



PROBLEMS OF RECONSTRUCTION AND RENOVATION OF THE CURRENT DEVELOPMENT

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Article history:	Abstract:
Received: 10 th February 2022 Accepted: 8 th March 2022 Published: 24 th April 2022	The article deals with the actual problems of reconstruction and renovation of the existing buildings. The main provisions, goals and objectives of the renovation of the housing stock are analyzed. Some aspects of solving the housing problem are highlighted.
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During reconstruction works and the need for new construction in historical regions, it is recommended to preserve the existing natural landscape environment, which is historically and actually connected with the ancient architectural formation. This purpose is served by systems of regime zones, including a protected landscape zone. Of course, this does not exclude the placement of new objects in the historical environment, but only on condition that the strictest harmony is observed and the unity and integrity of nature and landscape are emphasized.

Unfortunately, in recent years, intensive development of the surrounding territory has been carried out around many architectural ensembles of monuments: various objects of sometimes inexpressive and sometimes illiterate architecture are being built in open areas, often not taking into account the environment of the historical ensemble and violating the original the relationship of the object with nature. In addition, new construction strives for height, distracts from buildings worthy of true attention. Enough and the adoption of precautionary measures could stop the final death of the natural component of the historical reserve.

The life expectancy of buildings is significantly affected by actions of a deliberate nature. In most cases, historical buildings are demolished in order to build new structures in their place, which are "implanted" in the architectural environment that has been formed over the centuries. And this is quite justified, since the inexorable process of renewal based on scientific and technological achievements, the possibility of improving and transforming living conditions do not bypass the architectural and historical environment, functional historical objects. [one]

However, the practice of new construction shows that along with the liquidation of low-value dilapidated buildings, worthy architectural works are often demolished, which could be preserved using

various methods, for example, the modernization of an object and its reconstruction. Many quarters in historic cities were subjected to deliberate change. Any violation of the interconnected historical architectural environment should be based only on a preliminary in-depth analysis of the urban situation and not go to the detriment of historical authenticity. The aesthetic value of the heritage and its material value for society should be the first condition for solving the problem of reconstructing the existing building. Renovation in the general sense of the word implies a set of measures for restoration, conservation, repair, restructuring, etc., which are aimed at returning the historical, artistic and operational value, as well as the traditional character of individual buildings, together with their surroundings, urban planning ensembles and cultural heritage, nature and landscape associated with it, so that they, in accordance with their purpose, can serve society at the present time and in the future in relation to new functions and needs. [2]

Therefore, renovation is a wide range of activities that combine restoration and repair and construction work in historical buildings. Its main goal is the renewal, preservation and strengthening of the heritage of historical and cultural significance, ensuring its continued existence, ensuring the availability of relics of the past for the general public, as well as the creative use of the accumulated over the centuries heritage. Taking into account at the same time that people living in historical buildings should not live in conditions that do not meet the needs of a modern developed society, renovation is designed to contribute to the creation of favorable living conditions both in the present and in the future. opportunities in the future.

The renovation of the existing residential development belongs to the category of major urban planning tasks affecting changes in the field of territorial planning. Such changes should include: improving the living conditions of citizens: increasing safety and



comfort; improving the social and economic parameters of the city's housing stock; efficient use of urban areas; renovation of urban infrastructure; development of the urban environment; improvement of transport and environmental conditions in the city; improvement of social and economic spheres of life of citizens; improving the moral and aesthetic appearance of the city. [3]

The process of renovation of the housing stock is associated with a large number of social and economic factors, therefore, when creating a renovation project, it is necessary to take into account the specifics of the development of a particular territory, demographic and market indicators. In addition, when preparing a renovation project, it is necessary to take into account the design features of the building, the intended use and features of operation [3]

For hundreds of years, time has inexorably changed the forms of life and technical requirements. The change in the natural conditions surrounding the monument contributes to the fact that the territory, together with the natural resources located on it, is also subject to continuous transformation. Time and changes in natural conditions become the reason that even the most advanced buildings from a technical and constructive point of view experience their detrimental effects.

Registration of the signs and consequences of destruction, analysis of the phenomena and all circumstances contributing to the destruction, as well as identifying the causes and sources that cause destruction, are of paramount importance for the selection of appropriate technical means to ensure the effective preservation of the monument.

The reasons for the too rapid destruction of ancient stone buildings lie in the use of inappropriate and short-lived materials, defects in construction work, inaccurate or incorrect principles of static work, in irrational design solutions, as well as in an erroneous assessment of the natural properties of the soil.

Among the structural defects of ancient stone buildings is also the wrong choice of sections of vaults, arcades, lintels, supports and load-bearing walls. In the case of excessive deformations or the formation of cracks in arches and arches, one can notice that movements, separation of joints, cracks and a general weakening of spatial bonds occur on the supports due to increased thrust. A similar phenomenon occurs in flat ceilings if their cross section does not correspond to the span and acting loads. [2]

Serious damage to old buildings can occur as a result of ill-conceived decisions during their restoration. The introduction of irrational structures into them or the

use of such systems that cause an imbalance in the existing structural system have a particularly negative effect on the strength and durability of ancient buildings.

A particularly adverse effect on the strength and durability of stone structures was made by the replacement of vaults with beam ceilings or vice versa, the removal of flat ceilings and their replacement with vaulted ones, so fashionable in the era of pseudo-Gothic, the installation of new and expansion of existing door and window spaces. demolition, demolition of internal load-bearing walls in order to increase the usable area, elimination of buttresses, removal of column cladding and various puffs, installation of consoles for balconies and galleries, installation of additional partitions in large rooms, etc. Such alterations caused a change initial static scheme, weakening of spatial connections, deformation of working sections and, as a result, irreversible damage.

With the development of technology, more and more bold innovations began to penetrate into various spheres of life. The development of industry contributed to the deterioration of the conditions of the natural environment and the growth of threatening factors for the historical fund. These and other actions, unlimited, sometimes harmful and unstoppable, subsequently caused great damage to our cultural heritage. Therefore, the need to protect the surviving monuments and the complexity of the protection and restoration work associated with it becomes quite understandable.

The above categories of phenomena that cause the destruction of architectural and construction monuments rarely appear separately; most often damage to monuments is the result of their joint action. In this regard, the solution of problems that guarantee the preservation and extension of the life of monuments should be based, in addition to the history of architecture, on various branches of science and technology.

To solve the housing problem in our country, it is necessary not only to build a lot and quickly, but also to properly operate residential buildings, timely repair and reconstruct the housing stock and improve its amenities. The land resources of our vast country make it possible to build new buildings and structures, but I would like to pay attention to the modernization of the old housing stock, since this is the most optimal event from an economic and environmental point of view.

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