

## **New construction and reconstruction of the historic architectural environment in a view of zones of protection the monuments of architecture and town planning**

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**Summary.** Conservation zoning is conducted and zones of protection of the monuments of architecture and town planning of the historic towns are established to protect the monuments and their surroundings, to preserve their compositional value and perspectives of view disclosure, to maintain the traditional character of planning and building of the historic environment. The article shows how the territory of the historical town is divided by the degree of the historical and cultural value of planning, building and landscape. The author analyzes the zones of protection of the monuments of architecture and town planning, reveals their task, shows, how the boundaries of these zones are established. The regime of reconstruction of the historical architectural environment in a view of conservation zoning of the historical city is determined in the article. The regeneration of the historical architectural environment applies to the territory of the monuments, to the complex protection zone and to the protection zones of separate monuments, located outside the historic center. In zones of building regulation is used the reconstruction regime with varying degrees of interference depending on the historical value of the environment around the monument and the remoteness of the site of designing from the monument.

**Key words:** the historical architectural environment, zones of protection of the monuments

of architecture and town planning, reconstruction regime.

### INTRODUCTION

Today, before the architects engaged in the restoration and reconstruction of the historical heritage, a very important question of the preservation, modern state and the modern use of the historical architectural environment appears. This question is particularly actual for the historic city centers as the most attractive areas for the investment standpoint. The desire of investors to use the land allocated for new construction in the most expensive parts of the city as much as possible sometimes leads to ignoring the traditional planning, volumetric, spatial and functional features of these areas. In the pursuit of profit and square meters the main compositional principle of historical architectural environment is often not taken into account - the subordination of the new ordinary buildings to the existing historically valuable buildings and dominant monuments, and also the subordination to the typical scale, superficiality and parcellation

of facades of buildings which traditionally were formed this town's historical center. It is not a single case, where a new building due to an incorrect selection of volume and number of storeys becomes the cause of disharmony of historical architectural environment, and sometimes destroys all of its composition [15].

Exactly for the protection of monuments and their surroundings, the preservation of their compositional value and perspectives of view disclosure, for keeping the traditional character of planning and building of the historic environment the conservation zoning of the historic towns is held and zones of protection the monuments of architecture and town planning are established.

New construction, restoration or reconstruction of the historic environment should be carried out taking into account these zones of protection of the monuments.

#### PURPOSE OF WORK

The purpose of this article is to show how the territory of the historic city is divided by the degree of the historical and cultural value of planning, building and landscape, which are the protection zones of the monuments of architecture and town planning in the historic city. How we determine the boundaries of these zones and which are their tasks. The article considers in detail the possible regime of reconstruction of historical environment, based on the protective zoning of the historical city.

#### MATERIALS AND METHODS

Research on the choice of the appropriate methods of reconstruction and restoration of the historical heritage should be carried out by using the method of graph-analytic historical and architectural analysis and analysis of the current state of the monuments and the environment, the method of comparative analysis, synthesis and theoretical modeling.

#### RESULTS AND DISCUSSION

Preserving the authenticity of the historical cities, their architectural and town planning monuments is the leading issue in the sustainable development strategy of Ukraine's regions [20].

The protective zoning of the historical city is a town planning means of preserving its historical and cultural heritage. The territory of the historical city by the degree of the historical and cultural value of planning, building and landscape can be differentiated in this way.

1. The most valuable is the area of the historical center (as a complex monument of architecture and town planning) as well as the territories of separate architectural and town planning monuments, which are located outside the historic center.

2. The next in value are the areas that provide the visual perception of the historical center or separate architectural monuments. These areas are adjacent to the historic center or to the territories of separate monuments.

3. Also scientifically valuable are areas in which the archaeological cultural layer was found.

4. Low-value, based on historical and cultural values, are the territories of modern high-rise residential buildings.

5. The territories with disharmonious industrial and warehouse buildings and with landscape, which is destroyed by open development, provide the negative impact to the volume-spatial composition of the historic towns.

Based on this classification of the city territory by the degree of the historical and cultural value, the protective zoning of the historical city is determined. Zones of protection the monuments of architecture and urban planning include:

- the territory of the monument;
- the complex protection zone, which is located within the borders of the historical center and is composed of protection zones of the monuments of architecture and urban planning, which are located in the historic center;

- protection zones of separate monuments located outside the historic center;
- zones of building regulation;
- zones of protected landscape;
- zones of the archaeological cultural layer [16].

Separately should be highlighted:

- the historical and architectural reserves;
- the historical and architectural reserved territory.

sure its optimal visual perception [11].

If the protection zones of separate monuments are crossed or zones are adjacent to each other, the complex protection zone can be established. The complex protection zone can be organized as a zone of special regime of protection and used for all historical center (especially for small towns). This makes possible to preserve the uniqueness and integrity of the whole ensemble of the historic center, not just the separate attractions, which it includes.

Zone of building regulation - is a territory that surrounds or is adjacent to the complex protection zone or protection zone of separate monument of architecture and town planning. It is designed to preserve the traditional character of the buildings of the historic architectural environment, this means preserving the right size and shape for ordinary buildings which are the background of the architectural monuments, which have always been the city dominants and accents [11]. It must ensure a harmonious transition from the buildings of the historic center to the modern buildings.

Zone of protected landscape - is a territory outside the complex protection zone or protection zone of separate monument, designed to preserve the historical landscape surrounding the monument, the unity buildings with nature and visual disclosure of the monument from distant points [11].

Zone of archaeological cultural layer is established in the cities that were founded before the 14-16 centuries, it is the area, where the remains of the cultural layer have been found [16].

It's necessary to allocate another two zones that are protected in the historic city.

The territory of the monument - is the plot where the architectural and town planning monument was located historically and which is necessary for its conservation as the cultural heritage [2].

The protection zone of the monument is the area which is necessary to preserve the dominant in its immediate historical architectural environment and to en

However, they are not in all historic cities. According to DBN 360-92 \*\* the separate territories in the historic city, which are united by the one planning and volume-spatial composition, which focus the different types of monuments and well preserved historical urban environment, are organized in the historical and architectural reserves and the historical and architectural reserved territories [1].

The historical and architectural reserve - is the complex or ensemble of objects of architectural and town planning heritage, which has significant historical, cultural and artistic value and which is planning and spatially dedicated in the structure of the city [8]. The territory of the reserve is protected by the state. Its land has the historical and cultural destination and more can't be used any way.

The historical and architectural reserved territory - is the part of the historic city, which was historically formed and planning allocated, which preserved the heritage of architecture and town planning and traditional architectural environment [8]. The historical and architectural reserved territory is protected by the state. Its land has the historical and cultural destination, but is not excluded from the economic use.

According to the State building codes in the zones of protection the monuments of architecture and town planning are the limitations to new building, reconstruction and special regime of usage [2].

How are the protection zones delimited and what are their tasks?

The territory of the monument - is the plot, which is immediately adjacent to the monument and makes with it the historically formed one unit. This can be:

- the historic core of the town within the fortifications;
- town square with its valuable buildings;
- castle, fortress, monastery;
- the territory of separate architectural monument [16].

The purpose of the allocation of these territories – is the conservation the uniqueness, authenticity and integrity of the monument or the environment that have been preserved to these days.

To establish the borders of the territory of the monument, the existing and lost elements of planning that defined the historical plot of the monument must be taken into account, that are:

- fortifications;
- fences (to the monastery);
- the historical limits of the quarter in which the monument is located;
- surrounding buildings (for town square).

The protection zone of the monument - is the territory, which is necessary for the conservation the architectural monument and its immediate environment, and also for providing its optimal visual perception.

The borders of the monument protection zone are determined by the radius equal to two heights of the monument, but not less than 50m. If the monument is not high, but has a long façade, the borders of the protection zone are determined by the radius of two length of the facade. If the zone of the visual perception of the monument is limited from the closest points, the border of the protection zone may be increased in the direction from which the monument is seen in the most beneficial ways. The protection zone may be an elongated shape. For the town planning dominant the limits of the protection zone can be 350-500 m.

The protection zones for the separate monuments which are not the town planning dominants and lost its historic architectural environment are defined within the limits of the quarters or the plots that are occupied by these monuments.

The regime of using the territory must provide:

- 1) physical conservation of the monument;
- 2) the best visual perception;
- 3) the correct usage;
- 4) the improvement of the territory.

Typically, in the historic center (especially in small towns) several different monuments are located near to each other. Together they organize the ensemble of the historic center of the small town [12]. The complex protection zone is established for them. In order to determine its borders, exactly the same calculations as for the separate attractions must be done. The radii of the protection zones of separate monuments are combined into a single unit.

Zones of building regulation - are the next in the importance level of the territory of the historical city. These zones are designed to preserve the traditional character of the historic architectural environment. The task of building in these zones is:

- 1) to keep the dominant value of the monuments;
- 2) to provide the most favorable visual perception of the monuments;
- 3) to keep the scale ratio of the dominant and background elements in planning and building. The territory of the monument is always more than the quarter with the ordinary buildings. Space and volumetric size of the monument is always greater than the space and volumetric dimensions of the ordinary building;
- 4) to preserve the subordination of the forms of the new ordinary buildings to the dominant monuments. The forms of the dominant monuments are always richer than the forms of the ordinary buildings (if the new building must form the background and shouldn't become a new accent or a new dominant, which is missing in the overall composition);
- 5) to provide the architectural and planning unity of the new buildings with the historically formed environment by saving the typical compositional devices of building, historic scale and parcellation of facades, traditional materials and color.

How to determine the borders of the zones of building regulation? For separate monuments the zone of building regulation includes the quarters, surrounding the protection zone of the monument. By distance it is equal to a minimum of the two protection zones of the monument. For the complex protection zone the zone of building regulation is at least 200 m from it.

The next by the value is the zone of protected landscape. In the historical cities, especially in the small towns, the historic center and the separate monuments usually have the close connection with the natural environment. Together they form the architectural and landscape complexes. For their conservation it's necessary to establish the zones of protected landscape.

The task of the zones of protected landscape:

- 1) to preserve the historical landscape, surrounding the monuments;
- 2) to preserve the historically formed unity of the urban environment with nature;
- 3) to disclose visually the sights from the distant points (within 1000m-3000m).

The boundaries of the zone are established taking into account the topographical conditions of the area. This zone must include the areas of the landscape where you can enjoy the valuable views of the historic town. Within the zone it's necessary to keep and replay the typical natural environment [16].

The next are the zones of the archaeological cultural layer. For such archaeological monuments as the ancient settlement; earthen walls and canals; mounds; the remains of the foundations of the monuments the archeology protection zones are established as the territory of the monuments in their historical range and their protection zones [16].

The zones of the archaeological cultural layer don't depend on the protection zones of the preserved monuments. They may enter as an integral part to the protection zones of the monuments, to the zones of building regulation or to the zones of protected landscape. In most cases the geometrically exact dimensions of these zones are not possible and they

are usually established within the borders of the streets adjacent to them.

According to DBN 360-92 \*\* for the historical and architectural reserves, on the historical and architectural reserved territory, on the territory of the monument and in the complex protection zone is possible to apply the mode of regeneration of the architectural environment [1]. It's only possible to use the restoration methods. In the zone of building regulation is distributed the mode of reconstruction with different degrees of intervention. You may use as the restoration methods as well the reconstruction methods, depending on the historical value of the architectural environment around the monument and the remoteness of the plot of design from the monument. Further detail for each zone.

#### 1. The territory of the monument.

Within this territory is allowed only the scientific restoration [19], which includes:

- the preservation of planning, building and natural environment that are historically formed;
- the regeneration of the lost elements of planning, construction and natural environment;
- the complete restoration of the monuments and its environment;
- science-based reproduction of the lost elements of the monument (for the square - reproduction of the lost buildings);

On the territory of the monument is prohibited any construction not connected with it restoration and functional adaptation and landscaping the plot. Also is forbidden the laying of transport communications, utility networks, that violate the underground parts of the monuments and the hydrological regime of the territory; installation the overhead transmission lines and transformer points [16]. All architectural and construction works must be performed by the approved restoration project in the relevant authorities of cultural heritage.

#### 2. The complex protection zone.

Designed to preserve monuments in their historical environment, their correct use and create optimal conditions for their visual perception. For this, all territories that are in-

cluded in the zone of visibility of the monuments should be exempted from high greenery and from low-value disharmonious buildings that hinder the sightseeing. Or their disharmonious influence must be neutralized by reducing the size of high-rise.

On the territory of the complex protection zone should fully preserve the architectural monuments and traditional character of their environment; it means the historical town planning, buildings, landscape, the parcellation of facades, landscaping valuable elements, that are found and are registered during the historical and architectural inventory of the historical area.

According to the state building codes in the complex protection zone only the regeneration of the historical architectural environment, conservation, restoration, scientifically grounded reproduction, fragmentary and complete restoration of the monuments and their surroundings are allowed.

Regeneration - is a method of the town planning restoration of the historic environment with the science-based reproduction of its lost parts and disturbed structural elements, with the adaptation them under the current requirements. It is possible to add or change the functional decision of the historical architectural environment by the point introducing of new buildings with the new functions or new functional adaptation of the existing old buildings. The regeneration of the historical architectural environment allows the following:

- 1) the preservation of the historic planning and volumetric-spatial structure;
- 2) the preservation of the historical landscape;
- 3) recovery the lost elements of planning structure (for example, which often are: town square, walls, fortifications);
- 4) the restoration or scientifically grounded reproduction of the lost elements of the volumetric-spatial structure (it can be as destroyed dominant or accents, as the elements of background building);
- 5) the conservation, the rehabilitation, the fragmentary and complete restoration; func-

tional preservation, recovery and adaptation of the architectural monuments;

6) the hidden restoration (works on renewal of the utility networks), which are:

- don't violate the constructions of the monument;
- don't give a dynamic impact on the monument;
- don't violate the soil hydrology;

7) the reconstruction of the road networks (arranging of pedestrian zones, bicycle paths, installation of parking areas for cars and bikes), that can't violate and can restore the character of the historic environment;

8) the works, associated with planting of greenery and landscaping of the monuments:

- the organization of parks, gardens;
- the installation of exterior lighting;
- the establishment of small architectural forms (signs, urns, benches, shelters, flower beds, stands, showcases, etc.) which are necessary to create quality environment for people [10];

9) the demolition of disharmonious buildings and greenery that violate the traditional character of the historic environment and visual perception of the separate monuments and the ensemble as a whole.

It may be substitution of the industrial plants, workshops, warehouses, that should be deduced from the complex protection zone, and other buildings, that are subjects to demolish, by the new buildings or greenery [2], that:

- don't conflict with heritage architecture;
- help to preserve and restoration the historic environment;
- don't prevent the visual disclosure of the monuments.

Thus, the new building in the complex protection zone is possible in the exceptional cases, if it is necessary for the regeneration of the historical environment and does not contradict with the monuments. This is usually the point construction. For example:

- the house-insert, if it is necessary to remove unwanted compositional gap in the ordinary historical building;
- new accent building, which is necessary for the completion of the general composi-

tion, and when it is not possible to make scientifically grounded reproduction of the lost accent historic building.

So, for the new building the historical module (volume, building area, height), parcellation of facades, stylistic features, traditional materials and coloring should be sustained. Analysis is done for the existing preserved historic buildings. In accordance with it the modules, typical for background buildings, for accents and for dominant of the given environment are defined. After determining the historical module for the new building is determined the parcellation of the facade and architectural forms, materials and color, which must meet the nearby historic buildings. Before designing of any new building the historical and town planning substantiation must be precede [4, 17, 18]. All documentation which is developed for the regeneration of the territory of the complex protection zone must be agreed with the central executive authority in the field of cultural heritage.

In complex protection zone is prohibited:

- 1) town planning transformation and restructuring of the territory [19];
- 2) any new construction, not associated with the regeneration of the environment, restoration and adaptation of the monuments;
- 3) the construction of transport communications and utility networks that can disturb the underground parts of the monuments and historic buildings and the hydrological regime of the territory;
- 4) installation the overhead transmission lines, ground transformer points [16], equipment and landscaping that does not meet the requirements of the monuments protection and preservation of the traditional character of the environment.

### 3. Zones of building regulation.

The regime of use of these territories provides for more active reconstruction of the historical environment and of the buildings. If in the monuments' protection zone only the regeneration of the environment, preservation, rehabilitation, restoration and the science-based reproduction of the monuments and buildings that form the historic environ-

ment are allowed, in zones of building regulation could be used more active methods of town planning reconstruction, functional and volumetric reconstruction, namely the renewal and transformation of the environment, partial and complete modernization the historical and modern buildings and also the new construction.

The measures of the reconstructive interventions are defined by the following:

- by the degree of historical and cultural value of the object (the monument of architecture and town planning, the valuable building, the low-value building, the disharmonious building), that is installed with the help of the historical-architectural reference plan [3, 6];
- the degree of preservation of the object and the environment;
- the modern requirements to the object and to the environment;
- the placement of the objects or the plot of the reconstruction in relation to the protection zone of the monument;

In the zones of building regulation are regulated:

- the planning and volumetric-spatial composition of the environment;
- the compositional significance of the monument;
- the compositional devices of building;
- the scale of the planning and buildings;
- the height and length of buildings;
- the character of green spaces.

If the plot of reconstruction is near the protection zone of the monument or in the most valuable part of zone of building regulation, additionally are regulated:

- the architectural coherence of the new buildings with the monuments and historical buildings;
- the parcellation of facades;
- finishing materials and color for the new buildings.

The degree of reconstructive interventions in zones of building regulation provides:

- 1) the preservation of valuable historical planning and building, green spaces and landscaping, expressive landscape elements;

2) the preservation and regaining of the significance of the monuments in the architectural and spatial organization of the environment [13]. This means, the basic principle of the subordination of the main and secondary is kept. The monument is the dominant, the rest of the buildings – are its background, and so by the planning, by the architectural and functional features everything should be subordinated to the monument or supplement to it;

3) to ensure the best conditions for the visual disclosure of the monuments;

4) to ensure the compliance of all new buildings to the historical scale in the given architectural environments.

In zones of building regulation is allowed:

1) addition the existing planning structure by the new streets, driveways and access roads. The formation of the new streets must be after comparing the historical plans and contemporary planning structure by way of their overlay and determining the optimal locations;

2) the formation of new quarters. Usually on the undeveloped territory or liberated territory from the industrial, warehouse or other disharmonious outbuildings. The form of the quarters is determined after comparing the historical plans and contemporary planning structure by way of their imposition. The size of the new quarters should be less than the size of the territory of the monument, the size of the new buildings in the plan and in the volume – also less than the size of the monument;

3) the new construction, but at the same time, there is a distinct regulation of the new buildings:

- by the location;

- by the devices of planning organization (usually quarterly, dense buildings, perimeter with an inner courtyard);

- by height (in each historical city - in different ways, depending on the height of the monuments and number of storeys of the existing historic buildings);

- by the length of facades (not more than the traditional length of the facade of the historic buildings in this historic city, for the

historic small towns usually - 3-4 windows; the multisection typical houses - are prohibited, or sections should be different from each other in height, plastic facade and decor);

- by the scale (according to the established in this historic environment for ordinary buildings, accent and dominant buildings);

- by the nature of the parcellation of facades, the vertical and horizontal (should be close to the historical);

- by the plastic and coloristic decision (can be new forms, new materials, but are similar in coloring and in plastic decision to the historical buildings of the given environment);

- by their functional (new function should not contradict the historical functions, should complement and develop them, should not cause the destruction of the historic environment [14]).

The correct modern functional organization of the historic environment is a very important point in the mode of using the zone of building regulation. What function should be removed as disharmonious and which should be add to improve the quality of the existing architectural environment, actively develop it, but don't harm in this activity.

From zone of building regulation should be removed the disharmonious industrial and warehouse buildings. This can be done as follows:

- by the conversion of the industrial enterprises; the enterprise is modernized, its area is declining, there is only harmless production, which does not require the large storage facilities and transport load;

- by adapting under a new function with the change of the appearance; the new function should complement the historic town environment based on the chosen direction of the contemporary development of the historic town as a whole;

- by demolition; after the deactivation of the territory (clean from contamination) the recreational, residential or public area should be organized on its place. Creation of the green recreational areas is aimed to balance the microclimatic conditions of the city [9],



to preserve and to improve its environmental situation [7].

If for some reason the disharmonious building can't be demolished or the full modernization completely does not solve the problem (for example, reduce the altitude), it is possible to make the so-called "green curtain" which visually neutralizes the disharmonious building, separate it from the historic buildings. Exactly the same device is applied if it necessary to separate the historical building from the transit highway, and is not possible to move this highway.

Also it is necessary to "get rid" from the degraded, abandoned and empty territories. There are many, especially in small towns. The degraded areas need revitalization. The empty territories after studying and compiling the historical and town planning substantiation can be built by the new buildings with the necessary functions for the given historic environment or be transformed to recreation.

In zone of building regulation is prohibited:

- the placement of new industrial, transport and storage enterprises that generate the large traffic flows [2]; this requires the expansion of the roads, construction of new interchanges which can violate the intimacy of the historic environment;

- the construction of new highways, bridges, interchanges, which can also damage the traditional character of the historic environment [2].

If it is possible, the transport can set down underground, creating underground solutions with a combination of several types of transport. On the ground level there are only entrances to the underground level, that can be designed as the separate elements (small architectural forms) in the squares or streets, or be located in the new or in the reconstructed ordinary building.

Before making any project of reconstruction of the historical town environment it's necessary to do the pre-project cycle of researches of this environment [11]. All projects must be consistent with the relevant authorities of protection of the cultural heritage, architecture and town planning.

#### 4. Zone of protected landscape.

The territory of zone of protected landscape can be used:

- for the recreation which carry out works on landscaping;

- for traditional economic activity, that does not violate the landscape and does not require the capital structures construction in this territory [2] (typically for the small historic towns).

In the zone of protected landscape is allowed:

- carry out the works on the strengthening of the river bank, with its modern update and adaptation (such as promenade);

- carry out the works on the strengthening of the slopes [5], their greening, landscaping;

- the preservation of existing individual buildings, if they don't violate the historical landscape;

- the new construction of the individual residential buildings in that part of the territory where there are the individual buildings, if the new buildings will be not placed on the upper elevations of the slope, and their height will not exceed 7m (2 floors).

All industrial and warehouse buildings should be removed from the zone of protected landscape. There is forbidden:

- the construction of the new buildings with the average number of floors and above;

- the construction of the roads, laying of the utility networks, overhead transmission lines;

- any other construction and earthworks, which are not connected with the protection and restoration of the historic landscape;

#### 5. Zone of the archaeological cultural layer.

The regime of usage is the following:

- 1) the construction and earthworks are conducted with the permission of the state authorities of protection of cultural heritage and under the supervision of the archaeologist;

- 2) before the beginning of major construction or excavation in this territories, the archaeological researches must be carried out according to the plans of the construction placement;

3) after the completion of researches, the plot, on which there are the remains of old buildings, must be protected as the monument of cultural heritage; should become the subject for museification [16]. It is prohibited to build on this site.

If the remains of buildings in this territory are not found, after the complete study and by the decision of state authorities for the protection of cultural heritage, this plot is deduced from the zone of archaeological cultural layer. New construction on it is possible only according to the state building codes [1].

Zones of protection are specially allocated to protect the traditional nature of the environment, the architectural and town planning monuments and the ensemble of the historical center as a whole and for the regulation of the new construction and the reconstruction of the historical architectural environment.

## CONCLUSIONS

The new construction and the reconstruction of the historical architectural environment should be carried out taking into account the zones of protection of the monuments of architecture and town planning.

The protective zoning of the historical city territory is determined based on the differentiation of the degree of the historical and cultural value of its planning, building and landscape.

The regime of reconstruction and modern use of the separate territory in the historic city depends on to which protection zone it enters. Within the territory of the monument the scientific restoration is only possible; in the protection zone of the monument – is regeneration; in the zone of building regulation – are the renewal and the transformation of the historic environment, depending on the value of the environment and the remoteness of the plot of building from the monument.

Within the new construction for the new building, the historical module (volume, building area, height), the parcellation of fa-

ades, stylistic features, traditional materials and color should be conditioned.

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НОВОЕ СТРОИТЕЛЬСТВО И РЕКОНСТРУКЦИЯ ИСТОРИЧЕСКОЙ СРЕДЫ С УЧЕТОМ ЗОН ОХРАНЫ ПАМЯТНИКОВ АРХИТЕКТУРЫ И ГРАДОСТРОИТЕЛЬСТВА

**Аннотация.** Для защиты памятников и их окружения, сохранения их композиционного значения и перспектив видового раскрытия, сохранения традиционного характера планировки и застройки исторической среды проводится охранный зонирование территории исторических городов и устанавливаются зоны охраны памятников архитектуры и градостроительства. В статье показано, как делится территория исторического города по степени историко-культурной ценности планировки, застройки и ландшафта. Автор анализирует зоны охраны памятников архитектуры и градостроительства, раскрывает их задачи, показывает, как устанавливаются границы этих зон. В статье определяется режим реконструкции исторической архитектурной среды с учетом охранный зонирования территории исторического города. На территорию памятников, комплексную охранную зону и охранные зоны отдельных памятников, находящихся за пределами исторического центра распространяется режим регенерации среды. На зоны регулирования застройки - режим реконструкции с разной степенью вмешательства в зависимости от исторической ценности среды вокруг памятника и удаленности расположения участка проектирования от памятника архитектуры.

**Ключевые слова:** историческая архитектурная среда, охранные зоны памятников архитектуры и градостроительства, режим реконструкции.