



## **FEATURES OF RECONSTRUCTION OF CULTURAL AND HISTORICAL BUILDINGS AND STRUCTURES**

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<b>Article history:</b>	<b>Abstract:</b>
<b>Received:</b> 14 <sup>th</sup> March 2021 <b>Accepted:</b> 3 <sup>th</sup> April 2021 <b>Published:</b> 16 <sup>h</sup> April 2021	This article examines the problems of preserving and using the historical and architectural heritage in the process of city reconstruction. Information about the reconstruction of the housing stock of the central districts of cities is given. Some shortcomings in the reconstruction of cultural and historical buildings and structures, as well as ways of solving these problems are presented.
<b>Keywords:</b> Historical buildings, reconstruction, rebuilding cities, protection of architectural monuments, building formation.	

### **INTRODUCTION**

Reconstruction of buildings in historic city centers is treated differently. The problem of preserving and using the historical and architectural heritage in the process of urban reconstruction is one of the most urgent and difficult in modern urban planning. The transformation of the planning and spatial structure of the historical city, the formation of the development of its streets and squares, residential areas and quarters, public centers and recreation areas on the basis of continuity presupposes the adoption of such decisions in which the city and its individual parts do not lose their architectural originality. The process of reconstruction of the centers of historical cities is intended to solve the most acute problems that have arisen due to a number of reasons due to rapid changes at the socio-economic level.

In the conditions of growth and dense urban development, the reconstruction of buildings and structures for various purposes is of great importance. Most of the buildings are located in the so-called historical "red lines" located in the city center. Such buildings were erected many years ago, they are poorly adapted for use in modern conditions. For example, very often the load-bearing structures in the houses of the old housing stock are badly worn out.

### **MATERIALS AND METHODS OF RESEARCH**

Reconstruction of historically established urban quarters is inevitably associated with the reorganization of the housing stock through a comprehensive overhaul of buildings, improvement of their landscaping and courtyard areas, the formation of intra-quarter squares, playgrounds and sports grounds, repair and painting of facades, etc. At the same time, it is necessary to solve complex problems in the field of urban planning, architecture and work organization.

The reconstruction performs the following tasks:

- preservation of fixed assets of the non-production sphere;
- increasing consumer qualities and living comfort;
- Prevention of premature exit of buildings from service and their demolition;
- changing the function of buildings in part or in whole.

Reconstruction of the housing stock in Uzbekistan has a specific character, since it is associated with the need for a careful and careful approach to the existing development, which has great architectural, historical and urban planning value. Old residential buildings are typical and most massive objects of reconstruction. Many of them are capital multi-storey buildings, suitable in terms of technical condition for further long-term operation. Their aesthetic and architectural qualities are extremely significant in terms of urban planning. The individual appearance of old residential buildings plays a large, and sometimes the main role in shaping the uniqueness of old urban areas,

especially the central parts of the city. At the same time, the majority of old residential buildings have significant physical and moral deterioration. Therefore, their reconstruction is an urgent task, the social, urban planning, economic and technical significance of which make it one of the most important tasks of the urban economy.

## **RESEARCH RESULTS**

Reconstruction of historical buildings in city centers can solve the problem of expanding the housing stock, which is necessary for population growth. It is in the central regions that about 90% of the entire old housing stock is concentrated, all transport hubs converge here and public facilities are located. In the modern world, developing centers contribute to the harmonization of the environment. One of the advantages of reconstruction measures is an increase in the existing funds of various buildings by 40-70% (for example, by adding or adding houses) [1].

Undoubtedly, the reconstruction should be comprehensive and take into account the development prospects of the settlement. Also, the restoration of buildings by means of reconstruction requires a more serious approach from workers, high qualifications and practical experience are required. Failure to comply with these conditions usually after some time leads to the demolition of the buildings that have developed after the reconstruction, and hence the loss of the historical appearance of the city. The growing demand for offices and hotels, boutiques and shops, restaurants and cafes in historic city centers spurs the supply of such objects. The recouping of such buildings is usually 2-2.5 times faster than new construction with the right choice of business direction.

Reconstruction of the housing stock on the territory of the old urban development should provide for its general renewal so that after the reconstruction, the level of improvement of the renovated housing stock would be equal to that adopted in new construction.

Reconstruction of the housing stock of the central districts of cities can be of the following types:

- reconstruction of areas with a large number of architectural monuments
- reconstruction of districts with prevailing high-value multi-storey buildings;
- reconstruction of areas with valuable, individual buildings dominated by new buildings.

The design of the reconstruction of the housing stock in the zones of placement of architectural monuments is usually carried out by special design organizations, architectural restoration workshops. The main focus in this case is the careful preservation and restoration of the historical appearance of ancient monuments. If the design of an area with a predominantly valuable multi-storey housing stock is carried out, that is, the internal and external appearance of the city center, representing its specific features, should, if possible, be preserved. Superstructures, additions, extensions, insertions, placement of new buildings in place of demolished buildings should tactfully fit into the architectural appearance of the reconstructed building and be linked to it.

If there is a reconstruction of areas with valuable individual buildings and predominantly new buildings, the old buildings to be reconstructed should be included in the new development complex [2].

It is important to note that the reconstruction of historical buildings and structures is considered a more time-consuming process than the construction of new objects (usually 25-30% higher, in some cases 50-100% higher). However, the total time spent on reconstruction is 1.5-2 times less. This speed allows you to quickly solve the problems of commissioning residential and public buildings, respectively, to accelerate the implementation of economic, social and urban planning tasks.

A big drawback of the reconstruction of cultural and historical buildings and structures is their crampedness, conditions often arise that it is impossible to use more modern construction technologies and construction mechanisms when performing work, there is no place to store materials and their delivery becomes more difficult [3].

Often, the transformation of architectural monuments can lead to a complete relocation or partial relocation of residents or people working in a particular building. As foreign experience shows, the implementation of the above works is possible without relocation of residents, while improving production technology and modernizing mechanization means. This recommendation will help to reduce the cost of reconstruction and its self-sufficiency.

Carrying out works on the reconstruction of cultural and historical buildings allows preserving the unique historical image of the city, passing on a part of the national culture and spirit to the next generations. The commissioning of new squares in the historical center makes it possible to increase the efficiency of the use of cultural and historical buildings and structures, while not expanding the existing boundaries of the city.

## **FINDINGS:**

The main task of the reconstruction of the historical city is the optimal organization of the urban environment, the harmonious unity of historically formed ensembles and new buildings, while meeting the requirements of modern society and its comfort.

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