Management of historical districts by a committee of the residents
30 years of Kawagoe Ichiban-gai Machi-nami Committee

FUKUKAWA Yuichi, Japan ICOMOS
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Theme 3: innovations, new technologies, tools and practices.
The Kawagoe Ichiban-gai Street Machi-nami Committee

It began in 1987 and celebrated its 30th anniversary last year.

- “Machi-nami” is Japanese meaning streetscape, not only the appearance but also the concept including the community and life

- The committee consists of 8 from residents' association, 8 from shopping district associations, 5 from the amenity group, 3 with academic knowledge.

Launch ceremony, Sep. 1987

Recent Committee
Kawagoe Ichiban-gai street
In 1986, the residents created a plan to revitalize the shopping street. Among them, they decided to revitalize the commercial by taking advantage of historical buildings, and to organize the Machi-nami committee for that purpose.
The Agreement on Design Code for Kawagoe Ichibangai

1. Principles of community development,
2. Establishment of a committee to conduct area management,
3. The committee to establish design codes,
4. Persons who change buildings and carry out some projects should submit plans to the committee for discussion, and
5. The committee will conduct consultations based on design code

• The design code follows A Pattern Language by C. Alexander
• 67 patterns communally adopted are collected
• MACHINAMI Committee established in 1997 adopted in 1998
Main Patterns

41: Buildings should not be united, they should be divided into smaller buildings (BUILDING COMPLEX)
42: The height is decided by looking around (NUMBER OF STORIES)
44: Make the main building stand out (MAIN BUILDING)
46: Place the building so that the outdoor spaces becomes sunny (SOUTH FACING OUTDOORS)
47. Place the buildings to create the courtyard (POSITIVE OUTDOOR SPACES)
48. Make the building thin and long so that natural daylight can be obtained (WINGS OF LIGHT)
49: The buildings are connected one after another (CONNECTED BUILDINGS)
50: Rule of 4 ken, 4 ken, 4 ken (original)
51: Place an intermediate space between the entrance and the street (ENTRANCE TRANS|ITION)
53: The inclined roof is the essence of building (CASCADE OF ROOFS, SHELTERING ROOF)
55. Continuing the front of the building, forming a street space (BUILDING FRONT)
56: Open the space under the eaves and make it continuous. (ARCADES)

*In parentheses, the corresponding patterns in “A Pattern Language”*
50: RULE OF 4ken, 4ken, 4ken

“Ken” is a unit used in wooden buildings, 1ken is about 1.8 m.

Along the street, each building follows a certain arrangement pattern to protect each other's environment. As for the placement of the buildings, a guideline which was understood by the neighbor is necessary.

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In using the site along the street, follow the guidelines as much as possible.

Within the range of 4 ken from the road, use the entire site, and arrange the building so as to be in contact with the road and next door.

For the next 4 ken, place the building so that you can open the south by bringing the building north.

The next 4 ken is used as a garden as much as possible.
Machi-ya house as a unit for making town
Machi: town, ya: house, Machi-ya: townhouse, shophouse, An antonym to farmers house

1. Touch the road
2. Deep eaves
3. Next to one another
4. The wall of the second floor retreats from the first floor wall
5. Hirairi Style
6. Roof gradient is almost constant
7. Horizontally symmetrical front
8. Shop building has no window on the side
9. The residential building extends perpendicularly to the shop building, it is located in the south open
10. The depth of each of the shop building, the residential building, and the courtyard is almost 4 ken
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In the Zoning System
Each Houses Can Secure the Maximum Sunlight

Shop zone
Residential zone
Courtyard zone
Small but Modern Buildings Trigger a Chain of Changes

- A state where traditional town houses are lining up
- C and F are rebuilt. E starts thinking about rebuilding
- E combines C and D, a high building is built and the range of influence expands
- Affected A will rebuild, B will become a parking lot
町並み委員会
30周年

西側　東側

2017 2007 1987
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Principles on new buildings.
But it is difficult to realize
1. At least do not threaten the existence of historic buildings
2. Do not imitate easily the traditional style. If you design in a historical style, accurately reproduce
3. Other than that, pursue excellent design as modern architecture
Necessity of Self-management

• The same practice as Kawagoe is done in Tsumago and Taketomi-jima.
• In urban areas, such practices are required.
• Residents of MEIRIN area, the center of KYOTO started the same practice.