colonial era buildings



Proposed  
Downtown Conservation Area

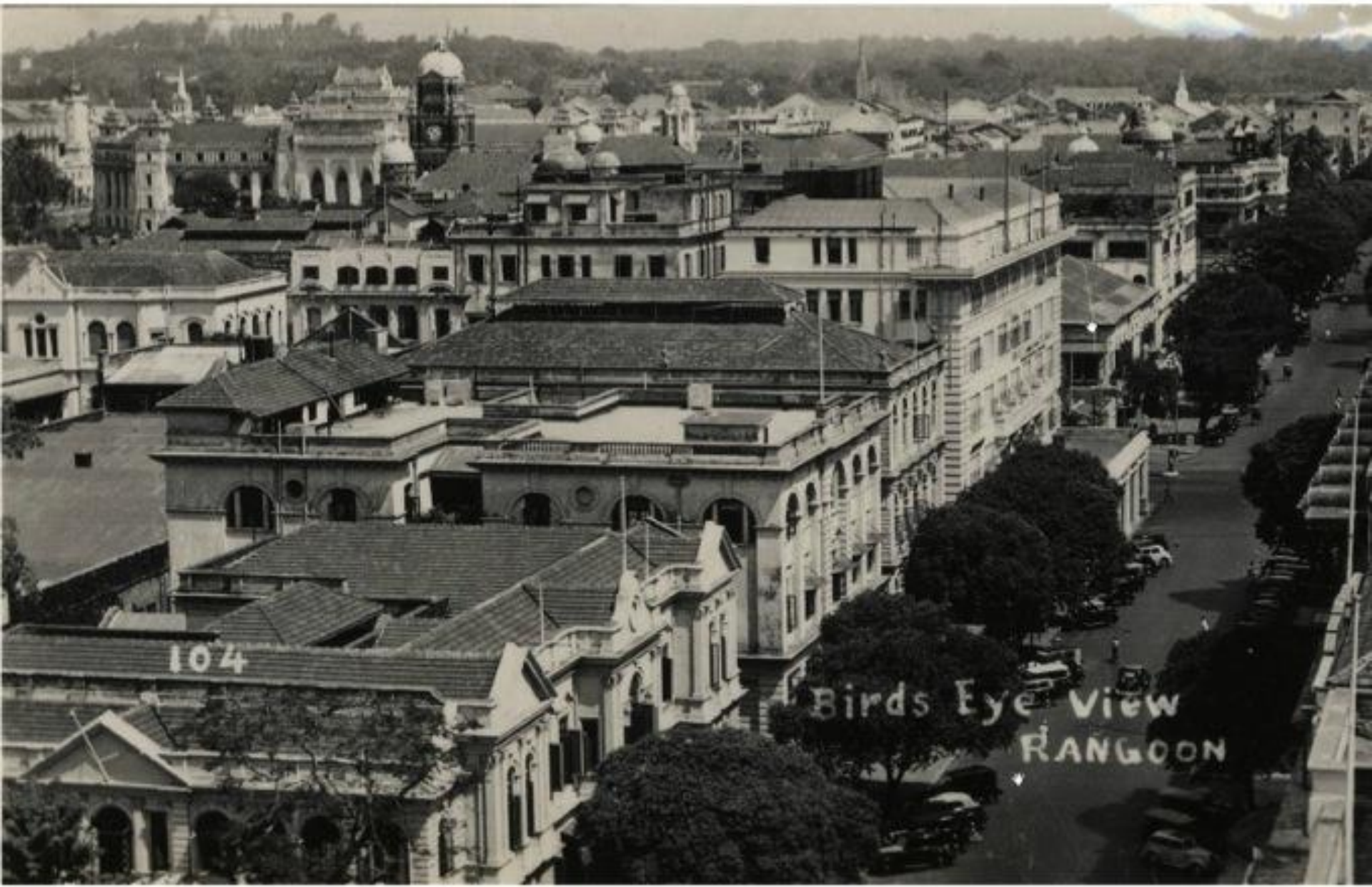


# Highly Intact Precincts





Highly Intact Streetscapes – 90 foot streets including Pansdosan Street (historic view)





Pansdosan Street – today  
Intact streetscape



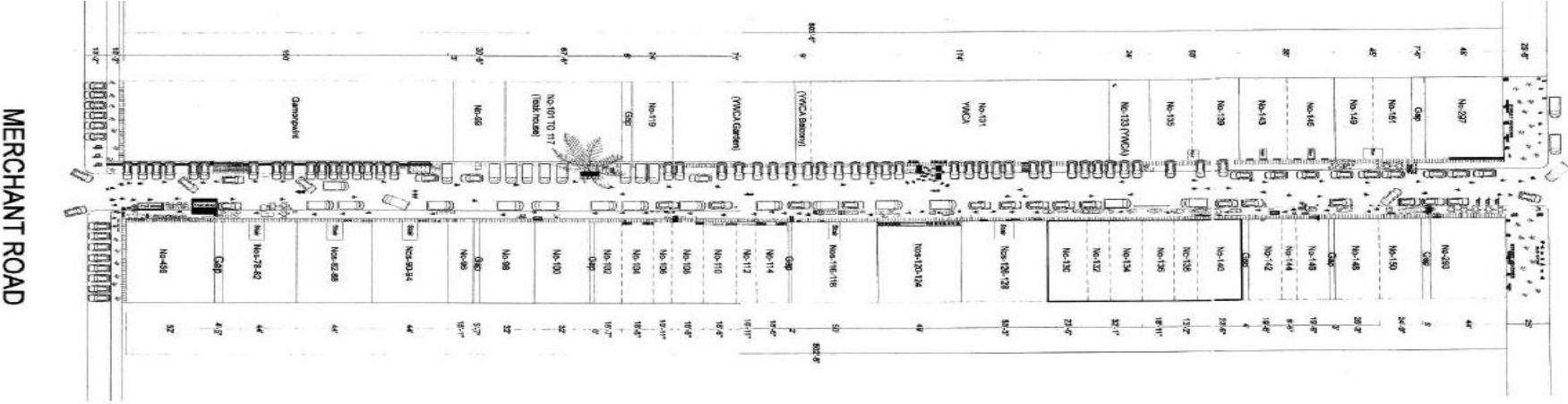


## Highly Intact Streetscapes – 40 foot streets including Bogalayzay Street





# Highly Intact Streetscapes – 40 foot streets including Bogalayzay Street





Potential for renovation and reuse of major public buildings – 189 List  
The secretariat

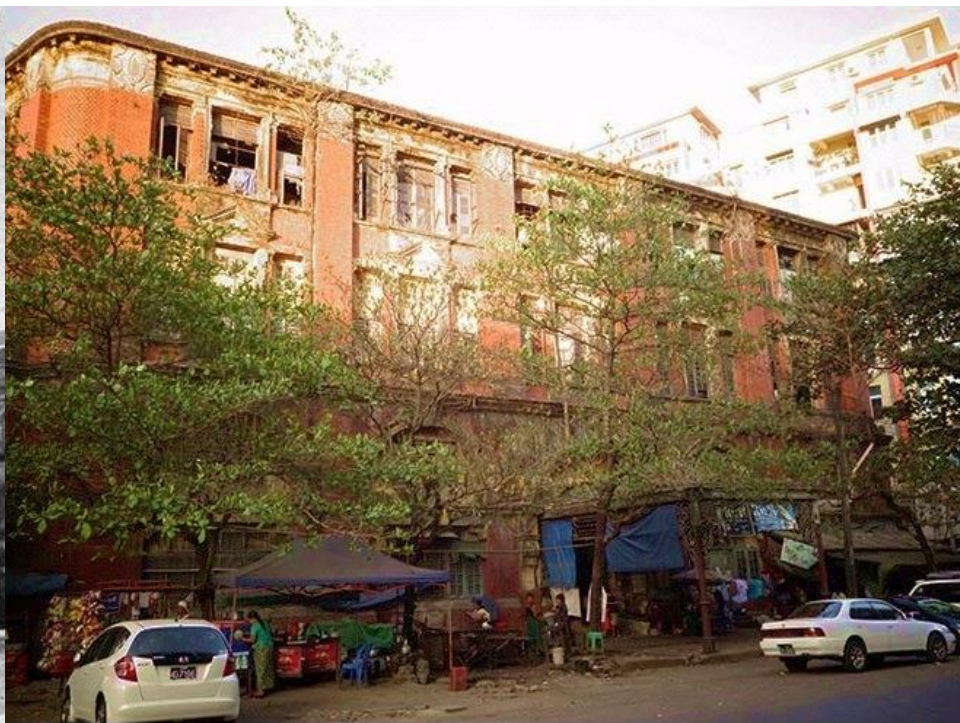








## Potential for renovation and reuse of smaller Commercial Buildings - Balthazar Building (Bank Street)





# Potential for renovation and reuse of Residential Buildings – Apartments (up to 1600 significant residential buildings)





Potential for new infill developments – of appropriate in scale, material and texture





Potential for new infill developments – of appropriate in scale, material and texture





# Potential for retention and enhancement of Intangible Heritage





# Amazing potential for waterfront development on the Yangon River





# YANGON HERITAGE STRATEGY

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## Yangon Heritage Strategy

Combining Conservation and Development  
to Create Asia's Most Liveable City



YANGON  
HERITAGE  
TRUST



# 12 Key Principles for a liveable Yangon





# 12 Key Principles for a liveable Yangon





# Vision for Yangon Downtown



# Three Part Action Plan

## 1. INTERIM MEASURES

Assist government to protect the historic city with interim legislation

- Moratorium on demolition of heritage assets
- Establish interim review process
- Identification of all public assets
- Protect and open up key public assets
- Review commercial uses and development threatening public assets
- Interim conservation area designations
- Interim individual heritage place protection



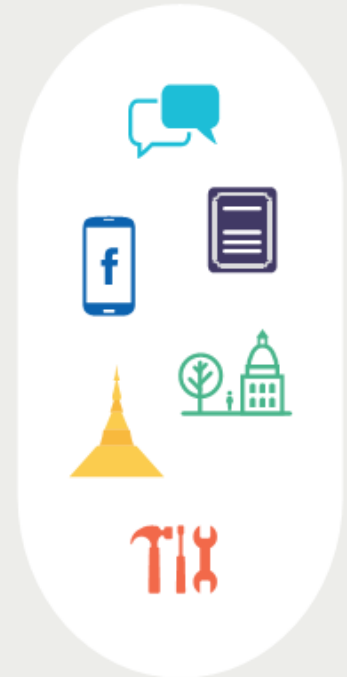
## 2. BUILD SUPPORT AND AWARENESS FOR CONSERVATION

Raise awareness of conservation and planning benefits

- YHT Blue plaques
- YHT Tours
- Media
- Community forums
- Assisting local government

Undertake demonstration public realm upgrade and building reuse projects

- Complete 5-10 historic building projects
- Establish a public private fund for conservation
- Master plan waterfront and railway sites
- Upgrade key walking routes in historic city in line with Better Streets Plan
- Create Shwedagon green belt
- Work on public transport



Provide advice and training for conservation projects

- YHT continues its training work
- YHT continues to provide advice to government
- YHT continues to assist government and private sector with conservation projects

## 3. LONG-TERM REGULATION

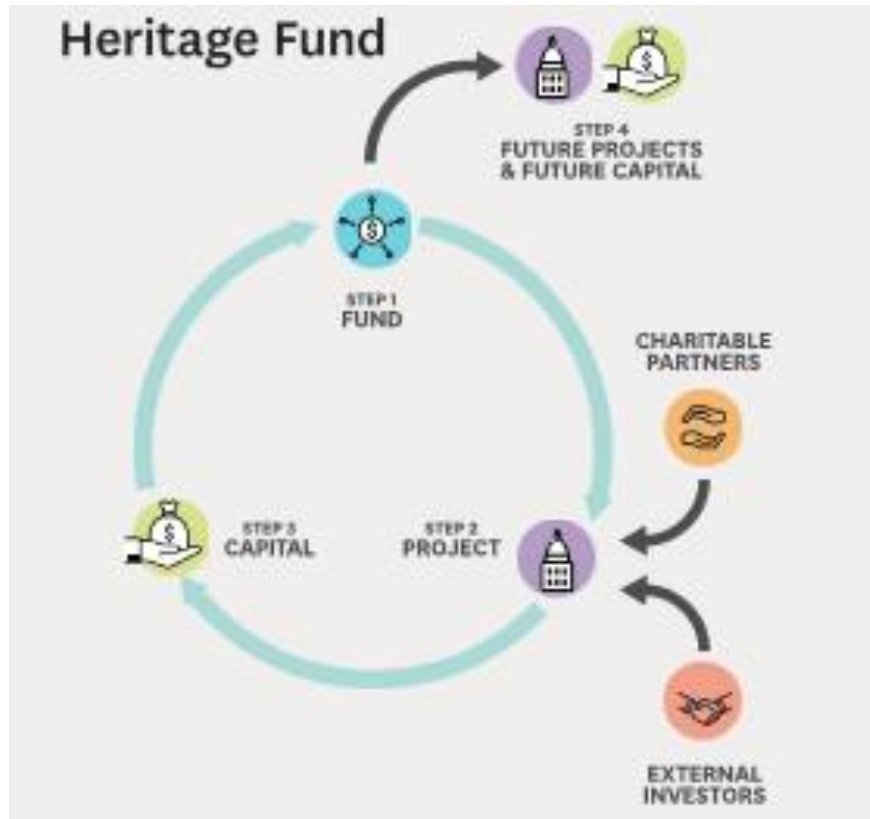
Introduce first-generation planning controls and processes

- Revised Yangon Heritage Conservation Law
- Introduce first generation planning regulations and processes
- Guidelines for new development in conservation areas
- Heritage guidelines for Individual places
- Revise supporting legislation
- Complete major projects such as waterfront and railway station redevelopments

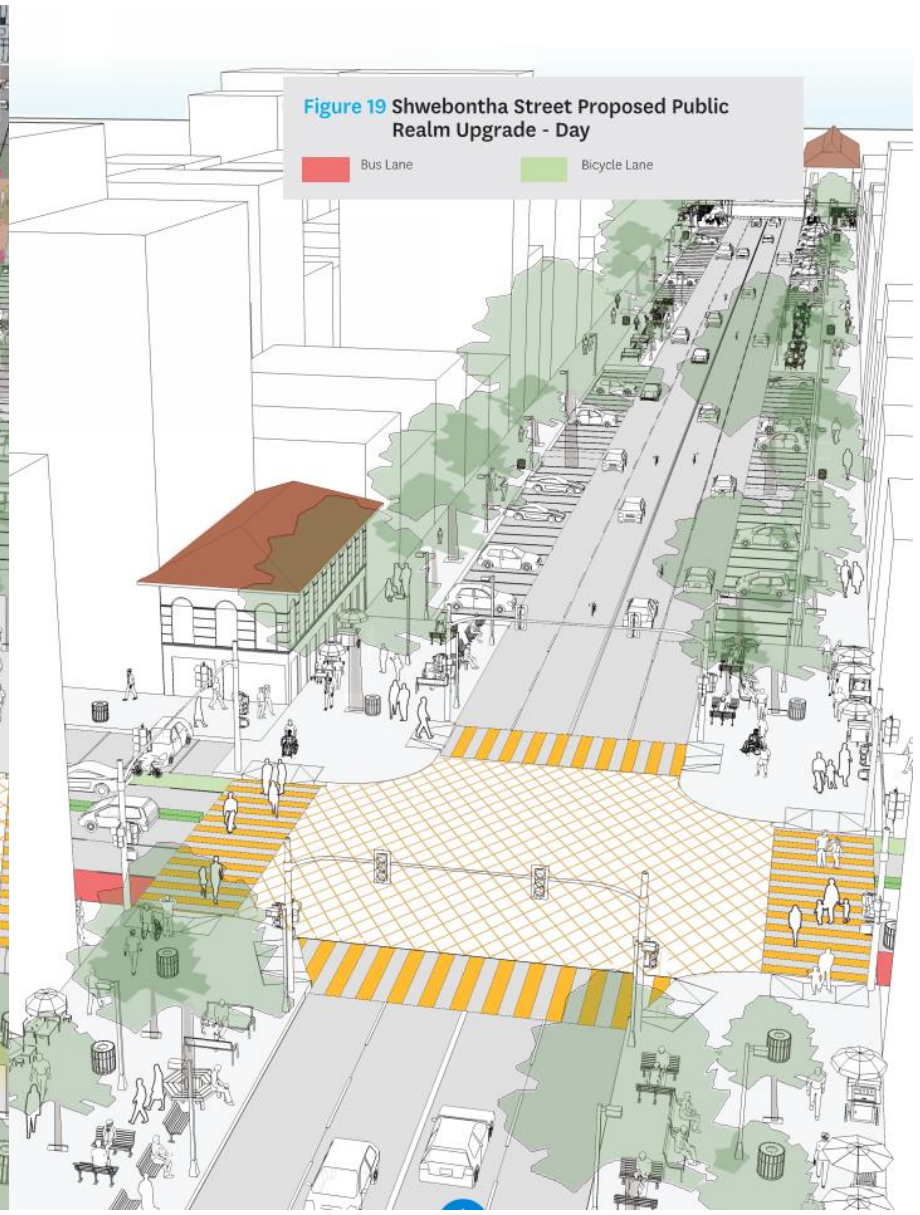




# Action Plan – Heritage Fund



# Action Plan – Streetscape Upgrades





# Action Plan Landmark Building Projects

The Yangon Heritage Trust has identified the following eleven landmark buildings as key opportunities for immediate action. Each have high heritage significance and an ability to serve as catalytic demonstration projects. Six of these (Buildings C to H) are within the lower Kyauktada area and should be considered together to ensure the best uses can be found for them (see page 76-77).

## BUILDINGS:

- A. Former Ministry of Hotels and Tourism
- B. Waziya Cinema
- C. Myanmar Agricultural Development Bank
- D. Yangon Division Court and Pension Office
- E. Former U.S. Embassy
- F. Balthazar Building
- G. Myanmar Economic Bank 2
- H. Former Myanmar Oil and Gas Enterprise
- I. Compressor Station
- J. Printing and Publishing Enterprise
- K. Sarpay Beikman



# Action Plan Demonstration Projects, Training and creation of new livelihoods





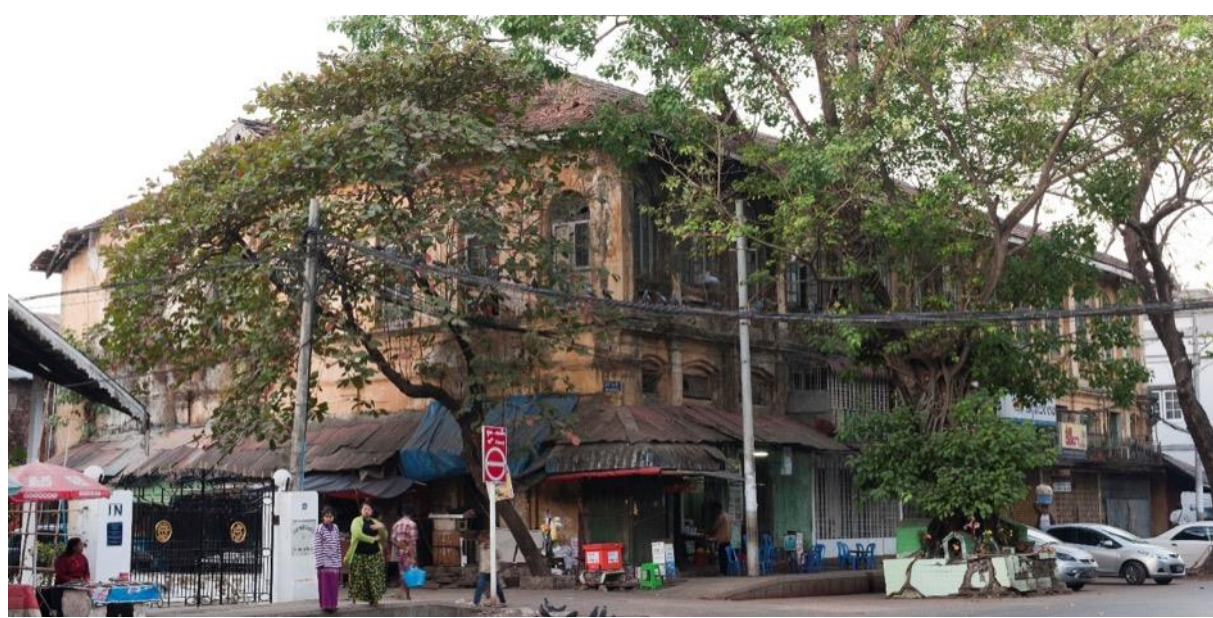


TURQUOISE MOUNTAIN



Exemplar demonstration renovation projects  
491 – 501 Merchant Street

Before



After



491-501 MERCHANT STREET





TRADITIONAL BUILDING SKILLS TRAINING





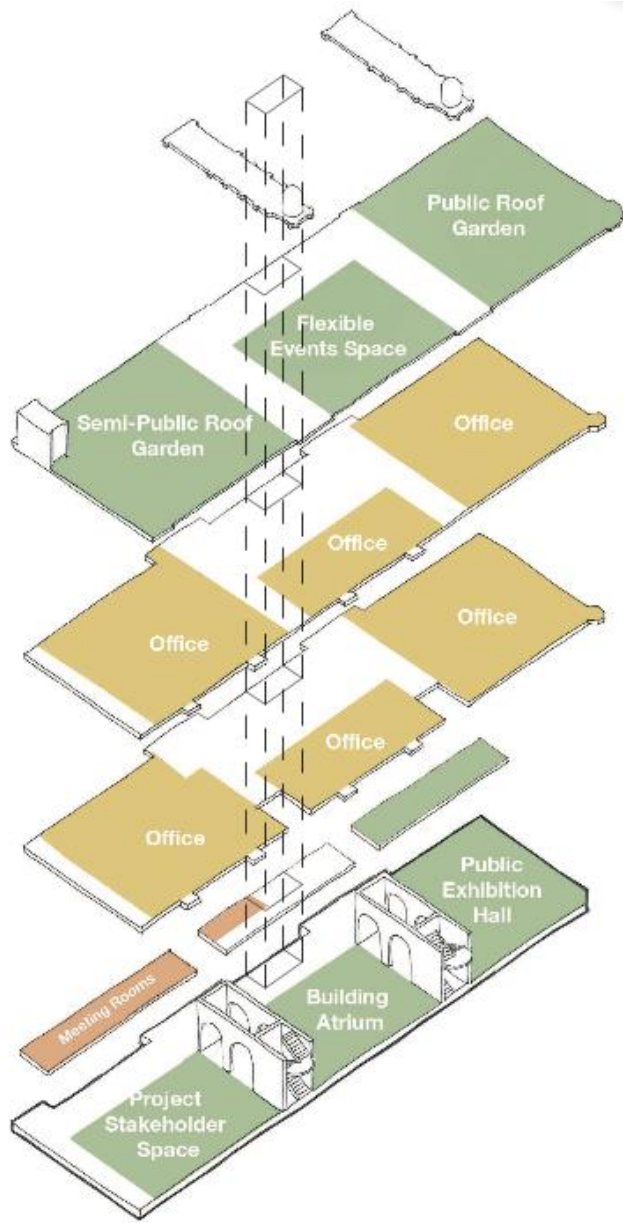
**TRADITIONAL BUILDING  
TRADES SKILLS TRAINING**





LANDMARK REGENERATION PROJECT – BURMA TOURISM





# BURMA TOURISM





## SKILLS TRAINING

# New Livelihoods – Cultural Tourism

## Walking tours





# New Livelihoods – Cultural Tourism

## Walking Tours





# THANK YOU!



Sule Pagoda, City Hall