

Topic name:

RECONSTRUCTION OF OLD APARTMENT BUILDINGS IN THE INNER CITY OF HANOI

Major: **Architecture** - Code: **9580101**

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The research thesis closely follows the purpose of reconstruction of Hanoi inner city industrial zones in accordance with the orientation of sustainable architectural and urban development in terms of Environment, Economy, Culture – Society (CS); harmony of interests; balance between aspects of position (of location), quality (living environment), and subject person (residential community).

With the content of conducting research, the thesis has made the following new contributions:

- Propose new approaches to reconstruct old IPs on the basis of identifying, evaluating and exploiting potential factors of location, socio-economic management and socio-economic development suitable to the development context of each old public house (OPH).
- Propose viewpoints and principles guiding the reconstruction, establish an overall spatial organization model and architectural solutions to improve the position and upgrade the quality of the residential area after reconstruction.

New contributions of the thesis with scientific and practical significance include:

- Scientific significance: Contribution on theoretical and methodological basis to research on reconstruction/sustainable redevelopment of old residential areas in the inner city of Hanoi.
- Practical significance: Contributing to improving the efficiency of reconstruction activities of old industrial zones in Hanoi. Contributing to the realization of the Capital's socio-economic and economic development orientations.

The new contributions of the Thesis are reflected in the research results as follows:

1. 4 views and 9 principles of reconstruction of OPHs have been proposed.

1.1. The four perspectives of reconstruction of industrial zones include:

- Reconstruction of the OPH is the creation of a new residential area in the direction of restructuring land use norms, recreating the characteristic feelings of the OPH, strengthening the community to be resettled on the spot.
- Reconstruct the industrial park to use resources rationally and efficiently, meeting the criteria of sustainable architecture and urban areas in environmental, cultural, social, economic, and legal aspects.
- Reconstruction of the industrial park to harmonize the interests and needs of stakeholders, including authorities - investors - people (in terms of livelihoods and living environment).
- The reconstruction improves the quality of people's living environment while respecting and satisfactorily dealing with intangible aspects/values of the old OPH.

1.2. Nine principles for reconstruction of Hanoi inner city industrial zones:

- Principle 1 - Mixing functions on all 3 levels (Residential - Plot - Building) in order to improve the efficiency of urban land use.
- Principle 2 - Compliance with regulations on the basis of flexible exploitation of the relationship between urban planning indicators in specific areas.
- Principle 3 - Balance & harmoniously respond to economic, socio-economic and economic aspects, sharing the potential and opportunities of the place.
- Principle 4 – Maximally meet the need for on-site resettlement and maintain inherent livelihoods, with reasonable compensation/conversion – to sustain communities.

- Principle 5 - Leverage and harness public transport system (TOD) accessibility to improve the value and efficiency of urban land use.
- Principle 6 - Diversify the service space to maintain people's livelihoods, create opportunities to attract investment and develop socio-economic activities in the residential area.
- Principle 7 - Organic continuation of intangible elements, evoking feelings of the "collective spirit" / "soul of place" of the old OPH.
- Principle 8 - Enhance green areas and open public spaces in order to improve the natural and social environment in residential areas.
- Principle 9 - Strengthen friendly and sustainable links with neighboring neighborhoods, sharing benefits and development opportunities.

2. A set of criteria including 3 groups of OPH - People - Quality has been developed with 25 specific criteria to determine the potential as well as the proportion of components that create the balance of OPH. From there, the inner city zones of Hanoi are divided into reconstruction groups to orient adaptive reconstruction solutions.

3. 2 models of superposition of functional spaces in the OPH have been proposed to create surplus funds for reconstruction. On that basis, 4 groups of reconstruction solutions are proposed, including:

- Solution group for OPH Position component (Factor 1)
- Group of solutions for OPH Quality component (Factor 2)
- Solution Group for OPH Human Component (Factor 3)
- Other groups of solutions

These new contributions of the Thesis are in line with the Purpose and Objectives of the Topic./.