



Renaissance of Cultural Identity

- historic districts regeneration in Beijing inner city

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Complex city Studio
Urbanism
P5 presentation

MITCHELL
TAYLOR



WHAT?

_Cultural identity definition & Problem statement



WHY?

_diagnoses of current historic districts regeneration



HOW?

_stretegy definition



_Design proposal



WHO?

_stakeholders

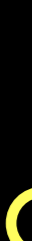
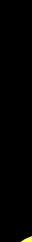
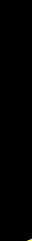
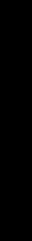
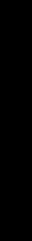


WHEN?

_phases



EVALUATION



WHAT?

WHY?

HOW?

WHO?

WHEN?

EVALUATION

WHAT ?

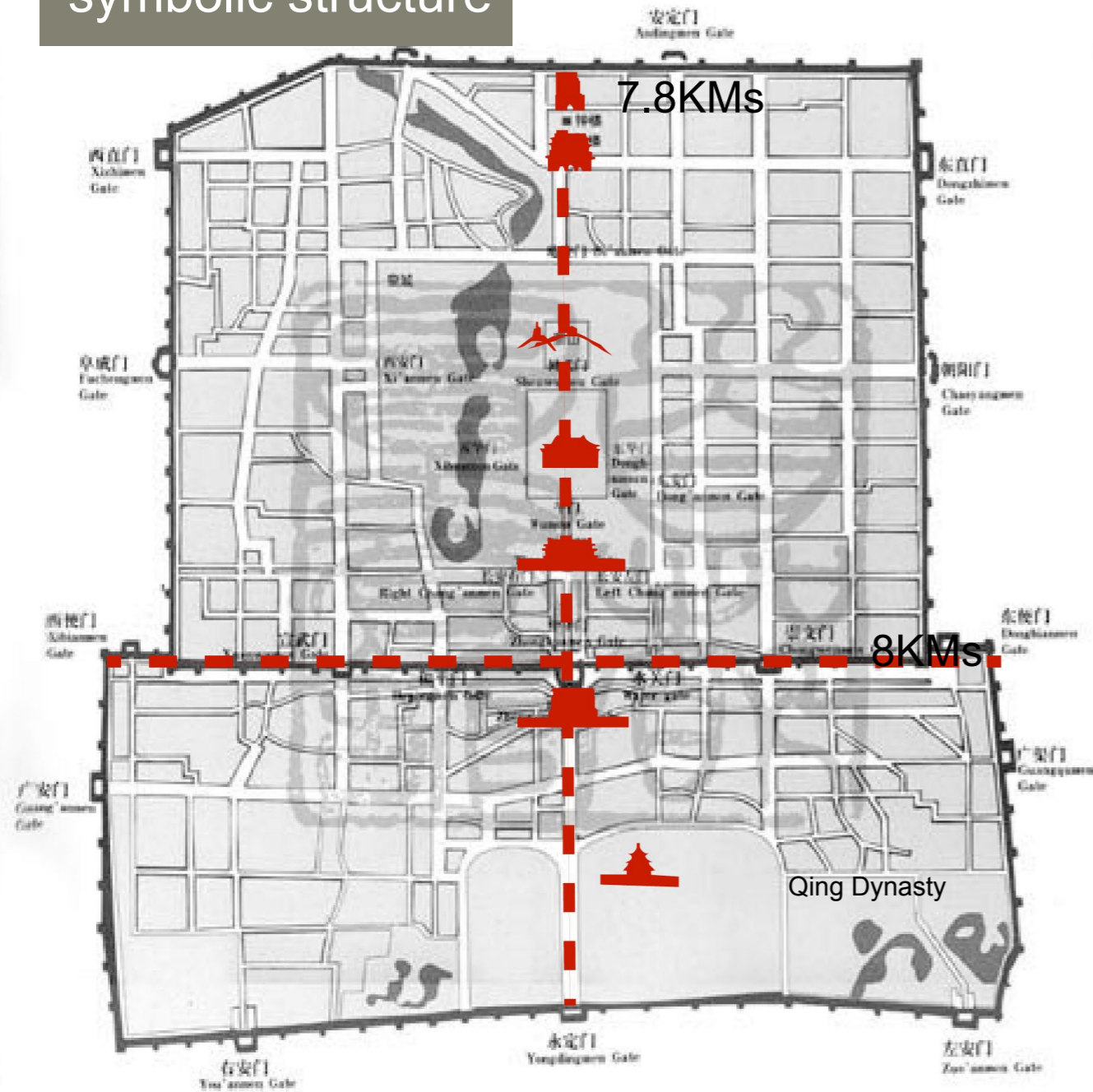
Definition of cultural identity

Definition of Cultural Identity

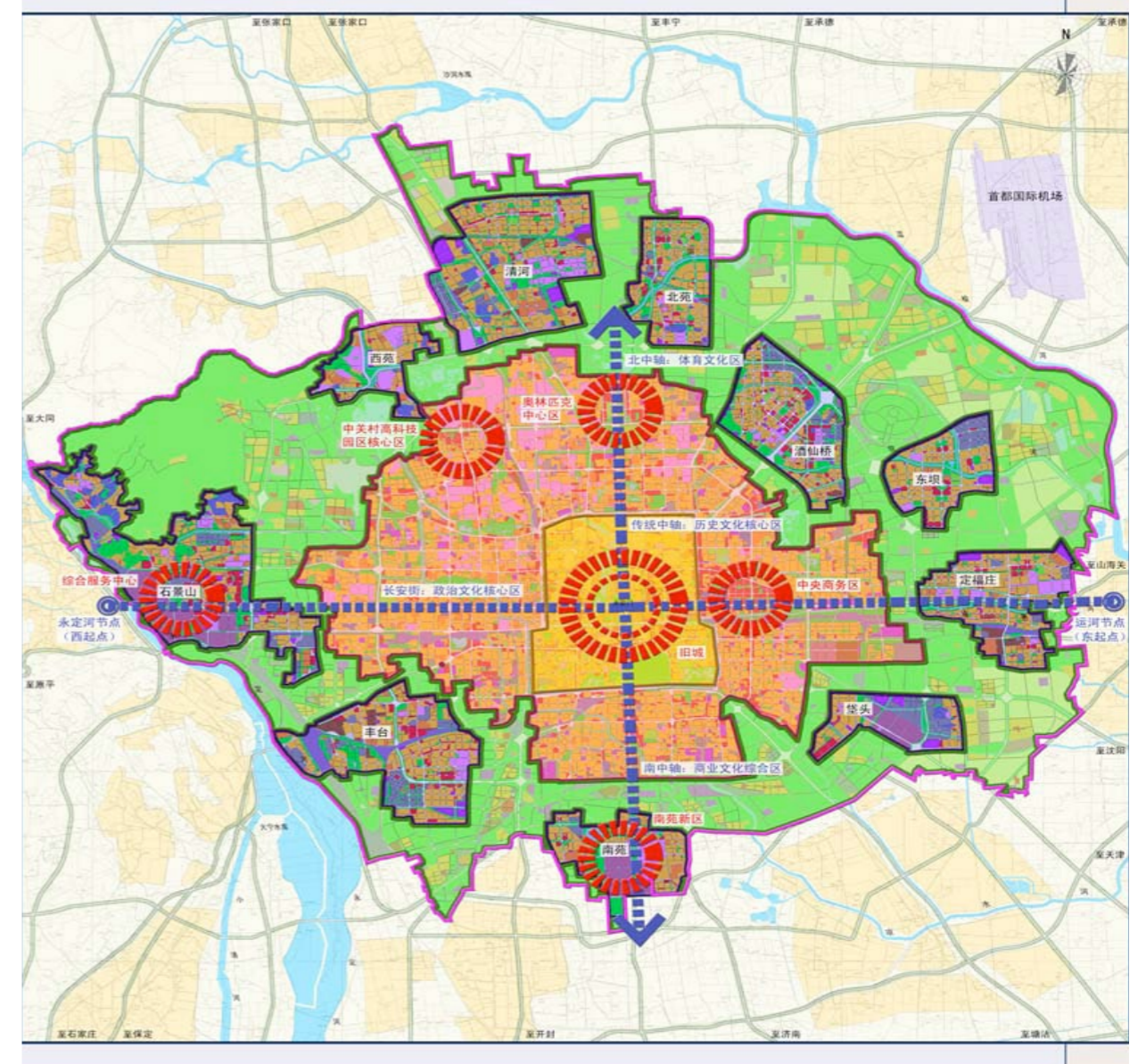
1. Central Axis

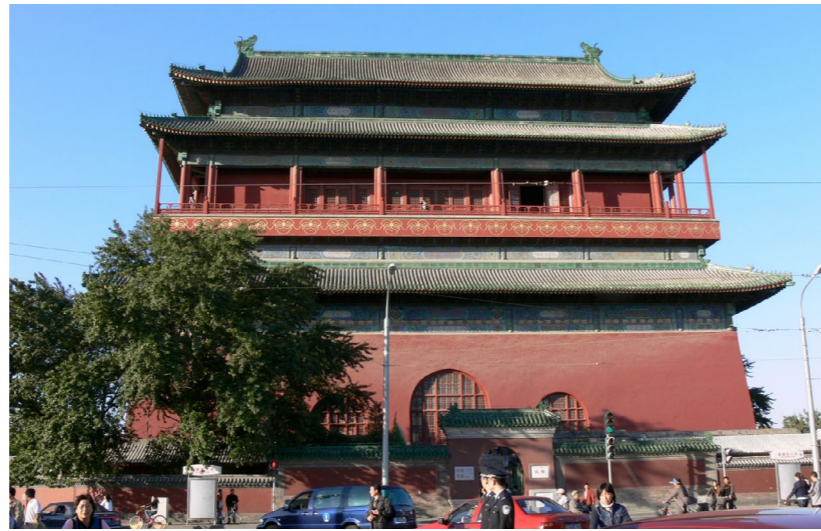
850 years history

symbolic structure



axis of centralities





**historic monuments
locats on the central
aixs**



**modern constructions
alongside central axis
or its extension**



Definition of Cultural Identity

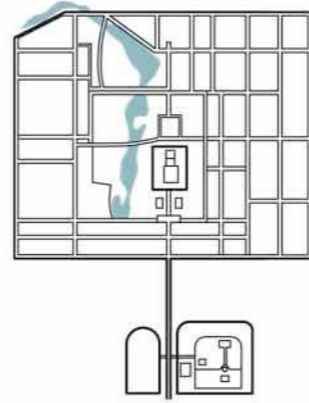
2. Hutong and courtyards

chess board pattern

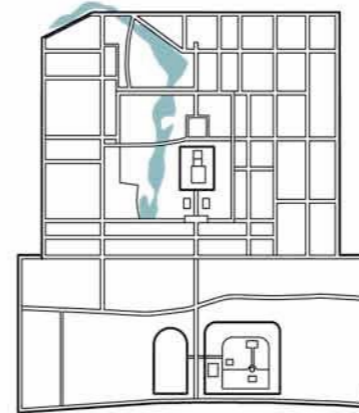


JIN DYNASTY (2nd century AD)

YUAN DYNASTY (1272-1368 AD)

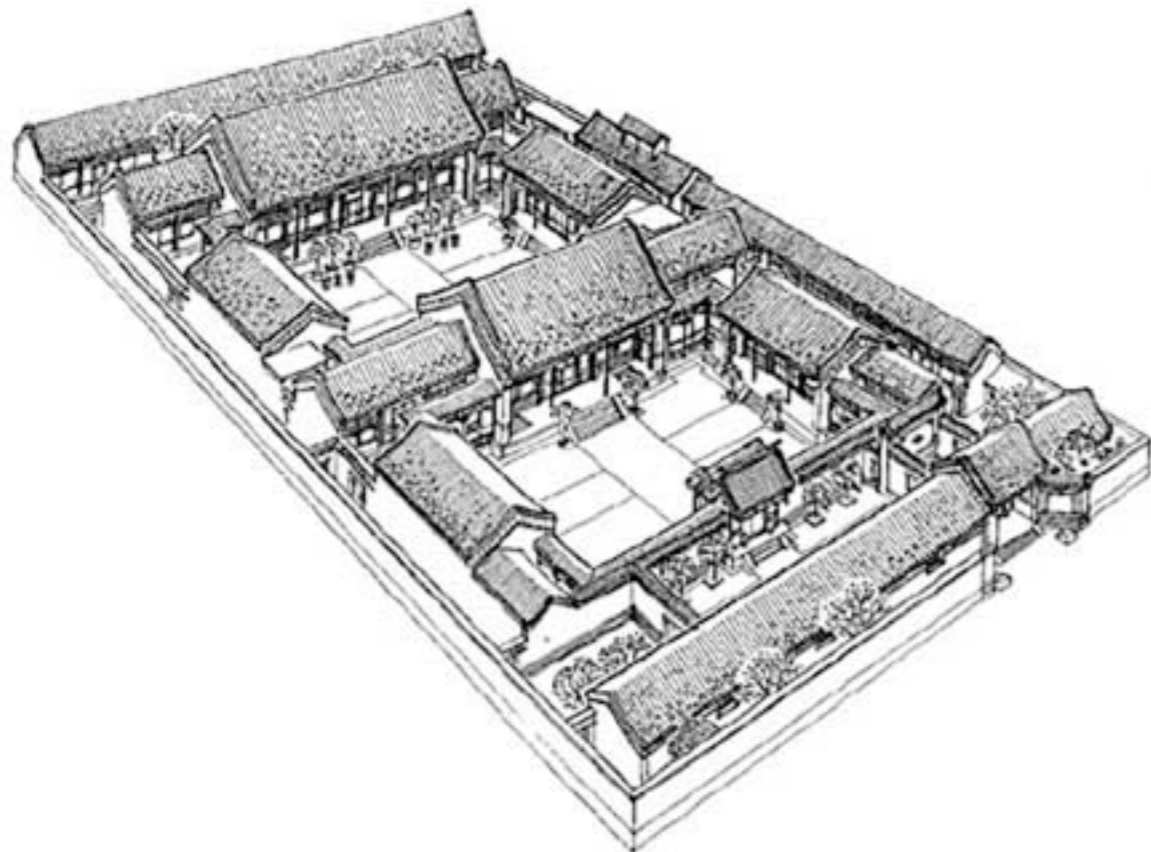


MING DYNASTY (1368-1533 AD)

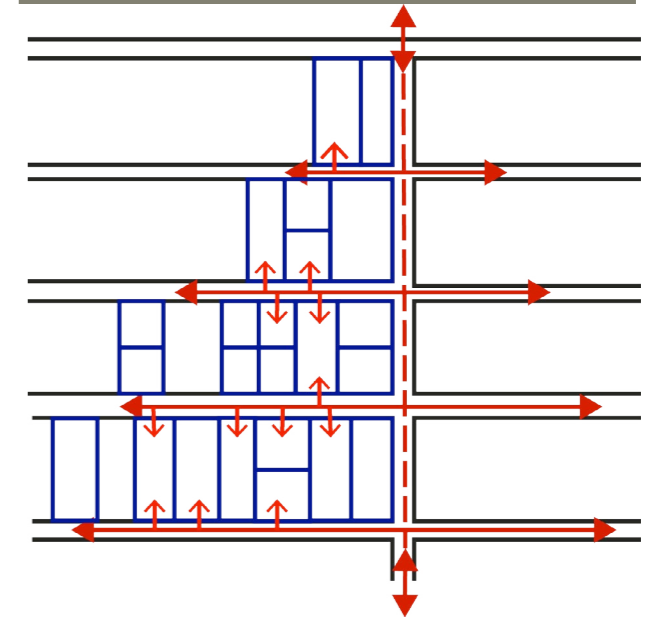


QING DYNASTY (1368-1533 AD)

spatial quality/ typology/ culture



fish-bone hutongs



Threats:

demolishment

decaying spatial quality
no sewage system
highly densified
dilapidated

renew

high housing price

Definition of cultural identity

3. Typical Life style of hutong

Quality:
multi-way of using space
diversity

Threats:
forcing out of the historic city center



Problem Statement

Cultural Identity

Central Axis

Hutong+ Courtyards

Typical life style

Urban Structure

Urban Morphology

Urban Context

totally top down intervention
out of historic context in new urban development

historic districts are shrinking
the spacial quality are decaying
the historic urban fabric is interrupted
fragmentation

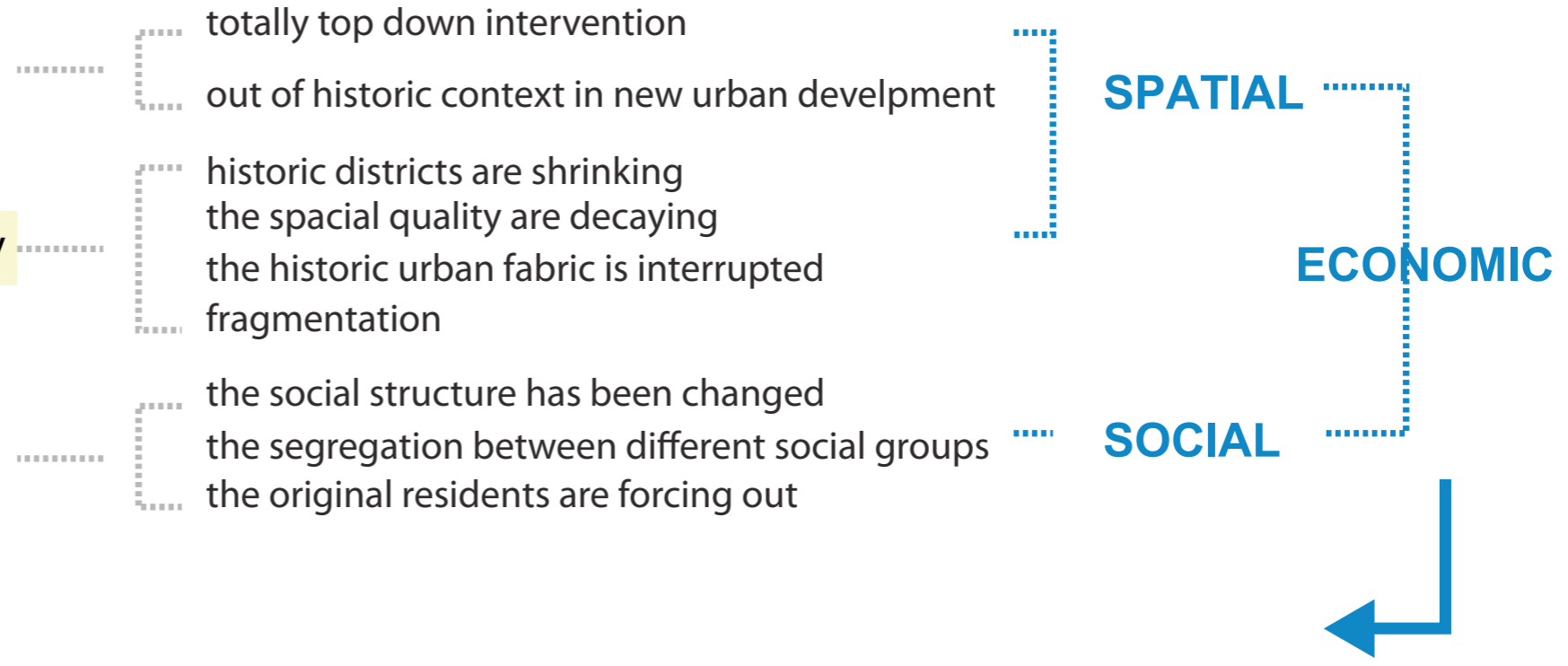
the social structure has been changed
the segregation between different social groups
the original residents are forcing out

SPATIAL

ECONOMIC

SOCIAL

urban vitality





WHAT?



WHY?



HOW?



WHY ?



WHO?

Diagnoses on current inner city regeneration

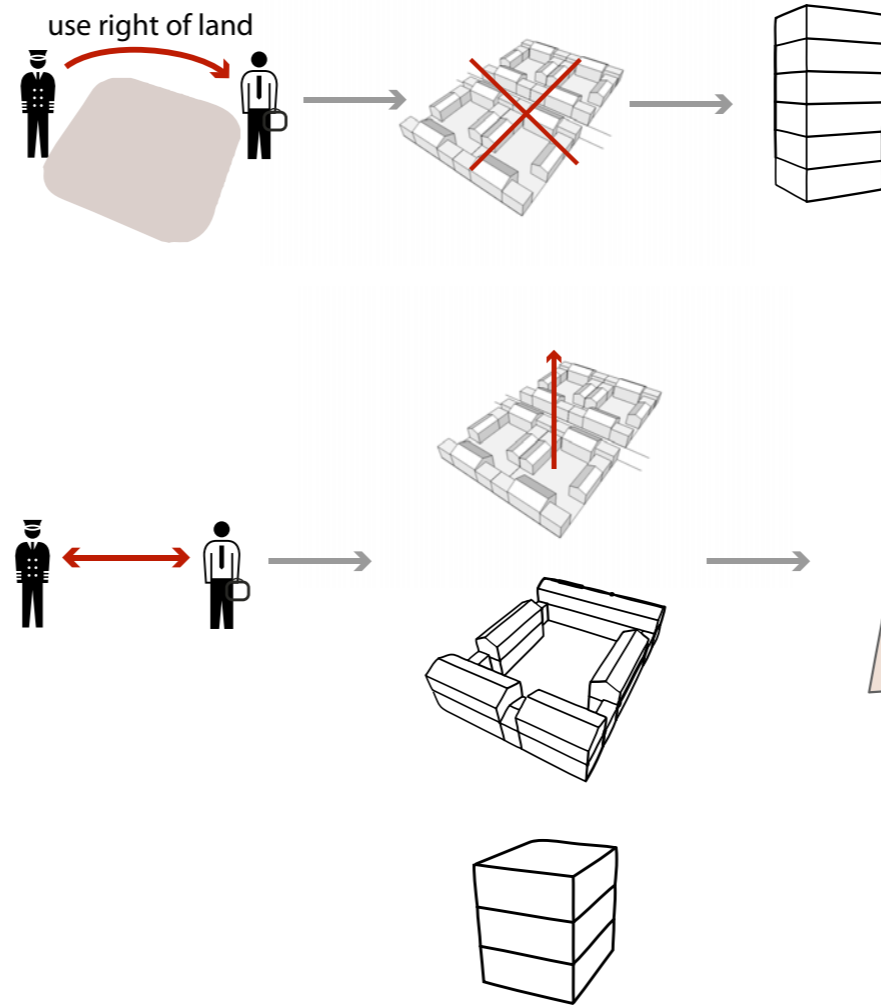
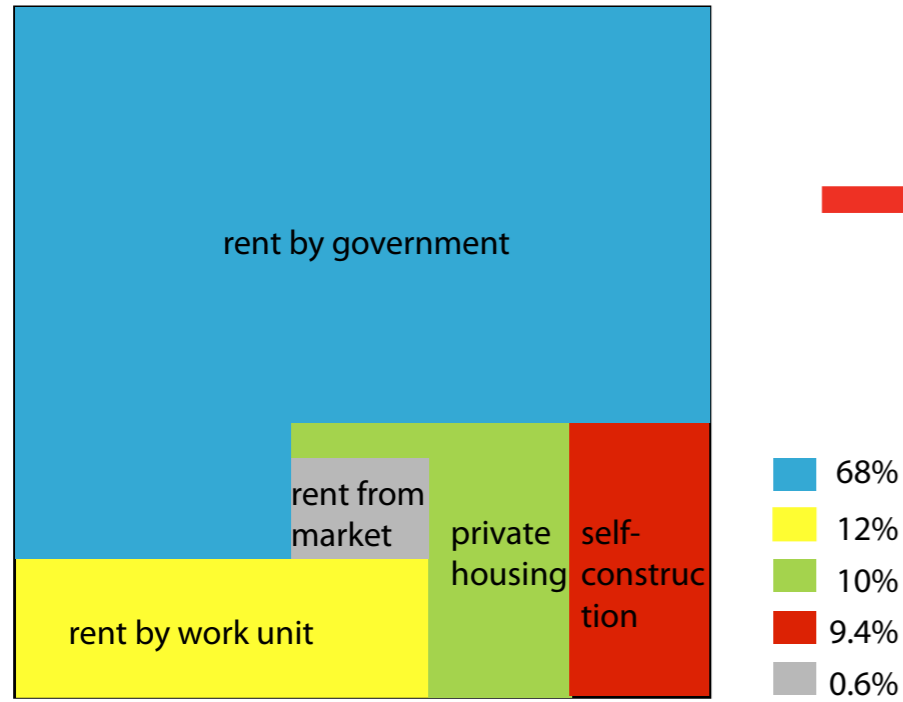


WHEN?

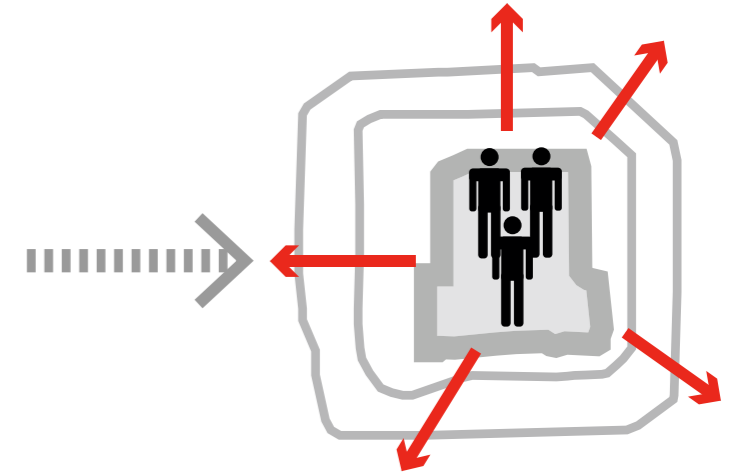


EVALUATION

housing property

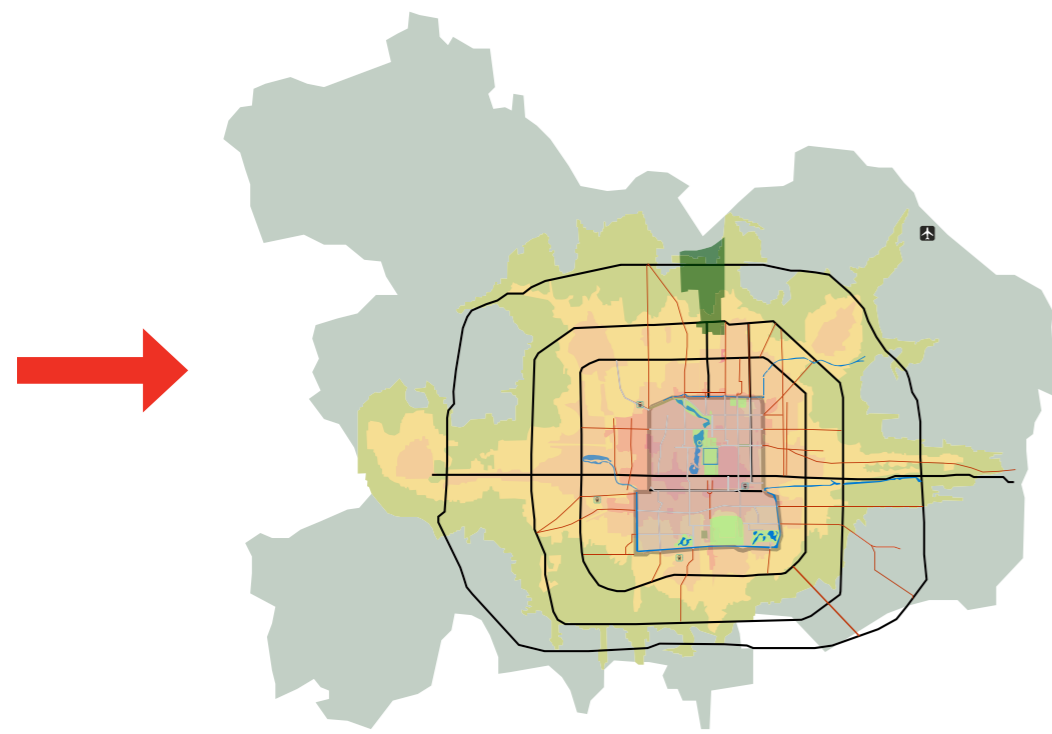
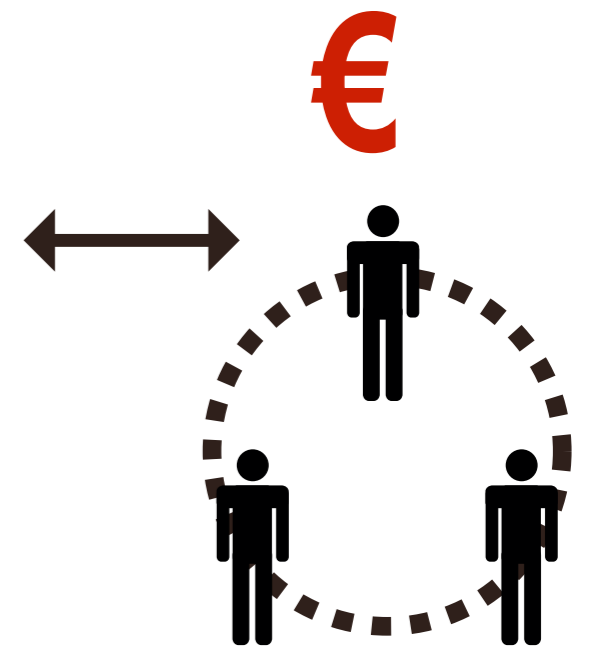


Diagnoses

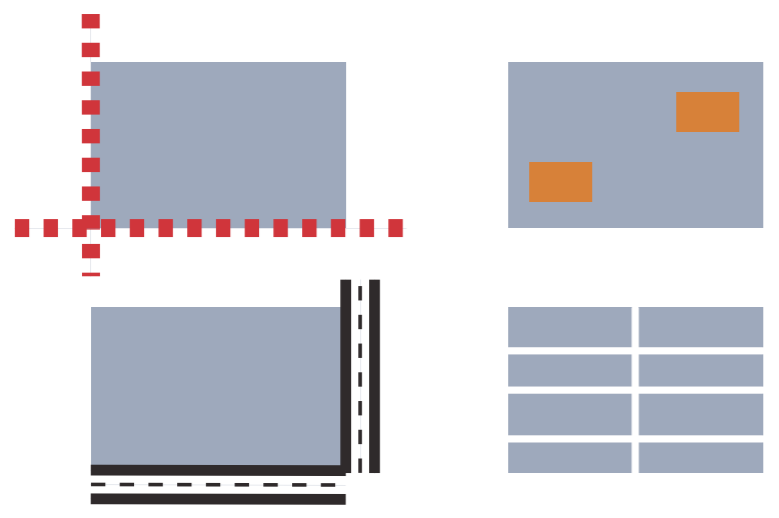
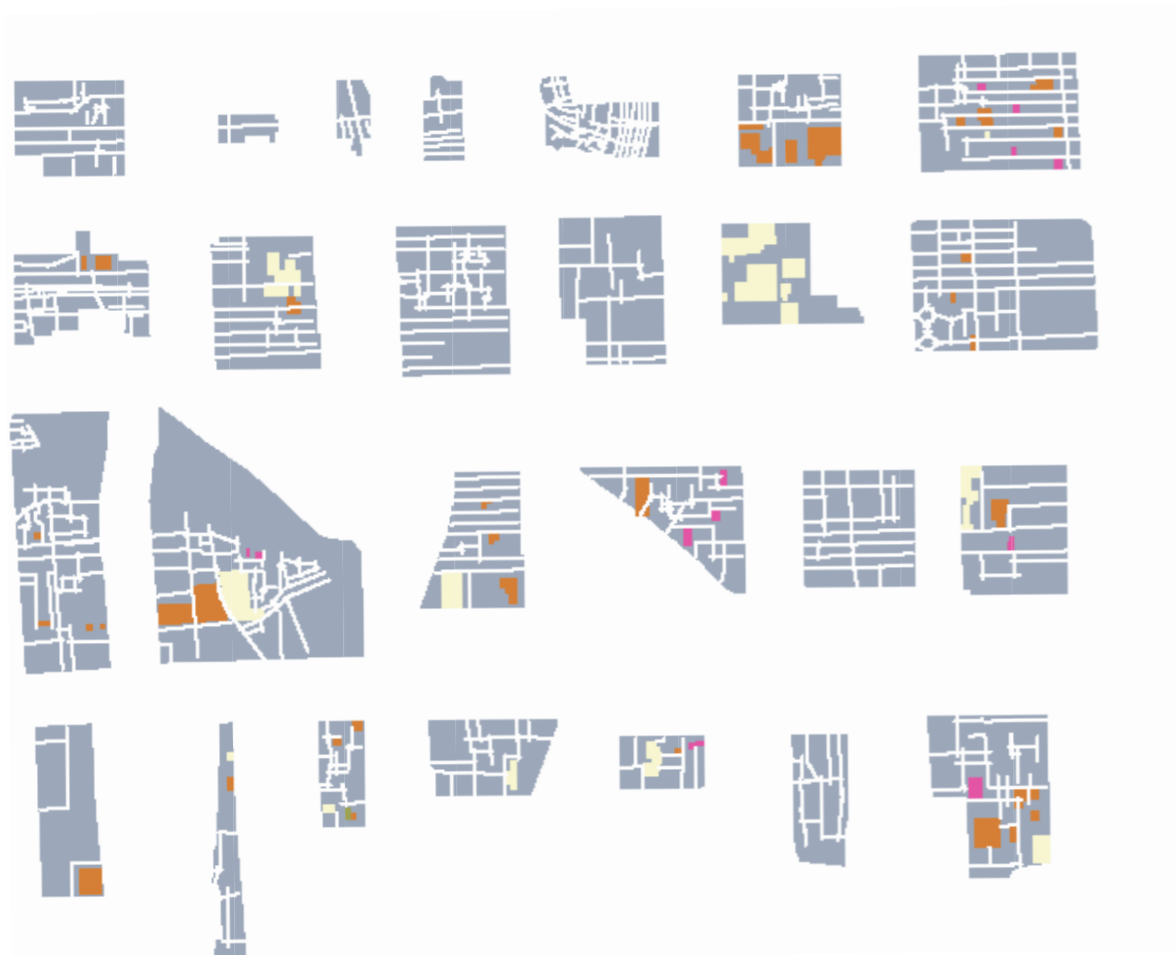


conclusion

- lose of cultural identity
- change of urban form
- decline of urban vitality




25 historic areas in Beijing old city-2002



Diagnoses

local residents' wishes



We want to move away
30%

live close with the family

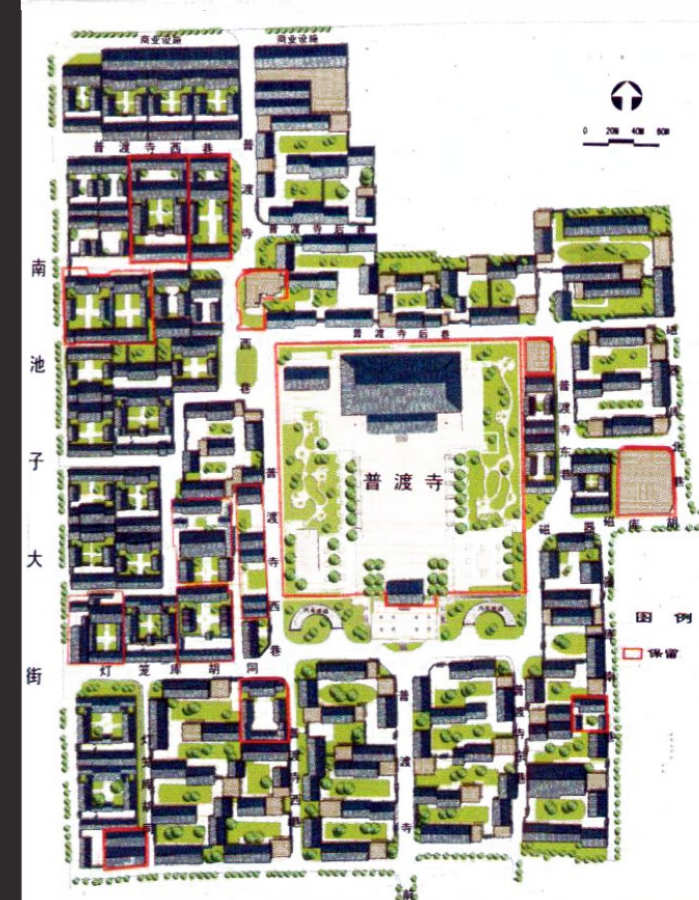
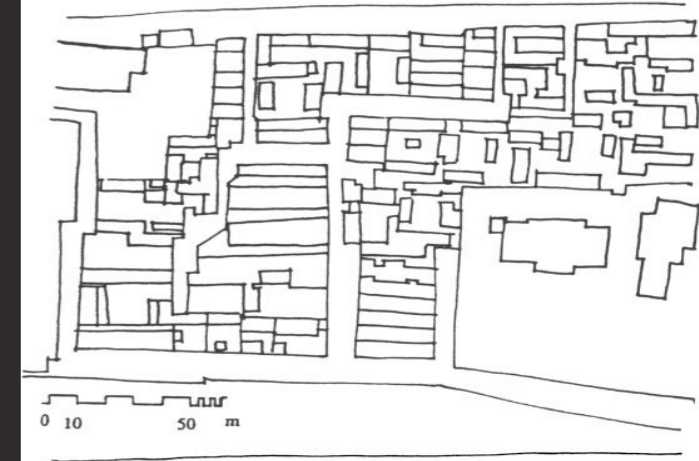
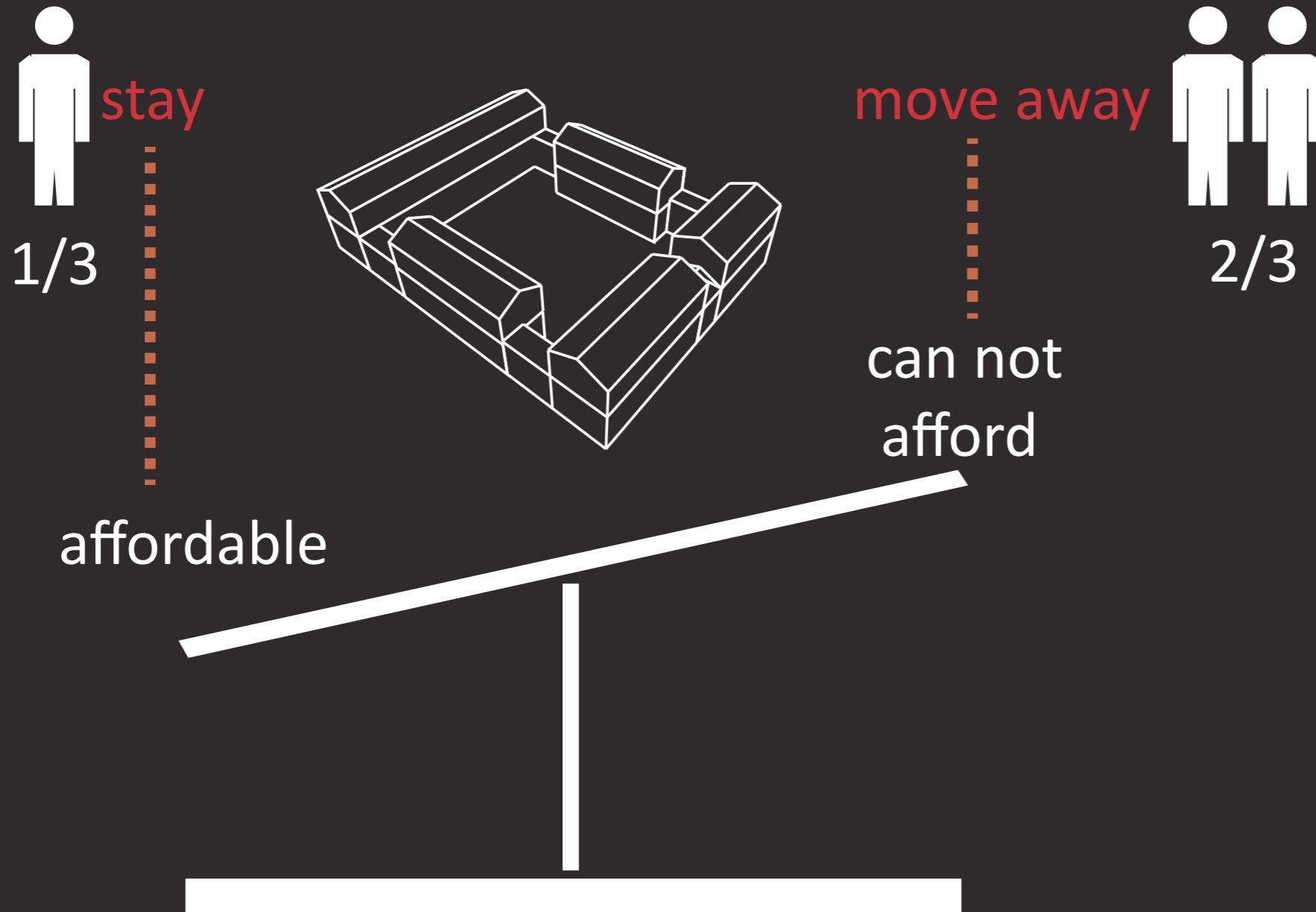


We want to stay
70%



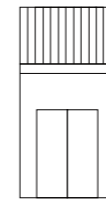
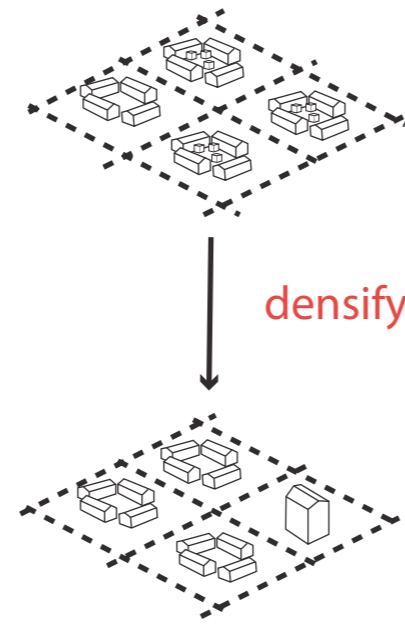
Diagnoses

consequence of former development



Key Points

CULTURAL IDENTITY



economic sustained

capacity

quality

social integration



URBAN VITALITY

Research Questions

Main questions:

How to intervene the Beijing inner city regeneration to spatially and socially rehabilitate historic districts ,in order to renaissance the cultural identity of Beijing inner city as well as urban vitality under the contemporary development?

Sub research questions:

- **spatial:**

How has been the Beijing urban form/ function transferred ?

What's the current situation of historical districts in Beijing inner city?

What's the value of historical districts in Beijing inner city, specially the spatial value?

How have the historical districts been regenerated in China?

- **social:**

What is the social structure of historical districts and how has it been changed in rapid urban development?

- **Economic:**

What is the relationship among different stakeholders?

What kind of the new economic potentiality can be activated in the historic districts regeneration?



WHAT?



WHY?



HOW?

HOW ?



**Strategy for historic districts regeneration
Design Proposal**



WHO?



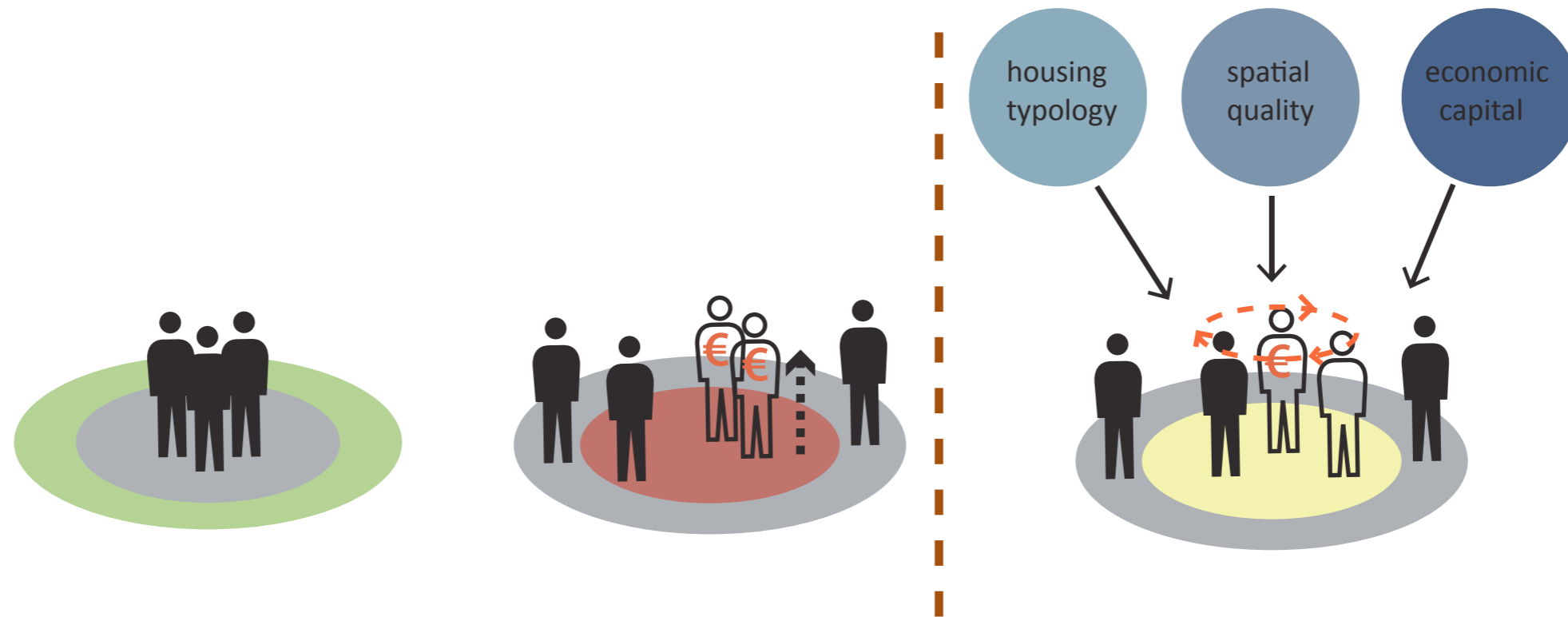
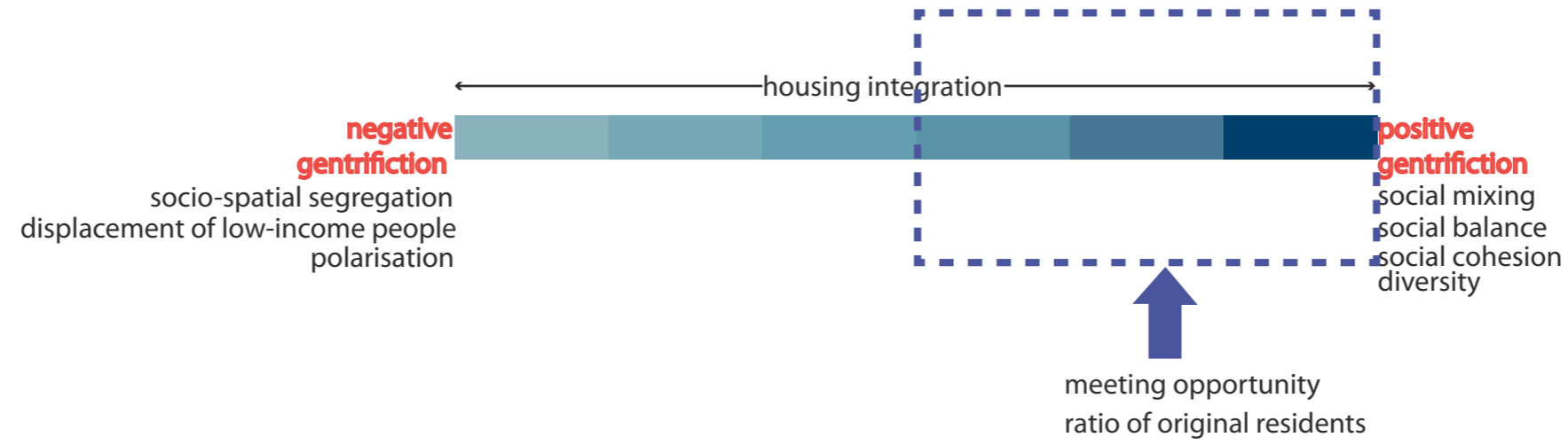
WHEN?



EVALUATION

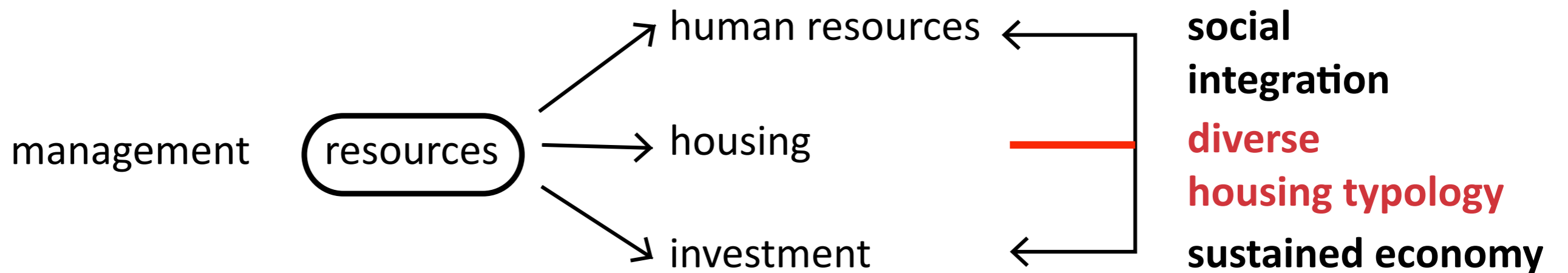
Methodology

theoretical support

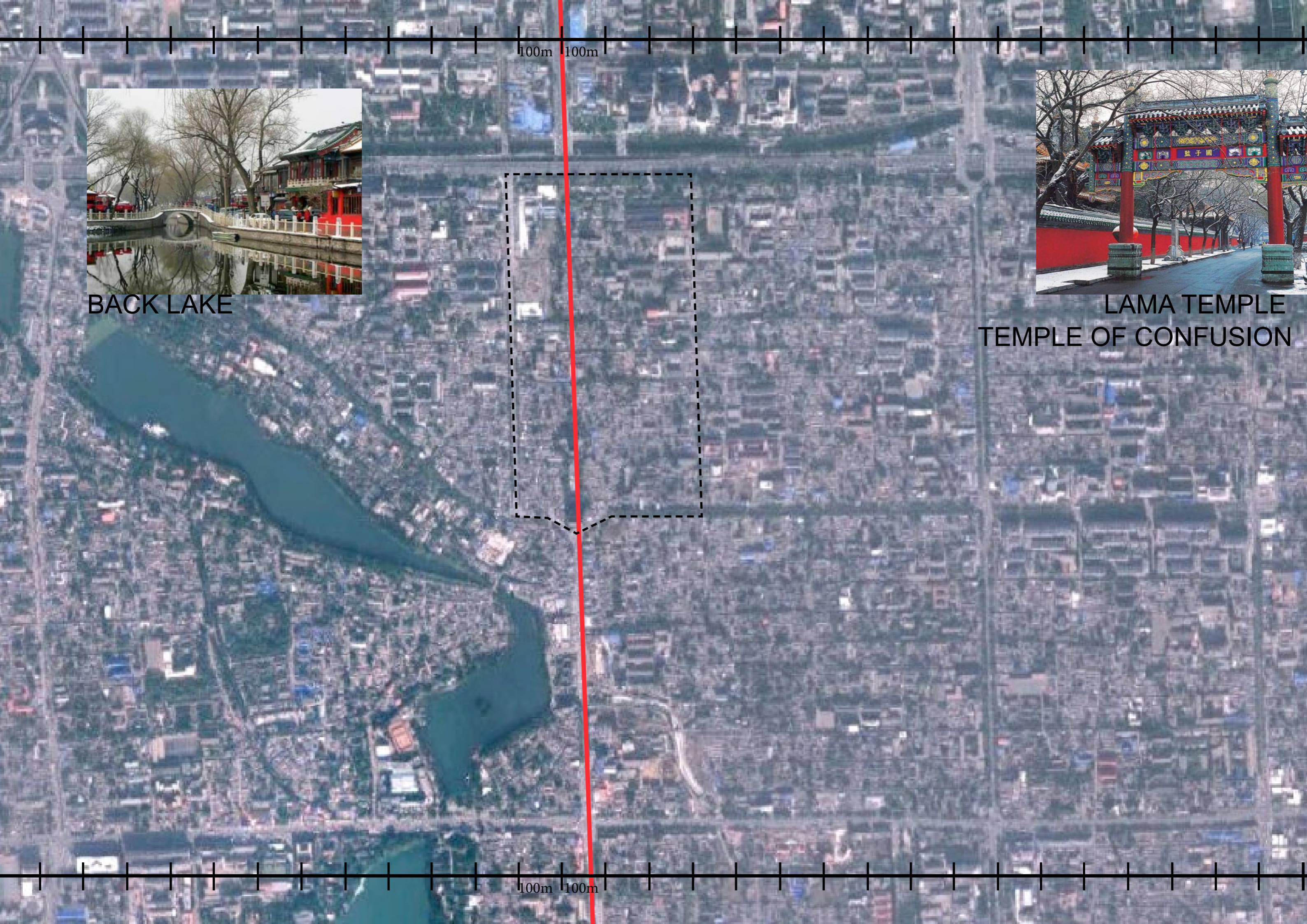


practical support

INNER CITY REGENERATION



Site study

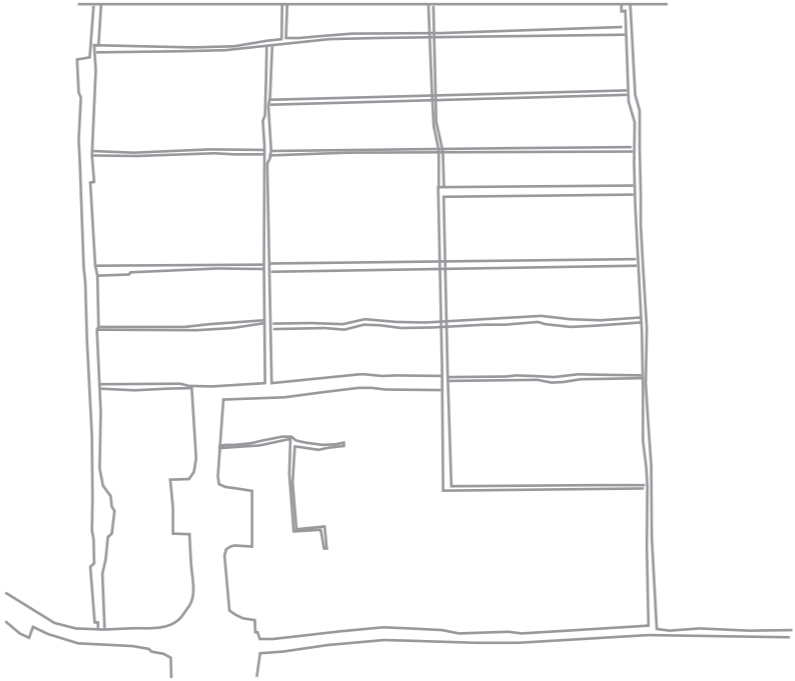


BACK LAKE



LAMA TEMPLE
TEMPLE OF CONFUSION

Current situation_streets



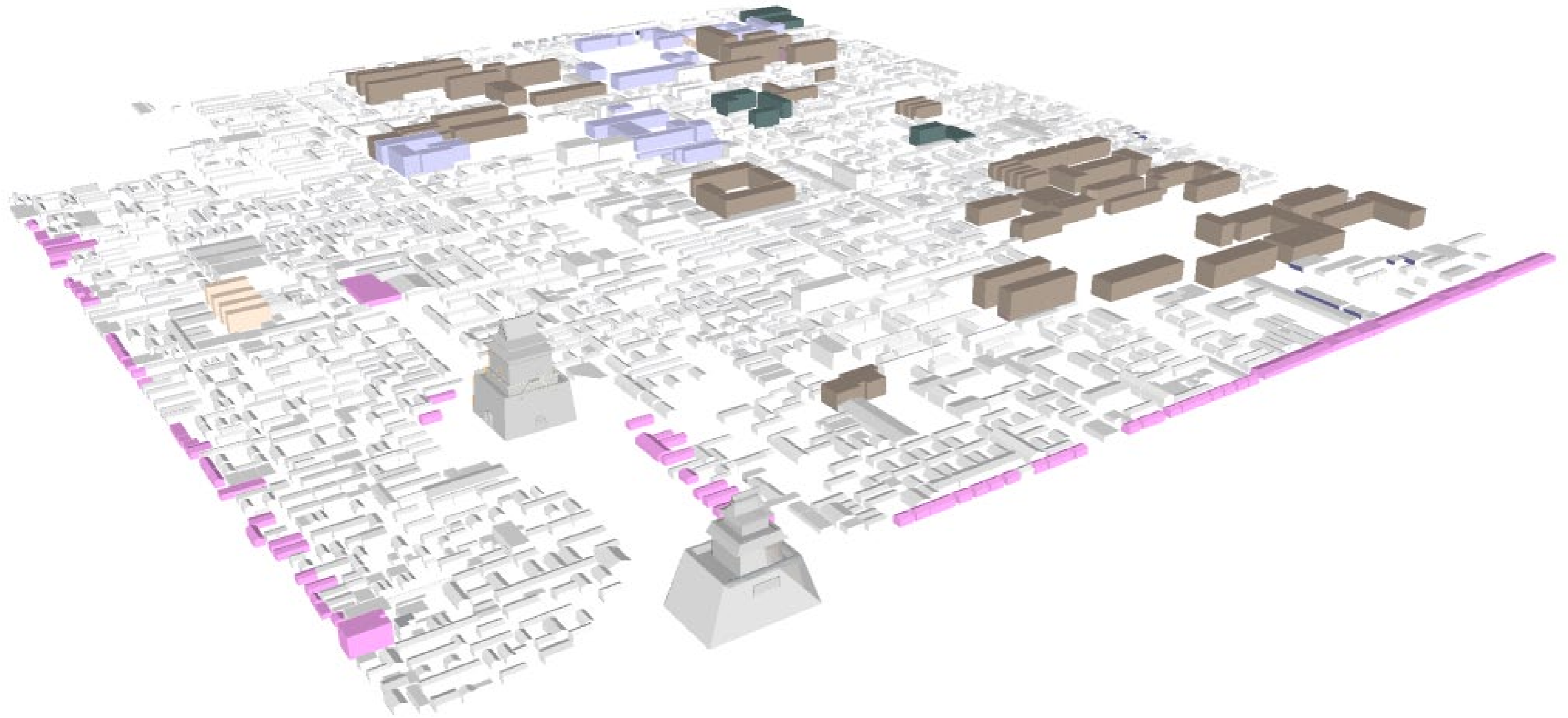
YUAN DYNASTY
1341-1368

QING DYNASTY
1711-1799

CURRENT



Current situation_building



- commercial
- good quality courtyards
- hospital
- modern buildings
- schools

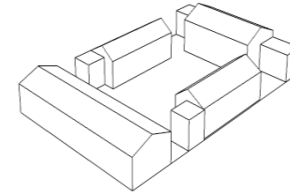
Current situation_building quality

					<p>preserve</p>
					<p>maintain</p>
					<p>renew</p>
					<p>rebuild</p>
					<p>rebuild</p>
					<p>maintain</p>

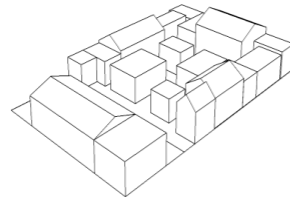
Current situation_housing



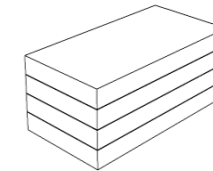
1 good quality courtyards



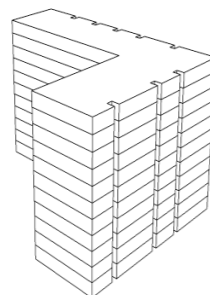
2 messy courtyards



3 slab housing



4 high-rise building



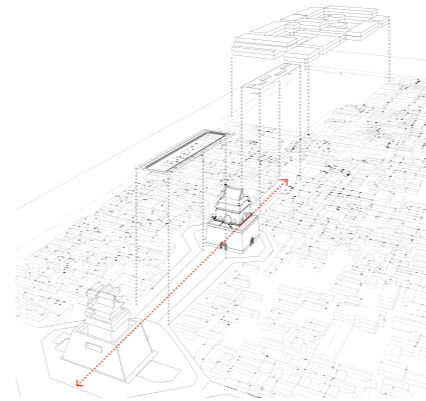
Proposal for Gulou districts regeneration

carriers

intervention

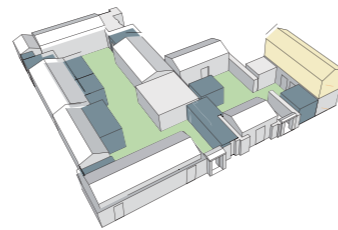
urban structure

central axis



urban morphorology

courtyards & hutongs



urban context

typical life style



As carriers of cultural identity, spatial intervention mainly concentrate on creating or upgrading centralities on central axis and regeneration and construction of houses

spatial

With the improved spatial quality and integrated social networks, diverse urban space and activities done by different social groups can show the rehabilitated urban vitality

social

Spatial intervention supplies basic conditions for attracting more social groups into the districts. Social integration can be realized by different housing types, upgraded spatial quality, added public spaces and job opportunities brought by new functions in the site.

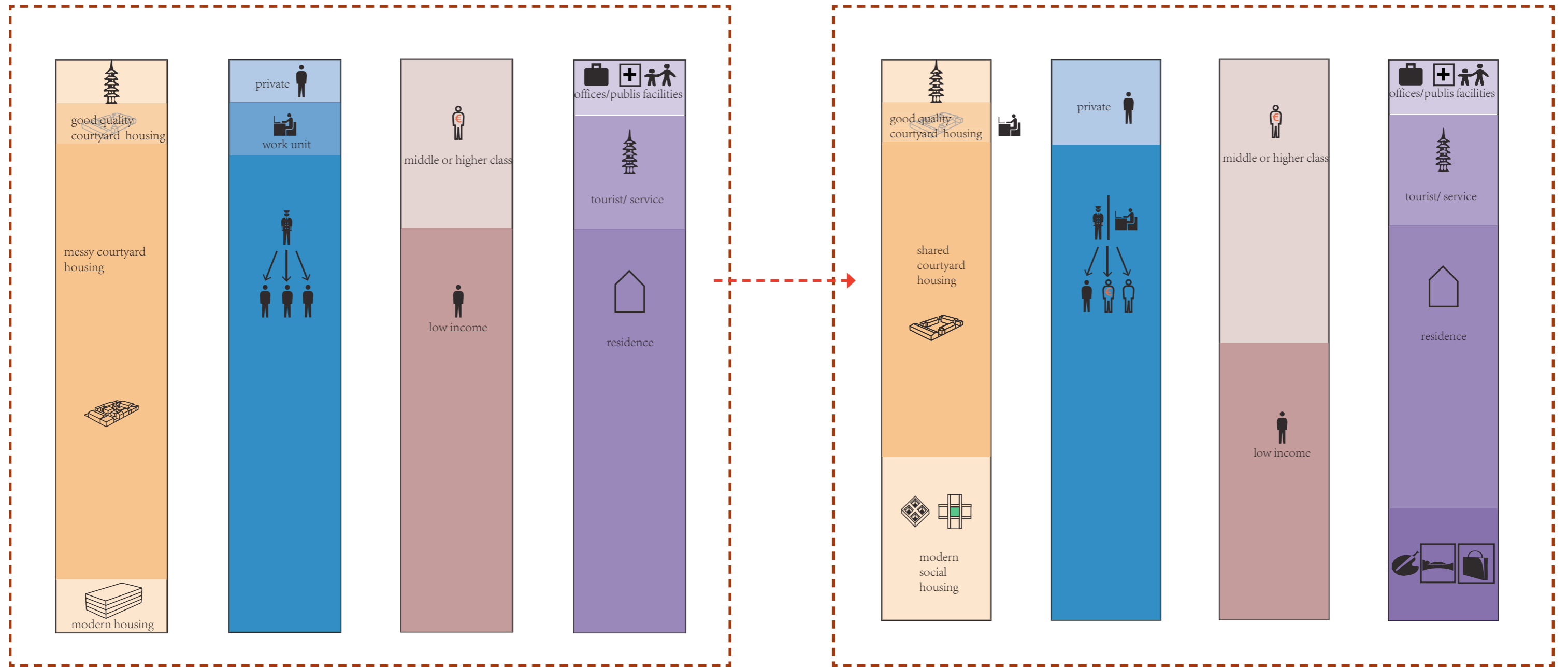
URBAN VITALITY

CULTURAL IDENTITY

continuity new

Carefully treatment between historic form and modern development can maintain the historical continuity in the process of regeneration, contribute to cultural identity and in put new activity in the traditional neighborhood of Beijing inner city.

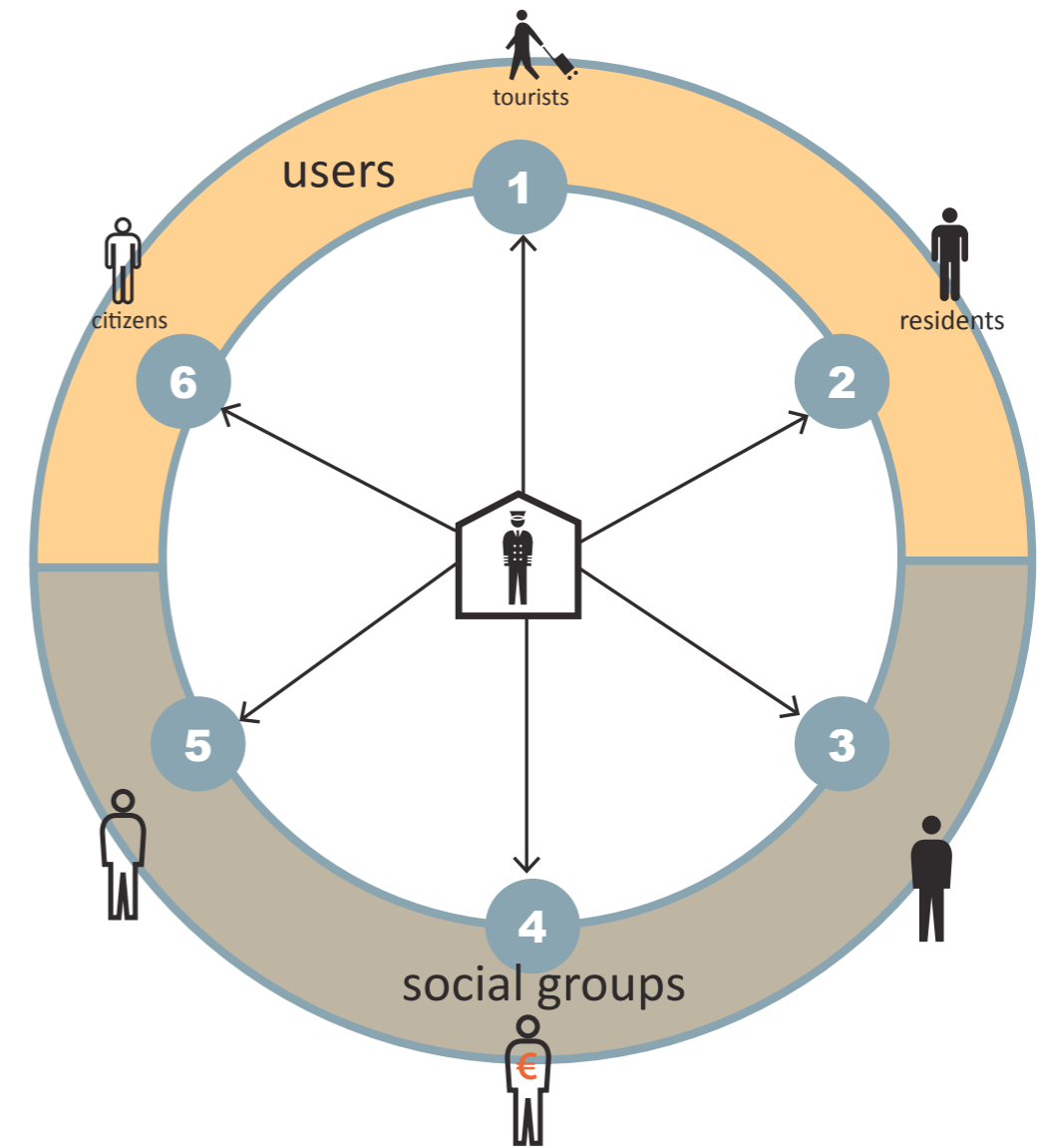
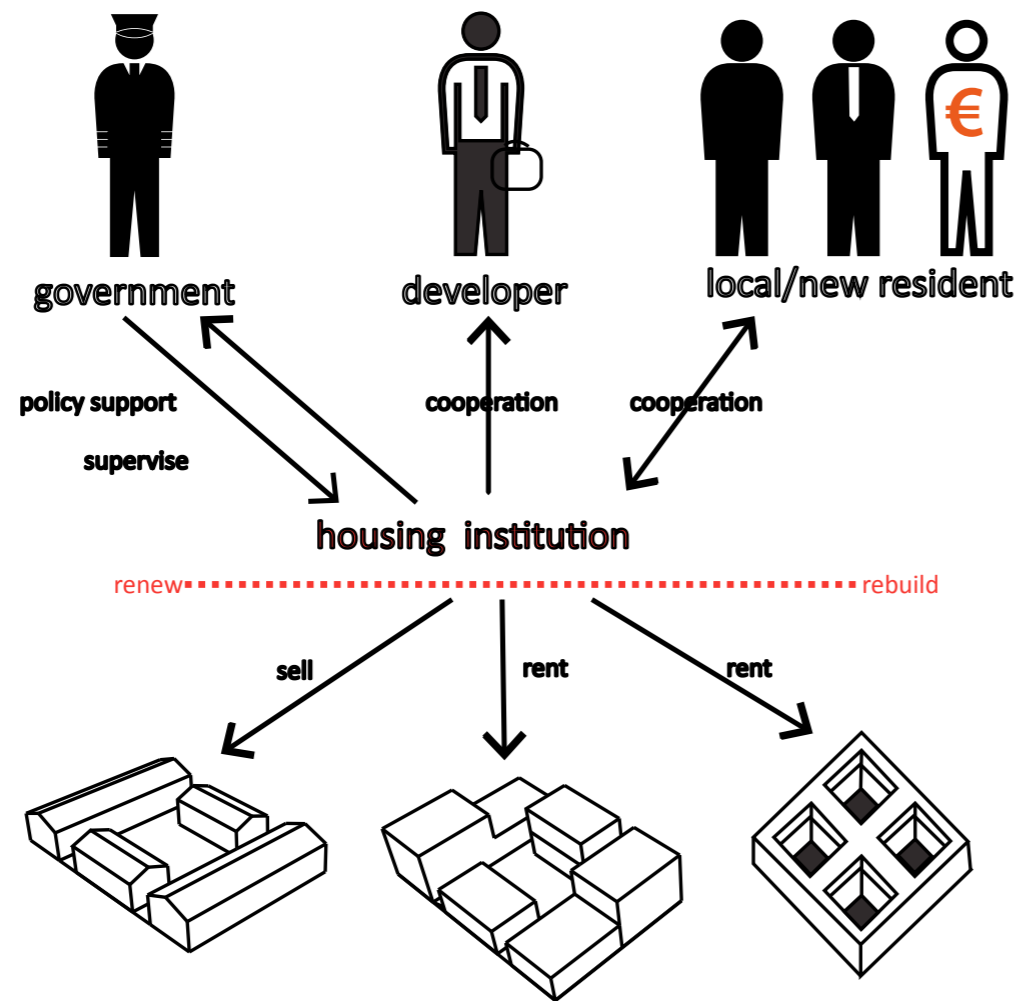
Proposal for Gulou districts regeneration



The main strategies are :

- new housing typology
- spatial quality
- social integration and stakeholders cooperation
- new programs and functions

Proposal for historic districts regeneration



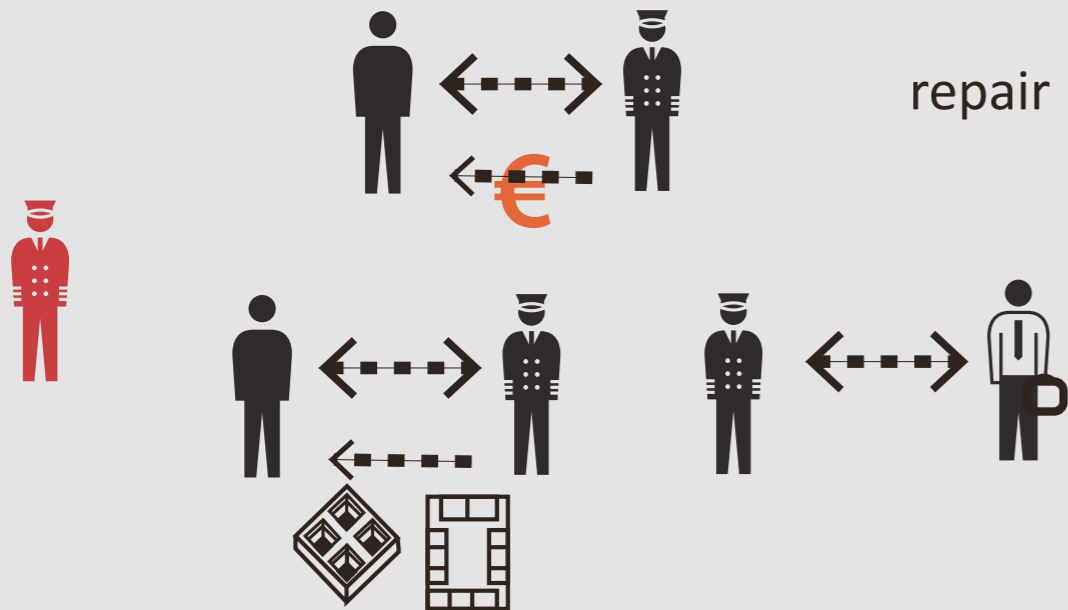
Spatial intervention

urban axis associated conversation

		preserve
		maintain
		renew
		rebuild
		rebuild
		maintain



organized renew/reconstruction



Guideline of facade renewing

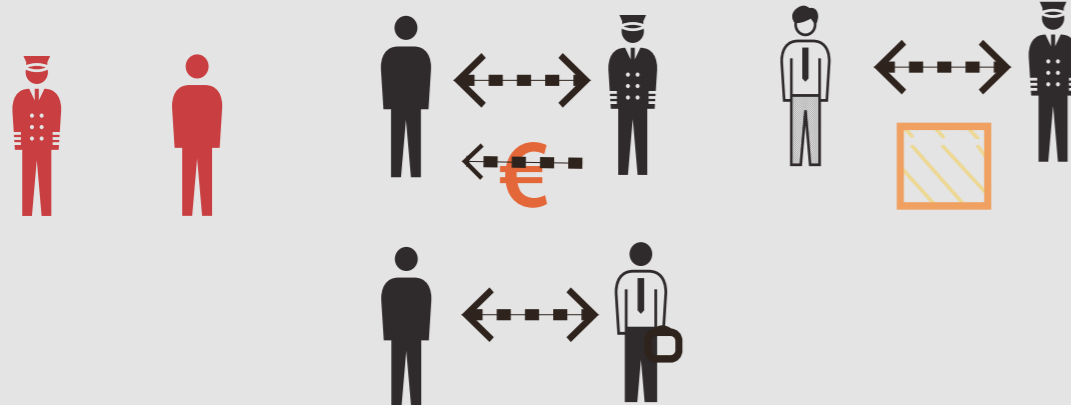
		residential		residential	grocery	homes for the aged	tea house	restautant		
elevation of West Zhonglouwan	function	residential		residential	grocery	homes for the aged	tea house	restautant		
	current									
evaluation		maintain		maintain	rebuild	maintain	renew	maintain		
guideline example										
elevation of East Zhonglouwan	function	residential		residential	restautant	residential	toilet	shop		
	current									
evaluation		maintain	renew	renew	renew	maintain	renew	renew		
guideline example										

cooperated development

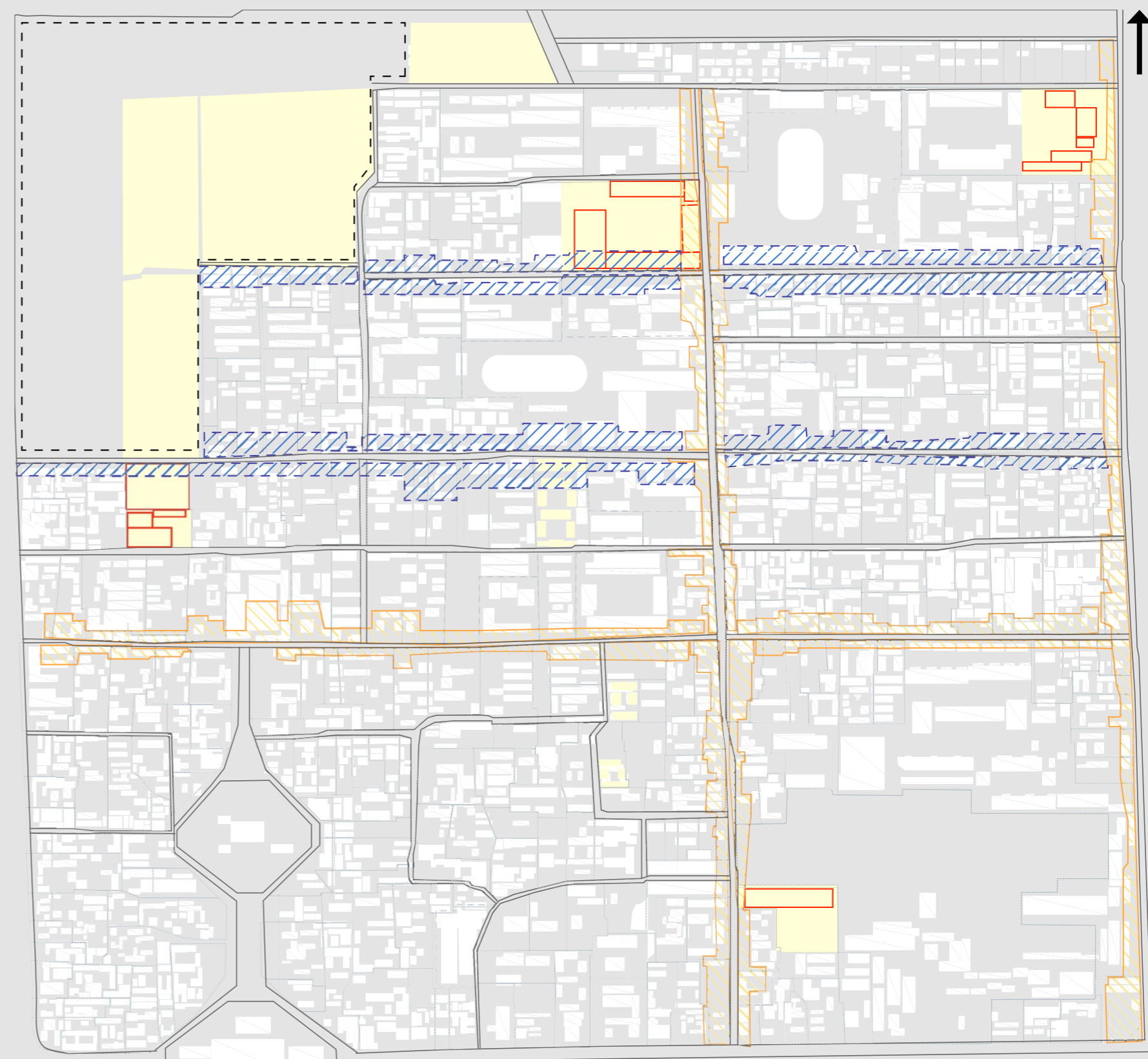
				preserve
				maintain
				renew
				rebuild
				rebuild
				maintain



Developers:



Target groups:

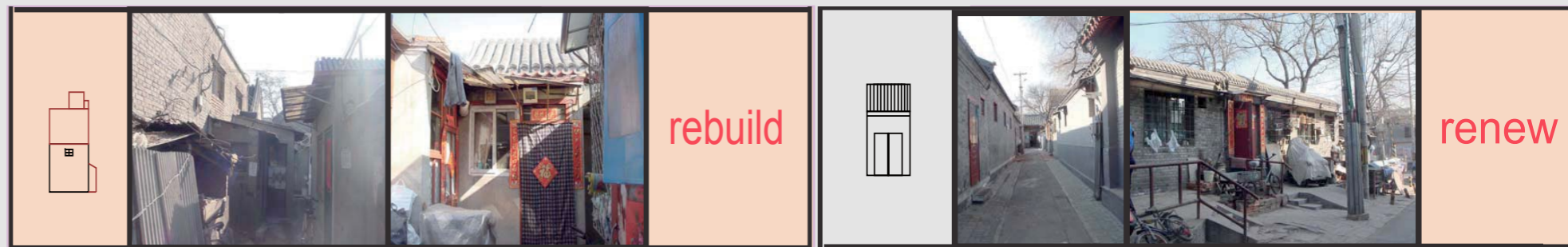


50m

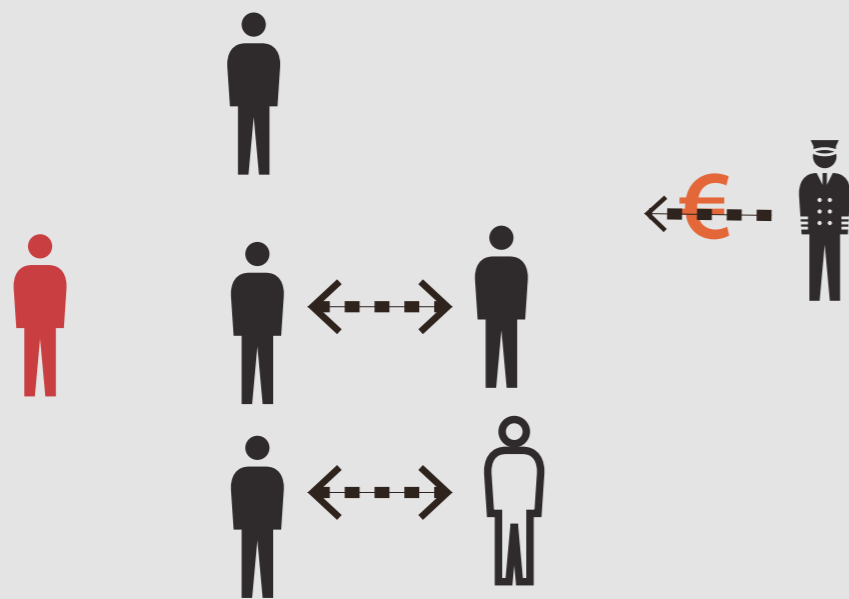
luxurious housing
 housing to be demolished

residents self-organized development

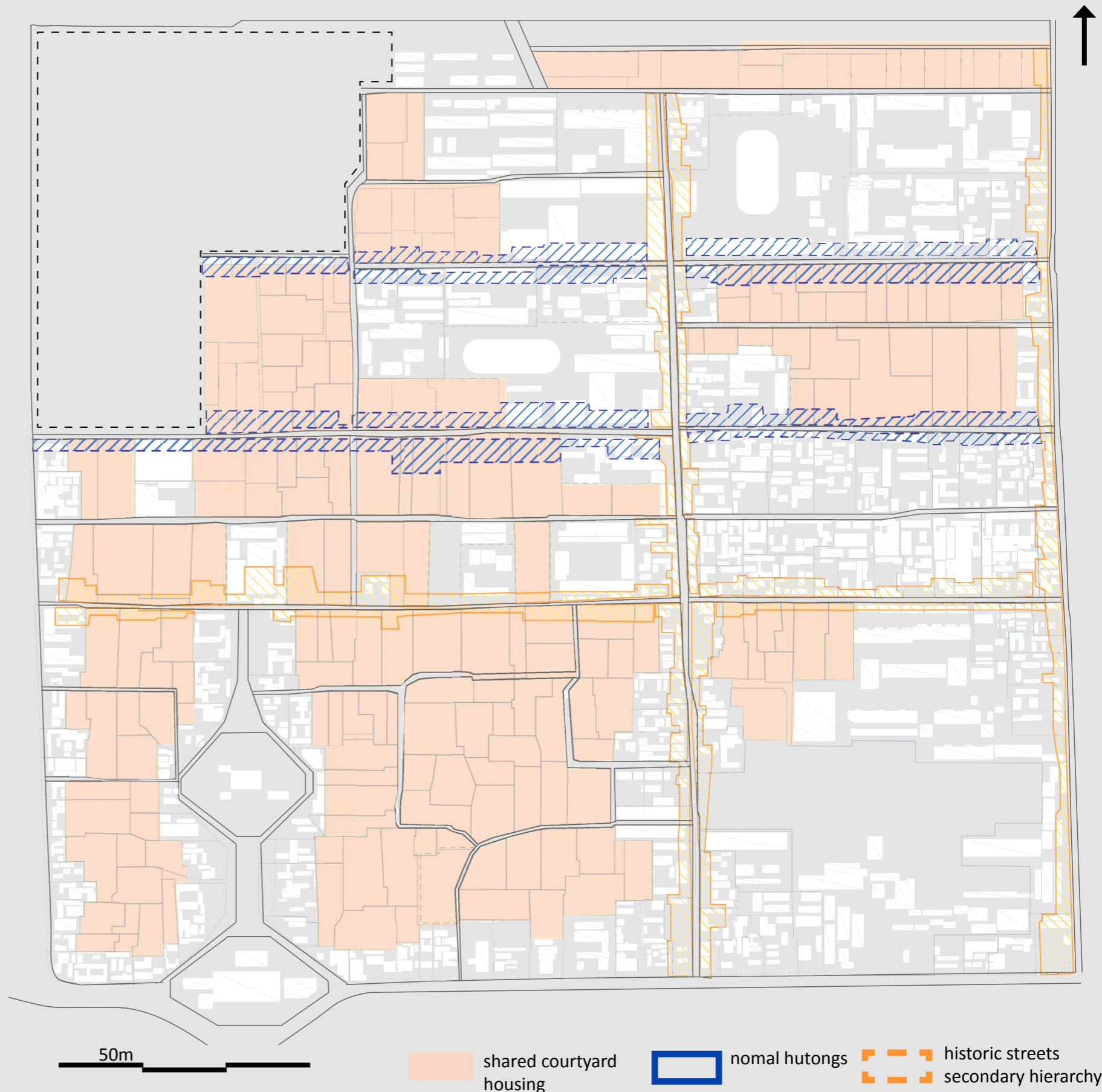
				preserve
				maintain
				renew
				rebuild
				rebuild
				maintain



Developers:



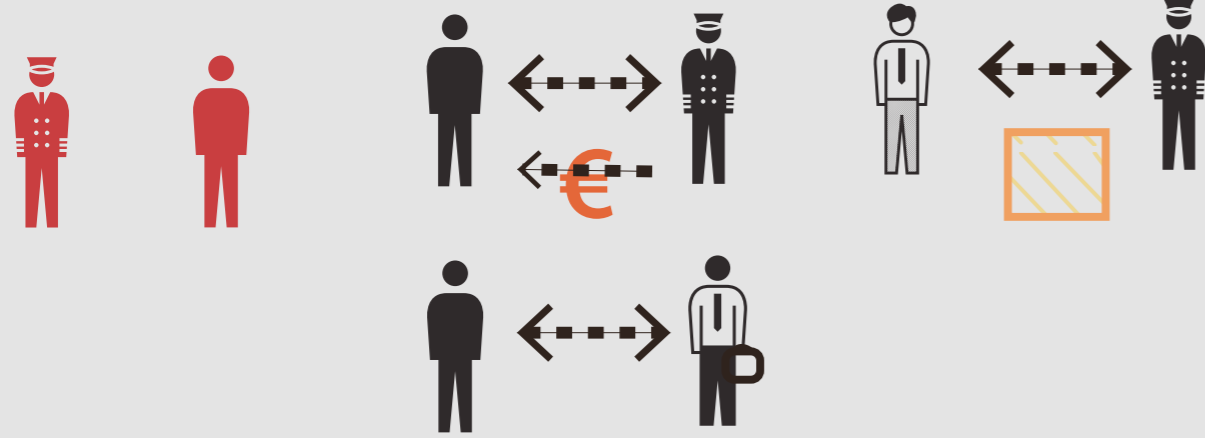
Target groups:



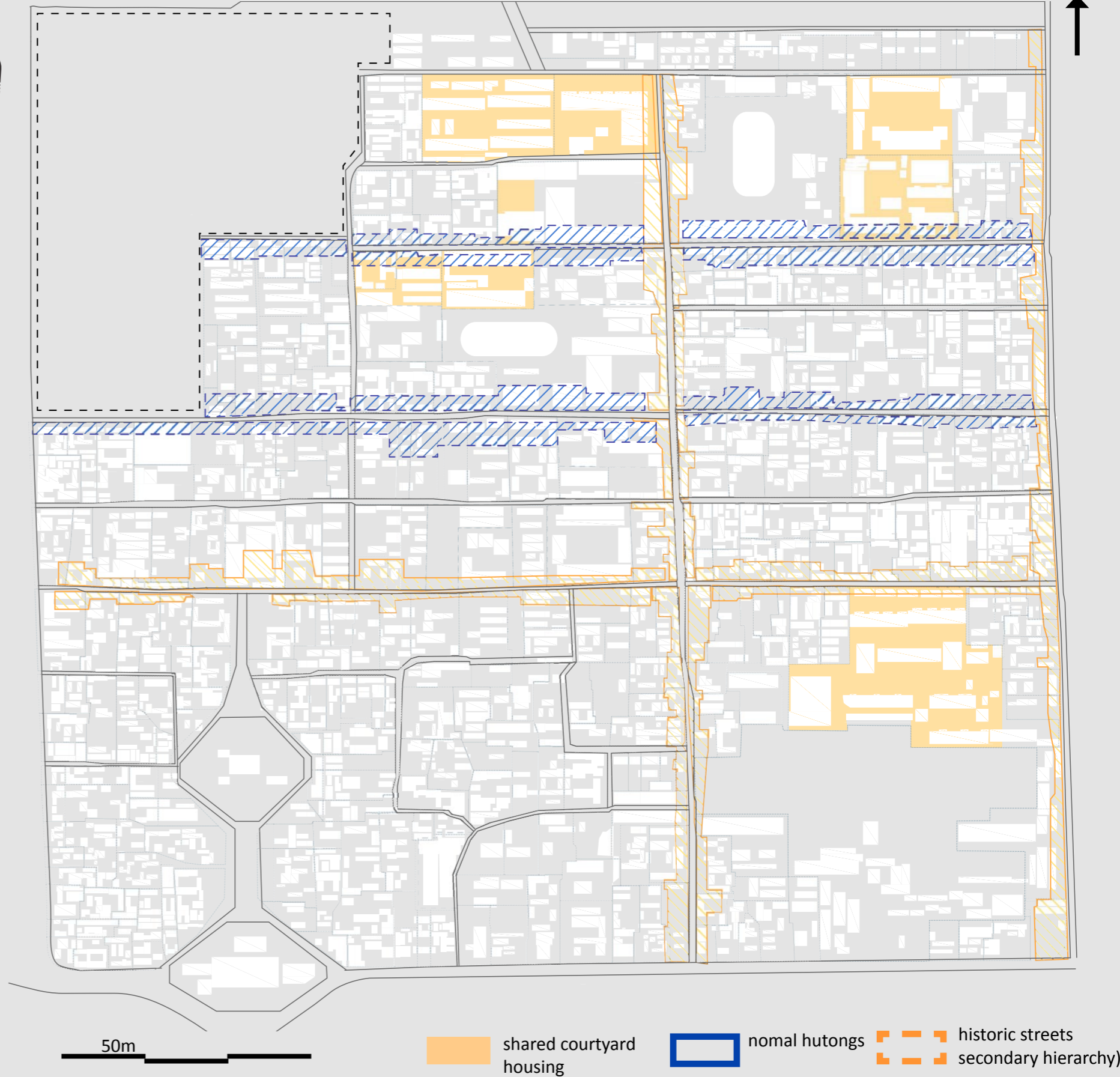
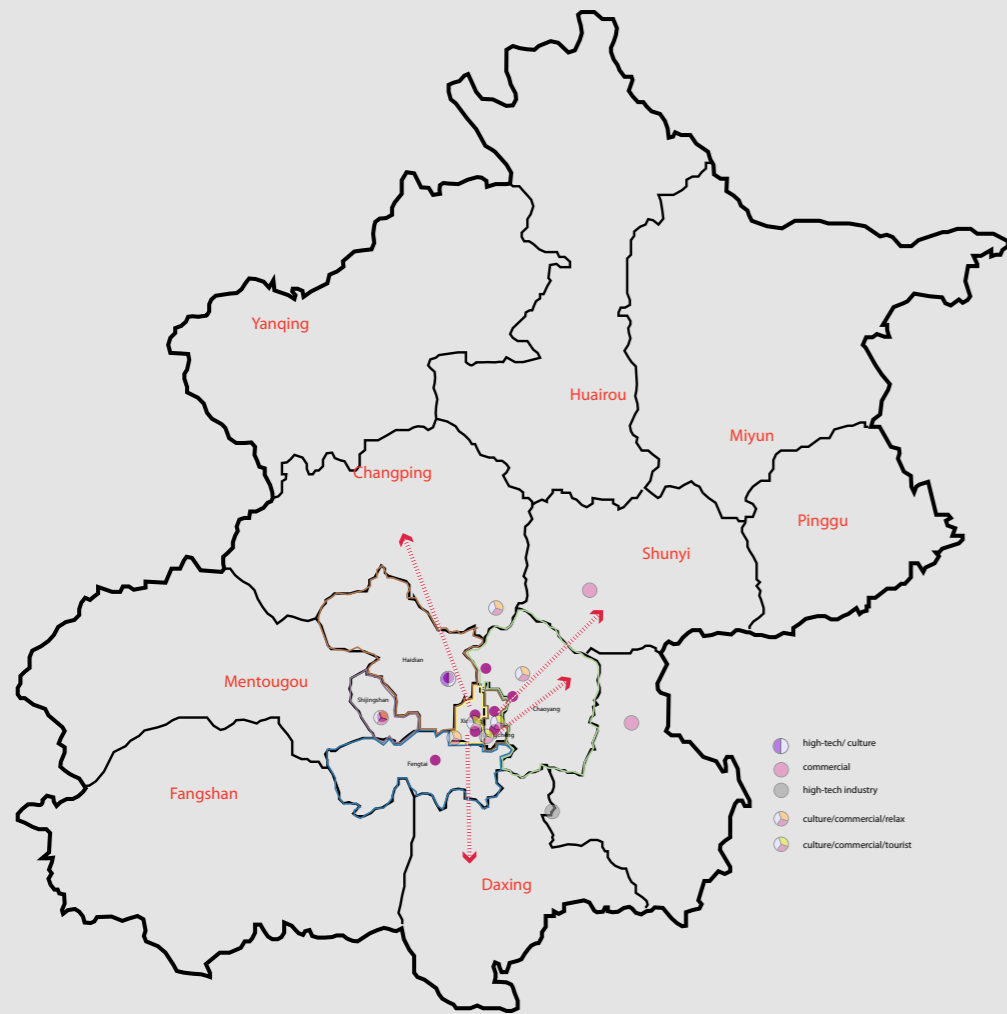
shared courtyard housing
 nomal hutongs
 historic streets secondary hierarchy)

government supported development

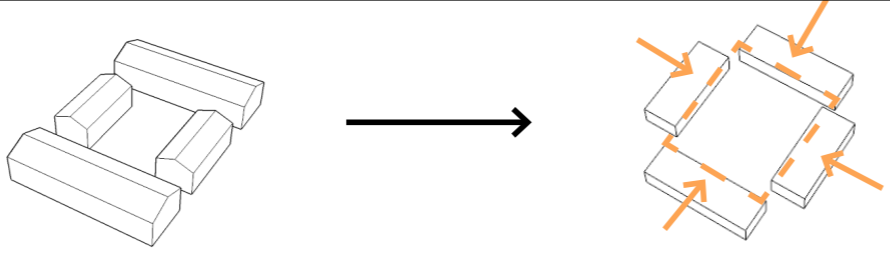



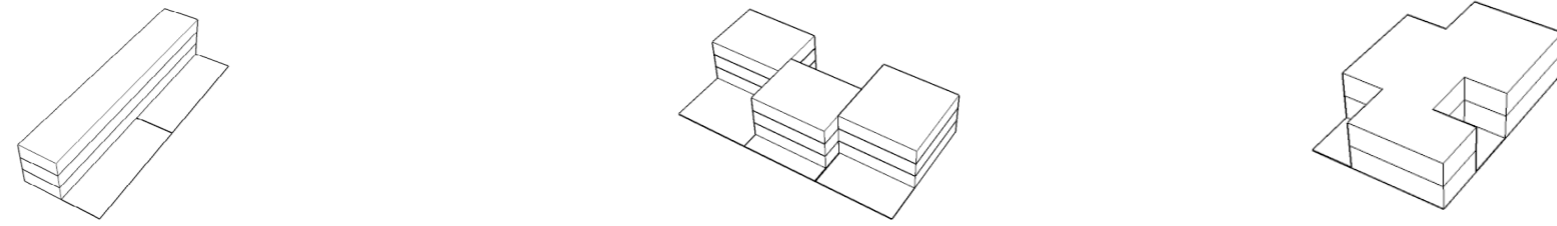
Developers:



Target groups:



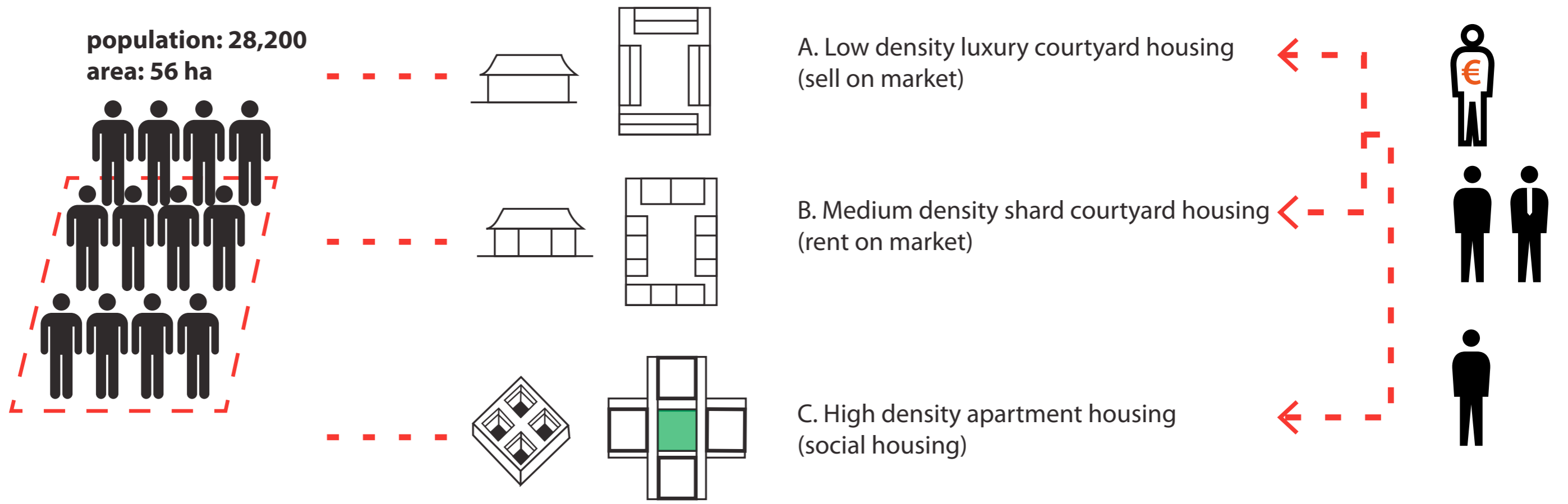
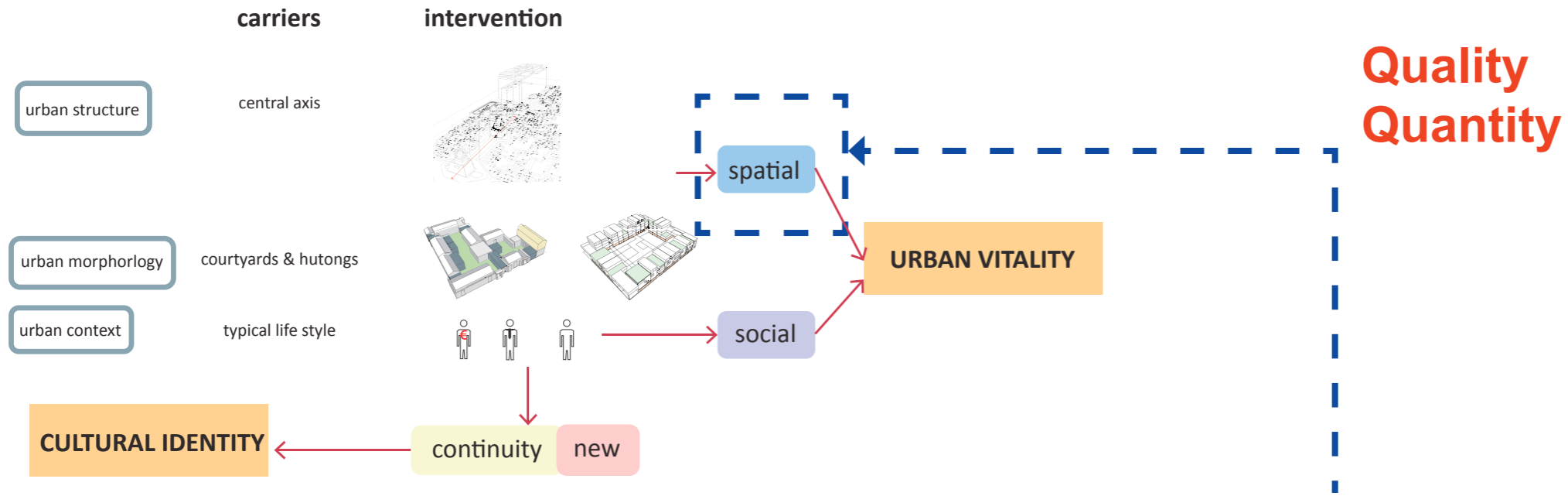
housing typology

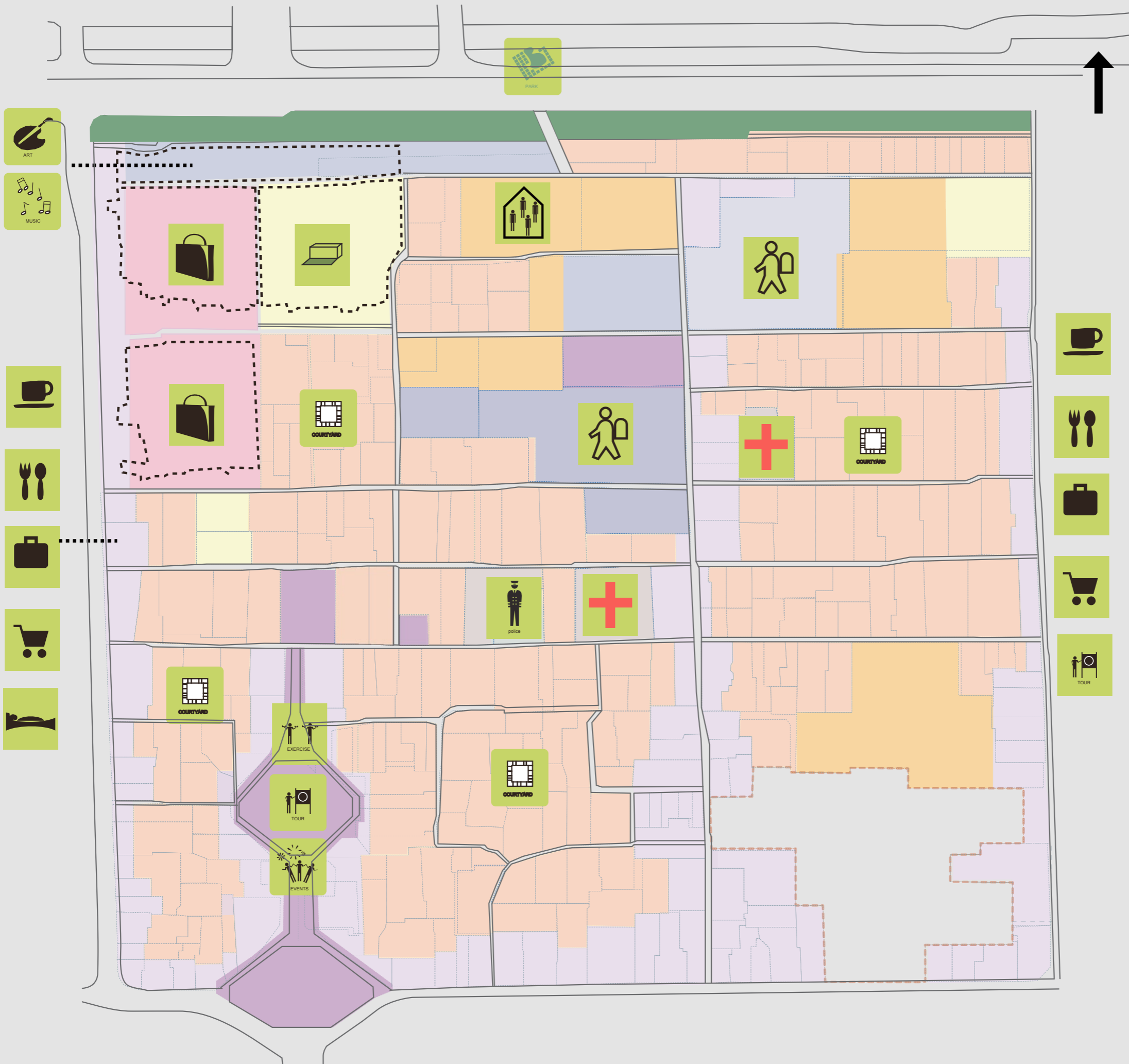
<p>typology</p>	
<p>luxurious housing</p>	
<p>shared housing (middle class)</p>	
	
<p>appartments (social housing)</p>	

housing typology

typology	
program	<p>open spaces living quality mixed function historical continuity</p> <p>private owned courtyard housing private owned open space</p> <p>over crowded courtyard housing limited open space</p> <p>shared courtyard housing shared open space</p>
public space	
sample	

Conclusion

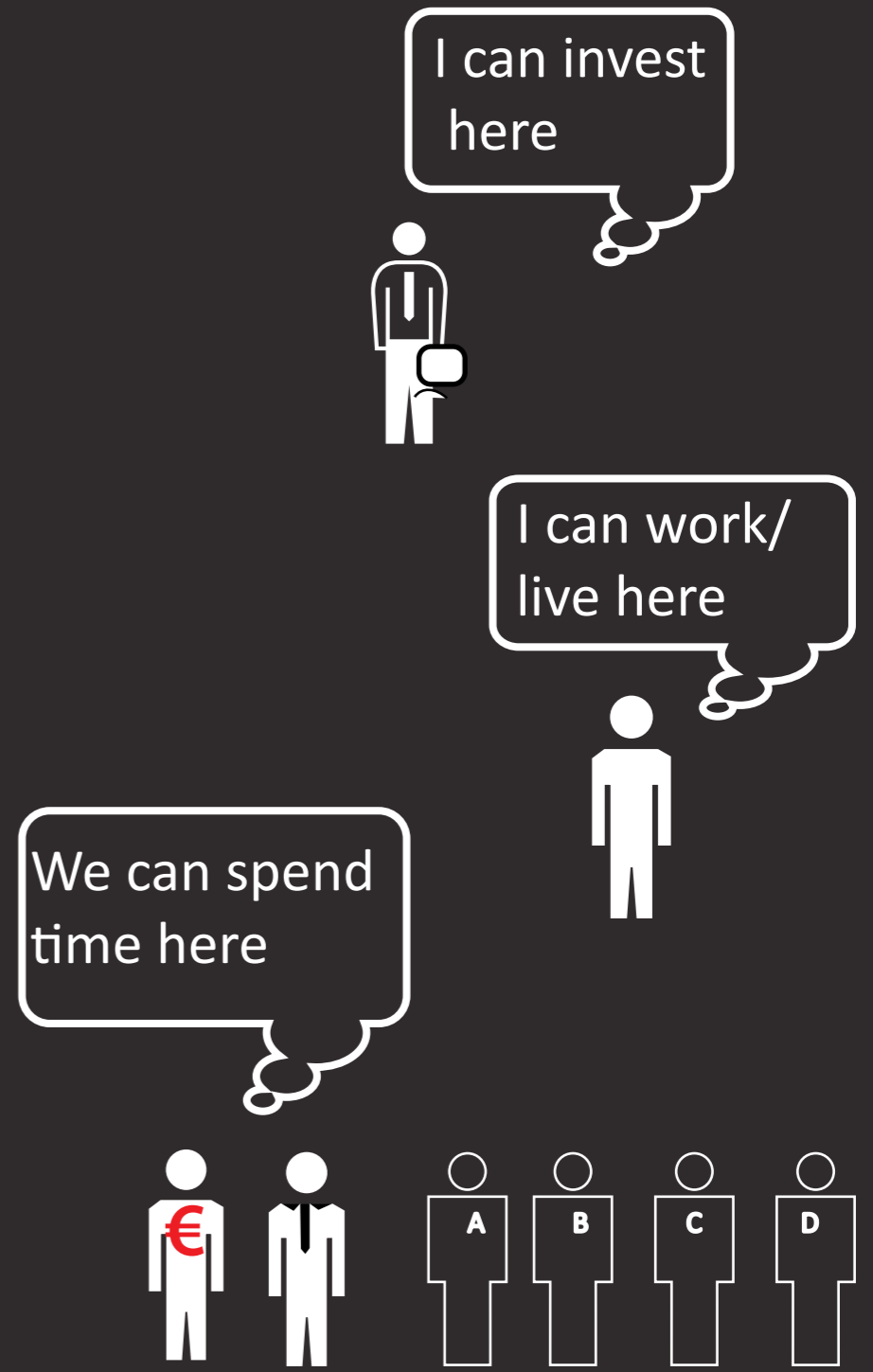
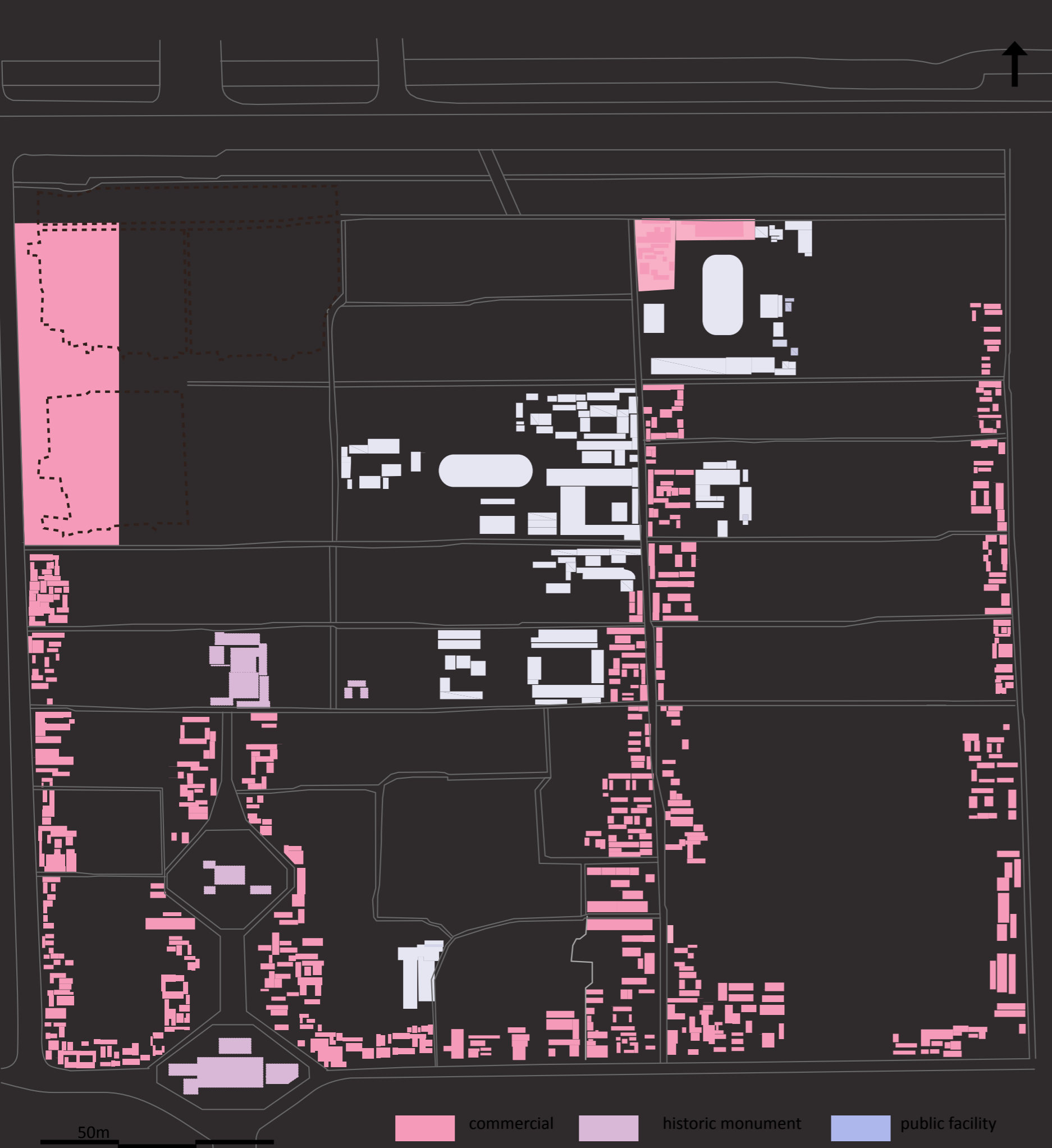




- historic heritage
- commercial+housing mix
- schools
- cultural facility
- luxurious housing
- courtyard housing
- social housing
- hospital
- police station
- historic mix used housing
- prohibited area

Strategy for social integration

social consequence of spatial intervention



social consequence of spatial intervention



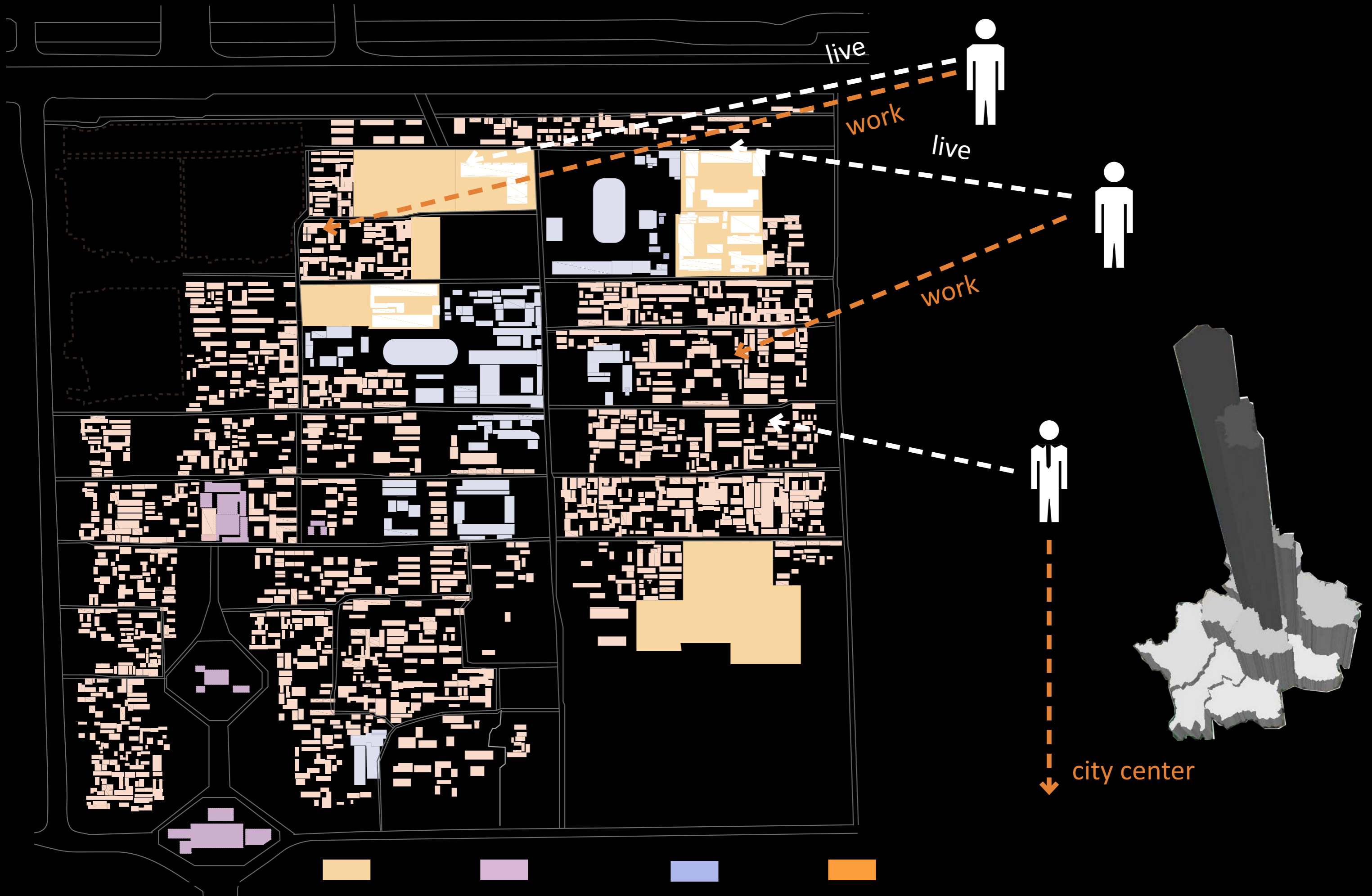
I would live here



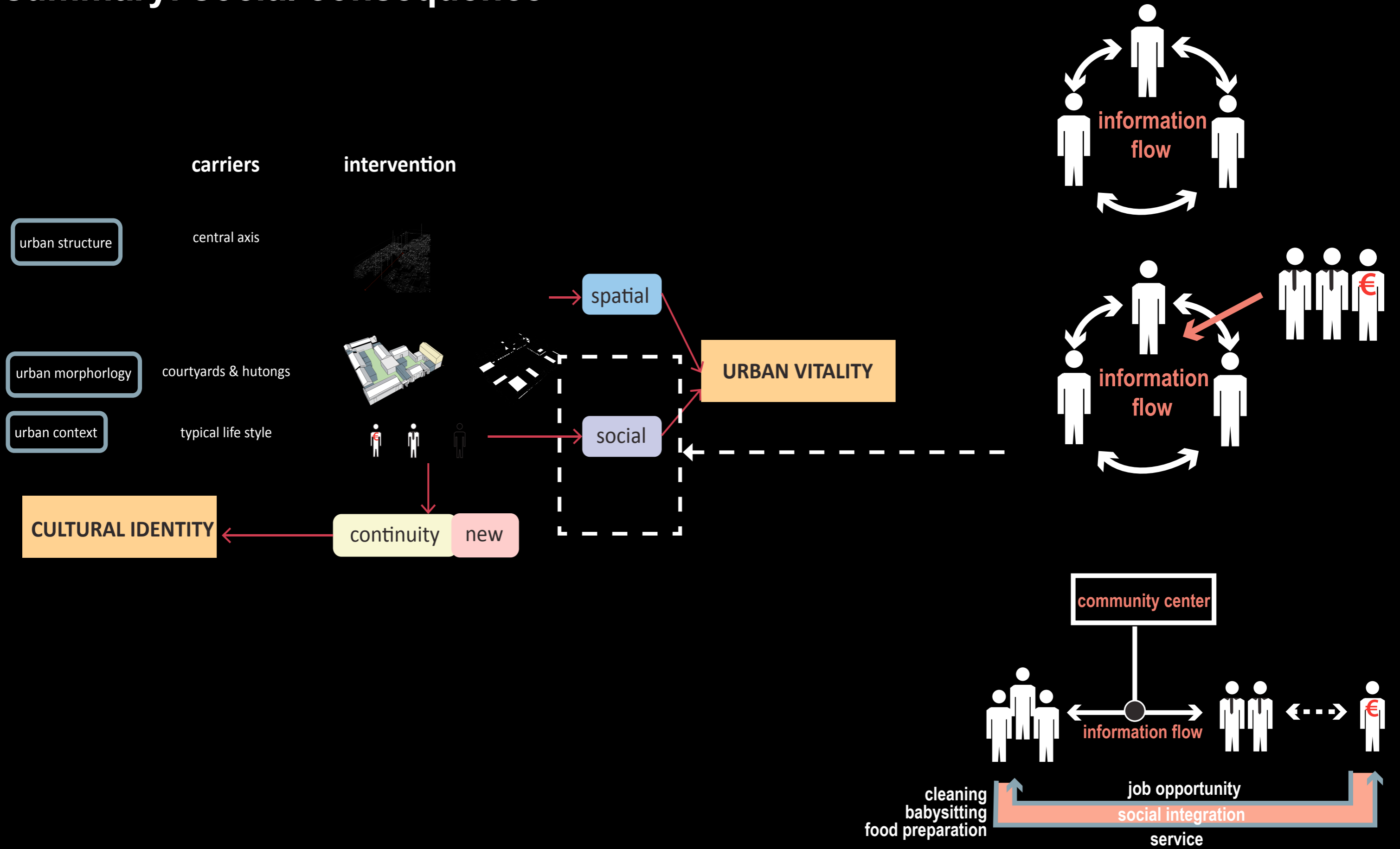
I can work for him



social consequence of spatial intervention

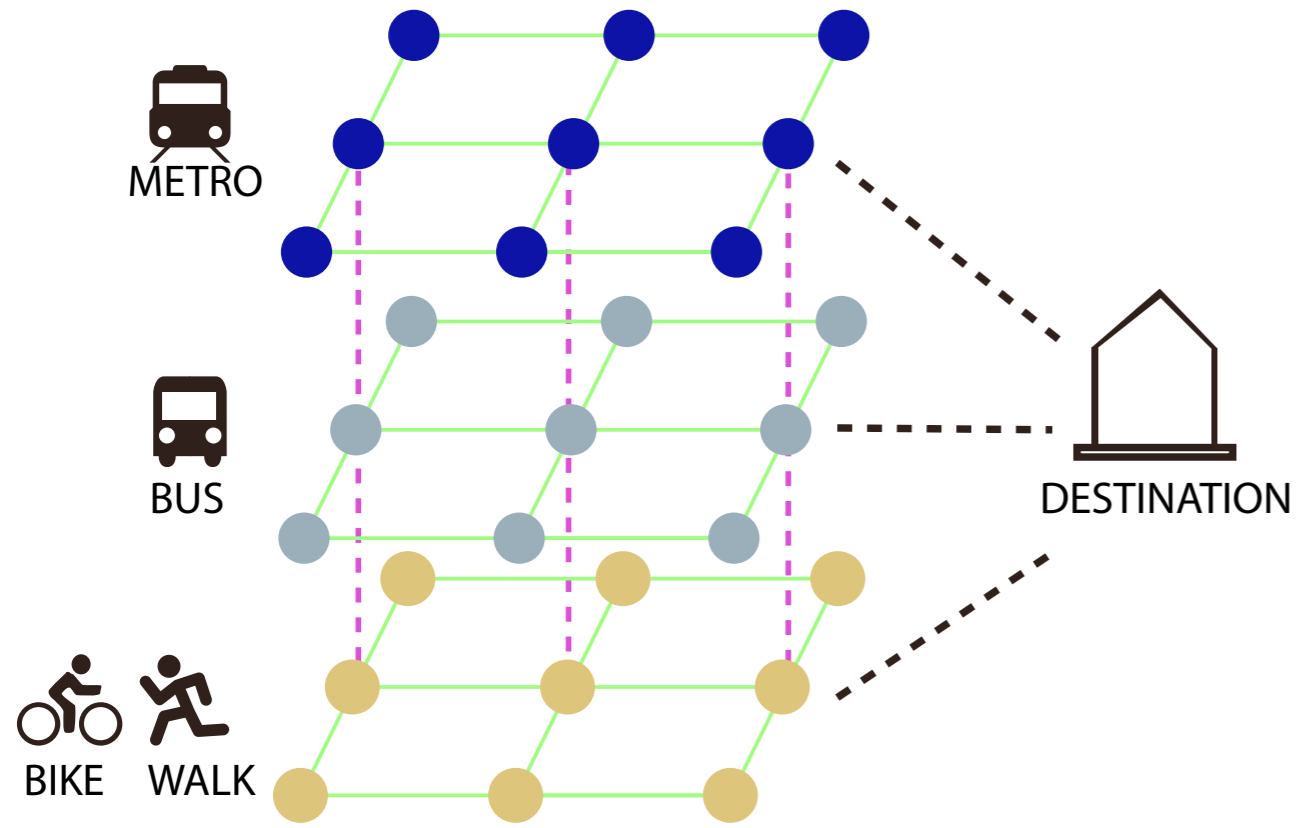


summary: social consequence

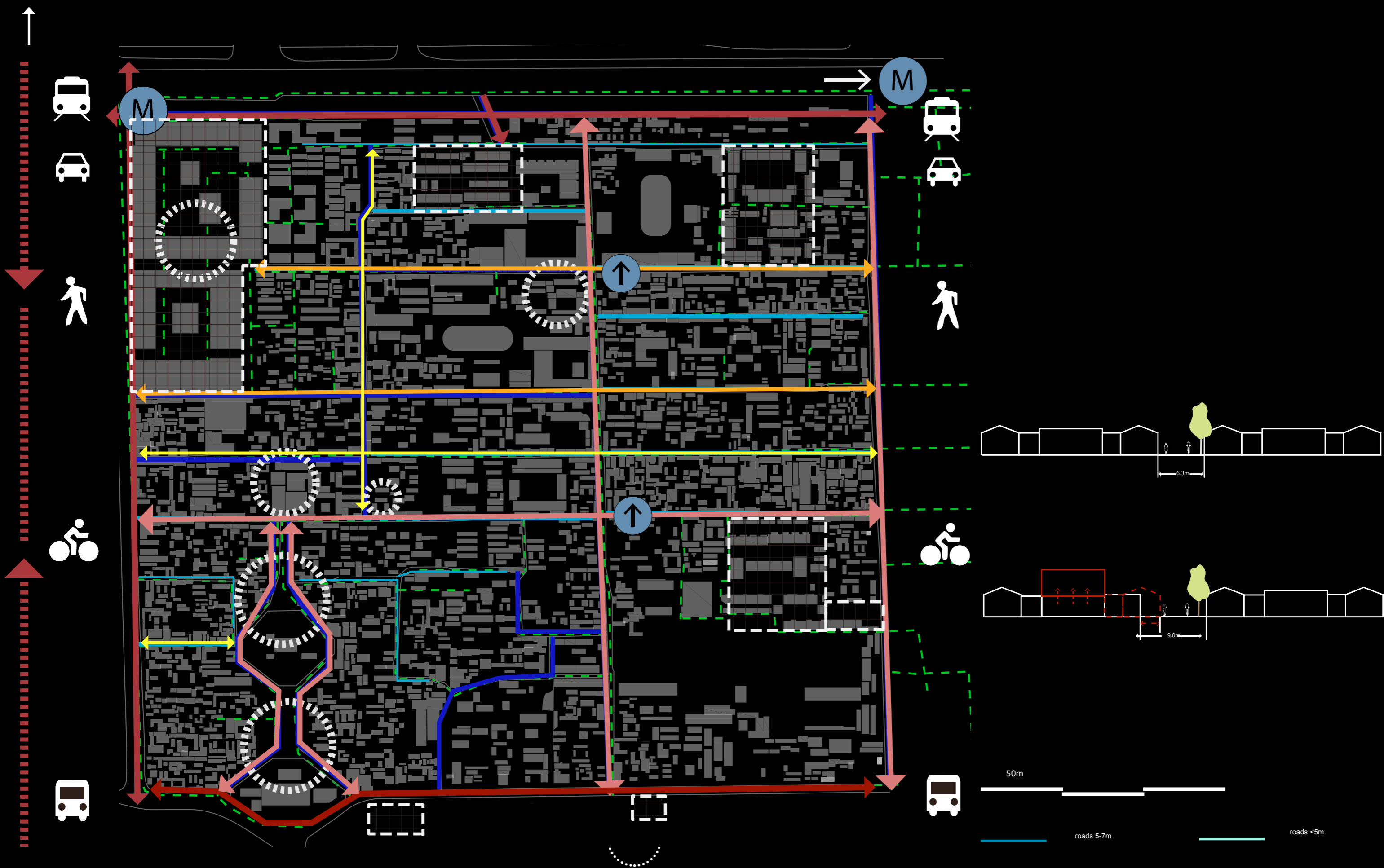


Strategy for transportation

BMW SYSTEM BIKE METRO WALK



upgrade roads





WHAT?



WHY?



HOW?



Design proposal for strategic locations



WHO?



WHEN?



EVALUATION

three themes of intervention
-upgrading public spaces
-adding new nodes in the site, and introduce in new functions to the hutong neighborhood,
-improving living quality for low income residents and investigating new housing types in the site

3

bad quality slab housing

2

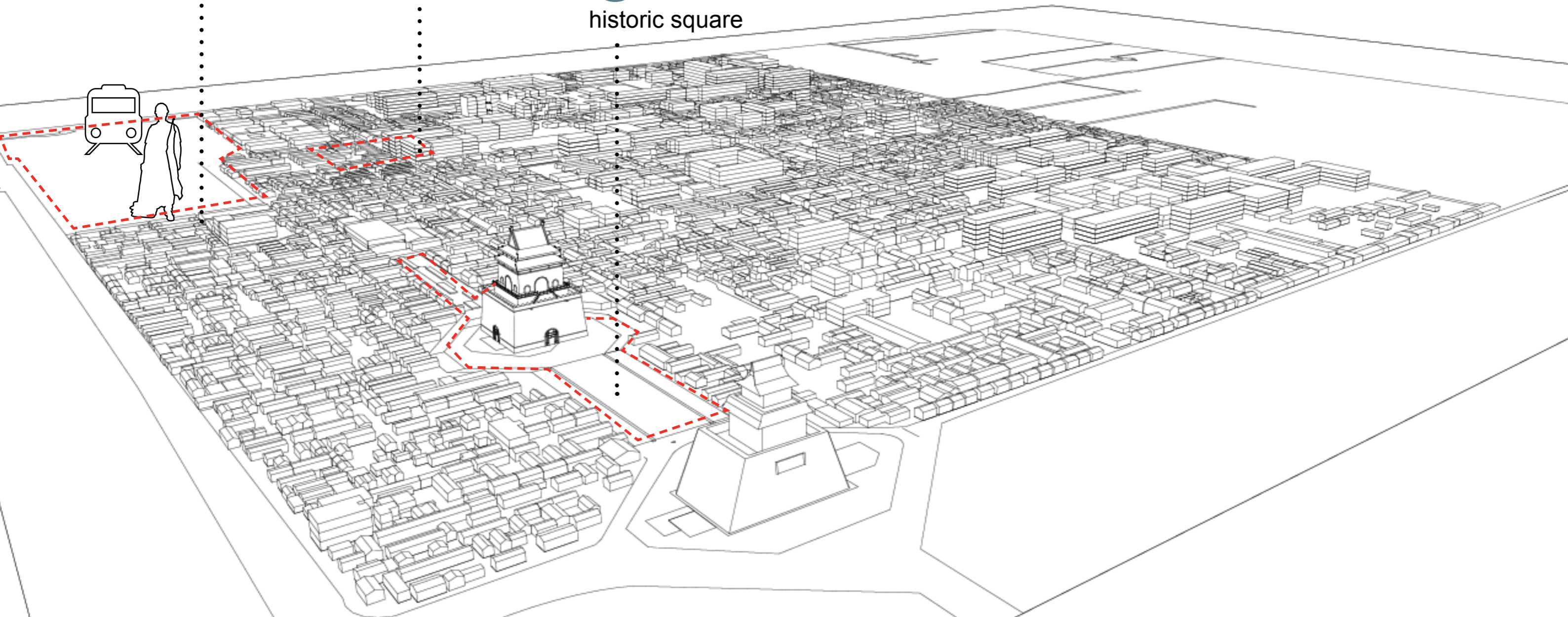
empty site

social housing

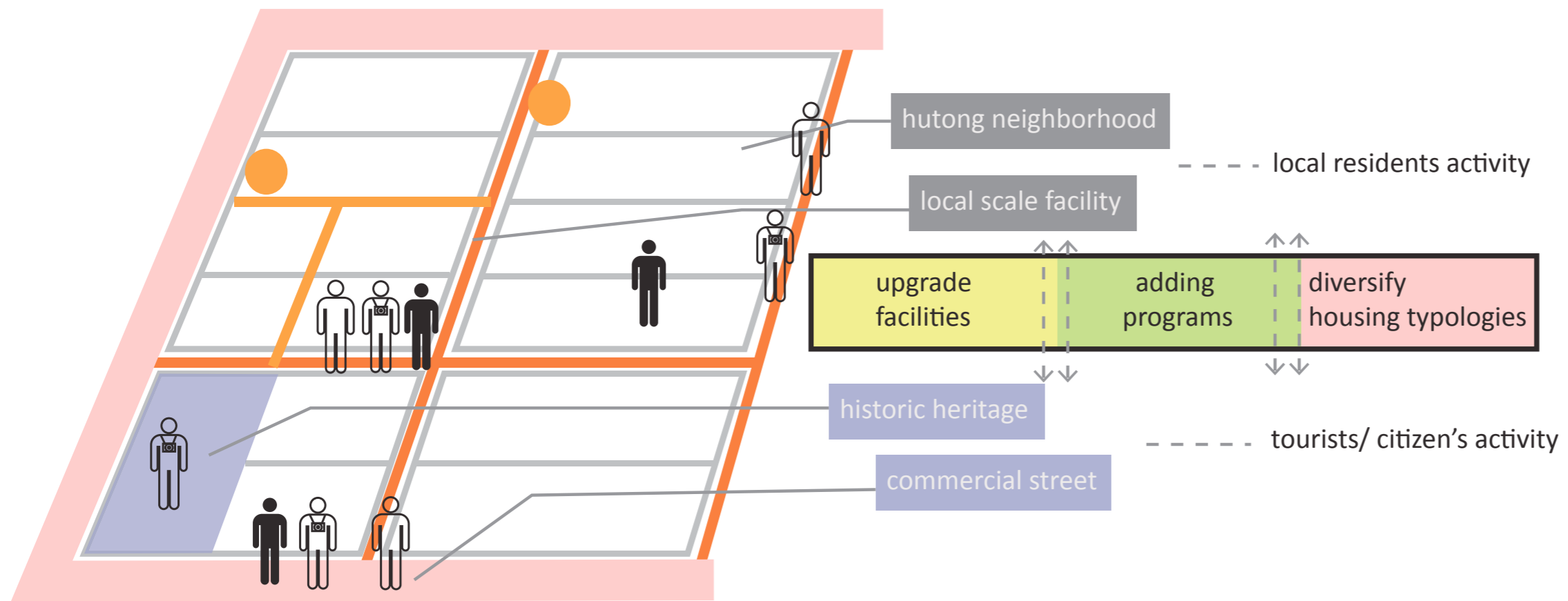
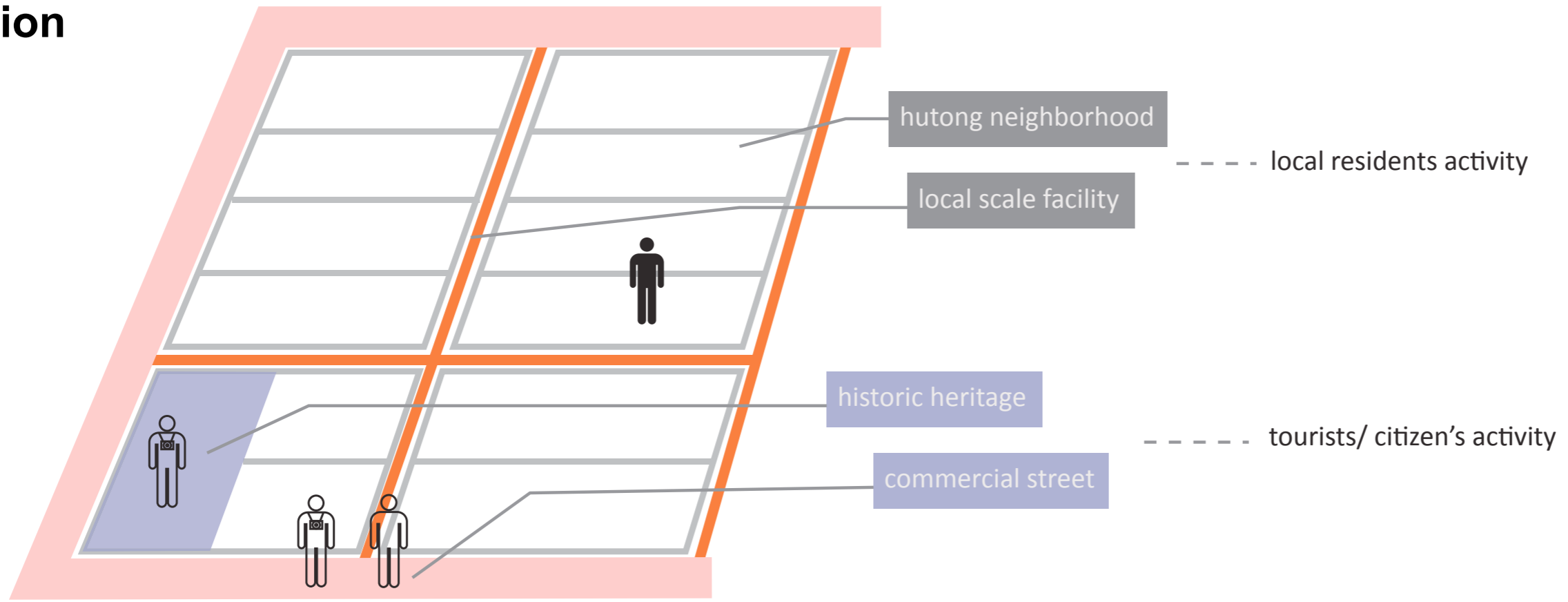
mixed use area

1

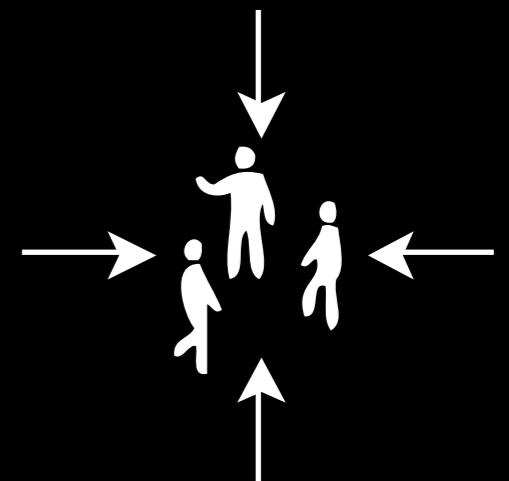
historic square



Intension



Theme One: Meeting



Design-historic squares

Design_historic squares



Market behind Bell tower



Hongen Temple



Local activities



Bell tower and square



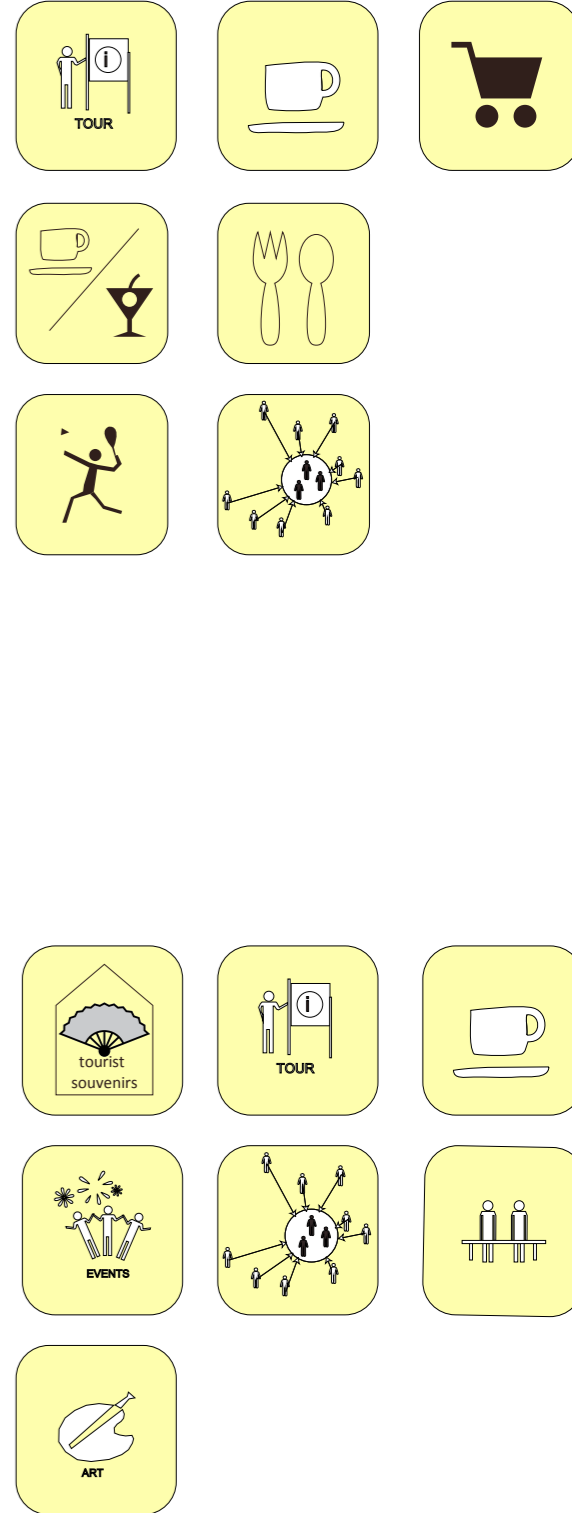
Drum tower and square



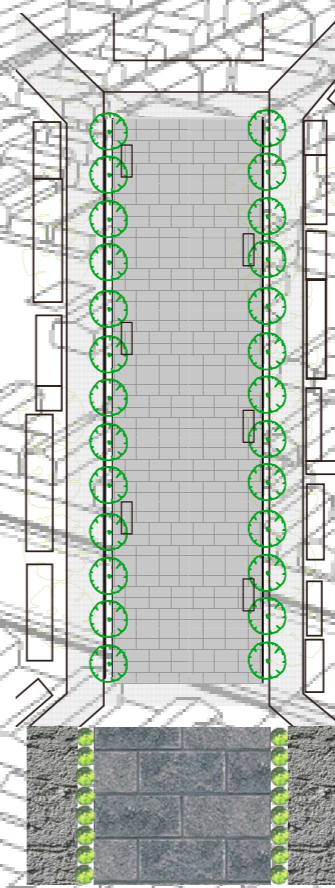
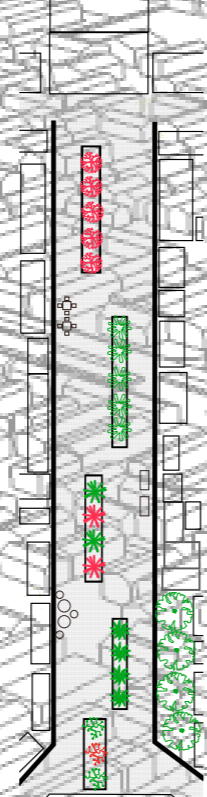
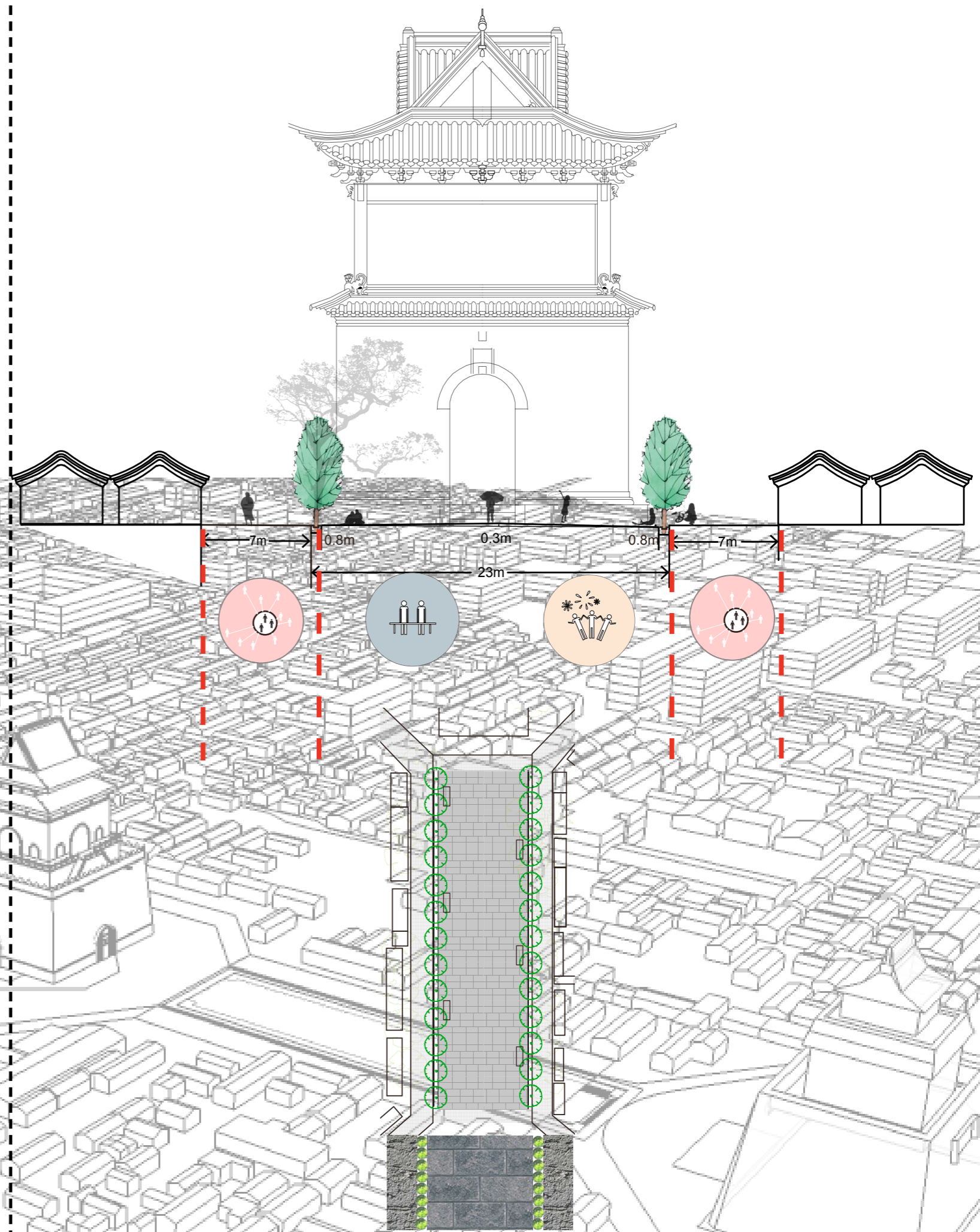
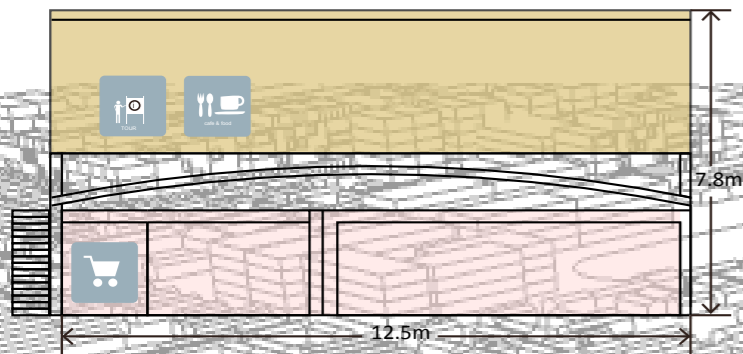
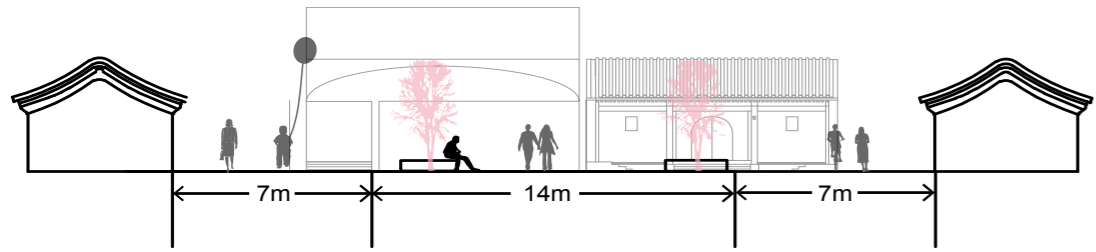
cafe around squares



vision



Design-historic squares



Design-historic squares_front



CEREMONY



EVENTS



TOURISM



LOCAL ACTIVITY



Design-historic squares_front



Design-historic squares_back



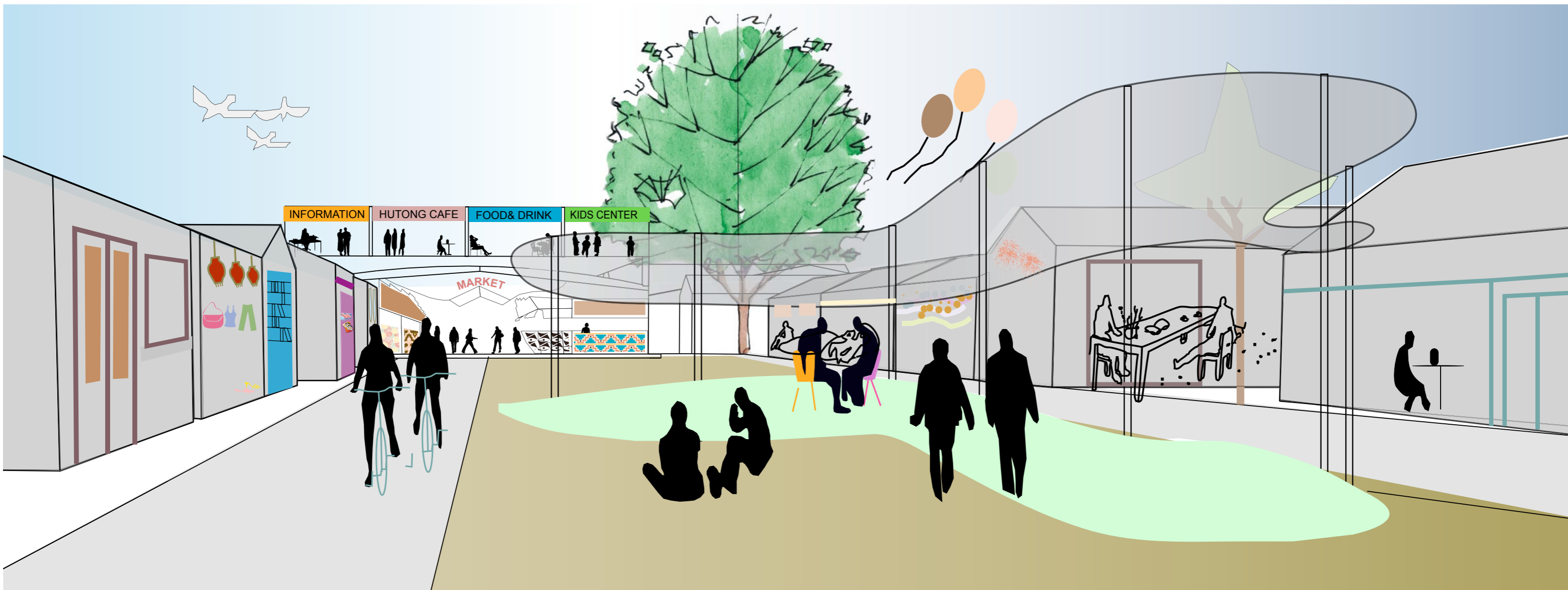
OPEN MARKET



SITE VIEWING



LEISURE



Design-historic squares_back



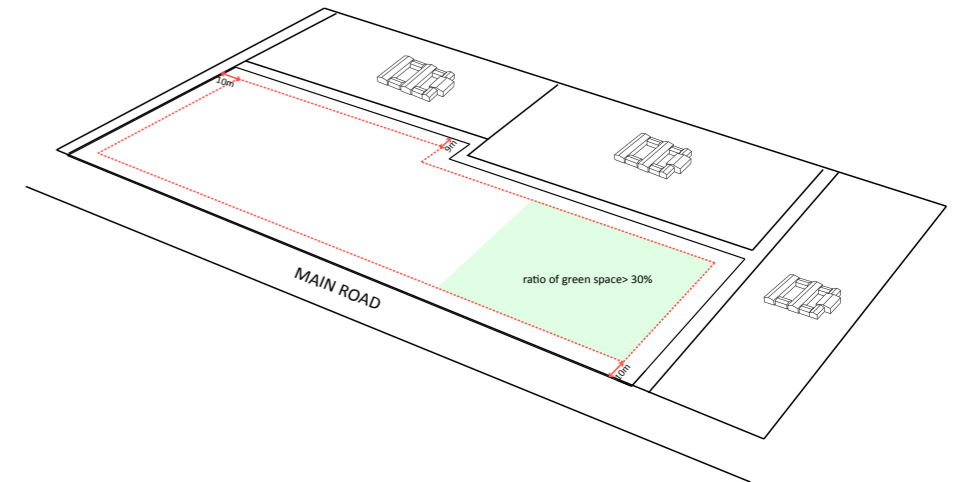
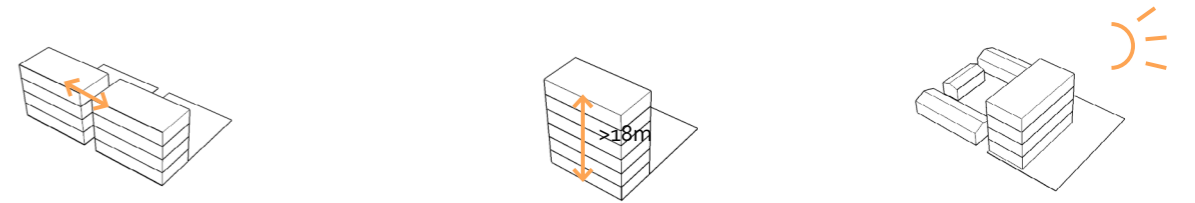
Theme Two: Diversity



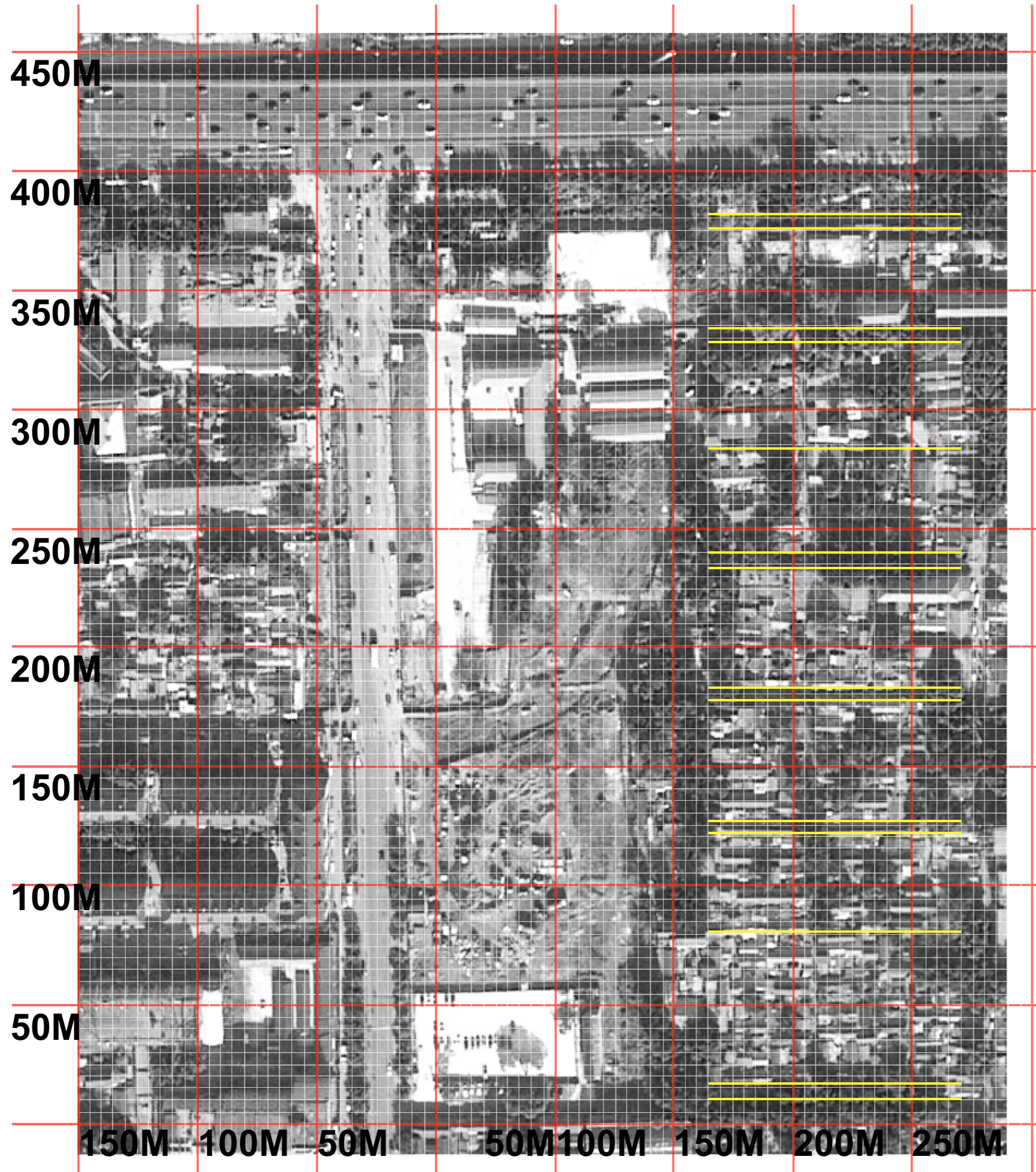
Design-mixed use area



basic rules



Design-mixed use area

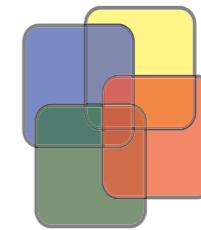


human scale

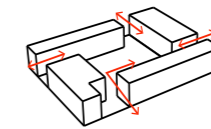


COURTYARD

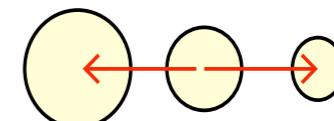
historical continuity



multi-function

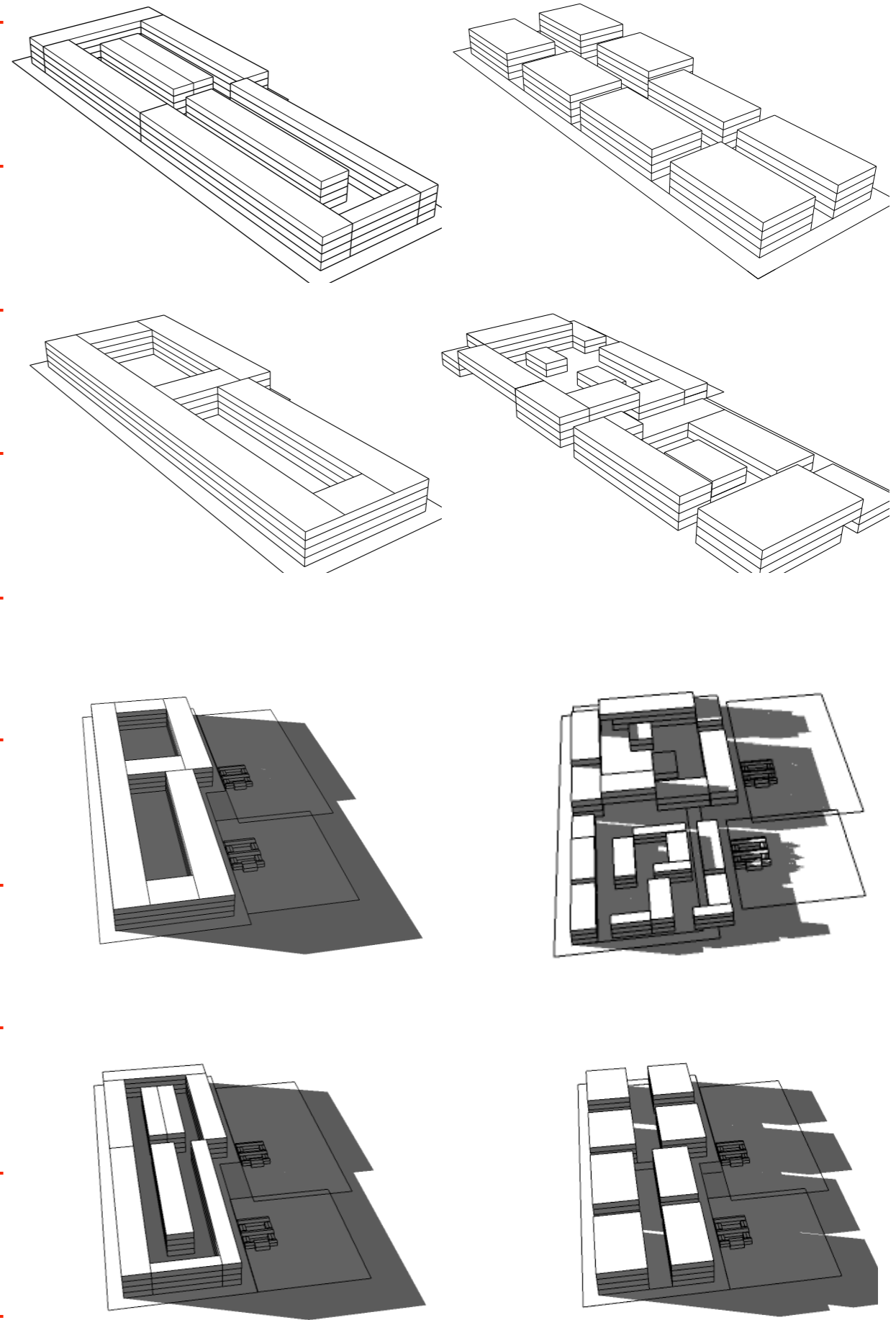
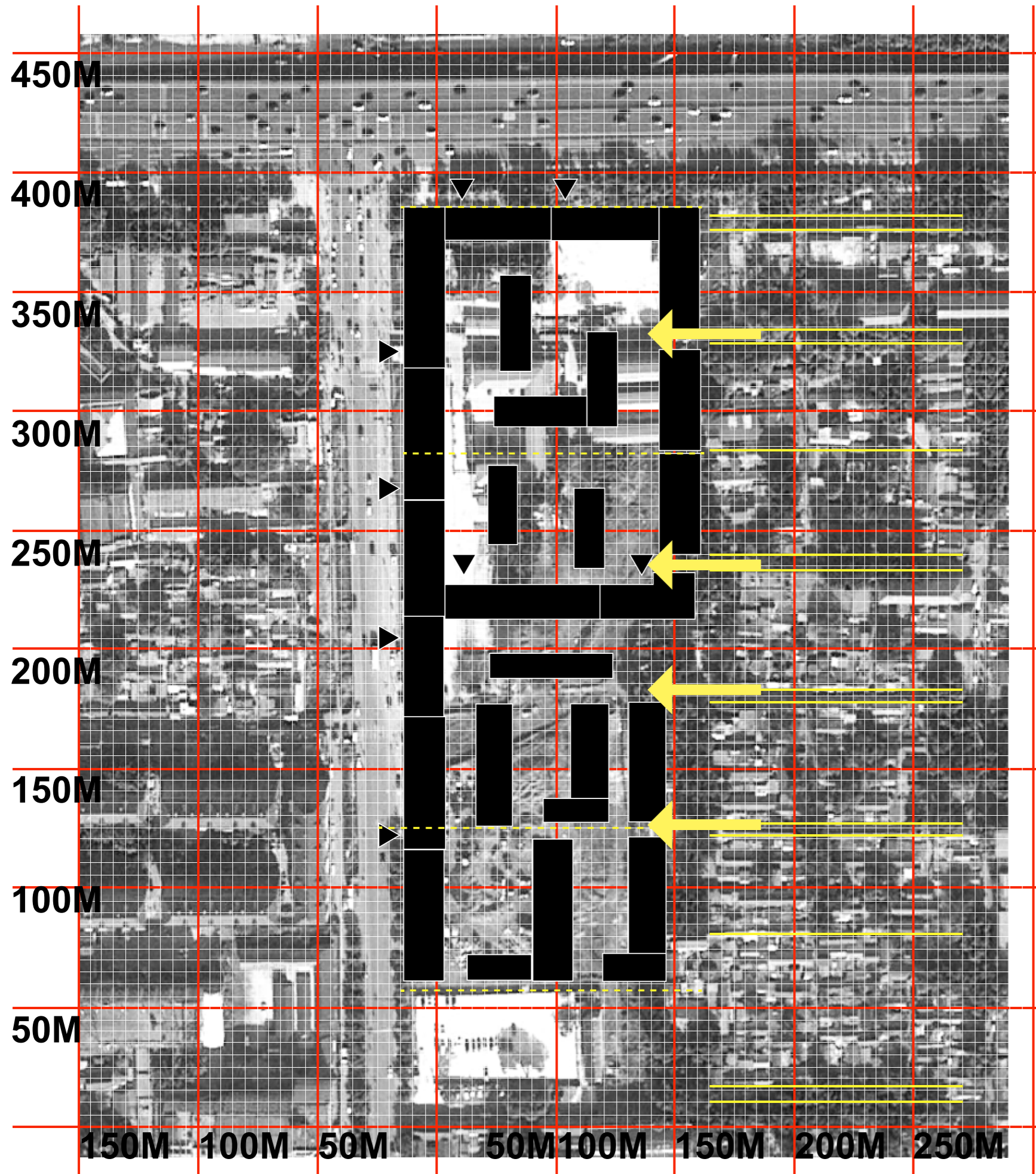


openness

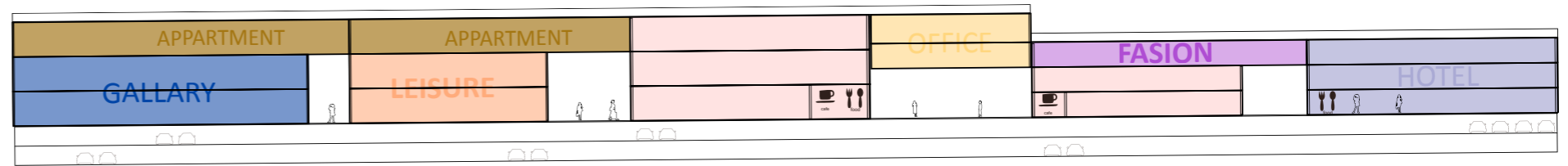
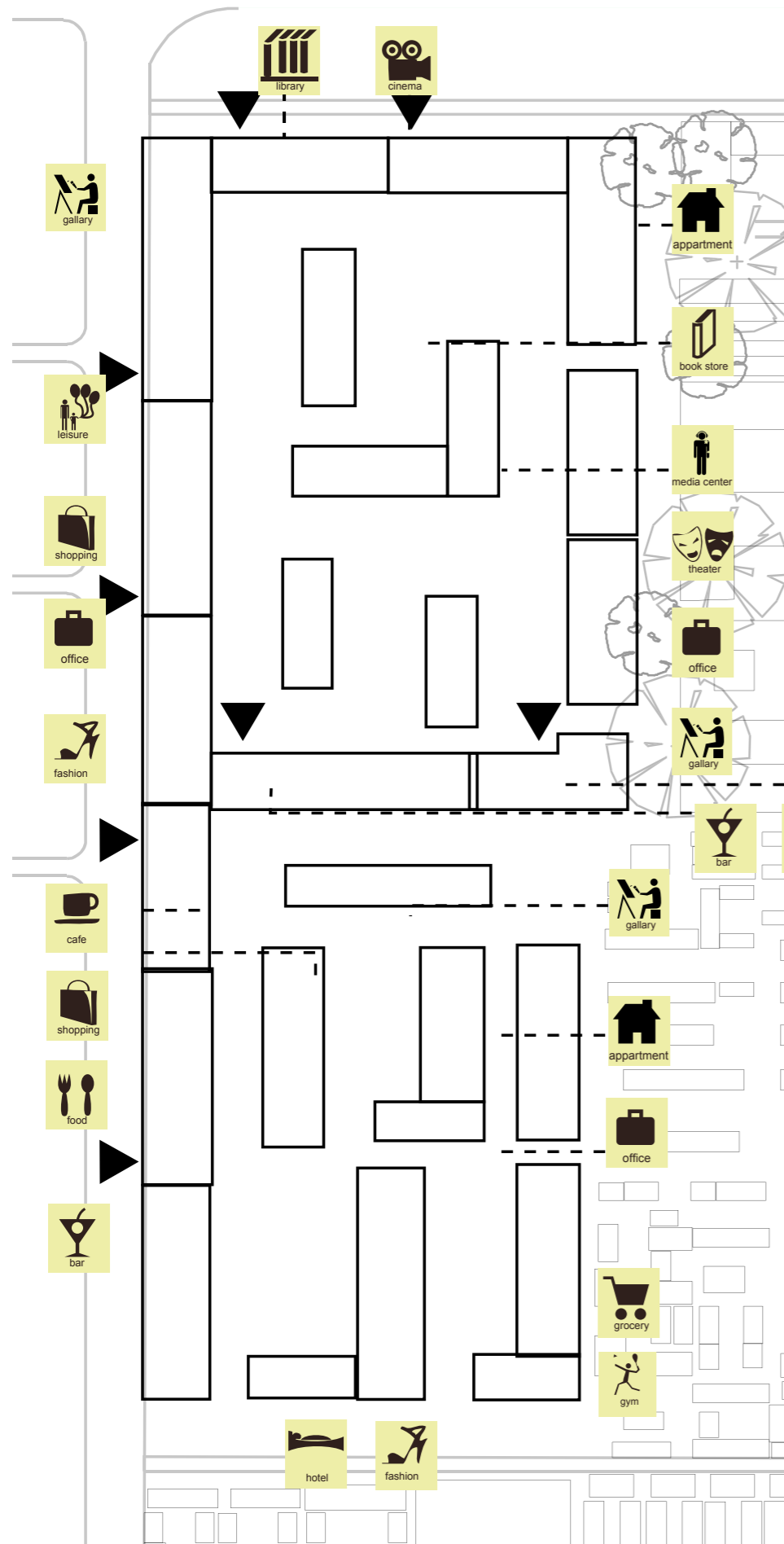


other districts new site hutong neighborhood

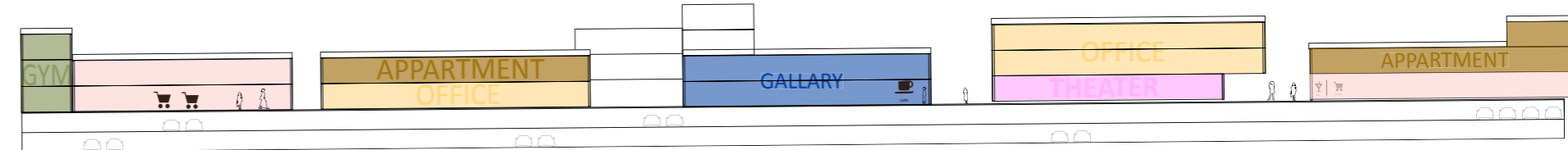
Design-mixed use area



Design-mixed use area selected proposal



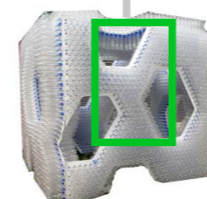
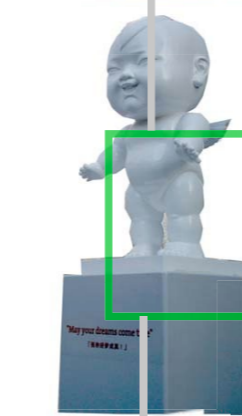
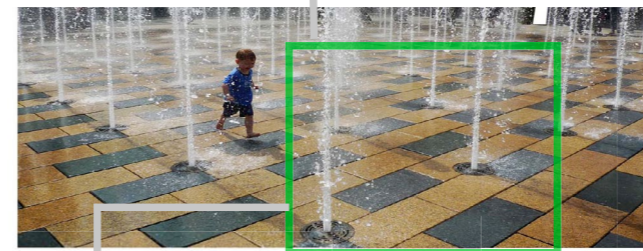
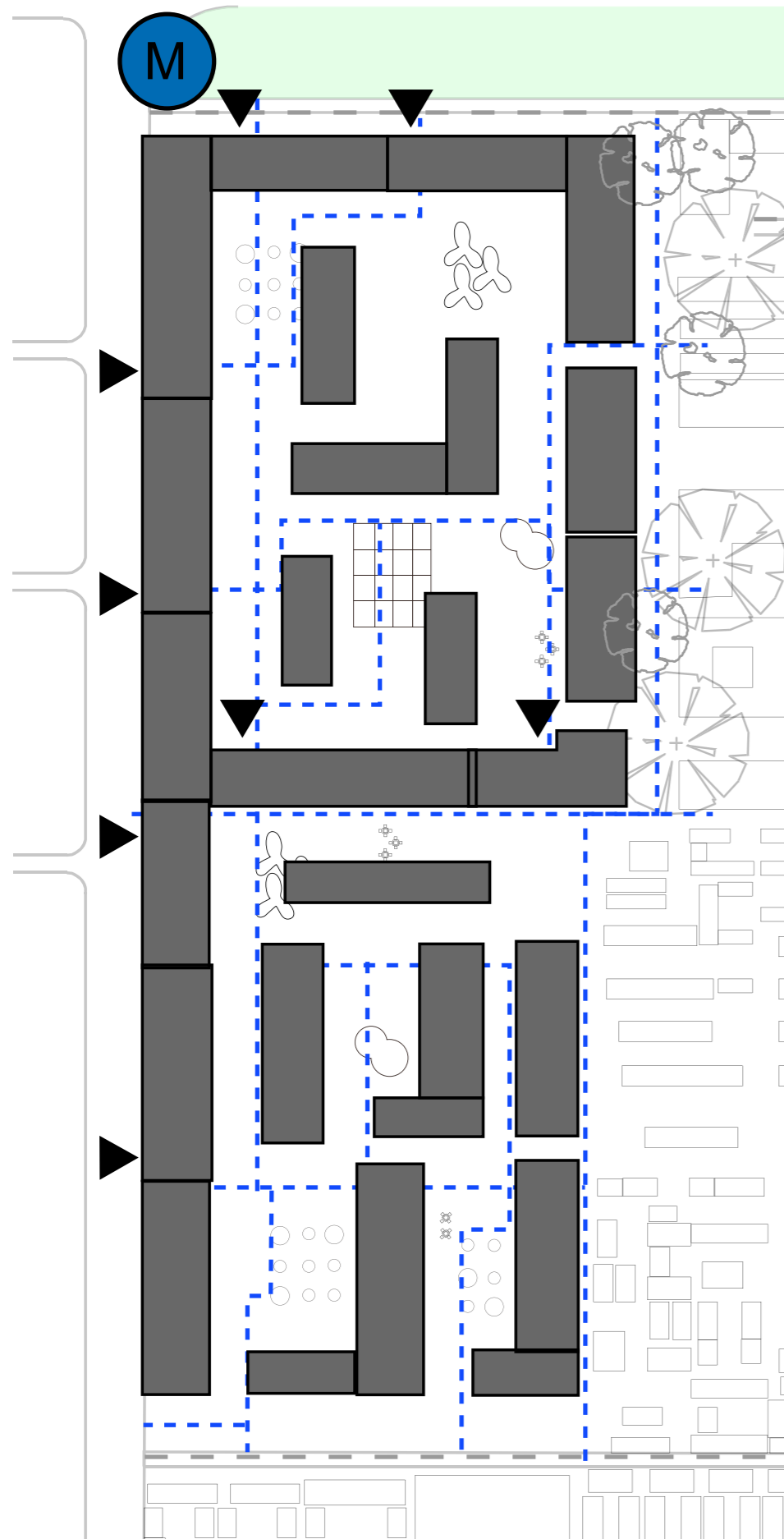
East section 1:300



West section 1:300

Design-mixed use area

public spaces





BILLETS
TICKETS
E' signs
KARTEN

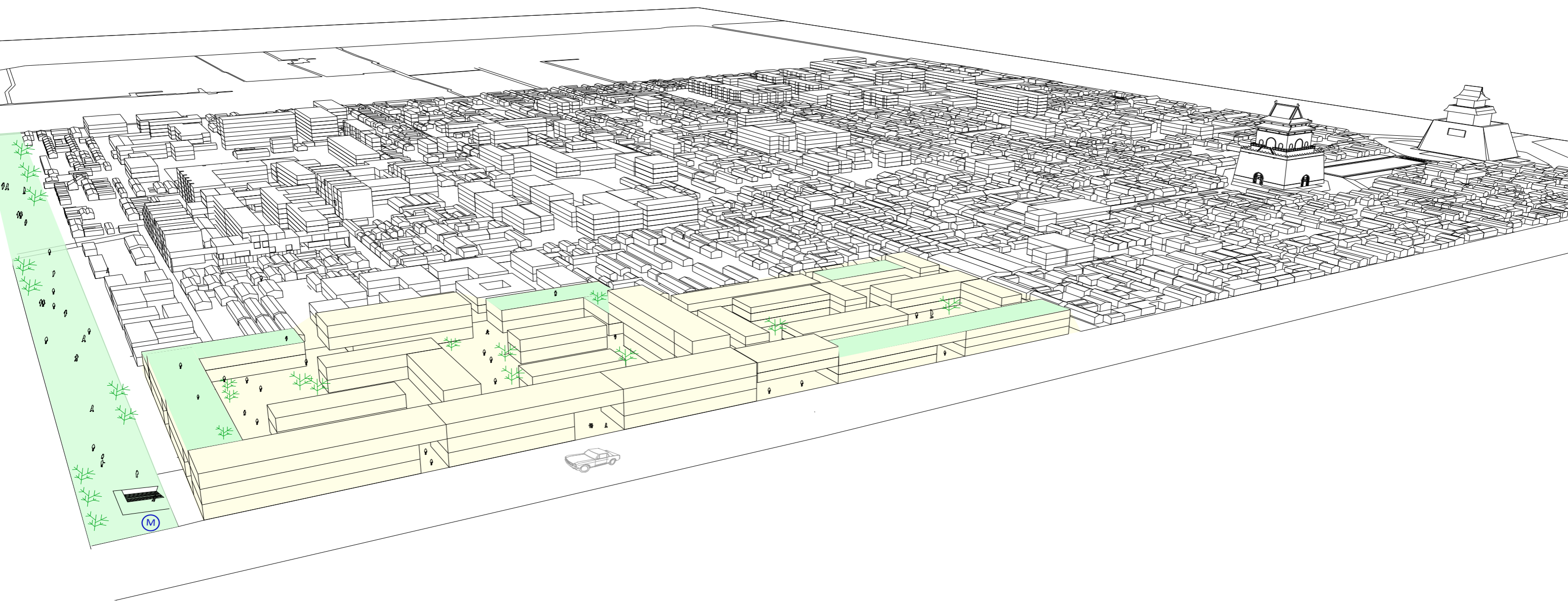
LIVRES **books**
BOEKEN
MAGAZINES

META
META TOUR
META

DIASPORA
SQUAT
COMMUNIT
TOILET

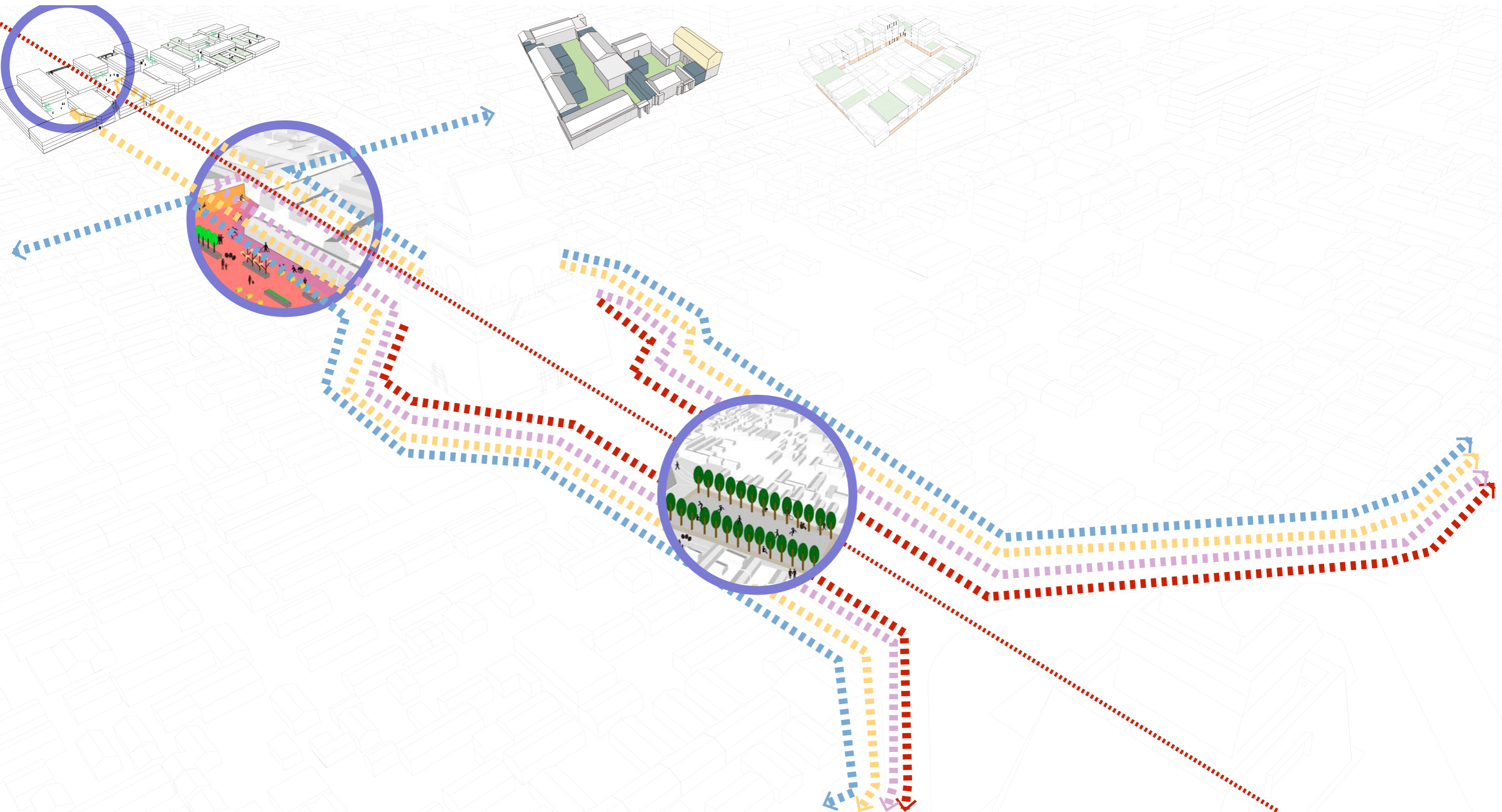
META
META
TOILET

ITY



Nodes & Connectivity

- 4 loop around heritage and historic square,back square,market, hutong neighborhood
- 3 loop around heritage and historic square,back square,market, mixed use area
- 2 loop around heritage and historic square,back square,market
- 1 loop around heritage and historic square



Theme Three: delightful life



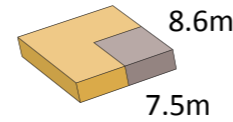
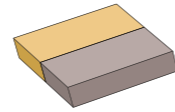
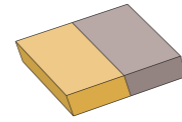
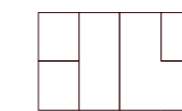
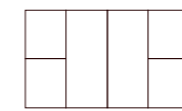
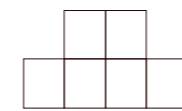
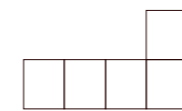
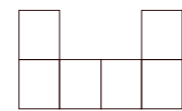
Design_social housing

module study

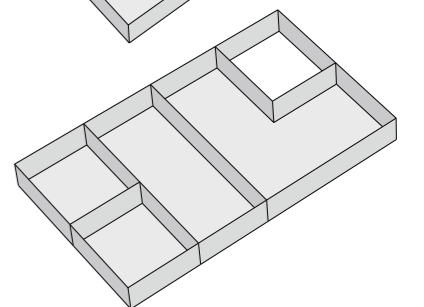
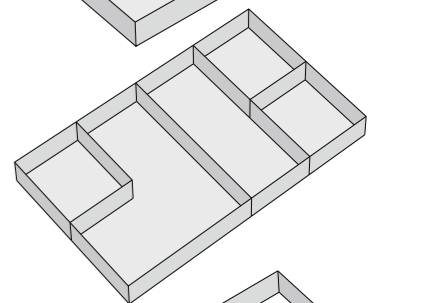
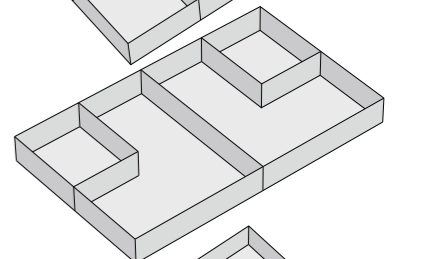
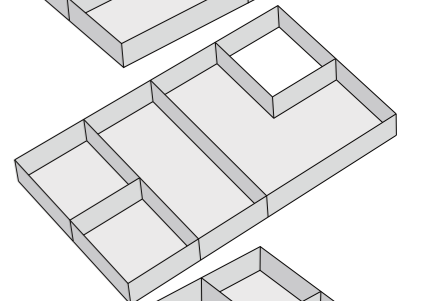
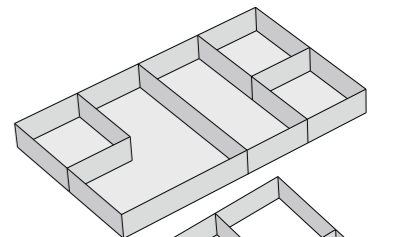
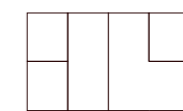
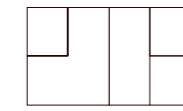
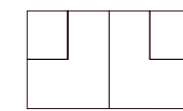
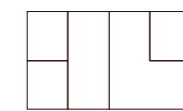
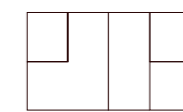
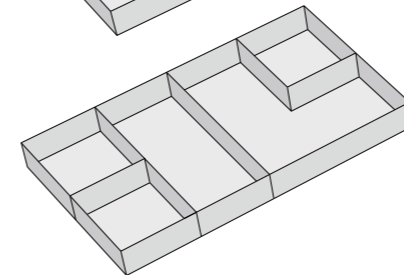
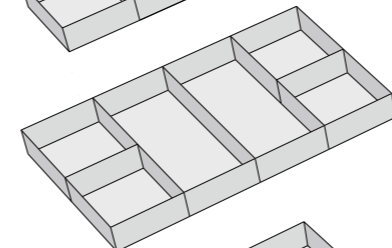
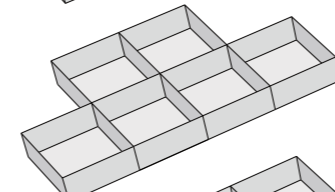
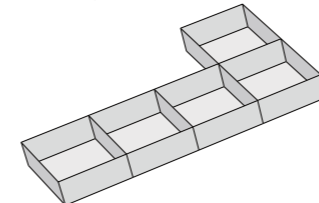
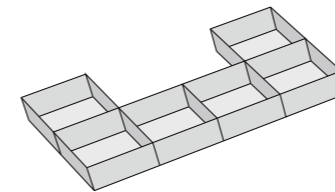
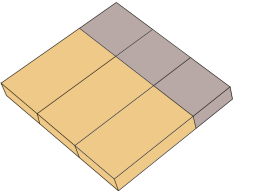
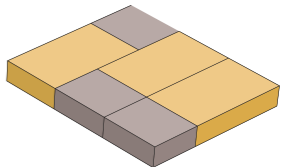
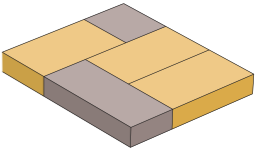
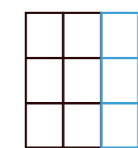
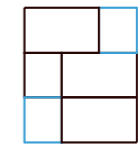
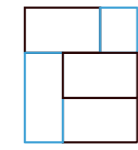
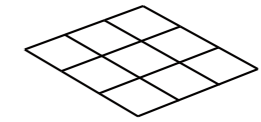
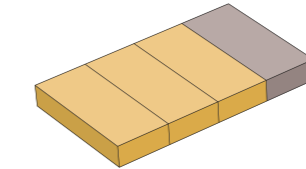
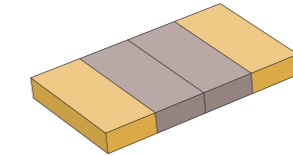
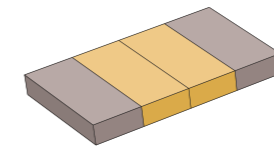


90 m

78 m



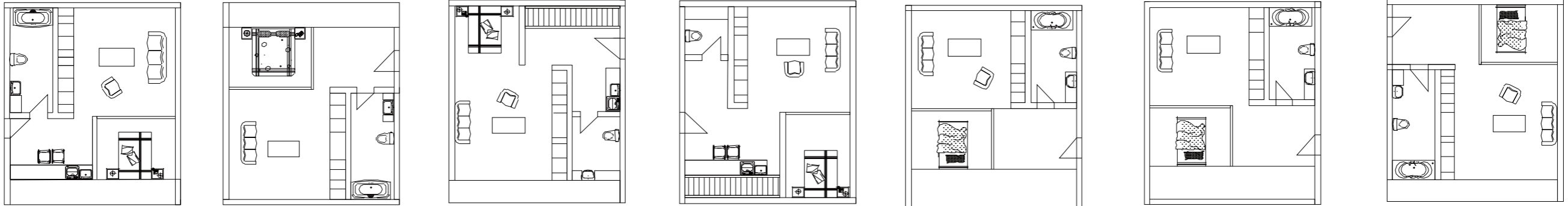
8.6m
7.5m
64.5m²



Design_social housing

flexibility of room arrangement

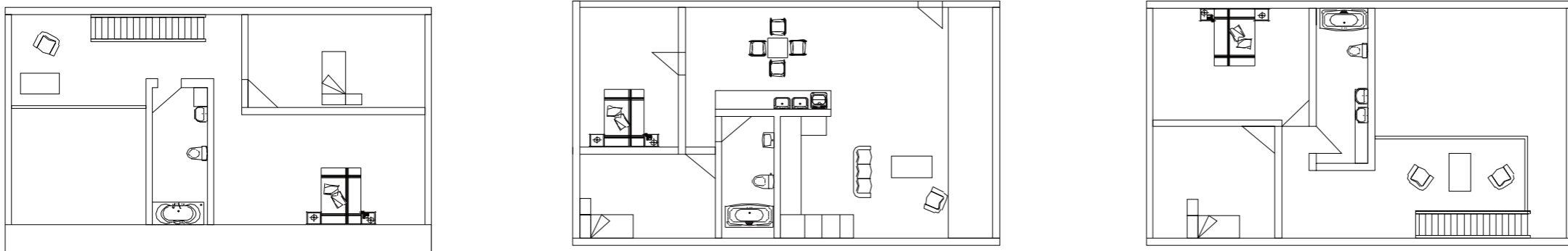
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1-2



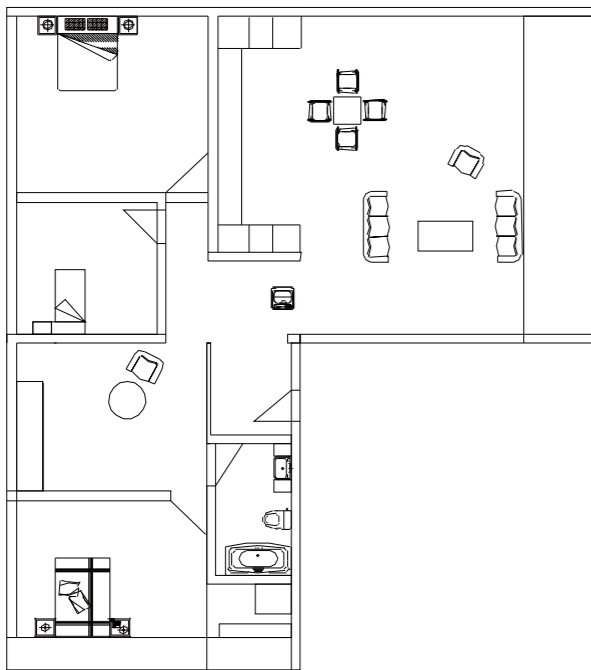
× 2



2-3



× 3

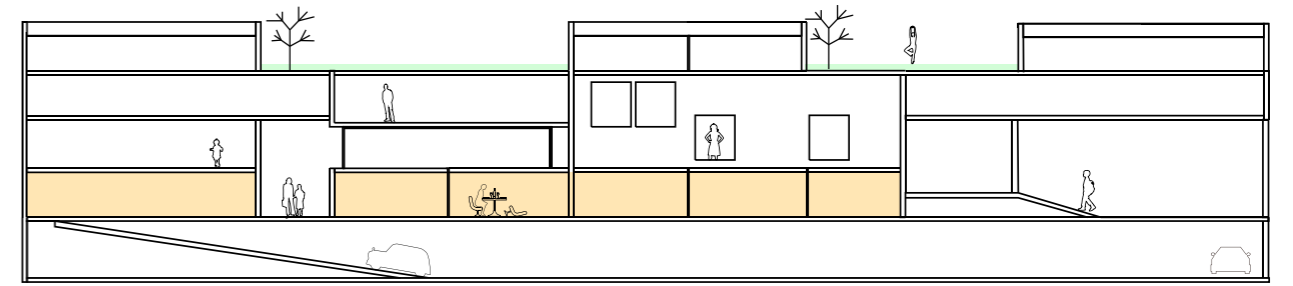
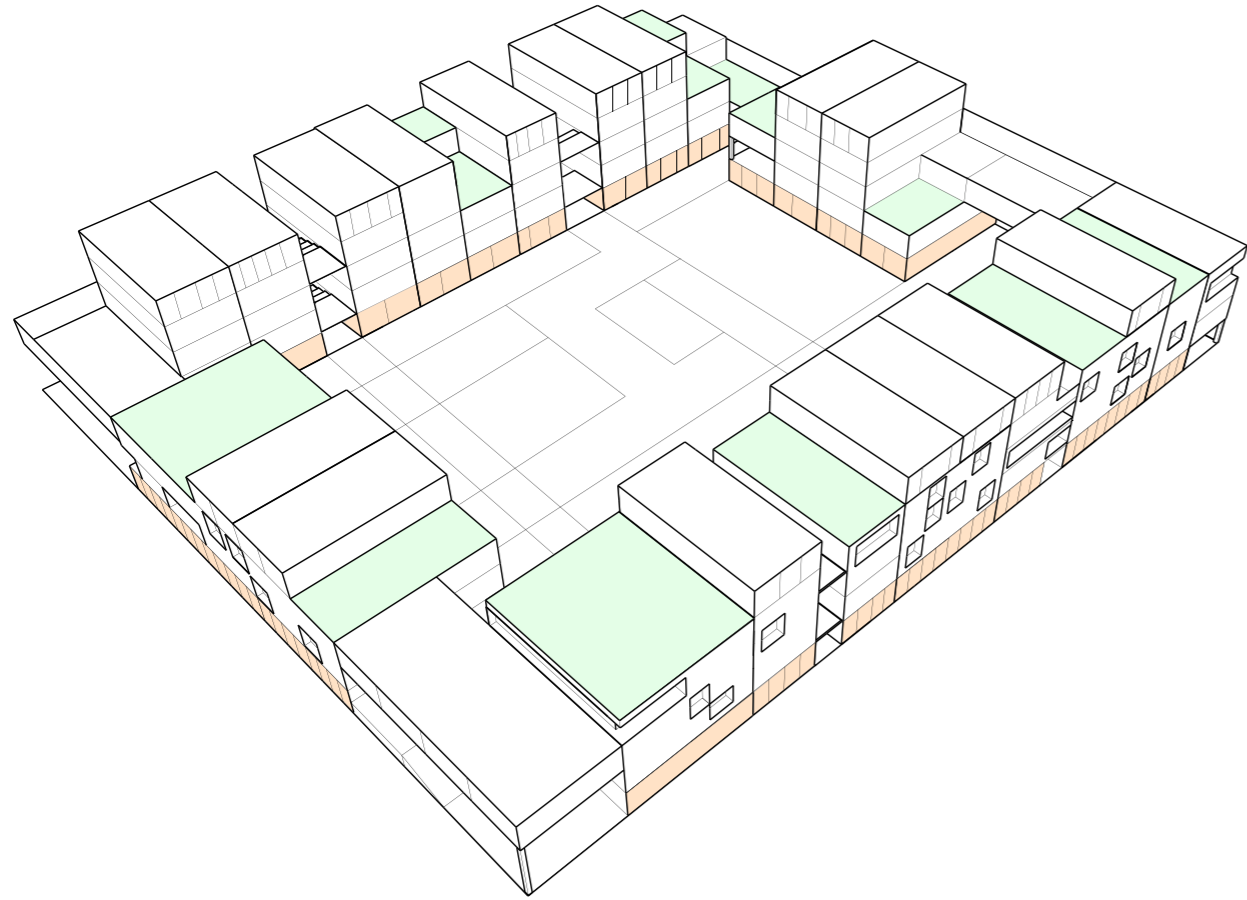


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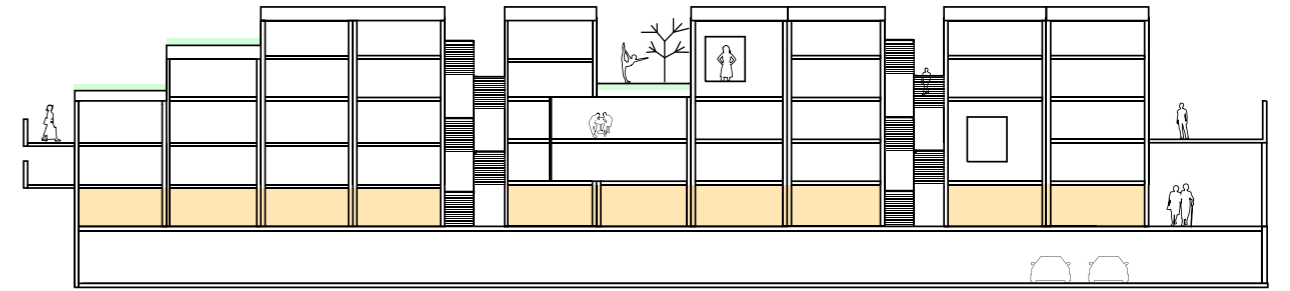


Design_social housing

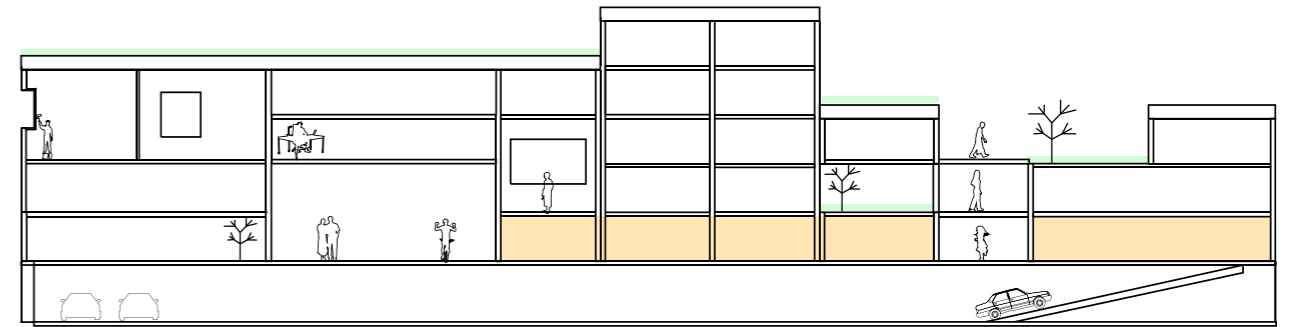
design proposal



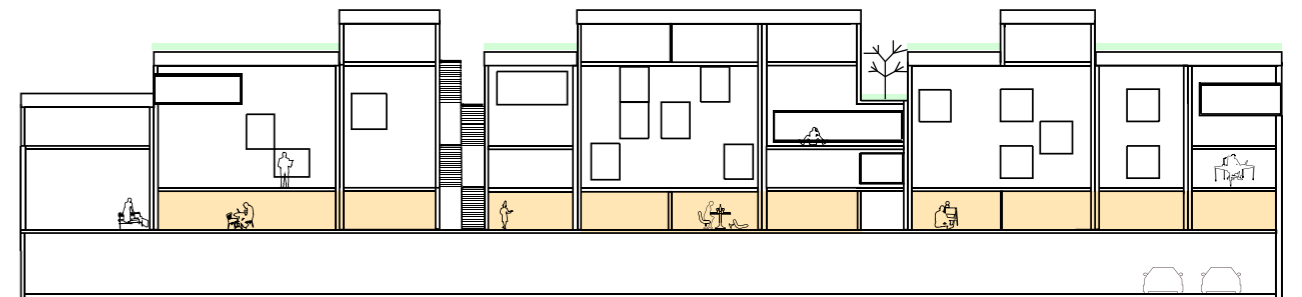
section-west 1:300



section-north 1:350



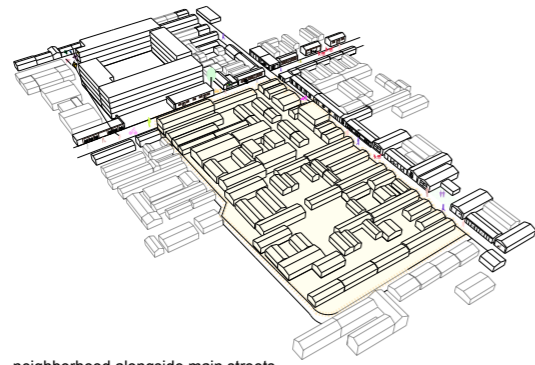
section-east 1:300



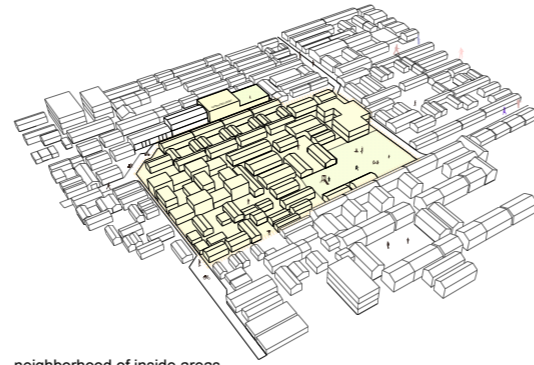
section-south 1:350



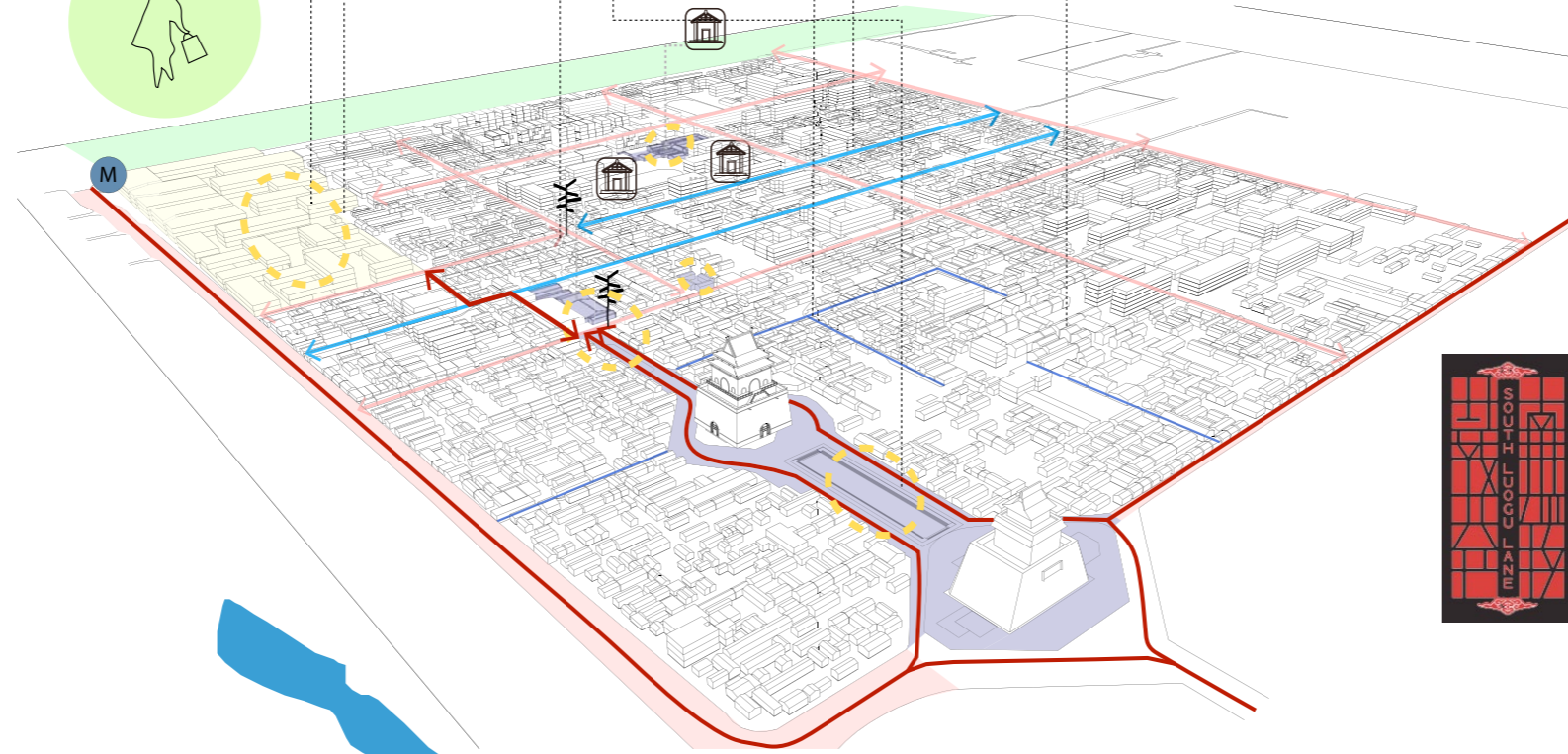
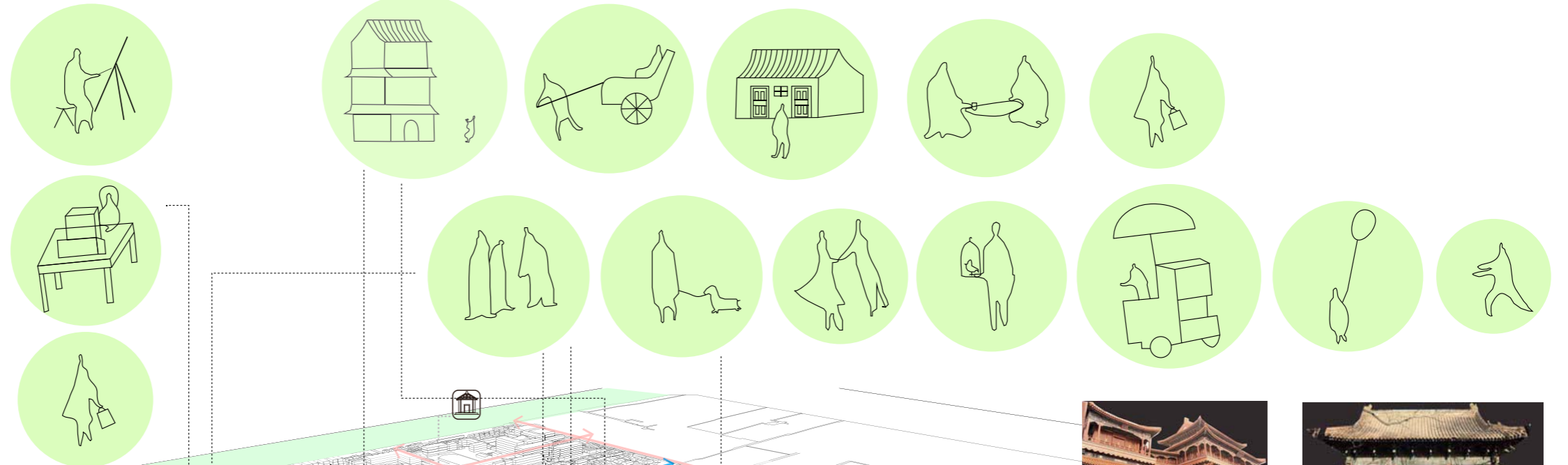
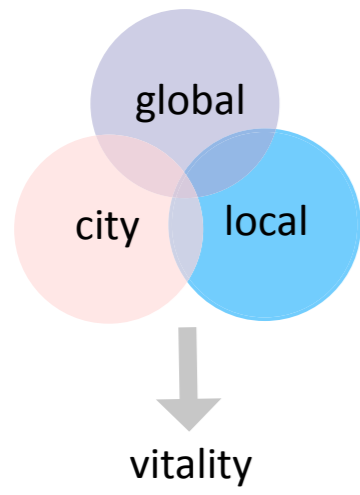
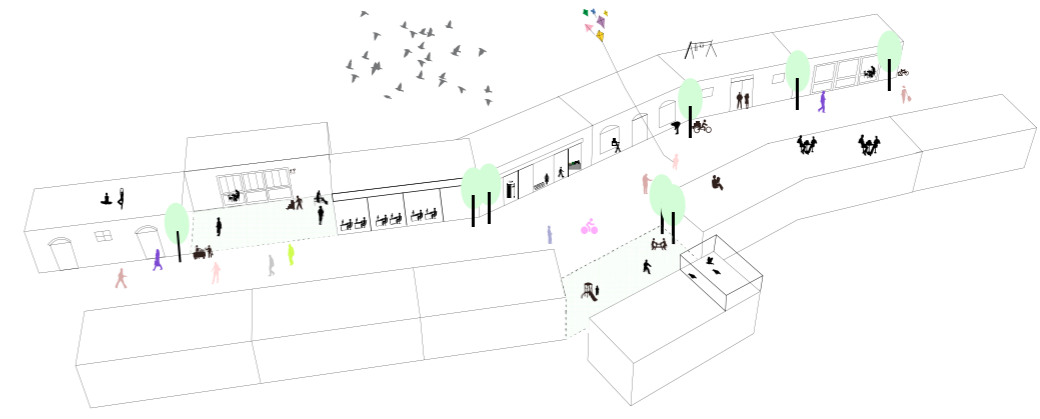
Conclusion



neighborhood alongside main streets



neighborhood of inside areas





WHAT?



WHY?



HOW?



WHO ?



WHO?

Stakeholders

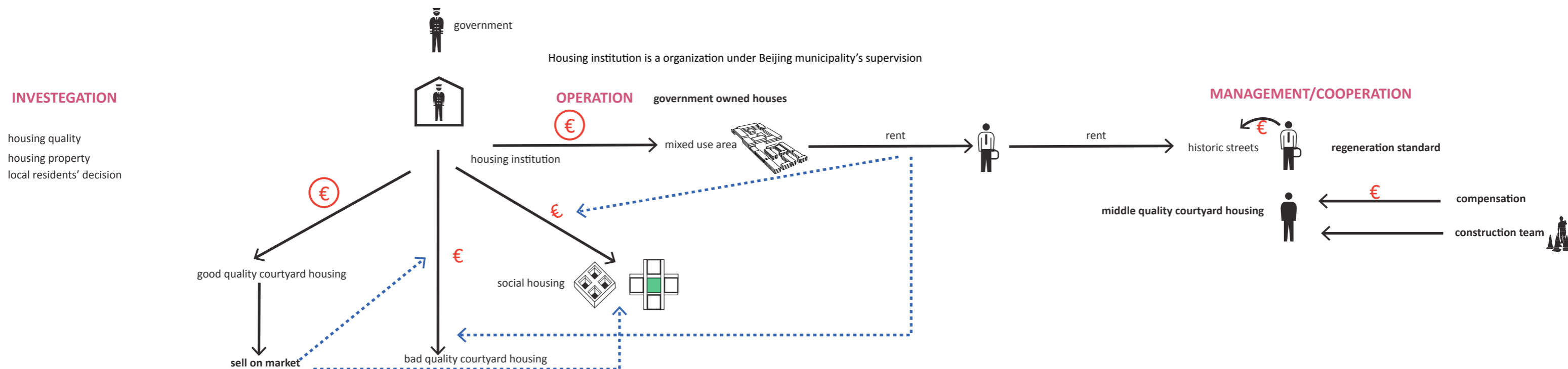


WHEN?



EVALUATION

What is the role of housing institution?



Three key words of housing institution's obligation:

investigation: prepare information for urban regeneration in historic districts

operation: housing construction, upgrade public facilities

managment: management finance flow, supervision on housing quality after regeneration, maintaining housing quality in historic districts, local residents

private developers



middle class



millionaire



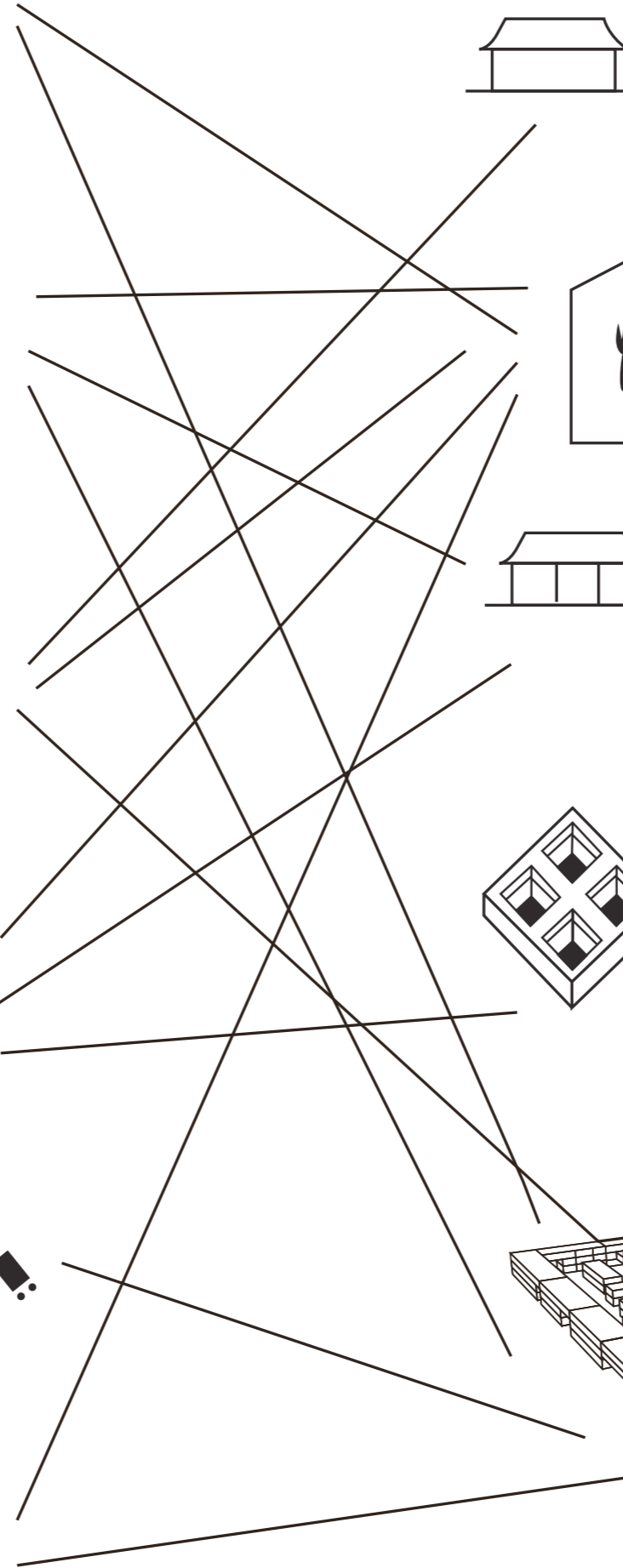
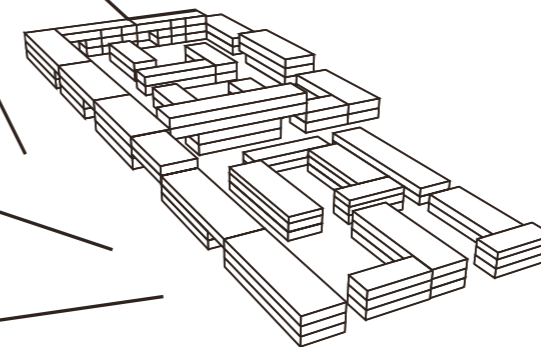
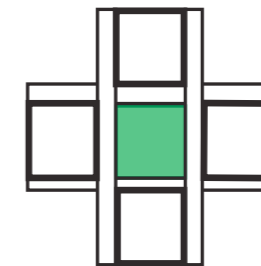
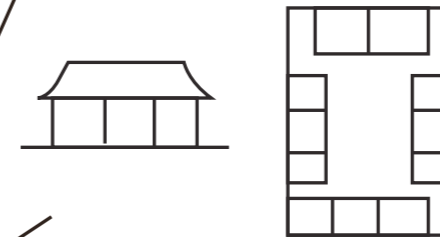
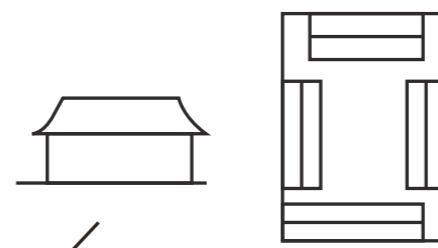
low income residents



tourists



citizens





WHAT?



WHY?



HOW?



WHEN ?



WHO?

Phasing

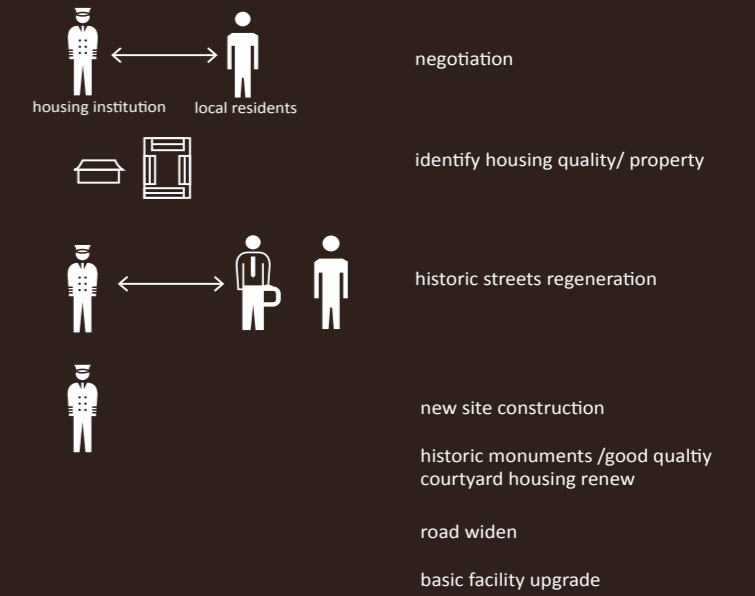


WHEN?

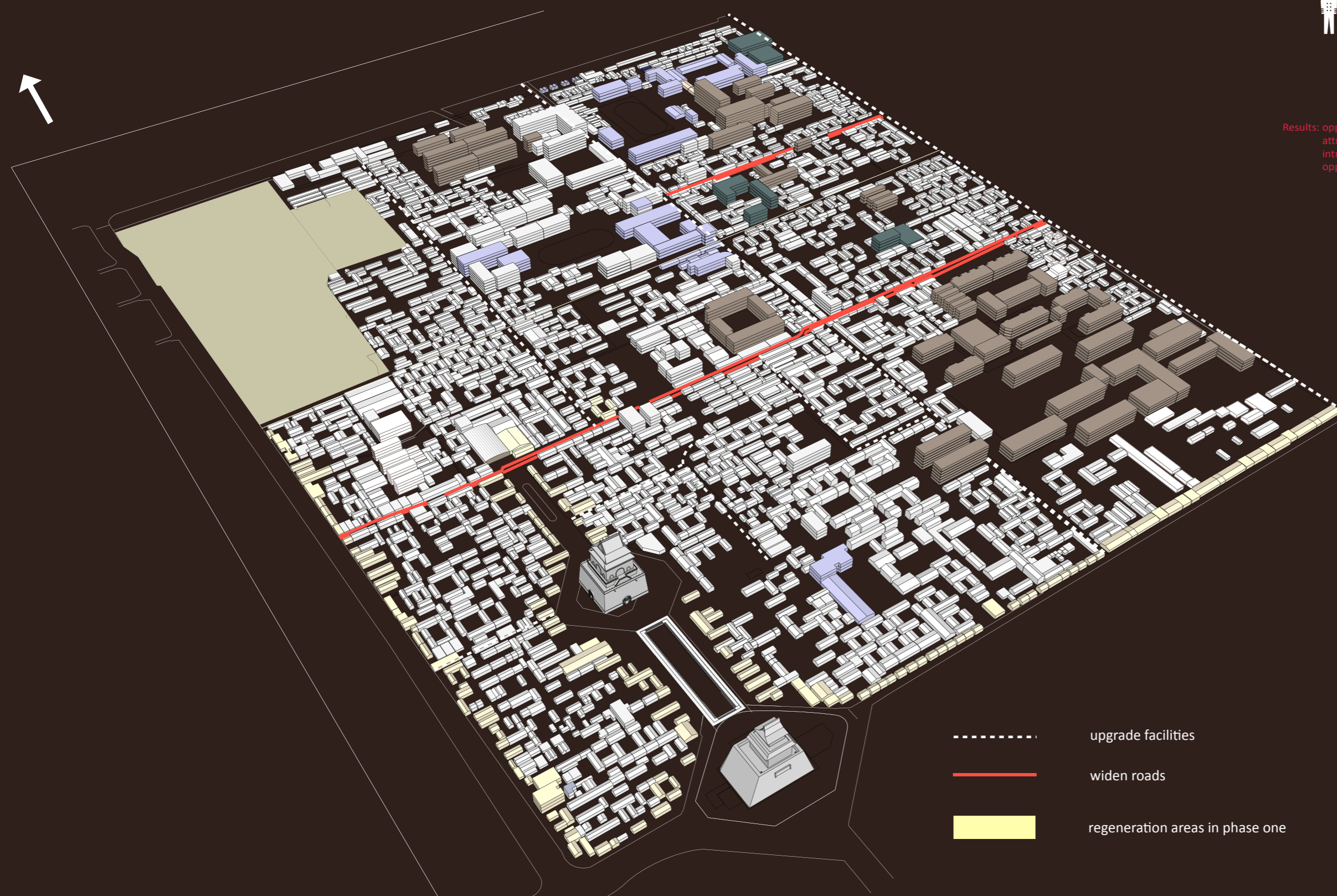
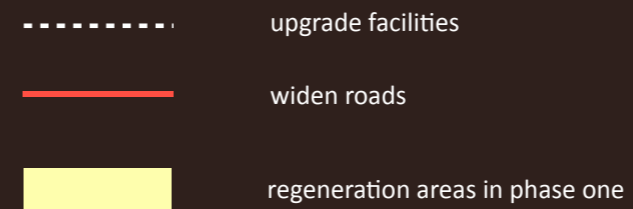
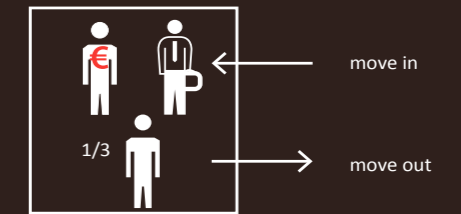


EVALUATION

PHASE ONE



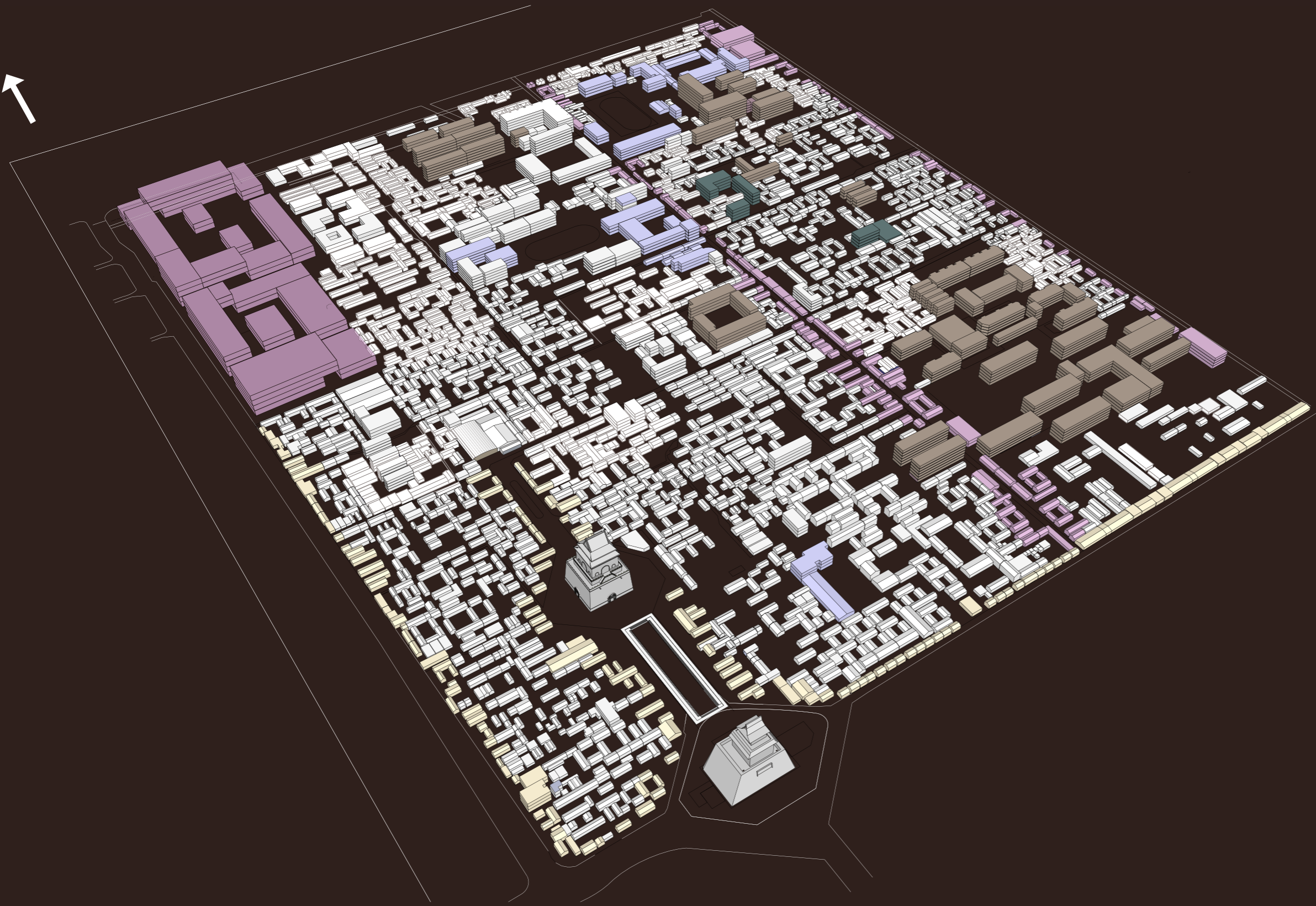
Results: opportunity for courtyard housing renew
 attract private developers
 introduce more functions into the areas
 opportunity for obtain regeneration finance



PHASE TWO

economic feasibility

function	percentage	area(m2)	profit (rmb/m2/m)	profit	cost
commercial areas	40%	21020.8	202(730)	424201.6	
office/apartments	10%	5255.22	131.1	688959.3	
culture	35%	18393.27	92.24	1696595.2	
leisure(cafe/bar/gym)	15%	7882.83	138.3	1090196.3	
open space	30%	15765.66			
parking	750	30000	61 (360)	270000	
				4169952.4	

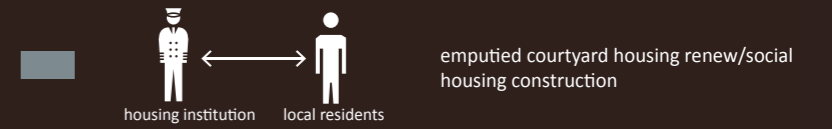


phase two

PHASE THREE



LONG TERM REGENERATION



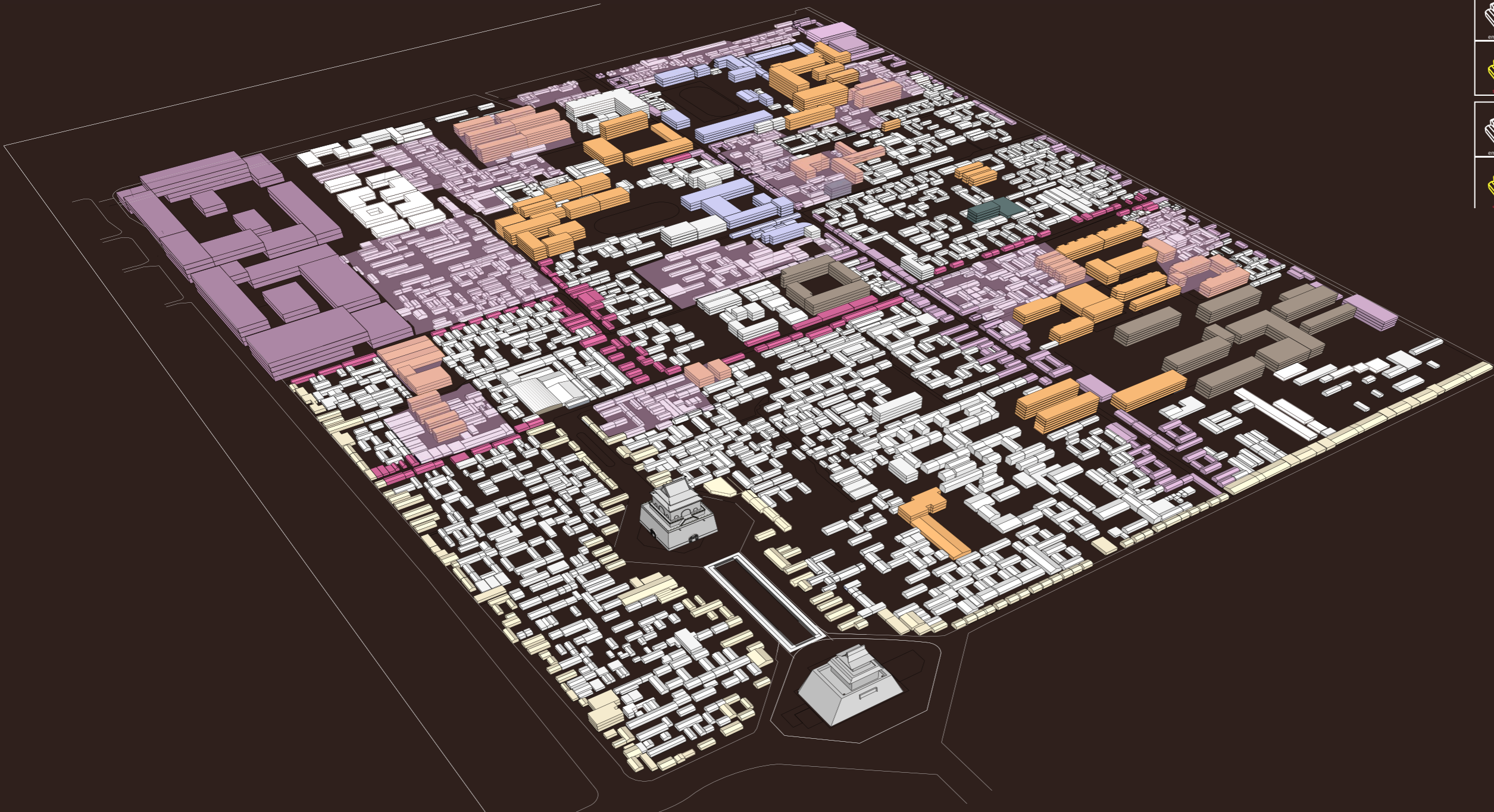
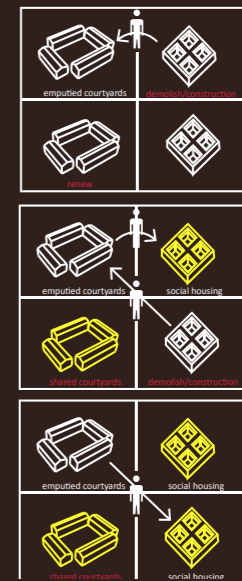
emptied courtyard housing renew/social housing construction



define social housing location



regeneration areas in phase three

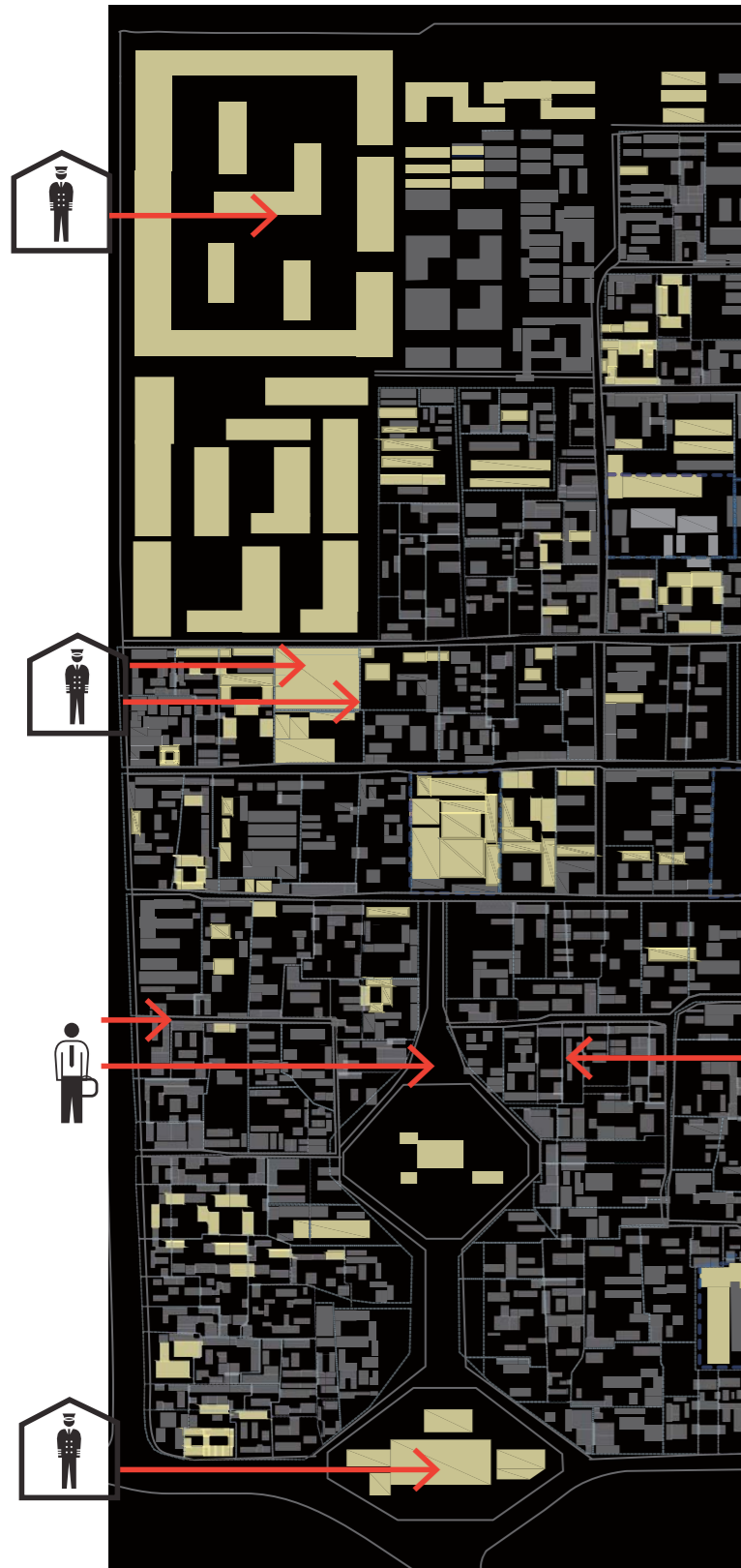


phase three

combined development

Summary

EXPLANATION OF PHASING



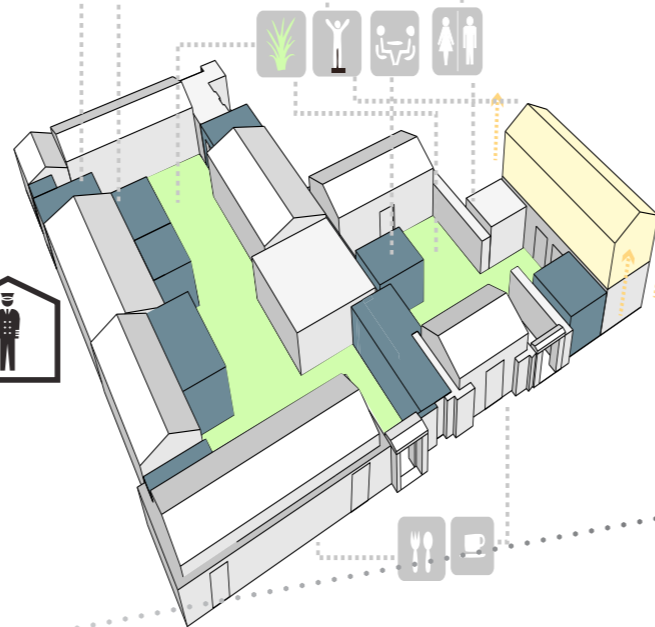
heritage



good quality courtyard housing

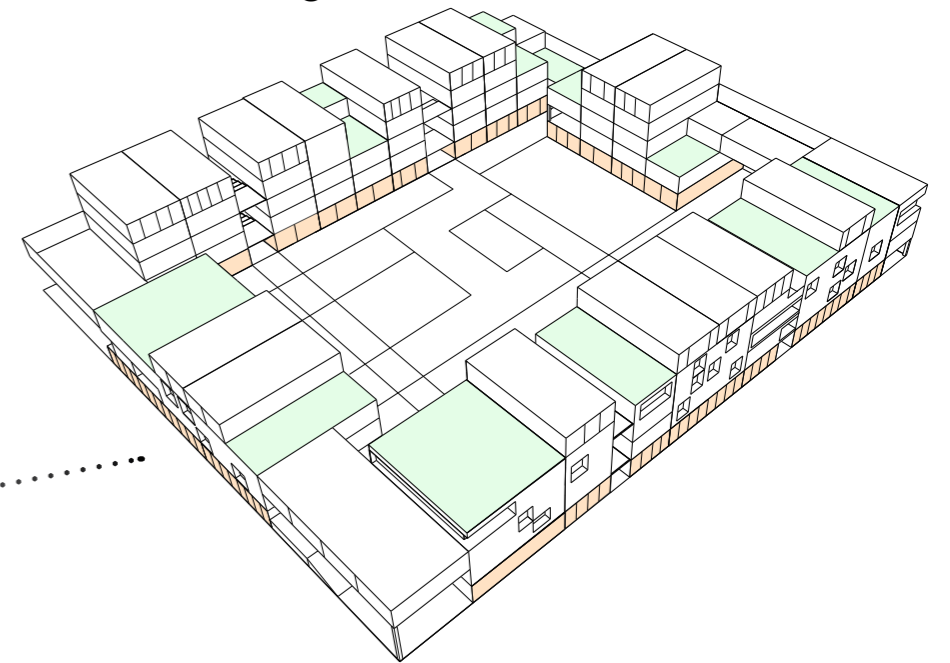


shared courtyard housing

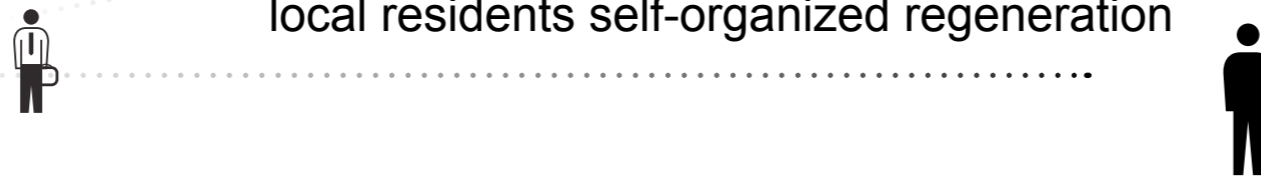


open spaces
living quality
mixed function
historical continuity

social housing



local residents self-organized regeneration





WHAT?



WHY?



HOW?



EVALUATION



WHO?



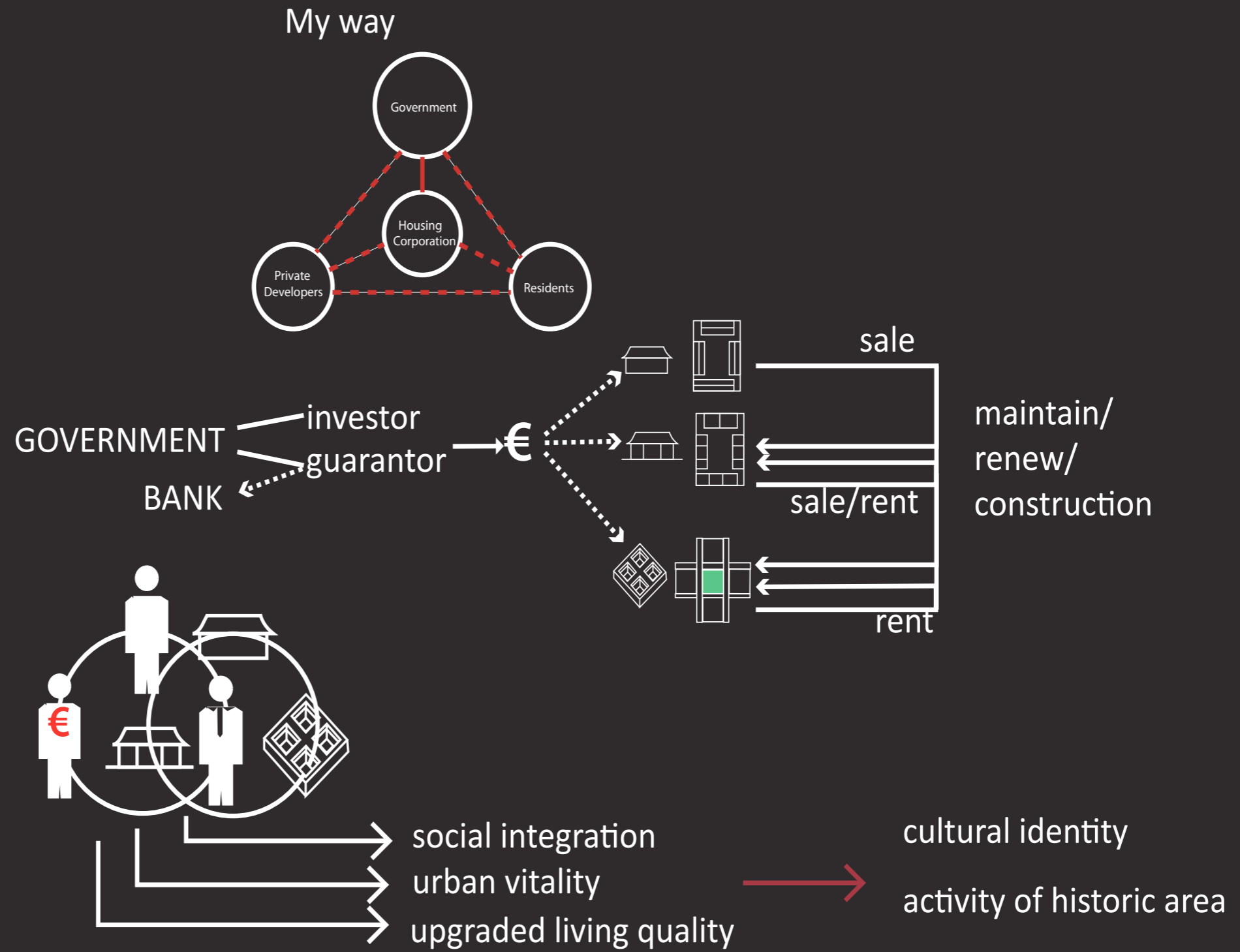
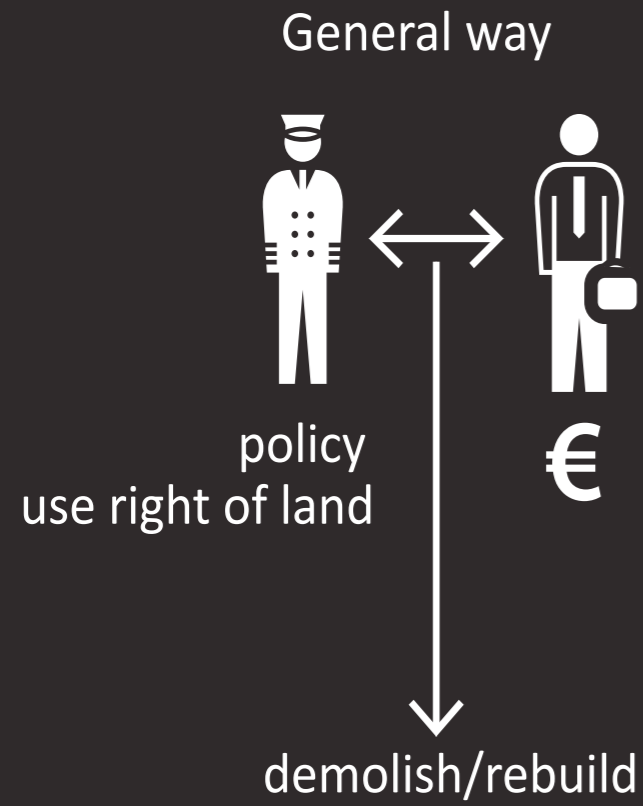
WHEN?



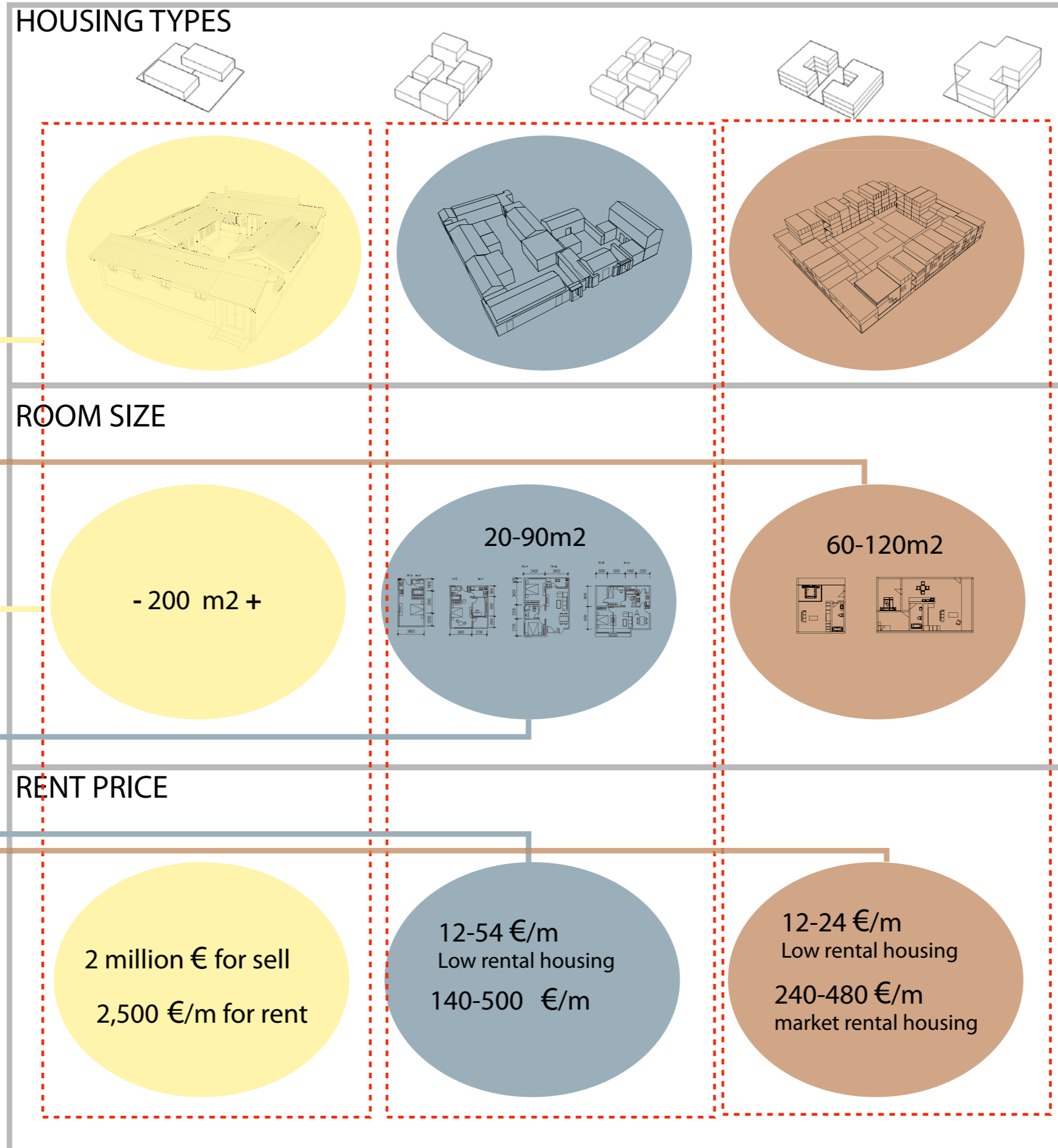
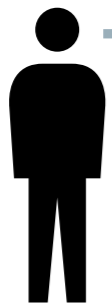
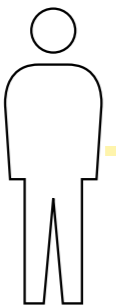
EVALUATION

Evaluation

Inner city regeneration

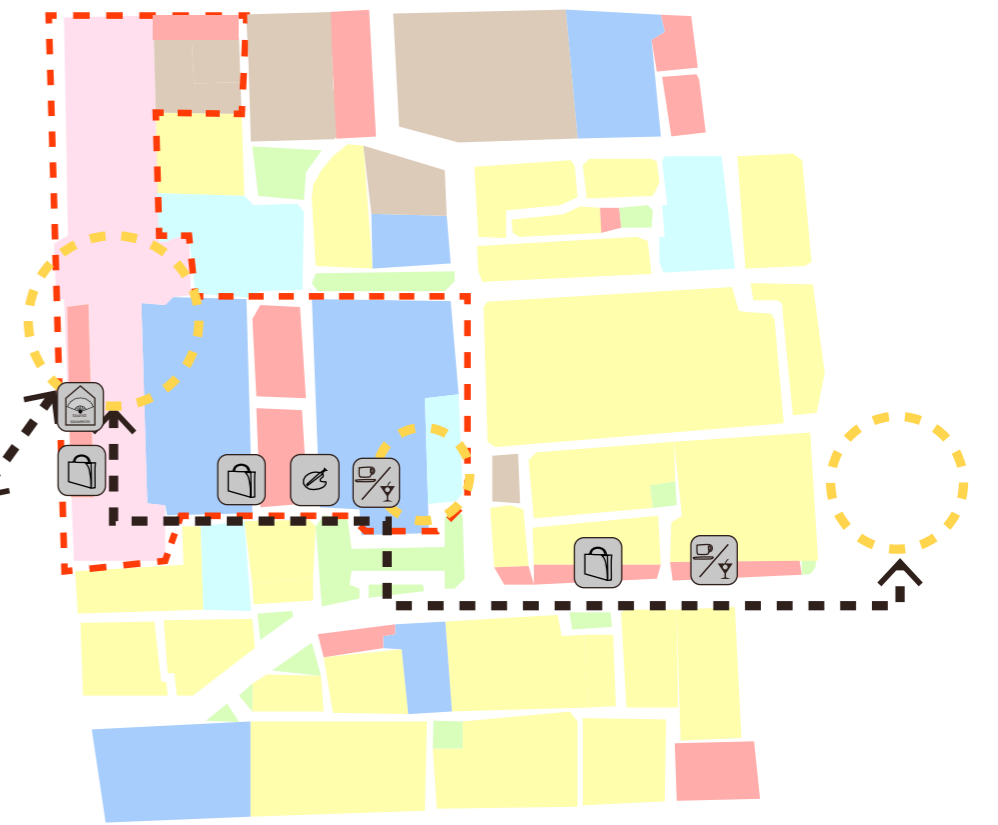
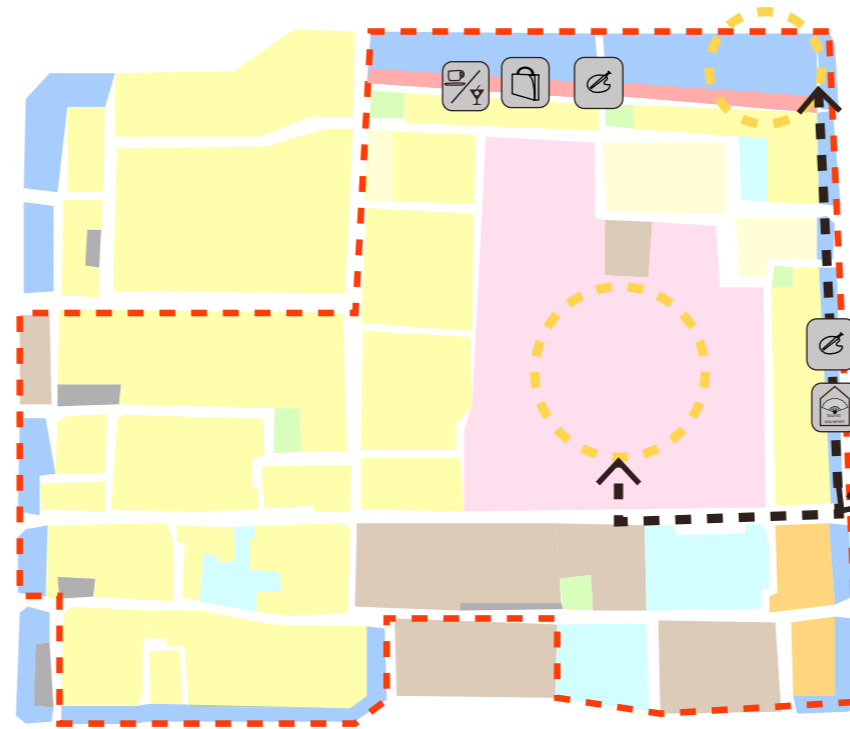
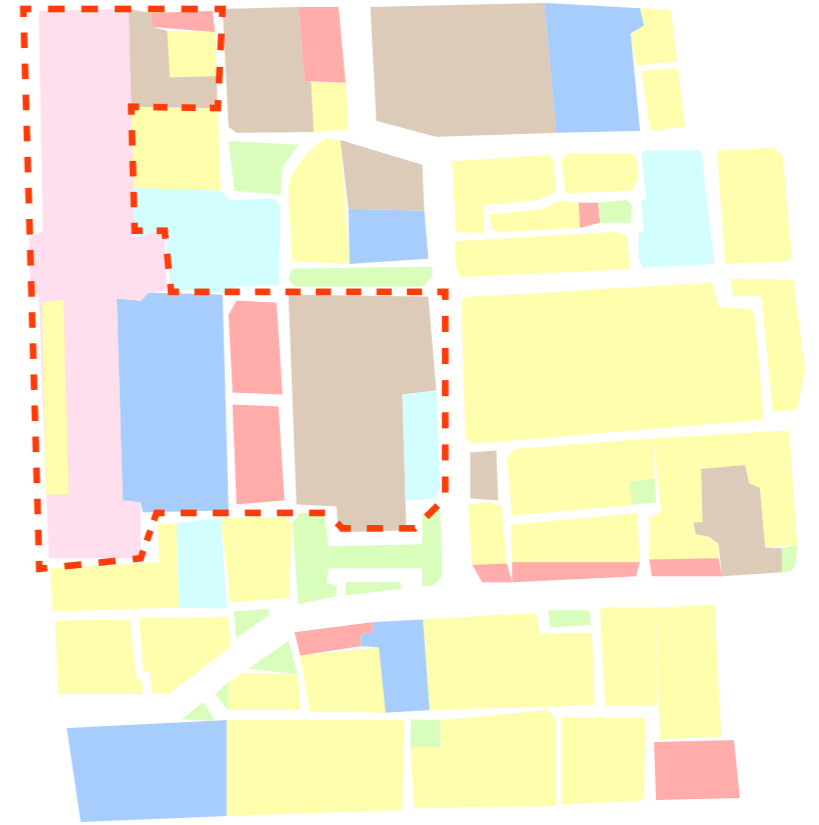
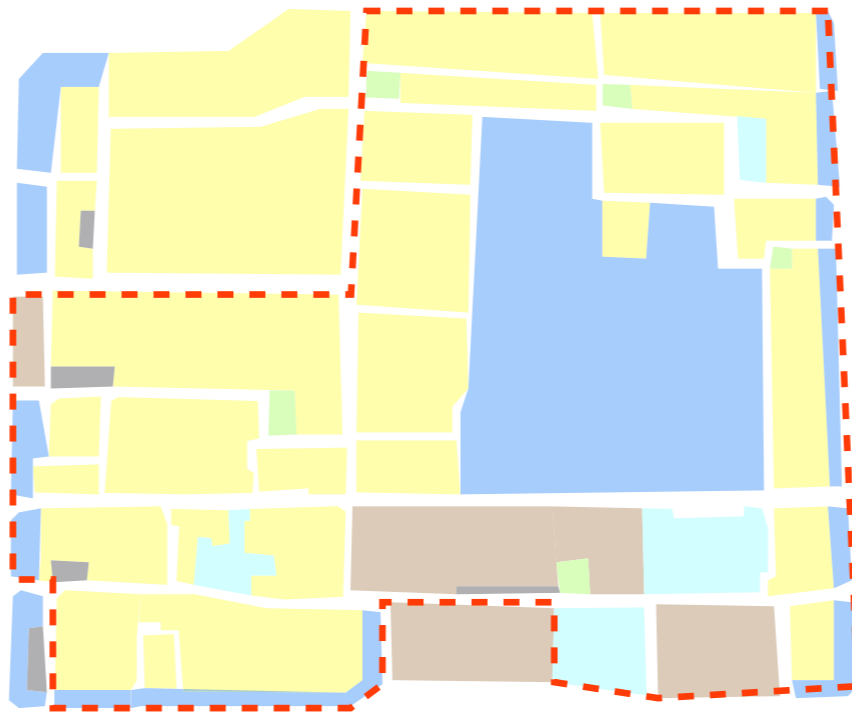
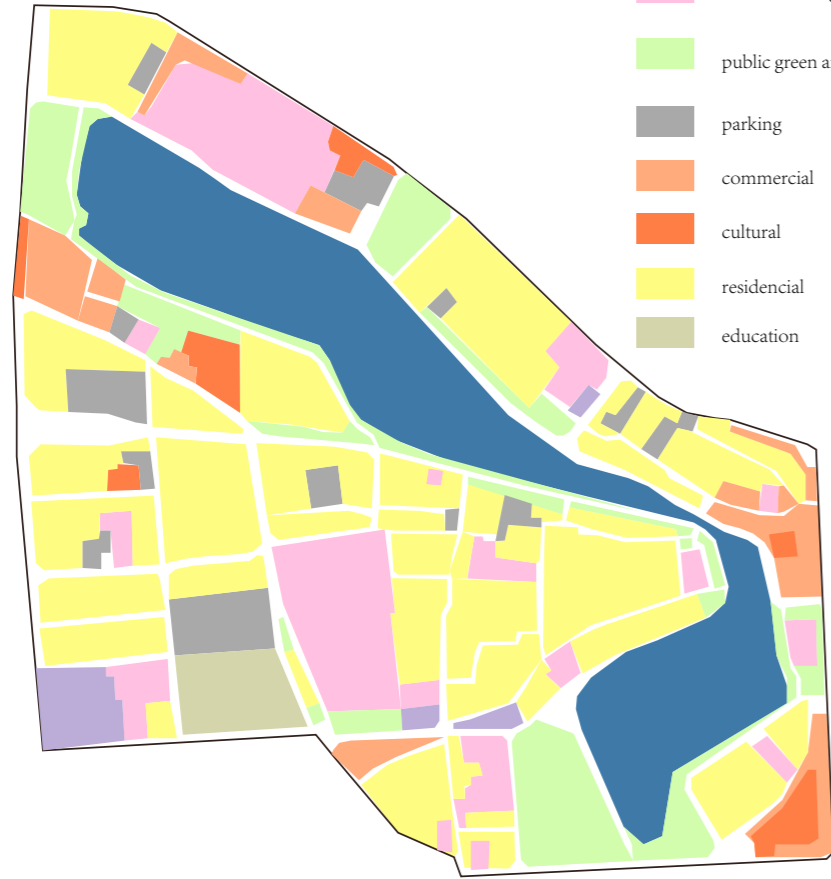


Choices of houses supplied by housing institution

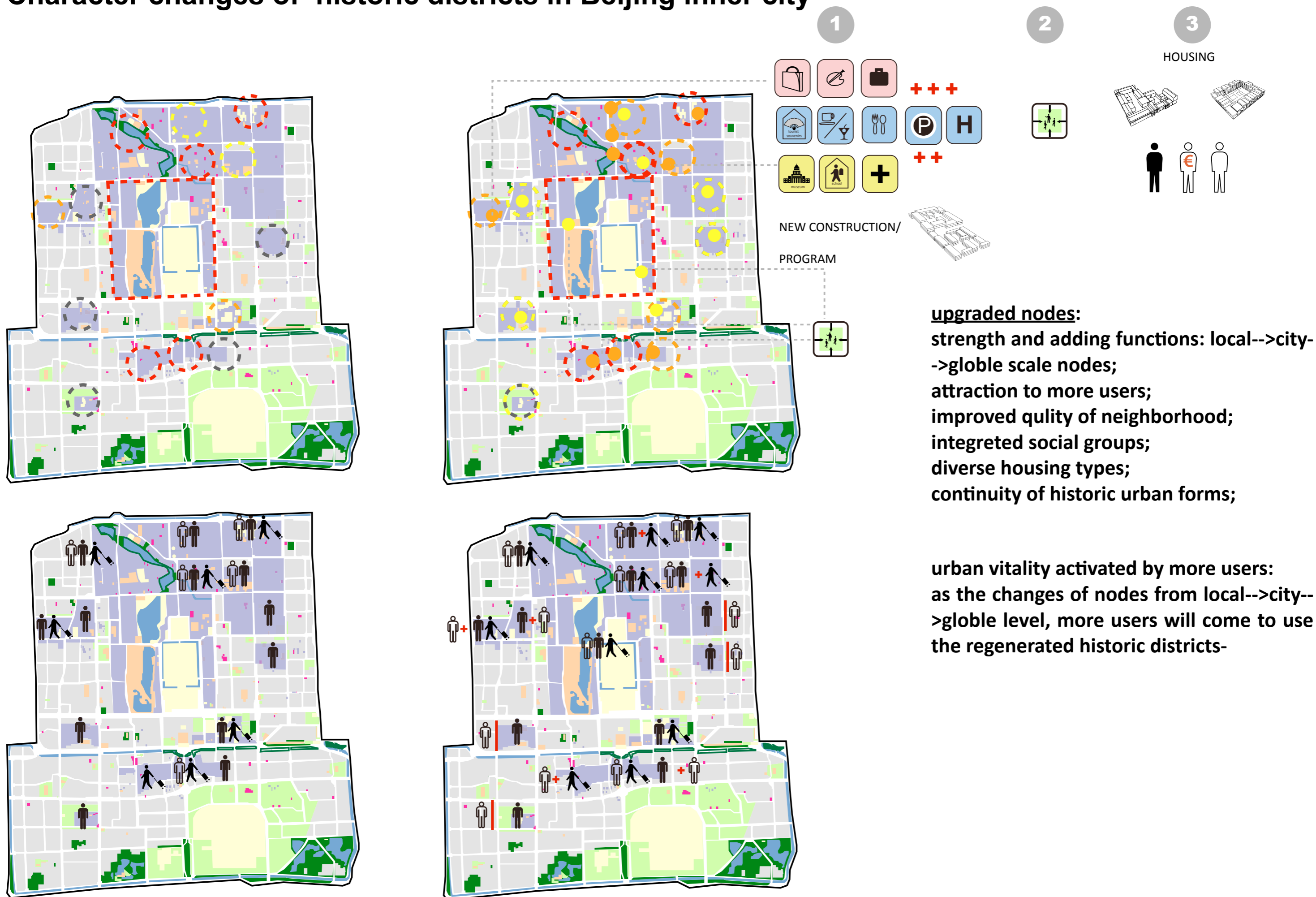


Strategy used in other historic districts

- cultural heritage
- public green area
- parking
- commercial
- cultural
- residencial
- education



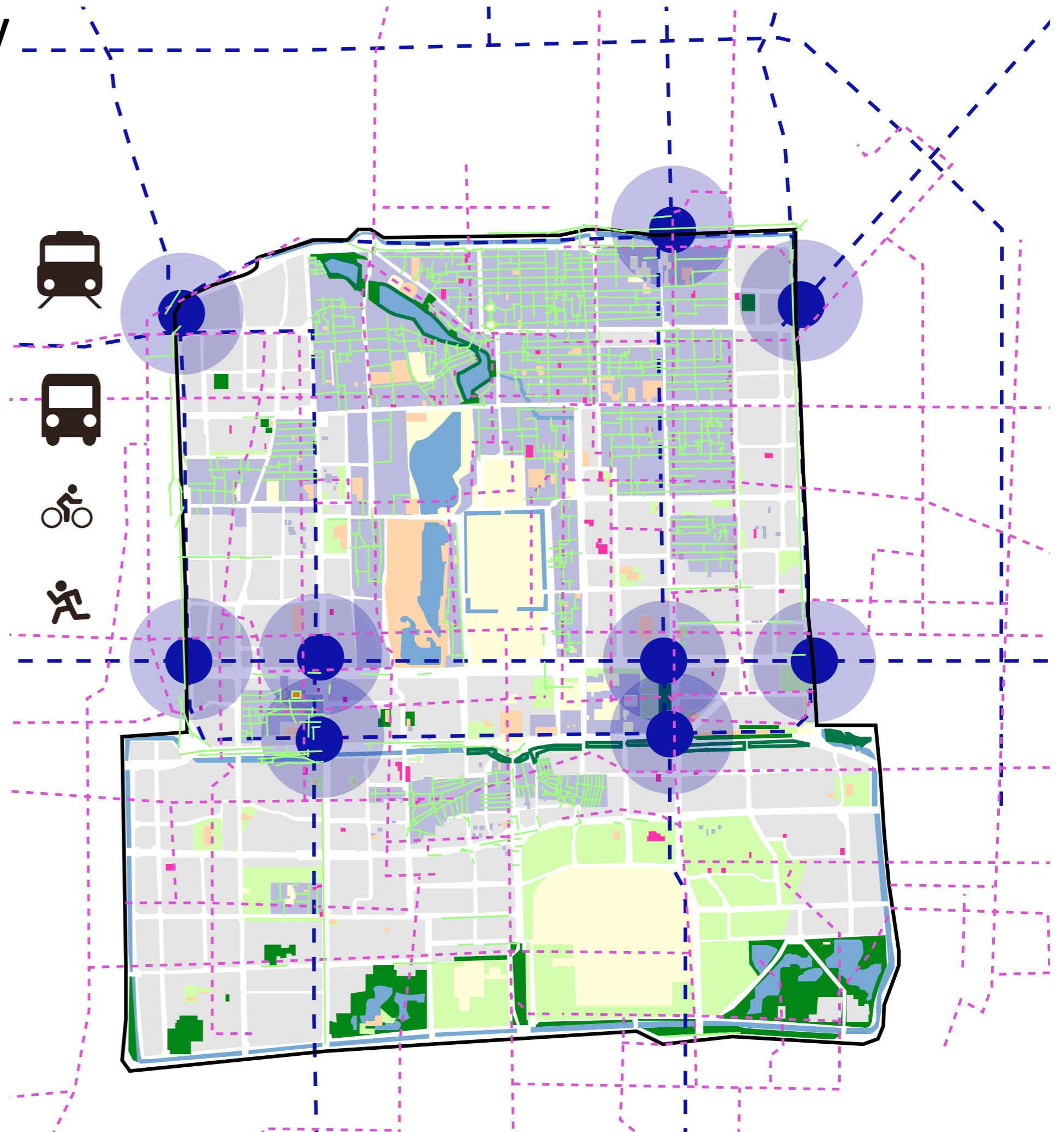
Character changes of historic districts in Beijing inner city

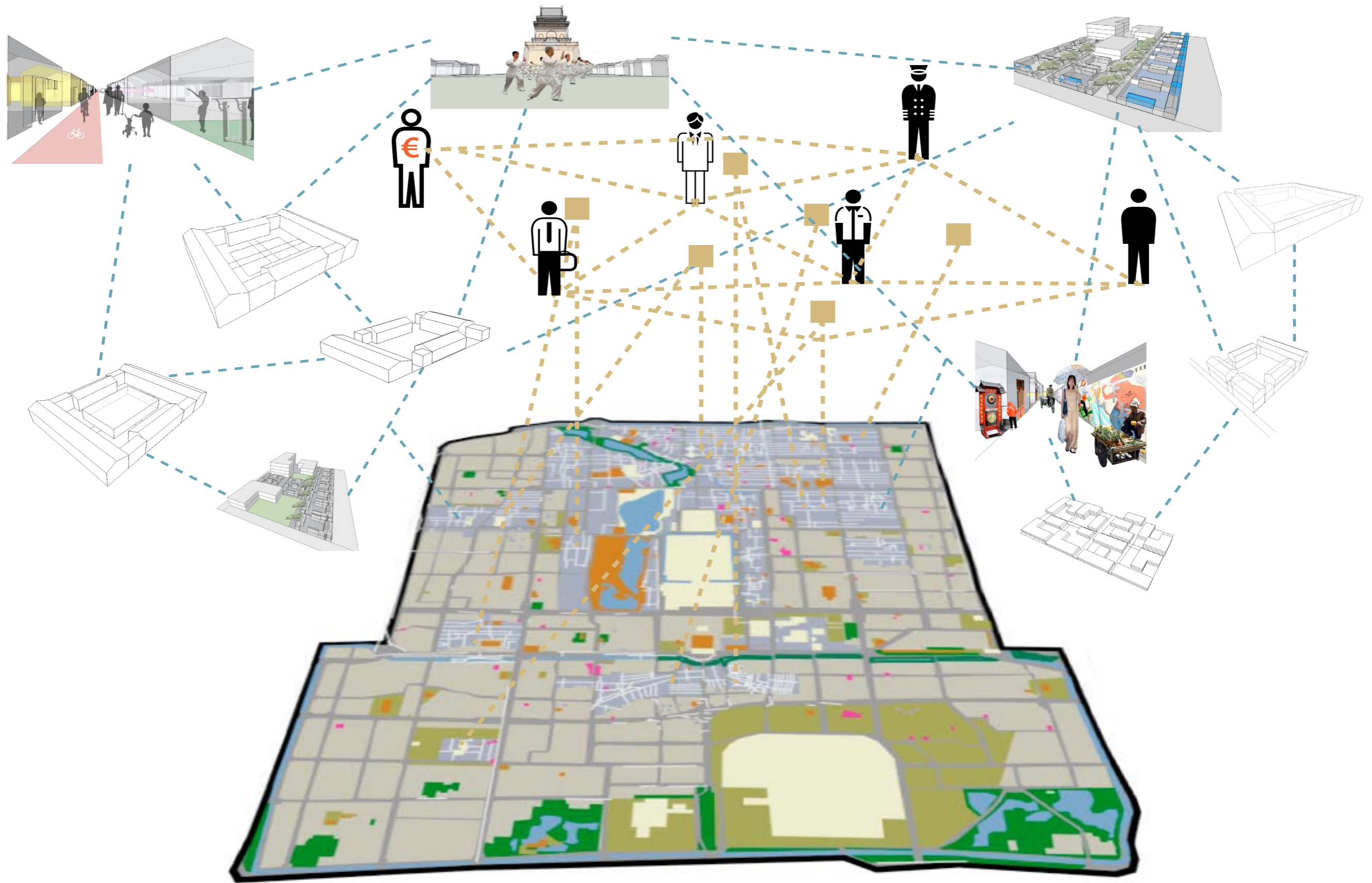


BMW System in Beijing inner city

city scale- metro, bus
district scale- metro, bus, bike
local scale- bus, bike, walk

metro line
bus line
bike lane- streets of historic districts,
roads of neighborhood
pedestrian lane- streets of historic districts,
roads of neighborhood





DANK!!

