

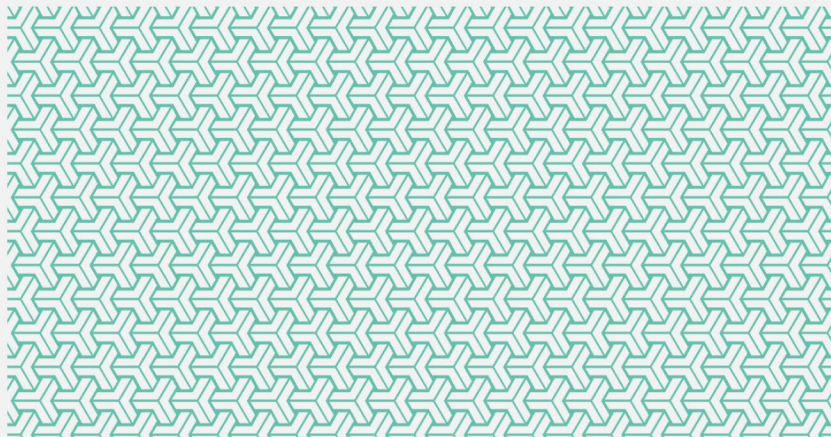
결합건축 제도의 적용 가능성 진단 및 개선방안 연구

Proposal of Improvement for the Combined Architectural Development System
with Diagnosis of Applicability

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This study aims to empirically analyze the applicability of the combined architectural development system, which has yet to be implemented in the field since its introduction in 2016, and propose future improvements to the system. In particular, this study provides significance as it diagnoses the feasibility of combined architecture by setting the entire city of Seoul as a spatial scope and empirically analyzing combined architecture sites that meet current legal requirements, and finally suggests legal system improvement measures and policies for issues identified from the results.

The four main achievements of this study include:

First, conclusion of legal and institutional issues by reviewing the background, concept, history, and legal standards of the combined architectural development system and comparing them with similar systems domestic and abroad.

Second, diagnosis of combined architecture feasibility and identification of potential types by examining possible sites where the combined architectural development system can be applied in Seoul while meeting current legal requirements and conducting an empirical analysis of field applicability.

Third, this study established of three basic principles, including usability as a means of renewing old buildings, the rationality of operating a combined architectural development system, and feasibility of phased system improvement. Based on those principles, improvement plans for tasks and policies to be pursued to install the system were suggested.

❶ Improvement of systems related to combined architecture requirements

- 1) Expanding the area available for combined architecture
- 2) Improving site-to-site distance regulations and combined architecture zoning conditions
- 3) Improving regulations for simultaneous construction

❷ Improvement of systems related to the operation and management of the combined architectural development system

- 1) Installing a new standard for the maximum limit of applying floor-area ratios
- 2) Establishing principles for calculating the transfer value of floor area ratios
- 3) Establishing a basis to disclose ownership relationships for the implementation and management of combined architectures

③ Policy initiatives

- 1) Operating guidelines or guides for the combined architectural development system
- 2) Pilot projects to establish the combined architectural development system
- 3) Customized consulting for planned combined architectures
- 4) Practical training on the combined architectural development system

④ Other institutional improvements (mid-to-long-term)

- 1) Tax standards and special cases
- 2) Reexamination of the legal basis for operating the combined architectural development system

Fourth, the study verified the effectiveness of institutional improvement through simulation using combined architecture and reviewed costs and benefits of combined architecture, consistency with legislative intent, and impact on surrounding areas.

Keywords :

Combined Architectural Development System, Applicability, Institutional Improvements, Building Codes