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# ADAPTIVE REUSE OF HERITAGE SHOPHOUSES AS A MUSEUM IN IPOH OLD TOWN PERAK

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# ABSTRACT

Adaptive reuse is a concept in architecture and urban planning that involves repurposing an existing building or structure for a different function or use than it was initially intended for. Instead of demolishing a building and constructing a new one, adaptive reuse seeks to utilise the existing structure and transform it into something new while preserving its historical, cultural, or architectural value. The adaptive reuse process involves analysing the existing building's characteristics, such as its structural integrity, spatial layout, and historical significance, and determining how it can be creatively adapted to serve a new purpose. Overall, adaptive reuse is a sustainable and creative approach to architecture and urban planning, allowing existing buildings to be repurposed and given new life while preserving their historical and cultural value and contributing to the vitality of communities. The number of adaptive reuse projects is increasing in Ipoh Old Town. However, this research will only focus on the adaptive reuse of museums in Ipoh Old Town. This research aims to study the rate of maintained and modified elements in adaptive reuse practices for heritage shophouses in Ipoh Old Town Perak by identifying heritage shophouses adaptive reuse practices and analysing the common building elements affected in adaptive reuse practices in Ipoh Old Town Perak. This research conducts a qualitative method which consists of observation and three case study building on heritage shophouses that practice adaptive reuse as a museum. Next, the data obtained was analysed by using ATLAS.ti. All the data obtained was represented in the forms table and networking diagram. It can conclude that the highest rate of modified elements is 73% occupied in case study 1, Time Tunnel. Meanwhile, the highest rate of maintained elements is 86% occupied by case study 2, Ho Yan Hor.

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# CHAPTER 1

# INTRODUCTION

## 1.1. OVERVIEW

Construction industry has a wide scope of work, one of them which is the adaptive reuse of heritage buildings. Adaptive reuse of heritage buildings is a method towards conservation of heritage buildings, as it extends the building's life and avoids demolition waste, encourages the reuse of embodied energy and provides significant social and economic benefits to society. Yung et al. (2014) mentioned that the adaptive reuse of historic buildings is becoming widely acknowledged as a sustainable conservation strategy. Several factors, including the increasing number of old buildings, limited availability of new land, and technological changes, are driving the expansion of its popularity.

According to the National Heritage Act 2005, adaptive restoration of heritage buildings involves all or a portion of the exterior restoration with the interior adapted to a modern functional use (Al-Obaidi et al., 2017). Most of the heritage buildings in Malaysia went through this approach known as adaptive reuse. Abdulhameed et al. (2014) stated that most believe that adaptive reuse is the best and only way to preserve the heritage of the past. By that, heritage buildings' value remains the same as adaptive reuse approaches were used. Furthermore, there is an opportunity for the public to perceive and attract tourists to the newborn spaces by the value of historical buildings (Abdulhameed et al., 2014).

Yacob et al. (2019) defined building refurbishment projects can be classified into two categories. Repair, rehabilitation and restoration are the first works that restore the building to its original design performance. In contrast, the second category is works that improve the original design performance, including extension, renovation, improvement, retrofit, modernization, and conservation (Yacob et al.,