

[SEE YOU AT HERITAGE]

A new urban regeneration approach based on heritage revitalization for
South Luogu Lane area, Beijing

History and heritage vector

Jingxuan Xie

July. 2019



1 Introduction

2 Historical analysis

3 Vision & Strategy

4 General Design & Definition

5 Development process

6 Spatial quality



1 Introduction

Problem

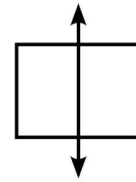
Theory

Research question

The site: South Luogu Lane area



Commercial street
South Luogu Lane



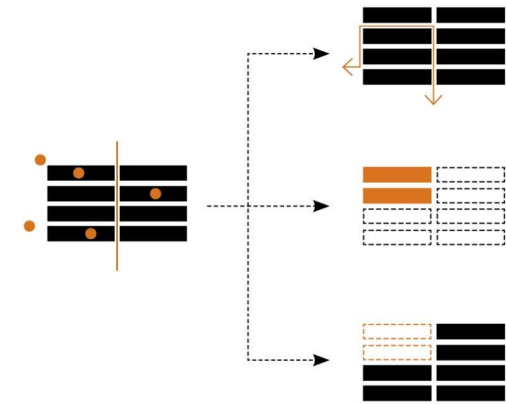
Residential Hutong



The Design: Urban regeneration approach on three scale

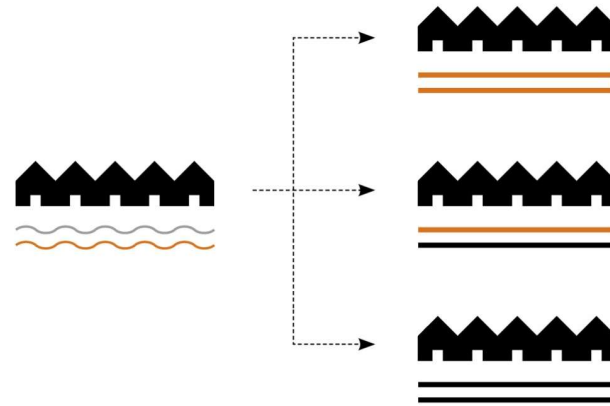
[Block scale]

'Visiting route & Zoning'



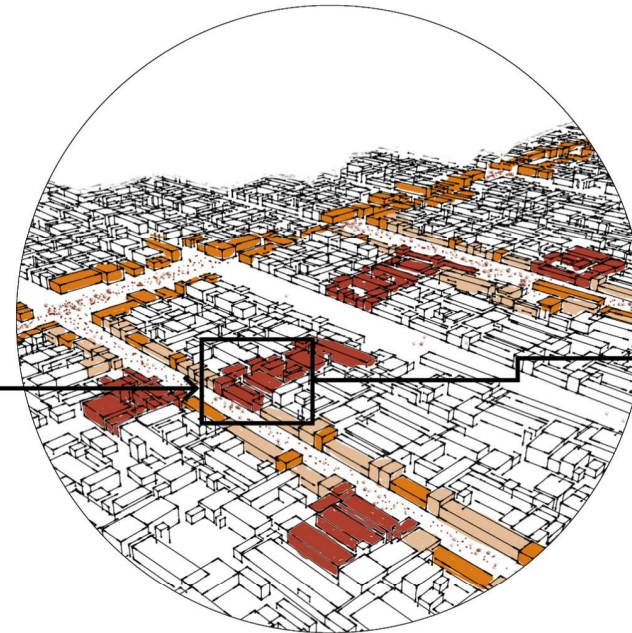
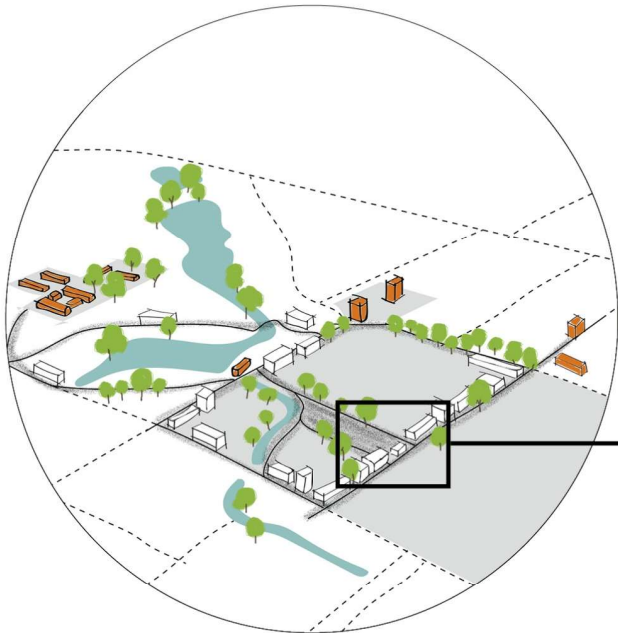
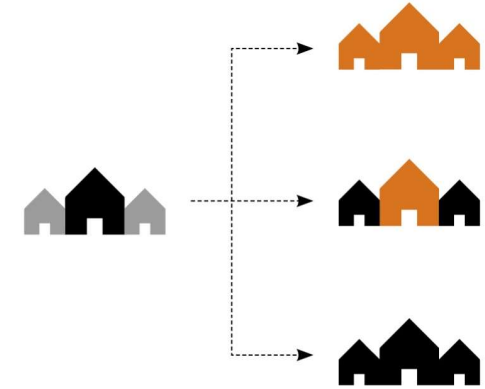
[Street scale]

'Hutong typology and toolbox'

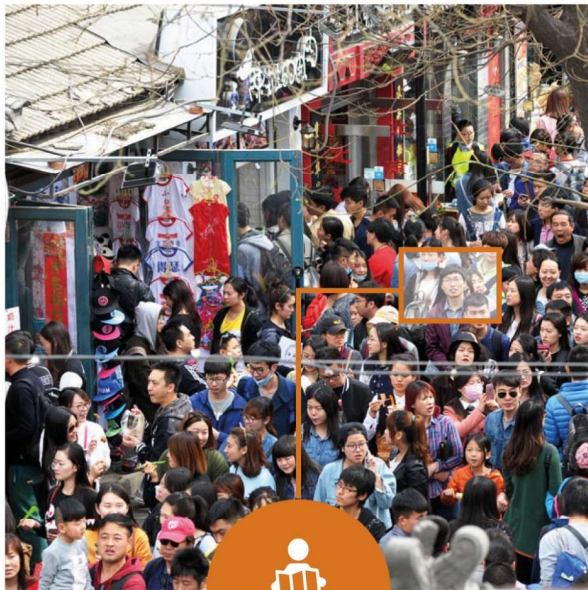


[Building scale]

'Courtyard house revitalization'



Excessive tourism



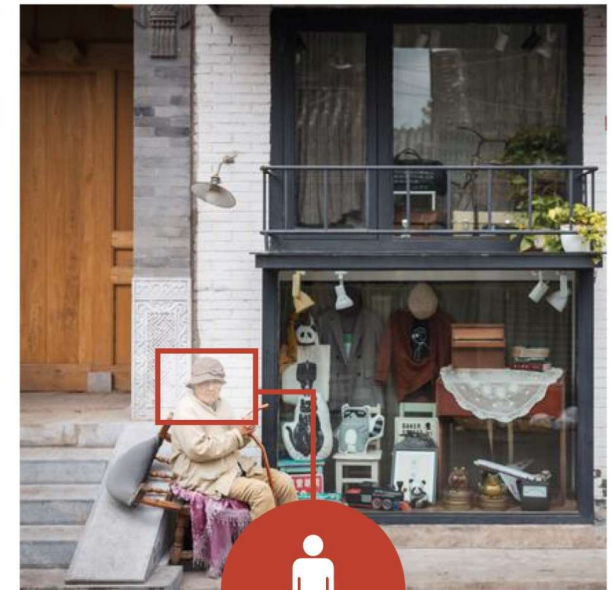
Tourists

Lost of identity



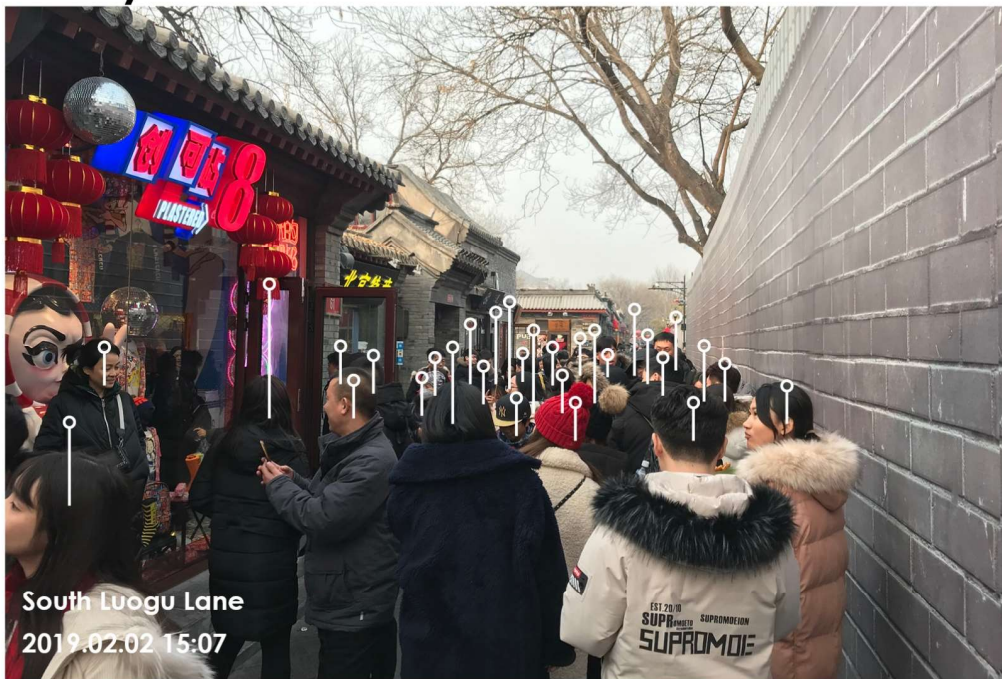
Heritage conservation units

Neglect of local residents



Residents

Rarely visited



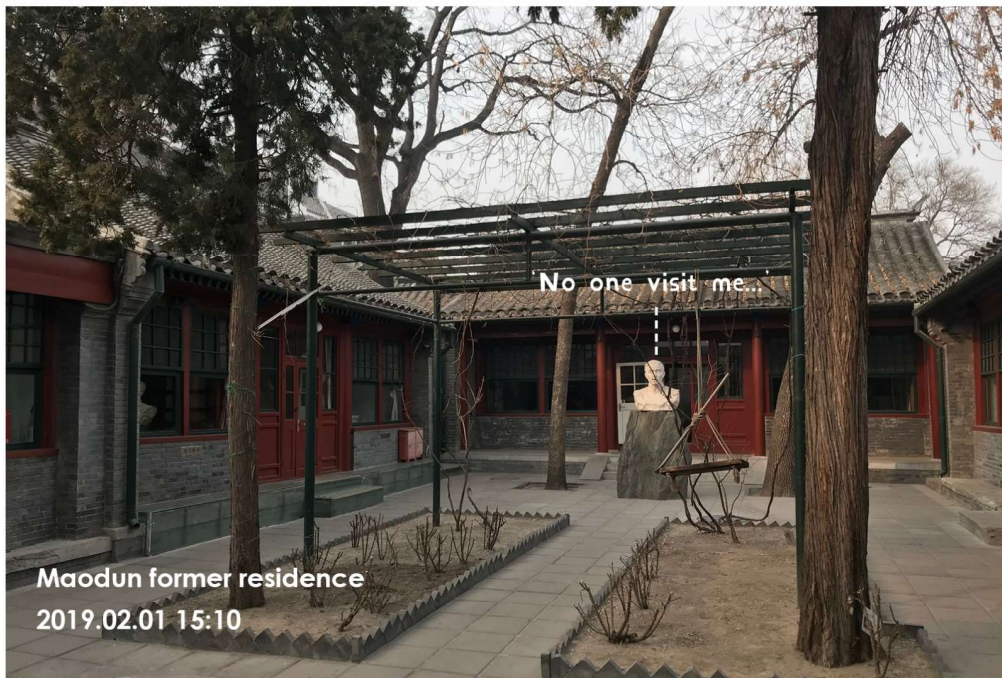
South Luogu Lane
2019.02.02 15:07



Qibaishi former residence
2019.02.01 15:42

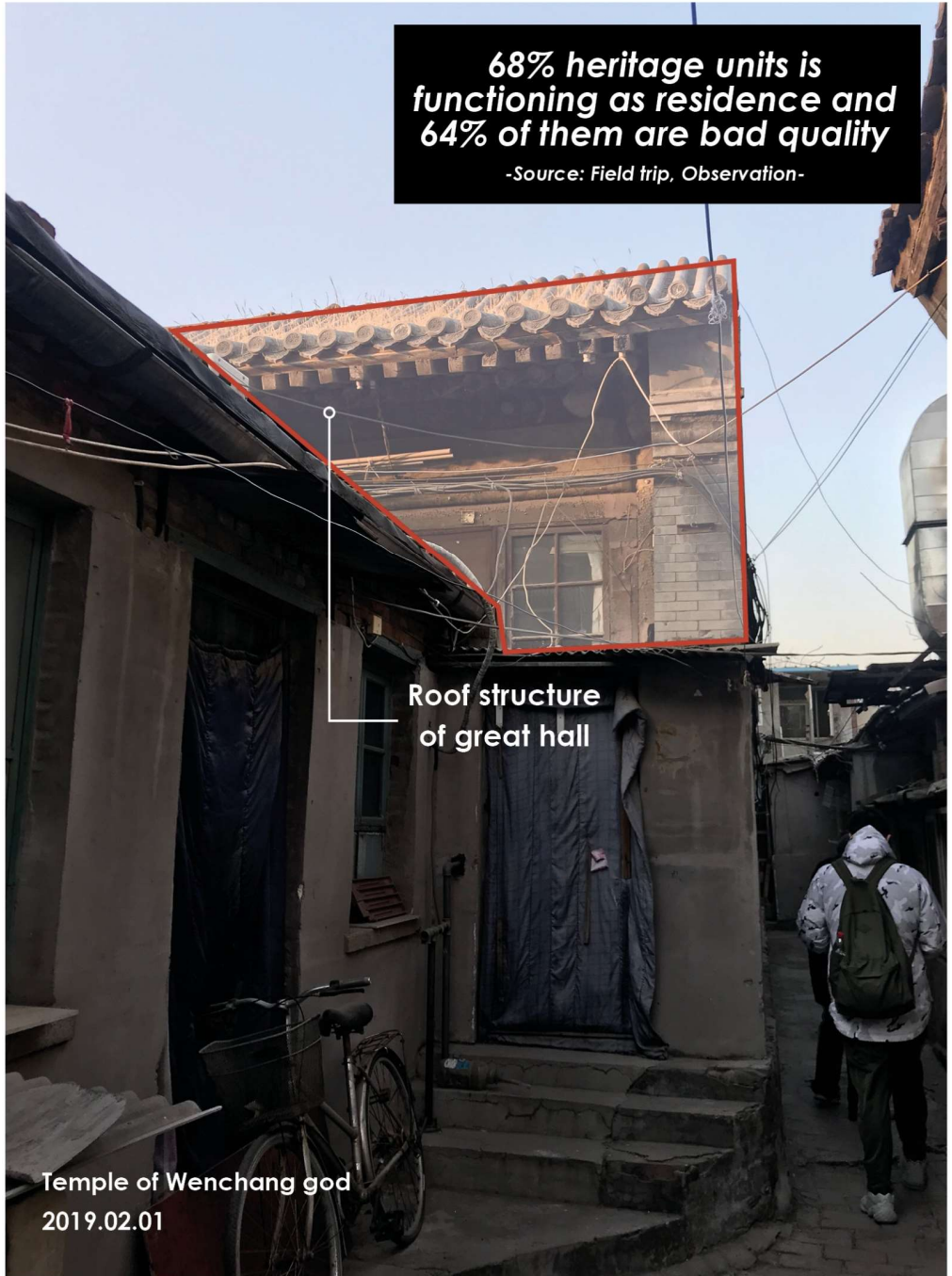


Snack shop on South Luogu Lane
2019.02.02 14:47

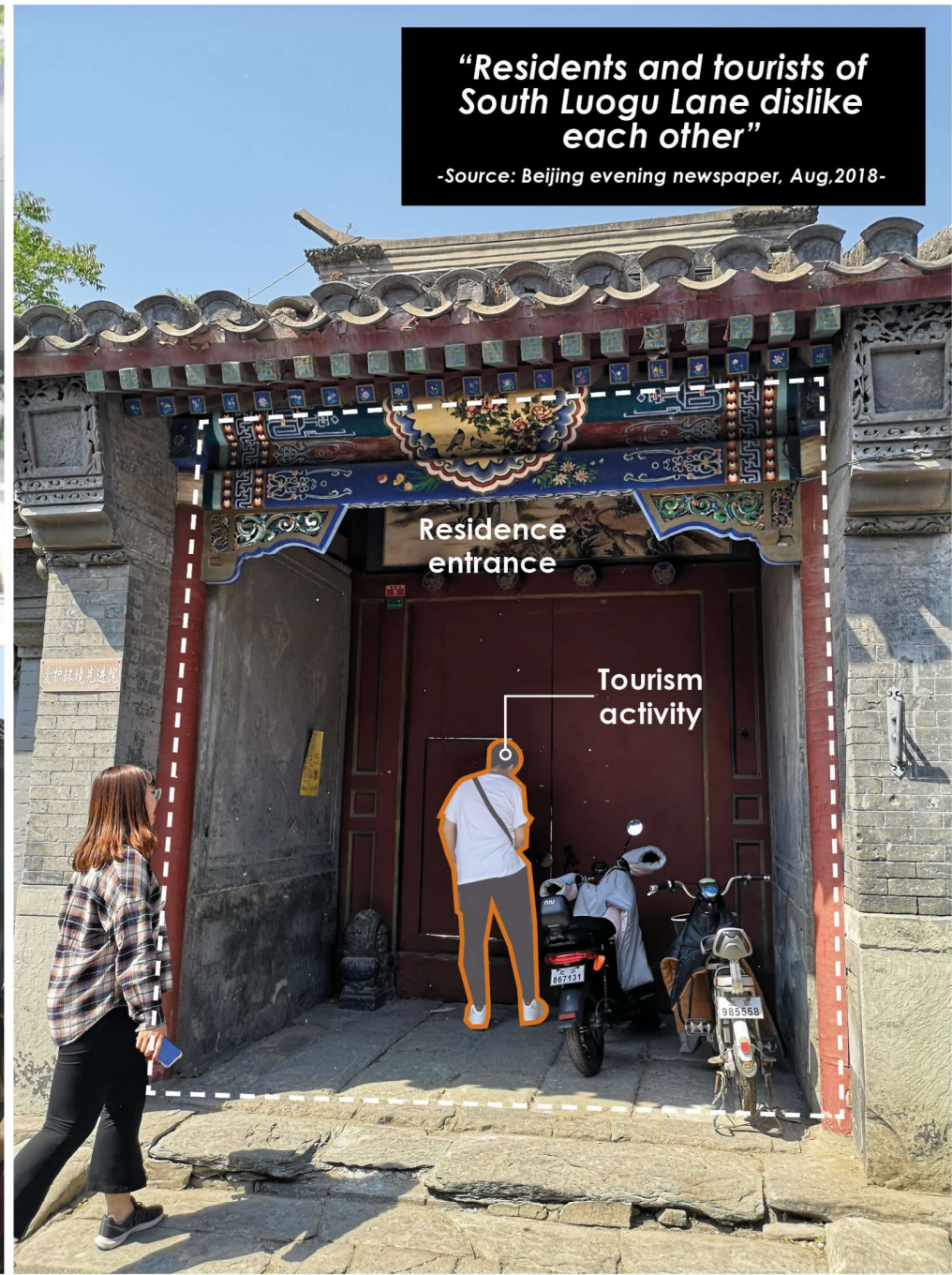
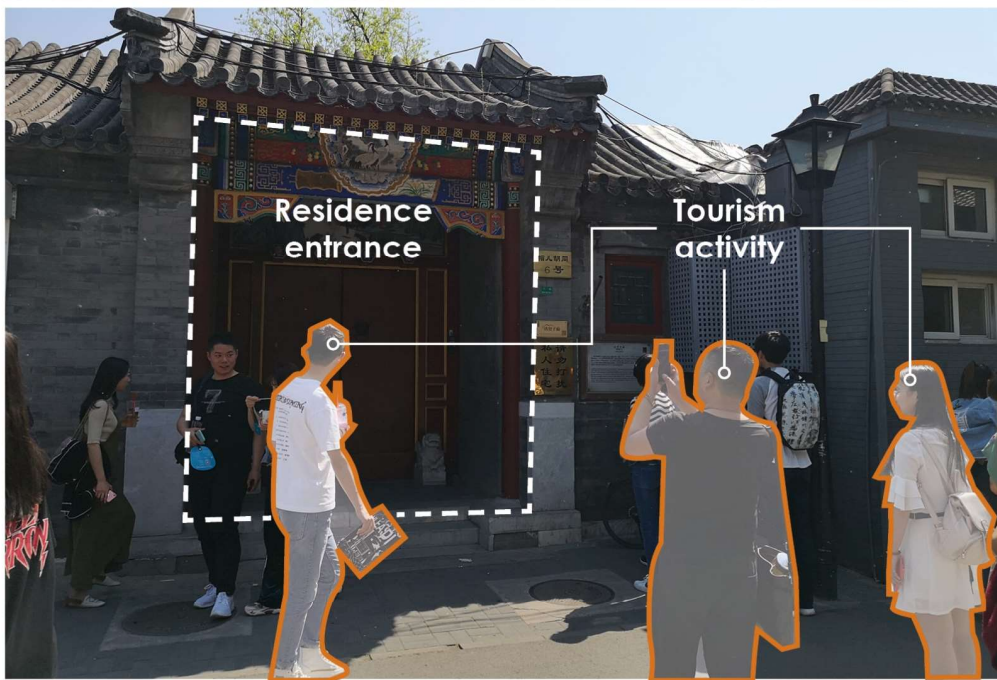


Maodun former residence
2019.02.01 15:10

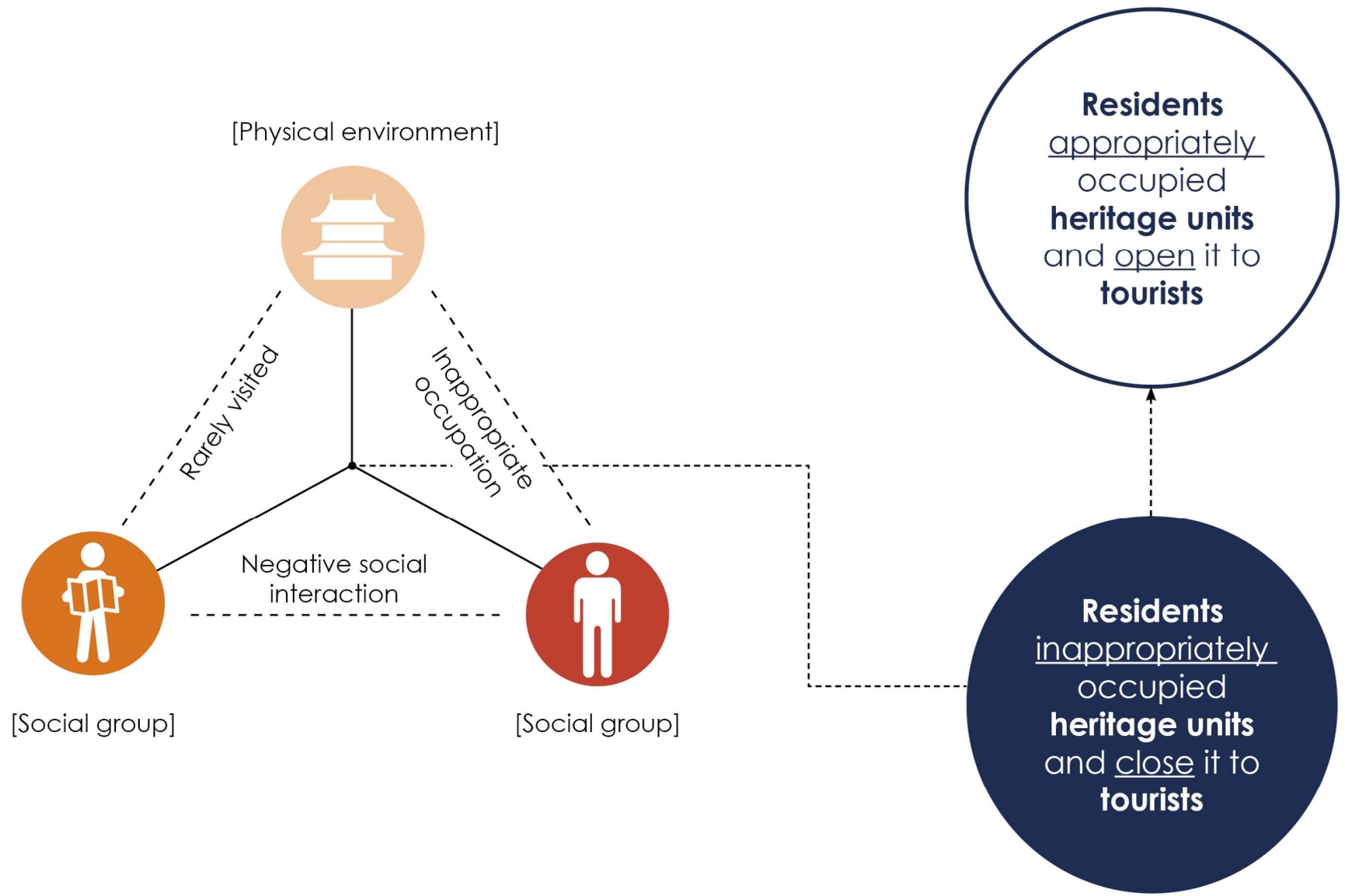
Inappropriate occupation



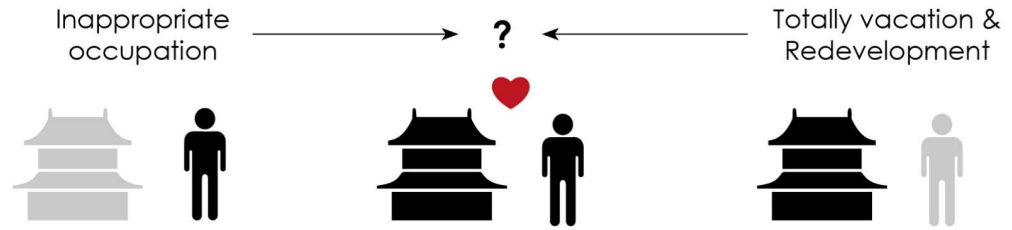
Negative social interaction



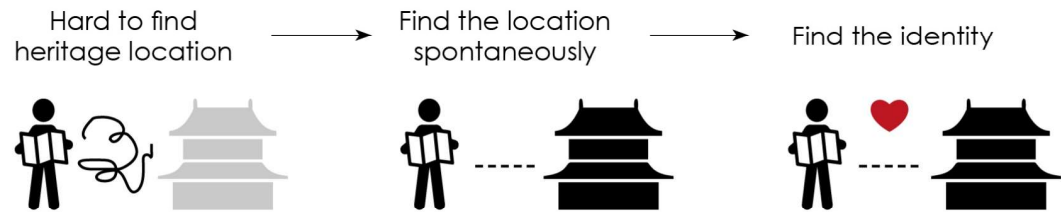
“Residents and tourists of South Luogu Lane dislike each other”
-Source: Beijing evening newspaper, Aug,2018-



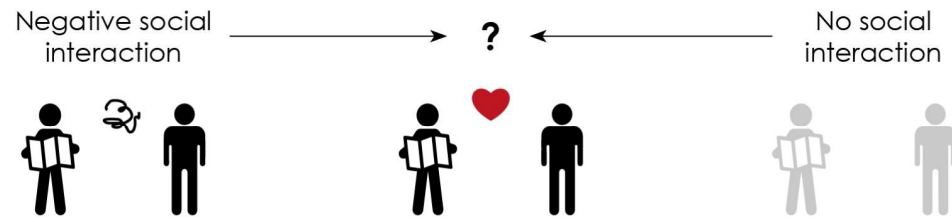
1. What is the proper relationship between heritage building and the people who lives inside?



2. How to let tourist find those heritage building easily and show them the identity they want?



3. What is the proper relationship between tourists and residents?



Authenticity

Jokilehto, 2006

Everyday Urbanism

Crawford, 1999

Community Development

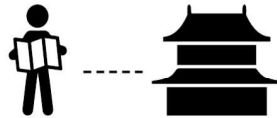
Hu, 2013

1 Redefine 'heritage'



Participation of residents

2 Find 'heritage'



Legible urban space

3 Activate 'heritage'



Active social interaction

Research Question

"How to maximize the potential of heritage in South Luogu lane area through the participation of residents, the design of legible urban space and active social interaction?"



2 Historical analysis

Building scale

Street scale

Blocak scale

Building scale

Courtyard house in the past



Building scale

Courtyard house in present



2018
21 household
7.4m²/person
(Song, 2010)

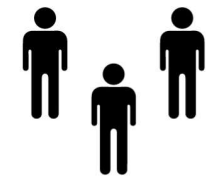
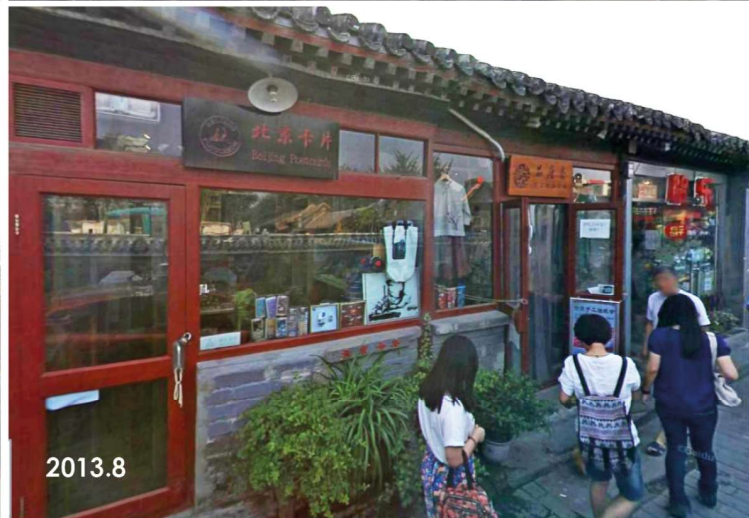
Self-construction caused by increased population and needs of kitchen and toilet

Several small family groups live in one courtyard house

Street scale

Comparison of South Luogu Lane

'Transformation of a grocery on South Luogu Lane'



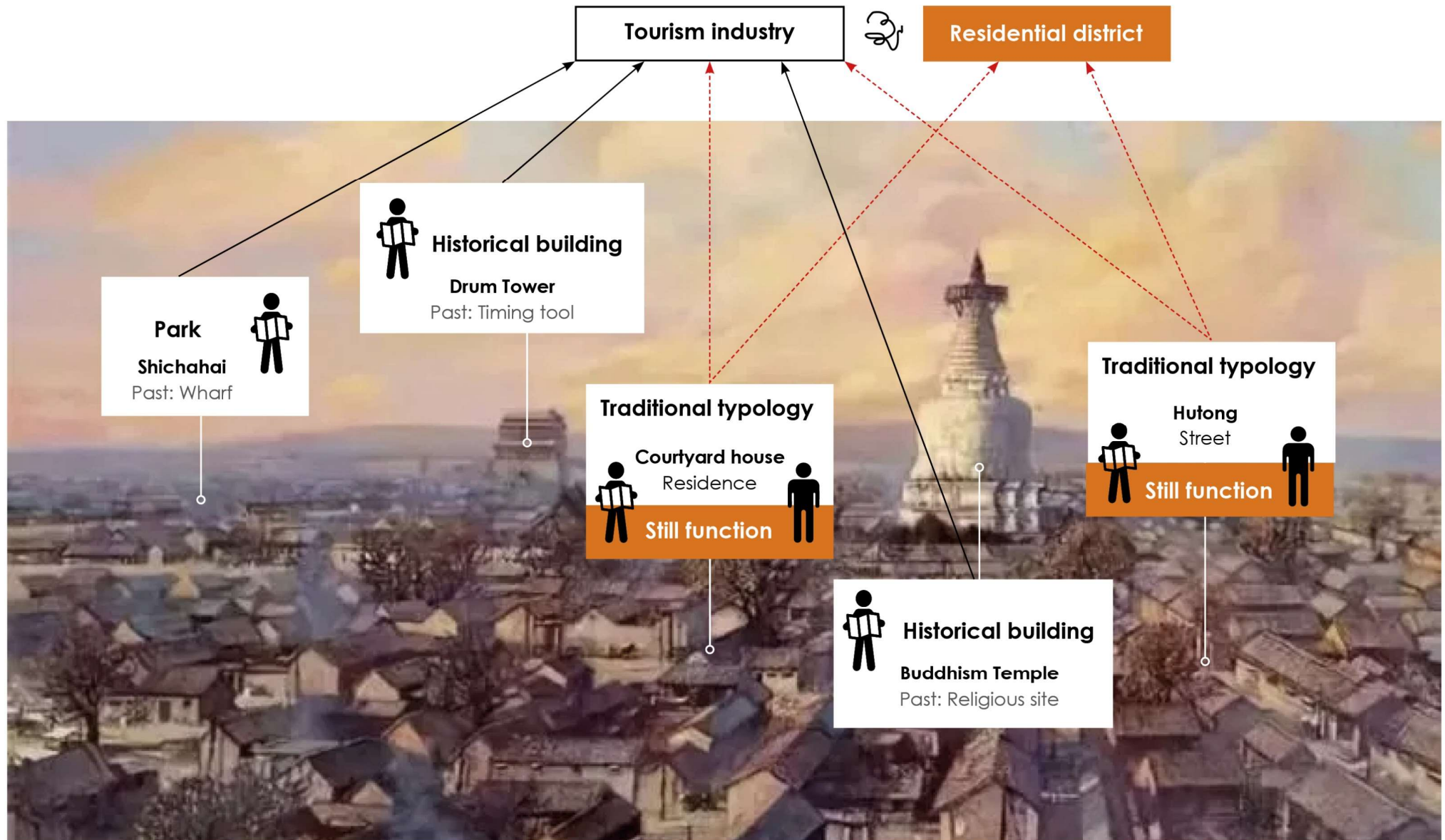
Active street in community



Commercial street for tourists

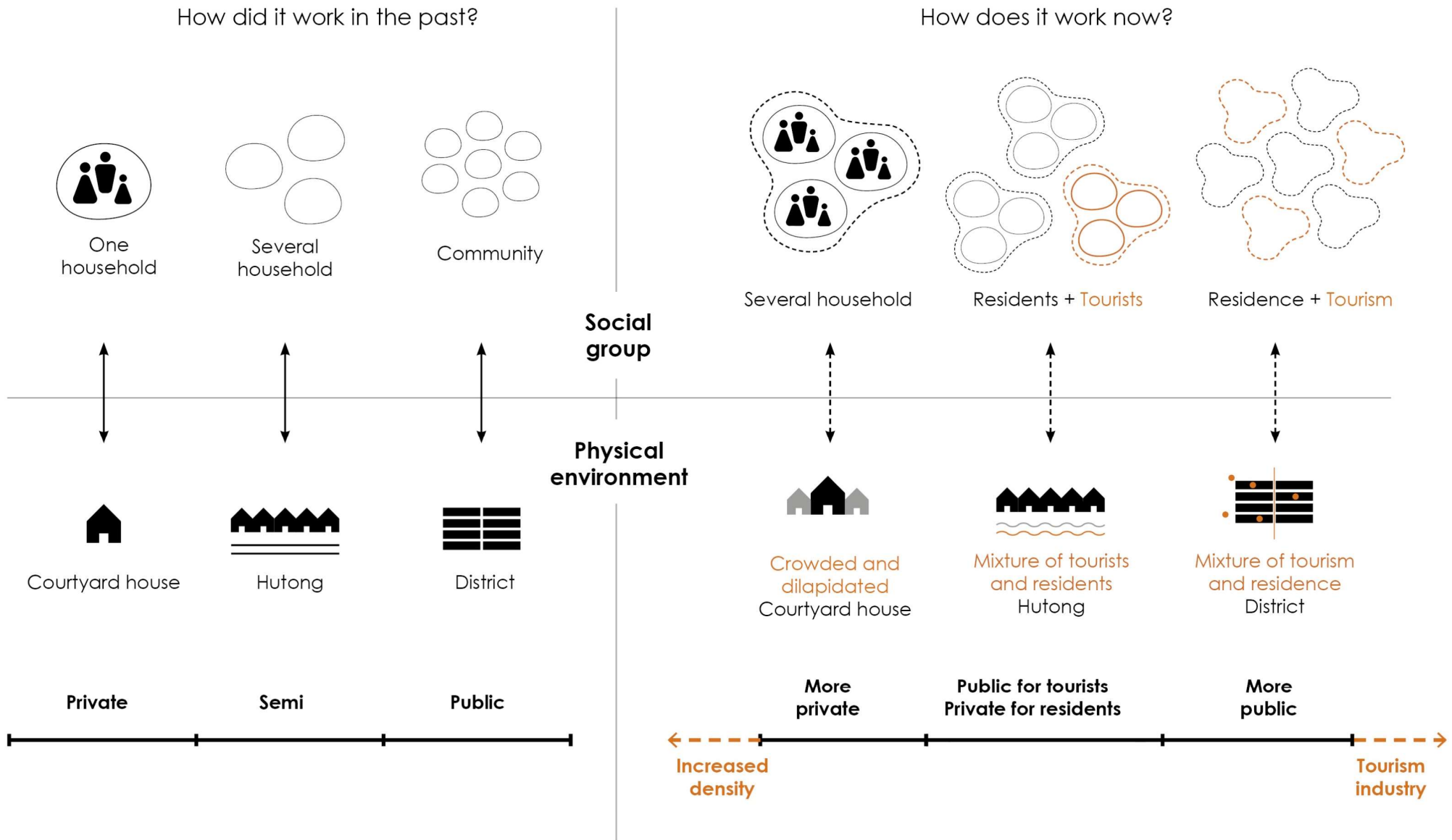
Block scale

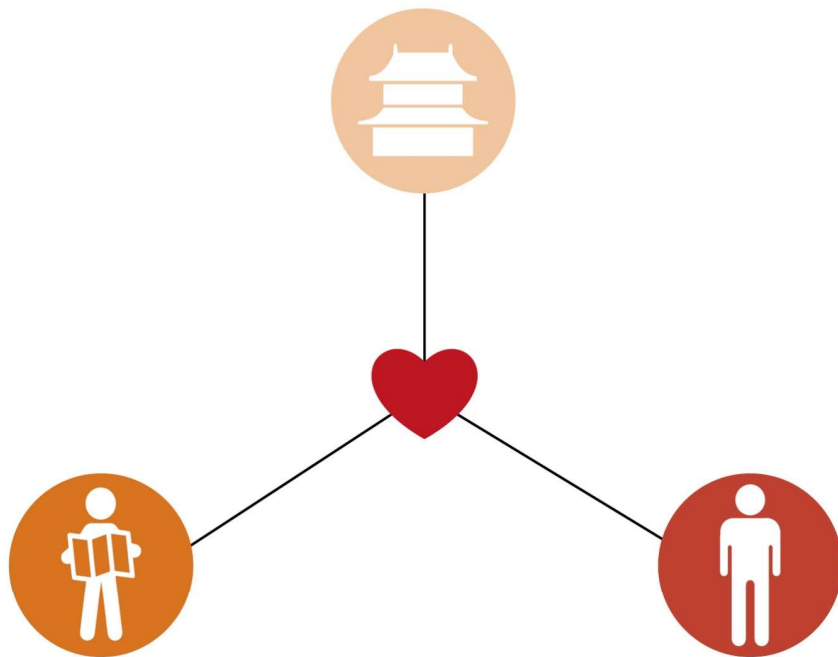
Booming tourism & Historical residential district



Problem conclusion

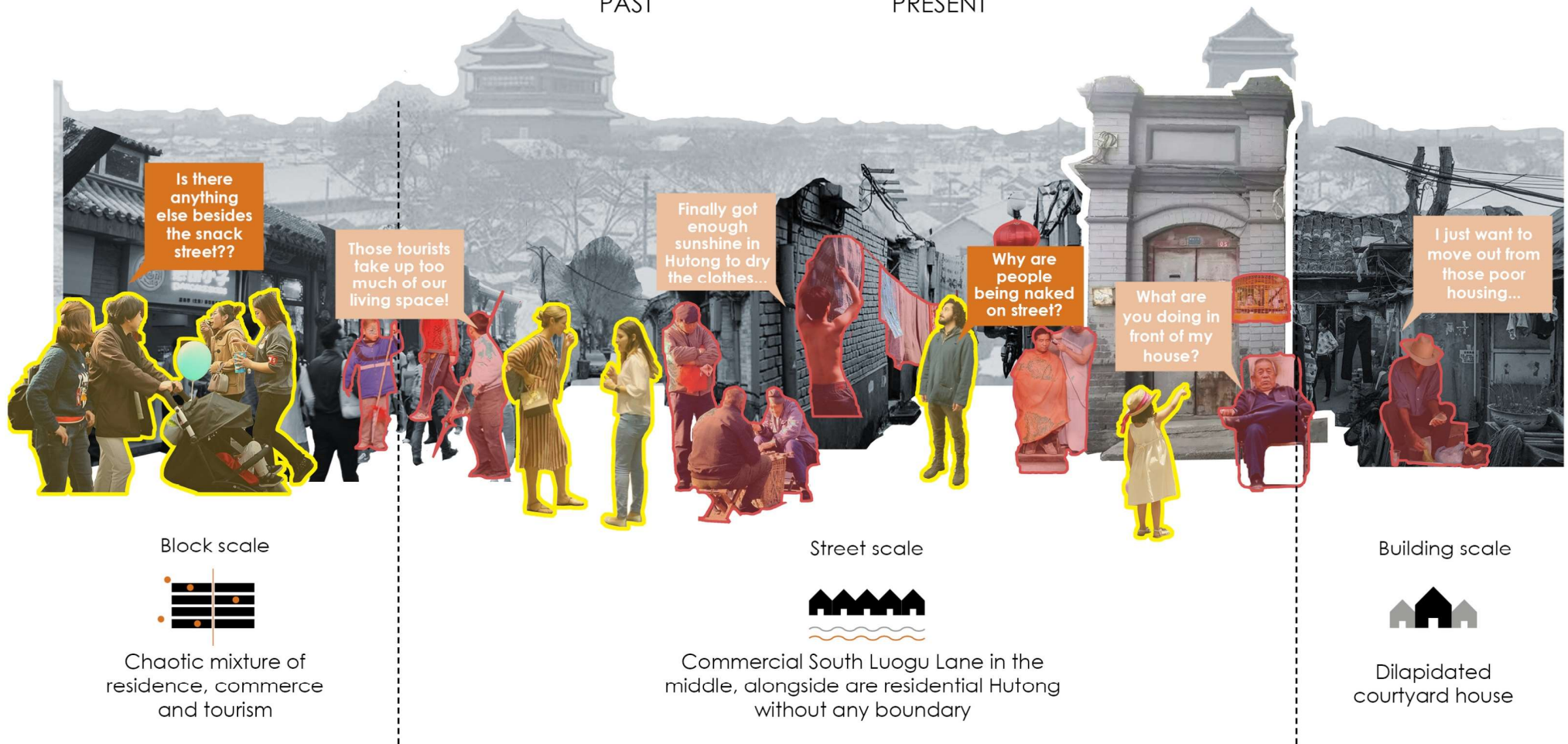
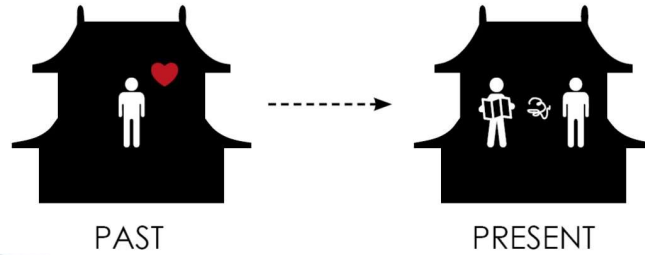
Learning the changing context





3 Vision & Strategy
Enriched vision
Strategy

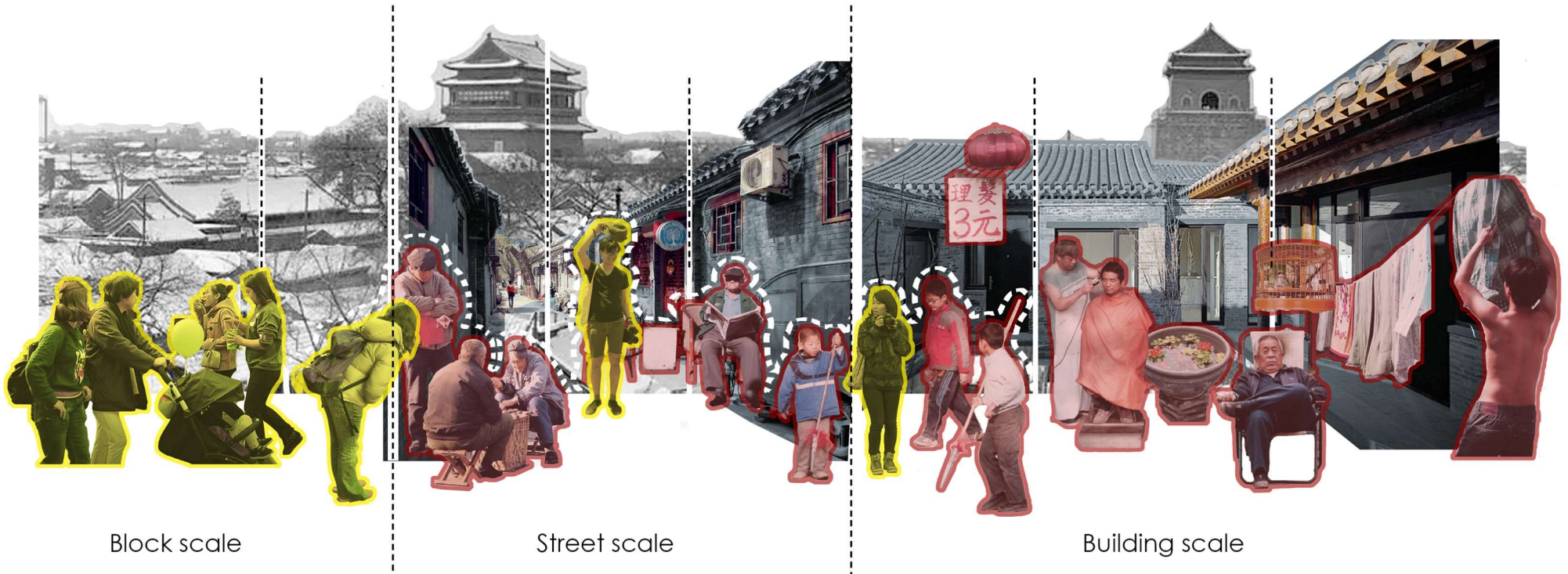
Existing spatial structure cannot support the changing context



Creating transitional layers inside the existing spatial structure on multi-scale



Balanced relationship between residents, tourists and heritage on multi-scale

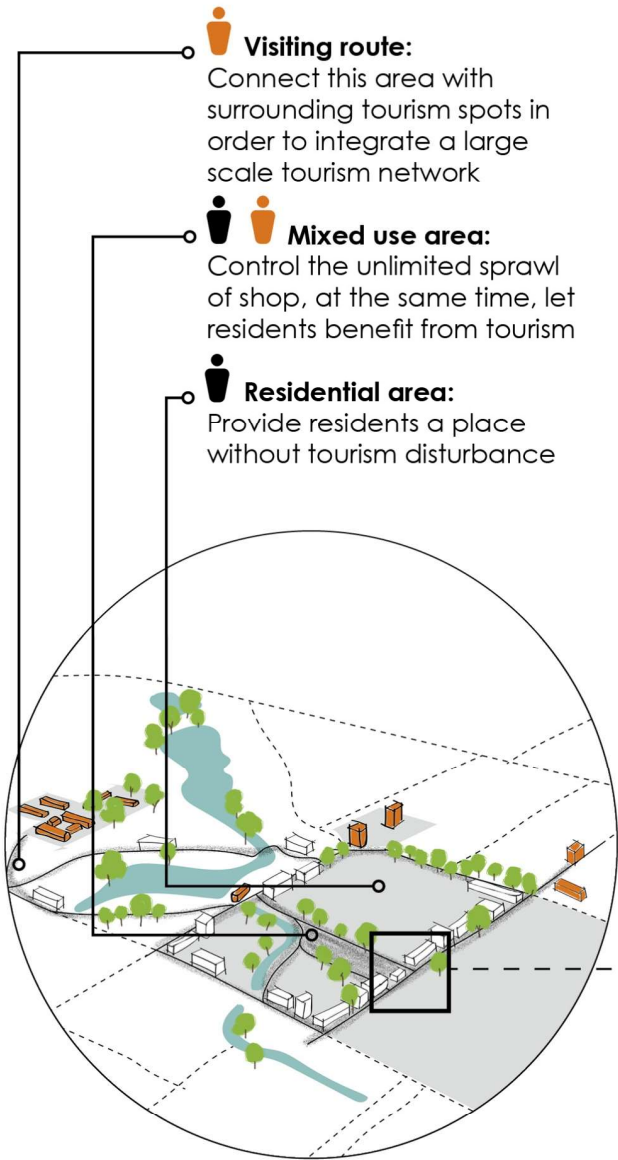


Block scale

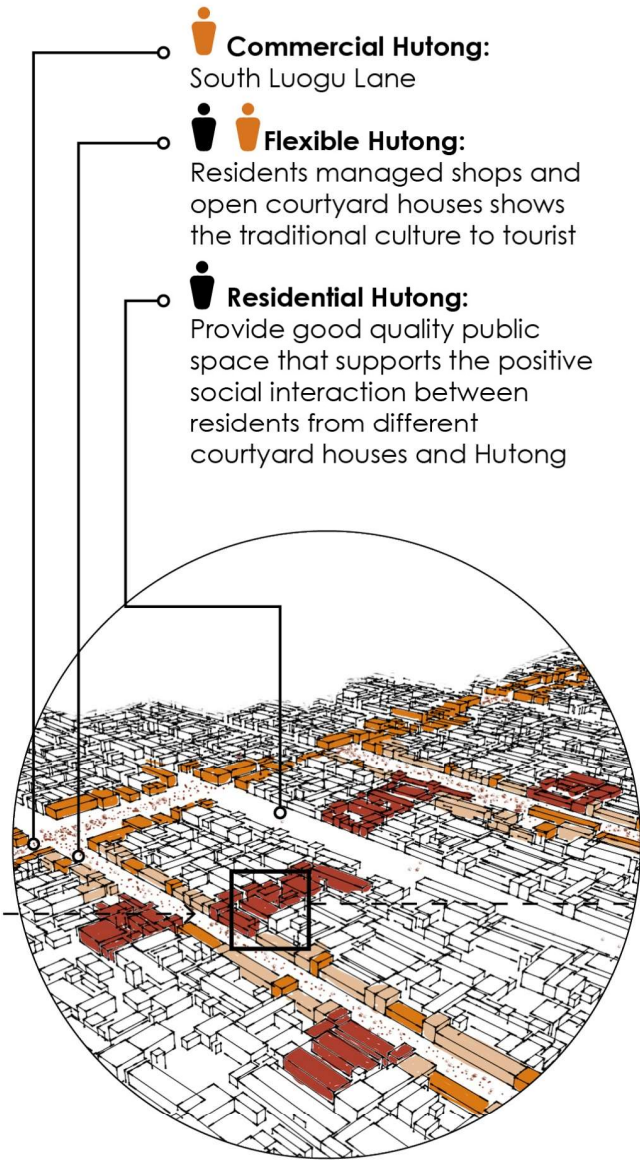
Street scale

Building scale

[Block scale]

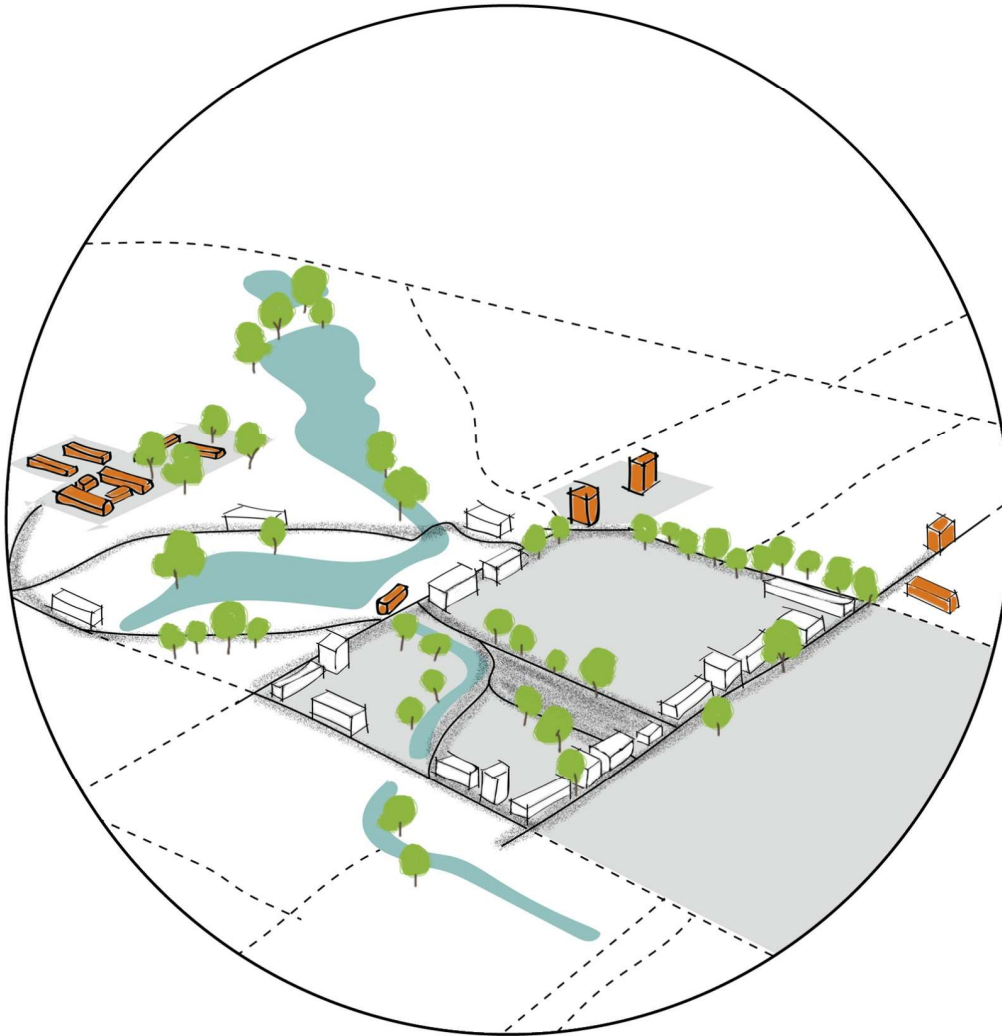


[Street scale]



[Building scale]





4 General Design & Definition

Visiting route
Flexible Hutong

Visiting route: Route choosing

Conclusion from research factors overlapping

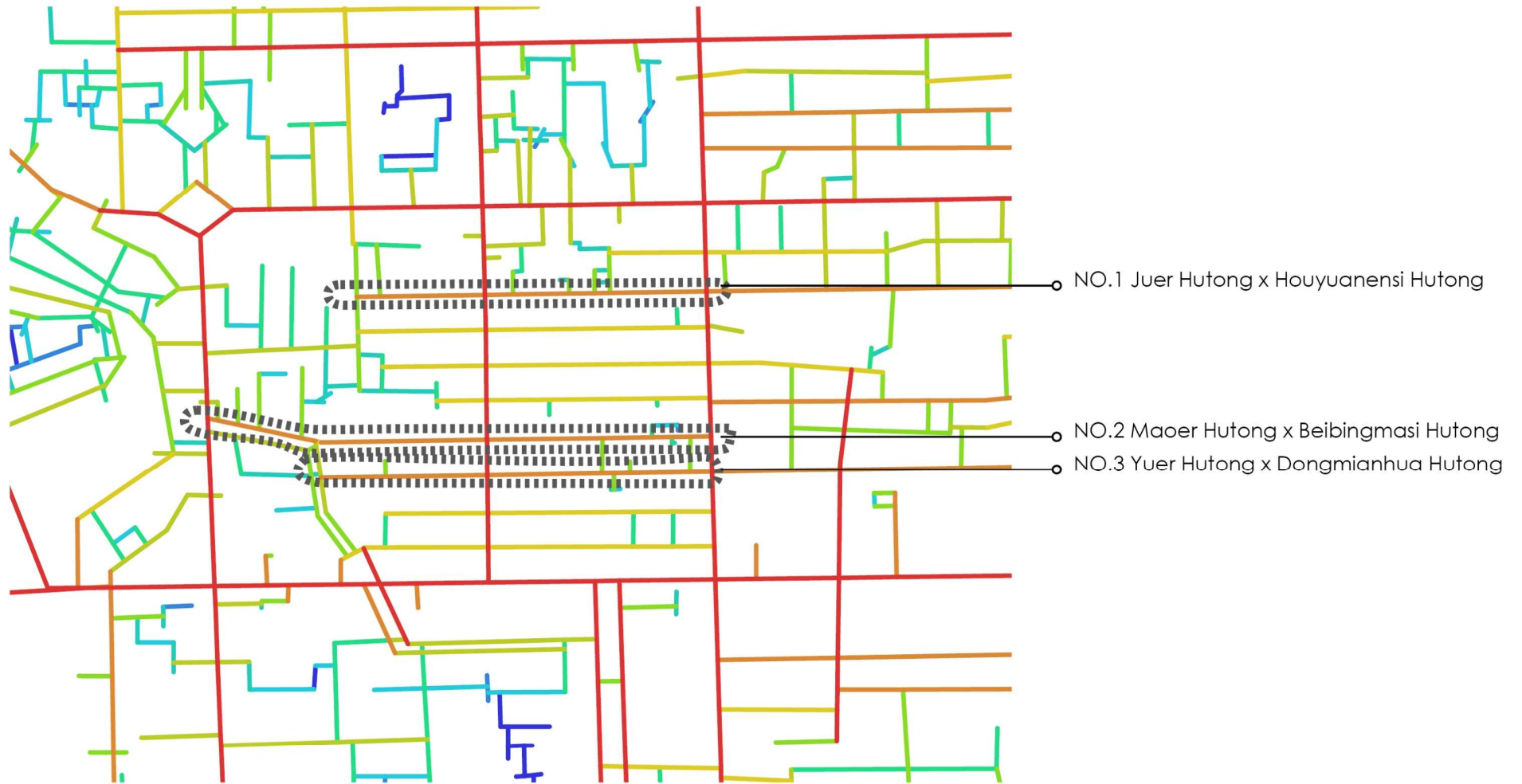


- Interior Priority factor**
- Integrated road
 - Special node
 - Landmark
 - Potential heritage conservation units
 - Open heritage conservation units
 - Empty space/Parking lot
 - Subway station

- Exterior Priority factor**
- Existing tourism spot
 - ← Route map of people
 - 〰 Traffic cut
 - Subway station

Visiting route: Route choosing

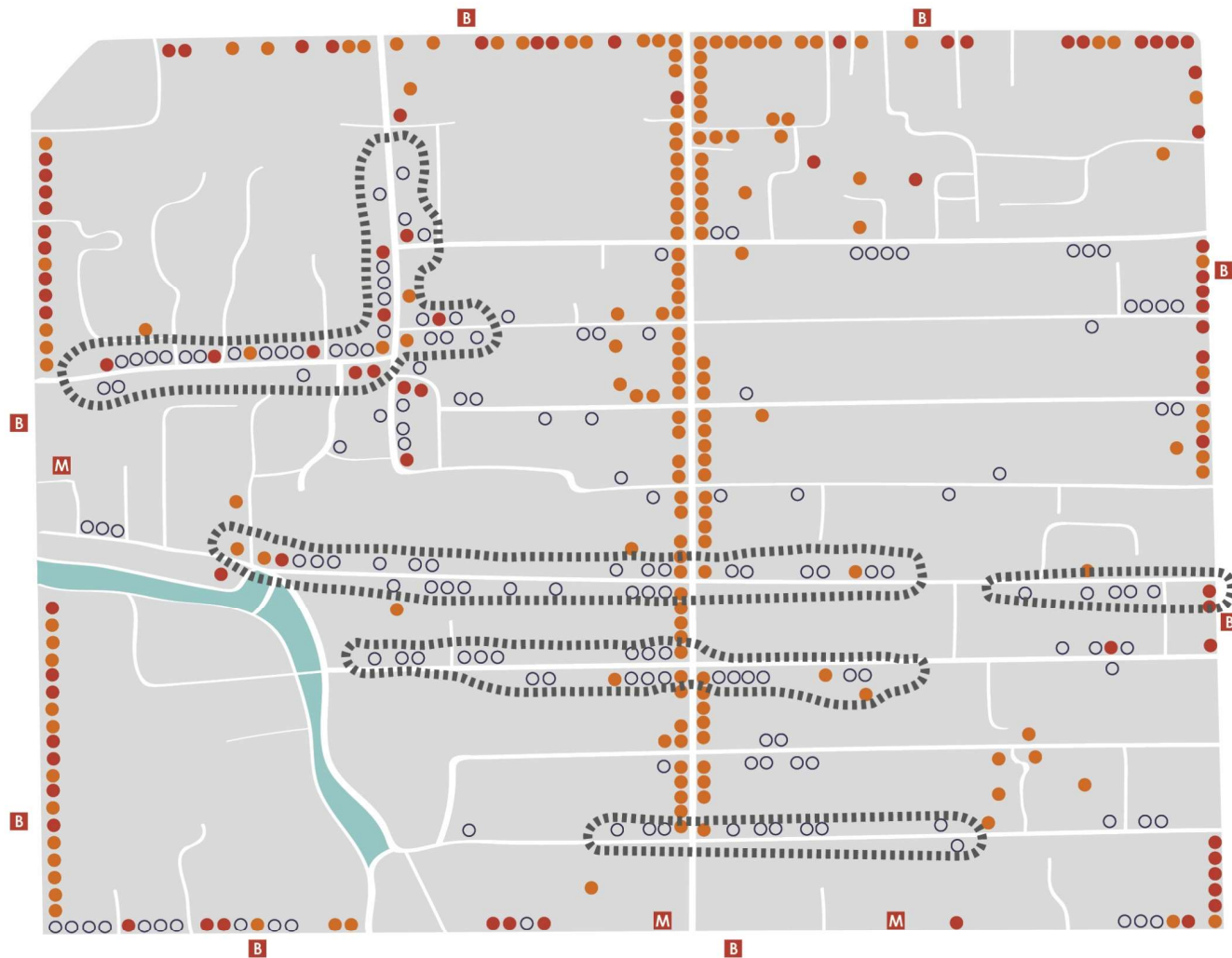
Integrated road on spatial configuration



Integrated road on purely spatial structure

Visiting route: Route choosing

Integrated road from social economic aspect



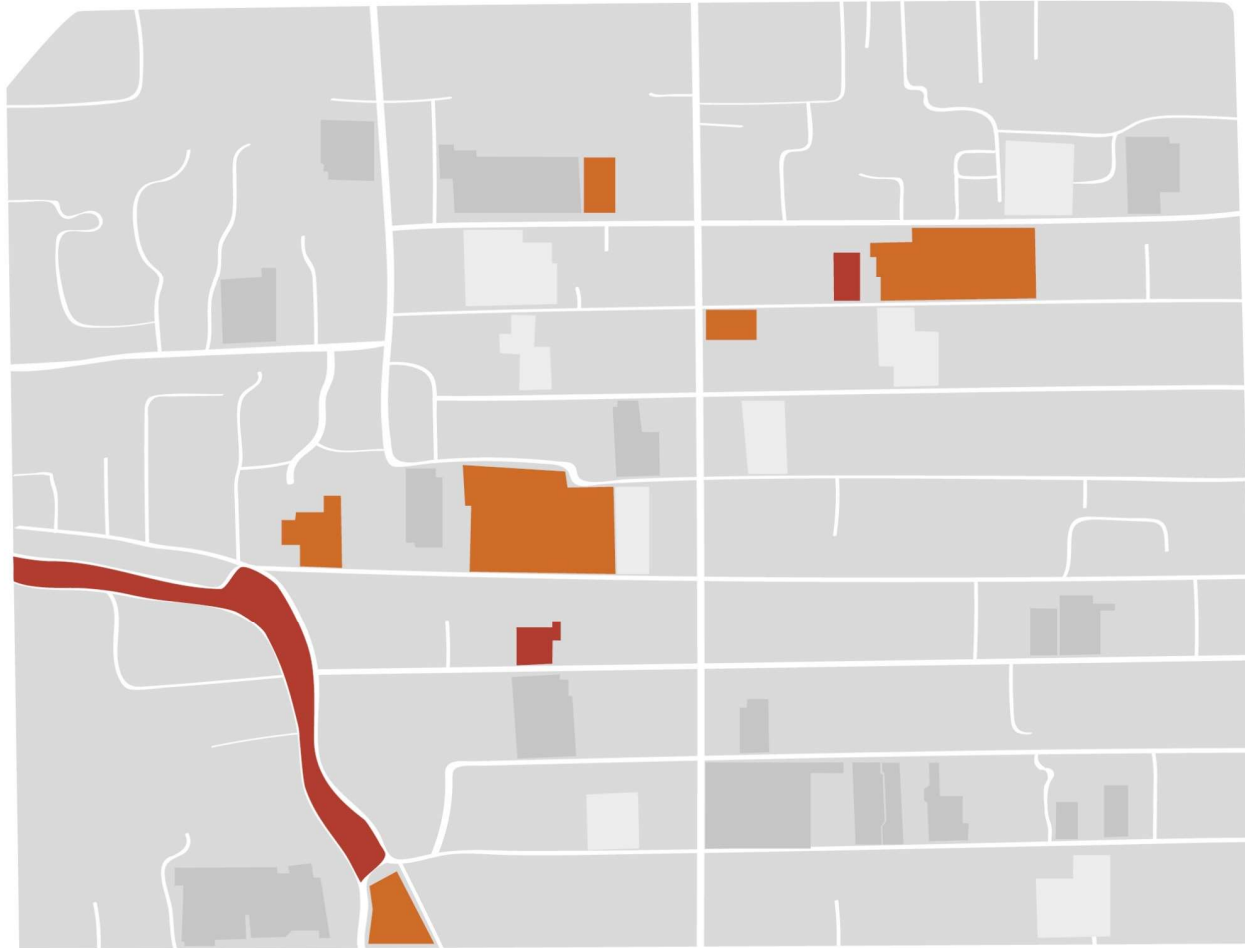
Residence converted shops reflects tourists' use of street



- M** Metro station
- B** Bus station
- Tourist commercial
- Local commercial
- Bricked up shops
- Water area

Visiting route: Route choosing

Quality evaluation of heritage conservation units



Opportunity for heritage route

- Good quality but empty now
- Open heritage conservation units

Less important

- Good quality under private use
- Chaotic yard



Good quality under private use



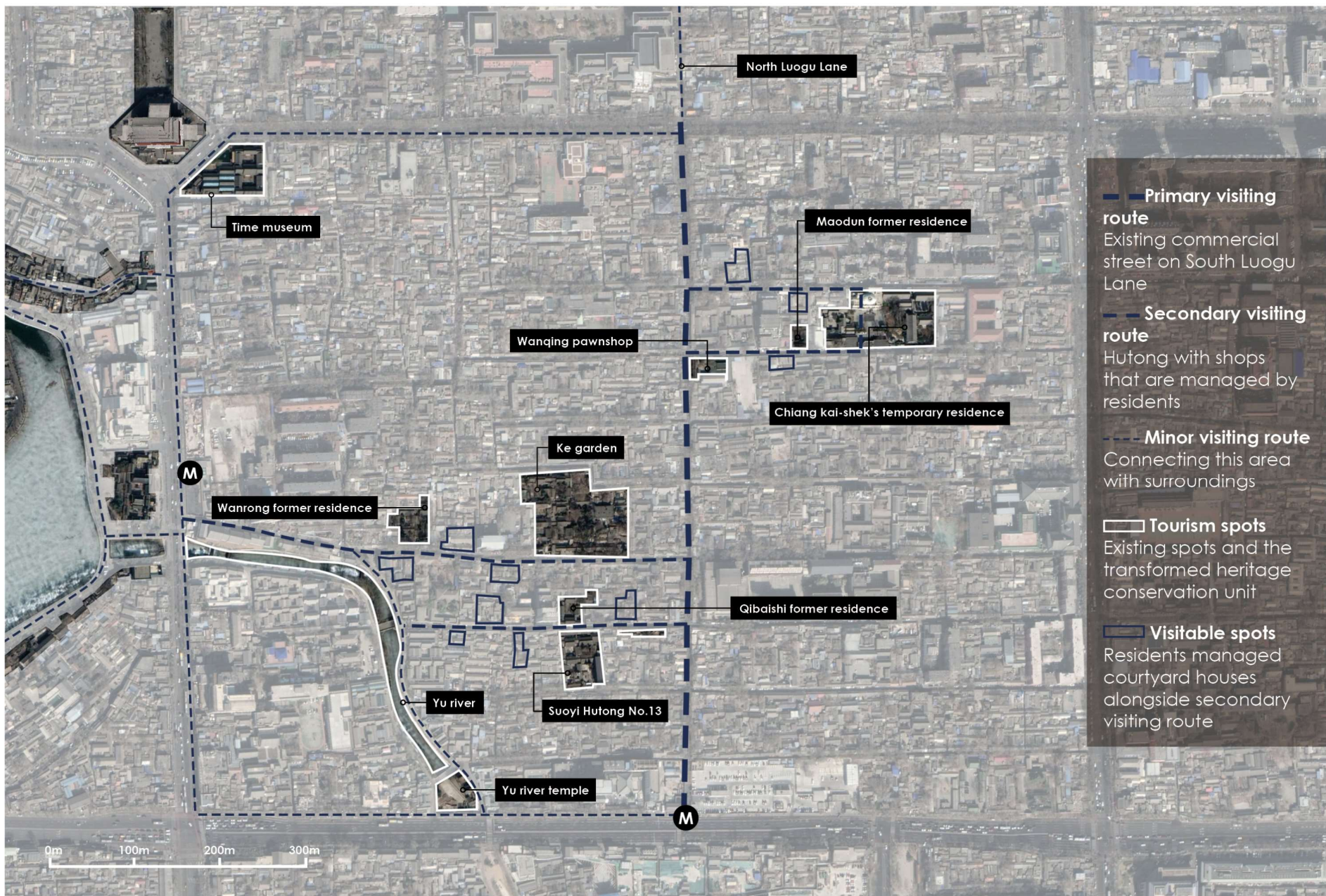
Good quality but empty now



Chaotic yard

Visiting route

Integrated tourism network with various spots alongside



Street typology design

How to define flexible



Over commercialization



Reemerged residents shop

Street typology design

Local authority intervention & Formal shop



:) People dominated
Hutong

:(Gentrification without
participation of local
people

Before 2017



Flexible Hutong

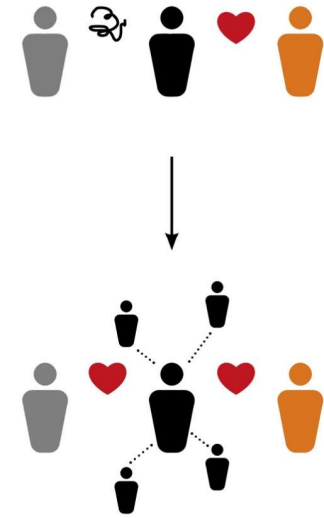
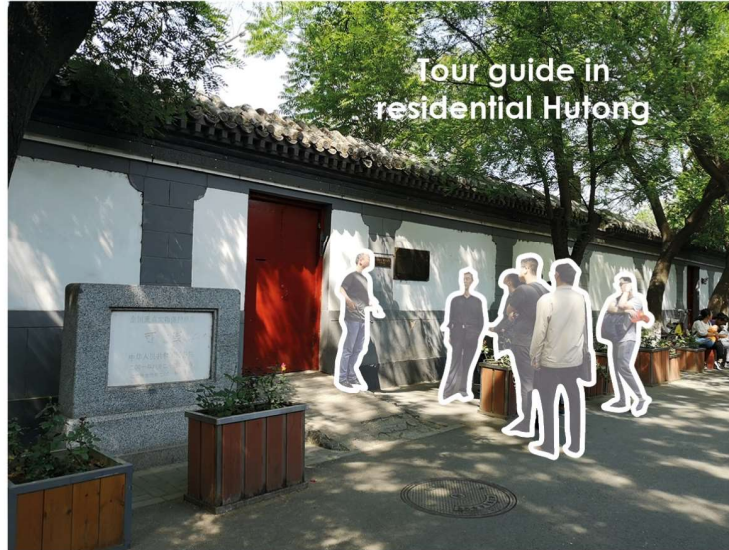
Local resident are allowed
to run business in Flexible
Hutong as long as they run
it by themselves



:(Neglect people's willing
:(Car take back Hutong

Street typology design

Local authority intervention & Residents informal business



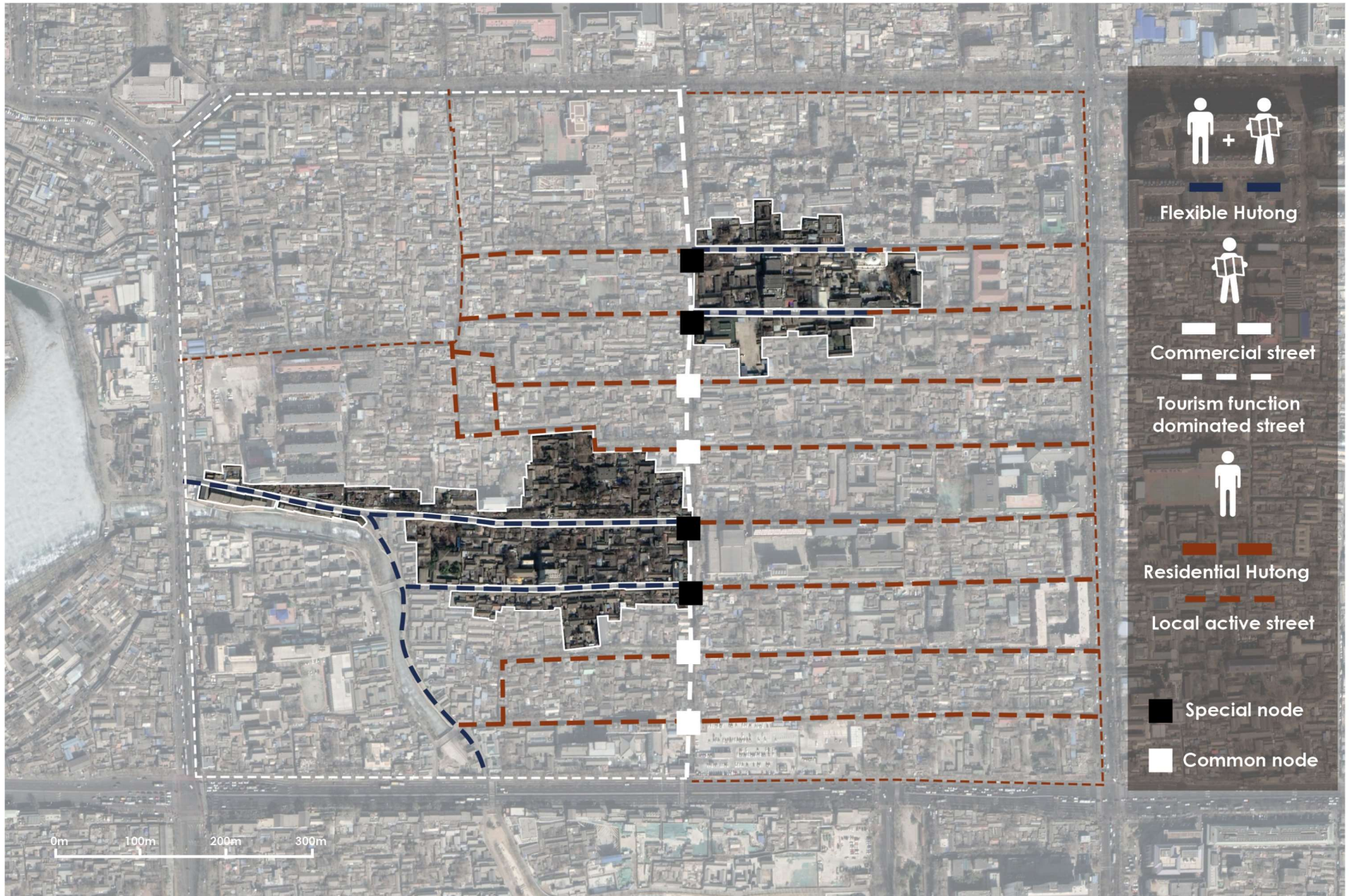
Flexible Hutong

-Resident operated business has to get the permission from neighbours.

-Residents with same interest should get together to run larger scale business.

Street typology design









Zoning and node typology

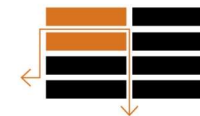


Implementation

Toolbox and guideline



-  Exterior connection
-  Open heritage units
-  Residence
-  Special node
-  Common node
-  Residential Hutong
-  Flexible Hutong
-  Commercial Hutong



1 Block scale

- Visiting route design
- Exterior connection
- Node typology
- Street typology design
- Zoning plan



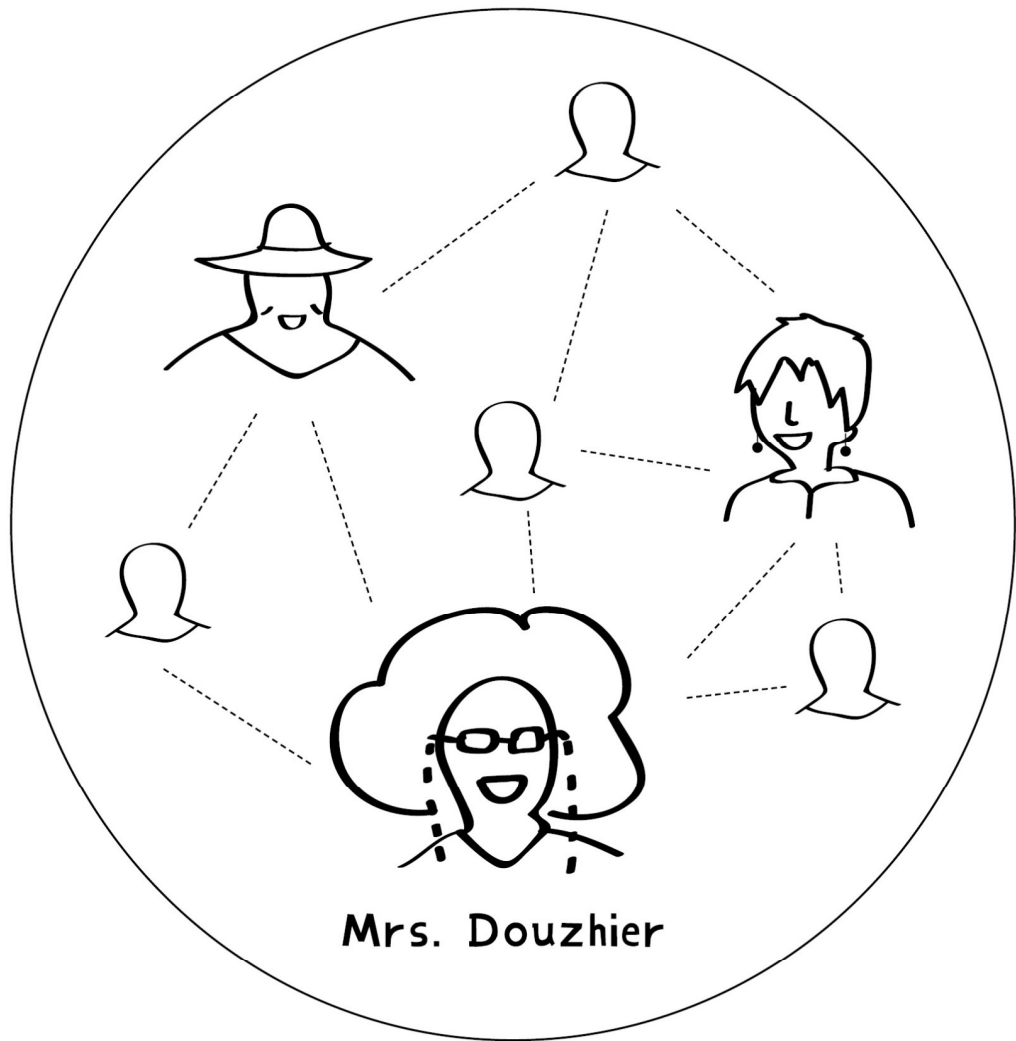
2 Street scale

- Edge design toolbox
- Commercial edge / Flexible edge / Residential edge
- Node design toolbox
- Common node / Special node



3 Building scale

- Heritage conservation units function typology design
- Transformation guideline

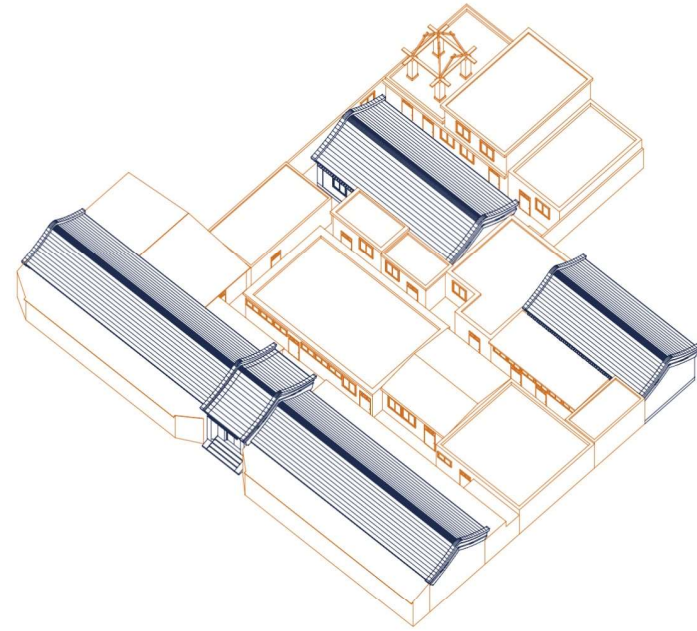


5 Development process

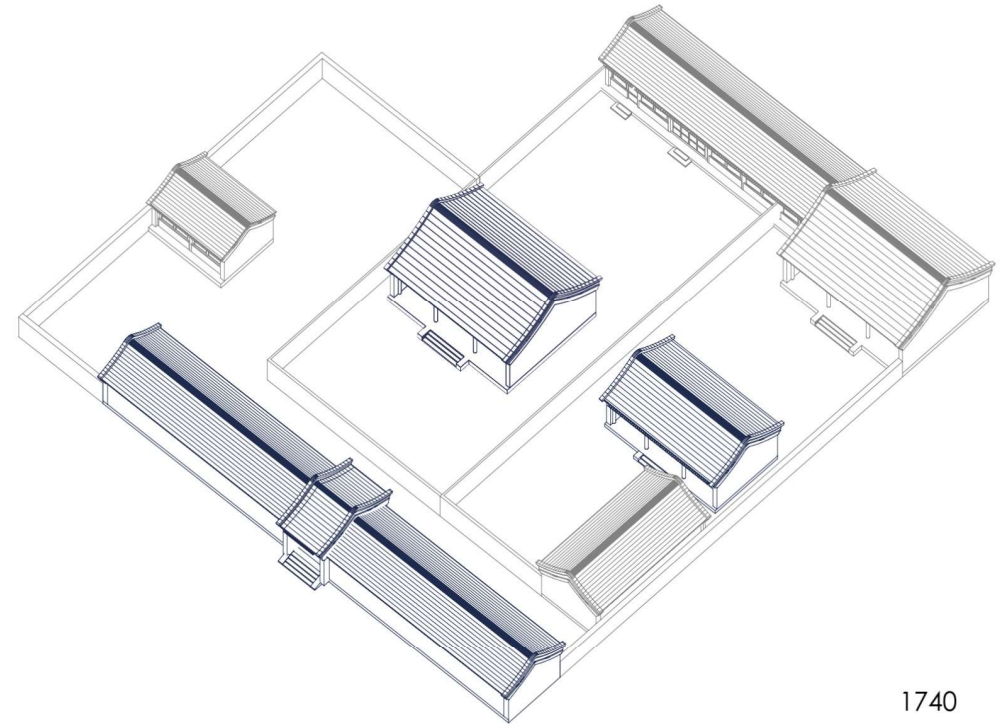
- Residents committee
- Population vacation
- Building transformation
- Policy support

Existing situation

Chaotic courtyard and low speaking right of resident



2019



1740

Split Hutong and courtyard houses into groups

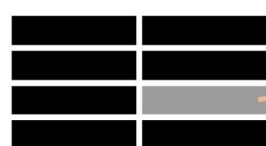
New stakeholder: Residents committee



😊
1 Commercial Hutong



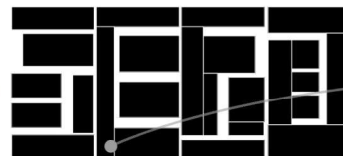
☹️
18 Residential Hutong



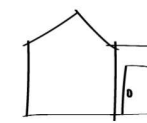
Block



Hutong



Group in several courtyard houses



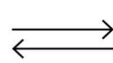
House of Mrs. Douzhier



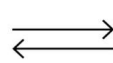
Mrs. Douzhier



Several blocks

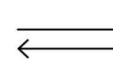


Several groups



Groups

Several courtyard houses

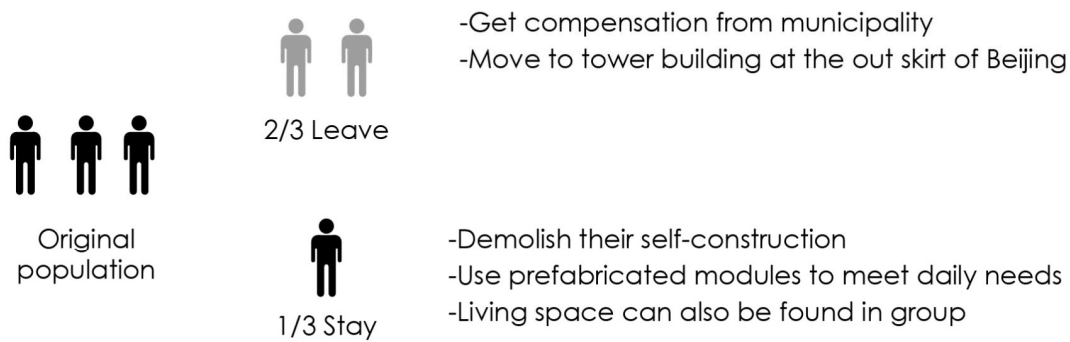


Residents

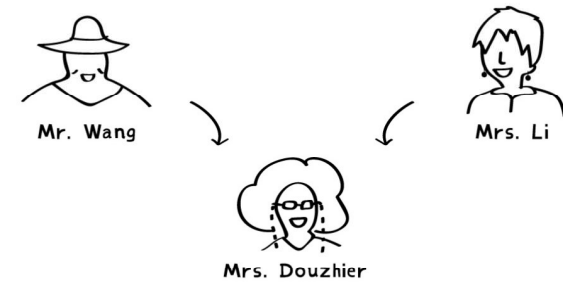
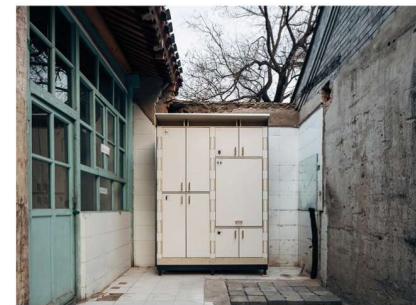
Population vacation

Prefabricated modules and vacated rooms in group for basic living need

Population vacation + Demolish self-construction



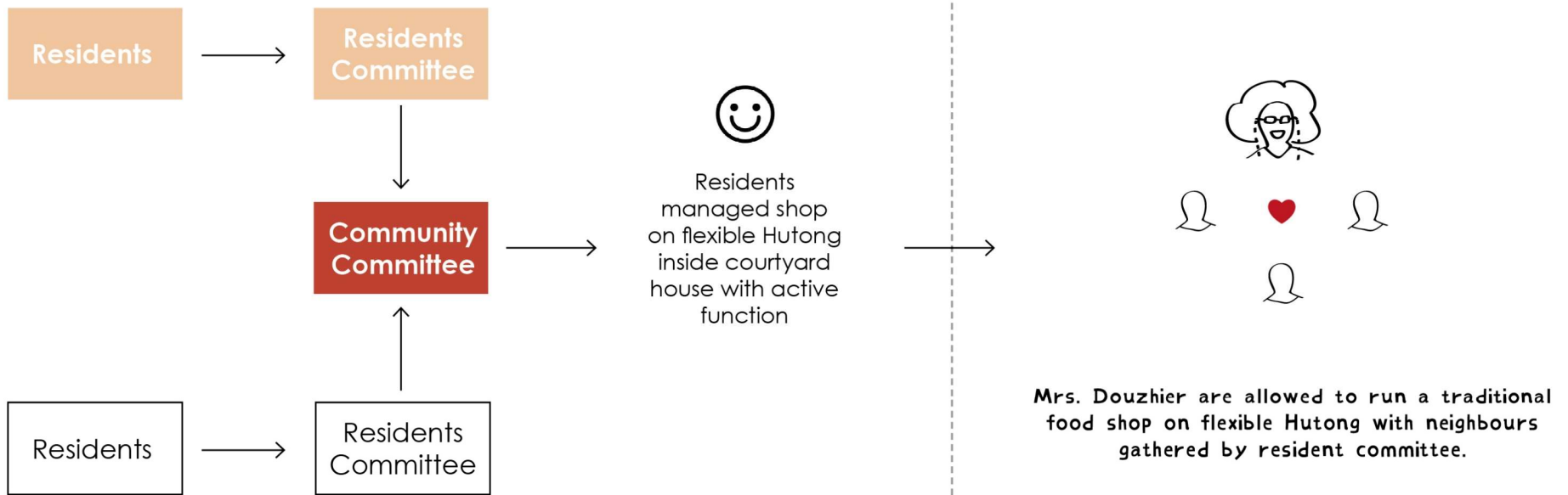
Prefabricated modules



Mrs. Douzhier chooses to stay while most of her neighbours leave. She makes more friends who moves to her courtyard house inside group.

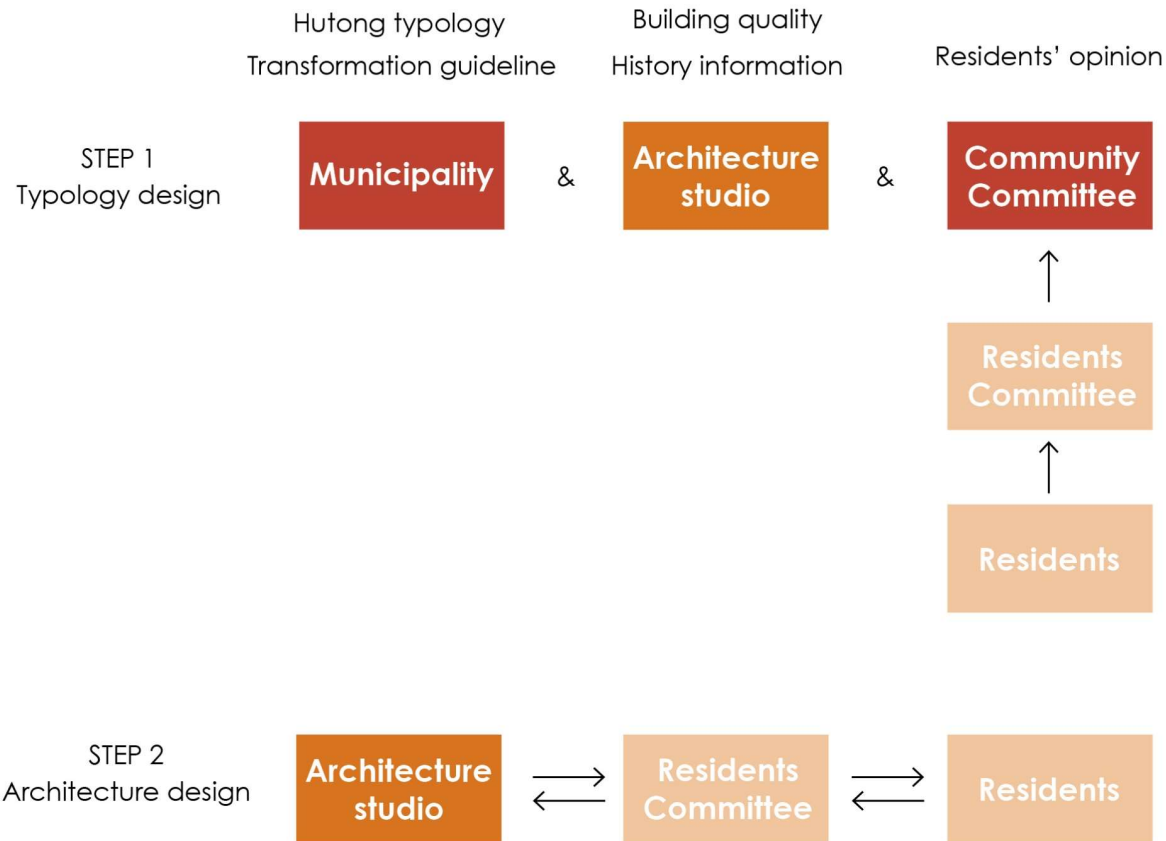
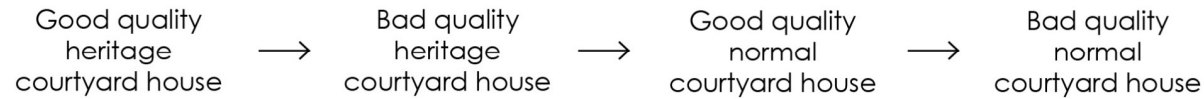
Residents' business

Collection and organisation

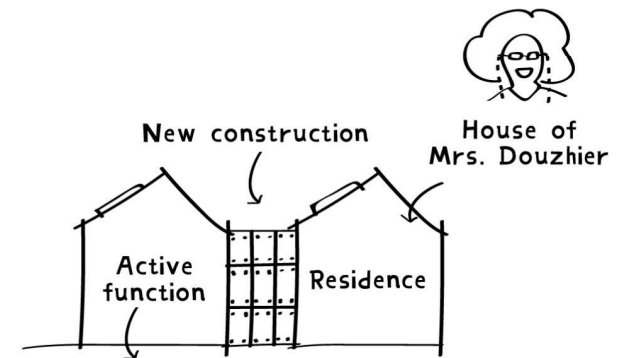


Building transformation

Long process with priority



Mrs. Douzhier's courtyard house was designed into public function typology with the traditional food shop managed by her and neighbours at the south building.



- Traditional food shop-
- Courtyard house homestay -
- Shared kitchen-
- Community library-
- Elder daycare centre-

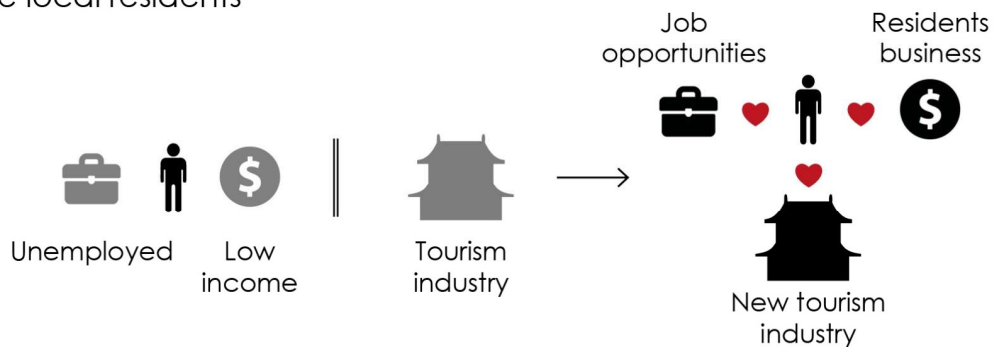
Policy

Residents' participation and local identity

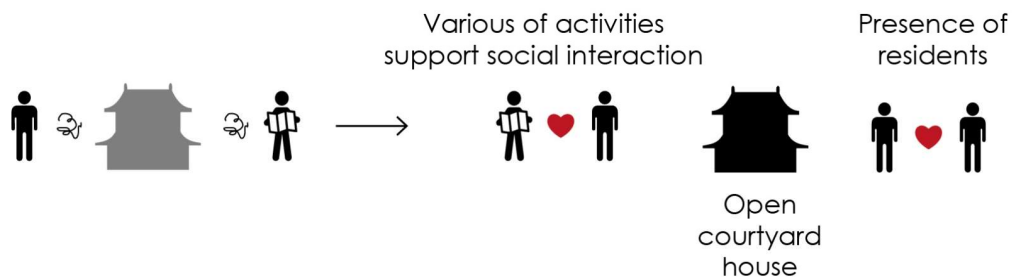
Involve new identity



Involve local residents



Residents as live heritage



Run a traditional food shop
Introduce the history of this courtyard house and culture of her Douzhier to the customer.



Run the rickshaw business
Introduce the open heritage site and recommend some residents managed shops to the tourist.

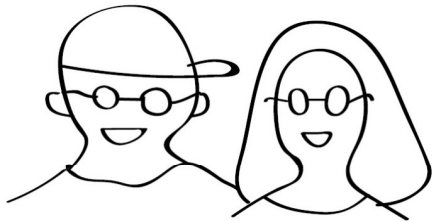


Work at Wanrong former residence
Apart from her daily work, she has to do some traditional cultural performances to tourists from time to time.



Mrs. Douzhier

&



Li Lei Han meimei

6 Spatial quality

Tourists' visiting

-Commercial Hutong & Node

Resident's daily life

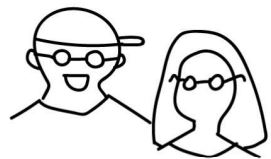
-Residential Hutong

They meet each other !

-Flexible Hutong & Active courtyard house

Tourists' visiting: Tourism spots

Problem: Tedious tourism spot



One day of Li Lei & Han Meimei in South Luogu Lane



- Existing open heritage site
- Tourism function
- Tourism+Identity function
- Public function+Residence/Active courtyard house

10:40
Visit Yu river
 Walk alongside Yu river and take photos



10:50
Visit Qibaishi former residence
 Learn about the life of Qibaishi through exhibition

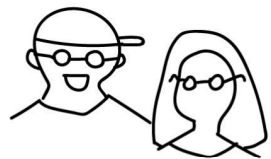


12:40
Visit Maodun former residence
 Learn about the life of Maodun through exhibition



Tourists' visiting: Tourism spots

Strategy: Various type of open courtyard houses



One day of Li Lei & Han Meimei in South Luogu Lane



- Existing open heritage site
- Tourism function
- Tourism+Identity function
- Public function+Residence/Active courtyard house


10:20
Visit Yu temple
 Learn about traditional culture through residents performance




13:00
Visit Chiang Kai-shek former residence
 Watch a mini show introduces the history of this area

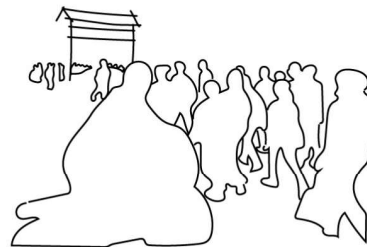
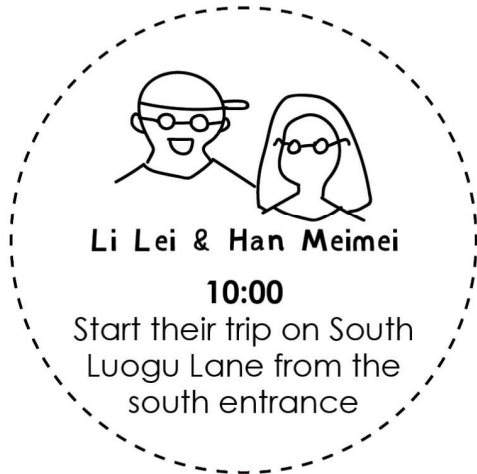



14:50
Visit Ke garden
 Enjoy the traditional garden and the music from local band in bar

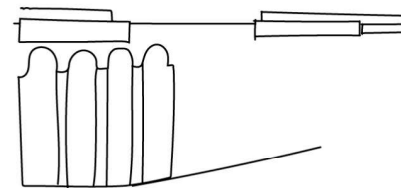


Tourists' visiting: Exterior connection

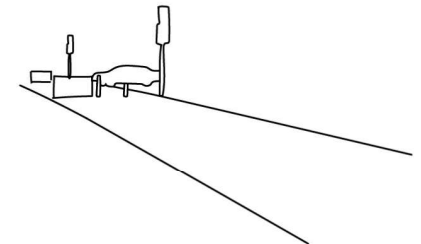
Existing problem: Conflict between car and pedestrian



Huge flow of people



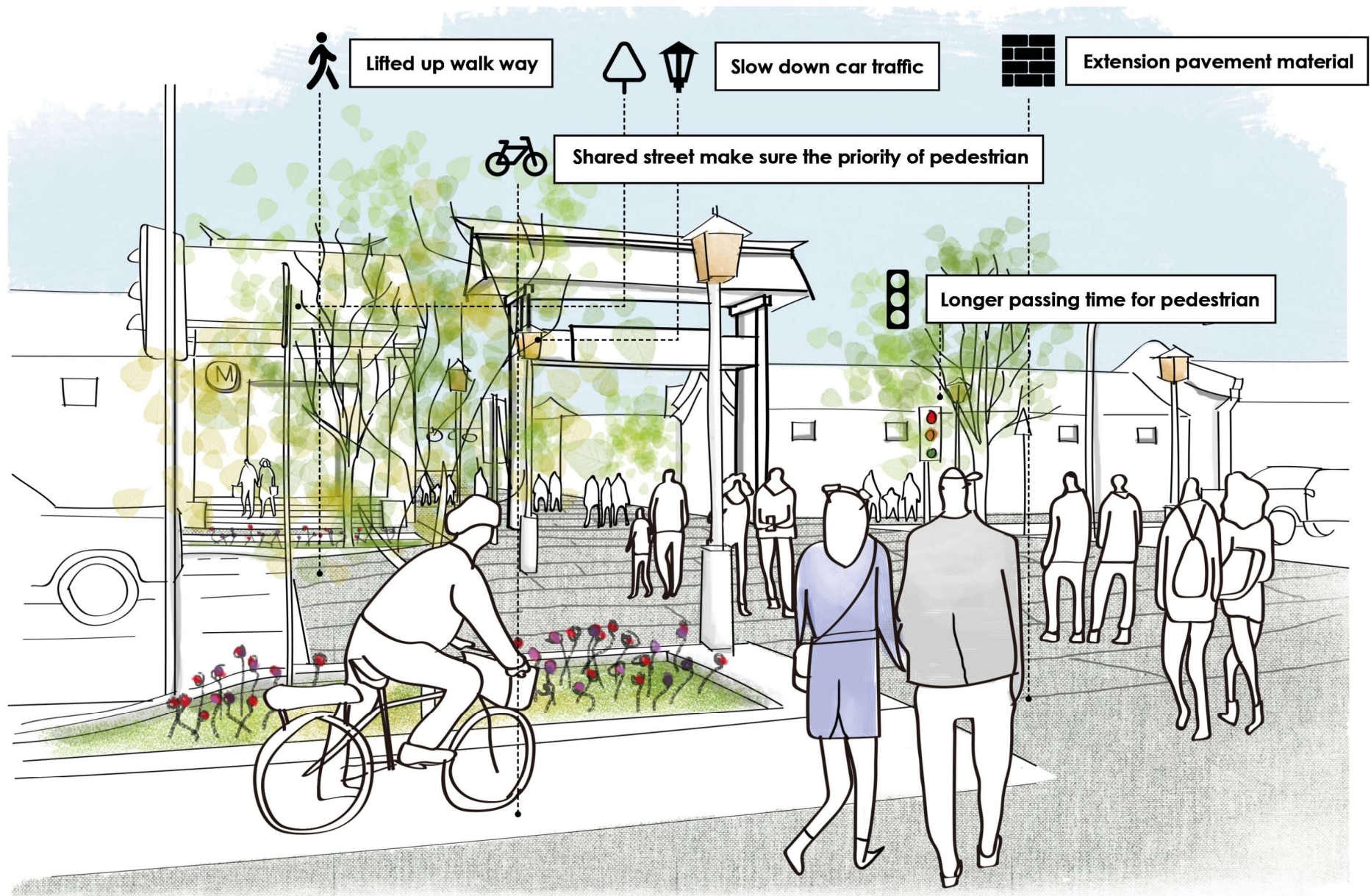
Layers fence give cars priority



Short passing time and narrow walk way

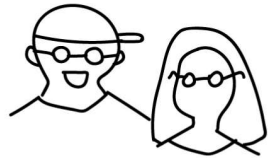
Tourists' visiting: Exterior connection

Strategy: Priority for pedestrian



Tourists' visiting: Node

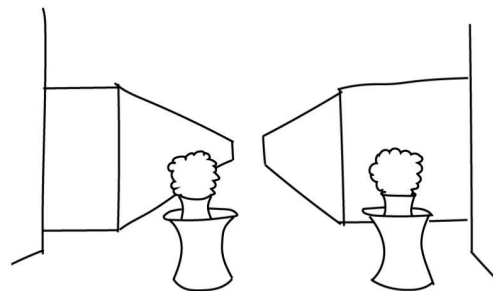
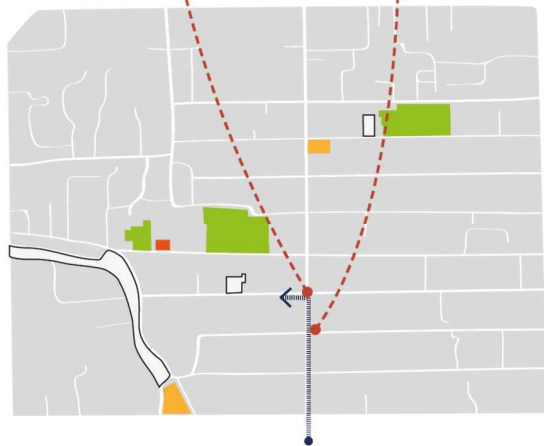
Problem: Unreadable space without guidance and control



Li Lei & Han Meimei

10:10
Pass a special node
Flexible Hutong
X
Residential Hutong

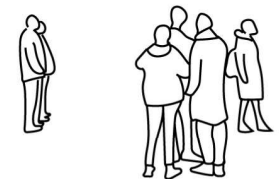
10:05
Pass a common node
Residential Hutong
X
Residential Hutong



Emphasis on commercial Hutong



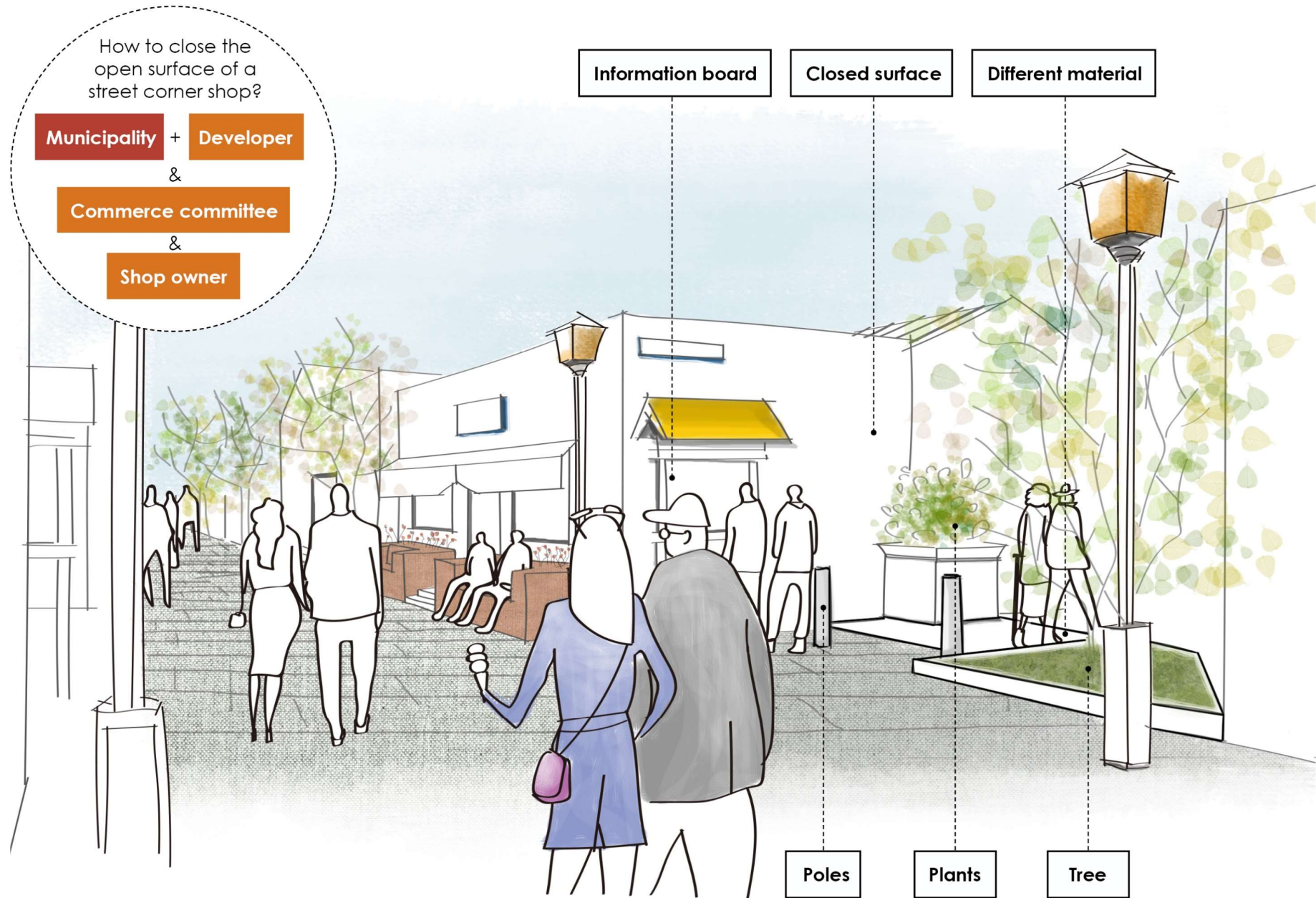
Unobtrusive culture and heritage information



People need pause at node

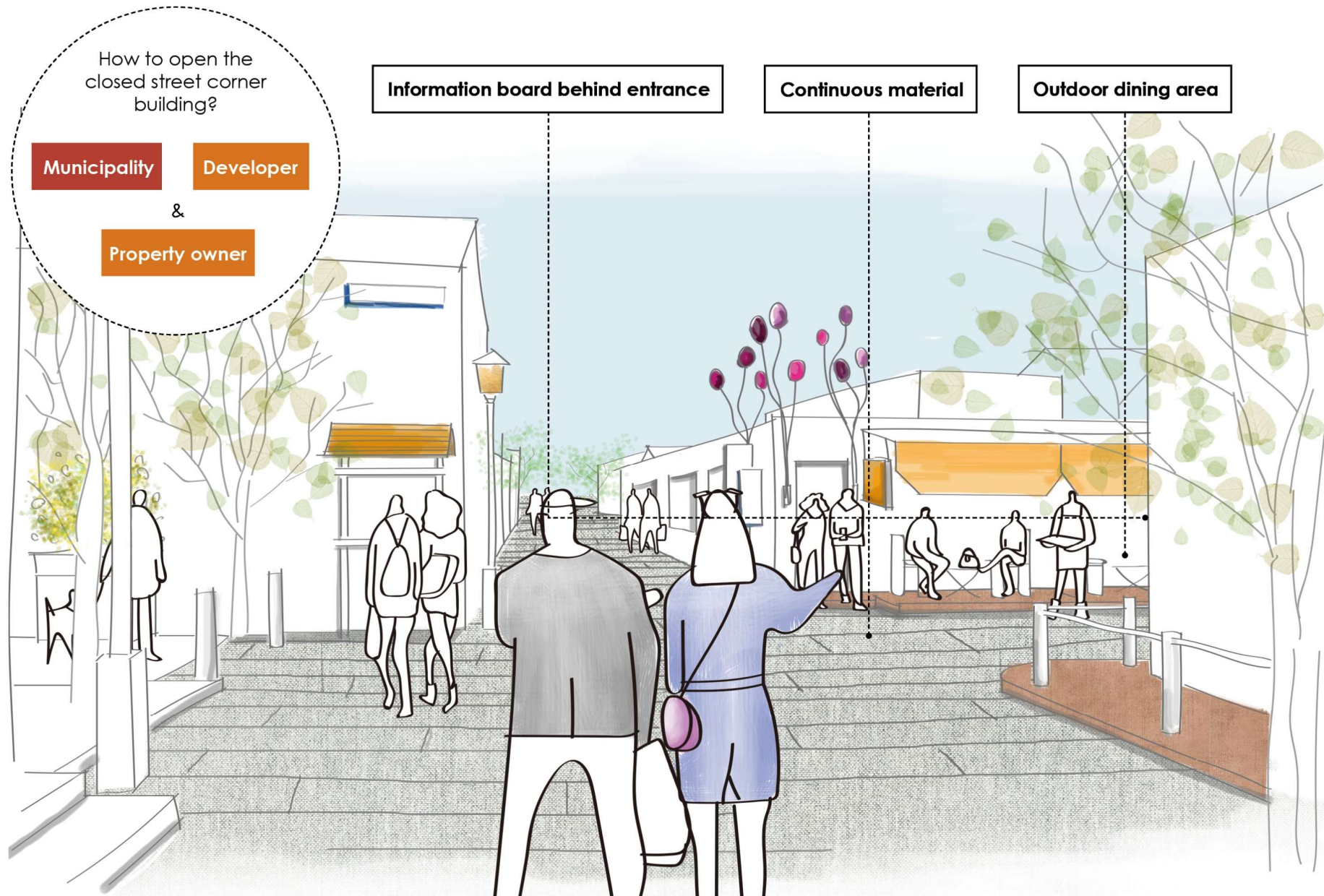
Tourists' visiting: Common Node

Strategy: Closed entrance for residential Hutong



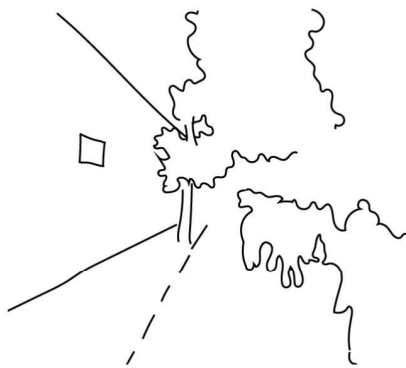
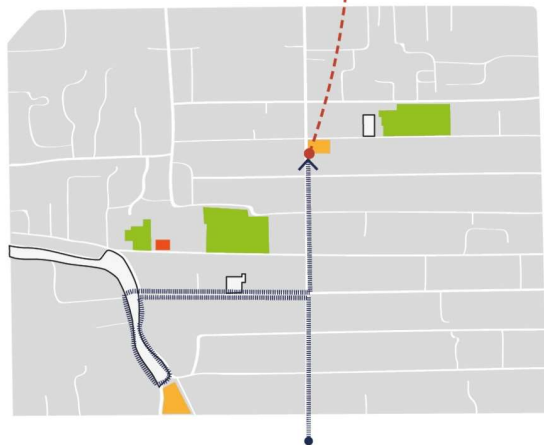
Tourists' visiting: Special Node

Strategy: Active entrance for flexible Hutong

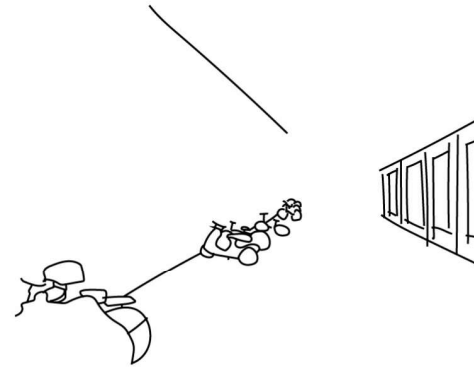


Tourists' visiting: Commercial Hutong South Luogu Lane

Existing problem: Continuous shopping windows without resting space and identity



Unobtrusive landmark cannot attract people



Vague space in front closed wall becomes parking lot



Lack of resting space

Tourists' visiting: Commercial Hutong South Luogu Lane

Strategy: Outdoor space & Highlight landmark

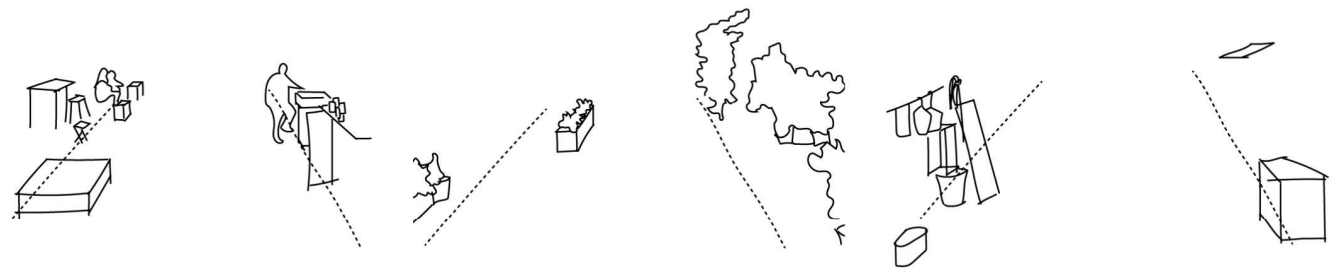


Tourists' visiting: Residential Hutong with informal business

Problem: Bad quality informal business & Disturb neighbours' privacy



Li Lei & Han Meimei
15:30
 Take rest in flexible Hutong and have lunch at Mrs. Douzhier's courtyard house



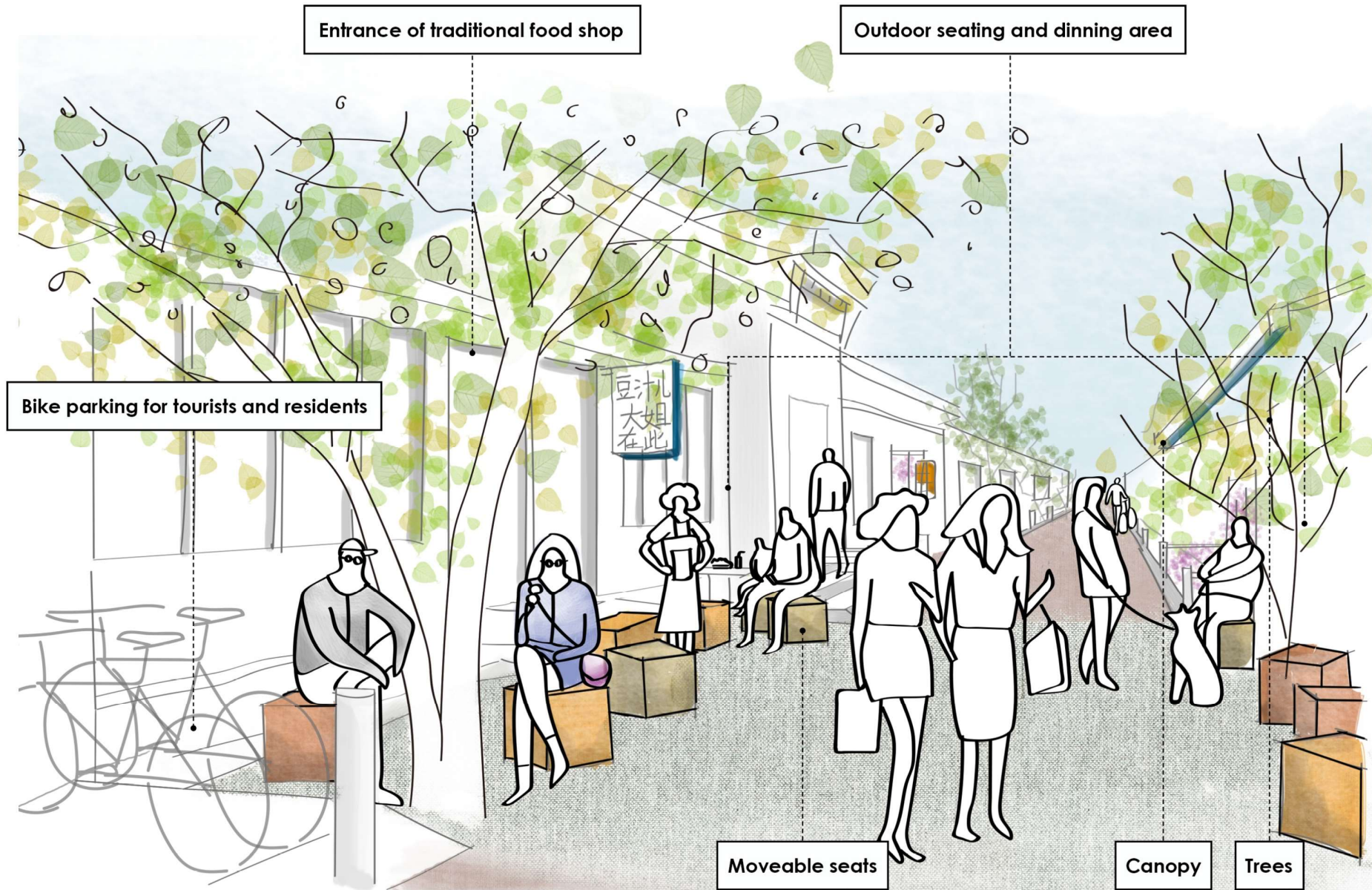
Informal drink shop on both side of Hutong

Residents' plants create good quality

Residents' daily stuff create bad quality

Tourists' visiting: Flexible Hutong

Public space in front of residents' shop

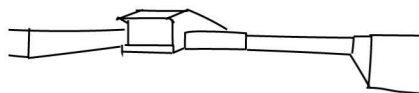


Tourists' visiting: Exterior connection

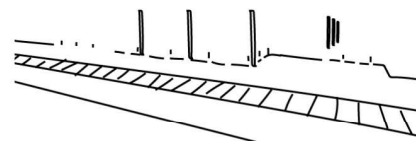
Existing problem: Vague space without guidance



Li Lei & Han Meimei
16:30
 Leave from west,
 heading to Shichahai
 through Yandaixiejie



Monotonous continuous closed surface without any guidance



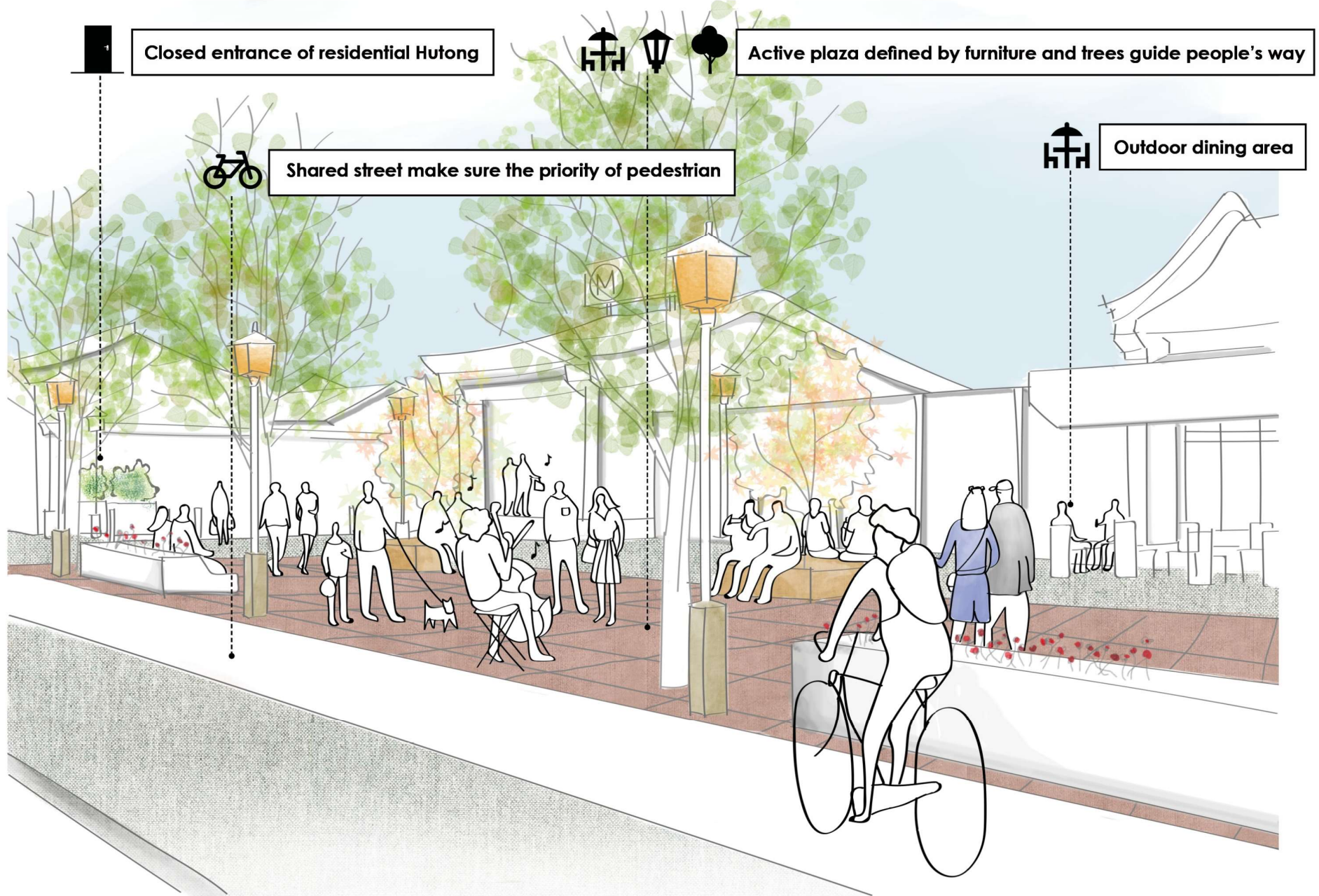
Space for pedestrian, cut by bike lane with level difference



Individual urban furniture

Tourists' visiting: Exterior connection

Legible urban space

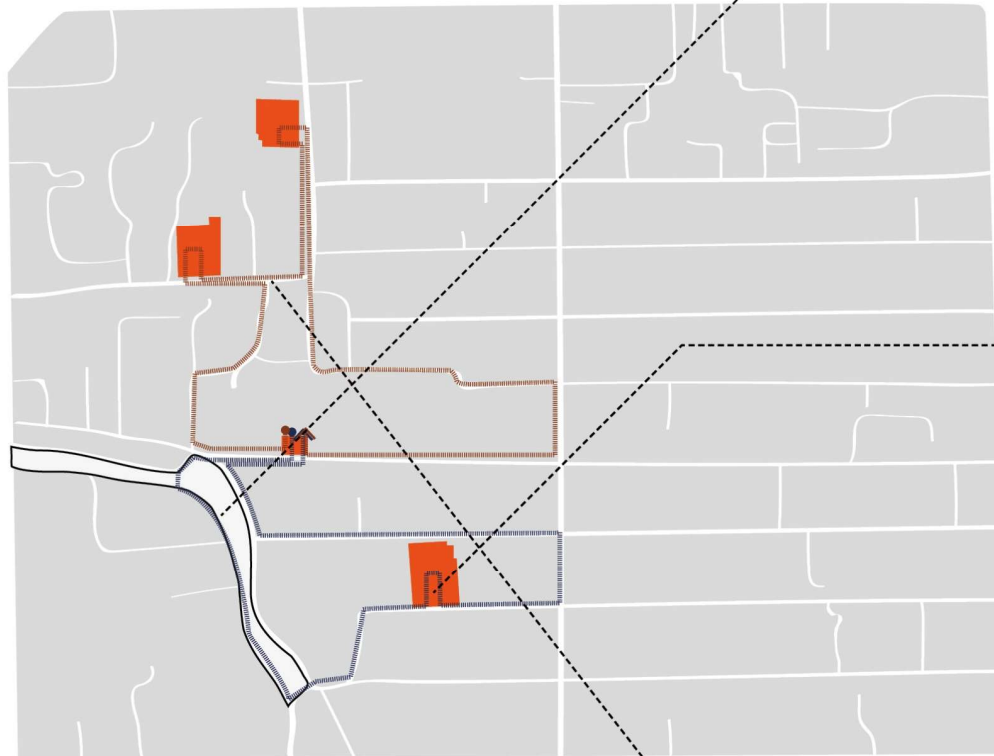


Resident's daily life


Daily needs & Social activities



Mrs. Douzhier's one day



- Morning walking route
- - -> Afternoon shopping route
- ▭ Existing open heritage site/ Yu river
- Public function+Residence/Active courtyard house


7:00
Yu river
 Do some morning exercise with Aunt Li alongside Yu river




8:00
Residential Hutong
 Have breakfast at shared kitchen and chat with neighbours

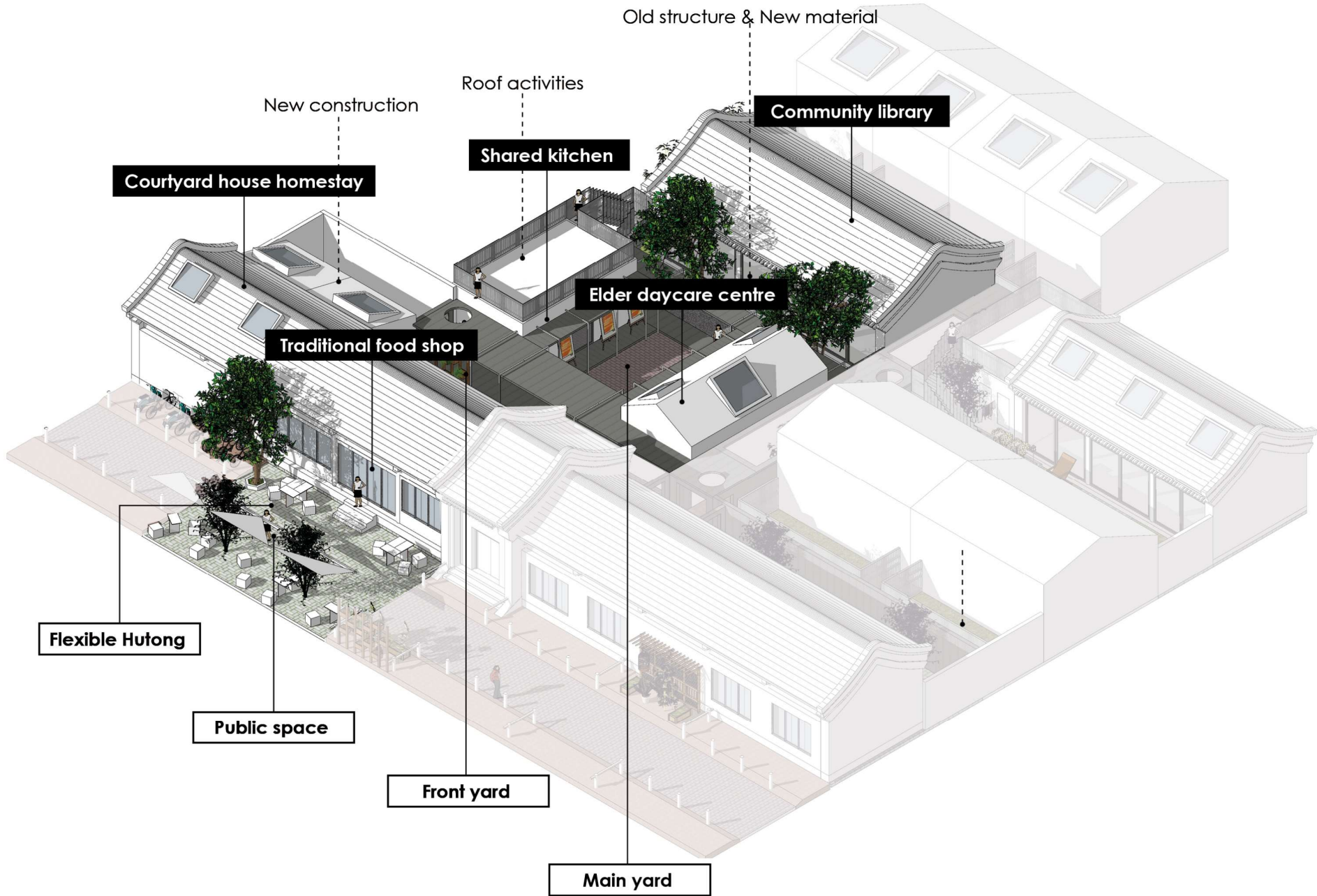



18:30
Local active Hutong
 Buy some food for dinner at grocery store and grocery store



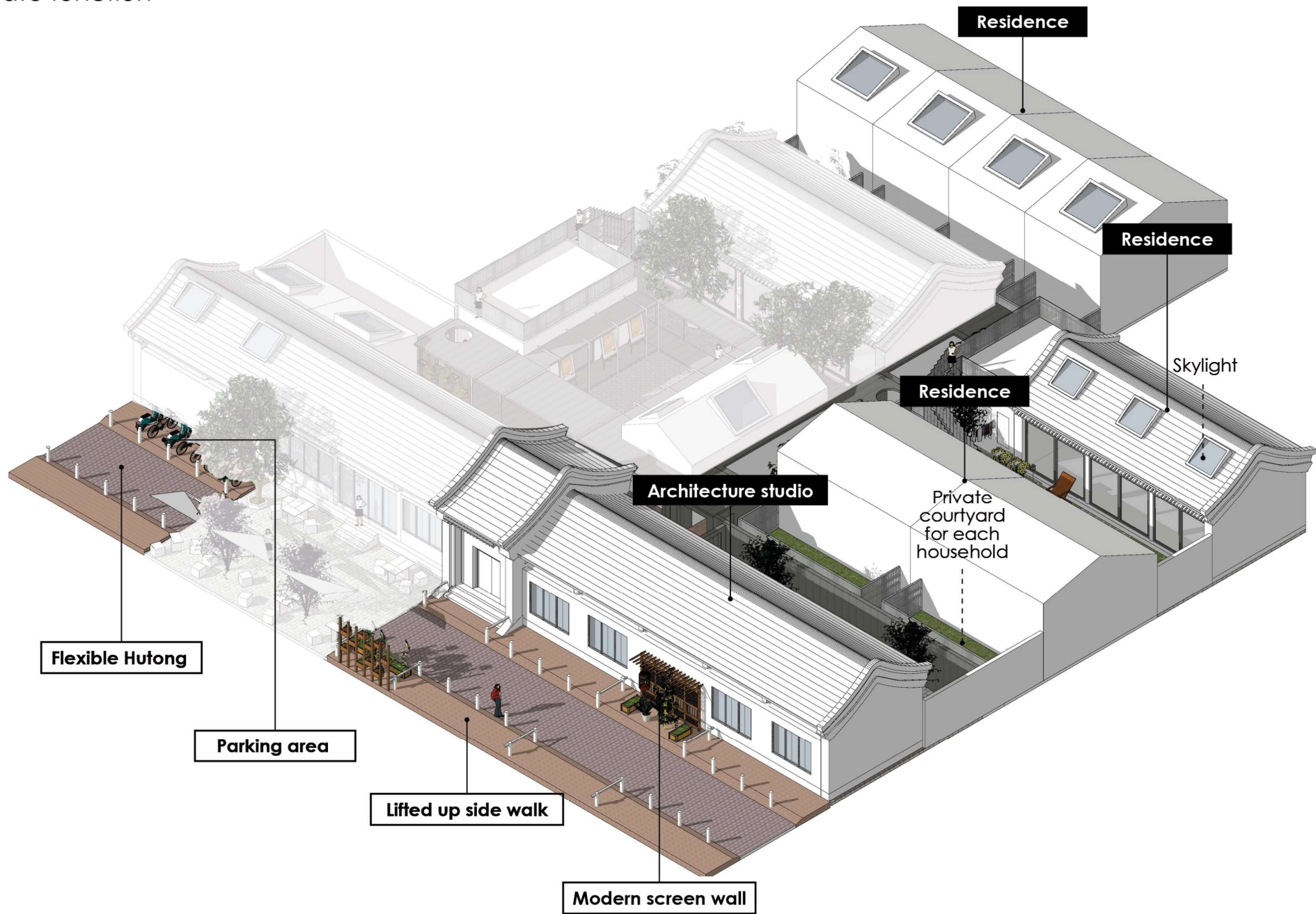
Resident's daily life: Transformed courtyard house

Public function



Resident's daily life: Transformed courtyard house

Private function



Resident's daily life: Residential Hutong

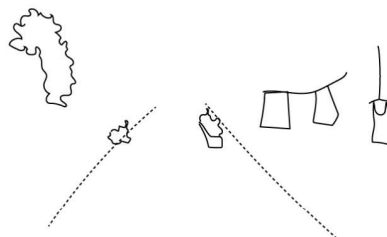
Problem: messy elements and lack of street space



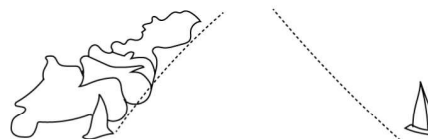
Mrs. Douzhier

7:40

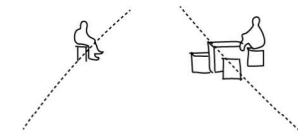
Morning walking in residential Hutong with Mrs. Li



Living space need for drying up cloth and planting



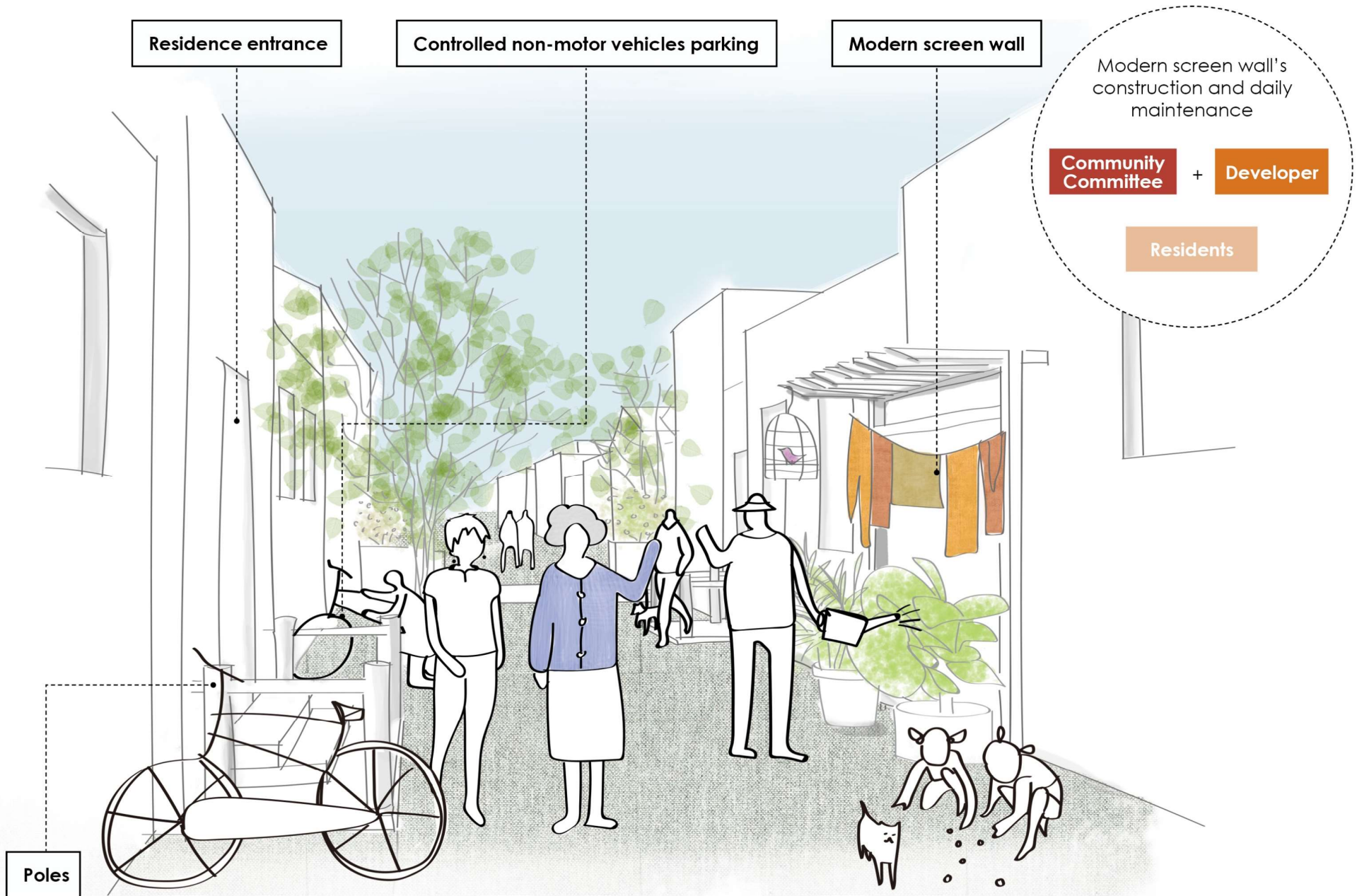
Parking occupies sidewalk



Outdoor space around individual furniture

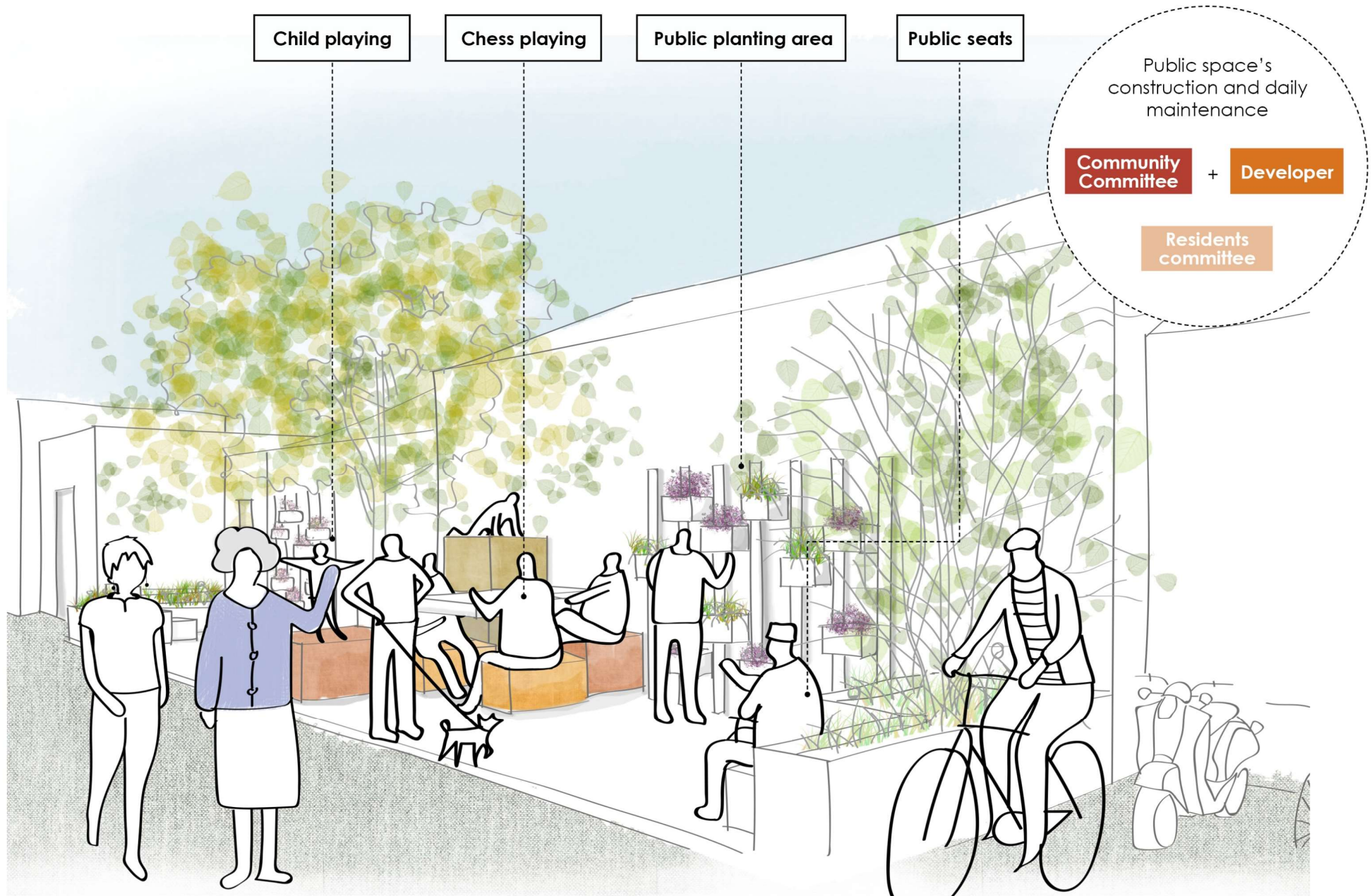
Resident's daily life: Residential Hutong

Strategy: Modern screen wall for hanging cloth and putting plants



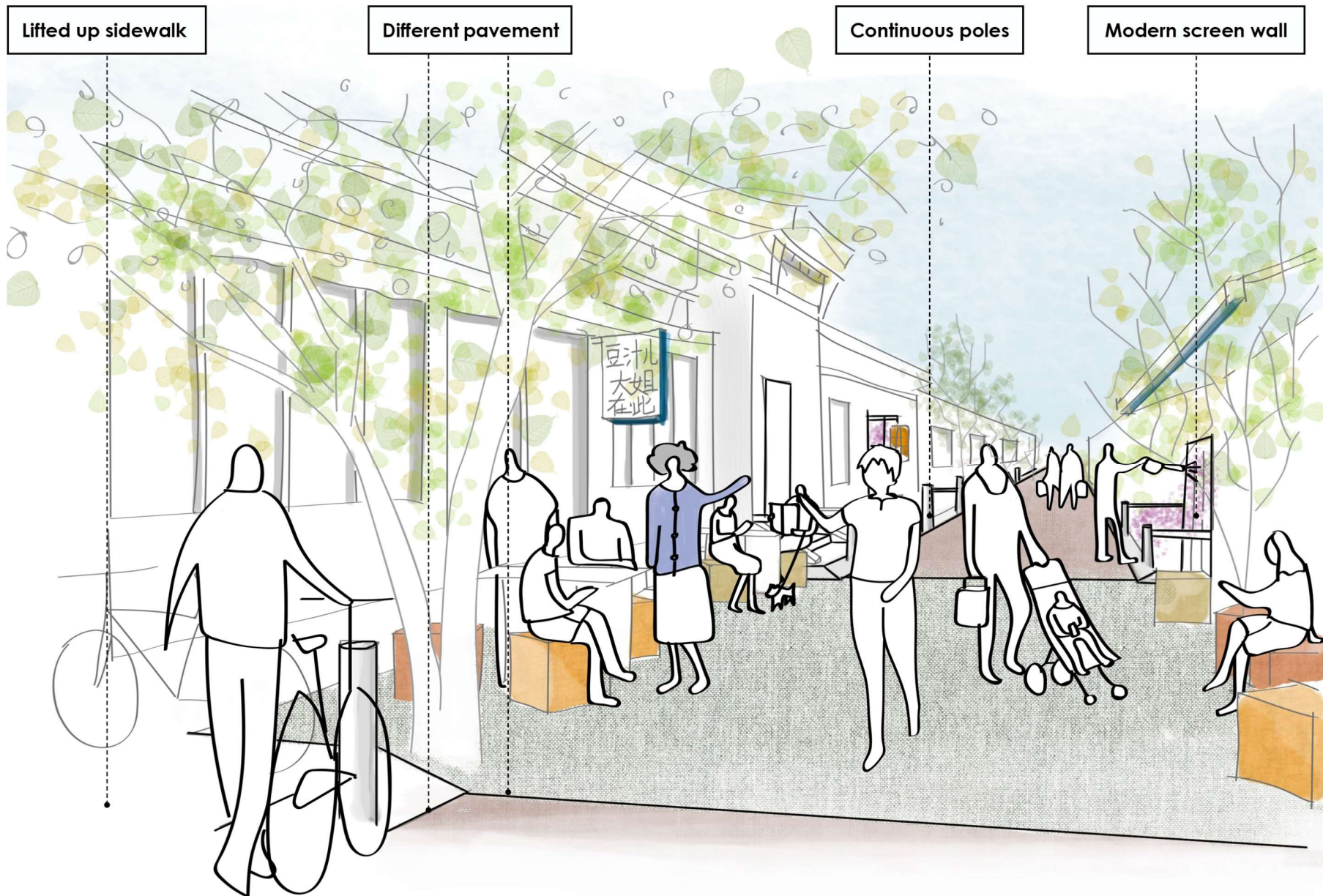
Resident's daily life: Residential Hutong

Strategy: Public space near public building, trees and entrance of residence



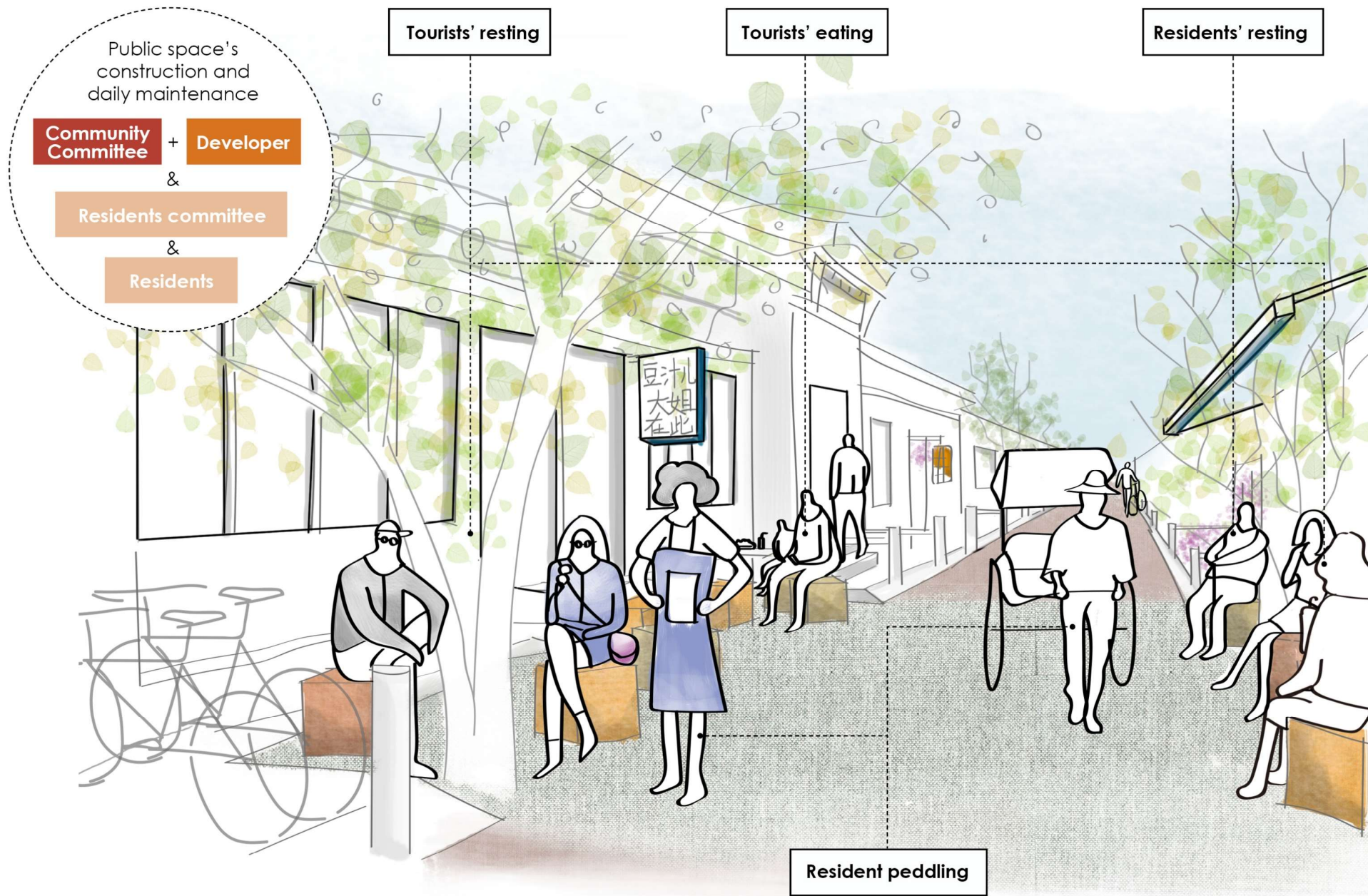
Resident's daily life: Flexible Hutong

8:00 Morning before tourists coming: Public space for residents



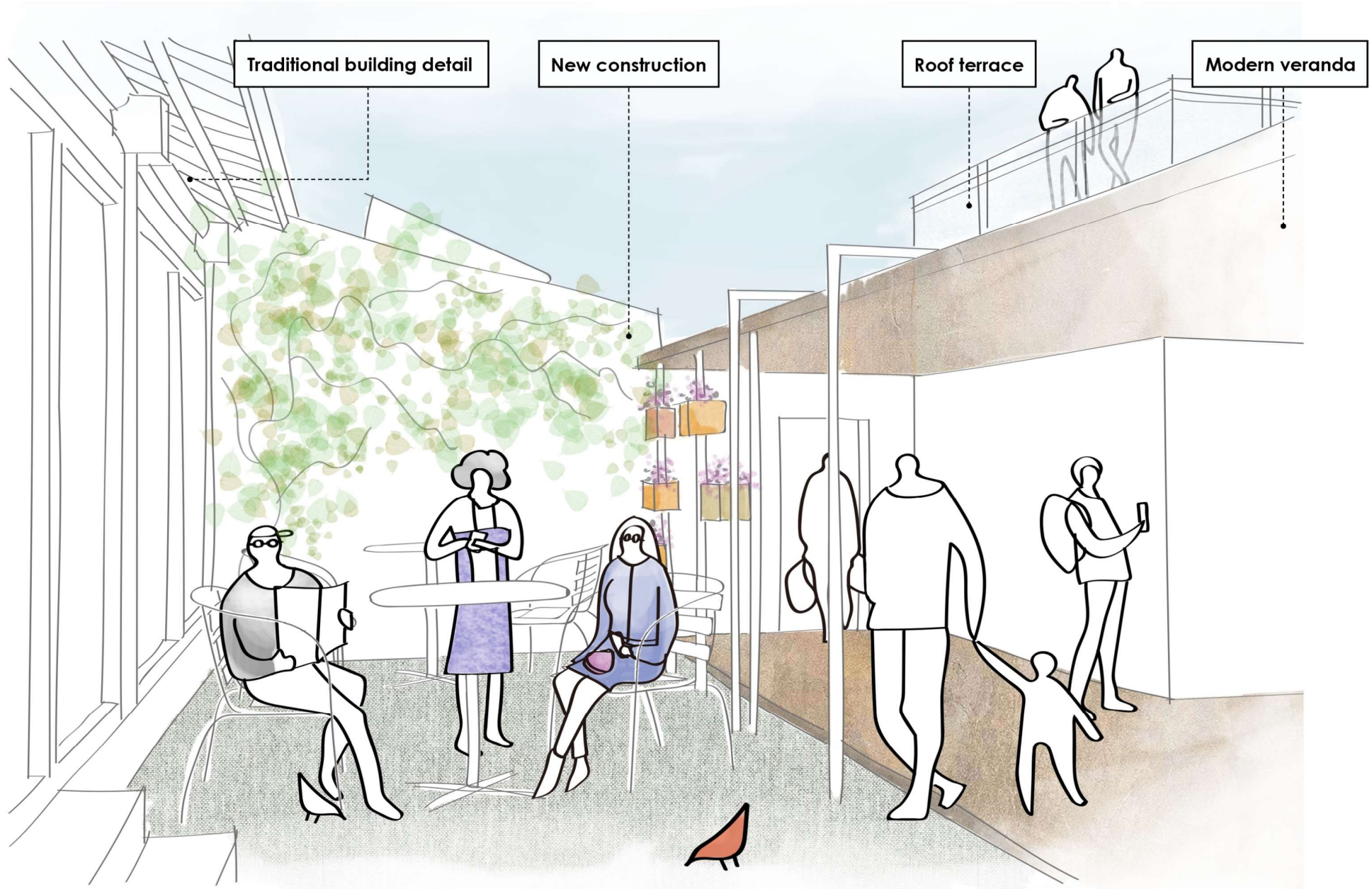
They meet each other ! Flexible Hutong

15:30 Daytime: Public space supports social interaction between residents and tourists



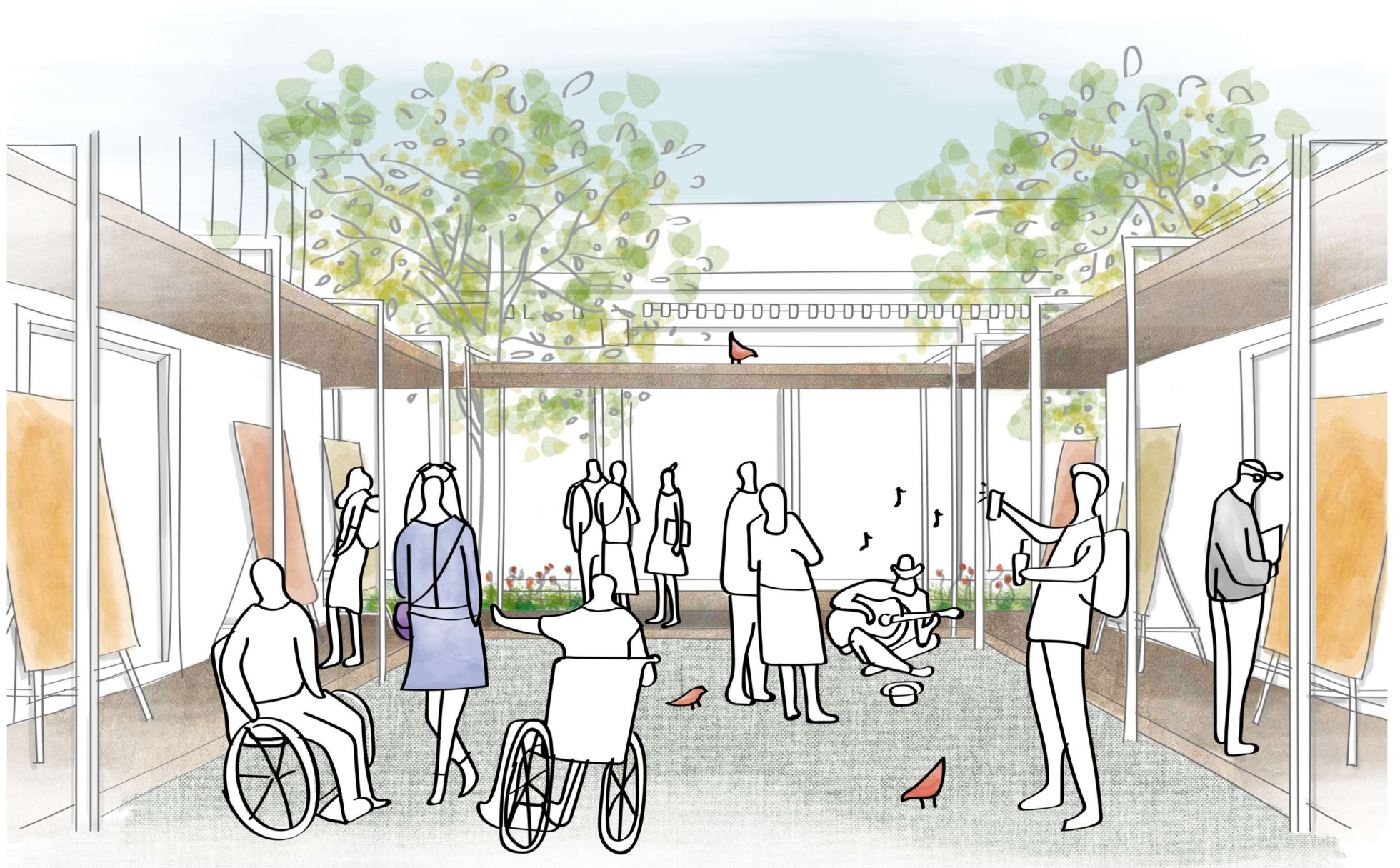
They meet each other ! Front yard

15:40 Outdoor dining space for traditional food shop



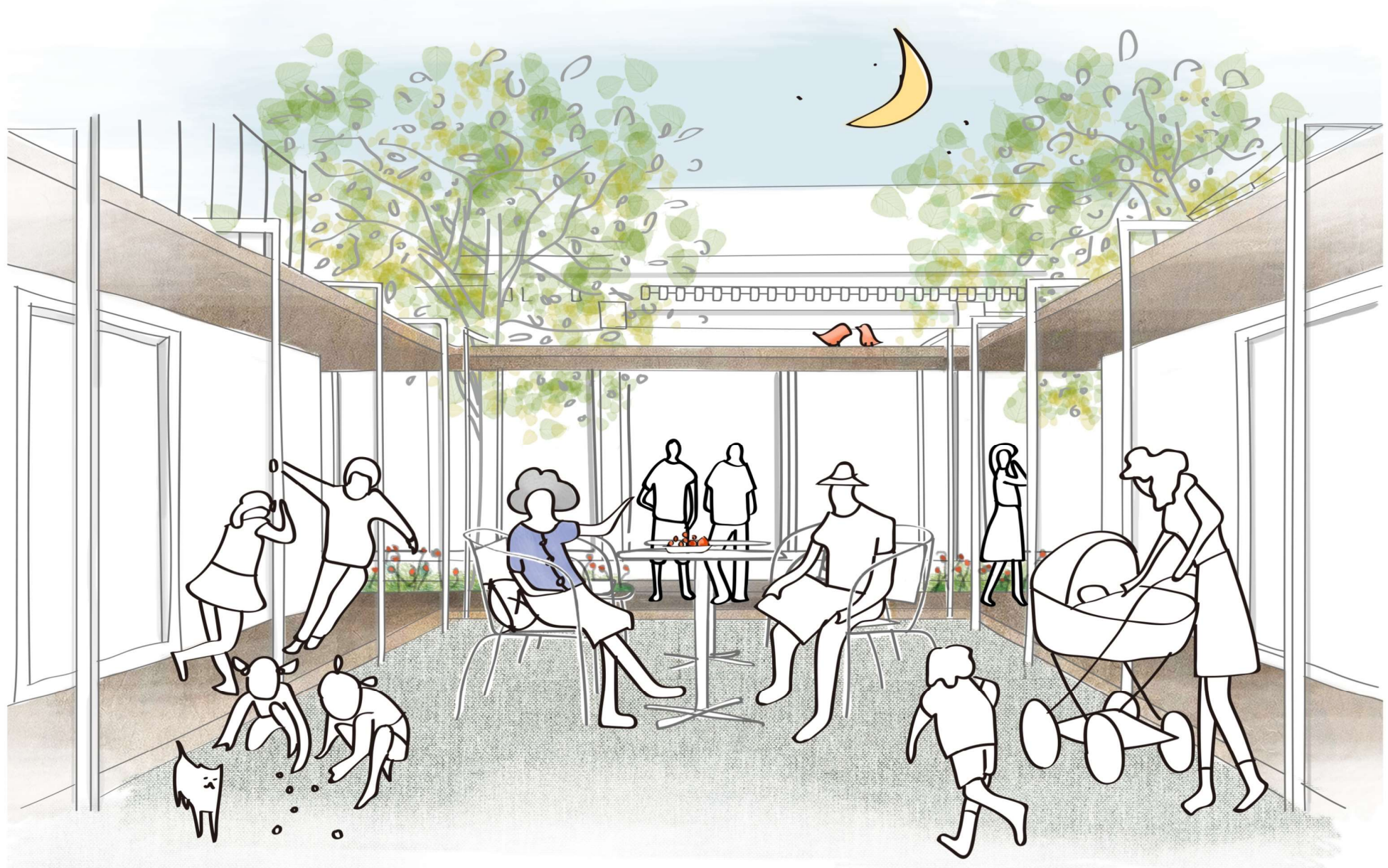
They meet each other ! Main yard

16:00 Enjoy the exhibition in the main yard and talk to the resident in day care centre



Resident's daily life: Main yard

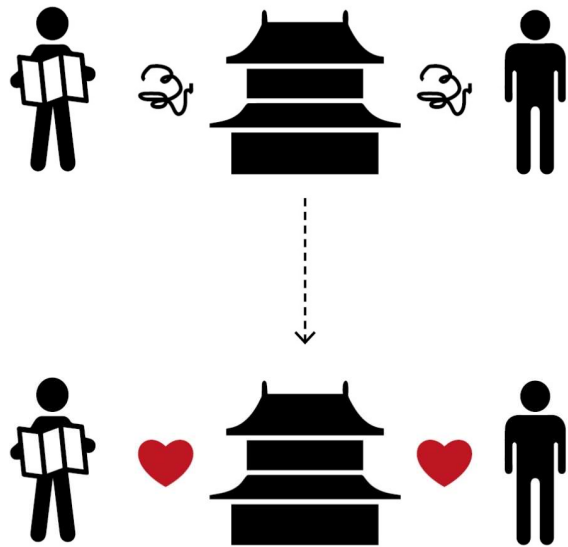
20:00 Communal space for residents in group and Hutong



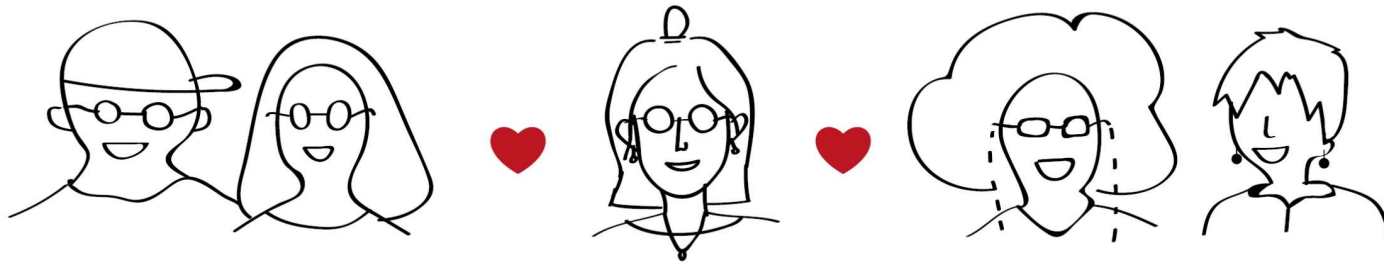
Resident's daily life: Private yard

Private courtyard





Reflection



Thank you for listening

July. 3rd