



HISTORICAL QUARTER RENOVATION

Exploring a “common interests” model for historical quarters renovation in the Nanjing “Old South Town”

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Luisa Calabrese
Sybrand Tjallingii

PART I INTRODUCTION

1930s



1980s



Now



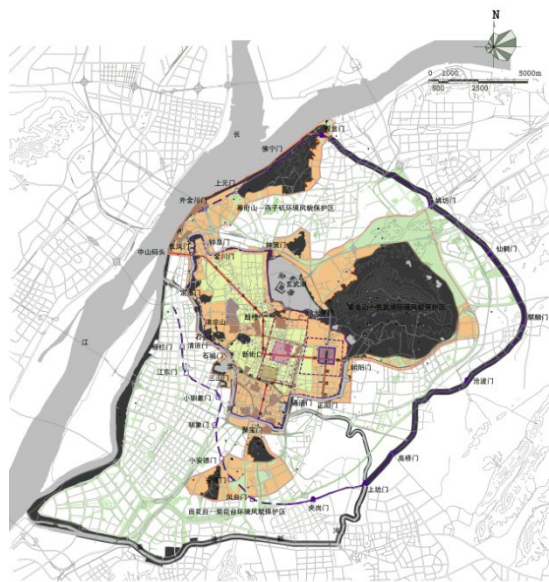
Beijing Gulou District (1933)
(<http://quod.lib.umich.edu/t/tap/7977573.0002.206/--quick-time-on-beijing-spring-festival-and-the-photographs?rgn=main;view=fulltext>)

Beijing New Apartment Blocks (1980)
(<http://www.sacu.org/picshow.php?ind=9&picid=565>)

Beijing Dashilan Shopping Street (2013)
(<http://xizhaotemplehotel.net/beijing-dashilan/>)

Government

Policy dominated Planning



Historical Quarter

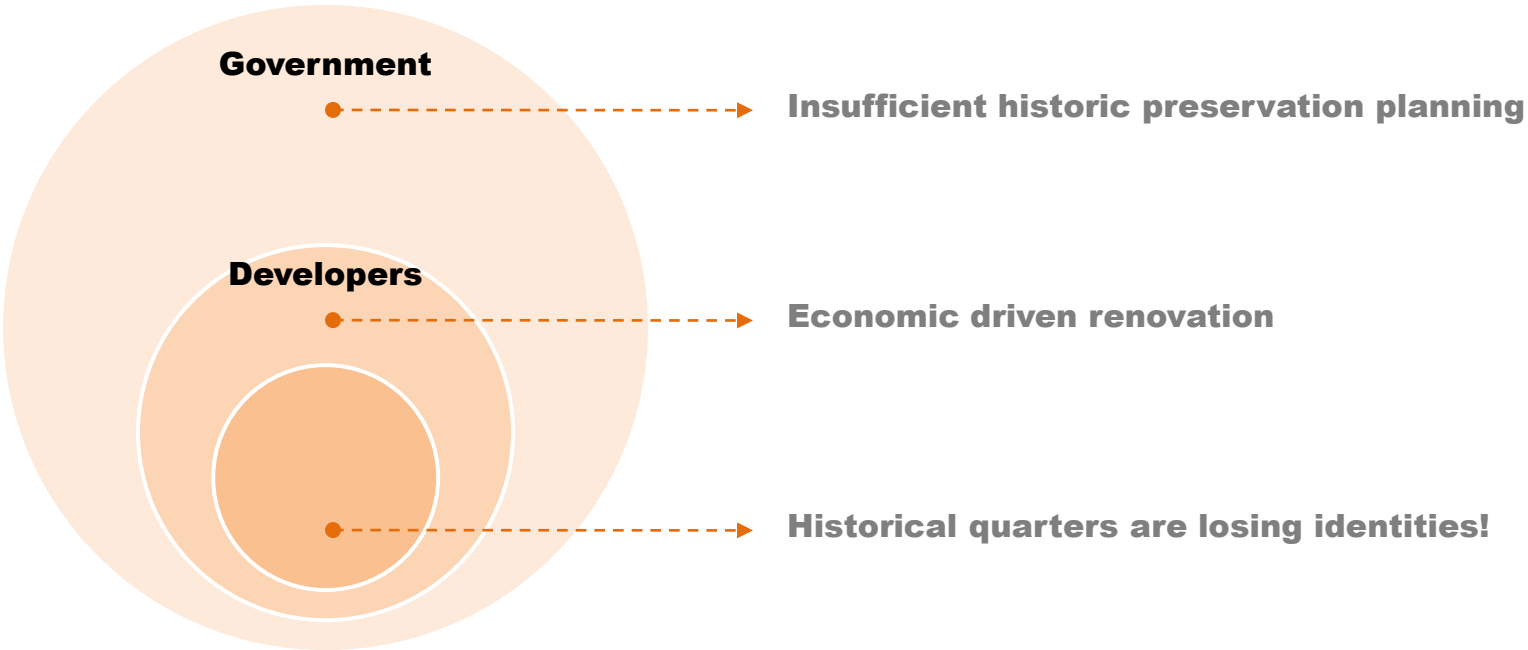


Developer

Economic driven Approach



Problem Statement



• **Historic preservation planning**



Nanjing Cang Alley
(http://www.njdaily.cn/2012/0530/151260_all.shtml)



Nanjing Mendong District – Bad living conditions
(<http://edition.cnn.com/2013/12/26/travel/gallery/beautiful-nanjing>)

- Centralized decision making
- Unitary evaluating codes
- Inappropriate preservation strategies

Nanbuting District Demolition Project – Villa
(http://www.njcjtt.com.cn/upload/day_120423/201204231108429659.jpg)

• **Economic-driven renovation approach**

- Costly renovation and maintenance
- Overemphasized economic benefits





Nanjing Xinanli Project, Shopping Street (2013)
(<http://www.njxnl.com/eWebEditor/UploadFile/201035143446728.jpg>)



Nanjing Mendong Project, Tourism Spots (2013)
(http://imgpic.gmw.cn/dt/2013-10/02/20131002170938_5262.jpg)

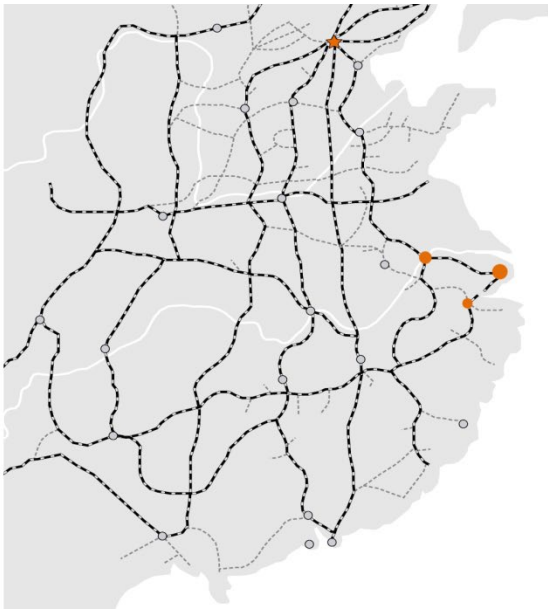
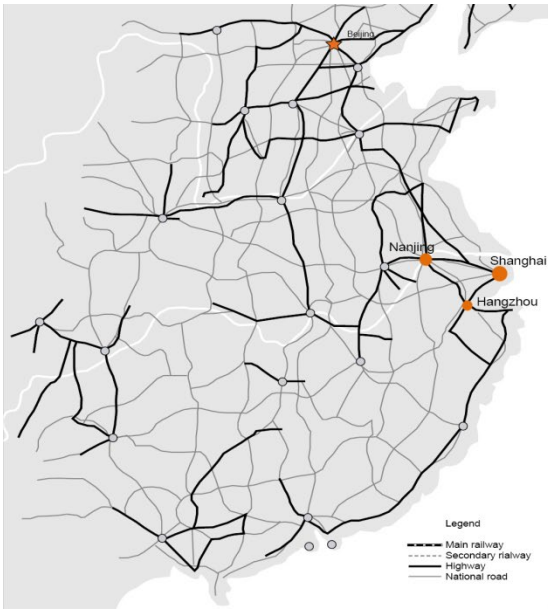
Project Context
Nanjing

Panorama of Nanjing Downtown Area
(<http://en.wikipedia.org/wiki/Nanjing>)



Project Context

Location



Nanjing locates in the lower Yangtze River drainage basin and Yangtze River Delta economic zone.

_Main Heritages

Nanjing is a historical cultural city!



_Main Heritages



_Minor Heritages



_Minor Heritages



Nanjing is a fast urban renewed city!

The 89-story Zifeng Tower (left) is the tallest structure
(<http://edition.cnn.com/2013/12/26/travel/gallery/beautiful-nanjing>)

Historical Renovation



Historical Renovation



Historical Renovation

**Historical
city**

**Economic
Zone**

**Historical value
preservation**

**Economic
development**

**Fast urban
renewal**

Project Context

Historical Evolution

211 AD -- Six Dynasty



1368/ 1616 Ming, Qing Dynasty



1990



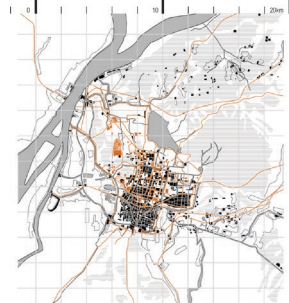
607/ 937 AD South Tang



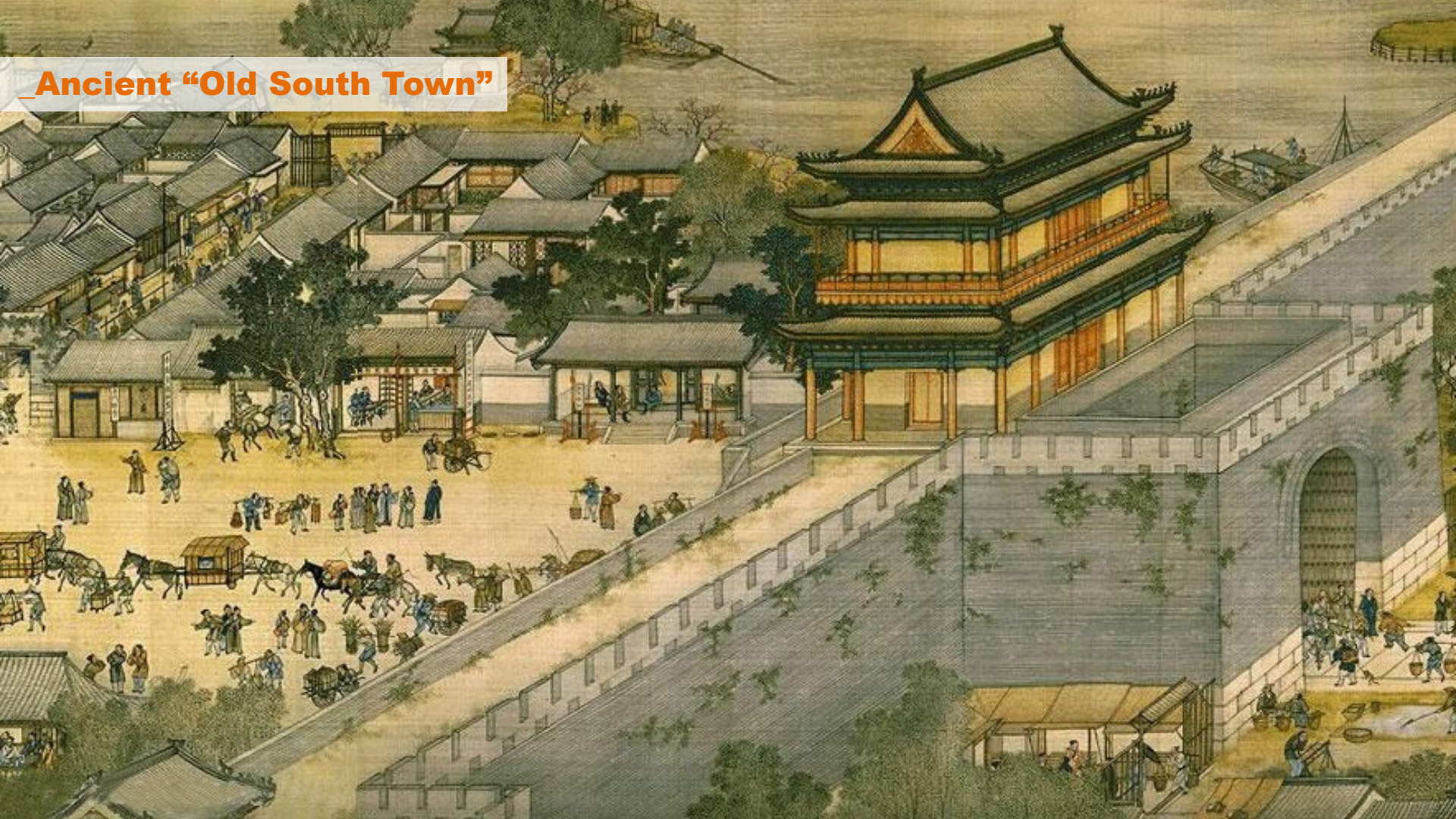
1912 -- Minguo Period



1945



Ancient "Old South Town"



Minguo Period



_1945

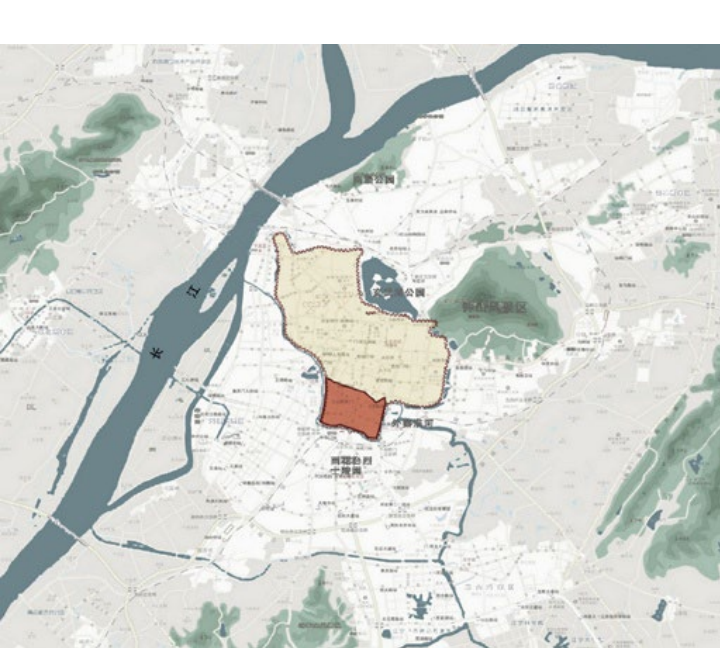


_After 1945, until now



Project Context

“Old South Town” District



Location of the Nanjing “Old South Town” District
(Source: “Nanjing Historical City Conservation Plan”)



Functional orientation for “Old South Town” District
(Source: “Nanjing Historical City Conservation Plan”)



Nanjing “Old South Town” District
(Google map)

Research Questions

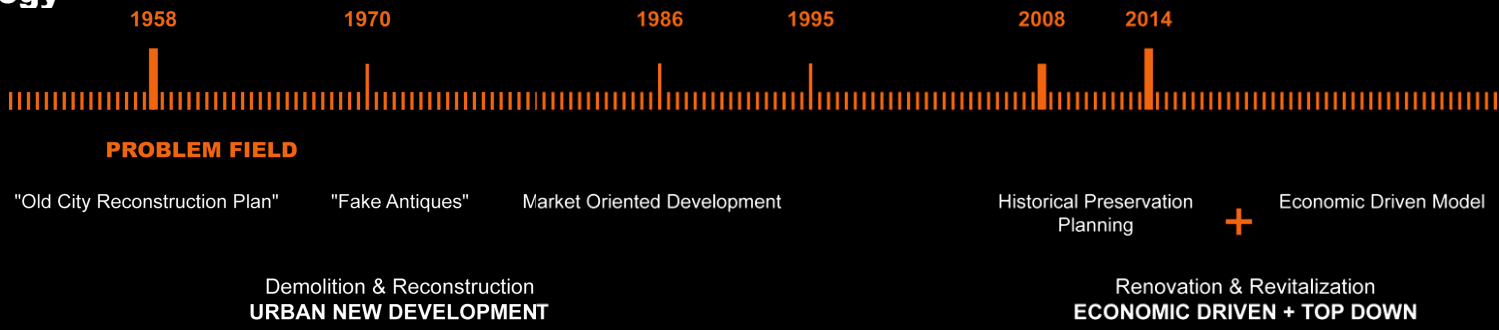
Main Research Question:

How to use historical quarters in the Nanjing "Old South Town" as "urban catalysts" (mixed-use, lively and socially inclusive neighborhoods) to motivate local potentials, in order to explore an alternative model ("common interests" model) for current Chinese economic-driven renovation planning approach?

Sub Research Questions:

- 1 What are the **historical heritages** in the "Old South Town" district of Nanjing?
- 2 What are the **current planning frameworks** of historical quarters renovation in Nanjing?
- 3 What is the **social structure** of historical quarters in Nanjing and how has it been changed in rapid urban development?
- 4 What are the **potentials of historical quarters** in the "Old South Town" of Nanjing?
- 5 How to apply the **"urban catalyst"** theory for historical quarters renovation in the Nanjing "Old South Town"?
- 6 What are the **challenges** of historical quarters renovation in China?

Methodology



RESEARCH

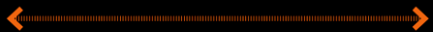
Nanjing "Old South Town" historical areas

- Before Preservation Policy
- Today
 - Historical Heritages
 - Planning Framework
 - Social Structure
 - Physical Potentials



STRATEGY

"Common Interests" Model
Based on the "Urban Catalyst" theory
Emphasize the Local Participation
Enhance the historical, cultural and economic values



DESIGN

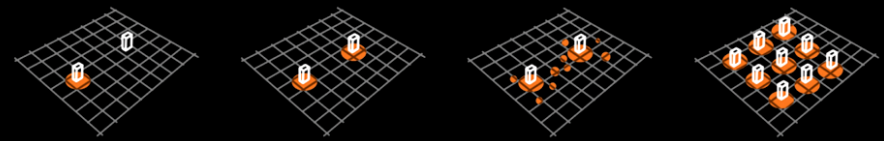
Nanjing "Old South Town"
"Normal /Minor" historical areas

Strategy: Historical quarters are "catalysts" to stimulate the social, economic and physical development.

Products: Toolbox (Theoretical frameworks, Planning regulations and strategic projects)

_Toolbox helps to generalize renovation process of the "common interests" model in order to guide other historic cities redevelopment.

- Literature Review*
- Case Study*
- Satellite maps*
- Stakeholder Analysis*
- Typology Study*
- "Urban Catalyst" Study*



PART II ANALYSIS

Analysis

Historical Resources



Historical district (outside the old city)



Ming City Wall



Officially protected monuments and sites

Ancient Sites Ancient Tombs Historic Buildings Temples and stone carvings



Underground Archaeological Remains



“Old South Town”

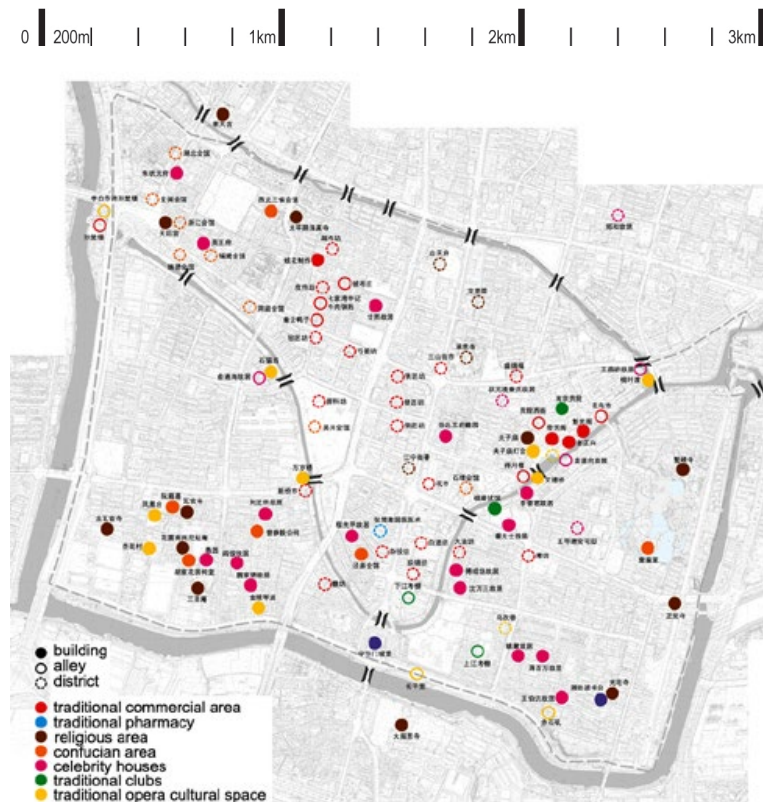
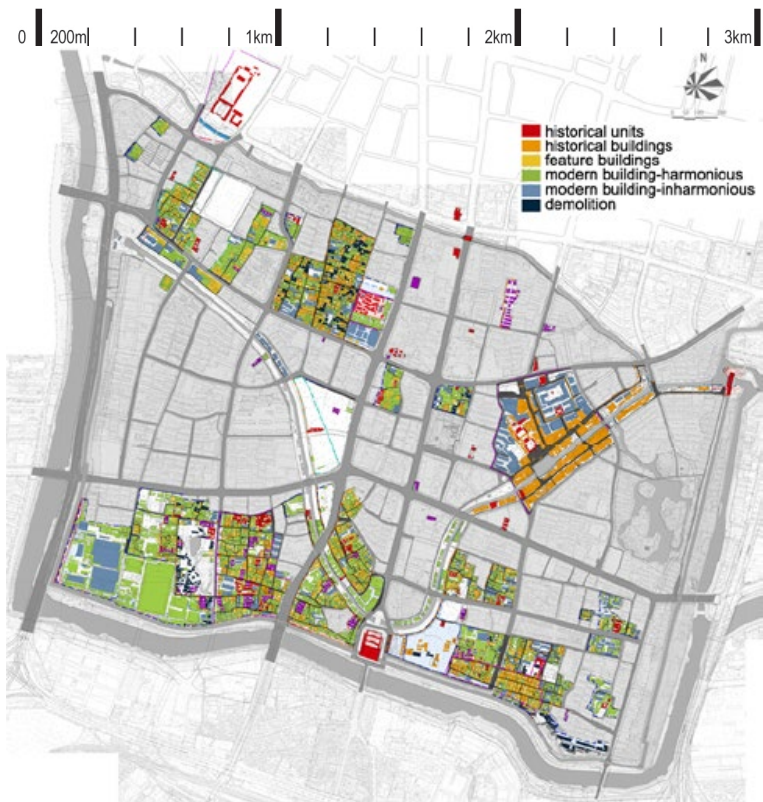


Modern Western Architecture



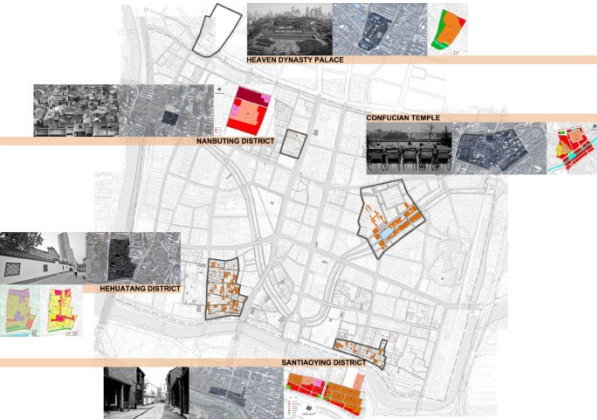
Analysis

Historical Resources

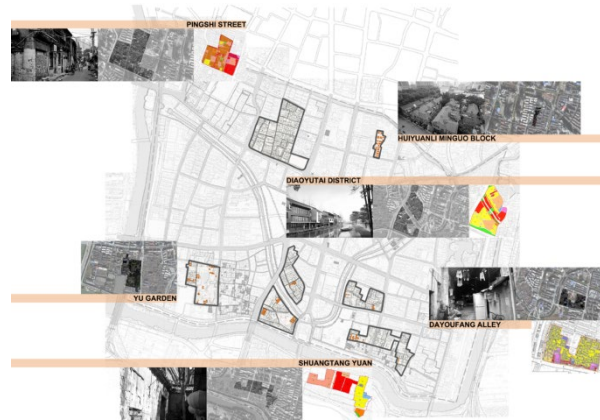


Analysis

Current Planning Framework



**5 Historical cultural blocks
(redeveloped)**



**6 Historical feature blocks
(redeveloped)**

**Main
Heritage**

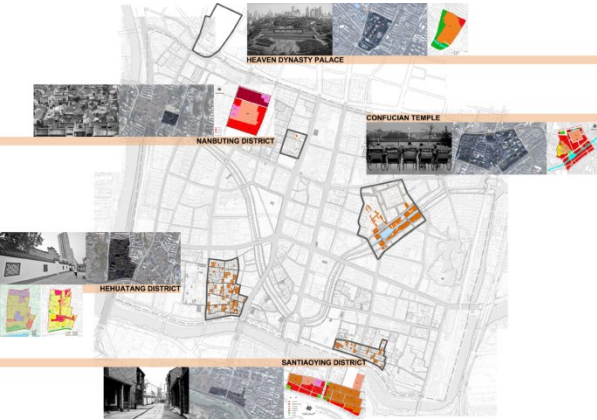


Main
Heritage

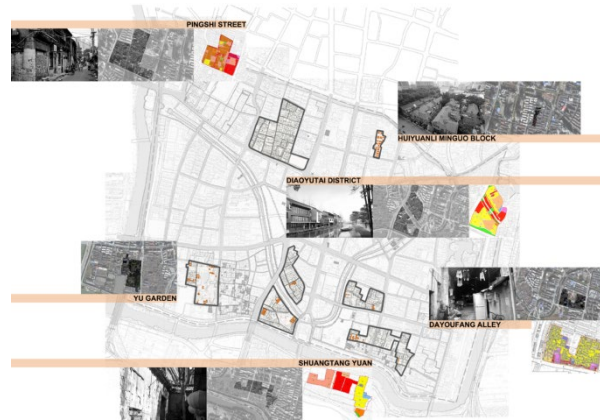


Analysis

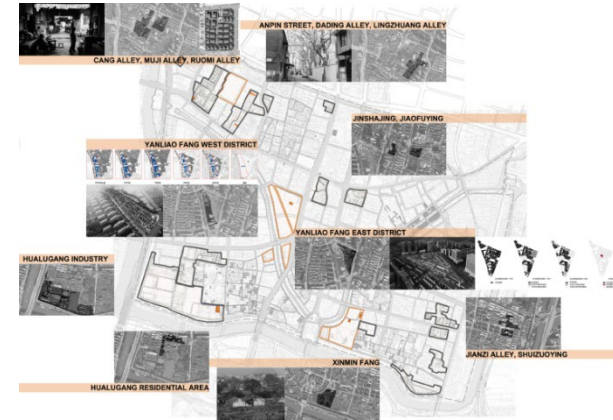
Current Planning Framework



**5 Historical cultural blocks
(redeveloped)**



**6 Historical feature blocks
(redeveloped)**



**22 Normal historical blocks
(undeveloped)**

Minor
Heritage

古旧书店

数量不限
老小人册
文革物品
美术画册
名人字画
古旧书籍
现金收购

地址：仓巷二十九号
手机：13912952



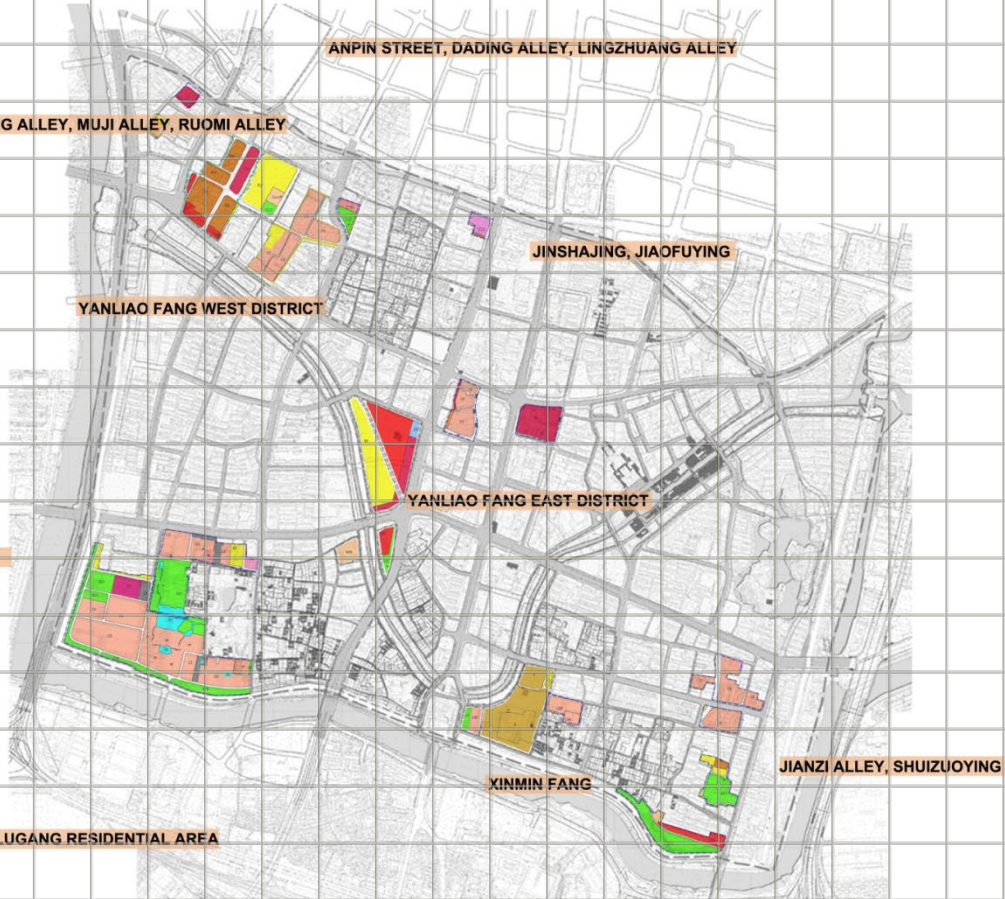
**Minor
Heritage**



Minor
Heritage



Analysis Summary (Design Scope)



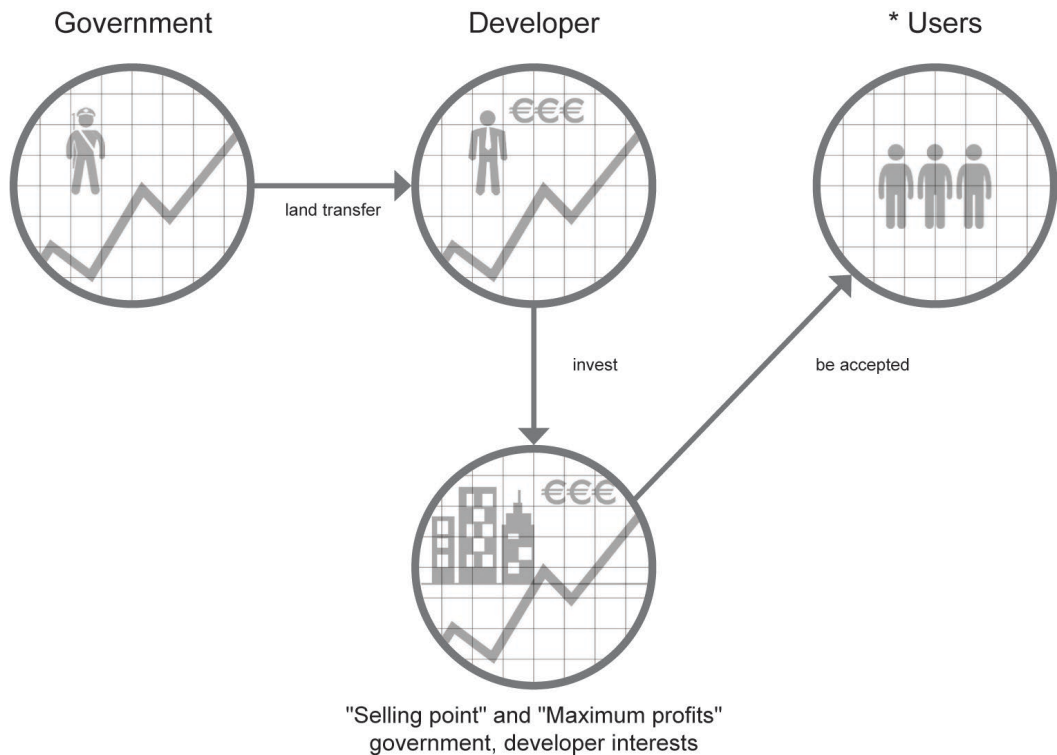
**Minor heritages are in
danger of demolishing!**

Analysis Values & Potentials



PART III DESIGN & TOOLBOX

Toolbox
Current Renovation Model



Passive participation

Toolbox
Current Renovation Strategies

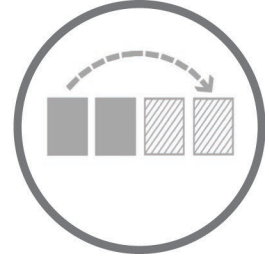
Economic-driven approach



“Fence”



“Fake Antiques”



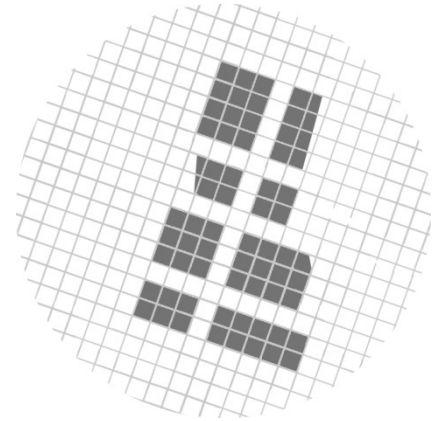
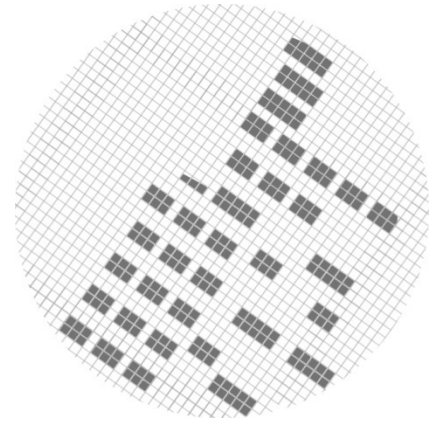
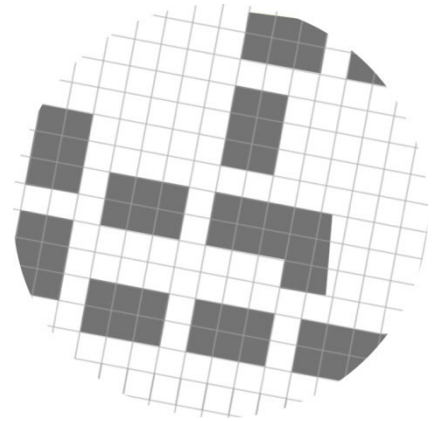
**Functional
Replacement**



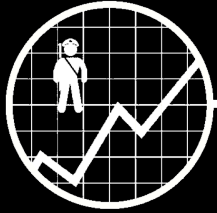
Toolbox

Current Renovation Strategies

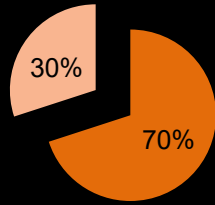
Fixed master plan



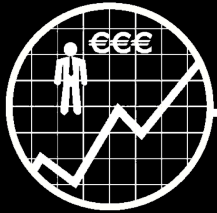
Government



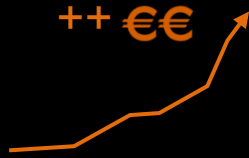
Revenue



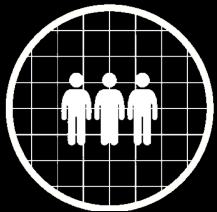
Developer



Housing Prices



* Users

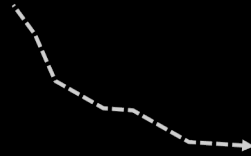


However

...

Real Estate Bubble

Housing Volume



Housing Price



Excessive Indebtedness

-- €€

Developer Dilemma

-- €€

Unsustainable Model



LOCAL IDENTITY



LOCAL ECONOMY

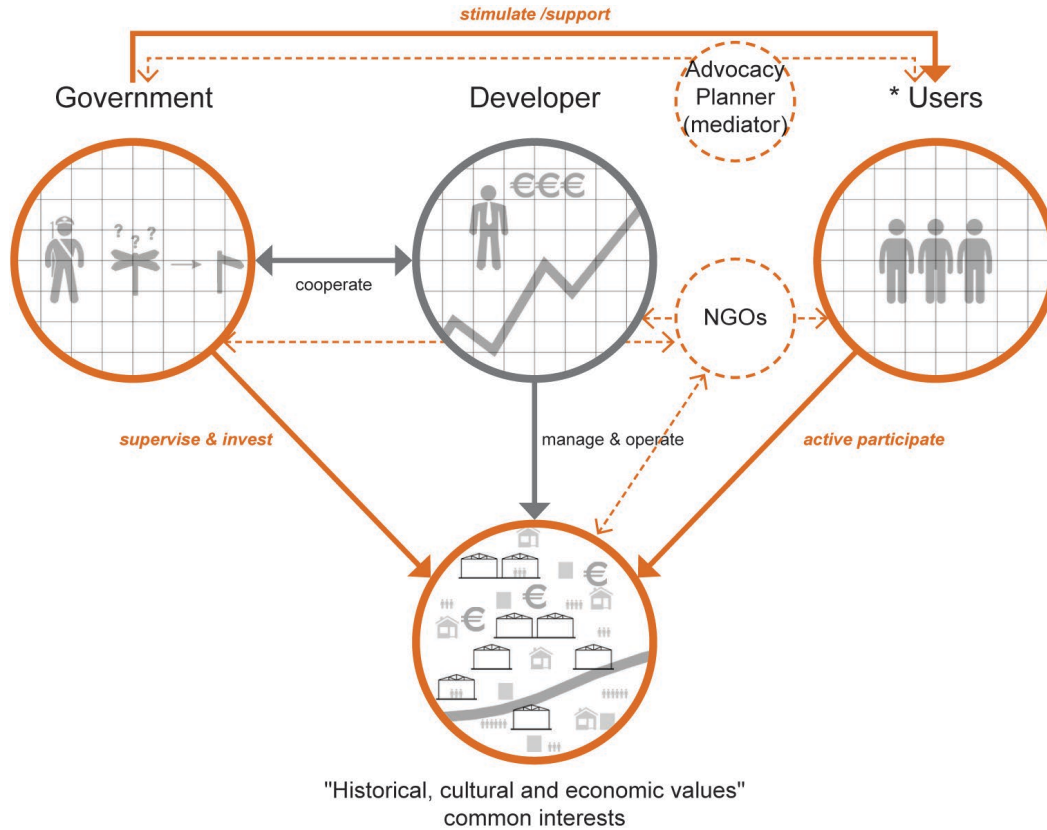


LOCAL LIFESTYLE

- Social Inclusion
- Local Identity
- Economic Value
- Physical Environment

Toolbox

Proposed Renovation Model

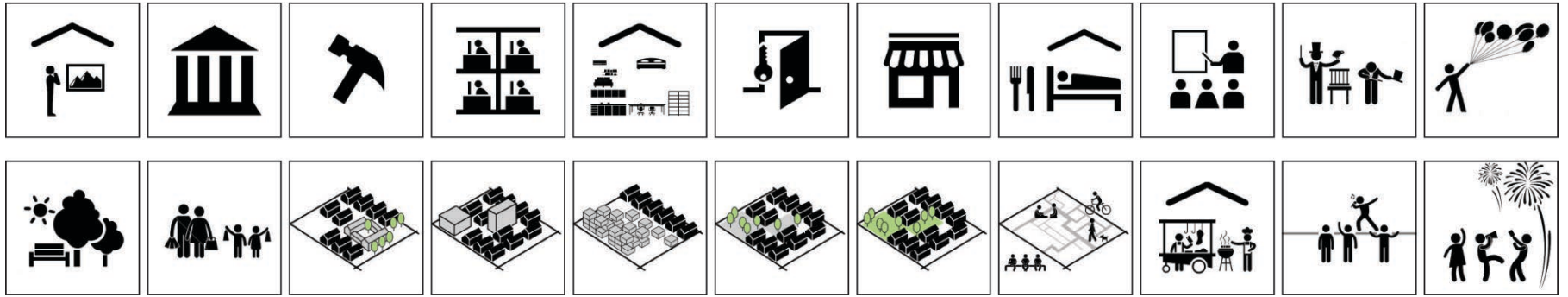


Common interests
Active participation

Toolbox

Proposed Renovation Strategies

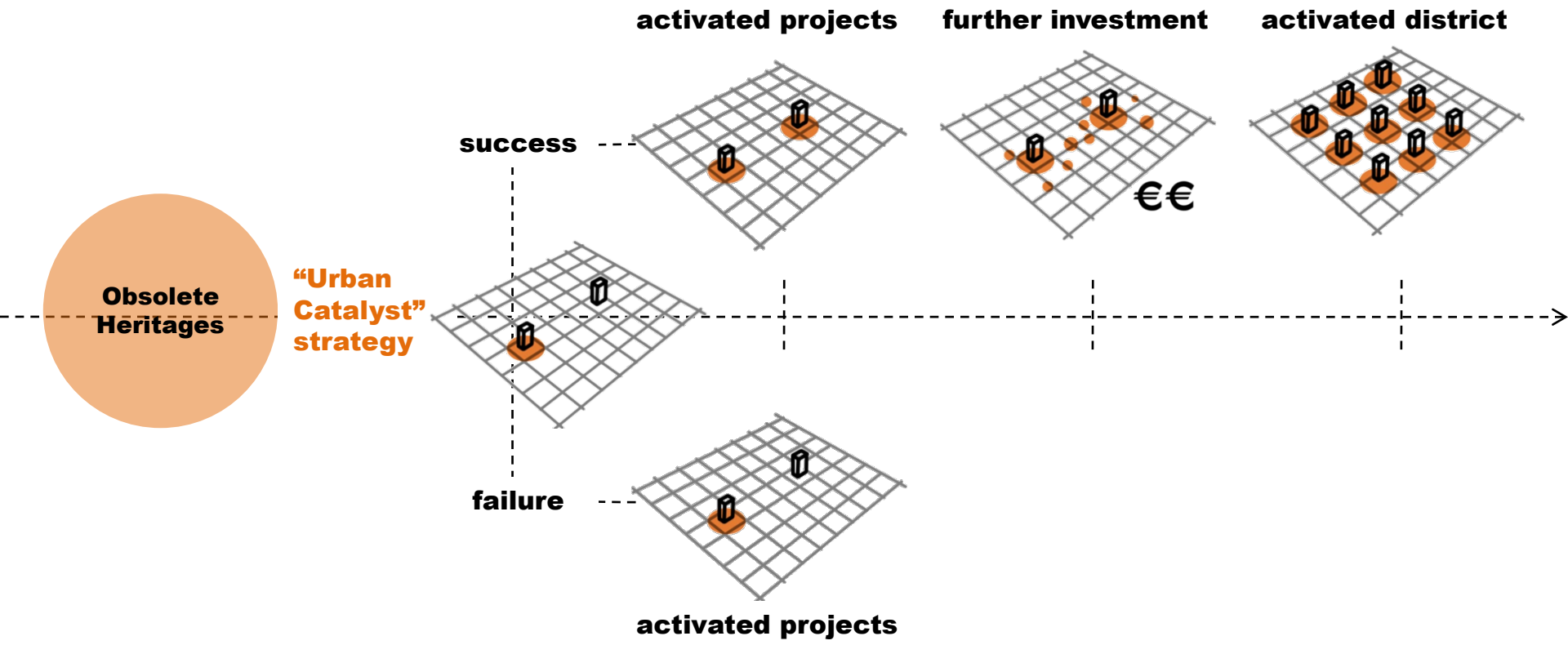
“Catalyst”



Strategic intervention;
The chain-reactive potential of individual developments;

Toolbox
Proposed Renovation Strategies

“Catalyst”

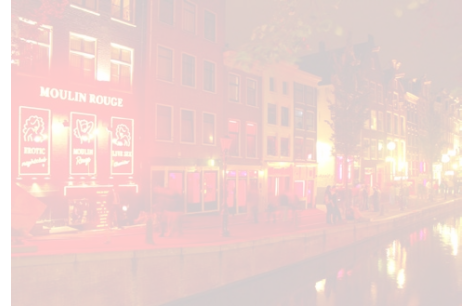


Toolbox
Proposed Renovation Strategies

Typology Study
(Based on theory)



"Physical / Structural
Obsolescence" Type



"Image Obsolescence" Type

"Economic Obsolescence" Type



"Functional
Obsolescence" Type






"Official
Obsolescence" Type



Toolbox Proposed Renovation Strategies

Typology Study (For “Old South Town”)

-  “Functional Obsolescence”
-  “Official Obsolescence”
-  “Economic Obsolescence”

CANG ALLEY, MUJI ALLEY, RUOMI ALLEY

ANPIN STREET, DADING ALLEY, LINGZHUANG ALLEY

YANLIAO FANG WEST DISTRICT

JINSHAJING, JIAOFUYING

YANLIAO FANG EAST DISTRICT

HUALUGANG RESIDENTIAL AREA

HUALUGANG INDUSTRY

XINMIN FANG

JIANZI ALLEY, SHUIZUOYING



Toolbox
Proposed Renovation Strategies

Design Cases



"Functional Obsolescence" Type




"Official or Legal Obsolescence" Type



"Economic Obsolescence" Type

**Context / Goals / Principles / Catalyst / Management
/ Active participation / Sample design**



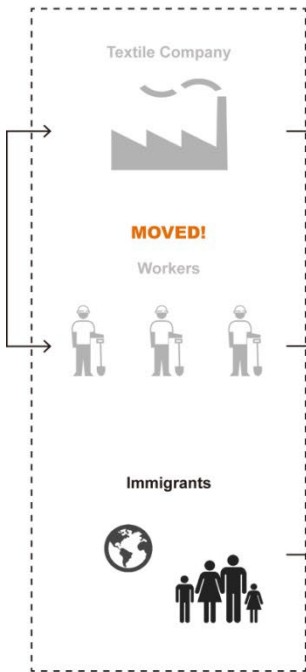
FUNCTIONAL OBSOLESCENCE

Toolbox "Functional Obsolescence"

Context

Functional decay
+ Qualified building conditions

Social Groups



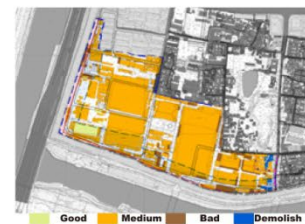
Social

Building Types

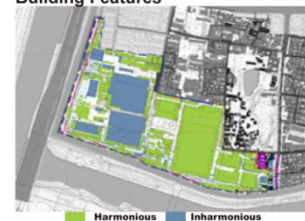


Spatial

Building Quality



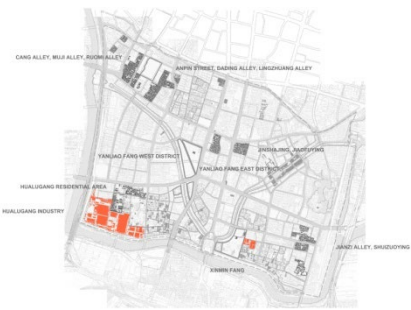
Building Features



Abandoned Situation



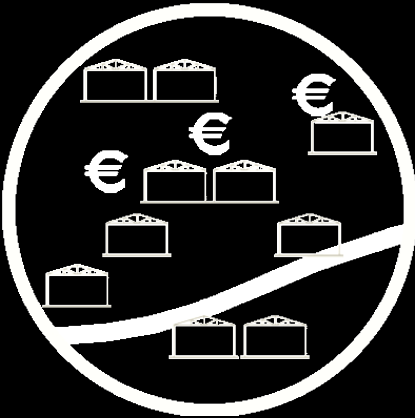
Spatial Evaluation



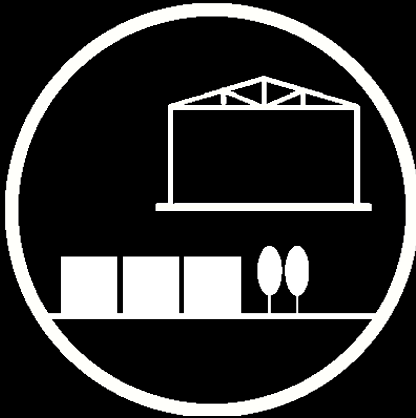
Toolbox
“Functional Obsolescence”

- **Goals**
- **Strategies**
“common interest”
“active participation”

Featured buildings
New social groups
Functional revitalization
Economic revitalization



**Adaptive Reuse
Old Buildings**



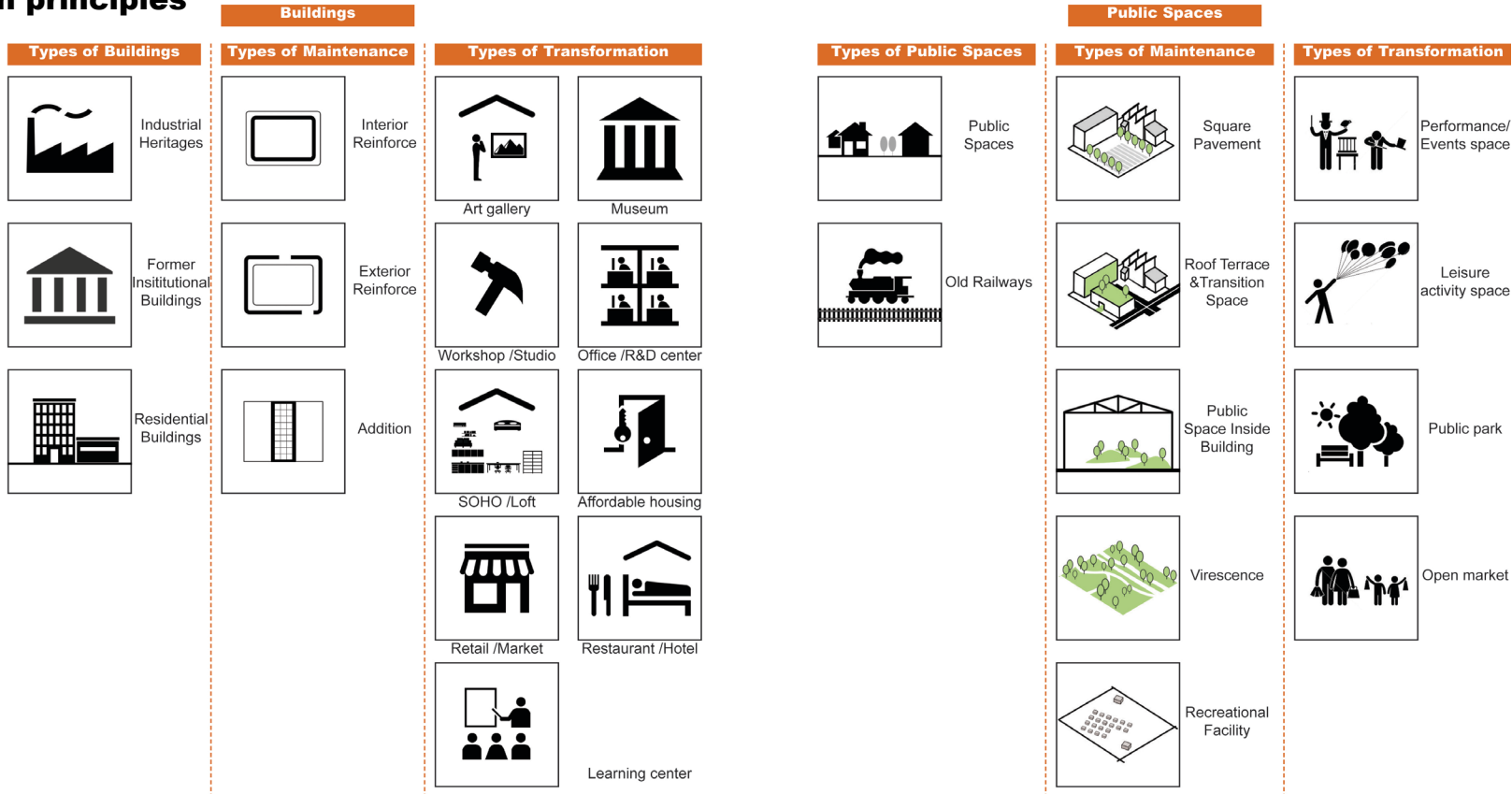
Policy Incentive

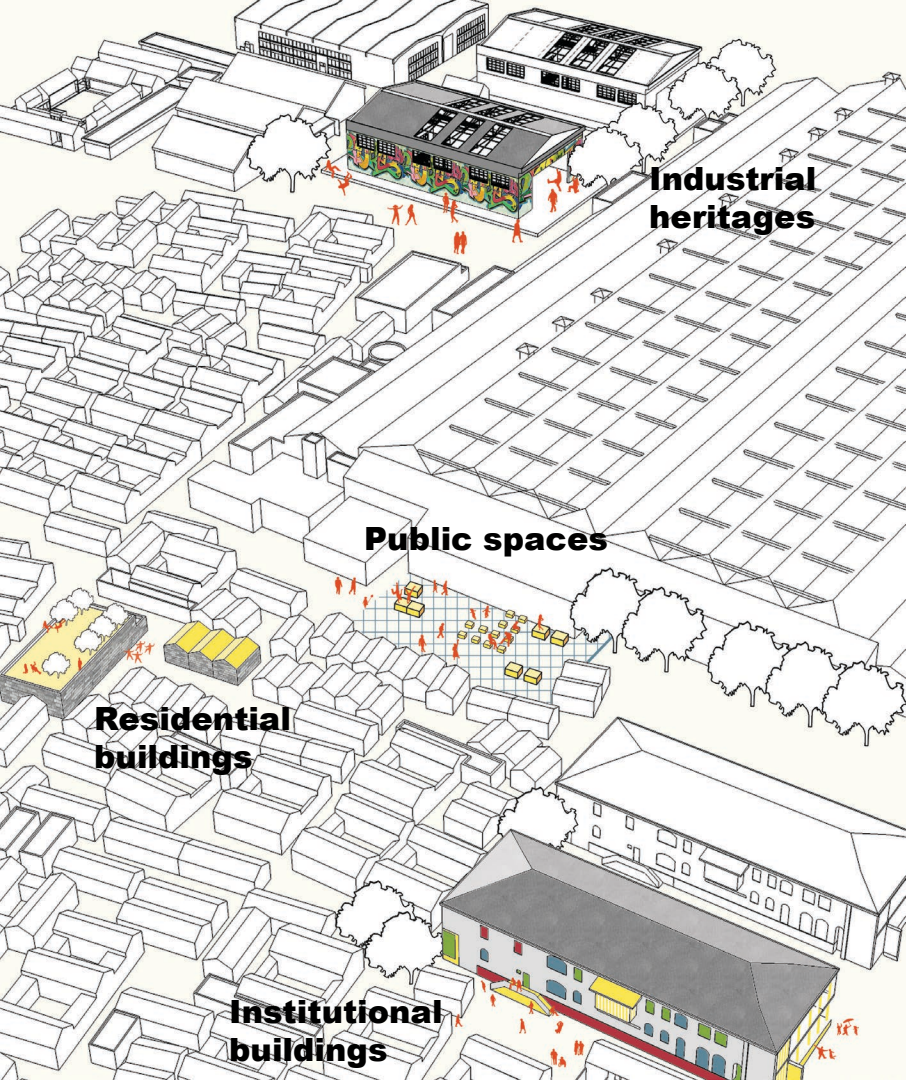
Toolbox

“Functional Obsolescence”

Types of Heritages

Design principles





_Toolbox
“Functional Obsolescence”

“Catalyst”
-New uses for old buildings

POSITION

VALUE

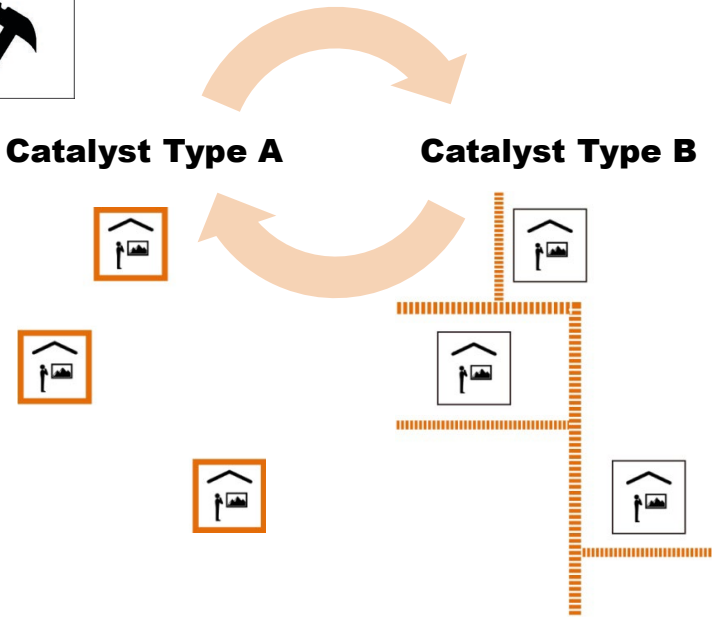
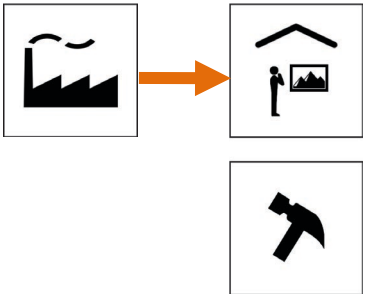
POTENTIAL

Design Case “Functional Obsolescence”



Area: 16.8 Ha
1960~1980
Former Textile Industry

STEP 01 Abandoned Factory Transformation & Networks



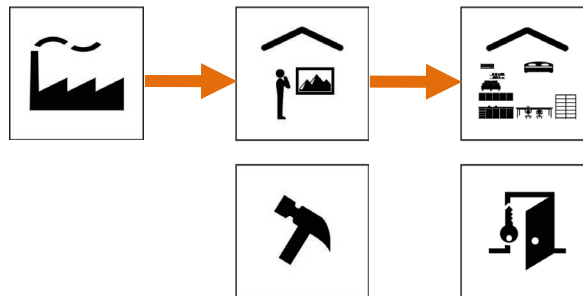
_Before
Current abandoned factory



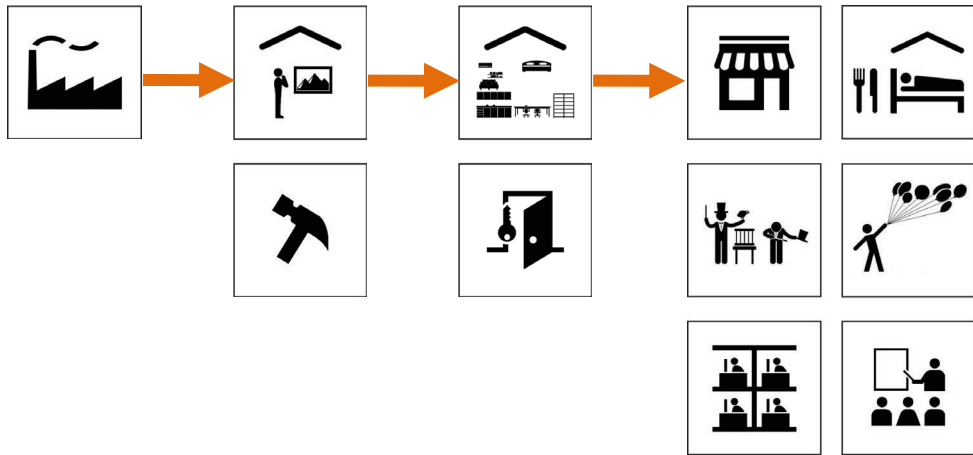
**_ After
Transform the abandoned
factory into an art gallery**



STEP 02 New Housing Projects



STEP 03 More Creative Clusters & Other Uses



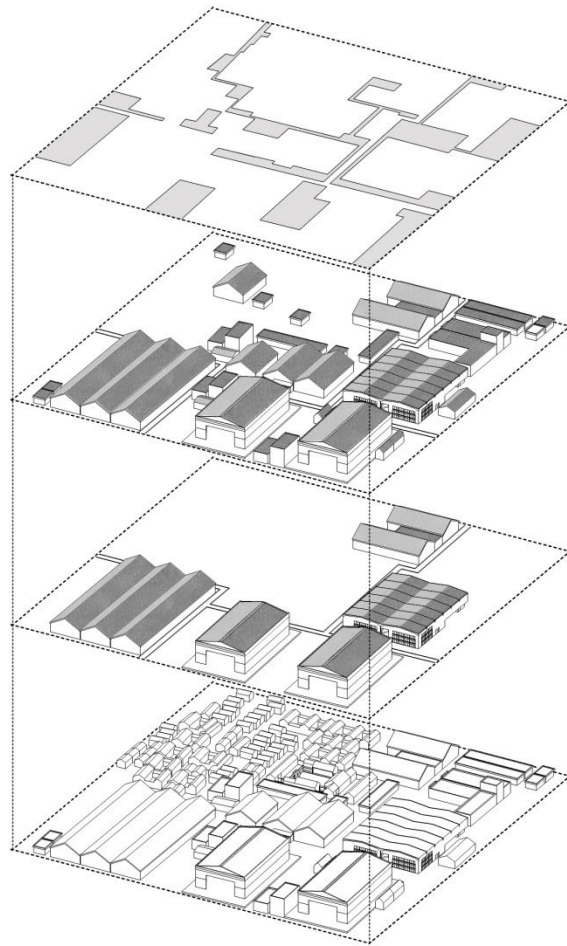
_Before

Current residential community



After
Transform the current residential community
into a mixed-use community





Mixed social groups



private investors



visitors

tourists



developers



private investors



private investors



government





OFFICIAL /LEGAL OBSOLESCENCE

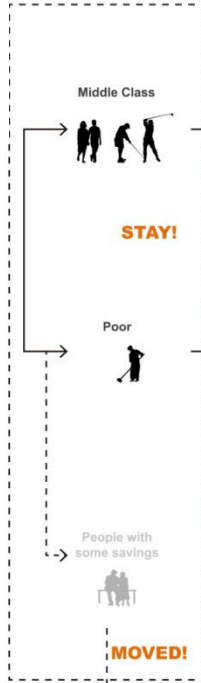


Property



70% National Property

Social Groups & Class



Taking the opportunity of the redevelopment, these people will accept the compensation and move to suburbs to live with their families.

Ownership

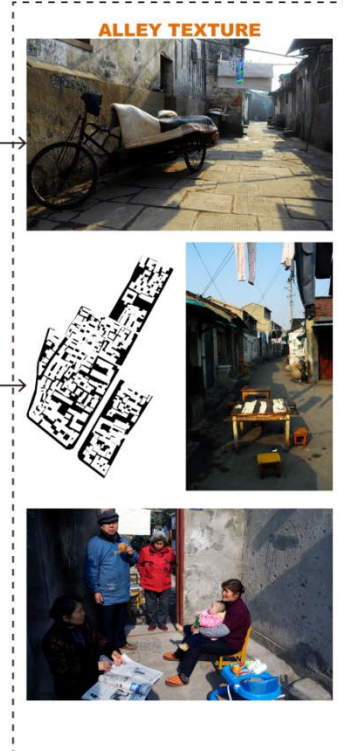
Social

Building Types



Spatial

Spatial Features



Building Quality



Building Features



Spatial Evaluation

High historical value
+ Unqualified physical conditions

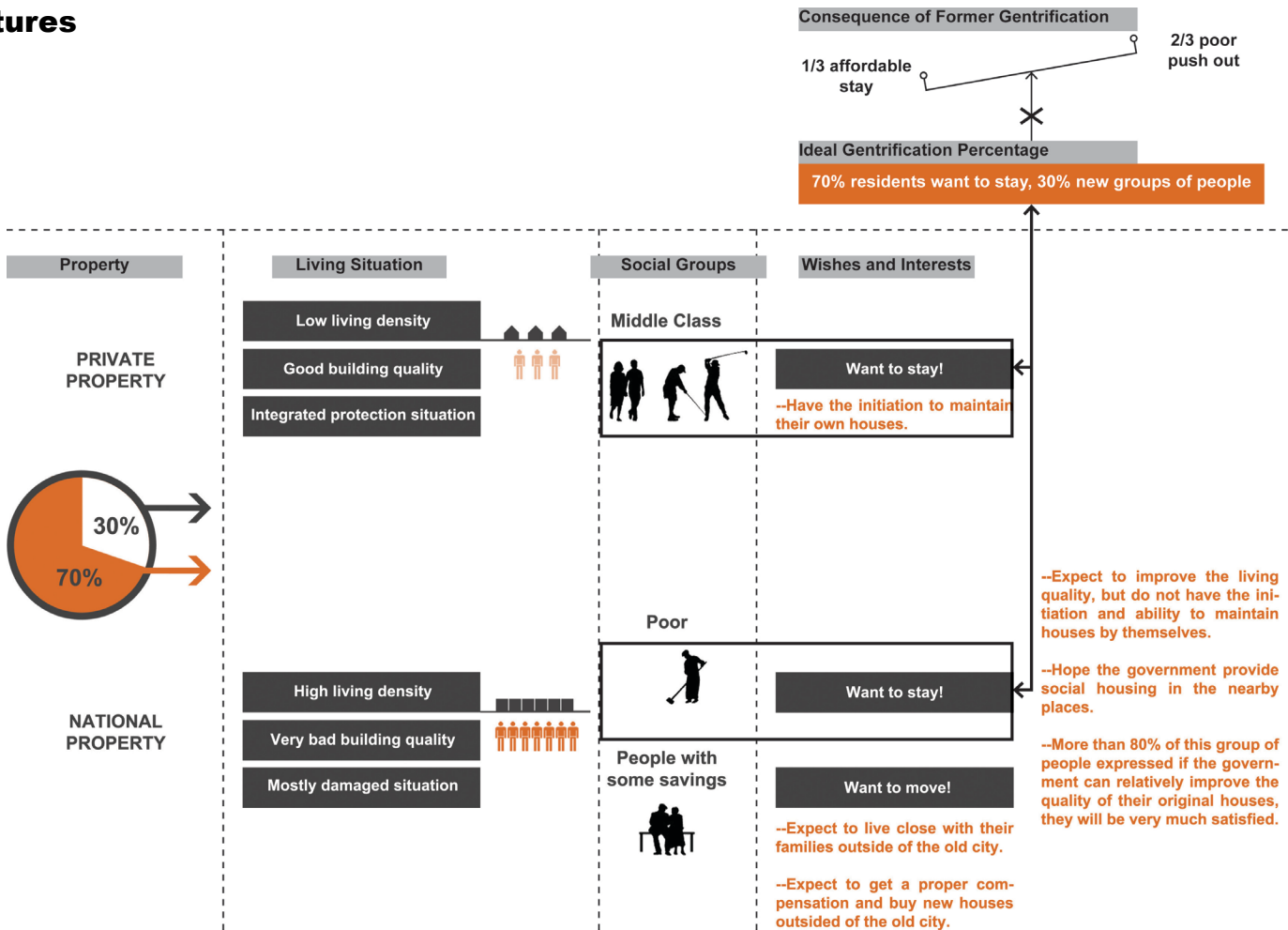
Design Case

“Official /legal Obsolescence”

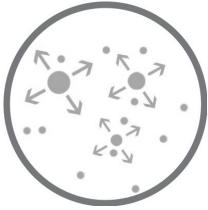


Area: 3.8 Ha
Ming, Qing Dynasty
Traditional Living

Design Case Social Structures

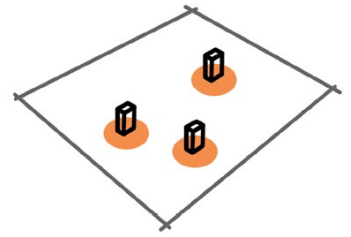


STEP 01 Government Dominated Main Public Projects



- Main Network
- Main Public Space
- Transformed Project
- Historical Unit

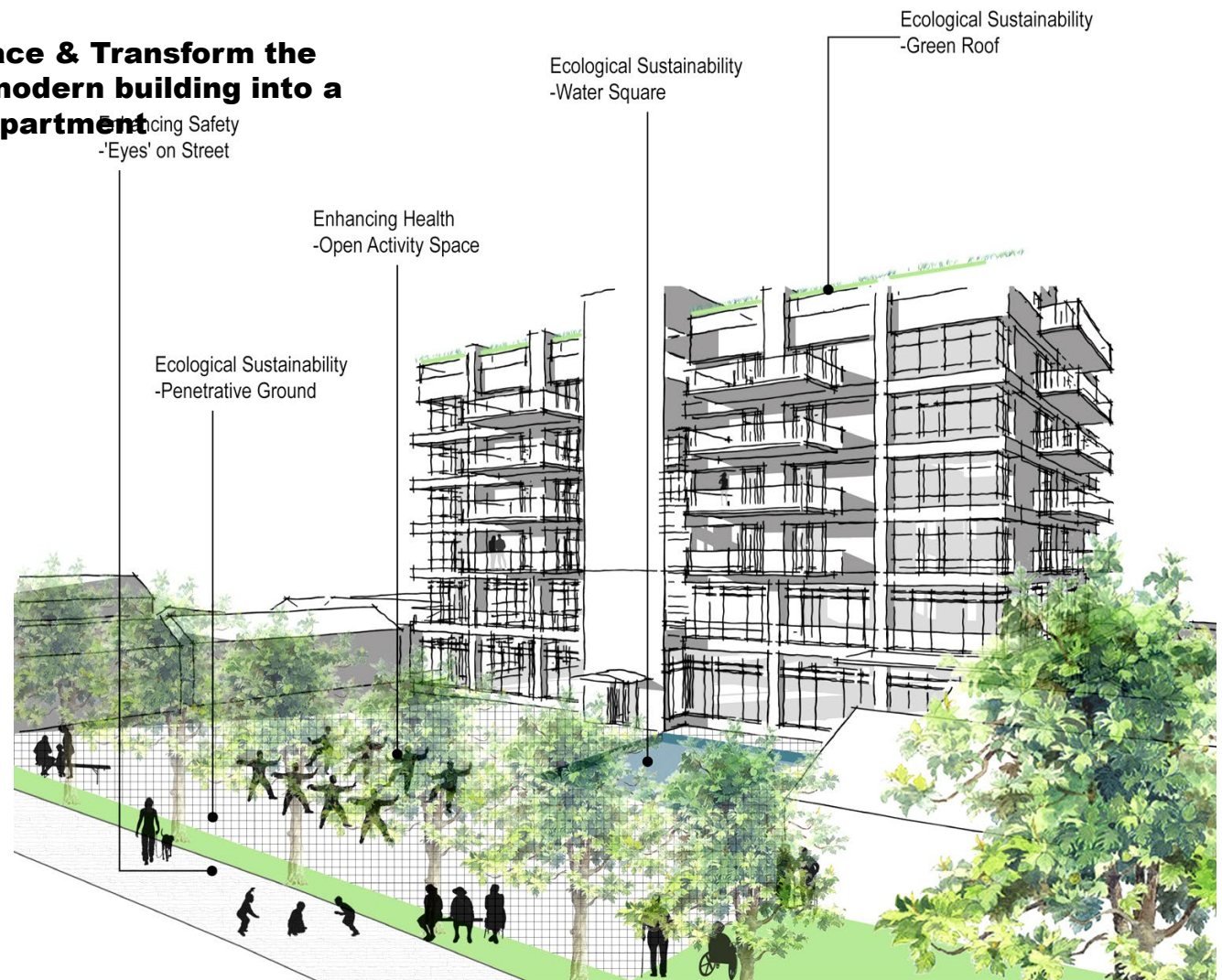
**ESTABLISH
CONFIDENCE**





_Before
Current inharmonious modern building

_ After
Main public space & Transform the
inharmonious modern building into a
condominium apartment



Enhancing Safety
- 'Eyes' on Street

Enhancing Health
- Open Activity Space

Ecological Sustainability
- Penetrative Ground

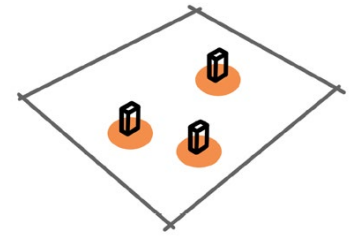
Ecological Sustainability
- Water Square

Ecological Sustainability
- Green Roof

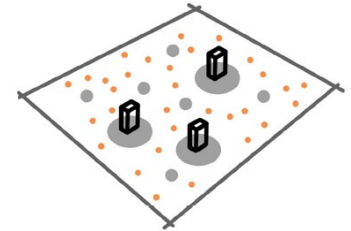
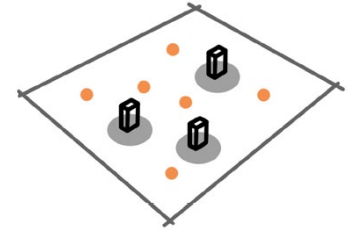
STEP 02 Mechanism For Encouraging Housing Self-maintenance



**ESTABLISH
CONFIDENCE**



**STIMULATE
INITIATION**



After
Housing self-maintenance &
Qualified small group spaces



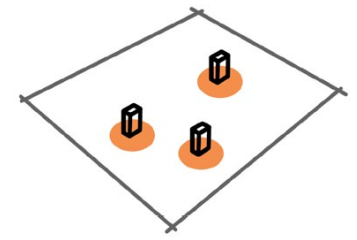
After
Housing self-maintenance &
Qualified small alley spaces



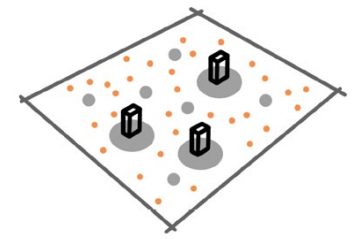
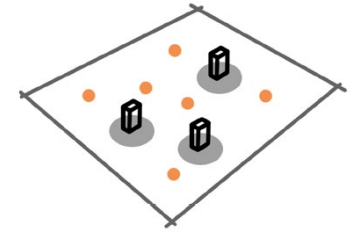
STEP 03 More Housing Projects For New Involved Social Groups



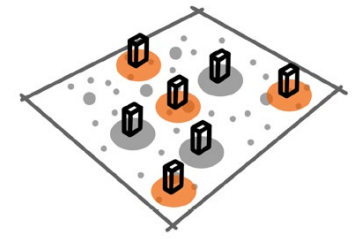
**ESTABLISH
CONFIDENCE**



**STIMULATE
INITIATION**



**ATTRACT
NEW GROUPS**

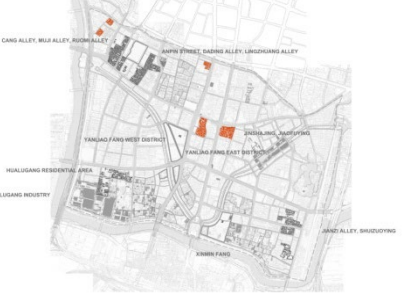


After
New housing projects



ECONOMIC OBSOLESCENCE

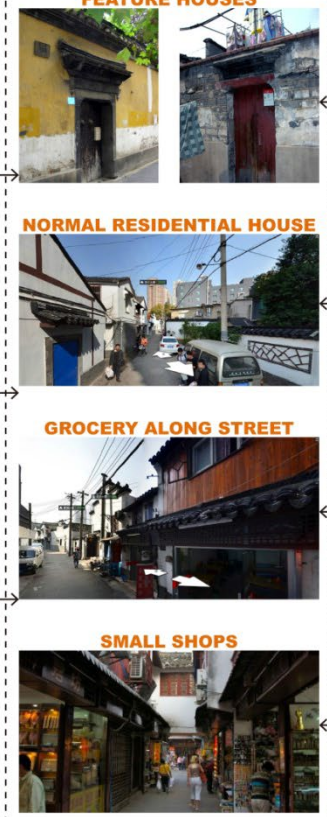




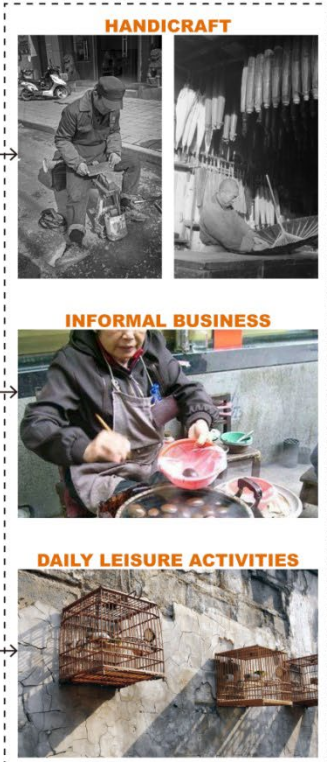
Social Groups & Class



Building Types



Local Activities



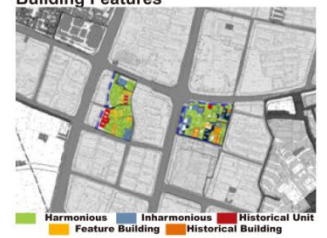
Position



Building Quality



Building Features



Mixed functions
+ High social cultural value
+ Qualified physical conditions

Ownership Social

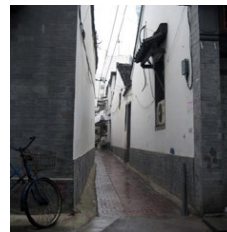
Spatial

Spatial Evaluation

Design Case “Economic Obsolescence”



Area: 1.6Ha
Taiping Tianguo Period
Living, Business & Office



Commercial Distribution



Local Grocery



Informal Business



Small Business Along street



Small Business Along street

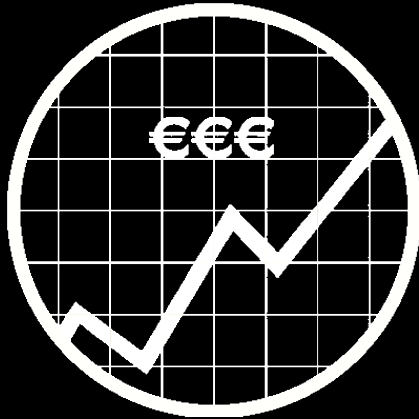


Toolbox

“Economic Obsolescence”

- **Goals**
- **Strategies**
“common interest”
“active participation”

Traditional activities, lifestyles
Local economies
Public spaces
Social cohesions
Economic revitalization



Local Activities
/local Economies



Alley space during weekend market

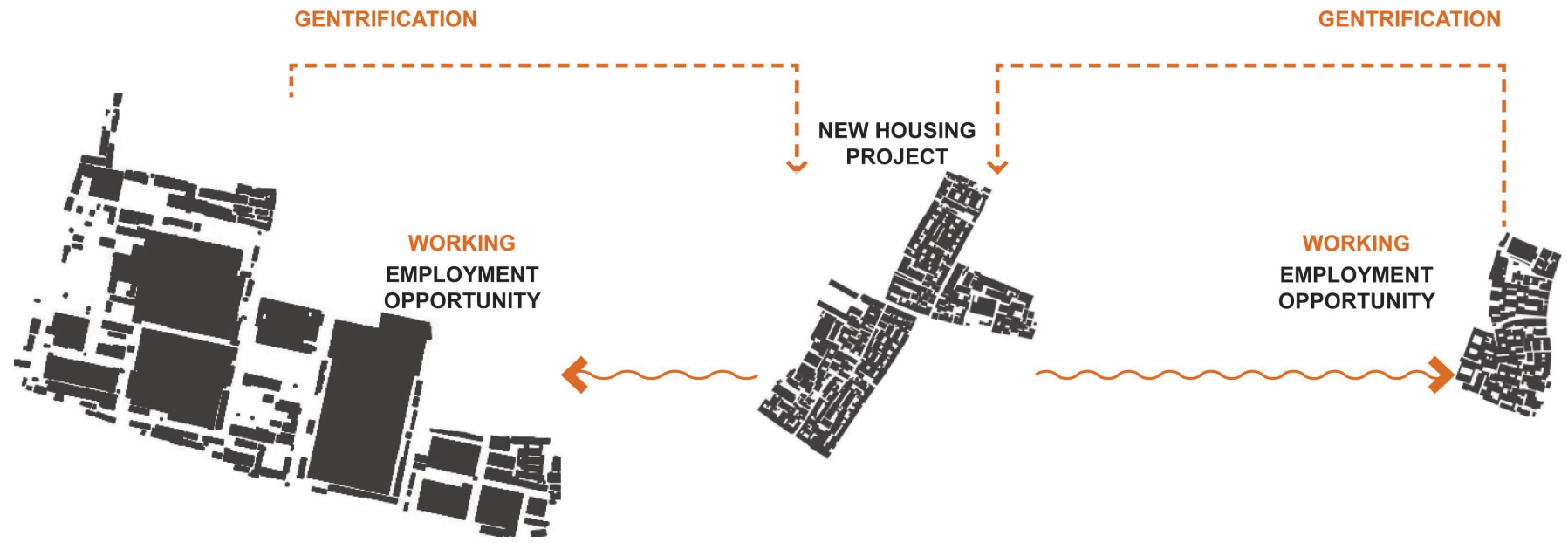


Public space during weekend market



PART IV CONCLUSION

**Conclusion
Complementation**



Conclusion Meaning & Contribution



--Preserving historical heritages and fabrics

--Preserving the local lifestyle, local economy and indigenous activities

--Remaining social structure

--Controlling redevelopment scale

--Sustainable economic model