



HISTORICAL QUARTER RENOVATION

**Exploring a "common interests" model for historical
quarters renovation in the Nanjing "Old South Town"**

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**Exploring a "common interests" model for historical
quarters renovation in the Nanjing "Old South Town"**

Miao Zhang / EMU / 2014

COLOPHON



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In the end, thanks to my family who supported me during my project.

Fig.1 (cover): Historical Residential Quarter in the Nanjing "Old South Town"
Source: http://nanjing.jstv.com/top4/201305/t20130531_1600297.shtml

Fig.2 (left): Nanjing Jiming Temple
Source: <http://www.travelchinaplanner.com/html/cityguides/jiangsu/nanjing.html>

MAIN HISTORICAL HERITAGE

_Officially Protected Monument



Built in 1918, the former Jiangsu postal management bureau is one of the best preserved buildings in the city. It's a Minguo relic.

Fig. 3: Historical Heritages in Nanjing

Source: <http://edition.cnn.com/2013/12/26/travel/gallery/beautiful-nanjing>

MAIN HISTORICAL HERITAGE

_Officially Protected Historical District



Elegant Mingguo-style buildings (pre-1949) are a signature of Nanjing.

"The neighborhoods around Yihe Road and Meiyuan New Village Memorial Hall both have condensed collections of Mingguo architecture, but those on Yihe Road are more well-preserved," says Sun. "I take pictures of Mingguo buildings (in the Yihe Road neighborhood) on top of a commercial building as well as a nearby hospital. Neither are open to the public, but I was finally allowed in after some long discussions."

MINOR HISTORICAL HERITAGE

_Unofficially Protected Historical Residential Quarter





In a city experiencing rapid development, most of Nanjing's old architecture is being torn down. Some older buildings remain scattered in southern Nanjing.

"I lived in southern Nanjing for more than 30 years," says Sun. "In the past, there were a lot of big communal mansions, housing a lot of families.

"All these families knew each other intimately. They spoke the most authentic Nanjing dialect, had the best street snacks and knew the best old Nanjing tales -- southern Nanjing is the root of Nanjing."

Fig. 5:
Traditional Alley Fabrics in Nanjing
Source: <http://news.sina.com.cn/o/2012-08-03/081924899505.shtml>

HISTORICAL QUARTER RENOVATION
_ "Fake Antiques" & Districts with Historical Appearances





Fig. 6: Historical Quarter Renovation

Source: <http://www.qhtcj.gov.cn/zszy/jqzy/117.html>

Redeveloped in 2008, the former traditional neighborhood was torn down and developed into an imitated ancient shopping block.





HISTORICAL QUARTER RENOVATION _Touristy Project

Built in the mid-1300s, the Presidential Palace (front) houses traditional Chinese gardens, architecture from different eras and important government offices. The building has been a witness to Chinese history -- numerous leaders have made it their headquarters. The 89-story Zifeng Tower (behind) is the tallest structure in Nanjing.

Fig. 7: Historical Quarter Renovation

Source: <http://fromtoz.cotugno.com/2013/02/sunday.html>



HISTORICAL QUARTER RENOVATION _New Housing Projects & High Rises



High rises pop up like mushrooms in Nanjing downtown areas. The previous traditional urban fabrics were torn down.

Fig. 8: Historical Quarter Renovation

Source: <http://www.panoramio.com/photo/12619911>



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INTRODUCTION

1.1 Motivation

The discussed topic of my graduation thesis came from my personal interests and learning experiences when I was in China for my bachelor studies. During the last sixty years, China experienced a rapid urban development and urban sprawl process. By the end of 2012, the mainland of the People's Republic of China had a total urban population of 712 million or 52.6% of the total population, rising from 26% in 1990 (National Bureau, 2011). Many old cities were reconstructed extensively in order to adapt to the rapid urban population growth. "Rapid urbanization" becomes a dominated urban issue.

Fig. 1-1-1: Panorama of Nanjing Downtown
Source: <http://en.wikipedia.org/wiki/Nanjing>



However, during this decade, government started to recognize and curb negative consequences of the previous fast urbanization process which caused many valuable urban historical and cultural heritages to be destroyed. Accordingly, models of "urban renovation" are challenged today, especially for ancient cities. In addition, numerous urban historical quarters are aging and facing problems of decay. Therefore, renovation of these areas has become a significant urban issue, particularly for downtowns of the ancient cities in China. However, intentions of renovation have not been fully achieved in many cases. My research goal here is to find out what extent we can utilize historical contexts, from only images of past to really restore them all in new ways.



INTRODUCTION

1.2 Problem Field

Chinese Context (Historical Quarter Transformation)

In the last sixty years, many big and medium-sized historic cities witnessed a rapid urban transformation and reconstruction process, such as Beijing, Shanghai, Nanjing and Chongqing. (Fig. 1-2-1 & 1-2-2) The scarcity of land available for new constructions puts enormous stresses on historical quarters preservation. There is a fundamental change in spatial forms of these areas, from low-rise and carpet-like tissues to a situation of skyscrapers pop up like mushrooms in many cities. (Fig. 1-2-5 & 1-2-6) Modern and economic-driven redevelopment approaches reshaped our traditional living environments thoroughly. One hand, historical quarters are plentiful with wealth and opportunities. Local businesses and tourisms attempt to activate these areas and utilize "historical atmosphere" as a selling point. One typical example is the Shanghai Xintiandi renovation project (transforming the original historical residential community into a "traditional" commercial block). The other hand, cultural heritages and historical buildings are increasingly threatened. One threatening aspect is deconstruction. Another threatening aspect is improper functional displacement. Until 2008, there was no relevant preservation act and plan to regulate historical quarters in Chinese cities. Therefore, numerous historical buildings, alleys and blocks were destroyed by simply pursuing real-estate profits.

Fig. 1-2-1 (left):
Historical Quarters Transformation in
China (1930s, 1980s, 2013)



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 Gulou District (1980)

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



Beijing Gulou District (2013)

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



Shanghai Shikumen Residential District (1930)

(<http://www.flickr.com/photos/theskyscrapermuseum/3720468553/>)



Shanghai Shikumen demolition Project (2004)

(<http://www.myfiveacres.com/bike-touring/shikumen-living-in-shanghai/>)



Shanghai Xintiandi Shopping Center (2013)

(<http://www.mildchina.com/shanghai-attractions/xintiandi.html>)



Nanjing Gulou (1935)

(http://kairuijincheng.soufun.com/bbs/1810089477~1/105585051_105585051.htm)



Nanjing Gulou (1979)

(http://news.longhoo.net/nj/njwx/content/2012-10/24/content_10127256.htm)



Nanjing Gulou (2013)

(<http://www.uncun.net/News/Detail-1731.aspx>)

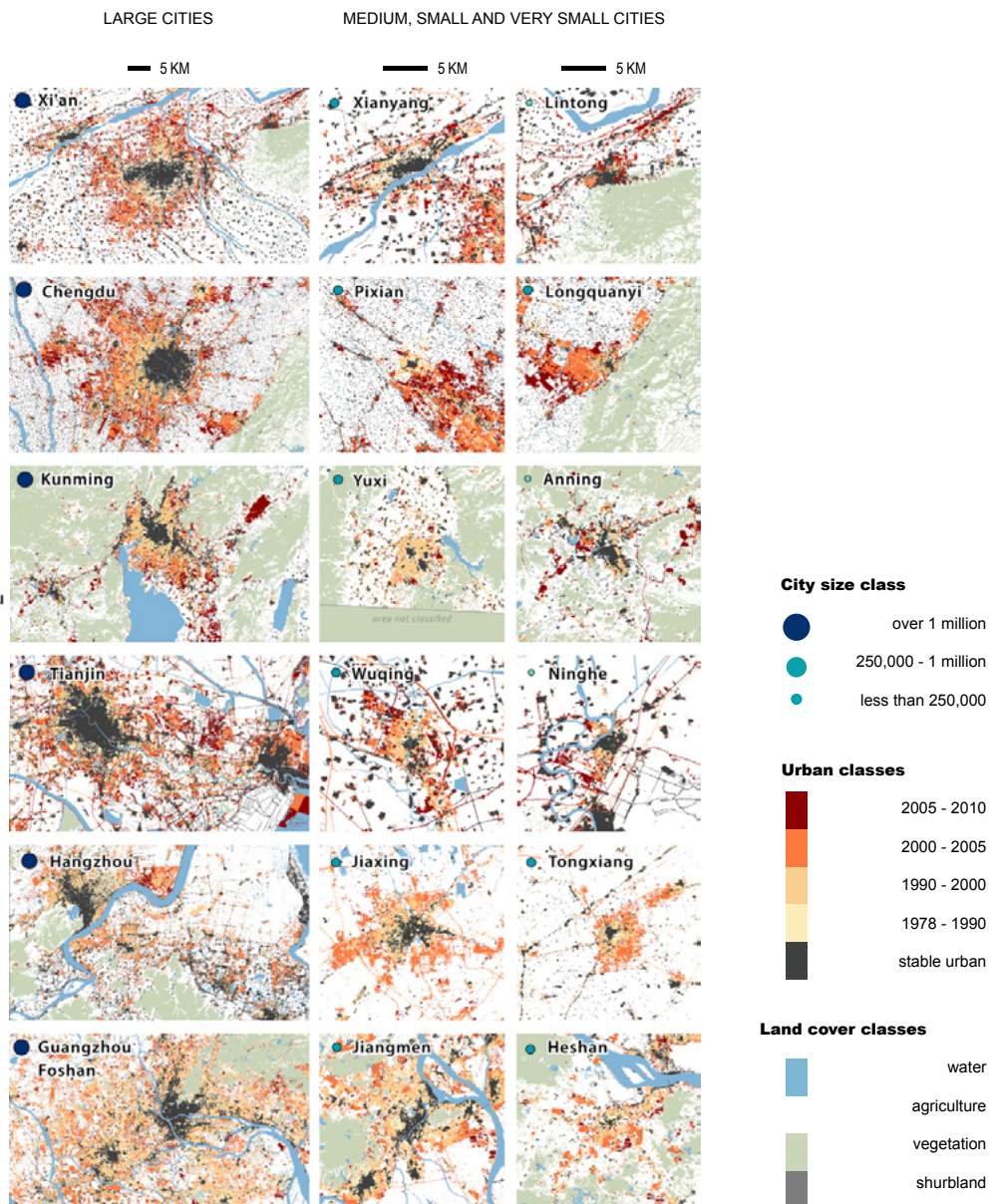
INTRODUCTION

Chinese Context Rapid Urban Sprawl



Fig. 1-2-2:
Urban Expansion in China, 1978 - 2010
A Sample of Cities Based on Classification of 6
Landsat Footprints

Source: <http://m.iopscience.iop.org/1748-9326/9/2/024008/article>



Chinese Context **Fast Urban Population Growth**

Fig. 1-2-3:
China -- Urban Population Density
Source: <http://matthartzell.blogspot.nl/2013/09/chinese-domestic-migration-map.html>

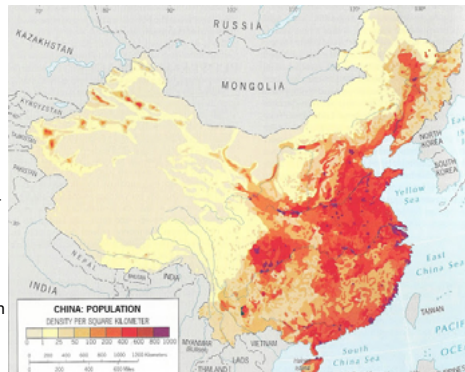


Fig. 1-2-3

Fig. 1-2-4: China - Population
Data Source: CEIC; RBA; United Nation
Source: <http://www.rba.gov.au/publications/bulletin/2012/sep/3.html>

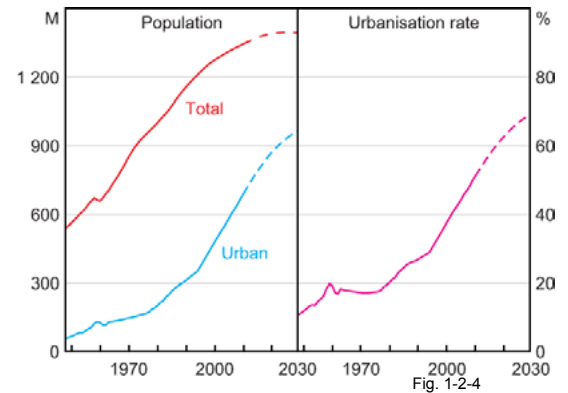


Fig. 1-2-4

Chinese Context **Land Scarcity in Downtowns**

Fig. 1-2-5: Residential Buildings in
Downtown Chongqing, China

Source: http://www.123rf.com/photo_14134598_chongqing-china-march-18-2012--residential-buildings-in-downtown-chongqing.html



Fig. 1-2-5

Fig. 1-2-6

Fig. 1-2-6:
CBD in Downtown Nanjing, China
Source: <http://www.skyscrapercity.com/showthread.php?t=956096>

INTRODUCTION

Chinese Context (Historical Quarter Renovation)

In China, policy changes directly influence urban transformation. Historical quarter redevelopment is government-dominated. There are two main stages during the last 60 years.

Stage 1. Demolition & Reconstruction

1950s: New constructions

Government widened streets and demolished city walls & gates.

1960s-1970s: Industrialization

Urban population grew rapidly. Government demolished traditional residential areas and constructed five-story apartment blocks.

1980s-1990s: Economic reform

Market-oriented development was prevalent. Historical quarters were reconstructed to commercial districts and condominiums.

The emphasis was "urban new development".

Stage 2. Renovation & Revitalization

21st century: Preservation and redevelopment

Government applied economic-driven model to redevelopment of historical quarters.

The emphasis today is "economic-driven urban renovation".



Fig. 1-2-7: Urban New Development in Nanjing
Source: http://www.geomorphometry.org/content/nanjing-city?size=_original



Fig. 1-2-8: Historical Quarter Redevelopment in Nanjing
Source: http://news.longhoo.net/nj/njxw/content/2012-10/24/content_10127256.htm

Nanjing Context (Choice of Project Location)

Nanjing is a typical representative of historic city renovation in China. I propose to generalize some common principles from researches of Nanjing to guide the rest of ancient Chinese cities to renovate in the future.

I choose Nanjing to start my research with some reasons. Firstly, Nanjing is a city full of precious historical heritages. It is the capital of Jiangsu province in eastern China. It has a prominent position in China's history and culture, having been the capital of China in the Six Dynasties. It is recognized as one of the Four Great Ancient Capitals of China which has 2500 years city history.

Secondly, Nanjing is in a high-speed of urban regeneration process, especially for its downtown areas. Located in the lower Yangtze River drainage basin and Yangtze River Delta economic zone, Nanjing has long been one of the China's most significant education, research, transport and tourism centers. The Yangtze River flows past the west side of Nanjing City. It is an intersection of the Yangtze River--an east-west water transport artery and Nanjing--Beijing railway--a south-north land transport artery. Hence, it has been named "door of the east and west, throat of the south and north". Nanjing, with a total land area of 6,598 square kilometers and an urban population of over 7 million (2011), is the second-largest commercial center in eastern China region after Shanghai and

one of the largest economic zones of China (Nanjing Municipal Bureau of Statistics, 2014). Meanwhile, Nanjing will host the 2nd summer Youth Olympic Games in 2014. The whole city is in a high-speed of urban renovation and redevelopment process in order to show a good impression to foreigners. Numerous renewed projects are processing, which means Nanjing is in the most essential era of historical quarters renovation.

As most of housing property in Nanjing downtown areas belongs to government, it affords opportunities for me to propose a new model for government to renovate historical quarters sustainably. The whole process of renovation can be regarded as striking a balance between urban management and social participation. Instead of endowing all redevelopments rights to developers, individual-oriented renovation systems can be set up under supervision of local government.

A main argumentation of my thesis is "**Redeveloping Models**". The challenge is about how to balance high renovating costs (base on central locations of these historical quarters) and historical quarters sustainable renovation (preserve historical authenticity and cultural continuity). How to find out a remedy for the capital pressures and how to bypass overemphasized economic-driven renovation consequences?

INTRODUCTION

1.3 Problem Statement

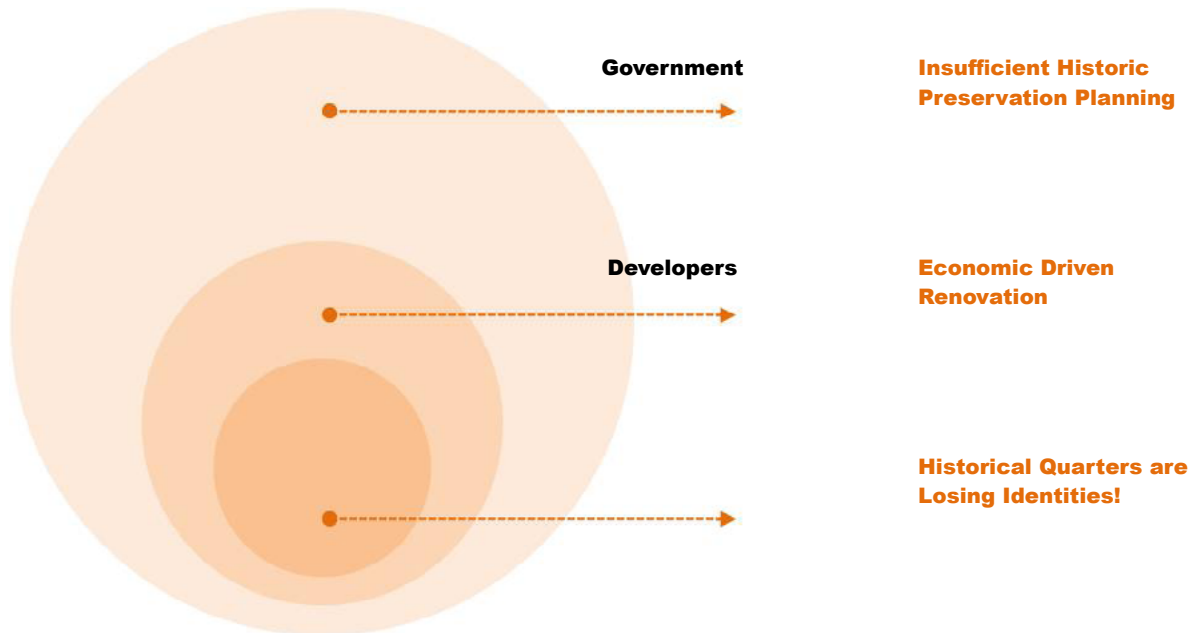


Fig. 1-3-1:
Diagram of Problem Statement
Source: made by author

Unclear historic preservation planning and overemphasized economic-driven renovation approach cause urban historical quarters to lose their historical authenticity, social vitality and cultural continuity.

Historic preservation planning

1 Unitary Evaluating Codes

Since current historical buildings /quarters protect in a separated way in China, only those historical sites which are admitted by authorities are listed in the protection acts of government. Therefore, numerous historical residential communities and alleys which are considered "insignificant" by government have been demolished. Meanwhile, cultural meanings and traditional lifestyles are fading with disappearing of these "insignificant" parts. In 2003, there were 56 historic preservation districts listed in the "Nanjing City Protection Act". However, in 2009, there were only 8 listed in the "New Nanjing City Protection Act". Relevant authorities explain that many districts are not up to the standards of the historic preservation district due to limited numbers of historical heritages and buildings. As the result, historical districts will be more fragmented and further shrinking.

2 Incomplete Preservation Strategies

The main challenges of historical quarters renovation in China can be summarized into two pairs of conflicts: "a relationship of urban new developments and old city conservation" and "a relationship of living quality improvement and historical & cultural preservation". Historical residential communities are facing two treatments. One is the large-scaled demolition as I mentioned before. The other is to leave these areas as they are now. However, preservation does not mean to sacrifice locals' well-beings. As the result, those left areas will cause many negative effects, such as security problem, environmental deterioration and social segregation.

Economic-driven renovation approach

3 Overemphasized Economic Benefits

In order to realize capital sustainability, government usually transfers historical lands which need to be renovated to private developers. The developers are all profit-driven, which means they will only invest in commercial, real-estate or touristy projects in order to gain the biggest benefits. Many precious historical areas are transformed into big shopping centers and tourism spots nowadays. One example is the Nanjing Nanbuting demolition project. The original historical celebrity dwellings were replaced by "Business Clubs" and "Modern Villas" in the case. As the result, historic cities will be full of skyscrapers, business centers and "fake antiques", losing their inherent identities.

INTRODUCTION

**_Current Renovation Model
Top Down & Economic Driven**

DEMOLITION / REBUILT



Fig. 1-3-2: Nanjing Cang Alley

Source: http://www.njdaily.cn/2012/0530/151260_all.shtml

COMMERCIAL DISTRICT



Fig. 1-3-3: Nanjing Confucius Temple (2013)

Source: <http://www.mafengwo.cn/i/748284.html>

TOURISM SPOT



Fig. 1-3-4: Nanjing Mendong Ancient Street

Source: <http://www.young100.cn/news/focus/2014-02-02/56750.html>

NEW HOUSING PROJECT



Fig. 1-3-5: Nanjing Nanbuting Ancient District

Source: http://www.panoramio.com/user/7967823?comment_page=1&photo_page=28

INTRODUCTION

1.4 Aim

For this thesis, I will establish a toolbox (a theoretical framework, a net of planning regulations and strategic projects) for government and advocacy planners, exploring an alternative renovation model ("common interests" model) based on the "urban catalyst" theory to current Chinese economic-driven renovation planning approach, in order to improve physical environment, balance reconstruction capital, conserve local identity and enhance social inclusion for historical quarters in China.

Final project goals:

"Social Inclusion"

- Emphasizing original residents' real needs and demands
- Enhancing cohesion of neighborhoods

"Local Identity"

- Remaining historical authenticity
- Maintaining traditional activities, lifestyles and genius loci of historical areas

"Economic Value"

- Encouraging local economies

"Physical Environment"

- Creating qualified and diversified public spaces

LOCAL IDENTITY



LOCAL ECONOMY



LOCAL LIFE



INTRODUCTION

1.5 Research Questions

Main Research Question

How to use minor 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 minor historical quarters in the "Old South Town" of Nanjing?
- 5 What kind of planning frameworks facilitate the "common interests" model of historical quarters renovation?
- 6 How to apply the "urban catalyst" theory for historical quarters renovation in the Nanjing "Old South Town"?
- 7 What are the challenges of historical quarters renovation in China?

1.6 Relevance

Academic Relevance

The purpose of this study is to make a contribution to the theory of historical quarter renovation and practice of exploring an alternative renovation model ("common interests" model) to current Chinese economic-driven renovation planning approach. At the theoretical level, the contribution of this study was aimed at exploring the concept of historical quarters as "urban catalysts" to motivate local potentials.

Historical renovation aims at remaining historical authenticity, enhancing local identity and promoting social & economic vitality. The "Urban catalyst" theory provides an effective method to facilitate this goal. Urban catalyst strategy emphasizes on historical contexts and local identities, researches historical areas entirely rather than a single project, bases on physical, functional, economic as well as social aspect, and most importantly starts with small interventions and participatory discussions, which helps to achieve a sustainable renovation for historical areas.

Social Relevance

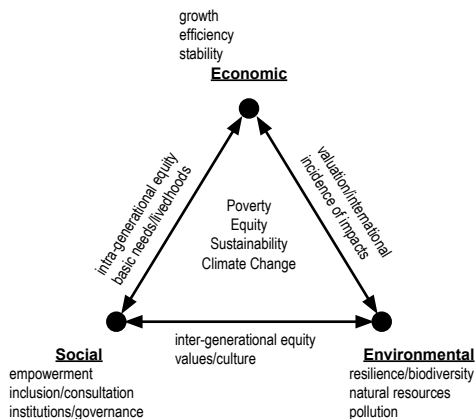


Fig. 1-6-1: Sustainable Triangle

Source: <http://www.eoearth.org/view/article/156365/>

Since current Chinese historical areas renovation is only contingent on economic benefits for government and developers, it is unsustainable. Social equity and environmental integrity are disregarded. In renovation process, interests and conflicts for different groups of stakeholders should be emphasized. Start with digging local potentials and defining "catalysts" can validly protect historical areas authenticity. Meanwhile, locals' real demands and choices should be respected in order to improve the social justice.

My proposed renovation model emphasizes on the concept of "common interests", which means through strategic interventions to utilize and stimulate local potentials of historical areas and realize social revitalization and economic revitalization in long-term perspectives.

INTRODUCTION

1.7 Methodology & Schedule

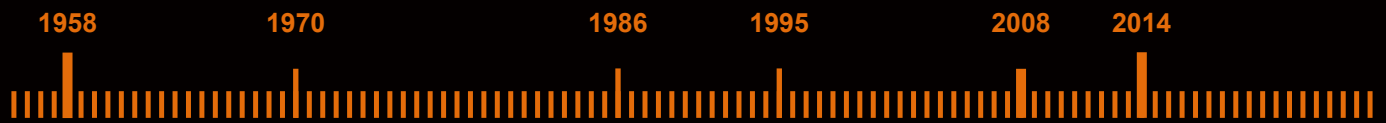
Methodology

In China, historical areas renovation witnessed several vital periods through time. There was no formal historic preservation plan until 2008. In many cities, the areas were demolished and reconstructed thoroughly. After 2008, government proposed the "Regulation on protection of famous historical and cultural city, towns and villages" which emphasizes on protecting and renovating historic districts. However, due to the China's special political and economic context, current historical redevelopment model originates from an extreme top-down process and overemphasizes economic value, which caused many historical quarters to lose their cultural identity, social vitality and historical authenticity.

I will take the Nanjing "Old South Town" district as a typical research area by having an insight of its historical evolutions, historical resources, current planning frameworks, social structures and spatial potentials. The strategy is, corresponding with current top-down and economic-driven renovation model, to explore an alternative renovation model which balances common interests & demands and emphasizes historical quarters' contexts & potentials.

I will use "typology study" as one of the important methods to analyze and understand different situations of historical quarters in the "Old South Town" district. Besides, I will introduce the "urban catalyst" theory as a main method in my design proposals to discuss how to stimulate local potentials for different types of historical quarters.

In the end, I will establish a toolbox to discuss stakeholders, planning regulations and spatial renovation approaches to explore a "common interests" renovation model for historic cities.



PROBLEM FIELD

"Old City Reconstruction Plan"
 "Fake Antiques" Market Oriented Development
 Demolition & Reconstruction
URBAN NEW DEVELOPMENT

Historic Preservation Planning + Economic Driven Model
 Renovation & Revitalization
ECONOMIC DRIVEN + TOP DOWN

RESEARCH

Nanjing "Old South Town" historical quarters

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



DESIGN

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

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

Products:
 ToolBox (Theoretical framework, Planning regulation, Strategic projects)

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

STRATEGY

- "Common Interests" Model
- _ Based on the "urban catalyst" theory
- _ Emphasizing local participation
- _ Enhancing historical, cultural and economic value

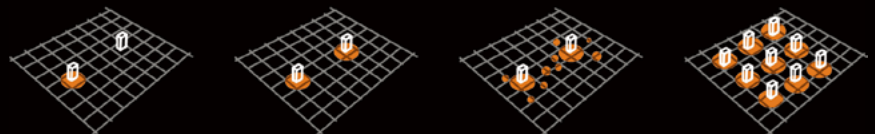


Fig. 1-7-1: Methodology Scheme
 Source: made by author

INTRODUCTION

Schedule

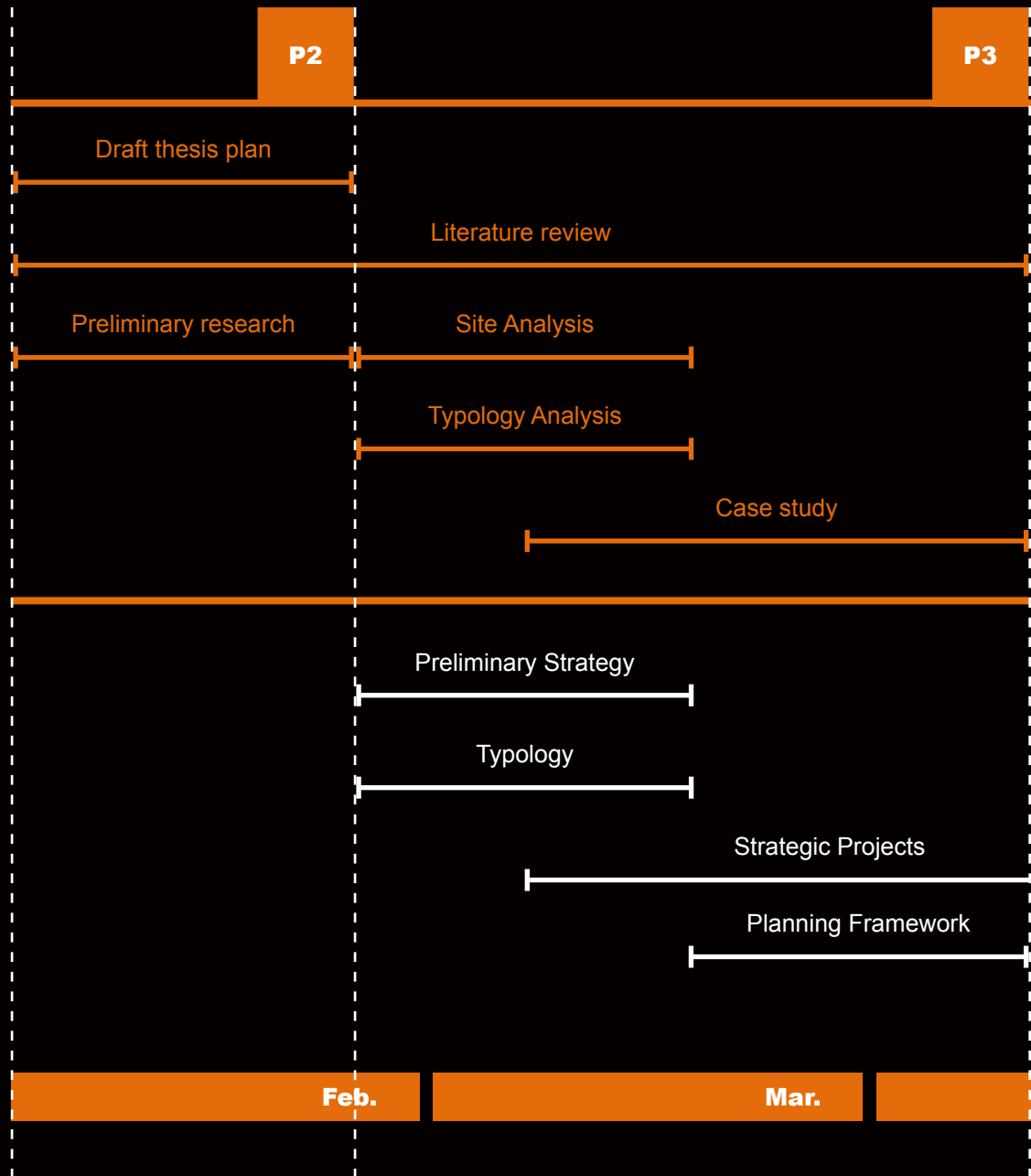
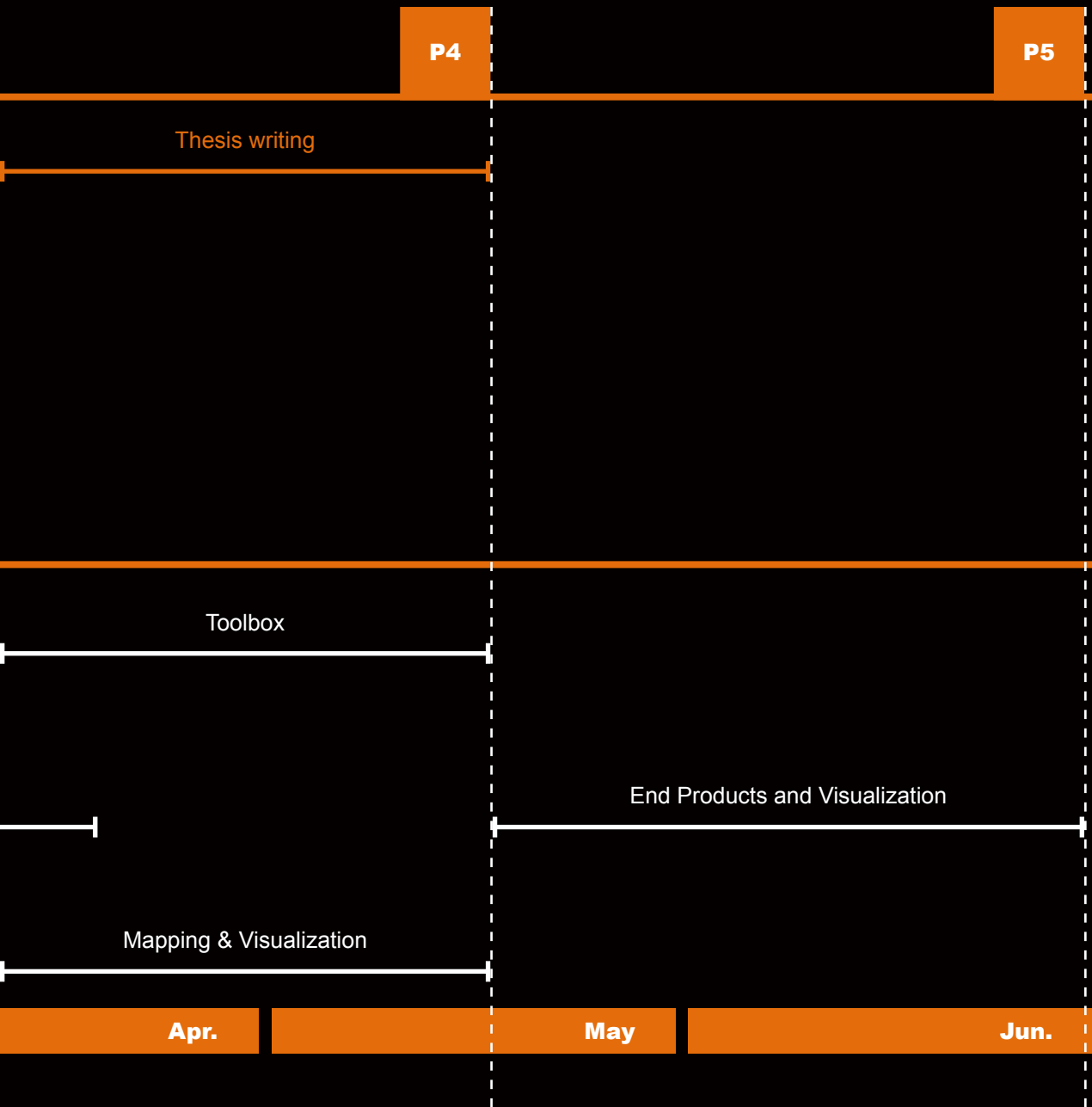


Fig. 1-7-2: Thesis Plan
Source: made by author
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INTRODUCTION

1.8 Summary

In general, my report is structured as a research by design study. Questions, theoretical concepts, analysis of case studies, general history and detailed spatial development of the "old south town" are followed by design and planning proposals. In the end, the results will be put in a wider perspective in the form of a "toolkit" that may be relevant for renovating historic cities in China.

This study is organized into 8 chapters (Fig. 1-8-1). The elaboration of theories and case studies used in the study is presented in chapter 2. The research and analysis on the sites is presented in chapter 3 and 4. In the two chapters, regional contexts, historical evolution, different types of historical heritages and current planning frameworks are presented, including a discussion of insufficient for current urban renovation practice and my design scope ("minor" historical quarters) for the thesis. The design proposals are discussed in chapter 6 and 7. A comprehensive studies of the minor historical quarters are produced in chapter 6, including social structures, physical potentials and typology studies. Following the typology studies, three strategic projects are presented and the "urban catalyst" theory is applied in design processes. The meaning of the three strategic projects is to explore possibilities for an alternative renovation model ("common interests" model), visualize local potentials and define catalysts strategically. In chapter 7, I summarize challenges & limitations of the "common interests" renovation model and look back to the whole "Old South Town" to discuss contributions in a regional scale. Finally, in chapter 8, I establish a toolbox to discuss stakeholders, planning regulations, spatial renovation approaches to explore the "common interests" renovation model for different types of historical quarters in Chinese cities.

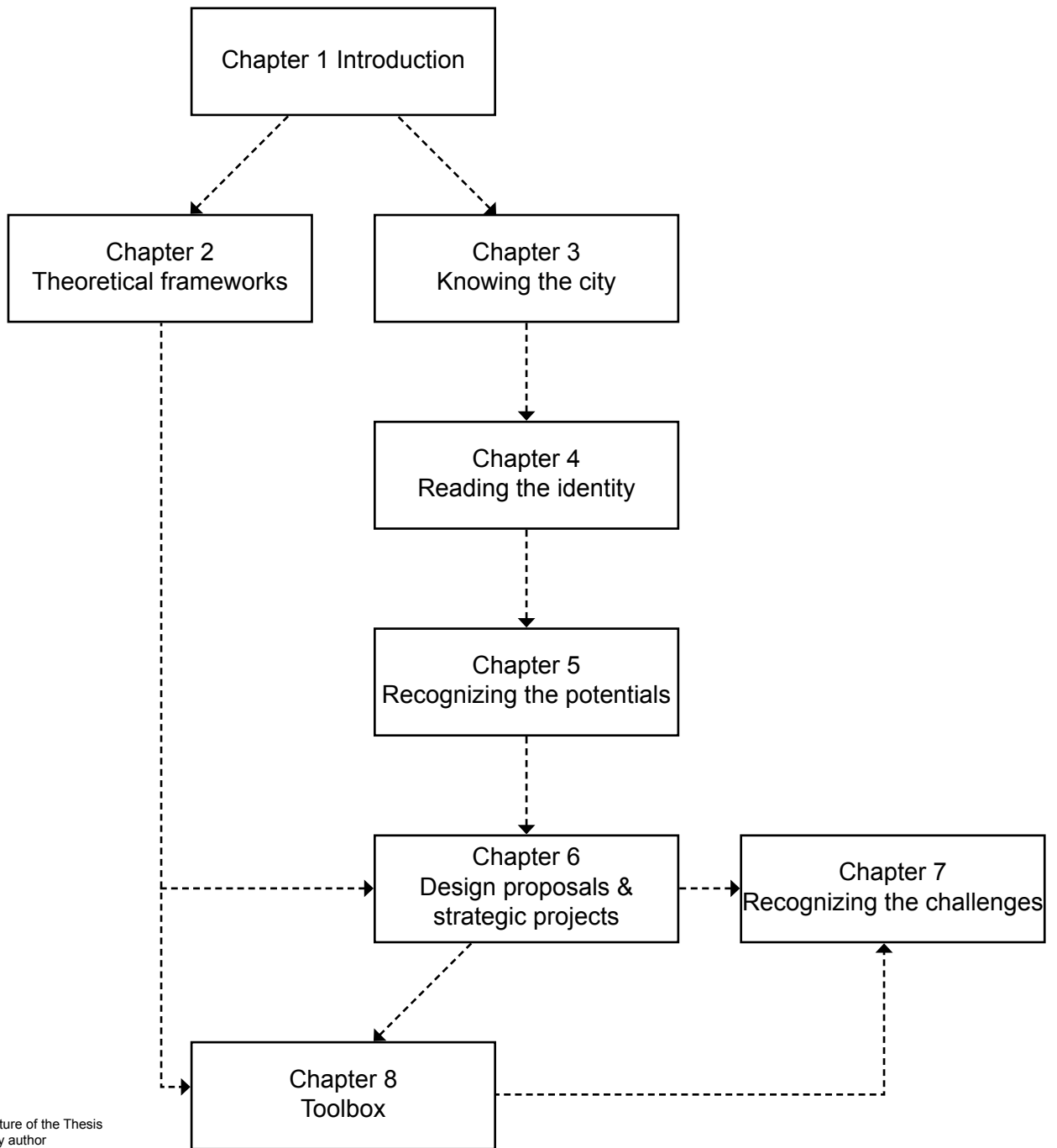
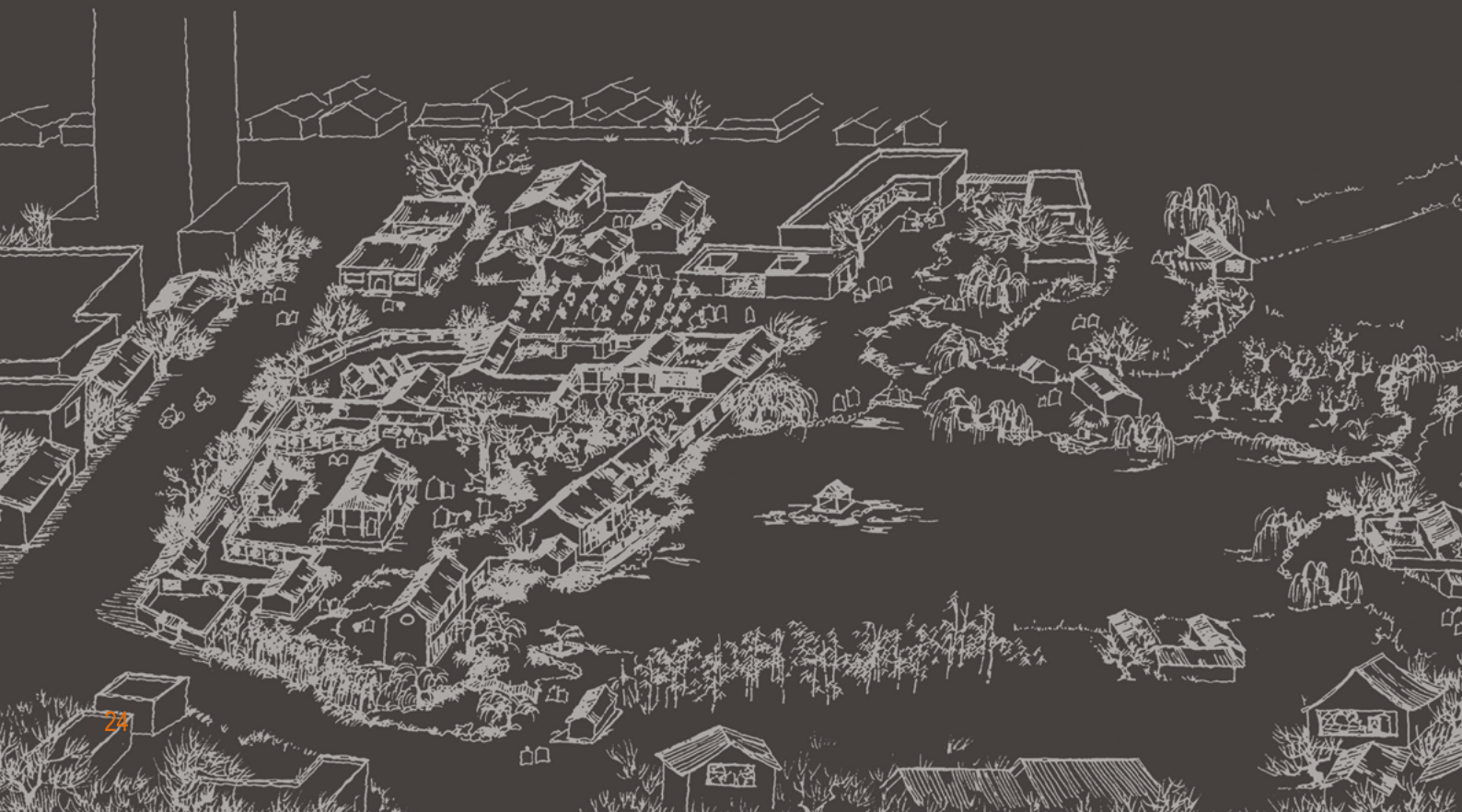


Fig. 1-8-1: Structure of the Thesis
Source: made by author



THEORETICAL FRAMEWORK

- 2.1 Authenticity
- 2.2 Local Social Structure
- 2.3 Urban Catalyst
- 2.4 Case Study
- 2.5 Summary



THEORETICAL FRAMEWORK

2.1 "AUTHENTICITY"

Definition

Historic district or heritage district is "a section of a city which contains older buildings considered valuable for historical or architectural reasons." Authenticity is the most essential conservation value of the building heritage and it is one of the preserved values. The word "authenticity" -- concerning the conservation of historic places -- was first used in the Venice Charter of 1965. In the preamble of the Venice Charter, it says that one of the reason that historic monuments should be safeguarded is: [because] it is our duty to hand them on in the full richness of their authenticity. The word "authentic" was again mentioned in article: Its [restoration] aim is to preserve and reveal the aesthetic and historic value of the monument and is based on respect for original material and authentic documents. (Charter. V, 1964) Dictionary gives three definitions to "Authentic": 1) known to be real and genuine and not a copy; 2) true and accurate; 3) made to be exactly the same as the original. It is this third definition that contradicts with the first two definitions.

At the Nara Conference in 1994, different opinions on "authenticity" were discussed at an international level. During this conference, it became clear that the word "authenticity" has different connotations, and varies with(in) every country. These different opinions about authenticity also results in different value of the historic subject, and thus also on the conservation of the subject. Some countries prefer to preserve the original, genuine material of a

historic place or object, even when this is incomplete. Others prefer to have a complete image of the original shape (even with the use of new material). And, for another group it is the location that is important. Therefore, a framework that deals with authenticity should ensure the legitimization of diversity (Galla, 1995).

If the multiple value of authenticity are acknowledged, then the physical fabric should not be the only thing that should be safeguarded. The building techniques, its surroundings, its additional (archaeological) findings, and its (original) function should be protected as well (Von Droste and Bertilsson, 1995). However, the diverse authenticities are not always compatible. Sometimes, compromises have to be made regarding to the conservation of the object or place.

Who owns the past? Different cultures have different views on the preservation of their cultures. Scholars have another view about a cultural significance than the (indigenous) culture involved. For the indigenous culture the survival of the intangible culture can be more important than the survival of the material culture; for them "the past is a living component of present day life" (Cleere, 1989). Moreover, not to repair the historic fabric can sometimes damage its intangible value and even lose its sacredness (Whiting, 2005).

Fig. 2-1-1: Nanjing "Old South Town"
Traditional Residential Quarter
Source: <http://flowerread.wordpress.com/2010/04/18/old-nanjing-chengnan/>

"Authenticity" in My Project

Our definition of what was essential in the past is a dynamic process. The definition of "authenticity" changes over time. On the one hand, we understand a broad meaning of historical authenticity is not confined to protect historical heritages, but also attempts to preserve surround environments, cultural atmosphere, traditional activities and local lifestyles. The historical authenticity should emphasize on preserving cultural continuities. On the other hand, we recognize historical areas should be redeveloped both in functional and physical aspect in order to adapt to modern life. What we can do is to strike a balance between preservation and revitalization for historical areas.



THEORETICAL FRAMEWORK

2.2 "LOCAL SOCIAL STRUCTURE"

Gentrification

It was Glass (1964) who proposed the concept of gentrification for the first time: "Gentrification refers to a process of class succession and displacement in areas broadly characterized by working-class and unskilled households." (Glass, 1964) The concept brought forward by Smith and Williams (1986) is more representative: "The rehabilitation of working-class and derelict housing and the consequent transformation of an area into a middle-class neighborhood." (Smith and Williams, 1986) Kennedy and Leonardo (2001) summarized gentrification as follow: 1. displacement of "working-class and derelict housing" by "middle-class neighborhoods"; 2. the material improvement in the neighborhoods; 3. the transformation of characteristics in the neighborhoods.

"Gentrification is a visible spatial component of its social transformation." (Smith and Williams, 1986) It is a shift in an urban community toward wealthier residents and/or businesses and increasing property value. Gentrification is a typically result of investment in a community by local government, community activists, or business groups, and can often spur economic development, attract business, lower crime rates, and have other benefits to a community. In addition to these potential benefits, it has been suggested that urban gentrification can lead to population migration, which may involve poorer residents being displaced by wealthier newcomers (Lees, Slater & Wyly, 2013).

Gentrification is a sign of economic growth. As money begins to flow into a neighborhood, many aspects of everyday life are changed for the better. Buildings and parks are renovated and beautified. Jobs arrive with the increased construction activity and new retail and service businesses. Crime rates decline. As the property tax base increases, so does funding to local public schools. Formerly racially homogeneous neighborhoods get an influx of diversity. There are many things to applaud about the power of gentrification. But the questions posed by critics of gentrification are, "Are the benefits of economic growth shared equally by new and old residents alike?" and "What is the social cost of economic growth?" These two queries raise a host of others, such as: Do wealthier new arrivals reap the majority of the benefits of increased economic activity? How does the arrival of new tastes, expectations and demographics damage the social and cultural fabric of a neighborhood?



Fig. 2-2-1: Negative Effects in Gentrification

Source: <http://righttothecitymtl.wordpress.com/2012/08/15/colonizing-the-inner-city-gentrification-and-the-geographies-of-colonialism/>

Positive Gentrification

Sometimes the main driver of gentrification is public policy, seeking to use "positive" gentrification as an engine of urban regeneration (CAMERON, S & COAFFEE, J, 2005). Raphael Bostic and Richard Martin (2003), Loretta Lees (2003), Hoang HuuPhe and Patrick Wakely (2000) agree on the statement that the gentrification is not intrinsically designed to displace low income residents as long as people share similar interests in the same area.

According to Atkinson and Bridge (2005), gentrification has many positive effects. The improvements in infrastructure and amenities increase property value, create jobs, improve the quality of public space and prevent a continuing spiral of urban decay. At the same time, the wealthy urbanites who have moved in will make the neighborhood prosperous along with development of new economies, while the city enjoys much higher tax revenue. The populace including indigent and migration will all benefit from the rehabilitation and regeneration process. This is called by Cameron (2003) as a policy of "positive gentrification" or "gentrification as a positive public policy tool" in urban renaissance process.

Therefore, as one of the objectives of this project, what needs to be emphasized is how to maximize benefits from gentrification and keep it at a reasonable level while avoiding detrimental consequences caused by typical market-led gentrification which is often profit-driven.

A successful precedent in China is the Shanghai Tianzifang renovation project which is a trendy creative cluster district transformed from old residential and vacant industrial buildings (Fig. 2-2-2). The project was initiated by Chen Yifei who is a famous painter and film director, and catalyzed by the establishment of a sculpture studio in one of these vacant warehouses. The planning approach was to simulate a natural growth of the area instead of making a one-off master plan, encouraging positive gentrification occur in this decaying historical quarter.



Fig. 2-2-2: Shanghai Creativity-Tianzifang
Source: <http://www.lomography.com/magazine/locations/2010/08/18/tian-zi-fang-tai-kang-road>

THEORETICAL FRAMEWORK

Stimulating "Positive Gentrification"

The main negative effect of gentrification is about a huge population displacement, especially for low-income original residents. The most challenged part is how to avoid excessive gentrification when neighborhoods of old cities are revitalized successfully. It is inevitable a improved living quality and environment will attract more middle-class people and even led to increasingly market-led new developments. Gentrification is a market-led behavior. There are not too many interventions from government. However, government can curb the process by proposing relevant policies and investing in public facilities. By supporting a certain percentages of social housing /affordable houses or providing more working opportunities for the low-income original residents, the excessive gentrification could be effectively avoided (Qu. L, 2004).

01 Functional & Social Mix

Mixed neighborhoods with a balanced composition of the population is one of the key objectives for positive gentrification. New groups of people will help to improve quality of public spaces, increase social vitality of neighborhoods and prevent a continuing spiral of urban decay. Meanwhile, wealthy urbanites who have moved in will make the neighborhoods prosperous along with development of new economies. New economies can help to improve job opportunities for indigenous residents.

02 Flexible Housing Policy

In order to guarantee interests for different groups of residents, government can apply flexible housing policies, especially provide benefits for low-income original residents. One effective strategy is to take a multiple property policy. One type of housing can be supported with different types of property in order to fulfill different groups of people. Middle-class people have abilities to buy the houses, while the low-income residents have chances to rent the houses. The policy avoids pushing out the local residents and improves living qualities of the communities.

03 "Zoning" Strategy

It is hard to force different groups of people live together. Therefore, a "zoning strategy" could be effective. In regional scale, it encourages social mix for different groups, while in local scale it respects people's real needs to locate them separately. In this way, basic demands from disadvantaged groups are guaranteed by clearly defined land for

public uses, at the same time market-led gentrification occurs in specific locations functioning as engines of renovation.

04 Emphasis on Public Spaces

Public spaces are important in the process of positive gentrification. Focusing on diversified uses and accesses to public spaces, gentrification can bring far more positive effects by creating more public spaces. It is a good way to improve physical environments, increase neighborhood vitality for communities and enhance social cohesion for different groups of people.

05 Supports for Low-income Residents

In the gentrification process, it is vital to protect disadvantaged groups of indigenous residents. The lifestyle of these people represents local identity and cultural continuity of the communities. Government should give them more supports to help them stay, like providing a certain percentages of social housing, affordable renting housing and employment opportunities in the sites.

06 Small Interventions

When we propose the "gentrification" method for an area, it is necessary to establish exemplary cases first and transform the whole place step by step. Instead of pushing indigenous people out, it is better to stimulate initiations (participation) of them to transform their areas by themselves, as the Tianzifang renovation case I mentioned before.

THEORETICAL FRAMEWORK

Gentrification in Nanjing

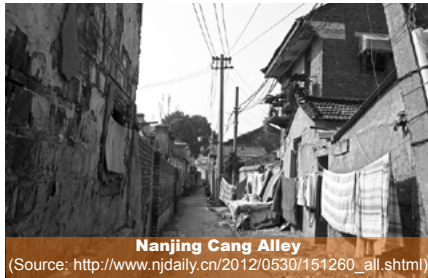
Gentrification in China is a completely market-oriented process. Gentrification areas in Nanjing are mainly distributed in downtown areas and advantaged districts: a character of "being close to mountain and water" is obvious. Indigenous residents are pushed out from their houses and arranged to suburb's affordable houses. Original urban fabrics were thoroughly demolished and reconstructed to high-rises and modern buildings in order to maximize real-estate benefits. (Fig. 2-2-3) A new-layer urban spatial structure gradually shows up. Spots gathered by upper and middle class gradually show up in the advantaged areas, such as the Qinhuai River bank and the "Old South Town" district. Poor people are driven out of the places through urban renewal. (Fig. 2-2-4)

"Gentrification" in My Project

"Gentrification" is good for improving urban circumstances and basic facilities and preventing urban centers from downfall caused by building's aging, neighborhood's disintegration and industry's relocation. The most essential part in my project is to maximize benefits from gentrification and keep it at a reasonable level, meanwhile avoiding detrimental consequences caused by typical market-led gentrification which is often profit-driven. New groups of people should not dominate these areas. Government could provide a certain percentages of social housing and non-profit housing for original low-income residents, ensuring the traditional neighborhoods will not be totally replaced. During the gentrification process, concept of "common interests" for different groups of stakeholders should be emphasized.

When we propose the "gentrification" method for historical quarters, it is necessary to establish exemplary cases first and transform the whole areas step by step. Compared with pushing indigenous residents out, it is better to stimulate initiations (participation) of them to transform their areas by themselves, as the Tianzifang renovation case. Meanwhile, it is necessary to establish a support mechanism providing some social housing and low-rent housing for low-income initiations. It could effectively avoid excessive gentrification and function displacements for such areas.

Old Blocks in Nanjing Downtown



New Real Estate Community

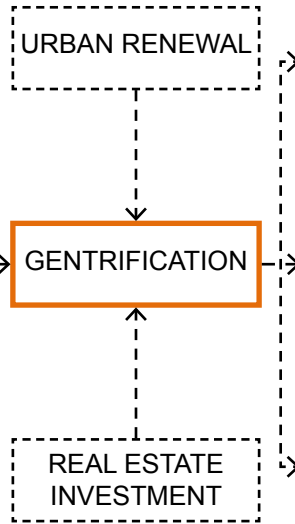


Fig. 2-2-3: Diagram of Gentrification Process in Nanjing

TYPES	MAIN LOCATIONS		
	CENTER	ADVANTAGES	SUBURB
VILLAS	0	+++	++
MIDDLE CLASS	+++	+++	0
COMMON	---	---	+++
AFFORDABLE	0	0	+++

INCREASE ++ REDUCE -- NONE 0

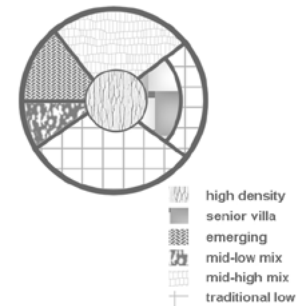


Fig. 2-2-4: Main Locations of Different Types of Communities in Nanjing
Source: <http://wenku.baidu.com/view/a7e499bafd0a79563c1e722d.html>

Fig. 2-2-5: Residential Differentiation in Nanjing
Source: <http://eps.revues.org/3854>

THEORETICAL FRAMEWORK

2.3 "URBAN CATALYST"

Definition

_"CATALYST"

The term "catalyst" is derived from a chemistry concept. The Oxford English Dictionary's definition of catalyst in the field of chemistry is: "substance that when present in small amounts increases the rate of a chemical reaction or process but which is chemically unchanged by the reaction; a catalytic agent (A substance which similarly slows down a reaction is occas. called a negative catalyst)." The meaning of "catalyst" may also be extended to: "one that precipitates a process or event, especially without being involved in or changed by the consequences."

_"URBAN CATALYST"

Drawing on the extended definition of catalyst, it may be similarly be applied to urban catalyst, as an element which can promote changing of city structure and change speed and mode of city development. From an urban perspective, the catalyst in urban design may be described in following way: "It is the positive impact an individual urban building or project can have on subsequent projects and, ultimately, the form of a city. It encourages designers, planners, and policymakers to consider the chain-reactive potential of individual developments on civic growth and urban regeneration." (Attoe & Logan, 1989)

In the book of "American Urban Architecture-Catalysts in the Design of Cities", Wayne Attoe and Donn Logan postulated that strategic introduction of new elements might revitalize existing ingredients of urban centers without necessarily changing them radically. And even as the catalyst stimulates such new life, it also affects the form, character, and quality of urban elements that are subsequently introduced (Ibid, 1989).

The purpose of urban catalyst is the incremental, continuous regeneration of urban fabrics. The important point is that the catalyst is not a single end product but an element that impels and guides subsequent development (Ibid, 1989). The function principle may be briefly summarized in a way that the catalyst only acts on adjacent area at the beginning, consecutively changing and developing the nature and external conditions of elements. The old elements in cities were attracted by new elements, the old catalyst elements interacted and integrated with new one when the cities was being constructed and developed. After that, a larger catalyst will appear and impact greater range of the urban areas. Finally there comes out an urban linkage reaction and renews the cities to the catalyst way (Shen. L, 2013). (Fig. 2-3-1)

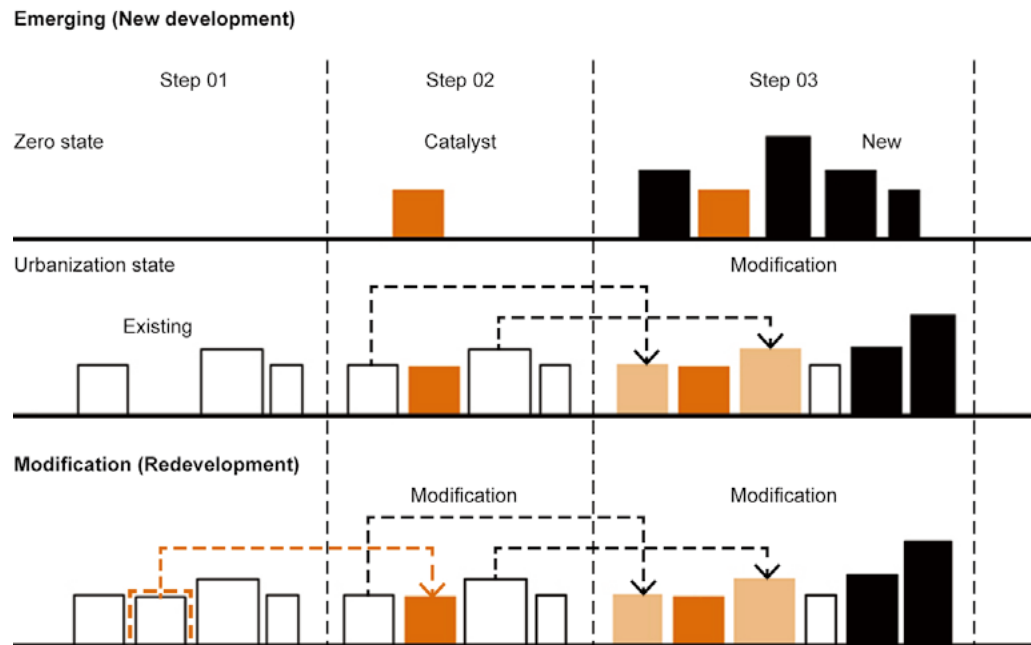


Fig. 2-3-1: Catalysts and Impacts on Different Types of Urban Developments

Data Source: Attoe & Logan, 1989
Source: made by author

THEORETICAL FRAMEWORK

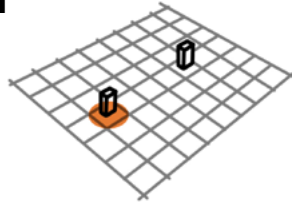
Example

Ghirardelli Square to Fisherman's Wharf area in San Francisco is a successful application of the "urban catalyst". Nowadays Fisherman's Wharf area is a popular area full of entertainment and shopping. Ghirardelli Square played a key role in development of Fisherman's Wharf. Before revitalization, Fisherman's Wharf was a rendezvous of industrial area and Fishery Quay.

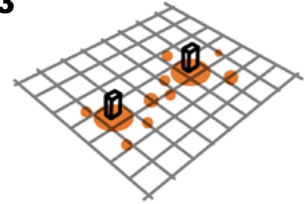
The reformation of the area could thus be divided into three stages (Fig. 2-3-2). In the early 1960s, an old Italian chocolate factory in a nonretail area was converted into a specialty shopping complex. Because of the richness and strength of the existing buildings and the talent of both the building and landscape architects, the past is preserved "in weaving a pattern of charming plazas, courtyards, and passages between buildings." (Ibid, 1989) In the second stage, economic success of Ghirardelli Square recommended a parallel treatment for the Cannery where located two blocks away. It is a similar specialty center. The economic reaction is only one part of catalysis. Ghirardelli Square also influenced forms and characters of the Cannery, as the outstanding design of the first project stimulated the second one. In the third stage, after Cannery was completed, as a natural consequence of market forces, buildings along Beach Street between Cannery and Ghirardelli were redesigned and released. The interesting observation is that both of them affected the form, style and detail of the new buildings around them.

From this example we can conclude that the catalyst reaction was already reached to a further level, not only social and economic, but also architectural. Moreover, it gave a new life for the whole area. As the result, the area of Fisherman's Wharf became one of the most famous leisure-oriented entertainment places in San Francisco (Shen. L, 2013).

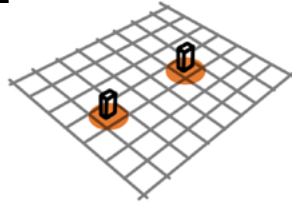
01



03



02



04

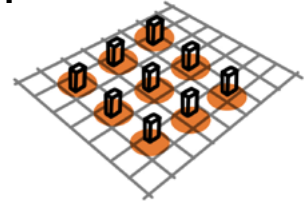


Fig. 2-3-2: Catalyst Reaction
Data Source: Attoe & Logan, 1989
Source: made by author



Fig. 2-3-3:
Ghirardelli Square in San Francisco
Source: <http://news.theregistrysf.com/jamestown-properties-buys-ghirardelli-square-in-san-francisco/>

THEORETICAL FRAMEWORK

Historical Quarters as "Urban Catalysts"

Gratz (1989) states, the key challenge is therefore to "preserve and restore the historical fabric without resorting to fake history and period pieces as the genuine maintains the continuity of history."

In a renovation process, it is essential to make sure that the protected object remains the same and its historical continuity will not be damaged after renovation. The application of the "urban catalyst" is an effective way to revitalize historical quarters and preserve their authenticity.

Thus, the main purpose of the "urban catalyst" theory is to stimulate and activate elements and affect the whole system. The task of introducing the "urban catalyst" to historical areas is to stimulate elements which are inactive. Partial renovation of historical areas plays a role in catalytic reaction and effects neighboring areas, resulting in a chain reaction which leads to development of the whole region. The "urban catalyst" way not only leads to physical renovation but also stimulates economy revitalization for these places. Social groups with different interests such as government, developers and original residents, involved in the reorganization process, control & guide follow-up stages and conduct future development trends for the historical areas.

It is vital to point out that the catalytic reaction does not merely happen in physical forms, but also occurs in non-physical aspects. "Urban catalysts" are deliberately selected based on the vernacular contexts. They help to maintain local identity and inherit spirits of the spaces. Nowadays the lack of connectivity between urban development and their contexts becomes a major problem in contemporary development (Bohannon, 2004).

Characteristics of Urban Catalytic Strategy in Historical Quarters

Urban catalyst reflects the following characteristics in renovating historical quarters (Attoe & Logan, 1989):

1. Catalytic process should base on local contexts and genius loci of historical quarters. Since each historical district has its own characteristics, urban designs cannot be assumed uniformity.

2. Introduction of catalysts into historical quarters will change their existing elements, whether economic or physical. The potentials of a building to influence other buildings and to lead urban designs are enormous.

3. Urban catalyst enhances or transforms existing elements of historical quarters with positive ways. Although the catalytic reaction will change the existing elements, it is not needed to destroy or belittle value of the existing elements during the reaction.

4. Urban catalyst emphasizes on channeling instead of forcing.

5. The influences of catalytic reactions are not predetermined, as no single formula can be specified for all historical quarters. It should take measures adapted to local conditions in order to forecast results.

6. Catalytic design is strategic.

7. Each catalytic reaction is based on revival of entire historical areas, rather than a single building renovation. Instead of considering historical quarters of isolated pieces, imagine historical districts as a whole.

"Urban Catalyst" in My Project

The key task of my project is to establish an alternative renovation model ("common interests" model) for historical quarters redevelopment. "Urban catalyst" theory provides an effective method to facilitate this goal. Urban catalyst strategy emphasizes historical contexts and local identities, researches historical areas entirely rather than a single project, bases on physical, functional, economic as well as social aspect, and most importantly starts with small interventions and participatory discussions, which helps to achieve a sustainable renovation for historical areas.

THEORETICAL FRAMEWORK

2.4 Case Study_European Precedent

Almere Oosterwold Bottom Up Initiative User-oriented Urban Development

Oosterwold is currently an open landscape to the east of Almere. In Oosterwold, city and countryside were gradually mixed. The role of government will be minimized, and Oosterwold will be fully built by its future inhabitants.

Everyone participates a part of the overall program of Oosterwold. You can develop your lot on your own or in collaboration with others (Fig. 2-4-2). Area managers will monitor your initiatives and provide guidance when it is necessary.

In Oosterwold, you have chances to make you dreams come true. You can choose an agricultural lot with more opportunities for farming, a landscape lot with spaces for nature, an urban lot with higher building density or a standard lot. By clustering your buildings, you will contribute to develop an open and continuous green landscape. In this part, any kind of program is possible. You can develop a small community, a school or a farm. You will contribute to street networks with constructing a part of public road in front of your house and paths around your lot. You will fill your land with urban farming and collective green. You take responses for retention and drainage of rain water, production of renewable energy & clean drinking water and process of waste and dirty water.

Existing farms, roads, canals, woods and windmills are taken as starting points of future developments. The first groups of residents constructed their lots in open landscape. Step by step, communities are created.

Oosterwold will grow organically into a green urban landscape which is designed by its residents. The development strategies of Oosterwold offer a radical alternative for large scale urban planning. It introduces a radical new urban model which is more flexible and completely user-oriented.



Fig. 2-4-1: Almere Oosterwold Planning
 Source: <http://www.playthecity.nl/7611/nl/why-play-oosterwold>

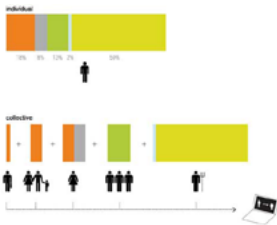
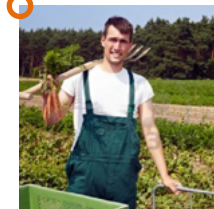
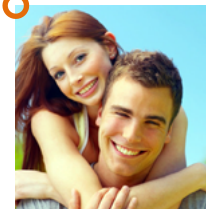


Fig. 2-4-2: Almere Oosterwold Strategy
 Source: <http://ekuaciones.blogspot.nl/2012/04/almere-by-mrvd.html?m=1>



Jan (37)-Farmer, Leiden
 "I want to leave the Randstad area because my farm is competing with industry. I rather live in a more harmonic way together with other people in a green environment."



Bas (32) & Monique (29), Amsterdam
 "We want to start a family, but we are living in a small apartment in the centre of Amsterdam. A big house for raising a family is way to expensive around here. The chance to built our dream house in Oosterwold fits our budget; it is perfect for us!"

THEORETICAL FRAMEWORK

2.4 Case Study_Asian Precedent

Japan Kyoto Machiya Bottom Up Initiative Cultural-oriented Historical Quarter Preservation

Kyoto is a core of the Japanese Machiya culture, and just for this traditional culture that makes Kyoto outstand from other metropolitan cities in Japan. Machiya are traditional wooden townhouses found throughout Japan and typified in the historic capital of Kyoto. Machiya (townhouses) and nōka (farm dwellings) constitute two main categories of Japanese vernacular architectures known as minka (folk dwellings). Machiya originated as early as the Heian period and continued to develop through to the Edo period and even into the Meiji period. Machiya housed urban merchants and craftsmen, a class collectively referred to as chōnin (towns people). The word machiya is written using two kanji: machi meaning "town", and ya meaning "house" or "shop" depending on the kanji used to express it. Machiya are with good living conditions. However, these houses are unqualified for fireproofing and antiknock characteristic. They also lack of modern facilities and infrastructures. Although with many problems, most of local residents would like to go on living in Machiya blocks in the future.

Government realized that the revitalization should base on the local residents' interests and traditional lifestyles. They tried to stimulate the people's initiation to protect Machiya blocks by encouraging multiple traditional activities about Machiya culture. These activities help people to understand the Machiya preservation deeply and comprehensively. Besides, the original residents remained some traditional festivals since the Edo Period, they called them "Ji" (PingfengJi, DiyuanJi), and these activities helped to maintain Kyoto cultural continuity which included physical environments, clothes and customs preservation. People will host royal flower parade along the Machiya blocks during the festival every year (Fig. 2-4-4). The whole activities will be organized by the Machiya community, and prepared by the local residents from different groups. In the end, those cultural activities help to make cohesions for different social groups, promote neighborhoods vitality and protect physical Machiya houses.



Fig. 2-4-3:
Old Fabric Shop in Nara, Japan

Source: http://en.wikipedia.org/wiki/File:Fabric_shop_in_Nara.jpg



Fig. 2-4-4: Flower Parade Along the
Machiya Blocks in Kyoto, Japan

Source: <http://cn.japan-guide.com/travel/kansai/kyoto/gion>

Such kind of traditional cultural activities exist in Nanjing "Old South Town" historical residential areas as well, from the traditional Chinese Opera to the folk festivals. It includes different types of activities for different social classes. In my aspect, the prosperous of the folk activities for historical residential areas can be one of the key points to promote the vitality for these places. In addition, new involved residents can take the chances of participating these traditional activities to integrate with the local communities quickly and properly. Local committees take a big responsibility for these cultural activities and try to integrated different groups of people by encouraging participation to those activities.

THEORETICAL FRAMEWORK

2.4 Case Study_Chinese Precedent

Tianzifang Shanghai Bottom Up Initiative Self-organized Historical Quarter Transformation

Tianzifang on Taikang Road is a traditional neighborhood with the one of the most well-in-shape remaining community structures in the central area in Shanghai. It contains two to three-story traditional Shikumen Linong housing from around French concession period and six traditional Linong factories from different time (Fig. 2-4-5). By 1990s, through the process of industrial restructuring, the value of the factories at Tianzifang went down, and vacant factories were lent out to small street businesses. As a result, the area was fragmented and the neighborhood became poor.

Without introducing a large-scale redevelopment project, which is usually imposed from above and accompanies a relocation of the original inhabitants, Tianzifang has transformed gradually as old buildings get renovated one after another. Regeneration of Tianzifang was achieved by a self-organizational process that is described as the status changes of entire Tianzifang caused by the aggregation of individual building renovation within a restricting original neighborhood community structure. (Shinohara, H. 2009)

A noticeable change to the inactivated community since industrial decline began to take place in 1998 when Chen Yifei, a well-recognized Chinese painter, moved into a simply renovated factory space as his art studio. Areas around Taikang Road had been recognized by artists by then, and the attracted artists both foreign and domestic gradually started moving into the old factories and Tianzifang has come to be known as Shanghai's SOHO.

The spatial capacity of the six former factories was not enough to accommodate more artists willing to come. In 2004, a Shikumen Linong residential house to the north of the old factories was lent out to a fashion designer as his gallery space by the hands of an original inhabitant. From that point, the expansion into the residential area progressed beyond factory boundaries, and spaces for creative

industry gradually grew into smaller alleys (Fig. 2-4-6). With the expansion, the artistic atmosphere infiltrated into the Shikumen residential area and changed pure residential characters. The artists and designers settled renovated old houses by themselves and updated the function of the buildings.

During the expansion in 2007 and 2008, kinds of non-residential use were extended to more commercial ones such as bars, restaurants, retails and added more contemporary fashionable atmosphere. The expansion of non-residential uses added new value to the existing residential buildings and transformed the status of the devastated industrial community.



Fig. 2-4-5:
Shanghai Creativity-Tianzifang

Source: <http://www.lomography.com/magazine/locations/2010/08/18/tian-zifang-tai-kang-road>

THEORETICAL FRAMEWORK

Tianzifang Shanghai Bottom Up Initiative Self-organized Historical Quarter Transformation

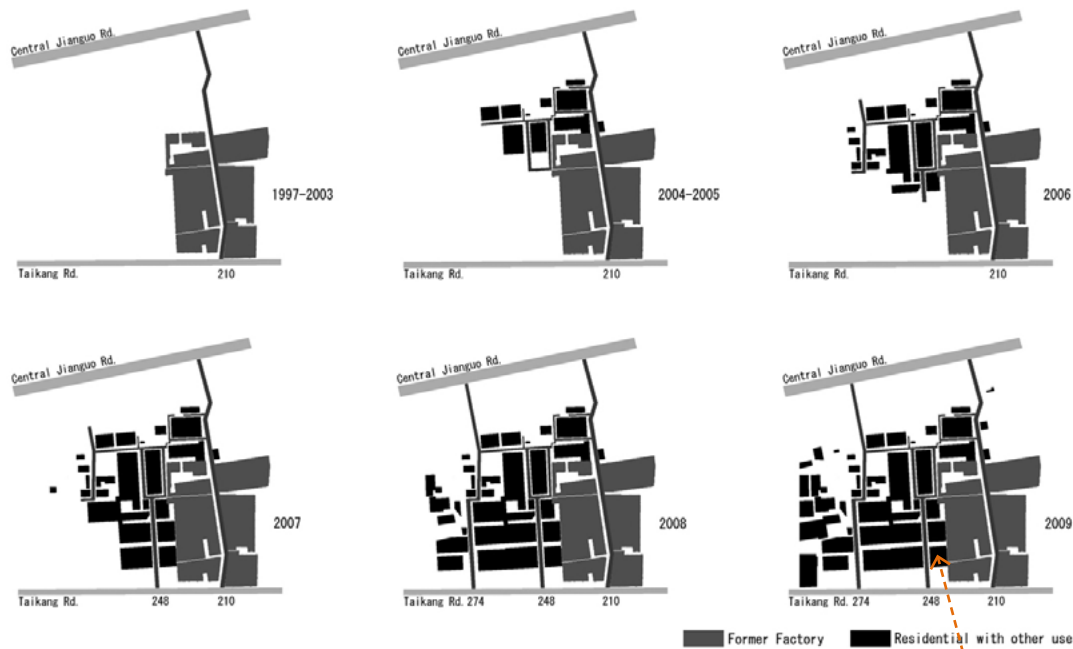


Fig. 2-4-6: Transformation Process of Shanghai Tianzifang Creative Cluster

Source: <http://www.lomography.com/magazine/locations/2010/08/18/tian-zifang-tai-kang-road>

A story is told many times to the media. A resident saw that the factory buildings were being rented to artists and designers, so he started to fix up his own house on the ground floor of a lilong building. Before he finished his work, a costume designer visited him and wanted to rent his house as an exhibition studio. The monthly rent was 4000 RMB, and the designer hired him as the clerk for a monthly payment of 1500 RMB. The resident therefore had 5500 RMB income every month, which was more than ten times his monthly 400 RMB income while he lived there himself. (Tsai, W. L., 2008)



Tianzifang has become functionally mixed, and the life in the community is socially, economically and culturally intensified through the transformation. With the local economic uplift as shown in the annual tax report of 1.38 million per year, the local resident life standard is improved. Real estate value is increased in the area and the annual rent for residential buildings is increasing by 10%. Residents have apartments around using the rent income. Even job opportunities such as a guard for the lent room is created and generates income for local people. (Shinohara, H. 2009)



Fig. 2-4-7: Factory Transformation of Shanghai Tianzifang Creative Cluster
Source: <http://www.shbiz.com.cn/Item/179913.aspx>

Tianzifang's expansion to the Shikumen residential area was a spontaneous act of the original inhabitants. Regeneration of Tianzifang is due to operation by self-organized development subjects and its bottom-up process.

THEORETICAL FRAMEWORK

2.5 Summary

Lessons Learnt From Almere

The project proposes an user-oriented urban development, under some essential planning principles formulated by government.

_PLANNING FRAMEWORK

- 1) Providing freedom of choices for enthusiastic people
- 2) Stimulating the use of urban farming in public spaces
- 3) Proposing adaptable strategies and multiple visions
- 4) Providing helps in self-organization process (establishing a digital platform and introducing a (dynamic) toolbox to function as guideline, inspiration and checklist for people)

_CHALLENGES

It is a typical example of the “advocacy planning”. Residents can fulfill their real needs and demands. Although, due to different planning systems, it is hard to practice a completely self-organization and user-oriented development in China. Some planning frameworks can be learnt, such as establishing a digital platform for users to search information and communicate, etc.

Lessons Learnt From Kyoto Machiya

The project is based on a cultural-oriented historical quarter preservation, with supports from government and local committees.

_PLANNING FRAMEWORK

- 1) Encouraging folk activities and remaining traditional festivals.
- 2) Creating qualified public spaces in communities
- 3) Establishing local committees to help organize activities, raise funds from non-profit authorities and promote social participation

_CHALLENGES

In China, many traditional cultural activities faded with diminishing of historical fabrics and old citizens. It is hard to find one with the same importance like “Ji” in Machiya case. Meanwhile, these cultural activities have high risks to be utilized as selling points to transform communities to tourism attractions and commercial streets like renovation projects before.

Lessons Learnt From Tianzifang

The project is a self-organized historical quarter transformation, with supports of a small groups of artists and celebrities. Afterwards, the success of this place can trigger government to make efforts into the overall planning, functional orientation, improvement and construction to push forward the initial idea.

The most successful step of Tianzifang case is public participation. Local residents became a dominated part and decided directions of the project. The meaning of Tianzifang is more than a bottom-up project, it is about the project changed official plans and made government participate in the redevelopment of the “lilong” block actively. Wise strategies of place-making, comprehensive recognition of historic significance, and appropriate adapted reuse jointly come into being the success of Tianzifang.

_PLANNING FRAMEWORK

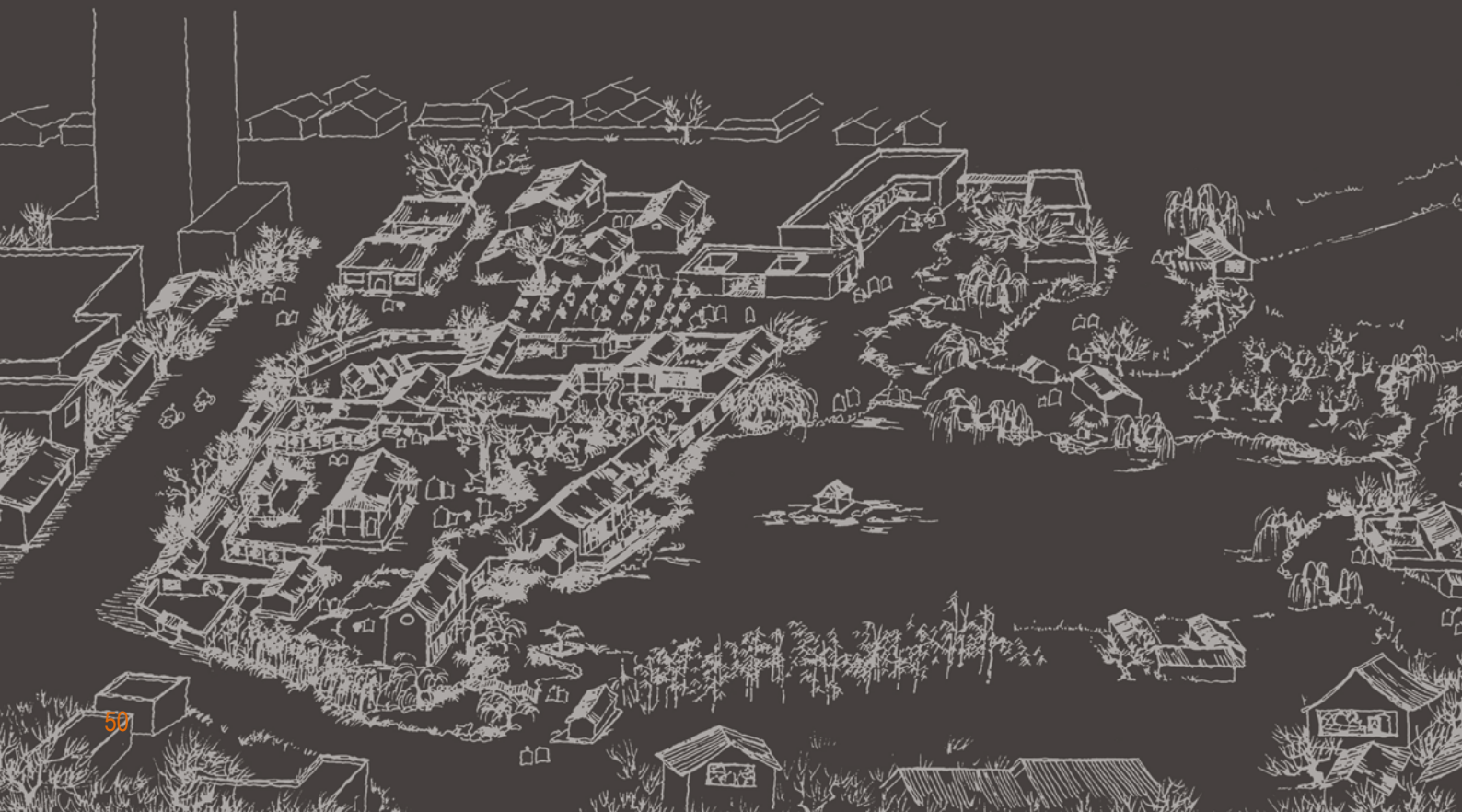
- 1) Shaping main functions of the community by local government
- 2) Establishing organization of Administrative Committee of Taikang Art Street (1999-present)
It is responsible for the management of the factories; leasing of the factories, assessing tenants and business investment, and monitoring and regulating the market.

- 3) Setting up Tianzifang Management Committee to manage issues related to the development of Linong housings

- 4) Re-zoning land uses and assigning a legal mixed use area for the development of Tianzifang

_CHALLENGES

Tianzifang is a successful project of renovating historical quarters sustainably. Historical and cultural heritages are preserved in this case. Furthermore, in long term, its economic and social values are promoted. However, the future of the Tianzifang creative cluster is challenging. Due to the current increasingly numbers of tourists and visitors, economic activities will increasingly dominated of the community. As the result, more and more local residents choose to move out and the district loses its social vitality and real historical cultural value eventually.



KNOWING THE CITY

- 3.1 Regional Context
- 3.2 Historical Evolution
- 3.3 Policy Directed Urban Development



KNOWING THE CITY

3.1 Regional Context

Location



Fig. 3-1-1:
China -- Yangtze River -- Nanjing
Source: made by author

Nanjing is the capital of Jiangsu province in eastern China. It has a prominent position in China's history and culture, having been the capital of China in the Six Dynasties. It is recognized as one of the Four Great Ancient Capitals of China which has 2500 years city history. Located in the lower Yangtze River drainage basin and Yangtze River Delta economic zone, Nanjing has long been one of the China's most significant education, research, transport and tourism centers. The Yangtze River flows past the west side of Nanjing City. It is an intersection of the Yangtze River--an east-west water transport artery and Nanjing--Beijing railway--a south-north land transport artery. Hence, it has been named "door of the east and west, throat of the south and north". Nanjing, with a total land area of 6,598 square kilometers and an urban population of over 7 million (2011), is the second-largest commercial center in eastern China region after Shanghai and one of the largest economic zones of China (Nanjing Municipal Bureau of Statistics, 2014).

National Transport Nodes

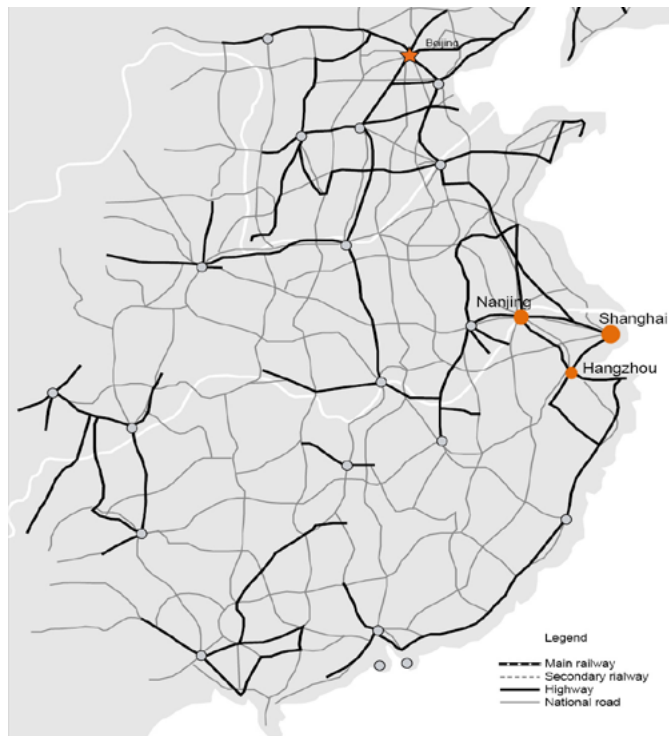


Fig. 3-1-2:
Road Networks
Source: made by author

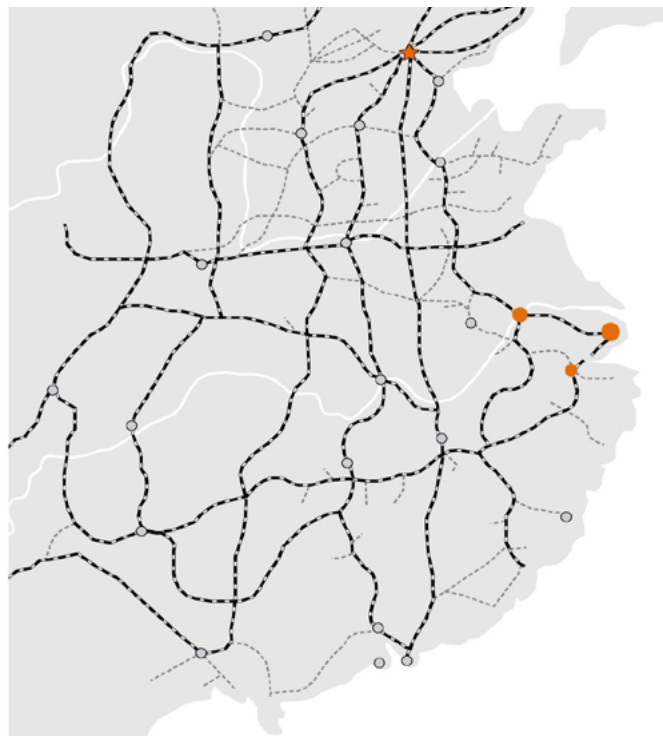


Fig. 3-1-3:
Railway Networks
Source: made by author

Nanjing Metropolitan

Fig. 3-1-4:
Scale of Nanjing Metropolitan
Source: made by author



KNOWING THE CITY

Urban Growth

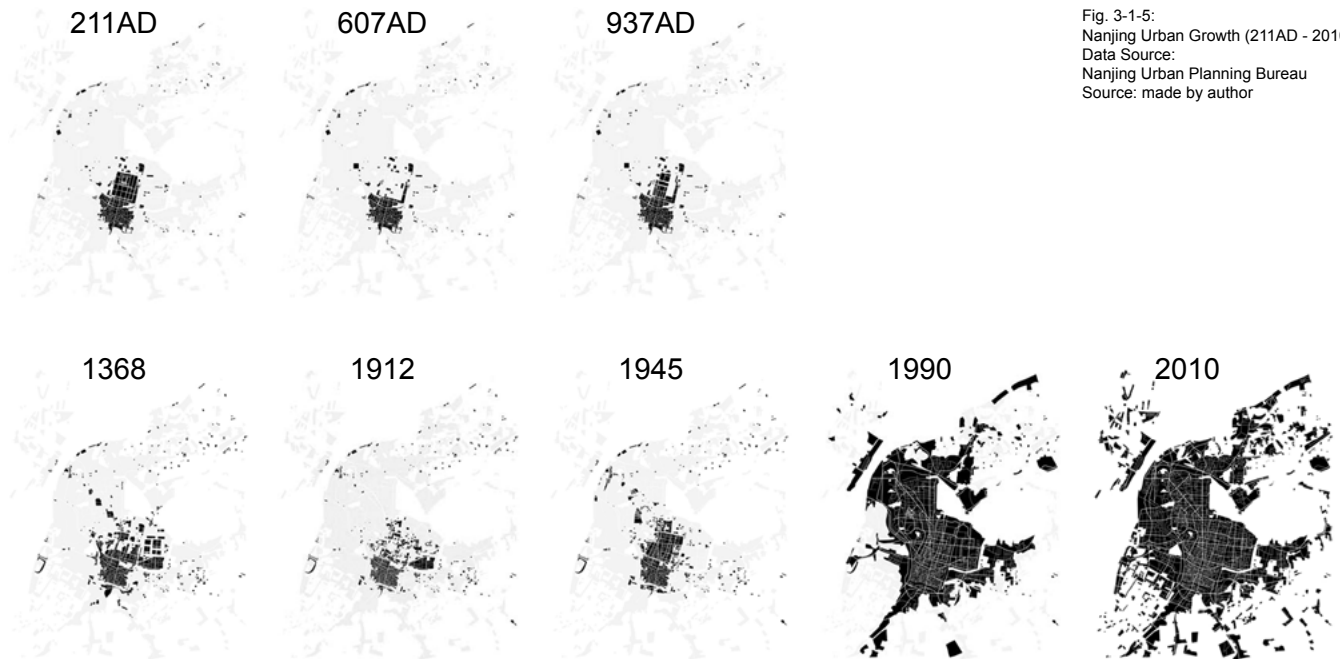


Fig. 3-1-5:
Nanjing Urban Growth (211AD - 2010)
Data Source:
Nanjing Urban Planning Bureau
Source: made by author

An important part of this historical and cultural city is the "Old South Town" district (Fig. 3-1-6). It is one of the most important commercial and residential centers in Nanjing. During the Ming Qing Dynasty, it was a famous entertainment place. After the Qing Dynasty, it developed into a residential district which embodied the style of the ancient Jiankang city and inherited the South Tang Dynasty's urban layouts. The "Old South Town" is full of historical traces and cultural atmosphere. It is the "miniature" for the ancient Nanjing.

Location of "Old South Town" District

Google Map of "Old South Town" District

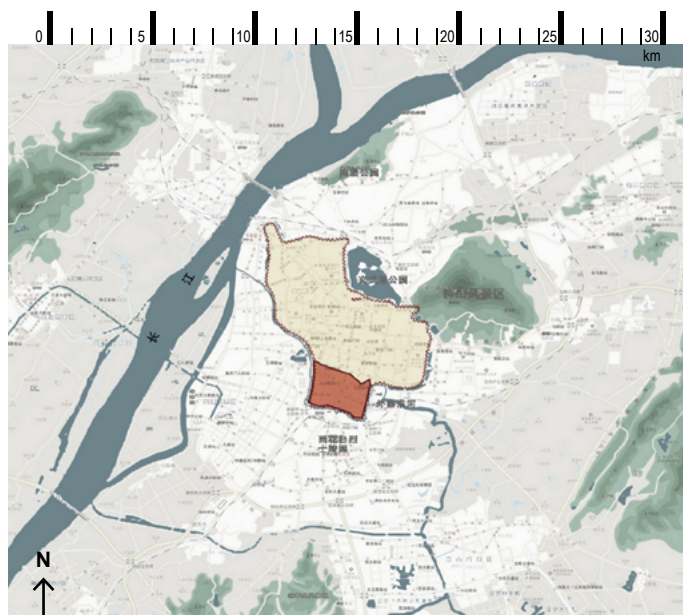


Fig. 3-1-6

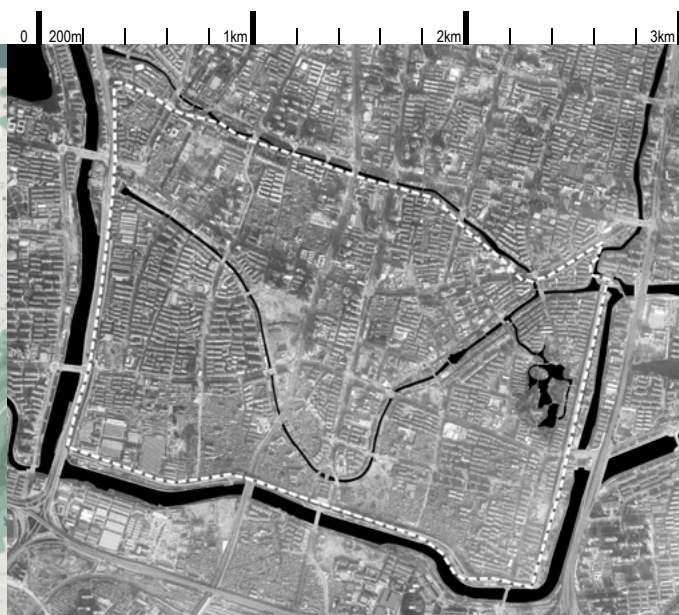


Fig. 3-1-7

Fig. 3-1-6: Location of the Nanjing "Old South Town"

Source: google map

Fig. 3-1-7: Nanjing "Old South Town" Research Scope

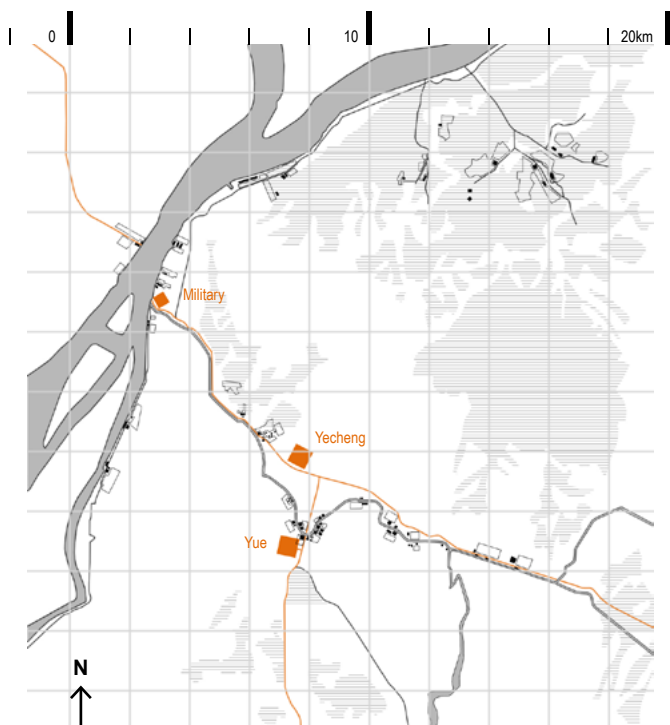
Source: google map

This area is featured by typical traditional housing architectures which originated from the Six Dynasties. Therefore, it contains high historical value and potentials for future development. However, following rapid steps of urban redevelopment, the "Old South Town" and other historical quarters in Nanjing are facing strict challenges. In 2003, 90% of the old Nanjing city was deconstructed. In 2006, five historical blocks in the "Old South Town" were demolished, which includes 40 historical alleys, 10 cultural protection units and thousands of historical courtyards. In 2009, Nanjing started to act a destruction plan called "House Renovation Project" which is mainly for the "Old South Town" district. The whole city is in danger of losing its historical identities.

KNOWING THE CITY

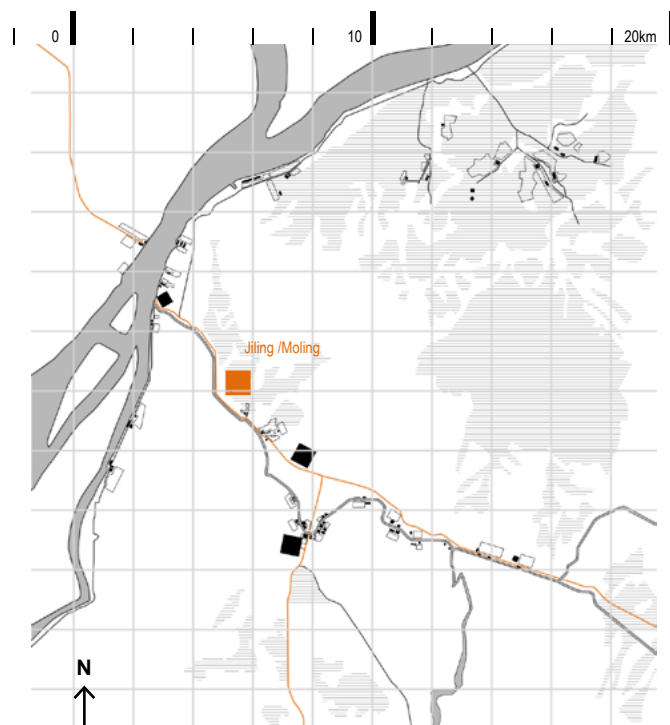
3.2 Historical Evolution

472 BC



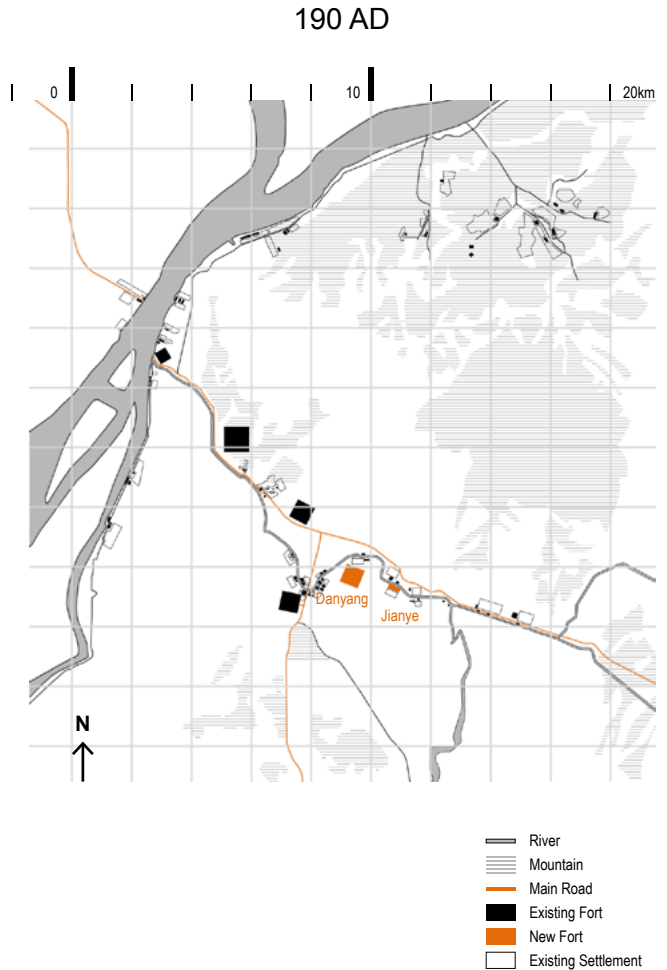
- River
- Mountain
- Main Road
- Existing Fort
- New Fort
- Existing Settlement

306/210 BC



- River
- Mountain
- Main Road
- Existing Fort
- New Fort
- Existing Settlement

1 Battlefield & Habitation 472BC--190AD, Military



Nanjing was one of the earliest established cities in what is now China. According to legends, lord of the state of Wu, founded a fort named Yecheng in today's Nanjing area in 495 BC. Later in 473 BC, the state of Yue conquered Wu and constructed the fort of Yuecheng on the outskirts of the present-day Zhonghua Gate. In 333 BC, after eliminating the State of Yue, the state of Chu built Jinling Yi in the western part of present-day Nanjing. Under the Qin and Han dynasties, it was called Moling. Since then, the city had experienced destruction and renewal many times.

Fig. 3-2-1: Nanjing Historical Evolution (472BC - 190AD)
Data Source: Nanjing Urban Planning Bureau
Source: made by author

KNOWING THE CITY

Six Dynasty
211 AD



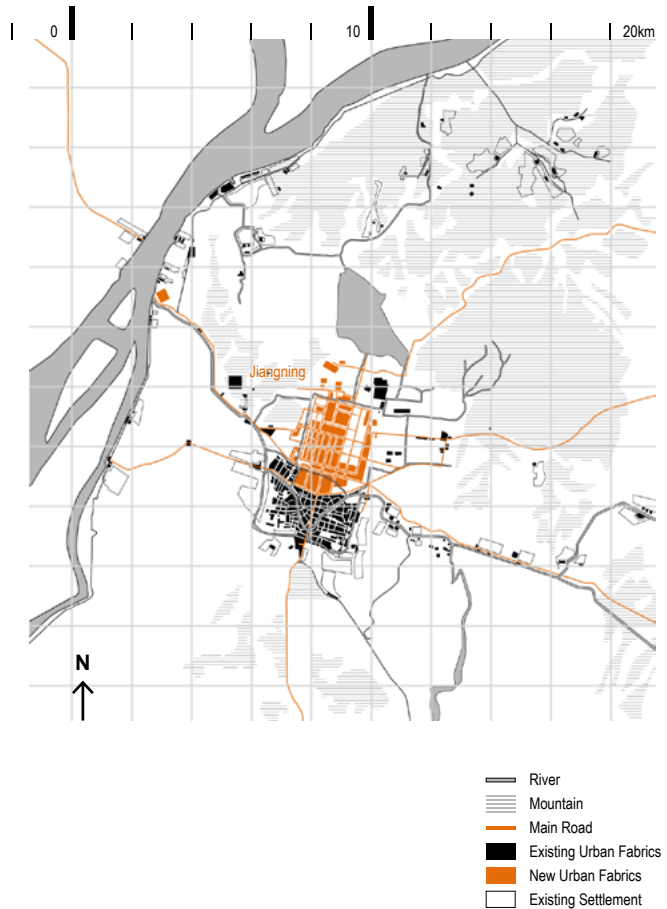
- River
- Mountain
- Main Road
- Existing Urban Fabrics
- New Urban Fabrics
- Existing Settlement

Sui Dynasty
607 AD
Destroyed



- River
- Mountain
- Main Road
- Existing Urban Fabrics
- New Urban Fabrics
- Existing Settlement

South Tang
937 AD
Reconstructed



2 Feudal Dynasties 211AD--1912AD, Politics, Commerce, Culture

--Capital of the Six Dynasties

Nanjing first became a capital in 229 BC which named Jianye. During that period, there was not integrated urban structure. Residential "Li" and commercial "Shi" located in the south of the Qinhuai River. It was very much depended on the developed water transportation.

--South Tang Dynasty

The East-West Avenue (current Jianye Road-Baixia Road) and the Royal Avenue (current Zhonghua Road) is the main urban backbone. The layout of governmental facilities and royal palaces formed "T" structure along the two avenues. The commercial and residential functions were located along the inner Qinhuai River.

Fig. 3-2-2: Nanjing Historical Evolution (211AD - 937AD)
Data Source: Nanjing Urban Planning Bureau
Source: made by author

KNOWING THE CITY

--Capital of the Ming Dynasty

As the capital, Ming Nanjing was constituted of four layers of city wall: Imperial Palace -- Imperial City -- Inner City -- Outer City

The current city wall is the third layer in that period. The "Old South Town" had clear zones, handicrafts and commerce were distributed along the inner Qinhuai River and the Royal Avenue, and the residential areas were distributed in the East Door district.

--Qing period

In the end of the Qing Dynasty, the commerce and handicrafts gradually shifted from the "Old South Town" to the north of the city. Xinjiekou became a new commercial center of Nanjing, while the commerce and handicrafts in the "Old South Town" faded step by step.

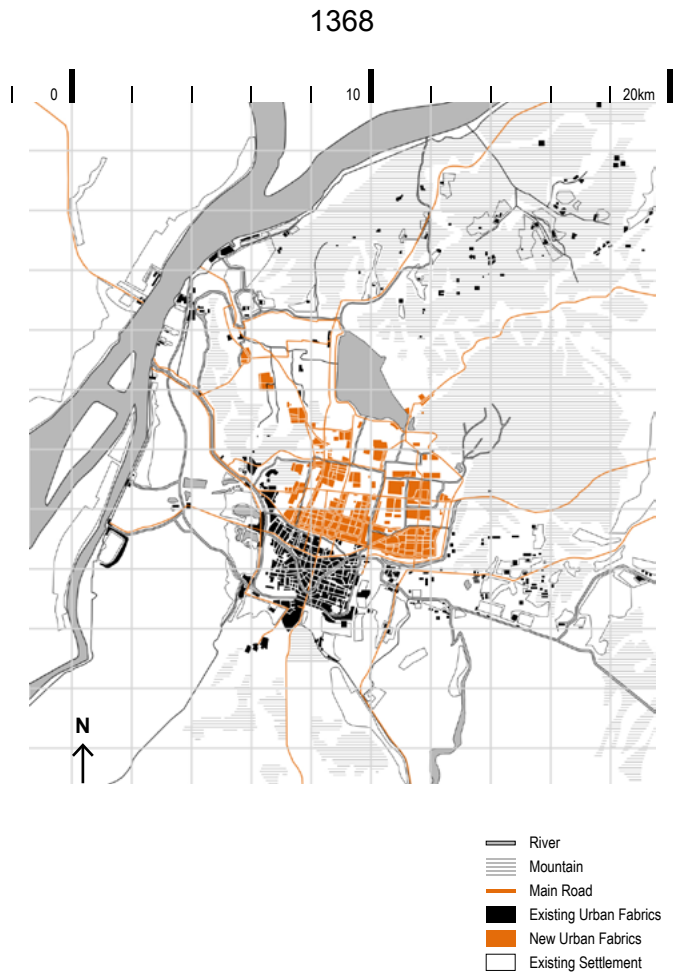


Fig. 3-2-3: Nanjing Historical Evolution (1368)
 Data Source: Nanjing Urban Planning Bureau
 Source: made by author

1 Six Dynasty



2 South Tang



3 Ming Dynasty



4 Qing Dynasty



Fig. 3-2-4: Nanjing Urban Structure Evolution
 (From 211AD to 1912AD)
 Data Source: Nanjing Urban Planning Bureau
 Source: made by author

KNOWING THE CITY

1912

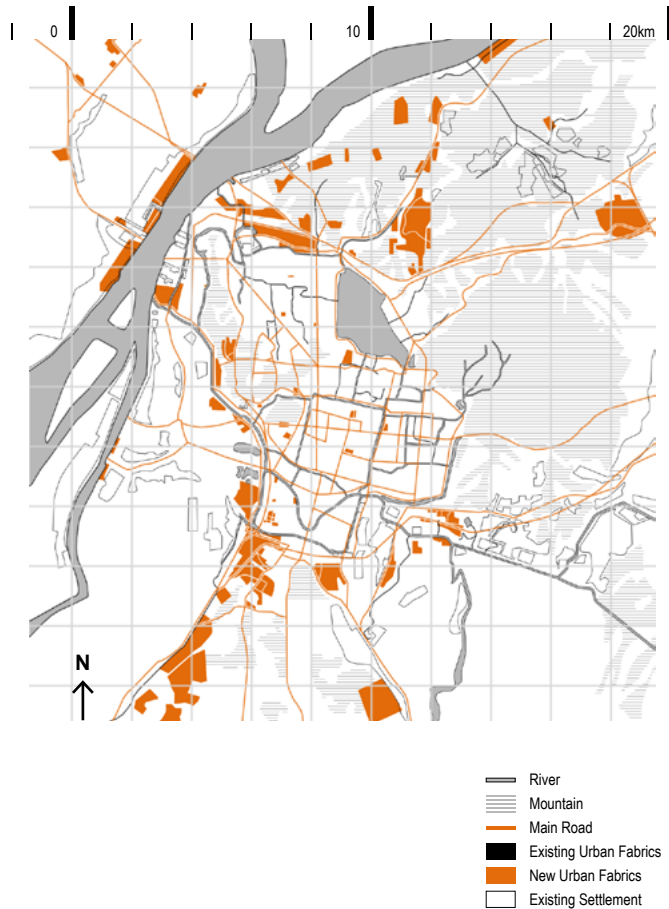
1948



- River
- Mountain
- Main Road
- Existing Urban Fabrics
- New Urban Fabrics
- Existing Settlement

- River
- Mountain
- Main Road
- Existing Urban Fabrics
- New Urban Fabrics
- Existing Settlement

Industrialization and urban expansion
from 1950s to 1990s



3 1912AD--1990AD, Industrialization, New technology, New center

--Capital of the Republic

The Xinhai Revolution led to the founding of the Republic of China in January 1912 and Nanjing was selected as its new capital. However, finally government relocated the capital to Beijing again. Nanjing ended its short capital life.

After establishment of the People's Republic of China in 1949, Nanjing started focusing on economic and industrial development. The city experienced a huge urban expansion and population growth process during that period. Since the new urban development shifted to the north of the city, the "Old South Town" district became a low-income residential area.

Fig. 3-2-5: Nanjing Historical Evolution (1912AD - 1990AD)
Data Source: Nanjing Urban Planning Bureau
Source: made by author

KNOWING THE CITY

3.3 Policy directed urban development

Chinese Planning & Conservation Policies

1958 – "Old City Reconstruction Plan"

Chinese government proposed the "old city reconstruction" plan. During that period, a huge amount of demolition processed in many Chinese historic cities, and a lot of historical heritages were damaged and destroyed.

1986 – "National Policy"

Government proposed acts to preserve historical districts in China for the first time.

1995 – "Protection"

The Urban Planning Act emphasized to protect and renew historical areas with an integrated strategy. It was the time when many "fake antiques" were produced in China.

2008 – "Historic Preservation Planning"

The act formulated a series of guiding principles for historical areas preservation.

1958

Old city reconstruction plan



Demolition for creating 'available land' for new development
Source: <http://finance.people.com.cn/n/2012/0827/c1004-18837374.html>

1986

National policy



Law of the People's Republic of China on the Protection of Cultural Relics
(Source: <http://news.ccd.com.cn/Htmls/2008/8/7/200887927548241-1.html>)

1995

Fake antiques



Beijing Qianmen imitated ancient building
(Source: <http://www.sohochina.com/hk/news-media/446>)

2008

Historical preservation plan



Nanjing historic city conservation plan
(Source: <http://www.sohochina.com/hk/news-media/446>)

_Nanjing Planning & Conservation Policies

--In 1984, government started to redevelop the old city. They reconstructed the "Confucians Temple" and restored the banks of Qinhuai River. In 1990s, the project of Qinhuai River belt finished. However, it was complained by publics as "fake antiques".

--In 1992, in order to relieve traffic stress, government built a road which helped to connect the "Old South Town" to the north of Nanjing. From then on, historical areas started their heavy demolition era.

--In 1993, in order to host the 3rd Chinese Sports Meeting, government demolished historical buildings along Zhonghua Road, widening the avenue.

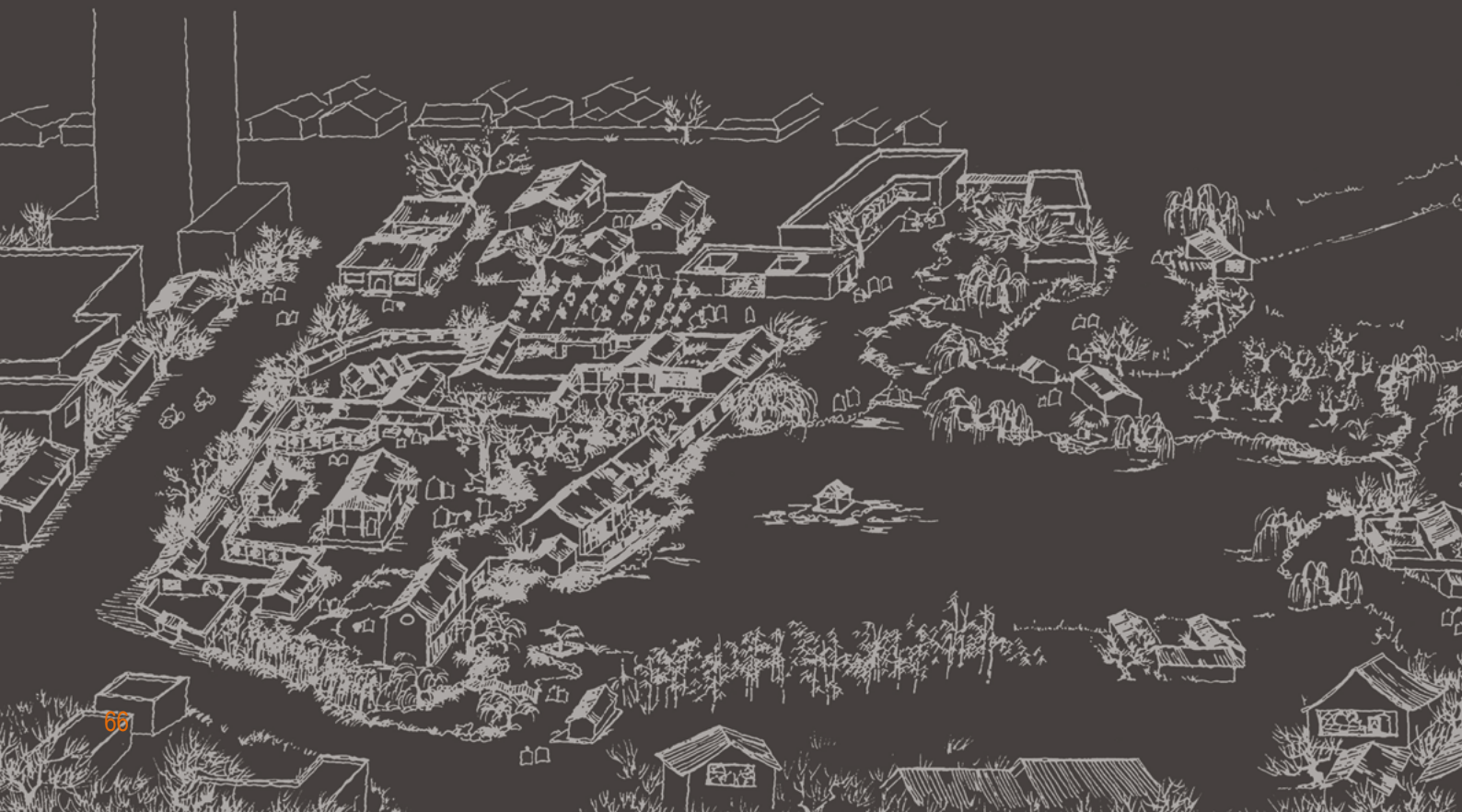
--In 1995, Jinshajing historical residential block and Baihua alley in the "Old South Town" were destroyed. More and more historical units were demolished.

--In 2002, government proposed a "developing new town and protecting the old town" strategy, and drafted the "Historical Cultural City Preservation Planning". According to records, around 90% of the old city has already been redeveloped at that point.

--In 2003, the last Ming Qing historical street was demolished in Nanjing.

--In 2006, government set up a "double demolition" headquarter (demolishing illegal buildings and unqualified buildings). Yanliao Fang, Banchuan Alley in the "West Door", Cang Alley and Anpin Alley in the "East Door" were torn up.

--In 2010, government formally proposed the "Nanjing Historic city Conservation Plan". Historical areas started to be protected entirely and the era of huge demolition ended.



READING THE IDENTITY

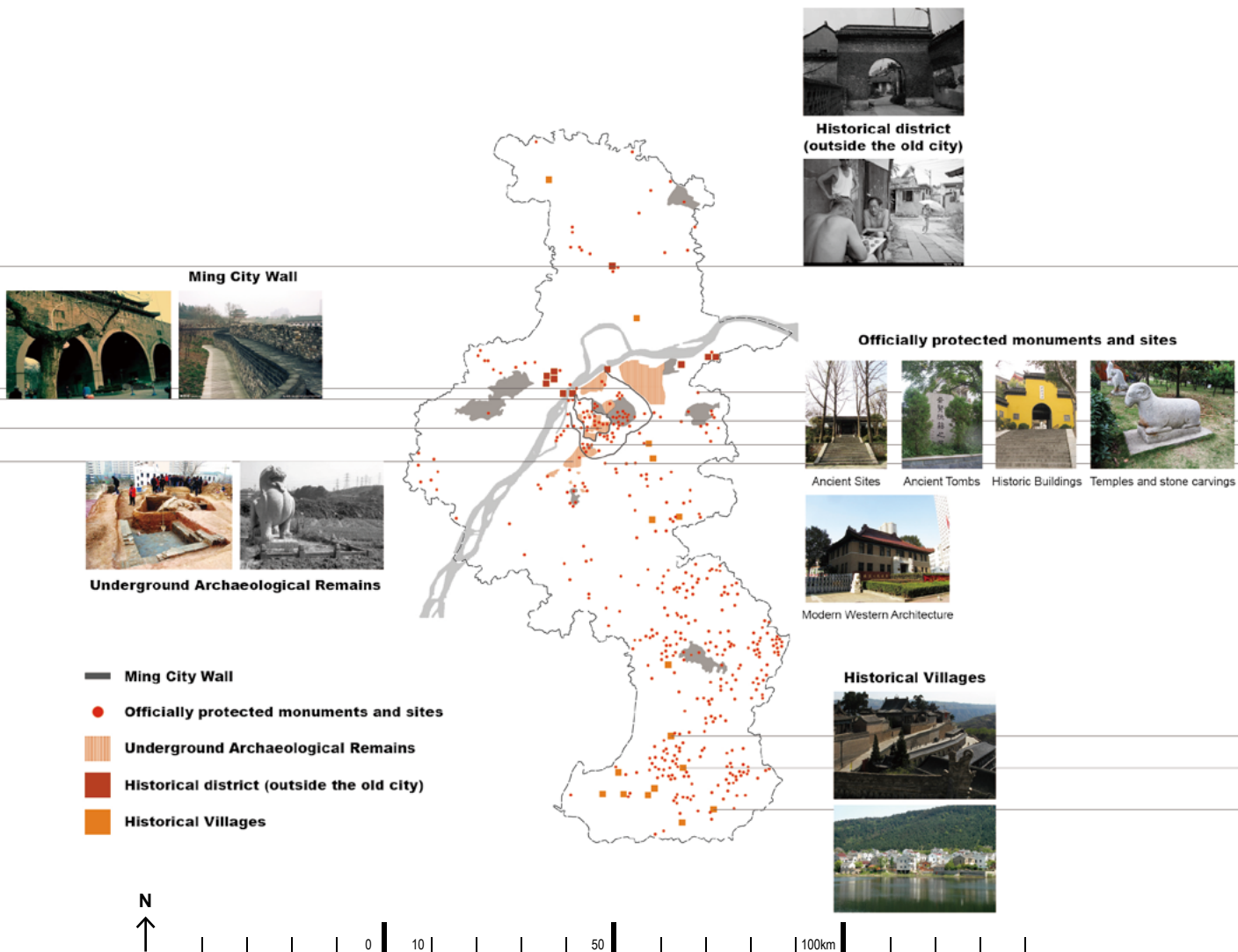
- 4.1 Historical Heritage
- 4.2 Current Planning Framework Study
- 4.3 Summary



READING THE IDENTITY

4.1 Historical Heritage

_Regional Scale Historical Resources



What are the historical heritages in the "Old South Town" district of Nanjing?

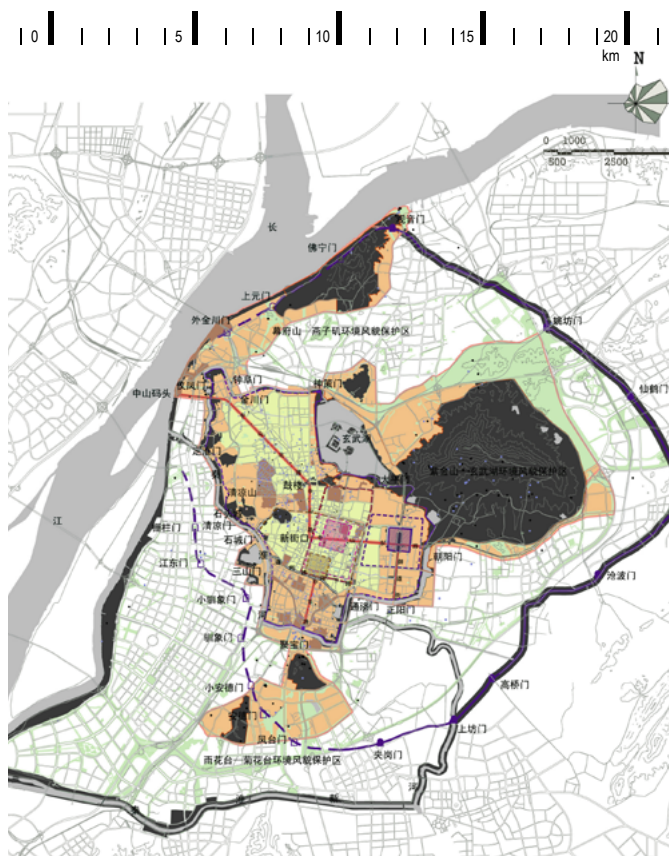
In regional scale, Nanjing is full of different types of historical resources, such as ancient city wall, monuments and historical units, underground archaeological remains, historical streets and hundreds of historical villages. (Fig. 4-1-1) For my project, I mainly discuss about the "Old South Town" historical residential district in the inner part of the old City.

Fig. 4-1-1 (left): Historical Heritages in Nanjing Metropolitan

Data Source: Nanjing Historic City Conservation Plan
Source: made by author

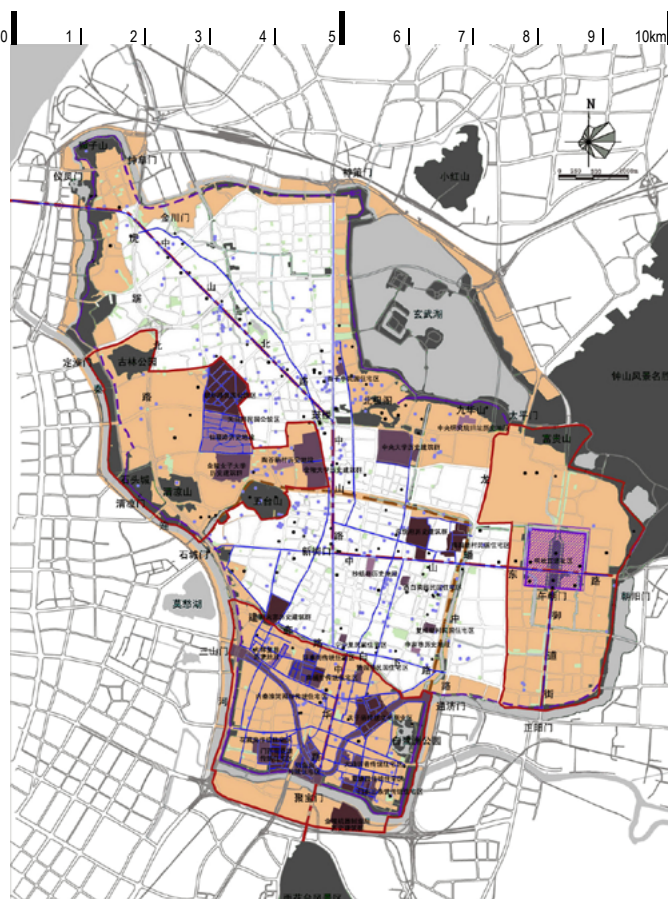
READING THE IDENTITY

City Scale Historical Resources



- Historic Units
- Key Historic Relics
- Historic District
- Relics of Six Dynasty
- Relics of South Tang
- Relics of Ming Dynasty
- Ming City Wall
- Ming Outer City Wall
- Historical Axis
- Historic Feature Zone
- Water

Fig. 4-1-2:
Historical Heritages in Nanjing
Data Source:
Nanjing Historic City Conservation Plan
Source: www.njghj.gov.cn



- Historic Units
- Key Historic Relics
- Historic Cultural Block
- Historic Feature Block
- Normal Historic Block
- Scale of Historic City
- Relics of Ming Dynasty
- Ming City Wall
- Historical Axis
- Historic Alley Texture
- Water
- Forest, Park
- Historic Feature Zone

Fig. 4-1-3: Historical Heritages in
Nanjing Downtown
Data Source:
Nanjing Historic City Conservation Plan
Source: www.njghj.gov.cn



In city scale, Nanjing downtown areas are divided into five different historical & cultural zones (base on specific periods and topics), namely "Minguo and Mountain Culture Zone", "Minguo and Academic Culture Zone", "Modern Culture Zone", "Ming and Minguo Culture Zone" and "Historical Cultural Conservation Zone". The case in my project locates in the last zone, which is a Ming, Qing Dynasty's traditional residential quarter (Fig. 4-1-4).

Fig. 4-1-4: Functional Orientation of the "Old South Town" District
 Data Source:
 Nanjing Urban Planning Bureau
 Source: made by author

READING THE IDENTITY

District Scale Historical Resources

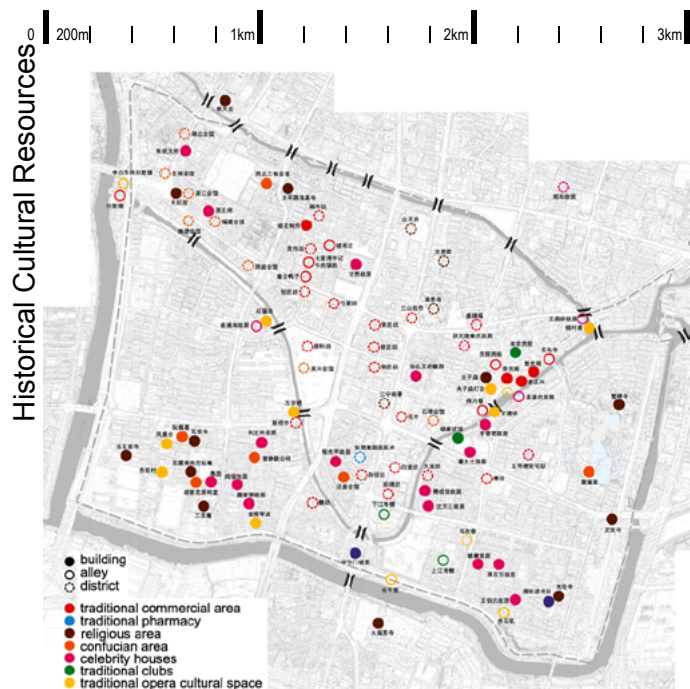


Fig. 4-1-5: Cultural Heritages in the "Old South Town"
 Data Source: Nanjing "Old South Town" Conservation Plan and Urban Design
 Source: www.njghj.gov.cn

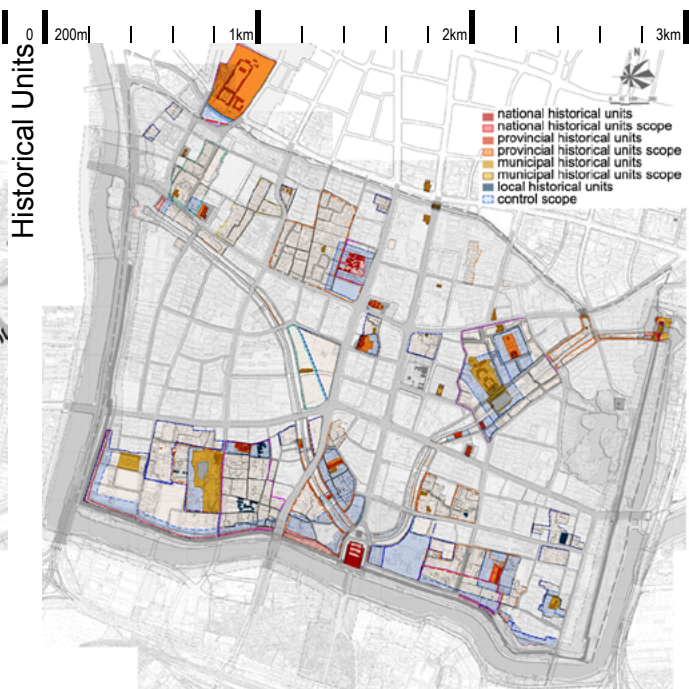


Fig. 4-1-6: Historical Units in the "Old South Town"
 Data Source: Nanjing "Old South Town" Conservation Plan and Urban Design
 Source: www.njghj.gov.cn

An important area in Nanjing is the "Old South Town" district. During the Ming Qing Dynasty, it was a famous entertainment place. After the Qing Dynasty, it developed into a residential district which embodied styles of the ancient Jiankang city and inherited the South Tang Dynasty's urban layouts. The "Old South Town" is full of historical traces and cultural atmosphere. It is the "miniature" for the ancient Nanjing. However, following rapid steps of urban redevelopment, the "Old South Town" and other historical quarters in Nanjing are facing strict challenges. In 2003, 90% of the old Nanjing city was deconstructed. In 2006, five historical blocks in the "Old South Town" were demolished, which includes 40 historical alleys, 10 cultural protection units and thousands of historical courtyards. In 2009, Nanjing started to act a destruction plan called "House Renovation Project" which is mainly for the "Old South Town" district. The whole city is in danger of losing its historical identities.

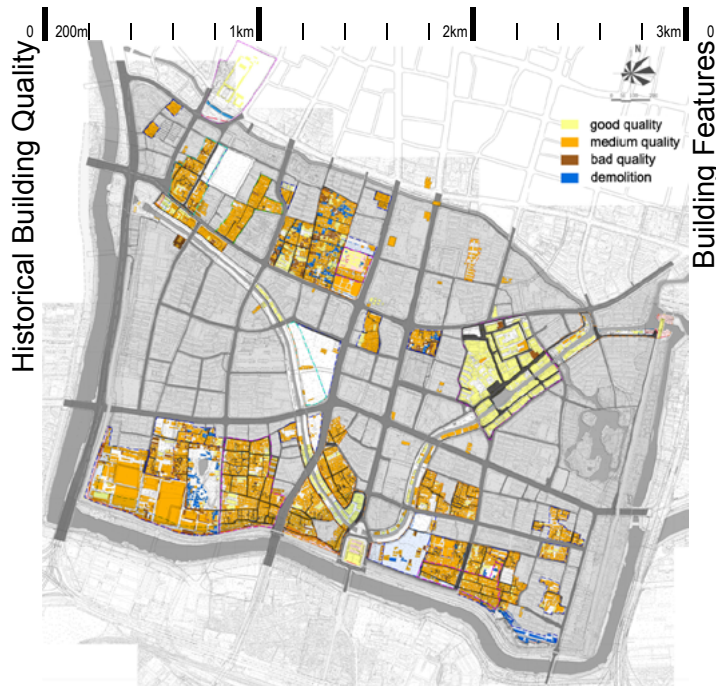


Fig. 4-1-7: Historical Building Quality in the "Old South Town"
 Data Source: Nanjing "Old South Town" Conservation Plan and Urban Design
 Source: www.njhj.gov.cn

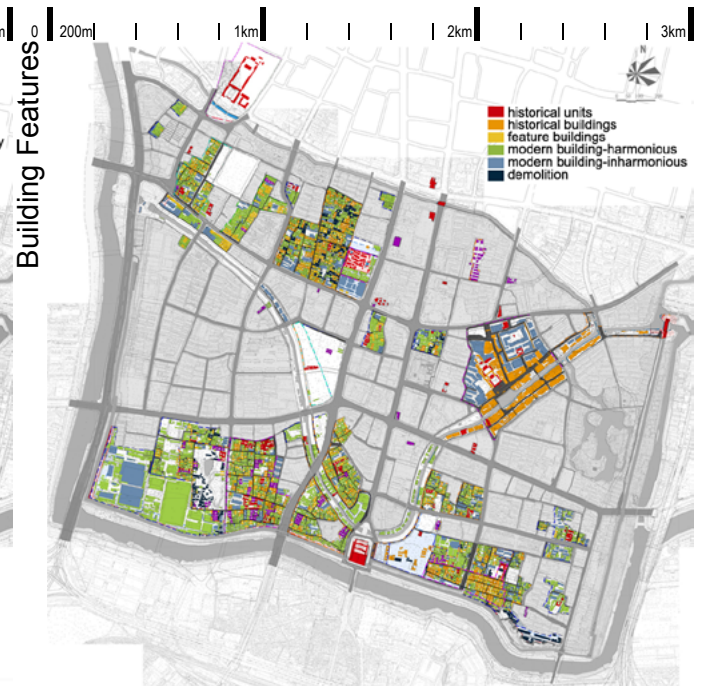


Fig. 4-1-8: Building Features in the "Old South Town"
 Data Source: Nanjing "Old South Town" Conservation Plan and Urban Design
 Source: www.njhj.gov.cn

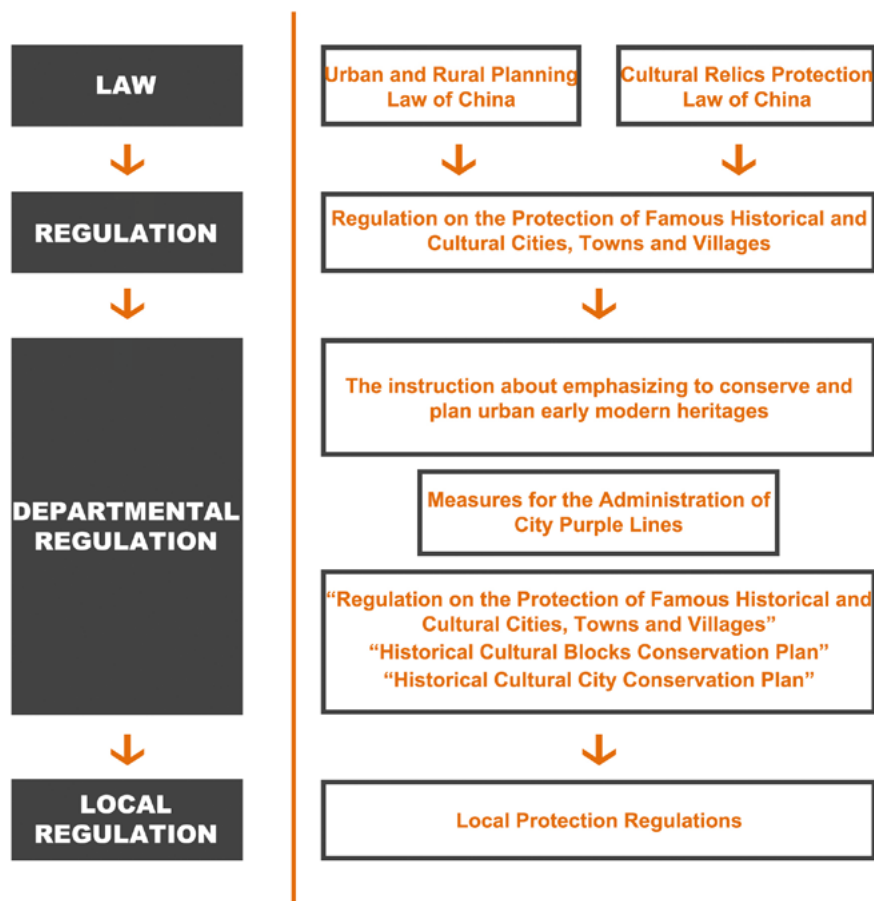
READING THE IDENTITY

4.2 Current Planning Framework Study

_Policy and Regulation

_Government-dominated Process

Fig. 4-2-1: Historical Quarters Planning and Regulation System
Source: <http://xuewen.cnki.net/CJFD-HBJZ201104012.html>



Historical quarters renovation uses the planning tools listed below.

- 1 Nanjing Urban Master Planning
- 2 District Planning
- 3 Special Planning
- 4 Regulatory Planning
- 5 Urban Design
- 6 Towns and Villages Planning

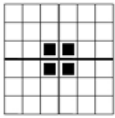
Historical quarters renovation follows the policies and regulations listed below.

--Administrative law & regulation:
Regulation on the Protection of Famous Historical and Cultural Cities, Towns and Villages

--Local Regulation:
Nanjing Historic city Conservation Plan

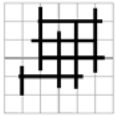
What are the current planning frameworks of historical quarters renovation in Nanjing?

Historical Areas Renovation Strategies Top Down Process



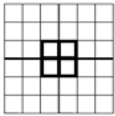
A) PRESERVATION

An artifact is maintained in its current physical condition. "Nothing is added to or subtracted from the aesthetic corpus of the artifact."



B) RESTORATION

It is a process of returning an artifact to the physical condition in which it would have been at some previous stage of its morphological development. The quality of the heritages will be improved, and they will adapt to new functions. It is suitable to "Museum way's" conservation in historical areas.



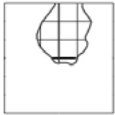
C) REFURBISHMENT (Conservation and consolidation)

It is a process of making physical interventions in actual fabrics of a building to ensure the continued performance of its structure and fabrics.



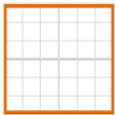
D) REDEVELOPMENT

According to an integrated feature of surrounding areas, exterior and interior of historical buildings will be transformed and renewed in order to adapt to modern demands.



E) RECONSTRUCTION

Vanished buildings are re-created on their original sites. Historical heritages with extremely bad conditions and qualities will be demolished and rebuilt.



F) DEMOLITION

Historical buildings or fabrics with extremely bad conditions and qualities will be demolished. Historical buildings are very unmatched with modern urban development will be demolished.

READING THE IDENTITY

Nanjing Historic City Conservation Plan Historical Cultural Blocks

According to the "Cultural Relics Protection Law" and "Nanjing Historic City Conservation Plan", historical quarters are divided into three different categories, namely "Historical Cultural Blocks", "Historical Feature Blocks" and "Normal Historical Blocks". The importance and historical value are descending according to government.

--Regulations

Historical cultural blocks are listed as the most important level in the "Nanjing Historic city Conservation Plan". These areas have strict protecting boundaries and clear controlling regulations. In planning process, historical authenticity and cultural continuity are emphasized. In this level, it is forbidden to change interior and exterior spaces of the heritages. Government and related authorities should utilize proper preservation and restoration strategies to renovate these areas without changing their main original functions. The key principle for historical cultural blocks is channel instead of changing.

--Practice

There are five areas listed as the historical cultural blocks in the "Old South Town" District. All of the five had already been renovated by government a few years ago. According to the conservation plan, all these areas have special plan schemes. However, these special plan schemes showed paradoxical results with the conservation plan mentioned before. Almost all the projects showed an extreme functional replacement and excessive gentrification process. Traditional residential areas were transformed into "living experience areas", "commercial streets" and cultural exhibition centers. A numbers of ancient buildings and alleys were demolished and replaced by "fake antiques" in this level. The renovation process overemphasized economic returns.

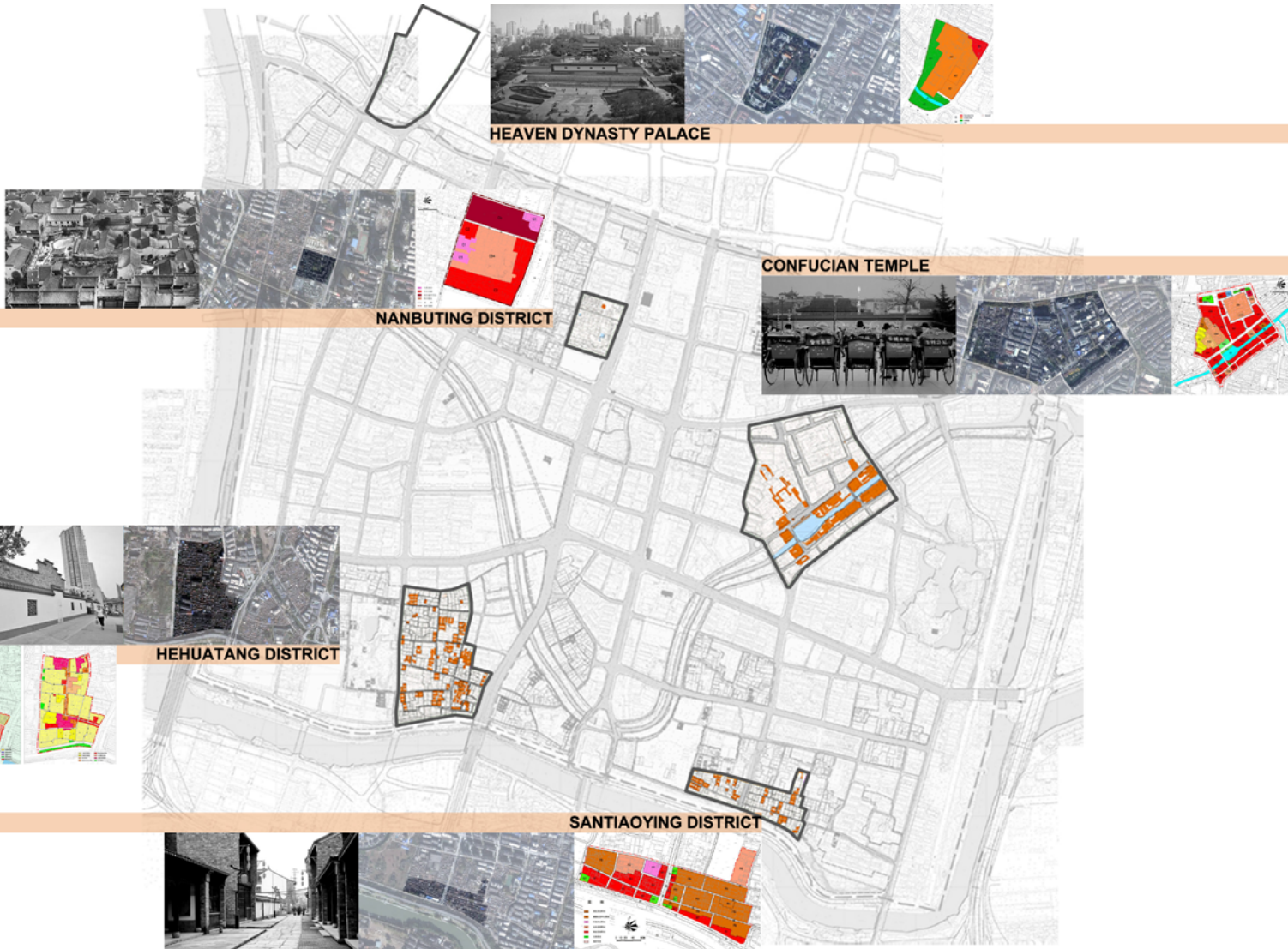


Fig. 4-2-2: Five Historical Cultural Blocks in the "Old South Town"
 Data Source: Nanjing Urban Planning Bureau
 Source: made by author

READING THE IDENTITY

Nanjing Historic City Conservation Plan Historical Cultural Blocks

Data and Stakeholders

--More than 75% of buildings have high historical value in the "historical cultural blocks".

--For those original commercial quarters, building qualities are good. For those original residential quarters, building conditions are usually bad and have situations of decay and damage.

--Excessive gentrification happened with new planning and projects. Only around 1/3 of original residents can be retained, and in some areas all the original residents were pushed out.

--Huge functional replacement happened in every historical renovation project. The previous functions were replaced by new functions, such as tourism, commercial, cultural-leisure and exhibited functions.

--In the new planning, partial original historical residential areas remained their living function. However, the percentages of living are extremely shrinking and most of the old houses are replaced by new housing projects and villa projects.



Gentrification
Functional Replacement

READING THE IDENTITY

Nanjing Historic City Conservation Plan Historical Feature Blocks

--Regulations

According to the conservation plan, "Historical Feature Block" means an area contains a certain numbers of historical heritages and shows a specific feature of the ancient periods (Six Dynasty, Ming Dynasty, Qing Dynasty and Minguo Period). The protection for these areas is less strict than the "Historical Cultural Blocks" mentioned before. The planning emphasizes on protecting integrated layouts and traditional atmospheres of historical areas. New buildings should be harmonious with the existing buildings, for example the height, style and color should be harmonious with the historical fabrics. Government and related authorities can utilize proper restoration, refurbishment and redevelopment strategies to renovate these areas with partially changing their original functions. The renovation process should follow a principle of encouraging small interventions and gradually renewing.

--Practice

There are six areas listed as historical feature blocks in the "Old South Town" District. All of the six had already been renovated by government two to three years ago. According to the conservation plan, all these areas have special plan schemes. However, these special plan schemes showed paradoxical results with the conservation plan as the five "historical cultural blocks" analyzed before. In many projects, the new planning directly tore up the original fabrics and reconstructed thoroughly. In these areas, most of the districts were developed into senior villas with historical appearance by developers. The real traditional atmosphere and cultural continuity has already been destroyed.

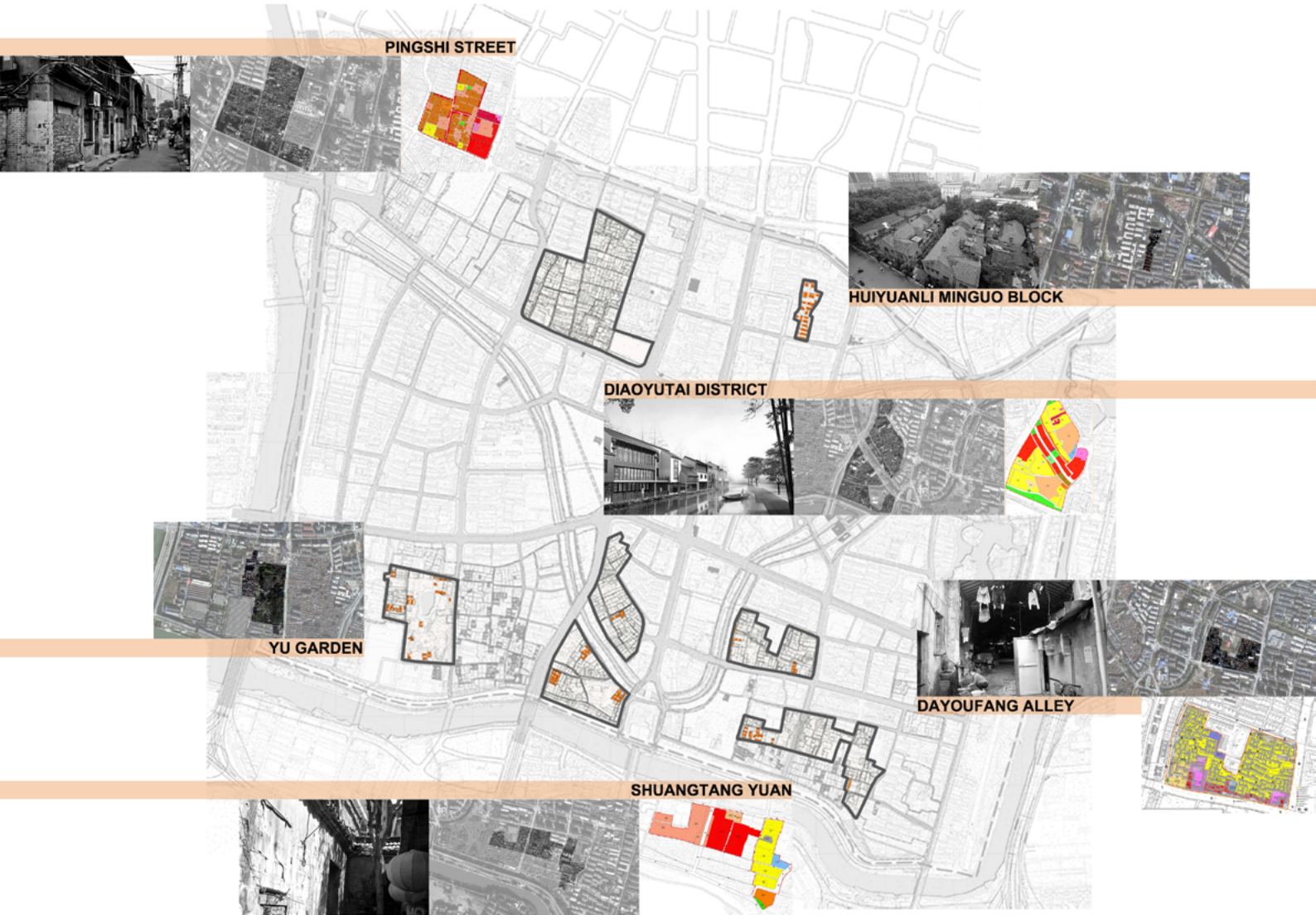


Fig. 4-2-4: Six Historical Feature Blocks in the "Old South Town"
 Data Source: Nanjing Urban Planning Bureau
 Source: made by author

READING THE IDENTITY

Nanjing Historic City Conservation Plan Historical Feature Blocks

Data and Stakeholders

--About 30% of buildings have historical value in the "historical cultural blocks".

--Most of the historical areas in this category are residential areas. The building qualities are bad with severe decaying and damaging.

--Excessive gentrification happened with new planning and projects. Government planned to retain 50% original residents for most of the projects. However, in the real projects, this 50% is not the real original residents, most of them are the new groups people (wealthy urbanites).

--Functional replacement happened in every historical renovation project, the original living function was transformed into the mixed residential and commercial uses.



Gentrification
Functional Replacement



Fig. 4-2-5: Data & Stakeholders of the Six Historical Feature Blocks in the "Old South Town"
Data Source: Nanjing Urban Planning Bureau
Source: made by author

READING THE IDENTITY

_Nanjing Historic City Conservation Plan **_Normal Historical Blocks**

--Regulations

According to the conservation plan, "Normal Historic blocks" mean the areas have few historical value and few cultural value. There is no related special plan scheme for planning and no related regulations for protecting for these areas in the plan. If government consider this kind of historical areas can be redeveloped for some economic and social reasons, they can be directly reconstructed.

--Practice

There are 22 normal historical areas in the "Old South Town" district listed in government conservation plan. They are very fragmented with different scales. The biggest one is 16.8 ha, while the smallest one is less than 1 ha. Meanwhile, the current contexts for them shows many differences. Some areas have already been demolished thoroughly (abandoned /reconstructed). The other areas are demolishing in process. The rests survive temporarily. They are treated as "insignificant areas" in the conservation plan, which means they will be demolished in the future instead of right now. Nevertheless, these areas contain many physical and non-physical value, and carry a lot of precious memories for old citizens.

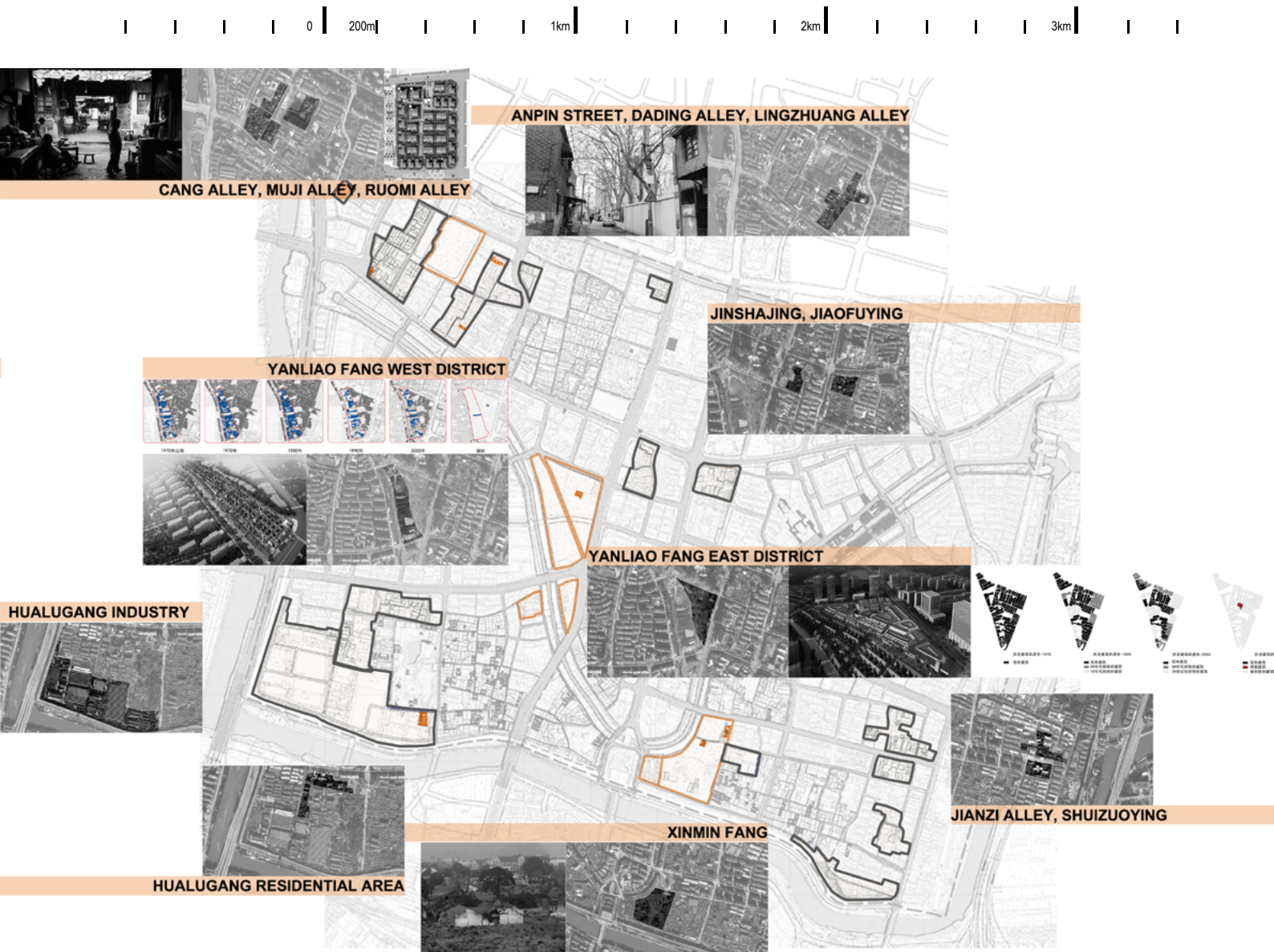


Fig. 4-2-6: 22 Normal Historical Blocks in the "Old South Town"
 Data Source: Nanjing Urban Planning Bureau
 Source: made by author

READING THE IDENTITY

Nanjing Historic City Conservation Plan Normal Historical Blocks

Compared with the current residential function for "Normal Historical blocks", the main function for these areas will be transformed into commercial, entertained and cultural uses in the "2030 Nanjing City Planning". In other words, these current historical quarters will be demolished and reconstructed in the near future.












 Residential	 Administrative
 Education	 Historical Protection Scope
 Mixed Residential & Commercial Use	 Historical Relics
 Commercial	 Parking Lots
 Mixed Commercial and Business Use	 Public Spaces
 Entertained and Cultural	 Water



Fig. 4-2-7: Functional Orientation of the 22 Normal Historical Blocks in the "Old South Town" ("2030 Nanjing City Planning")
 Data Source: Nanjing Urban Planning Bureau
 Source: made by author

READING THE IDENTITY

4.3 Summary

Insufficient Current Urban Renovation Practice

Lack of principle-oriented tools and special evaluating codes

In political aspect, the current planning system lacks of in-between tools. Master plans have been translated to urban designs directly without integrating principle-oriented tools. At the same time, the existing planning principles use the normal codes to evaluate historical quarters. Due to the special forms and layouts, these areas are usually incompatible with the modern standards. As the result, many of them are demolished. A special evaluated system and related codes should be formulated for historical quarters.

Single factor dominates the renovation process

In economic aspect, private developers pursue profits only, resulting in uniform redeveloped projects, such as commercial blocks, tourism spots and leisure spaces with fake historical appearances. Nevertheless, historical quarters renovation should contain diverse forms. The new functions should depend on local contexts and specific conditions of historical quarters.

Social participation and common interests deletion

In social aspect, government and private developers have a close cooperation in many projects. Current redevelopment process only reflects government and developers' interests and ignores indigenous people's interests and real demands. The renovation in the future should stem from original residents as a new stakeholder.

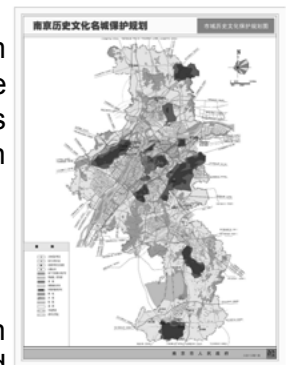


Fig. 4-3-1: The Official Historical Quarter Preservation Planning in Nanjing
Data Source:
Nanjing Historic City Conservation Plan
Source: www.njghj.gov.cn

Design Scope_ "Normal /Minor Historical Quarter"

In the previous analysis of the "Nanjing Historic city Conservation Plan", historical quarters are divided into three levels according to government. In the first two levels, all historical quarters in the "Old South Town" district had already been redeveloped by government a few years ago. However, the third level (Normal historical block) has not been redeveloped yet. According to the "2030 Nanjing City Planning", these areas will also be transformed into commercial and recreational uses like the first two levels in the near future. A new development plan for these historical quarters is urgent and necessary. In the rest of my thesis, I will take these normal (minor) historical quarters as my key projects to explore possibilities of an alternative renovation model ("common interests" model).

Fig. 4-3-2: Voices From Local Residents
of Historical Quarters
Data Source: Newspaper
Source: made by author





RECOGNIZING THE POTENTIALS

5.1 Social Structures

5.2 Spatial Potentials

5.3 Typology

5.4 Typological Study

5.5 Summary



RECOGNIZING THE POTENTIALS

5.1 Social Structures

Local Residents' Interests

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

There are around 68% houses with national property and 32% houses with private property of historical residential areas in the Nanjing "Old South Town" district.

These houses, owned by middle-class people, with private property have low living density, good building qualities and integrated historical features. These people do not want government to reconstruct and demolish their houses. Most of them expressed initiations and abilities to maintain the houses by themselves.

On the other hand, the houses with national property have very high living density, bad building qualities and many of them are damaged by natural force or human force. Government lends out these houses to low-income residents with 0.1-0.2 €/m². The price is acceptable for most of them. However, it is hard for government to maintain these houses with such a low rental price. In the end, many national property residential areas have severely qualitative and environmental problems due to the capital shortage. Moreover since about 70% of housing property in the Nanjing inner city is owned by state, it is impossible to transfer all the possession of these houses to residents, which may cause a huge loss of national resources. In the residents view, since most of them are low-income groups, they lack of abilities and initiations to refurbish their houses. One hand, they are worried about moving out since they rely on the old city's resources, like working opportunities, transportation and facilities. The other hand, they expect that their living conditions can be improved. Through the survey, 2/3 people in this social group want to stay and expect government can support a basic maintenance for their houses or provide some subsidies to help them maintain.

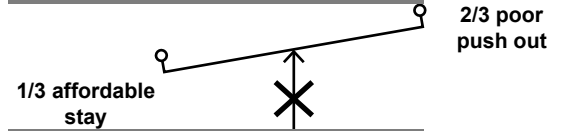
Fig. 5-1-1 (right):
Diagram of the Social Structure in the
Nanjing "Old South Town"
Data Source: Variety
Source: made by author

The consequence of redevelopment shows 70% of local residents who belong to low-income groups move out of their neighborhoods because the unaffordable housing price and the types of housing are limited.



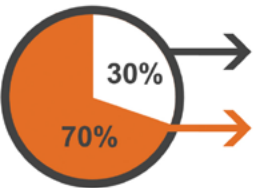
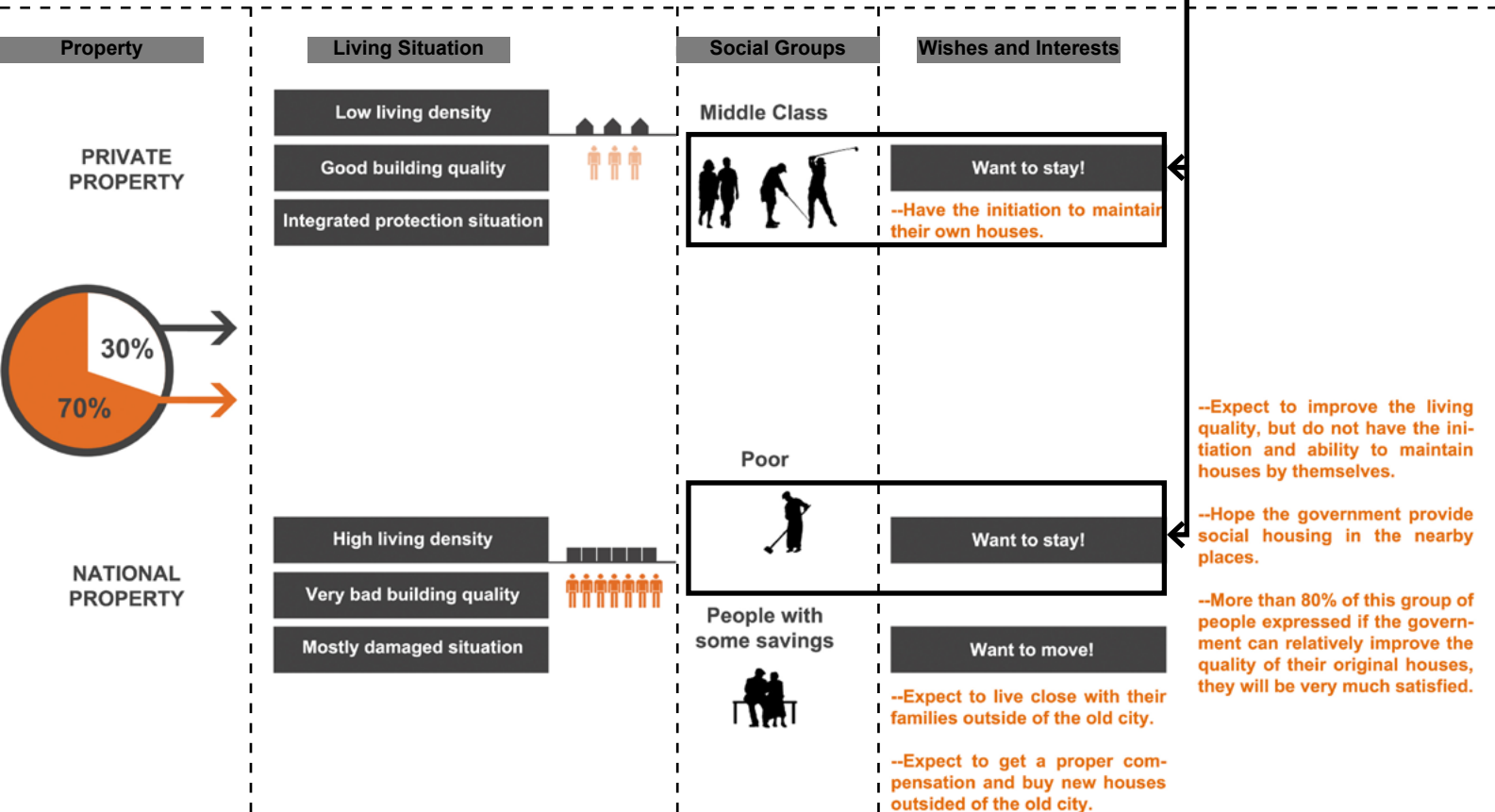
There are 30% of local residents agree to move away by chance of regeneration, while around 70% of them would like to stay in the site.

Consequence of Former Gentrification



Ideal Gentrification Percentage

70% residents want to stay, 30% new groups of people



RECOGNIZING THE POTENTIALS

5.2 Spatial Potentials



Fig. 5-2-1: Traditional Alleys
Source: <http://www.mafengwo.cn/i/721989.html>



Fig. 5-2-2: Jiangnan Courtyards
Source: <http://citylife.house.sina.com.cn/detail.php?gid=62630>



Fig. 5-2-3: Abandoned Industrial Heritages
Source: <http://img.taopic.com/uploads/allimg/121220/235035-1212200553432.jpg>



Fig. 5-2-4: Traditional Activities
Source: <http://www.buychuan.com/news/content-10386.aspx>

Although these 22 quarters are classified as the "minor historical blocks" according to government, they still embody historical, cultural and social value. These areas contain many traditional alleys, featured courtyard houses, vacant industrial heritages and precious folk activities, which could be taken as important potentials /catalysts for future renovations.

What are the potentials of minor historical quarters in the "Old South Town" of Nanjing?

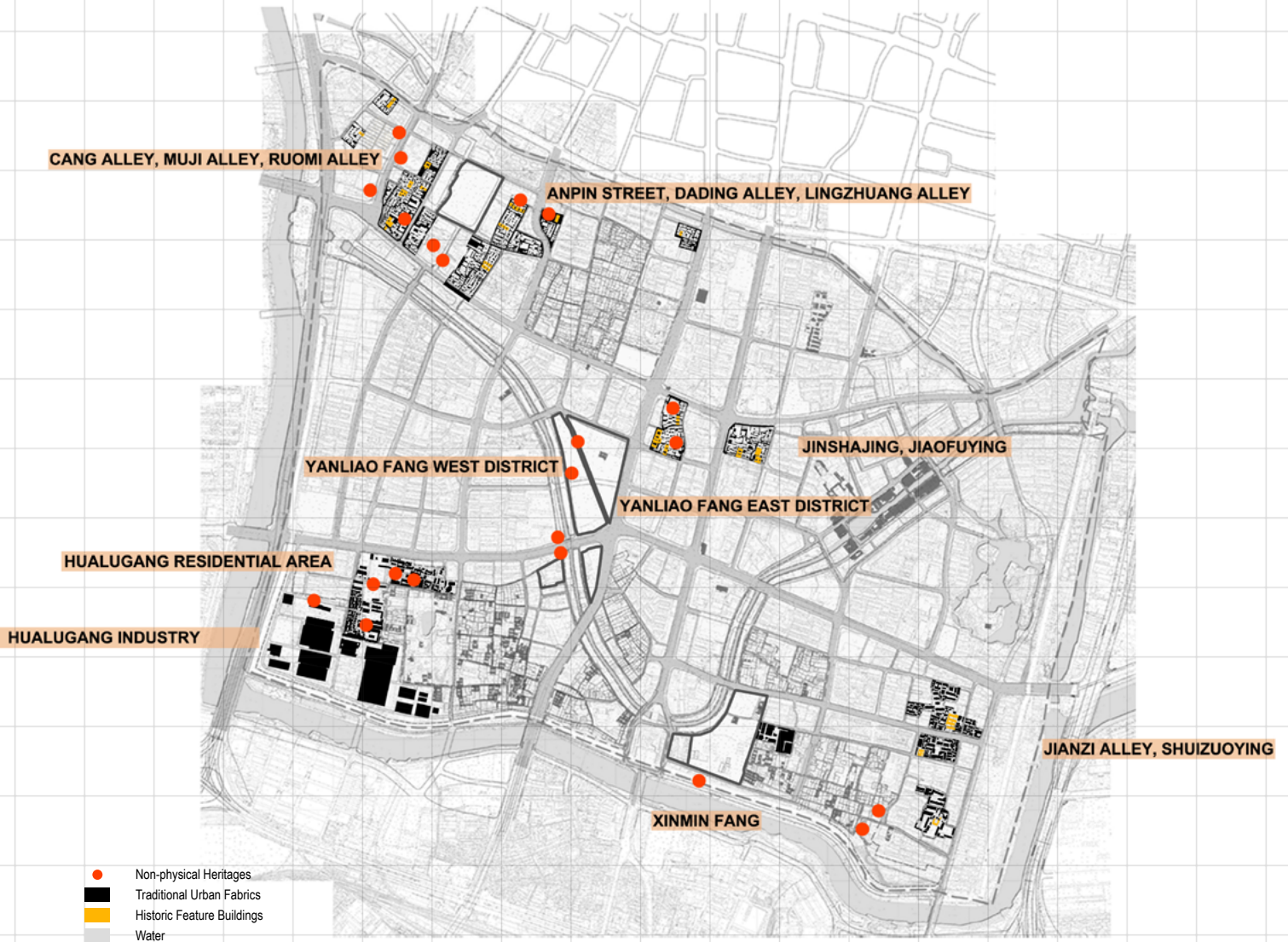


Fig. 5-2-5: The Spatial Potentials of the 22 "Minor" Historical Quarters
 Data Source: Nanjing "Old South Town" Conservation Plan and Urban Design
 Source: made by author

RECOGNIZING THE POTENTIALS

5.3 Typology

Typology Based on "Obsolescence" Theory

Historical areas identified and characterized cities are going through a chaos preservation and renovation. The problem of different historical areas differs. Due to the time and space changing, the conditions of historical areas are not able to fulfill current developing needs or requirements. These would result in a mismatch of preservation and capabilities of renovation. This mismatch, which is named as "obsolescence", leads such an area deeply into the process of deterioration and decay (Doratli, 2005).

As discussed by Tiesdell et al. (1996), obsolescence may arise in different forms. According to dimensions of obsolescence, the renovation of historical areas should try to repair the "obsolescence" and extend the life of historical areas. Historic urban quarters are part of the economic dynamism, they are rarely autonomous functional zones and usually have a symbiotic relationship with the rest of the city. They must therefore be considered within the context of the city as a whole. In the UK Department of the Environment guidance for conservation areas states the policy imperative is "to preserve their character, but not at the cost of setting them apart; they must be seen as part of the living and working community". The changing fortunes of areas of cities and their physical fabric can be usefully analyses by considering them in terms of obsolescence, and in particular the way in which preservation controls check the ability of the market to remedy or address obsolescence. (Tiesdell et al., 1996) Based on the different obsolescence, the "urban catalyst" shows different corresponding strategies.

1 "Physical / Structural Obsolescence"

Obsolescence can arise through the physical or structural deterioration of the building. This occurs as the building's fabric deteriorates through the effects of time, the weather, earth movement, traffic vibration, or through poor maintenance. The building needs repair and maintenance over and above that offered by regular, ongoing maintenance. Without such refurbishment the physical condition of the building would interfere with occupation of the building. Obsolescence of this nature is likely to be - at least initially- gradual.

2 "Image Obsolescence"

Image obsolescence is a product of the perception of the building's or area's image. As over time, the human, social, economic or natural environment changes, the fixed historic fabric becomes less suitable in contemporary eyes for the needs it serves. The perception is a value judgment and may - in reality - lack an underlying substance. The image obsolescence might be generic or specific to a particular use. For example, the image of inner areas of cities and the connotations of air pollution, noise, vibration, etc. makes them unattractive for the occupation of dwellings built in earlier times. Such areas therefore become outmoded in terms of contemporary standards and expectations. Furthermore, the image is not only the exterior of a building or an area, as it may also possess a perception of some specific fields. For example, due to the emotional concerns, people naturally have negative perceptions for red light districts and heavy industrial platforms.



Fig. 5-3-1: Baotou Beiliang Hui Nationality historical area (200 years old)
_(Residential buildings are seriously damaged by the rainstorm)
Source: http://news.xinhuanet.com/photo/2013-09/02/c_125301035_3.htm



Fig. 5-3-2: Amsterdam Red Light District
Source: <http://www.nrw.nl/english/bulletin/dutch-minister-scraps-plans-hustler-id>

RECOGNIZING THE POTENTIALS

3 "Functional Obsolescence"

Obsolescence can also arise because of the functional qualities of the building or the area. It may be an attribute of the building; the building's fabric may no longer be suited for the function for which it was designed or is currently used, with regard to the contemporary standards or requirements of the occupier or potential occupiers. The inadequacy can relate to the fabric itself, for example, the building does not have central heating, air conditioning or lifts, or the building may be unable to accommodate modern telecommunications facilities. As a consequence of functional obsolescence, a technological disadvantage may arise; as the premises are less efficient, the firm is correspondingly less competitive. In addition, functional obsolescence may also arise from the attributes of the area. Inadequacy will happen due to the external changes for instance realization of the function for industrial plants heavily depends on external traffic conditions.

4 "Economic Obsolescence"

Some historical quarters are demolished and reconstructed for seeking the economic benefits maximum. The reason for this is that the cost of investment in the historical quarters is higher than the alternatives which are consequently more attractive. This introduces the concept of economic obsolescence: the obsolescence with regard to the cost of alternate opportunities. However, social



Fig. 5-3-3: Confucius Temple
(Ming Examination Hall)
Source: http://www.chinakongmiao.org/templates/T_CatalogList/index.aspx?nodeid=9&page=ContentPage&contentid=5427



Fig. 5-3-4: Confucius Temple
(2013 Abandoned)
Source: <http://cul.022net.com/2013/141/13/0331112652921475.html>



Fig. 5-3-5: Shanghai Shikumen Residential Area

Source: <http://www.chinaacsc.com/Article/ShowArticle.asp?ArticleID=2499>

values and continuity of cultural memories of historical quarters are underestimated by government and developers.

5 "Official or Legal Obsolescence"

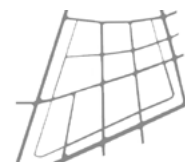
Official or legal obsolescence is related to functional and physical dimensions and occurs, for instance, where a public agency determines certain minimum standards of functionality. Thus, the introduction of new standards in health and safety, fire or building controls can render the building obsolete (Tiesdell et al., 1996). It shows an incompatible between the modern official evaluating schemes and the ancient constructing standards of historical quarters. Furthermore, it might also be reinforced by institutional unwillingness to provide insurance or funding for the rehabilitation - or maintenance - of properties within the earmarked zone.



Fig. 5-3-6: Nanjing Traditional alley
(average width 3~4.5 meters)
Source: <http://www.yododo.com/album/014444932A08199CFF8080814443D4A7>



Fig. 5-3-7: Nanjing Modern Community Inner Road
(average width 7 meters)
Source: <http://www.yododo.com/album/014444932A08199CFF8080814443D4A7>



RECOGNIZING THE POTENTIALS

5.4 Typological Study

_Typology of the "Old South Town"

1 "Functional Obsolescence" Type

Some historical buildings /quarters get abandoned because they cannot meet their owners' new demands.

--Reflection: Some former industrial platforms are abandoned now because the previous owners relocated their companies to more profitable locations.

2 "Official or Legal Obsolescence" Type

Legal obsolescence is related to functional and physical dimensions and occurs, for instance, where a public agency determines certain minimum standards of functionality. Thus, the introduction of new standards in health and safety, fire or building controls can render the building obsolete (Tiesdell et al., 1996).

--Reflection: Current residential areas (big or medium-sized) contain a number of traditional alleys (narrow and old) and old residential houses (aging and decaying).

3 "Economic Obsolescence" Type

Some historical quarters are demolished and reconstructed for seeking the economic benefits maximum. However, social value and continuity of cultural memories of historical quarters are underestimated by government and developers.

--Reflection: Current residential areas (small or medium-sized) distribute fragmentarily among modern fabrics. Most of them locate in advantaged locations in the city, such as next to main traffic nodes (metro stations), close to city centers or near to landscape.

4 "Abandoned or Unconstructed" Type

The original historical fabrics have already been torn up, waiting for new constructions.

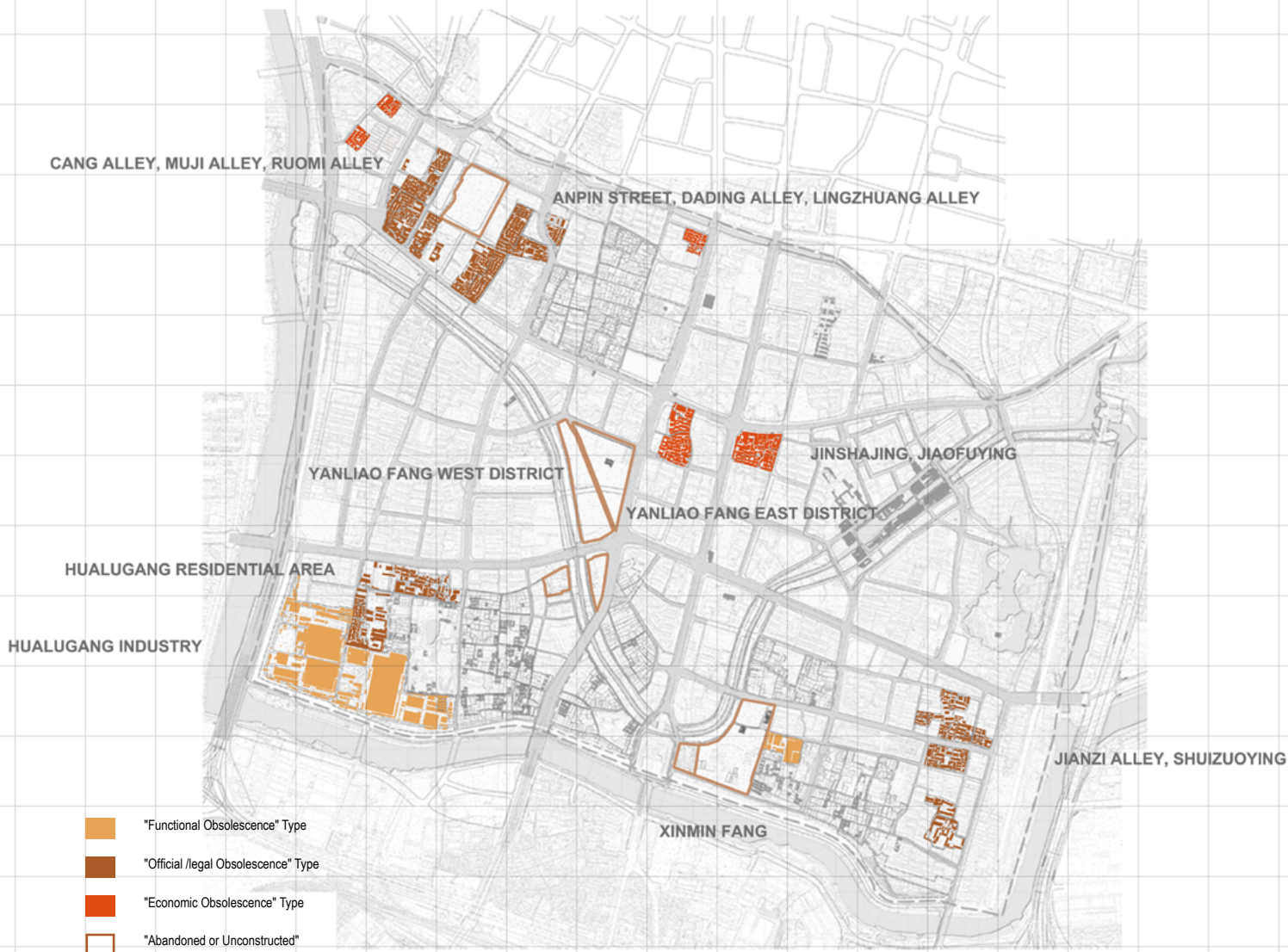


Fig. 5-4-1:
 Typology for the "Old South Town"
 Source: made by author

RECOGNIZING THE POTENTIALS

5.4.1 "Functional Obsolescence"

More specifically, the "Old South Town" district contains one quarter classified as the "functional obsolescence" type. Hualugang - the former textile industrial platform - is a historical industrial district located close to the Qinhuai River and highway. As one of the most important textile platforms, it represents the largest concentration of featured industrial buildings in Nanjing. Most of the factories are one- or two- stores high, of orange-red brick and constructed around 1958 with the establishment of the Nanjing Textile Industry Company. During the last 45 years, this area was occupied by three big textile companies and five small companies. However, the boom of this area ended with the Nanjing Textile Industry company acquired by a foreign company in 2006. In order to get more spaces to develop, the company were relocated to the Nanjing industrial park in 2007. Afterwards, with the same reasons, the rest of companies started to move to more beneficial locations for traffic convenience and cluster benefits. After 2009, this area suffered from a high level of vacancies.

In the site, 80% buildings are modern industrial heritages constructed around 1960s. More than 60% of them are evaluated to be harmonious with local traditional features. In addition, there are some residential houses, which were used as worker houses /dorms before, in this site. Nowadays, these houses are either vacant or lent out to some migrant people. Briefly, this industrial district is full of abandoned factories and vacant worker houses which can be reused to revitalize and identify the site in the future renovation process.



Fig. 5-4-1-1:
Locations of the "Functional Obsolescence" in the
Nanjing "Old South Town"
Source: google map

Social Groups

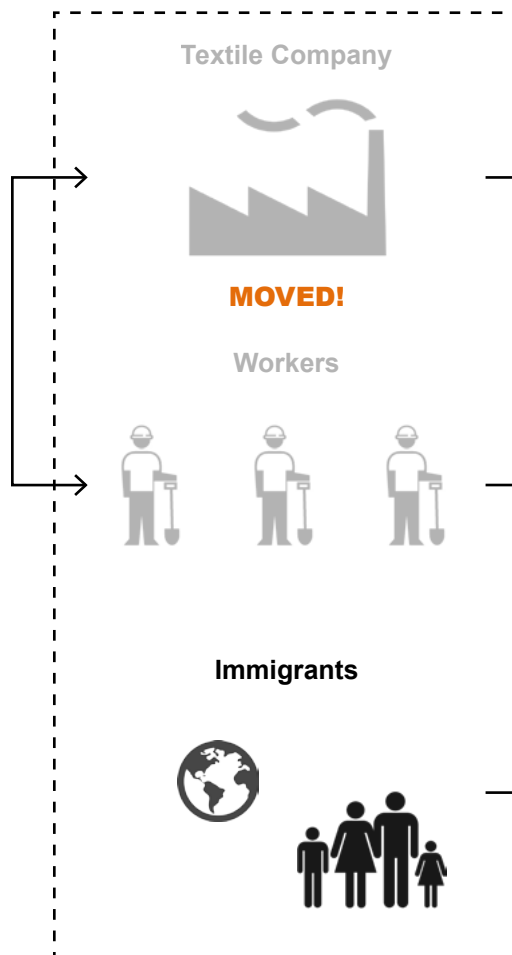


Fig. 5-4-1-2: Situations of the "Functional Obsolescence" in the
"Old South Town"
Source: made by author

Social

ABANDONED FACTORY



(Source: http://blog.163.com/wang_zongxi/blog/static/29464418201251701040405)

ABANDONED WORKER HOUSE



(Source: http://blog.163.com/wang_zongxi/blog/static/29464418201251701040405)

MIGRANT HOUSE



(Source: google street view)

Building Quality



Data Source: Nanjing "Old South Town" Conservation Plan and Urban Design (Source: www.njghj.gov.cn)

Building Features



Data Source: Nanjing "Old South Town" Conservation Plan and Urban Design (Source: www.njghj.gov.cn)

Abandoned Situation



Data Source: Nanjing "Old South Town" Conservation Plan and Urban Design (Source: made by author)

Spatial

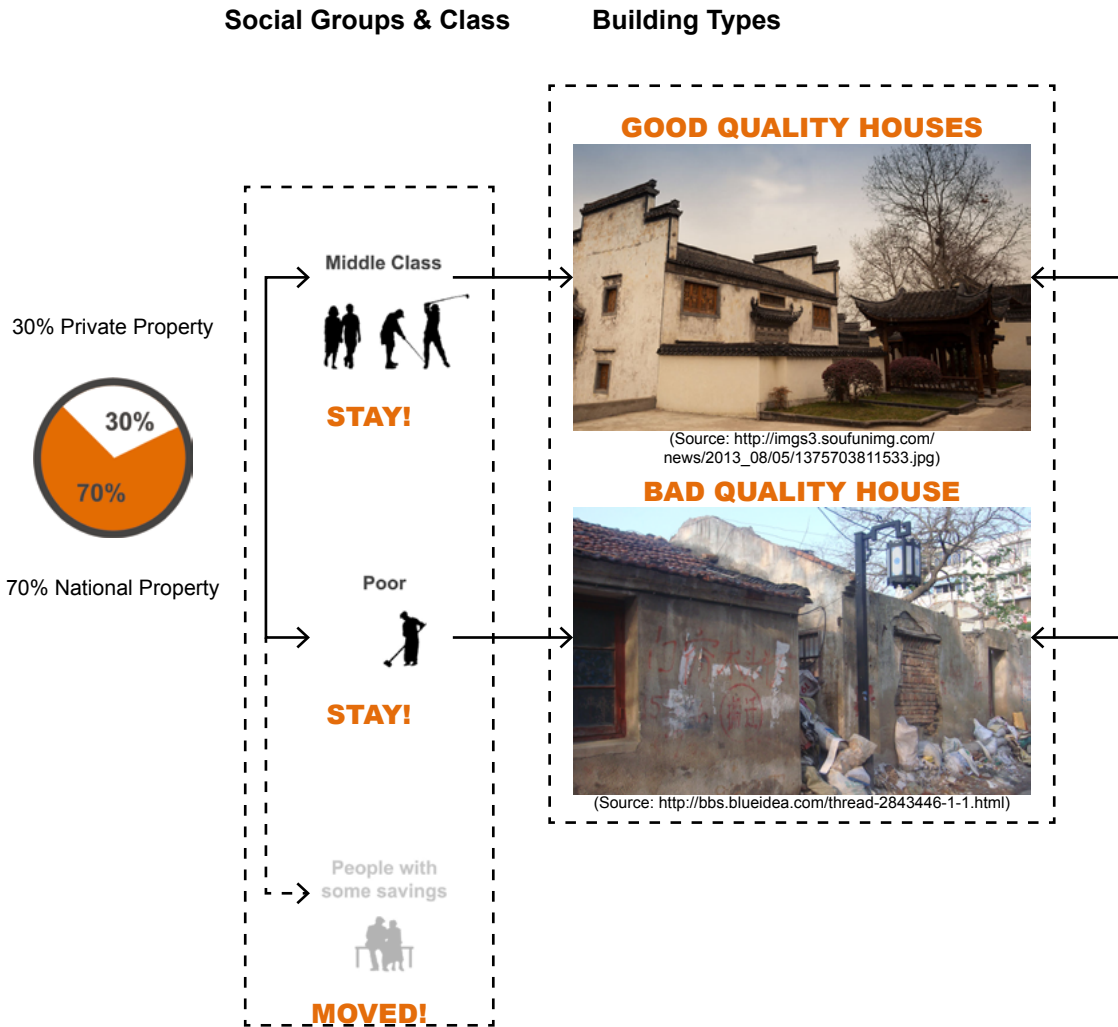
Spatial Evaluation

RECOGNIZING THE POTENTIALS

5.4.2 "Official /Legal Obsolescence"

In this category, most of buildings are residential houses from the Ming, Qing Dynasty or before 1960s. The houses and fabrics embody high historical value and represent precious urban memories. Nevertheless, the building conditions are bad, which means most of them have severe damages through time and lack of regular maintenance. Alley fabrics for communities in this type are dense. An average width of the alleys is 3.5 meters, which is lower than the modern street standard (6 meters).

In summary, these historical residential areas are full of decaying houses and narrow alleys, which cannot meet the current standards. The introduction of new standards in health and safety, fire or building controls can render the quarters obsolete.



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

Fig. 5-4-2-1: Situations of the "Official /legal Obsolescence" in the "Old South Town" Source: made by author

Ownership

Social

Spatial

Spatial Features

ALLEY TEXTURE



(Source: <http://bbs.blueidea.com/thread-2843446-1-1.html>)



(Source: <http://bbs.blueidea.com/thread-2843446-1-1.html>)

Building Quality



Data Source: Nanjing "Old South Town" Conservation Plan and Urban Design (Source: www.njghj.gov.cn)

Building Features

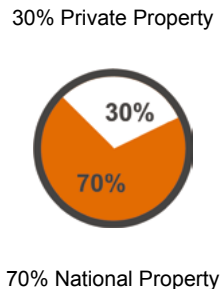


Data Source: Nanjing "Old South Town" Conservation Plan and Urban Design (Source: www.njghj.gov.cn)

RECOGNIZING THE POTENTIALS

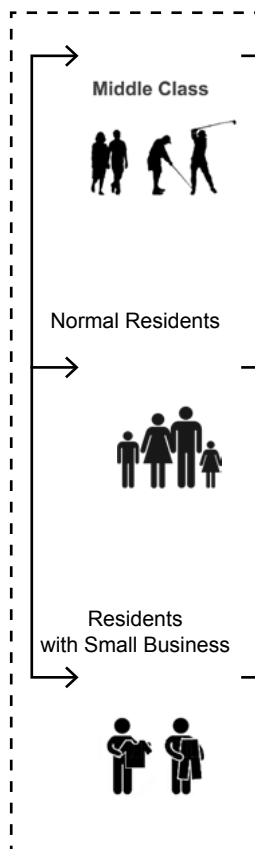
5.4.3 "Economic Obsolescence"

In this category, historical quarters have small sizes, distributing in a fragmented way. Most of them locate in advantaged locations in the city, such as next to main traffic nodes (metro stations), close to city centers or near to landscape. Furthermore, they are mixed-use quarters which contain a mix of small offices, groceries, local restaurants and traditional housing. Generally, compared to "official /legal obsolescence" type, the qualities of buildings in this type are much better.



In summary, historical quarters in this type contain huge economic potentials for the "Old South Town" development. However, the potentials are neglected by government due to the current improper and informal organization forms. At the same time, social value and continuity of cultural memories of the historical quarters are underestimated by government and developers.

Social Groups & Class



FEATURE HOUSES



(Source: constance.ling.blog.house365.com/gaixingshi/blog/showone_itemid_3455231)

NORMAL RESIDENTIAL HOUSE



(Source: google street view)

GROCERY ALONG STREET



(Source: google street view)

SMALL SHOPS



(Source: google street view)

Ownership

Social

Spatial

Fig. 5-4-3-1: Situations of the "Economic Obsolescence" in the "Old South Town"
Source: made by author

Local Activities

HANDICRAFT



(Source: <http://bbs.blueidea.com/thread-2843446-1-1.html>)

INFORMAL BUSINESS



(Source: http://c.ddmap.com/gf_25_134_34015)

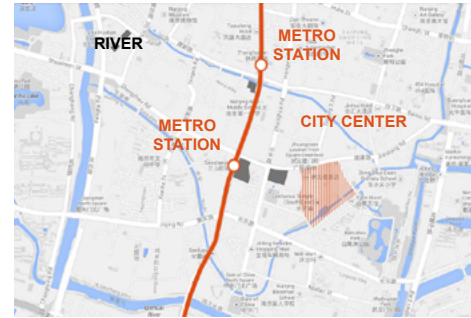
DAILY LEISURE ACTIVITIES



(Source: <http://bbs.blueidea.com/thread-2843446-1-1.html>)

Spatial

Fig. 5-4-3-2: Locations of the "Economic Obsolescence" in the Nanjing "Old South Town"
Source: google map

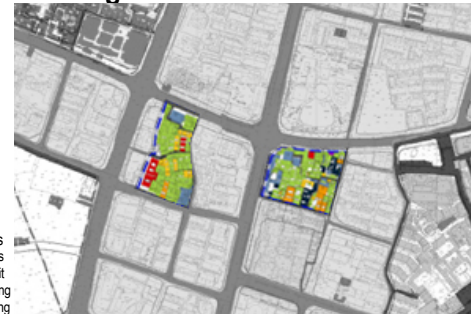


Building Quality



Data Source: Nanjing "Old South Town" Conservation Plan and Urban Design (Source: www.njghj.gov.cn)

Building Features



Data Source: Nanjing "Old South Town" Conservation Plan and Urban Design (Source: www.njghj.gov.cn)

Spatial Evaluation

RECOGNIZING THE POTENTIALS

5.5 Summary

I use "typology study" as one of the most important methods to analyze and comprehend different situations of historical quarters in the "Old South Town" district. One hand, the method helps to have an insight of the quarters. So far, in the current historical renovation model, there is not a systematic approach to read identities of historical quarters. In other words, in the renovation process, government /developers treat all the quarters similarly, and take the repetitive scheme of development as a main strategy. The diversities of historical contexts and local identities are neglected, causing the renovation results to be monotonous and lifeless. The other hand, the "typology study" is an useful method to generalize main potentials and challenges of historical quarters. It helps to find out corresponding strategies to renew the different types of "obsolescence". In addition, since the aim of the thesis is to establish a toolbox for government, the typological study method helps to generalize possible strategies for other historic cities renovation in China.

I define typology based on the "Obsolescence" theory. According to the theory, there are five different types of "Obsolescence" for historical quarters. However, in the thesis, I will only discuss three of them specifically ("Functional Obsolescence", "Official /legal Obsolescence" and "Economic Obsolescence"). The rest two are not representativeness in discussed historical quarters of the "Old South Town" district. They can be further researched in other projects later.

"Functional Obsolescence" Type



Fig. 5-5-1: The "Functional Obsolescence" Quarters in the "Old South Town"
Source: made by author

"Official or Legal Obsolescence" Type

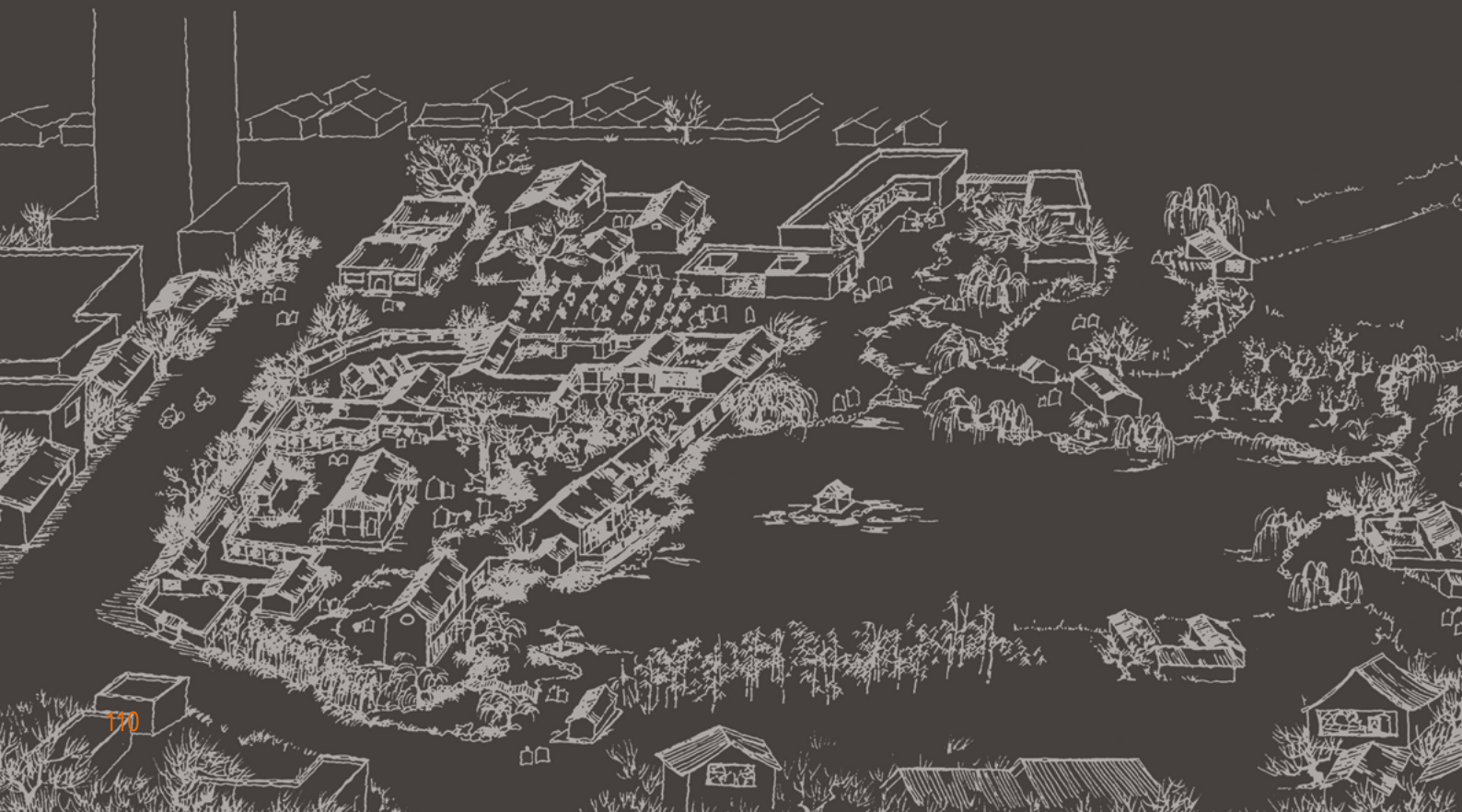


Fig. 5-5-2: The "Official /legal Obsolescence" Quarters in the "Old South Town"
Source: made by author

"Economic Obsolescence" Type



Fig. 5-5-3: The "Economic Obsolescence" Quarters in the "Old South Town"
Source: made by author



DESIGN PROPOSAL & STRATEGIC PROJECTS

- 6.1 Functional Obsolescence Type
- 6.2 Official / Legal Obsolescence Type
- 6.3 Economic Obsolescence Type
- 6.4 Summary



DESIGN PROPOSAL & STRATEGIC PROJECTS

According to the "typology study" discussed in the Chapter 5.4, there are three main types of "obsolescence", which exist in the "Old South Town", namely "Functional Obsolescence", "Official /Legal Obsolescence" and "Economic Obsolescence". In this chapter, I am going to study each of them separately and choose one representative project for each category to show design proposals.

The point of my project is to explore an alternative renovation model ("common interests" model) for historical quarters, which emphasizes local participation and common interests for different stakeholders. The "Urban catalyst" theory will provide an effective method to facilitate this goal. The method emphasizes historical contexts and local identities, researches historical quarters entirely rather than a single project, bases on the physical, functional, economic as well as social aspect, starts with small interventions and enhances participatory discussions, which helps to achieve a sustainable renovation goal for historical quarters.

Based on the "urban catalyst" theory, one of the most essential parts in my project is to define the "catalysts" and explore the possible catalytic reactions. Instead of making a fixed master plan, the projects are more about digging local potentials and reusing /transforming the potentials properly. The final results would be uncertain; the planning processes are flexible; but the starting points are strategic.



"Functional Obsolescence" Type

How to apply the "urban catalyst" theory for historical quarters renovation in the Nanjing "Old South Town"?



"Official or Legal Obsolescence" Type



"Economic Obsolescence" Type



6.1 Functional Obsolescence

DESIGN PROPOSAL & STRATEGIC PROJECTS

As the analysis I made in Chapter 5.4.1, I choose an abandoned industrial platform (Hualugang) as the strategic project in the "Functional obsolescence" type. Hualugang - the former textile industrial platform - is a historical industrial district which locates close to the Qinhuai River and highway. It is an area full of vacant factories (one- or two- stores high and orange-red brick) and featured worker houses. Furthermore, in this case, there is a historical residential block, classified as the "Official /Legal Obsolescence" type. It locates in the north of the industrial quarter. It is worthy to consider them integrally to explore how the two different types of historical fabrics interact with each other.

Area: 16.8 Ha
1960s~1980s
Former Textile Industry

DESIGN PROPOSAL & STRATEGIC PROJECTS

6.1 Functional Obsolescence Type



Fig. 6-1-1: Project Location
Source: google map



Fig. 6-1-2: Abandoned Factory in the Site
Source: google street view



Fig. 6-1-3: Urban Fabrics of the Project
Source: made by author



Fig. 6-1-4: Residential Houses in the North
Source: google street view

--Starting point /Catalyst

Defining new functional interventions to partial vacant factories in the site will be the starting point to renovate this abandoned industrial quarter. The forms of these featured factories will attract many artists and creative young groups to organize events, festivals, exhibitions etc. in the site. These creative activities could act as triggers to regain social vitality and local attractiveness of the quarter. In order to encourage the new occupiers to make more contributions to the place, there are no restrictions to as to what kind of creative activities are acceptable. It is flexible. Everything should be spontaneous and it is hard to see an underlying logic to this layout. In Berrie Shelton's words, it is chaotic, but vital (Shelton, 1999).

DESIGN PROPOSAL & STRATEGIC PROJECTS

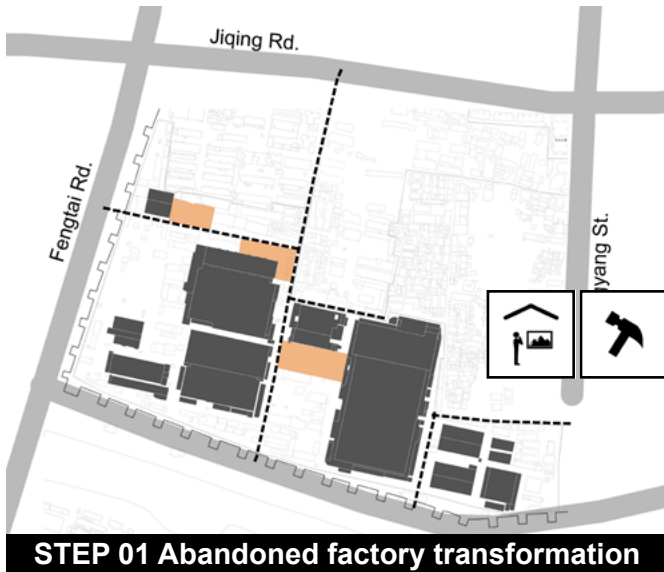
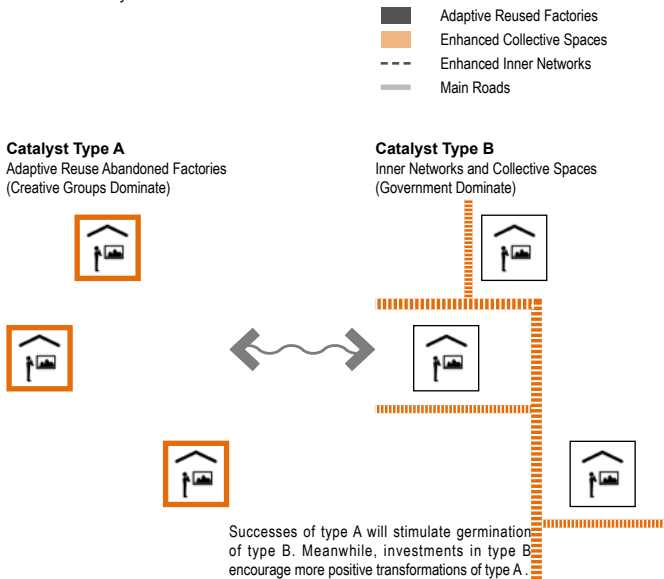


Fig. 6-1-5: Renovation Process 1
Source: made by author



--Catalytic Reaction

Firstly, factories with some exterior features or close to main roads and Ming City Walls are chosen to be transformed as an initiation. Artists and creative groups will rent these factories to found their studios, workshops, art galleries or event spaces. Government will support some subsidies to encourage the first group of occupiers. The success of these factories will be exemplary cases to stimulate the others around them.

The first type of catalyst is the adaptive reuse mentioned before. One hand, the transformed factories work as exemplary cases to influence forms and characters of the other factories around them, such as the outstanding design of the first transformations can stimulate more similar projects. The other hand, the success of the transformed factories can also work as a catalyst to stimulate a further investment by government. Specifically, the startup of these creative activities demonstrates positive effects to this place, both in social and economic aspect. In order to realize more adaptive transformations like these, government and local communities will take response for enhancing partial inner networks and collective spaces which help to improve accessibilities for more factories. These networks can be regarded as the second type of catalyst because they contribute to attract more new occupiers. The two types of catalysts reinforce each other.

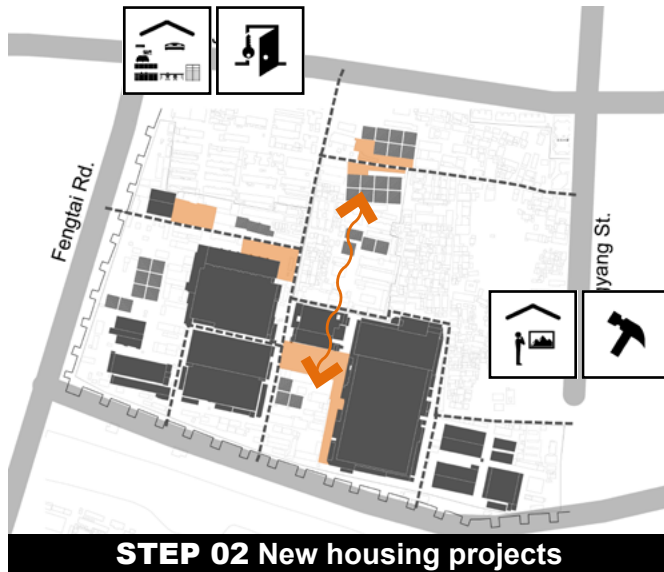


Fig. 6-1-6: Renovation Process 2
Source: made by author

- Adaptive Reused Factories
- New Housing Projects
- Enhanced Collective Spaces
- - - Enhanced Inner Networks
- Main Roads

Secondly, an obsolete historical residential block in the north is influenced and revitalized. For pursuing traffic convenience, artists and new creative groups who work in the site will rent houses in the residential community. This provides new opportunities and benefits to the community. In one aspect, some new housing projects or transformed housing projects will be constructed in the community in order to fulfill the artists and creative groups' living demands. In the other aspect, according to survey, 70% local residents in the community are low-income /unemployed group. Many of them would like to rent out one or two rooms of their houses to these creative people as extra income.

DESIGN PROPOSAL & STRATEGIC PROJECTS

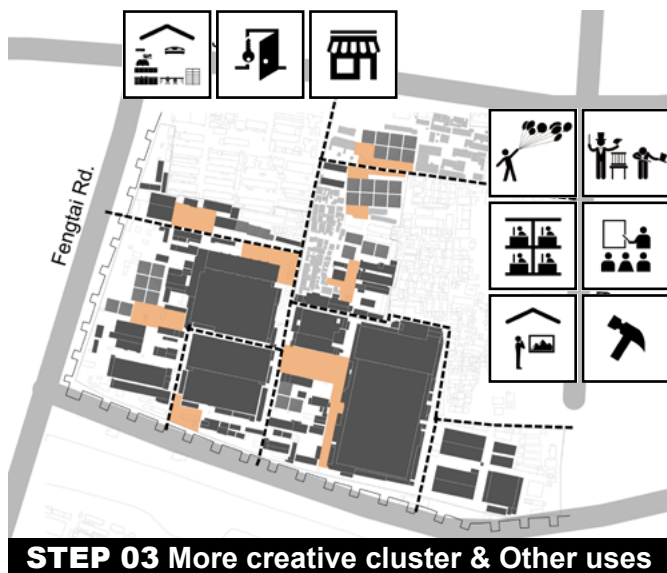


Fig. 6-1-7: Renovation Process 3
Source: made by author

Thirdly, since the whole area has already formed an artistic atmosphere, more artists and creative people will be attracted to work and live. The rest of abandoned factories will be further transformed into multiple functions like R&D, learning and office work. The collective spaces will be maintained and multi-used as leisure activity spaces, performance /event spaces, public parks and open markets for the creative groups, local residents, visitors and tourists. In long-term, the spatial capacity of these former factories will be not enough to accommodate more artists willing to come. Accordingly, residential houses in the northern community can be lent out to fashion designers as their gallery spaces by the hands of original inhabitant. The expansion into the residential block will progress beyond boundaries of the industrial quarter and spaces for creative industries will grow gradually into traditional alleys. With the expansion, the artistic atmosphere infiltrates into the northern historical residential community and revitalizes this traditional living quarter. Kinds of commercial uses will also be explored, such as some bars, restaurants and retails. As the result, the two quarters are integrated to be a mixed-use art district. The local economic will be uplifted; the local residents life standards will be improved; real-estate value will be increased and even job opportunities such as guards for art galleries will be created for the local unemployment residents. The proposal of this project not only revitalizes itself, but also affects the rest parts of the "Old South Town" district.

--Actors and Investment Strategies

The main actors in the project involves government, business institutions, creative groups (artists and celebrities) and local residents (unemployment /low-income people). The creative groups and local residents play a dominated role in the project. They have choices to decide directions of the project and future functions of the quarter. The meaning of this project is more than a bottom-up strategy. It is about the project can attract government and business institutions actively participate in the renovation process without destroying historical and cultural value of the quarter. The catalysts emphasize small interventions, strategies of place-making, appropriate adaptive reuse and long-term economic benefits. Government takes an important position in the project as well. First, they provide subsidies to encourage artists to occupy parts of the vacant factories. Second, with success of the early stage, they will invest in a part of networks and collective spaces in order to enhance attractiveness of the quarter. Lastly, with a holistic revitalization of the quarter, government will cooperate with some business institutions to operate and manage the art district with a more sophisticated system. With the cooperation, the business institutions get benefits from estate management and advertisements, and the networks, collective spaces and infrastructures of the art district get maintained and enhanced.

DESIGN PROPOSAL & STRATEGIC PROJECTS

Fig. 6-1-8: Before Renovation
_Current Abandoned Factory

Source: http://blog.163.com/wang_zongxi/blog/static/29464418201251701040405



Fig. 6-1-9: After Renovation
_Transform the Abandoned Factory into
an Art Gallery

Source: made by author



DESIGN PROPOSAL & STRATEGIC PROJECTS

Fig. 6-1-10: Before Renovation
_Current Residential Community

Source: google street view



Fig. 6-1-11: After Renovation
_ Transform the Current Residential
Community into a Mixed-use Community

Source: made by author



DESIGN PROPOSAL & STRATEGIC PROJECTS



Fig. 6-2-1: Urban Fabric of the Project
Source: made by author

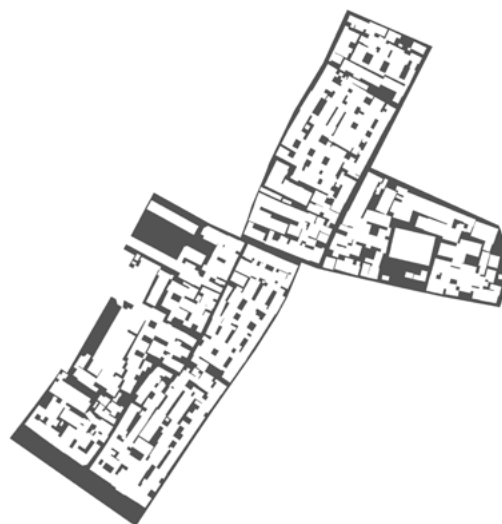


Fig. 6-2-2: Alley Networks of the Project
Source: made by author

Area: 3.8 Ha Ming, Qing
Period Traditional Living



Traditional Residential Houses
Source: http://nanjing.jstv.com/top4/201305/20130531_1600297.shtml

6.2 Official /Legal Obsolescence

DESIGN PROPOSAL & STRATEGIC PROJECTS

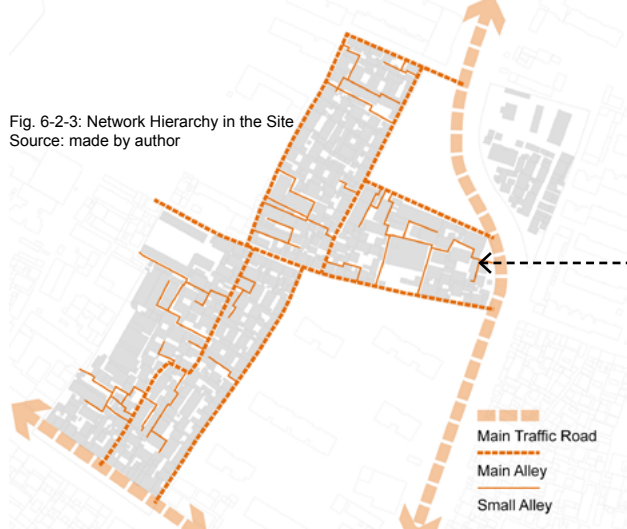
6.2 Official /Legal Obsolescence Type

As the analysis I made in Chapter 5.4.2, I choose a historical residential block, constructed during the Ming Qing Dynasty, as the strategic project in the "Official / Legal obsolescence" type. Most of buildings have severe damages through time and lack of regular maintenance. Alley fabrics for the communities are dense. An average width of the alleys is 3 meters, which is half of the modern street standard (6 meters).

The dominated function of the community is living, and the quarter lacks of facilities and commerce. In addition, there are some inharmonious modern buildings in the site, including an obsolete six floors office building, two abandoned food factories and a vacant middle school buildings. Although inharmonious with the surrounding fabrics, they embody huge potentials to be reused and transformed into communal facilities or new housing projects in the renovation process. Furthermore, the community contains numerous featured houses, owned by privates, with integrated building styles and urban layouts.

The social structure for the community is similar with the previous analysis in chapter 5. 30% of the residents are middle-class people and the rest are low-income residents. The low-income people are renting houses from government with 0.1-0.2 €/m². The rental price is acceptable for most of them. However, the living conditions are complained frequently. Government explains that it is hard to maintain these houses regularly with such a low rental price. According to survey, 2/3 of the total original residents are willing to stay, which include more than 40% of them are those low-income people. They expect government to support a basic maintenance for their houses or provide some subsidies to help them maintain. The middle-class people are willing to live in their original houses and express their initiations and abilities to maintain their houses. However, they will not make maintenance unless they know the community will not be demolished in a short-term. They express distrusts and worries of the future plans for the community. Therefore, the living conditions and building qualities are getting worse in this case.

Fig. 6-2-3: Network Hierarchy in the Site
Source: made by author



Alley



Office Building



Fig. 6-2-4: Facilities in the Site
Source: made by author



Local Grocery



Historical Units



Fig. 6-2-5:
Building Evaluation in the Site
Data Source: Nanjing "Old South Town"
Conservation Plan and Urban Design
Source: made by author



Countyards



DESIGN PROPOSAL & STRATEGIC PROJECTS

--Starting point /Catalyst

The social structure analysis demonstrated two main problems of the quarter, namely deficiency of regular housing maintenance and deficiency of local confidence. As Uhlman (1976) describes, when a public sector invests in big public facilities and infrastructures in a community, it demonstrates to regain confidence to the area. When official obsolescence occurs, government adopts the "urban catalyst" strategy to remedy it. The starting point /catalyst is to rebuild the local confidences through improving or investing in main public projects in the communities.

--Catalytic Reaction

The priority to renovate this site is to establish local confidence. Accordingly, catalysts will be government dominated public projects, such as maintaining central public space, developing a new housing project, transforming a vacant modern building to other uses and paving main alley network of the community. In one aspect, these public projects can effectively establish the local confidence. In the other aspect, these projects can bring real benefits for original residents' daily life.

STEP 01 Government dominated main public projects



CONFIDENCE

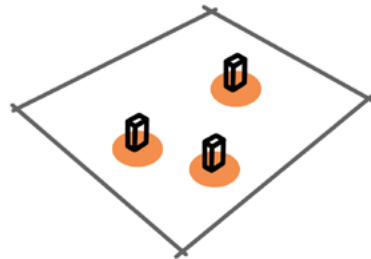


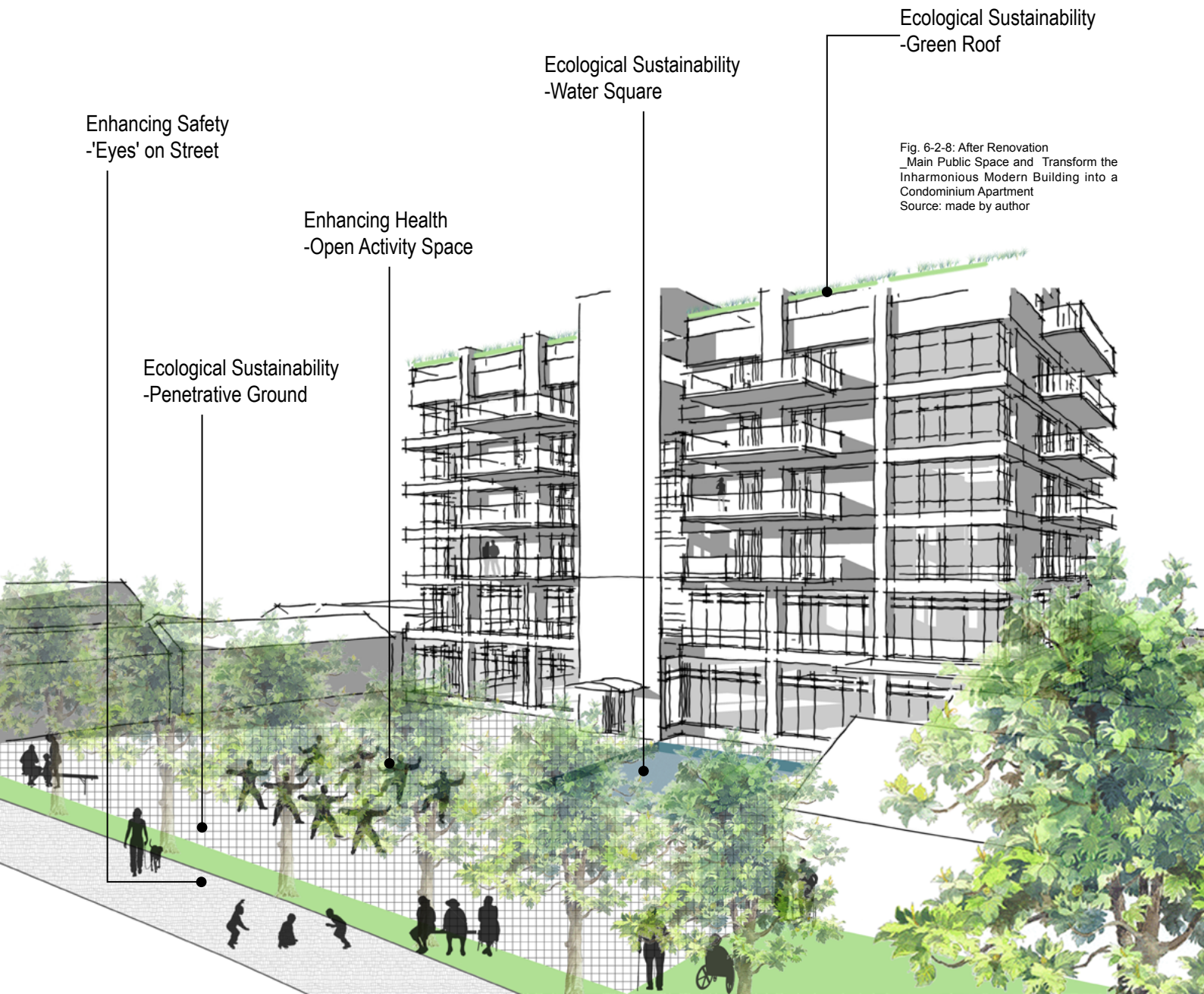
Fig. 6-2-6: Renovation Process 1
Source: made by author

DESIGN PROPOSAL & STRATEGIC PROJECTS

In the case, I choose to transform an obsolete six floors office building into a condominium apartment as the catalyst. Meanwhile, the public space in front of the building will be maintained with paving penetrative ground, planting vegetation and providing exercise facilities. Through investing in these main public projects, the safety and health of the community will be improved. More specifically, water retention (enhancing sustainability), green roofs (enhancing living environment), open activities spaces (enhancing health) and 'eyes' on streets (enhancing safety) are emphasized in the projects.



Fig. 6-2-7: Before Renovation
Current Inharmonious Modern Building
Source: google street view



Ecological Sustainability
-Green Roof

Ecological Sustainability
-Water Square

Enhancing Safety
-'Eyes' on Street

Enhancing Health
-Open Activity Space

Ecological Sustainability
-Penetrative Ground

Fig. 6-2-8: After Renovation
_Main Public Space and Transform the
Inharmonious Modern Building into a
Condominium Apartment
Source: made by author

DESIGN PROPOSAL & STRATEGIC PROJECTS

STEP 02 Mechanism for encouraging housing self-maintenance



STIMULATION

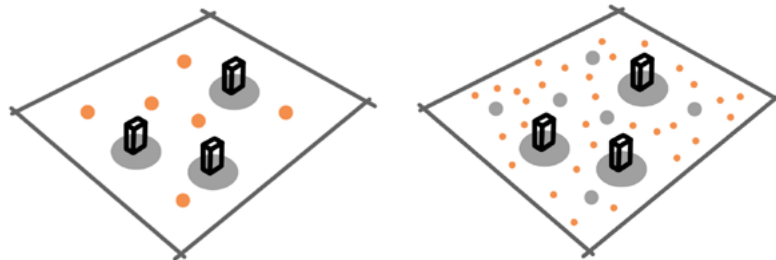


Fig. 6-2-9: Renovation Process 2
Source: made by author

According to the social structure analysis before, many low-income residents are renting houses from government with 0.1-0.2 €/m² in the community. Accordingly, it is hard for government to maintain these houses regularly with such a low rental price. In the end, many national property residential houses have severely qualitative and environmental problems through time due to the capital shortage. The difficulty for the project is how to improve the living conditions and solve the qualitative problems of the community without huge expenditures from government. The ideal strategy is to encourage housing self-maintenance by local residents.

The process of housing self-maintenance differs among different social groups. The first group is the middle-class people who are living in private property houses now in the communities. They have initiations and abilities to make self-maintenance for their houses. Their maintenance will be the exemplary cases for the community.

The second group is the low-income residents who are renting national property houses now in the communities. They do not have abilities and enthusiasms to maintain as the houses are state property and the maintenance expenditures are high. Since they are at "bottom of the pyramid", government should provide more supports and subsidies to them. One hand, government provides more working opportunities for these people to improve their incomes. This could be combined with the "Functional Obsolescence" case discussed in Chapter 6.1. Job opportunities such as guards and workers for art galleries and offices in the new "Art District" must be provided to these local low-income residents. The other hand, government proposes a new property policy, a reward mechanism, to stimulate these people's initiations. The specific rule is: "People who are living in the national property houses can obtain a certain percentages of the property right, with conditions that they must take in charge of maintaining their houses above certain standards." "If all the houses have been maintained in a small group, government will help the residents improve their small groups spaces as a reward." For the low-income residents, these strategies help to generate incomes, improve living standards and gain benefits (a certain percentages of property right). For government, these strategies help to promote local employments, improve living environments, guarantee housing qualities and alleviate fiscal expenditures.

DESIGN PROPOSAL & STRATEGIC PROJECTS



Fig. 6-2-10: Before Renovation
_Current Small Group Spaces
Source: <http://www.mafengwo.cn/i/721989.html>



Fig. 6-2-11: Before Renovation
_Current Alley Spaces
Source: [http://www.mafengwo.cn/
i/721989.html](http://www.mafengwo.cn/i/721989.html)

DESIGN PROPOSAL & STRATEGIC PROJECTS

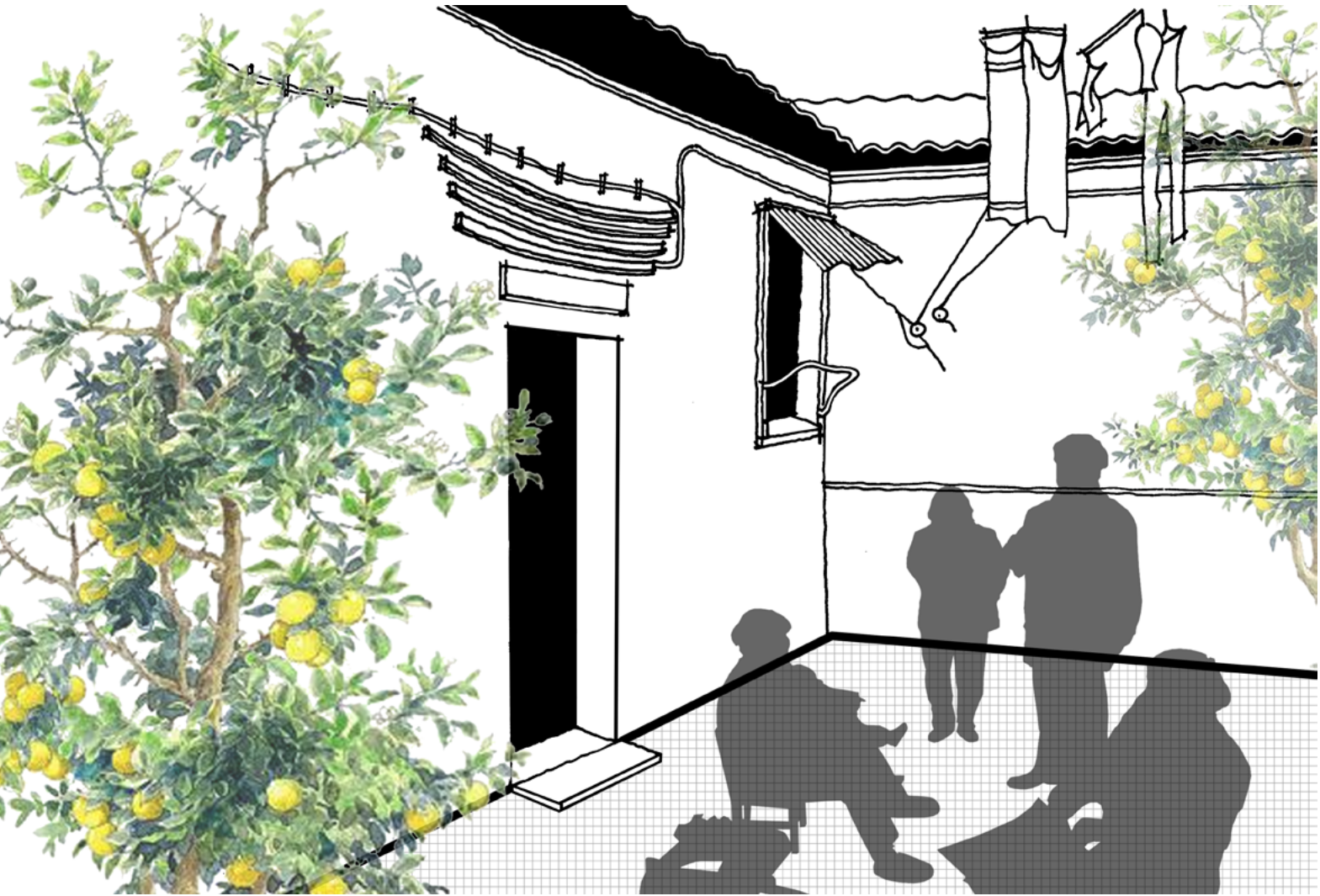


Fig. 6-2-12: After Renovation
_Housing Self-maintenance & Qualified
Small Group Spaces
Source: made by author



Fig. 6-2-13: After Renovation
_Housing Self-maintenance & Qualified
Alley Spaces
Source: made by author

DESIGN PROPOSAL & STRATEGIC PROJECTS

STEP 03 More housing projects for new involved groups



ATTRACTION

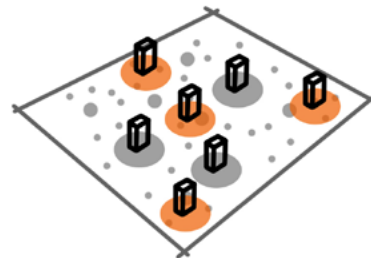


Fig. 6-2-14: Renovation Process 3
Source: made by author

After two steps mentioned above, the holistic qualities of the community are improved gradually. In this step, more new housing projects will be developed. The rest of inharmonious modern buildings in the quarter will be transformed and even rebuilt. The strategy is to partially increase living densities in order to enhance economic value of the community. Through outstanding designs of the new buildings and historical atmosphere of the traditional community, new social groups (middle class, creative groups and young people) will be attracted to live here. They will make the original communities prosperous along with development of new economies. Meanwhile, through selling these new housing projects to the wealthy urbanites, government can obtain capitals for the future development and investment. As the result, the historical urban fabrics are preserved; the locals' needs & demands are realized and the economic value of the community are promoted, forming a win-win situation.



Fig. 6-2-15: After_New Housing Projects
Source: made by author

--Actors and Investment Strategies

The main actors in the project involve government, local community, NGO, advocacy planners, local residents (middle class & low-income people) and new involved social group (middle class, creative groups and young people). Government plays an important role in the project. Through government dominated public projects and related beneficial mechanism, the community regains local confidence, improves housing quality, enhances ecology, health and safety condition and promote economic value. In addition, "micro-credit" strategy is proposed by government to help residents realize the housing self-maintenance, especially for those low-income residents. The micro-credit is usually with high interest rate and should be repaid in 1~2 years. However, in this case, since the most of local residents are low-income people, government can provide a more beneficial policy to lower the interest rate and extend the due time of the loan. Furthermore, local community, NGO and advocacy planners play essential positions in the process as well. In the maintenance process, local community and NGO help residents raise money and provide technical, legal, etc. supports. Advocacy planners help the local residents to communicate with government and advocate government to concern about the locals' real needs and demands. The local residents participate in the housing self-maintenance process with helps of local community, NGO and government. It is worth to mention that the housing self-maintenance does not mean to thoroughly renew the houses and spend a lot of money in the project, but to achieve residents' basic living standards. The contributions can be summarized as through some small interventions like painting walls, fixing roofs or organizing water pipes individually, the whole living qualities of the communities can be improved. The original official obsolete residential communities are revitalized and become livable again by residents' active participation. For the new involved wealthy groups, a certain percentages of them will make the neighborhood prosperous along with new economies, while the city enjoys much higher tax revenue (Atkinson, Bridge, 2005).

DESIGN PROPOSAL & STRATEGIC PROJECTS



Fig. 6-3-1: Urban Fabrics of the Project
Source: made by author



Fig. 6-3-2: Alley Networks of the Project
Source: made by author



Fig. 6-3-3: Location of the Project
Source: google map

Buildings



Fig. 6-3-4: Traditional Buildings
Source: http://m.blog.sina.com.cn/s/blog_74dee8b601011z2e.html#page=1

Alley



Fig. 6-3-5: Traditional Alleys
Source: http://m.blog.sina.com.cn/s/blog_74dee8b601011z2e.html#page=1



Local Business in the Site

Source: http://m.blog.sina.com.cn/s/blog_74dee8b601011z2e.html#page=1

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

6.3 Economic Obsolescence

DESIGN PROPOSAL & STRATEGIC PROJECTS

6.3 Economic Obsolescence Type

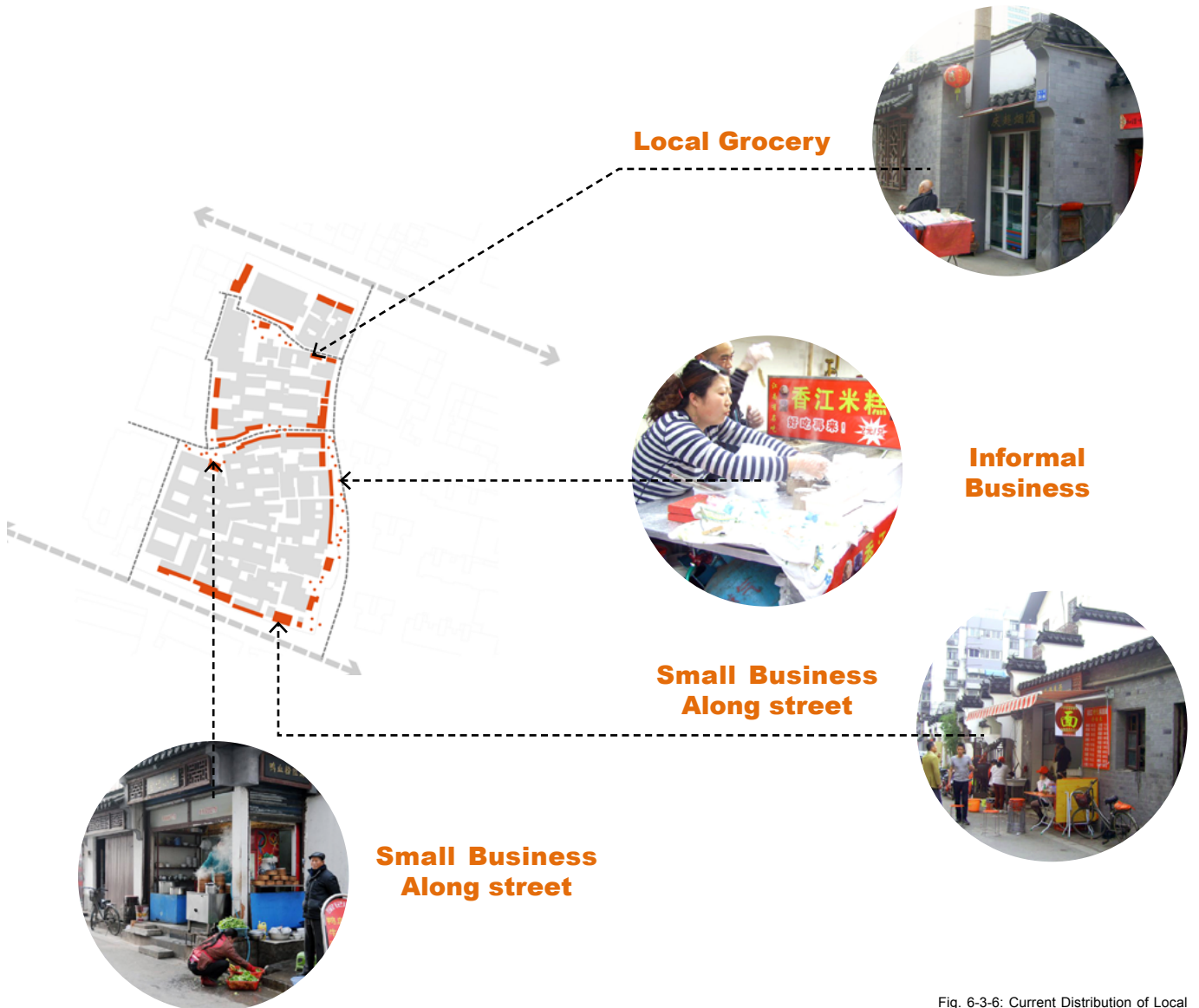


Fig. 6-3-6: Current Distribution of Local Commercial Activities
Source: made by author

As the analysis I made in Chapter 5.4.3, I choose a mixed-use historical quarter, containing a mix of local groceries, small shops, restaurants and informal businesses along alleys. In general, the building qualities are better than the "official /legal obsolescence" type. Historical quarters in this category embody economic potentials for the "Old South Town" development. However, the potentials are neglected by government due to the current improper and informal organization forms. At the same time, social value and continuity of cultural memories of the historical quarters are underestimated by government and developers.

--Starting point /Catalyst

Since the quarter has already formed an initial commercial atmosphere, the starting point /catalyst will be these indigenous businesses and local economic activities. The idea is to organize the indigenous businesses with a form of "Open Market" or "Night Market" in the community. One hand, these economic activities promote economic value and endow multiple functions for public spaces of the place. The other hand, the "Market" will only be hosted in a certain period (e.g. twice a week), it will not change the main living function of the community. Furthermore, these local activities help to maintain cultural continuity of the quarter which includes historical fabrics, traditional lifestyles and customs preservation.

--Actors and Investment Strategies

The main actors in the project includes government, local community, local residents and merchants (local /new involved). Merchant people will organize local open market along main alley and in central public space during weekend. The whole activities will be managed and supervised by local community, and participated by the local residents and merchants from different groups. Local committees take a big responsibility for the market activities and try to integrated different groups of people by encouraging participation to those activities. In the end, the local economic activities help to enhance cohesions for the different social groups, promote the neighborhoods vitality and protect the physical alley fabrics.

DESIGN PROPOSAL & STRATEGIC PROJECTS



Fig. 6-3-7:
Alley Spaces at Ordinary Times
Source: made by author



Fig. 6-3-8:
Alley Spaces During Weekend Market
Source: made by author

DESIGN PROPOSAL & STRATEGIC PROJECTS



Fig. 6-3-9:
Public Spaces at Ordinary Times
Source: made by author

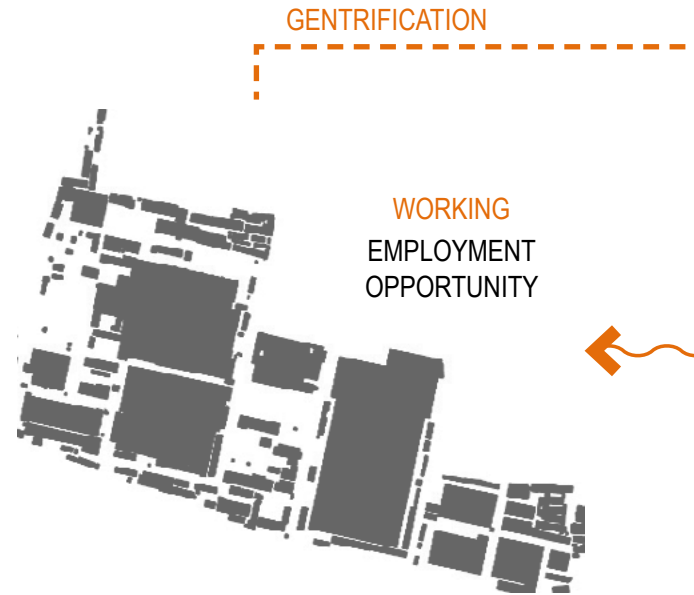


Fig. 6-3-10:
Public Spaces During Weekend Market
Source: made by author

DESIGN PROPOSAL & STRATEGIC PROJECTS

6.4 Summary

Fig. 6-4-1:
Complexity of the Three Different Types
of Historical Quarters
Source: made by author



MAIN STAKEHOLDERS

CATALYST

SPATIAL INTERVENTIONS

OUTCOME

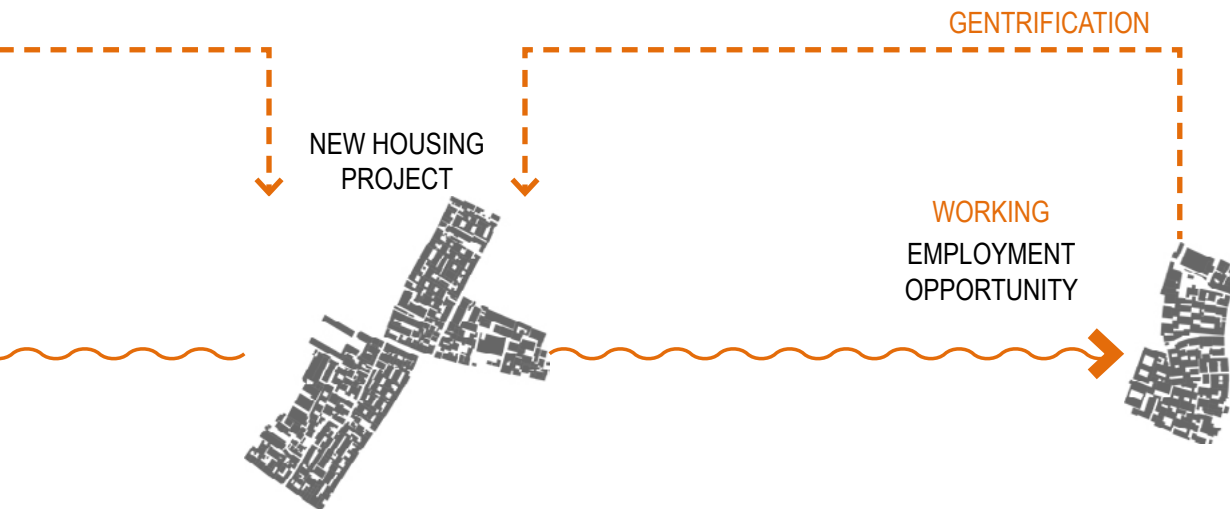
"Functional Obsolescence" Type

- Government & Business Institutions
- Creative Groups (artists, celebrities)
- Original Residents (unemployment /low-income people)

Introduce creative and cultural function to the abandoned industrial buildings

- Transformation of Old Factories
- Maintenance of Collective Spaces

ART DISTRICT
& MIXED-USE COMMUNITY



"Official Obsolescence" Type

- Government
- Original Residents
(unemployment /low-income people)
- New Involved Social Groups
(creative group, middle class)

Government dominated main public projects and rewarding property policies

- Maintenance of Public Spaces
- Maintenance of Alley Networks
- Maintenance of Residential Buildings
- Transformation of Inharmonious Buildings
- Construction of New Housing Projects

SOCIAL MIXED
HISTORICAL LIVING COMMUNITY

"Economic Obsolescence" Type

- Government & Local Community
- Original Residents
- Local Merchants (with small business)
- New Involved Merchants

Indigenous economy and folk activities

- Maintenance of Public Spaces
- Accessibility of Alley Networks

HISTORICAL LIVING COMMUNITY
& LOCAL MARKET PLACE

DESIGN PROPOSAL & STRATEGIC PROJECTS

The meaning of those projects is more than a case study and specific strategies for each of the project. Individual project can be less important than overall ambiance of the area. In other words, the meaning of the projects is to explore an integrated planning scheme of historical quarters renovation for the whole "Old South Town" district. So often, current renovation model fails to provide an adaptive renovation strategy (genius loci and historical identities) and overall planning consideration (different roles of historical quarters in the city, functional and social complementary relationships of different historical quarters). Cultural identities, social value and interests of indigenous people are neglected.

In project scale, strategies for the three different types of historical quarters are important. For each of the project, the first step is to define "catalysts" for the site. Instead of planning a complete master plan, the strategy is to dig out key potentials of the quarter and appropriately reuse /enhance the potentials. In addition, the strategy emphasizes "catalyst reactions" instead of "direct reaction". The transformation processes are discussed in each of the project. Furthermore, it is also crucial to balance interests for different stakeholders in the projects. In my proposal, I involve local residents as an important stakeholder to participate in the projects directly. In order to stimulate their active participations, government should take a dominated position to encourage /promote the process.

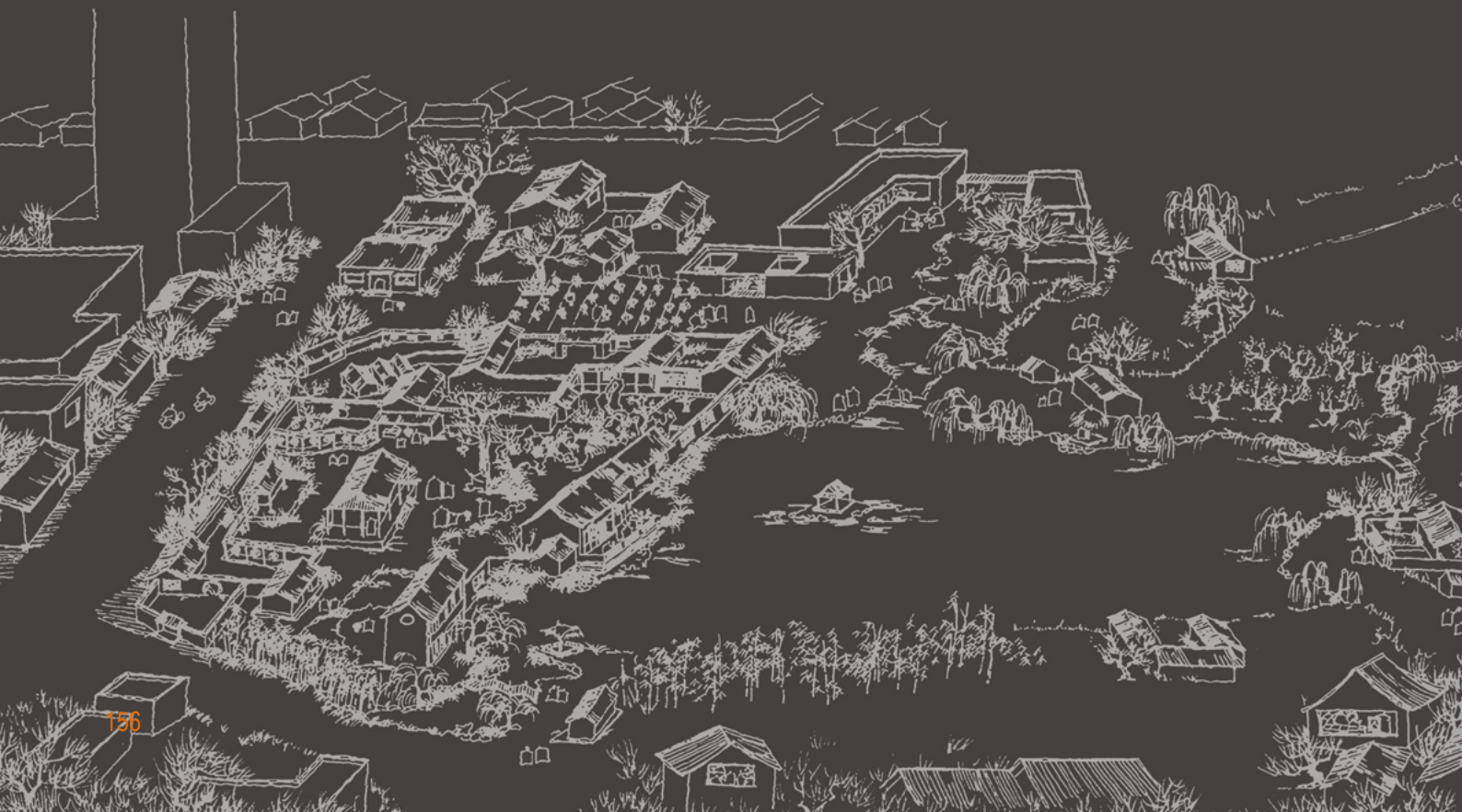
In regional scale, the projects are not isolated. Different types of historical quarters take different positions in the "Old South Town" district renovation process. They are complementary with each other in terms of functional and social aspects. After renovation, the "art district" (functional obsolete project) and the "open market quarter" (economic obsolete project) will provide more working opportunities for unemployment / low-income people who are living in the proposed "social mixed historical communities" (official obsolete project). Meanwhile, through partially increasing densification and constructing new housing projects in the "social mixed historical communities", creative people who are working in the "art district" or some wealthy urbanites will be attracted to live here. The new involved social groups will improve social vitality, optimize social structure and develop new economies for the communities.

In the end, the proposed strategies realize a goal of enhancing historical, cultural and economic value for historical quarters and balancing "common interests" of different stakeholders. To the "Old South Town" district, physical historical heritages and fabrics are preserved; local lifestyles, local economies and indigenous folk activities are enhanced; original social structures are remained and renovation scales for historical quarters are effectively controlled.



Fig. 6-4-2: Collaboration for the Three Different Types of Historical Quarters in the "Old South Town" District

Source: made by author



RECOGNIZING THE CHALLENGES

7.1 Conclusion

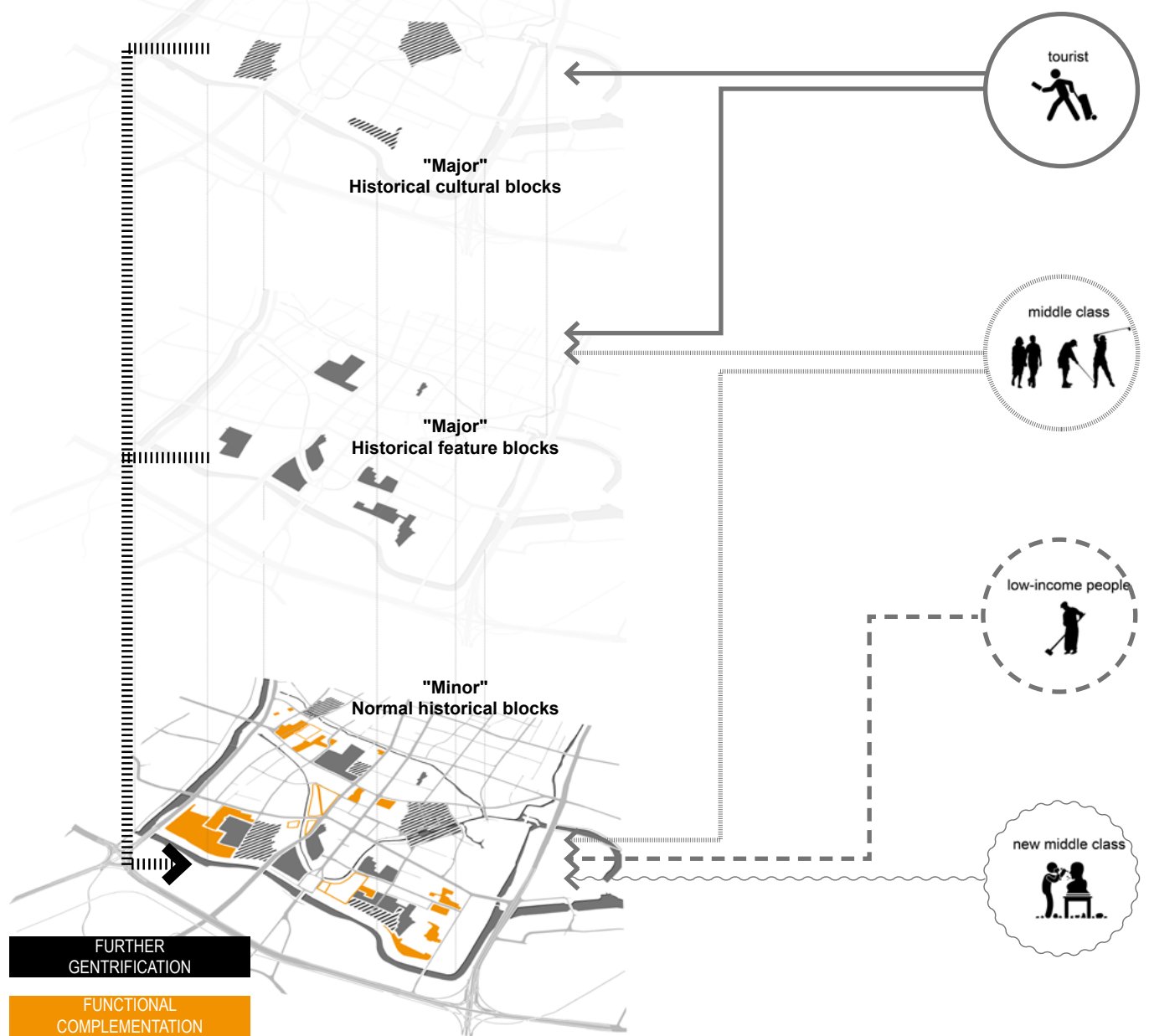
7.2 Challenges and limitations



RECOGNIZING THE CHALLENGES

SOCIAL GROUP

7.1 Conclusion



NUMBER	SIZE	FUNCTION	ROLE
--------	------	----------	------

5

Biggest 20.3 Ha
Smallest 3.2 Ha



Total Land Area
50 Ha

Commercial land use



Regional Commercial Point
Regional Tourism Core

6

Biggest 14.5 Ha
Smallest 4.7 Ha



Total Land Area
40 Ha

Mixed living-business land use



Regional Featured Living
Exhibition Zone

22

Biggest 16.8 Ha
Smallest 0.35 Ha



Total Land Area
49.2 Ha

Residential land use
Recreational land use



Living Community
for Original people

Cultural
/Art District

Fig. 7-1-1: Collaboration for Different Levels (Historical Cultural Blocks, Historical Feature Blocks and Minor Historical Quarters) of Historical Quarters in the "Old South Town" District

Source: made by author

RECOGNIZING THE CHALLENGES

The contributions of the 22 minor historical quarters in the "Old South Town"

I will finish my projects with reflections on the "Old South Town" scale. According to the current planning framework study in chapter 4.2, government divided historical quarters into three different categories (historical cultural blocks, historical feature blocks and normal/minor historical blocks) in the "Nanjing Historic City Conservation Plan". The first two categories had already been redeveloped by government few years ago, while the last one (normal/minor historical block) has not been redeveloped yet. My design took these areas as main projects to explore possibilities of an alternative renovation model ("common interests" model). For these areas, physical historical heritages and fabrics are preserved, local lifestyles, local economies and indigenous folk activities are enhanced, original social structures are remained and renovation scales for historical quarters are effectively controlled.

Furthermore, the exploration of this new renovation approach is also meaningful for the other two categories. Although the historical quarters in the first two categories have already been developed, the proposed strategies can also support positive effects for them. There are 22 historical quarters will be renovated based on the "common interests" renovation model. With such numbers, these areas can provide a certain percentages of social housing and new housing projects. Therefore, gentrification in the first two categories can be compensated in these social houses and some wealthy urbanites can choose to live in these traditional communities. This helps to balance social structure and enhance social mix. In addition, through transforming some types of historical quarters into creative clusters, cultural districts and mixed-use neighborhoods, some middle-class people and wealthy urbanites will be attracted to visit and consume in these sites. This could further enhance economic value of the historical quarters and promote a long-term development for the whole "Old South Town" district.

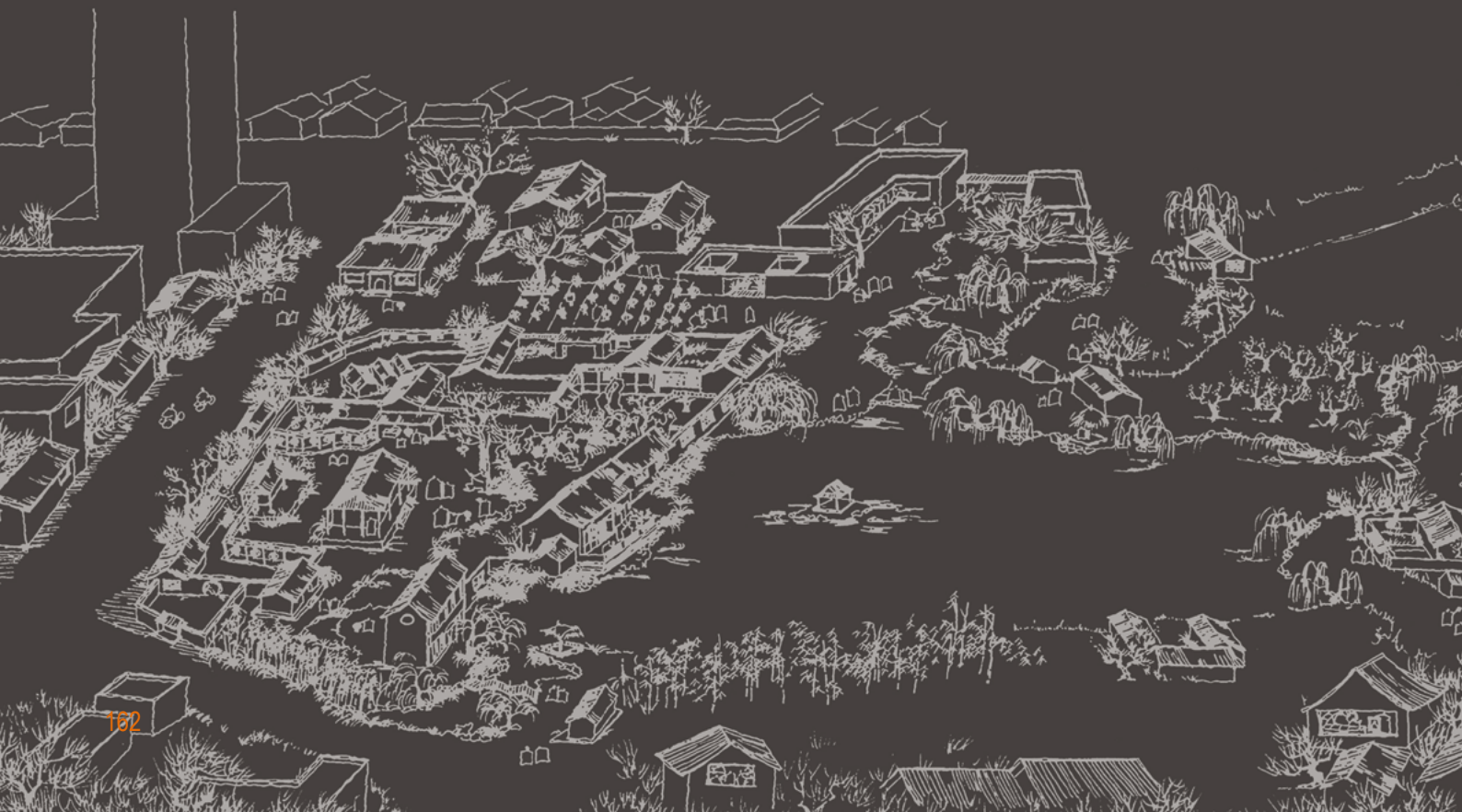
What are the challenges of historical quarters renovation in China?

7.2 Challenges and Limitations

Challenges In policy aspect, historical quarters renovation is used to be dominated by government and executed by private developers. Locals cannot represent their voices and choices in the decision making process of historical quarters renovation. According to the ladder participation theory (1969), the present participation is in the non-participation and tokenism stage. It is complicated to turn the current "top-down" model into a "bottom-up" initiative model directly. The proposal in my projects is to establish a cooperated relationship between government and local residents. Government dominates the renovation process and stimulates the locals active participation. The challenge is how to effectively stimulate the locals initiations and how to balance the collaboration to achieve common goals.

In economic aspect, historical quarter renovation and maintenance is expensive. The average maintaining cost is around 1200 euro per square meter. The difficulty is how to persuade government and developers to give up developing maximum profit projects and consider the local residents' interests. The "common interests" model supports an effective way to balance the interests for different stakeholders. Meanwhile, in a long-term perspective, the historical quarters could bring even more economic benefits. Nevertheless, government will sacrifice some short-term benefits and burden extra risks. In one hand, the economic value of projects under the "common interests" model will be realized over a long period. In the other hand, the renovation outcomes are uncertain. However, government needs to invest a certain money in relevant infrastructures, public facilities or transportation systems in the beginning. Due to these reasons, the motivations of government to take the "common interests" renovation model could be weakened.

Limitations There are some limitations in my projects that cannot be ignored. Firstly, the discussed sites in my projects are those "minor" historical quarters. In practical planning, the real historical value of them still need to be evaluated and discussed. In my proposal, I take these areas as examples to explore possibilities. The point of designs is more than specific strategies for these historical sites. Secondly, the proposed "common interests" renovation model cannot replace the current renovation model. It is alternative. The current renovation strategies are still meaningful for some historical quarters.



TOOLBOX

8.1 Renovation Models

8.2 Functional Obsolescence Toolbox

8.3 Official / Legal Obsolescence Toolbox

8.4 Economic Obsolescence Toolbox



TOOLBOX

Introduction

With many urban historical quarters aging and facing problems of decay, renovation of them has become an urgent issue, particularly for old city downtowns. However, in many cases goals of renovation have not been fully achieved. Historical quarters in the Nanjing "Old South Town" district are chosen as key projects to redesign. Meanwhile, since the "Old South Town" struggles with the same issues as numerous other Chinese historical areas, a general toolbox for historical quarters renovation model is developed.

This toolbox assesses characteristics of current historical quarters renovation approaches, showing heritages that have already been transformed with it. These characteristics have been previously discussed in the thesis. To make the toolbox as clear as possible, they are concisely reviewed in this chapter.

An alternative renovation model ("common interest" model) is proposed for government and advocacy planners to complement the current. It takes the "urban catalyst" strategy, starting with small interventions and strategic projects. Furthermore, the alternative model also emphasizes active participation for different stakeholders, especially involving local residents as an important group to participate in decision making process directly. The strength of the toolbox, then, lies in the recognition of balancing interests for different stakeholders, and realizing historical cultural preservation and economic revitalization simultaneously for historical quarters.

The toolbox will be divided into three parts, following typology study in chapter 5 to discuss three types of historical quarters separately. In each part, stakeholders, strategies, approaches for active participation, planning goals, spatial principles, possible catalysts and planning frameworks are presented.

TOOLBOX

8.1 Renovation Models

Characteristics

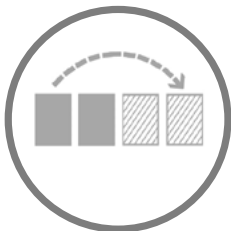
The toolbox deals with exploring an alternative model for historical quarters renovation in China. The current renovation results show government dominated and overemphasized economic-driven features. This part focuses on characteristics of the current model in order to determine whether or not the toolbox can be applied to an effective way of planning.



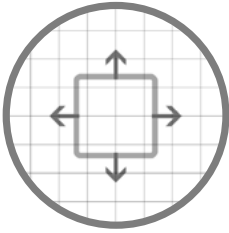
The first things that can be seen in historical quarters renovation in China is the **fenced** character. For the "officially protected monuments and sites" and major "archaeological remains", government usually fences the heritages and plans them to famous tourism spots.



One of the common strategies to renovate historical districts is to replace original (real) historical heritages by **"fake antiques"** (new), developing a so-called "commercial districts with historical atmosphere" or "living communities with traditional life experience".



Another frequently-used strategy to redevelop historical districts is **function replacement**. Real historical heritages /urban fabrics are remained in the quarters, but the original living function is changed to commercial and recreational related new functions. At the same time, local residents are pushed out.



In China, redevelopment scales for historical quarters are big. The **big-scale redevelopment /demolition** characteristic is caused by despising local contexts of historical quarters and tearing up their original fabrics cruelly.



It is expensive to renovate historical quarters. An average redeveloping cost for historical quarters, locating in downtown areas, is around 1200 euro per square meter. **High redevelopment costs** cause developers to overemphasize economic profits. In the end, developers will only invest in real-estate, commercial and tourism projects in order to obtain the biggest return.



After renovation, many streets, spaces and buildings look similar, following a **repetitive scheme** of development for all historical quarters in every Chinese city. For example, the Shanghai "Xintiandi" project (transforming the traditional "Linong" fabrics into a commercial block with fake historical appearances) happens everywhere, there are numbers of duplicated projects as Beijing "Xintiandi", Hangzhou "Xintiandi" and Suzhou "Xintiandi".



Current renovation strategies (first three characters) cause **excessive gentrification and social segregation**. After redevelopment, the land prices get very high and only affluent groups can afford the new houses. The redevelopments form an affluent utopia, excluding low-income original residents (70% of total original residents), which leads to social segregation.

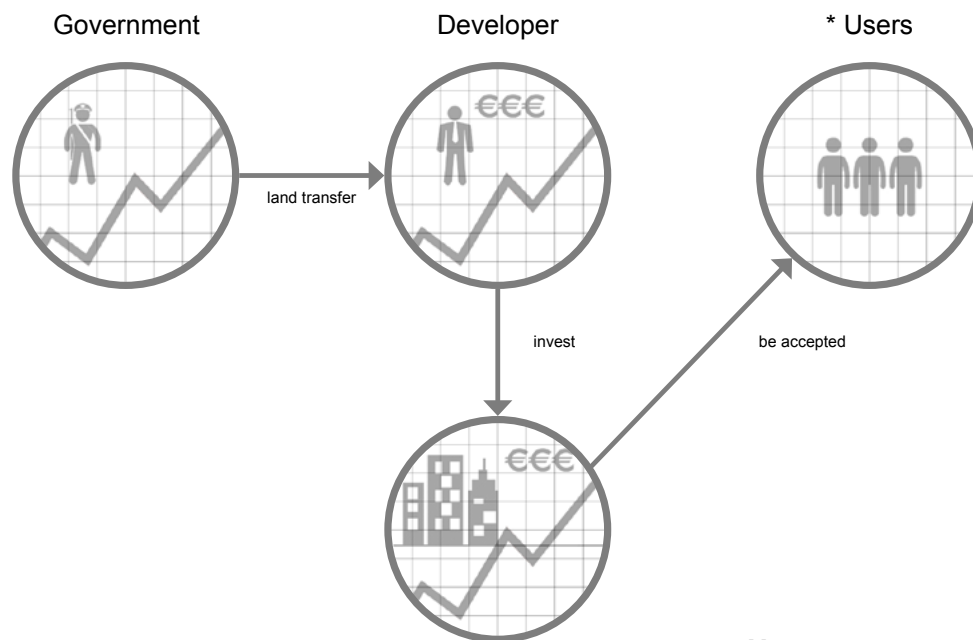


In China, **immature and incomplete preservation policies** cause many historical heritages to be destroyed. Since current historical buildings /quarters protect in a fragmented way, only those historical sites which contain enough numbers of historical heritages are listed in the preservation acts of government. So many historical residential houses and alleys which are considered "insignificant" by government were demolished. At the same time, cultural meanings and traditional lifestyles are fading with the disappearing of these "insignificant" pieces.

Economic-driven Approach

Present planning approach

Stakeholders



Aims

"Selling point" and "Maximum profits"
government, developer interests

Users:
Passive acceptance

Fig. 8-1-1: Diagram of Present Historical Quarters Renovation Model
Source: made by author

In current situation, government transfers lands of historical quarters to private developers. According to the National Bureau in 2014, more than 70% total revenue of Chinese local government come from the land revenue. In order to obtain the biggest return, developers usually tear up the historical lands to develop large-scale commercial /recreational projects or new real-estate constructions. In some projects, historical heritages will be remained to utilize as selling points. With absence of social participation in the whole process, users can only accept renovation results passively.

Common Interests Approach

Proposed planning approach

Stakeholders

Aims

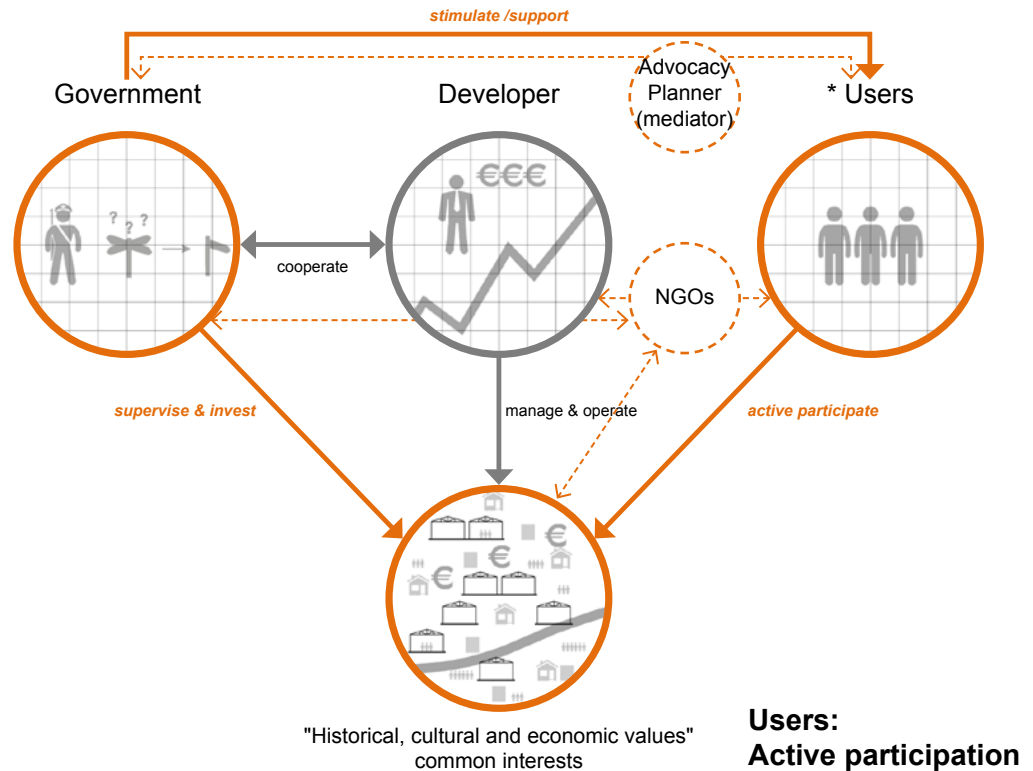


Fig. 8-1-2: Diagram of Proposed Historical Quarters Renovation Model
Source: made by author

In proposed model, government stimulates /supports users to participate in decision making and renovation process actively. Users dominate and direct the renovation under support of government. Private developers cooperate with government to manage and operate the renovating projects. NGOs and local communities are involved in the process, which help to raise money and provide technical, legal, etc. supports for local residents. Furthermore, advocacy planners play a role in helping local people to negotiate with government. In the end, the aim is to balance interests for different stakeholders and establish a "common interest" renovation model which enhances historical, cultural and economic value of historical quarters.

**Users:
Active participation**

* Users: Private investors & Tourists & Visitors

Present planning approach

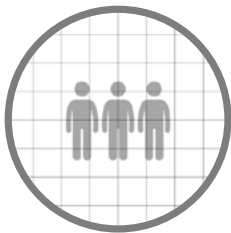
Government



Developer



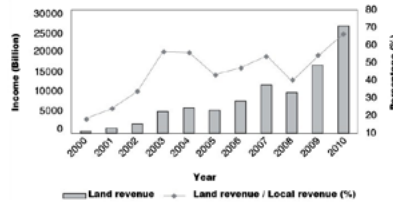
* Users



Economic-driven Approach

Benefits

Fig. 8-1-3: Proportion of Land Revenue in Total Revenue of Chinese Local Government
Data Source: National Bureau of Statistics of China
Source: <http://www.rmlt.cn/News/201204/201204261122534066.html>



More than 70% of total revenues of local government come from land revenue in 2010. The percentages are increasing.

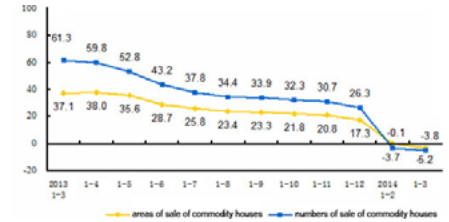
Fig. 8-1-4: 1999-2009 Average Housing Prices in Jiangsu Province
Data Source: National Bureau of Statistics of Jiangsu
Source: <http://www.tzsnw.com/Article/201404/08/620785.html>



Housing prices are rising year by year.

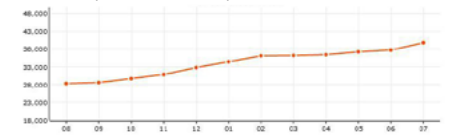
Real Estate Bubble

Fig. 8-1-5: Areas and Numbers of Sale of Commodity Houses in China (01/2013 - 03/2014)
Data Source: National Bureau of Statistics of China
Source: <http://guba.eastmoney.com/news,fg,109735814.html>



Housing volume decreases gradually.

Fig. 8-1-6: Prices of Sale of Commodity Houses in First-tier Cities (08/2012 - 07/2013)
Data Source: National Bureau of Statistics of China
Source: <http://www.e6321.cn/photos/201404/21/93824.html>



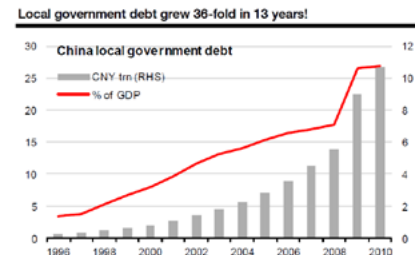
Local government is regulating and controlling housing prices.

Developers Dilemma

Due to the decreased housing demands and government curbs, they are facing high capital pressures. Therefore, many of them are in high risks of bankruptcy.

Excessive Indebtedness

Fig. 8-1-7: China Local Government Debt (1996-2010)
Data Source: China National Audit Office, SG Cross Asset Research /Economics
Source: <http://theshortsideoflong.blogspot.nl/2011/06/chinese-local-government-debt-bubble.html>



"Common interest" Approach

Proposed planning approach

Benefits

Government



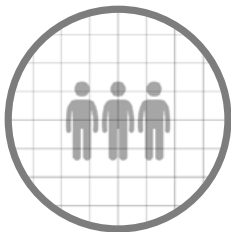
Increase Tax Revenue
Relieve Low-income Subsidy

Developer



Optimized Financial Structure
Property management profit
Advertisement profit
Host activities profit

* Users



Increase Work Opportunities
Personal incomes

Although the current renovation strategies bring huge profits to government and developer, the model is problematic. On hand, real-estate bubble is increasingly apparent in Chinese market. According to the National Bureau of Statistics of China, housing prices are surging and housing volumes are decreasing. Therefore, government starts to regulate and control housing prices with policies of restricting bank loans to real-estate projects. These tie developers into dilemmas. Due to the decreased housing demands and government curbs, they are facing high capital pressures. Therefore, many of them are in high risks of bankruptcy. The other hand, as the over reliance on land revenue of local government and the dilemmas of developers, the land demands decrease dramatically. As the result, local government burdens an excessive indebtedness. This traditional "selling lands" model is unsustainable.

Economic-driven approach

Officially protected monuments and sites

/Archaeological remains

Fig. 8-1-8: Nanjing Heaven Dynasty Palace
Source: http://js.ifeng.com/travel/lx/detail_2013_12/05/1552279_0.shtml

Main historical heritages



Historical cultural streets /districts

Fig. 8-1-9: Nanjing 1912 Historical Block
Source: <http://news.sina.com.cn/c/p/2009-08-26/144218516243.shtml>



Historical featured residential blocks

Fig. 8-1-10: Nanjing Ganxi Historical Living Quarter
Source: <http://citylife.house.sina.com.cn/detail.php?gid=62630>



Strategies

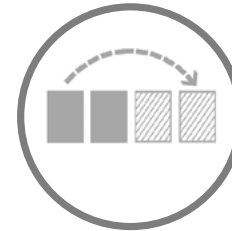
Historical & cultural heritages are selling points.



"Fenced"
--tourism spots

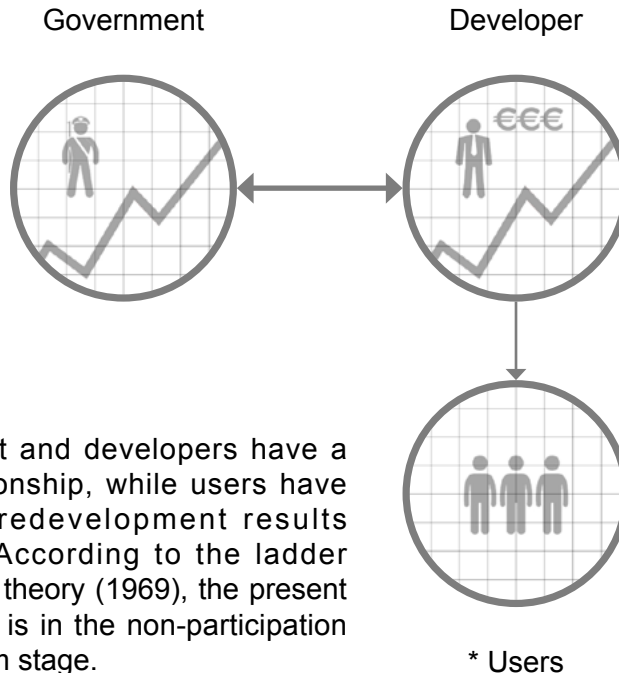


"Fake Antiques"
--Commerce /real estate
with historical atmosphere



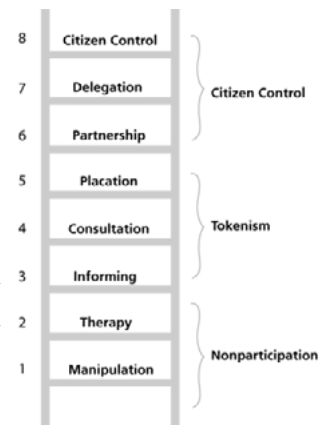
**"Function replacement
& gentrification"**
--Commerce /real estate
with historical atmosphere

Stakeholders



Government and developers have a close relationship, while users have to accept redevelopment results passively. According to the ladder participation theory (1969), the present participation is in the non-participation and tokenism stage.

Fig. 8-1-11: Local Participation in the Present Historical Quarter Renovation Model
Source: made by author



Arnstein's Ladder (1969)
Degrees of Citizens Participation

Common interests approach

Traditional alleys & old buildings

Fig. 8-1-12: Nanjing Traditional Residential Quarter
Source: <http://www.mafengwo.cn/i/721989.html>



Industrial heritages

Fig. 8-1-13: Nanjing Hualugang Abandoned Factory
Source: http://blog.163.com/wang_zongxi/blog/static/29464418201251701040405



Non-physical heritages /Cultural activities

Fig. 8-1-14: Traditional Local Activities
Source: <http://www.buychuan.com/news/content-10386.aspx>



Minor historical heritages

Strategies

Typology--3 types of "obsolescence"

"Functional Obsolescence" Type -- Some historical buildings /quarters get abandoned because they cannot meet the owners' new demands.

"Official or Legal Obsolescence" Type -- It shows an incompatible between the modern official evaluating schemes and the ancient constructing standards of historical quarters. Thus, the introduction of new standards in health and safety, fire or building controls can render these buildings obsolete.

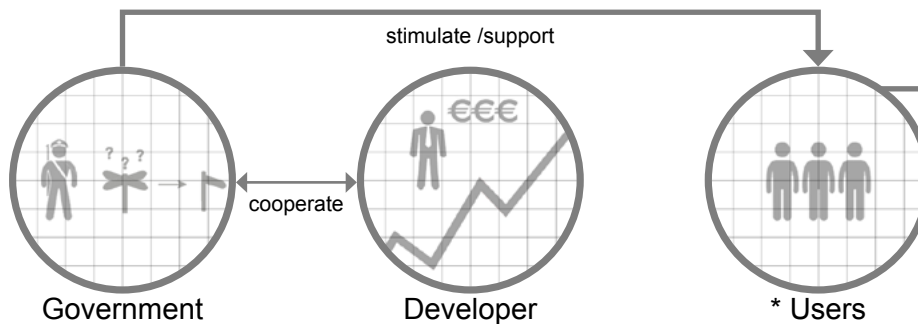
"Economic Obsolescence" Type -- Some historical quarters are demolished and reconstructed for seeking the economic benefits maximum. However, social value and continuity of cultural memories of historical quarters are underestimated by government and developers.

"Catalyst"



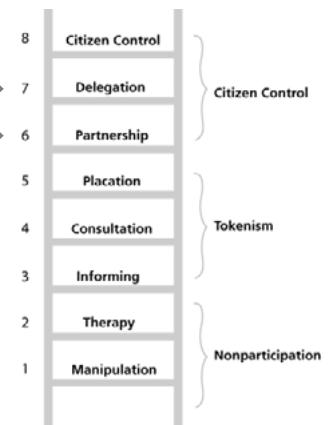
The task of introducing the "urban catalyst" to historical areas is to stimulate elements which are inactive. Partial renovation of historical areas plays a role in catalytic reaction and effects neighboring areas, resulting in a chain reaction which leads to development of the whole region. The "urban catalyst" way not only leads to physical renovation but also stimulates economy revitalization for these places. Social groups with different interests such as government, developers and original residents, involved in the reorganization process, control & guide follow-up stages and conduct future development trends for the historical areas.

Stakeholders



Government stimulates /supports users to participate in decision making and renovation process actively. According to the ladder participation theory (1969), the proposed participation upgrades to the citizen control stage.

Fig. 8-1-15: Local Participation in the "Common Interests" Historical Quarter Renovation Model
Source: made by author



Arnstein's Ladder (1969)
Degrees of Citizens Participation

TOOLBOX

8.2 Functional Obsolescence

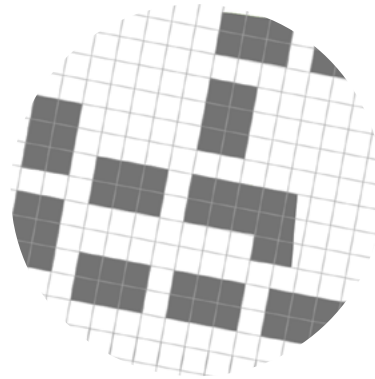
Economic-driven Approach

Present planning approach

Historical & cultural heritages are neglected.

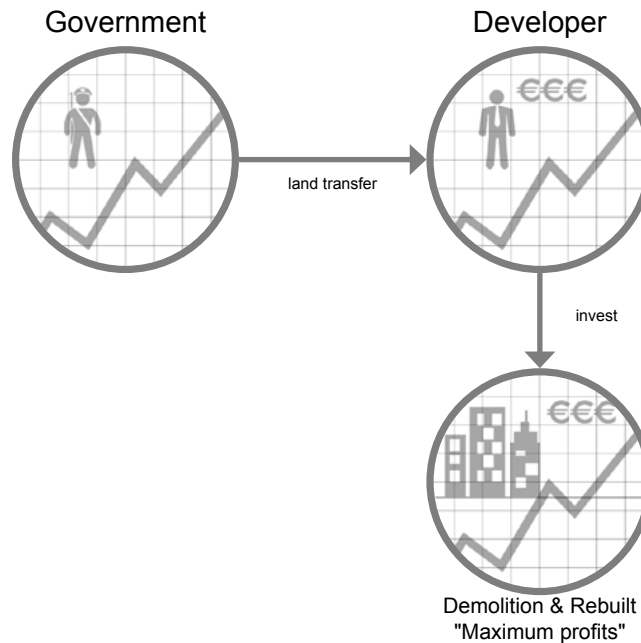
Spatial Form

The increasingly new commercial & recreational developments and large-scale projects are the result of overemphasizing economic profits.



New commercial & recreational development
New business projects

Stakeholders



Aims

Fig. 8-2-1: Diagram of the Present Historical Quarters Renovation Model for "Functional Obsolescence"
Source: made by author

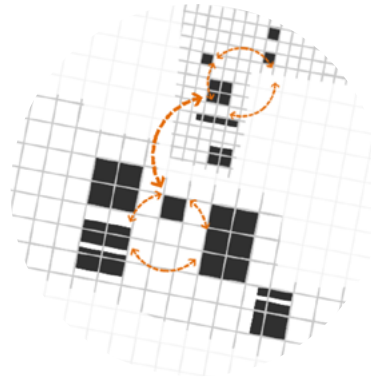
Common Interests Approach

Proposed planning approach

Historical & cultural heritages are used as catalysts.

Spatial Form

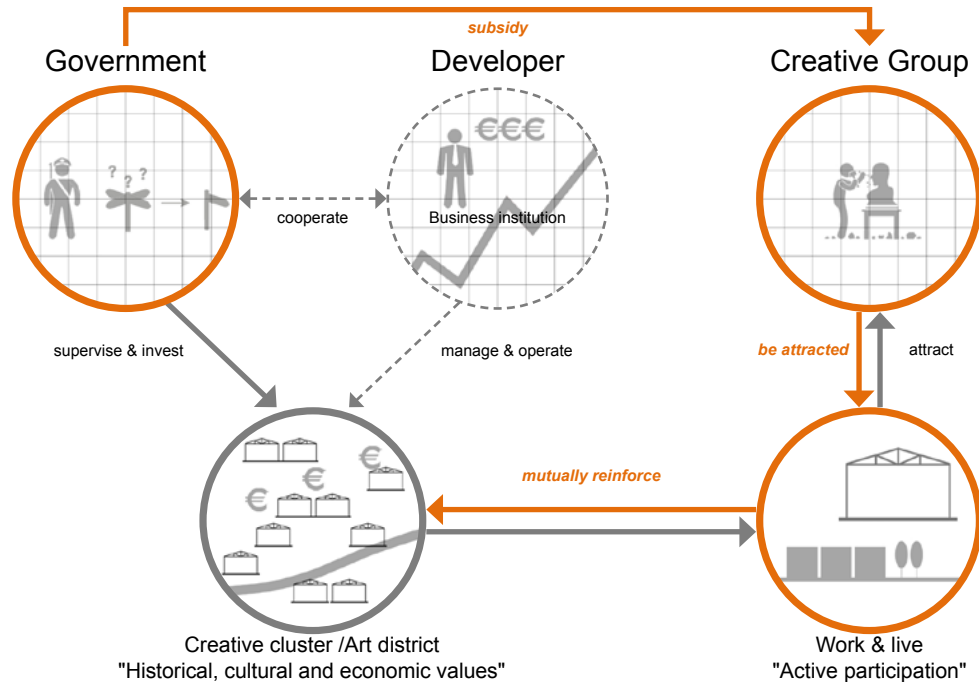
The proposed model involves creative people as a key stakeholder, stimulating them to reuse vacant factories and shape the functions of the historical quarter in the early stage. After forming an initial artistic atmosphere, government will cooperate with business institutions to operate and manage the art district with a more sophisticated system. Spatial forms of the quarter are preserved. Meanwhile, historical & cultural heritages are adaptive reused as catalysts to attract new social groups and promote economic value.



Cultural districts, creative clusters or multi-functional neighborhoods based on the vernacular potentials

■ Catalysts

Stakeholders



Aims

Fig. 8-2-2: Diagram of the "Common Interests" Historical Quarters Renovation Model for "Functional Obsolescence"
Source: made by author

STRATEGY

Approach for "Enhancing historical, cultural and economic value"



Creative cluster / Art district
"Historical, cultural and
economic values"

In functional obsolescence type, the catalyst is new functional interventions to parts of obsolete heritages. Government and developers are likely to consider "Adaptive Reuse" as an effective strategy. It can be regarded as a joint decision between historical preservation and economic development. Inclusion of heritage assets in redevelopment schemes provides a focus and catalyst for sustainable changes. In addition, the impact of successful schemes is felt beyond boundaries of heritage assets themselves and can boost economies of whole districts or cities. Individual buildings can be less important than overall ambiance of the area. In other words, the whole public realm is greater than sum of the parts. But, so often, current renovation results fail to provide attractive public ingredients (collective spaces, mix of use, diverse buildings, street life and human scaled spaces). They are mono-cultural and lifeless. Historical and cultural heritages may not be a particular architecture or historical merit individually. However, they provide a sort of environment that can form the basis of sustained urban redevelopment.

The strategy is to implement "adaptive reuse" to obsolete historical & cultural heritages and utilize them as catalysts to gradually transform areas into creative clusters, cultural districts and multi-functional neighborhoods based on their vernacular conditions. One hand, historical and cultural heritages are preserved. The other hand, the strategy helps to realize functional and economic revitalization of the whole districts. More specifically, with success of the new functions, local economies and employments will be driven. In the early stage, government provides subsidies to involve new social groups and encourage new cultural activities for the places. Second, with success of the early stage, they invest in a part of networks and collective spaces in order to enhance attractiveness of the quarters. Lastly, with a holistic revitalization of the quarters, government cooperate with some business institutions to operate and manage the districts with more sophisticated systems. As the result, economic and social values are enhanced step by step.

Approach for "Active participation"



Work & live
"Active participation"

--Actors

The main actors in functional obsolescence type include government, business institutions and private investors (new social groups, e.g. artists, celebrities and young people). Through attracting the new social groups to adaptive reuse obsolete heritages, historical quarters will fulfill functional revitalization in short term and economic revitalization in a long-term perspective.

--Active participation

Based on local conditions, government will give some people priorities to rent buildings first, such as some artists, celebrities and foreigners, with supporting lower rental prices and subsidies. Meanwhile, government will invest in a part of networks and collective spaces in order to improve accessibilities and environment of the districts. The purpose is to create an initial atmosphere and establish exemplary cases at the beginning. The private investors play a dominated role in renovation process. They have choices to decide directions of the projects and future functions of the quarters. Therefore, in order to encourage them to participate actively, the projects keep flexible and spontaneous in some aspects. For instance, there are no restrictions to as to what kind of social groups are acceptable. It is flexible. As the result, different types of functions will be involved in the quarters, forming mixed-use and vibrant neighborhoods. With the boom of these initial artistic and creative activities, government and business institutions will be attracted to invest and operate for the projects.

Furthermore, local and nearby residents participate in the projects. In one aspect, for pursuing traffic convenience, new involved groups are likely to live in nearby communities. This provides new opportunities and benefits to the communities. The local residents will rent out their houses to generate incomes. In the other aspect, revitalization of the functional obsolescence cases provide more working opportunities for the locals.

TOOLBOX

CONTEXT

Some historical buildings /quarters get abandoned because they cannot meet their owners' new demands or external changes. However, the building qualities and physical environments are still qualified for these cases. For example, (in my case) some former industrial plants, constructed around 1950s, get abandoned now because the owners relocated their companies to more profitable locations. These quarters drove local economies and employments before, while now became problematic places to cities.

Functional decay + Qualified building conditions

GOALS

- Preserving featured buildings and emphasizing historical & cultural value
- Developing new economies and promoting local employments
- Realizing functional revitalization (short-term) and economic revitalization (long-term)

PRINCIPLES

- Defining adapted reuse for old buildings
- Maintaining or appropriately transforming old buildings
- Enhancing collective spaces and networks
- Encouraging multiple social activities

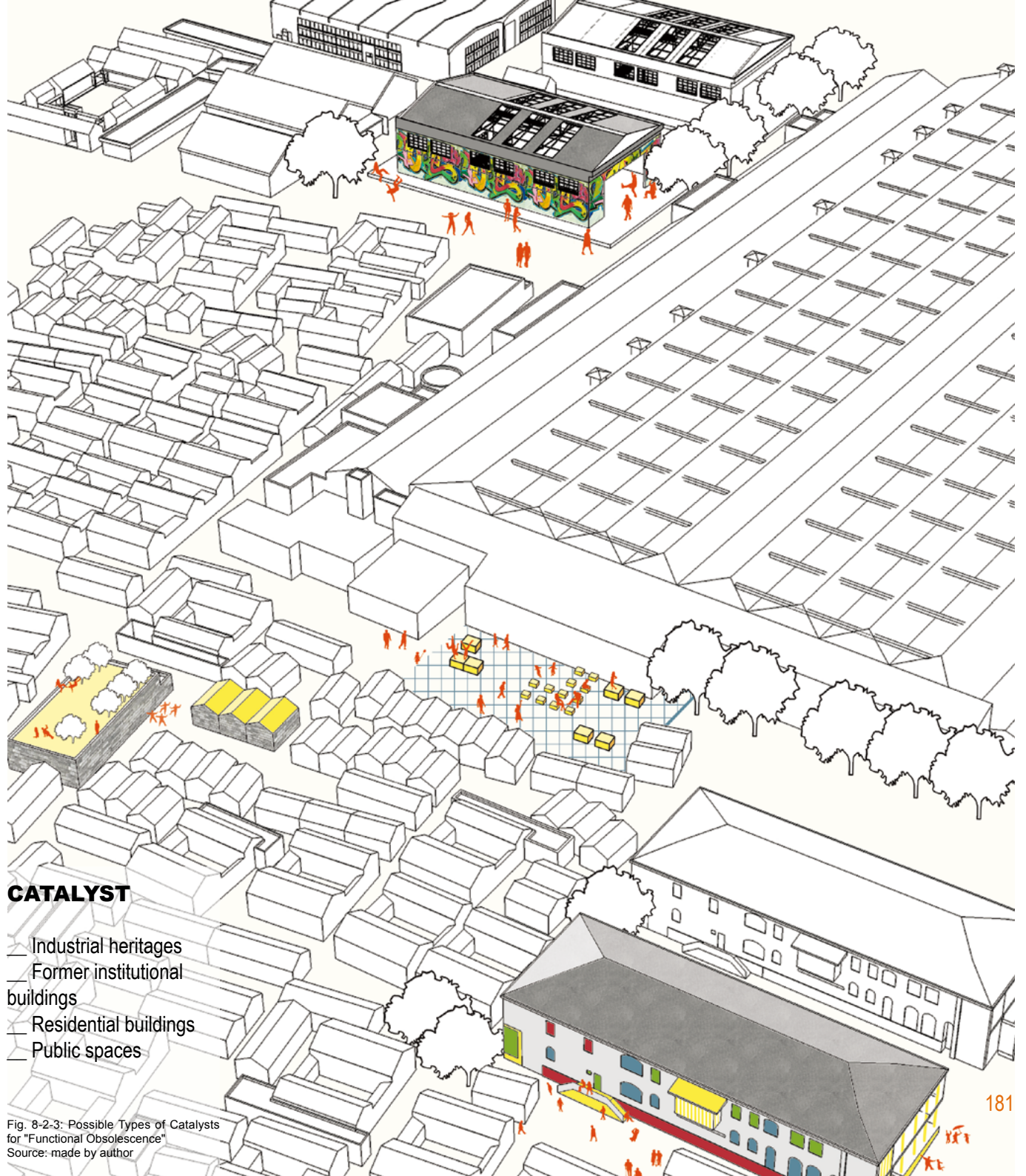
CATALYST

"New" uses for historical and cultural heritages

MANAGEMENT



- Government orients main functions of historical quarters.
- Government provides subsidies to stimulate local participation.
- Government sets up organization of Administrative Committee to manage lease procedures and takes response for enhancing networks and public spaces.
- Government introduces business institutions to manage and operate issues of the quarters.



CATALYST

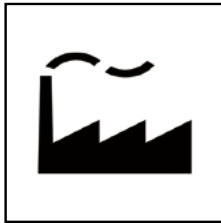
- Industrial heritages
- Former institutional buildings
- Residential buildings
- Public spaces

Fig. 8-2-3: Possible Types of Catalysts for "Functional Obsolescence"
Source: made by author

DESIGN TOOLBOX

Buildings

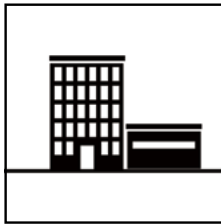
Types of Buildings



Industrial heritages

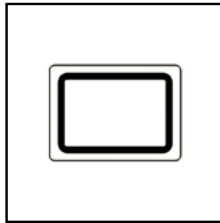


Former insitutional buildings

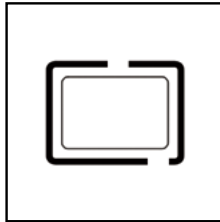


Residential buildings

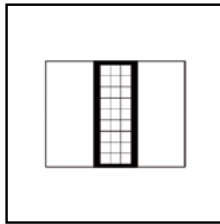
Types of Maintenance



Interior reinforce



Exterior reinforce



Addition

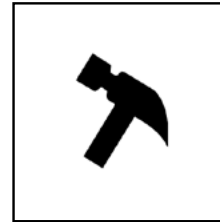
Types of Transformation



Art gallery



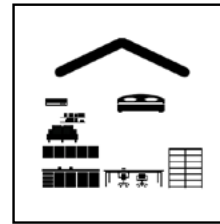
Museum



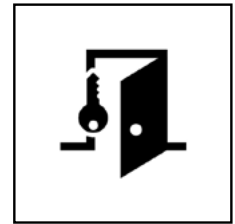
Workshop /Studio



Office /R&D center



SOHO /Loft



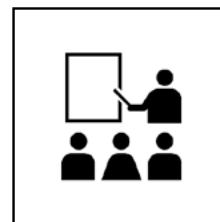
Affordable housing



Retail /Market



Restaurant /Hotel



Learning center

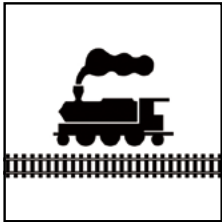
Fig. 8-2-4: Possible Types of Catalytic Heritages, Maintenance and Transformation for "Functional Obsolescence" (Design Toolbox)
Source: made by author

Public Spaces

Types of Public Spaces

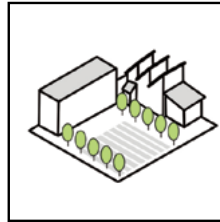


Public spaces

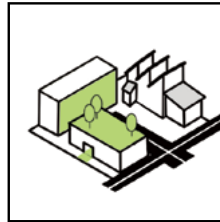


Old railways

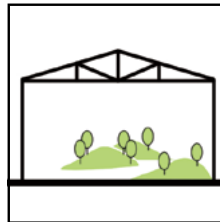
Types of Maintenance



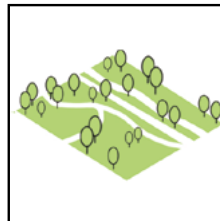
Square pavement



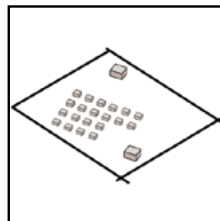
Roof terrace & Transition space



Public space inside building

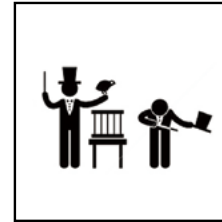


Virescence

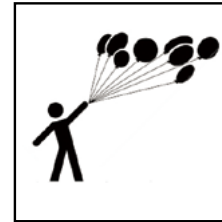


Recreational facility

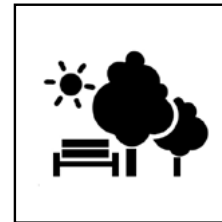
Types of Transformation



Performance/ Events space



Leisure activity space



Public park



Open market

TOOLBOX

DESIGN TOOLBOX

Users & Contributions

In functional obsolescence type, there are two types of users. One is private investors, includes original residents and new involved social groups who contribute and participate in the projects directly. Firstly, they rent obsolete heritages and endow new functions for these buildings or public spaces adaptively. One hand, these abandoned heritages can meet their demands with relatively low rental prices. The other hand, the adaptive reuse helps to preserve historical and cultural value of the old buildings. Secondly, the new occupiers will maintenance and transform the buildings according to their demands, such as reinforcing physical structures, painting walls and making interior decorations. These help to improve qualities of the heritages. Thirdly, multiple activities will be organized in the quarters regularly, such as youth music festivals or flea markets. The new involved social groups help to enhance social vitality and neighborhood cohesion.

Another type of user contains tourists and visitors. Although they do not participate in renovation process directly, they contribute some, especially in economic aspect. They are attracted by revitalization of the historical quarters. The involvement and consumption of these people can help to promote economic value and enhance social vitalities of the areas in a long-term perspective. With new economies, government obtain increasing tax revenue.

Users

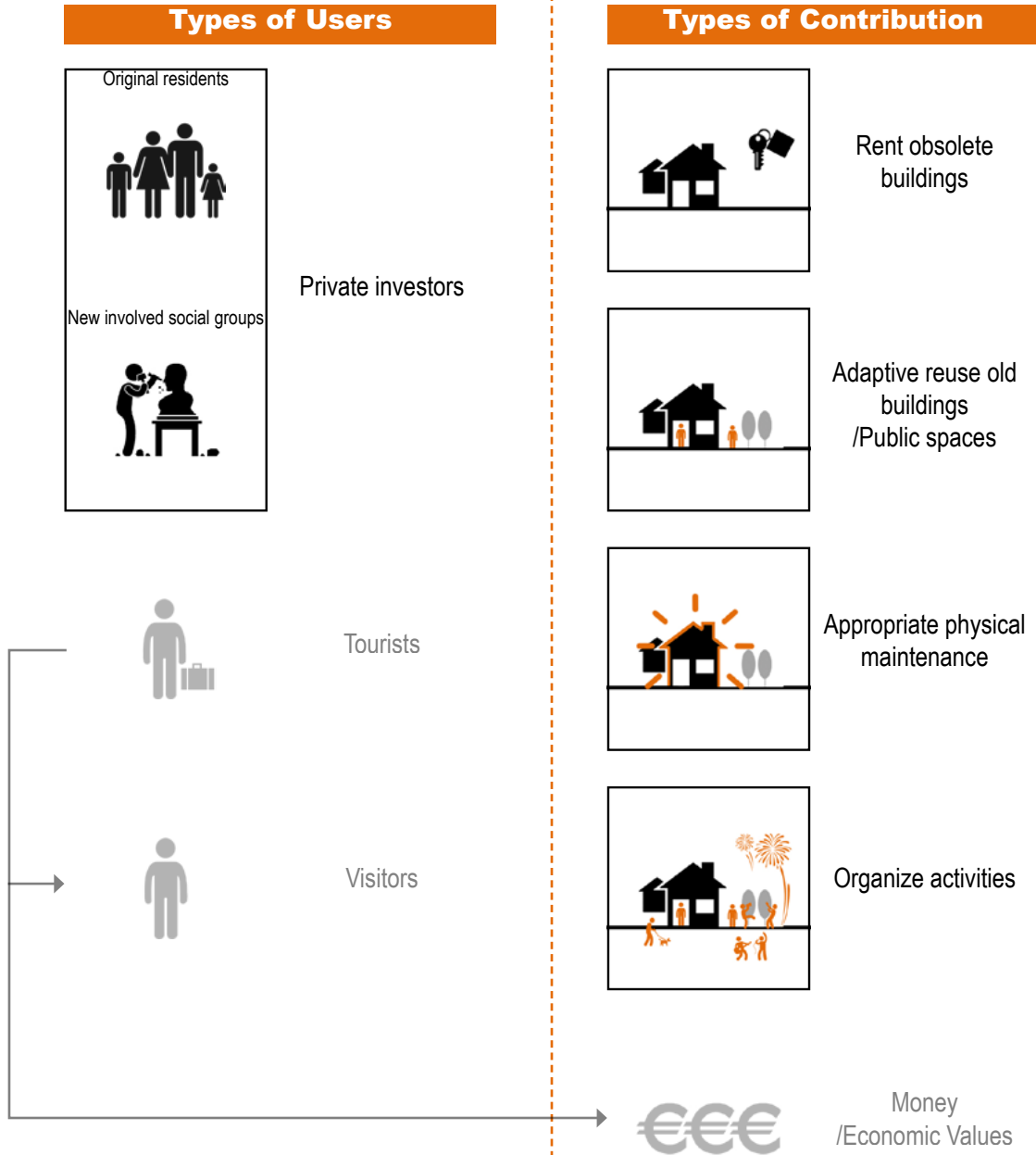
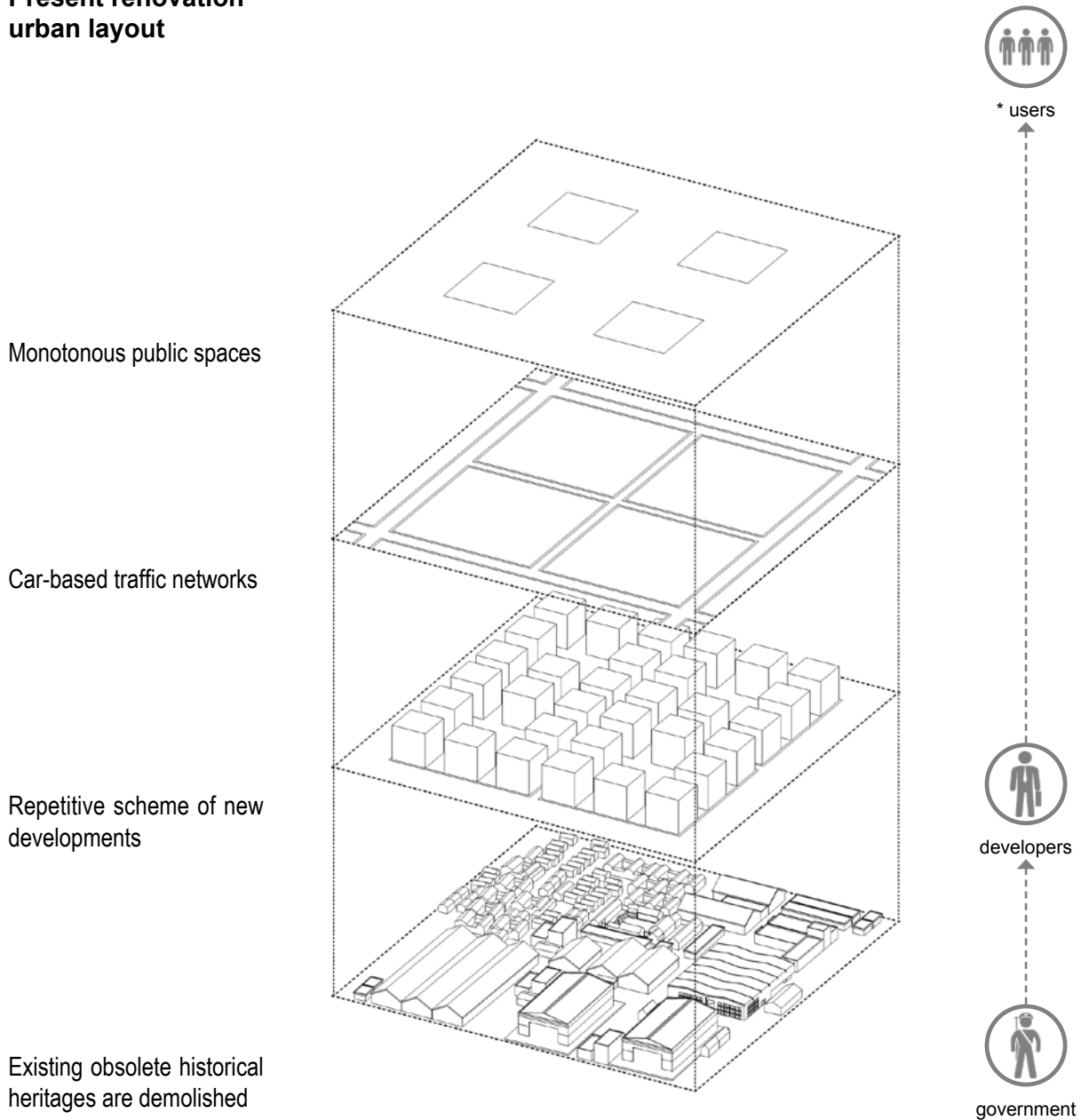


Fig. 8-2-5: Users and Contributions
Source: made by author

TOOLBOX

Present renovation urban layout



Existing obsolete historical
heritages are demolished

Fig. 8-2-6: Axonometric Drawing of the Present Historical Quarters Renovation Model for "Functional Obsolescence"
Source: made by author

Proposed renovation urban layout



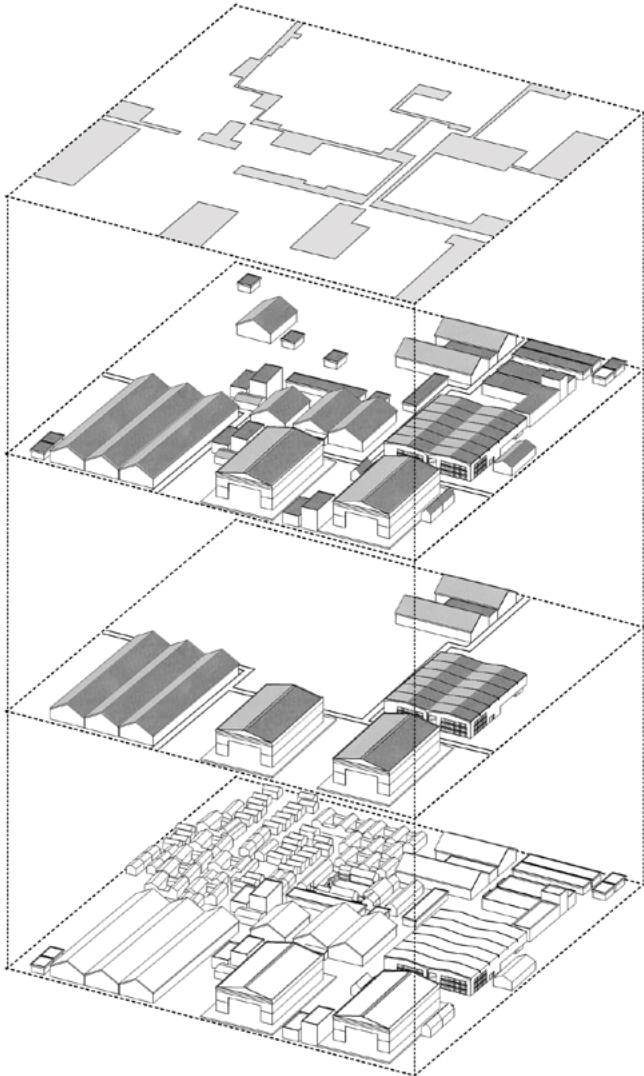
visitors



tourists



private investors



Catalyst reaction
Multiple public spaces

Catalyst reaction
Mix-used district and pedestrian-based networks

Catalyst
New uses for old heritages

Existing obsolete historical heritages are remained



developers



private investors



private investors



government

Fig. 8-2-7: Axonometric Drawing of the "Common Interests" Historical Quarters Renovation Model for "Functional Obsolescence"
Source: made by author

TOOLBOX

8.3 Official /legal Obsolescence

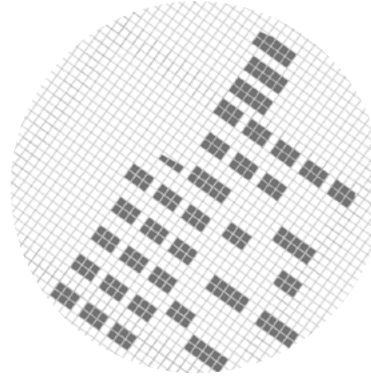
Economic-driven Approach

Present planning approach


Historical & cultural heritages are neglected.

Spatial Form

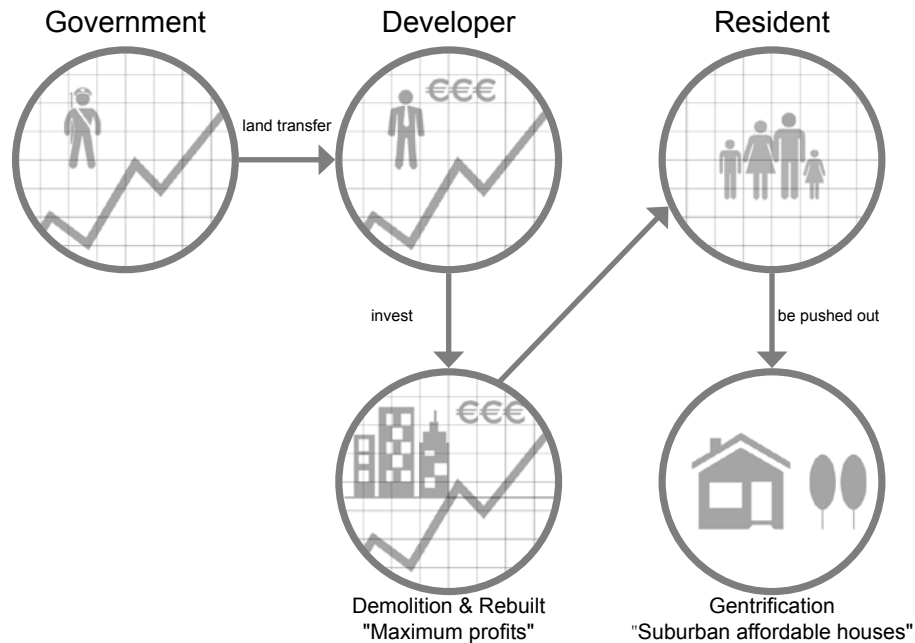
The increasingly repetitive scheme of real-estate developments and monotonous urban structures are the result of overemphasizing economic profits.



Repetitive scheme of real-estate development

 New real-estate projects

Stakeholders



Aims

Fig. 8-3-1: Diagram of the Present Historical Quarters Renovation Model for "Official /legal Obsolescence"
Source: made by author

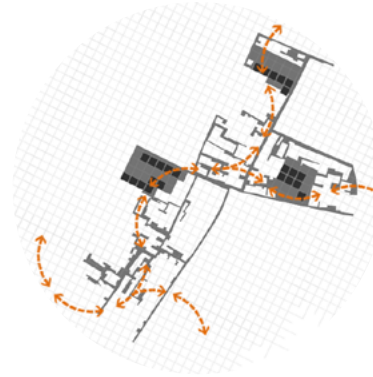
Common Interests Approach

Proposed planning approach

Historical & cultural heritages are used as catalysts.

Spatial Form

Government, local community, NGO, advocacy planners, local residents and new involved urbanites are contained in the proposed model. The catalyst is to rebuild local confidences through investing in governmental dominated public projects in the community. Then government supports a reward mechanism to motivate the locals' initiations to implement housing self-maintenance. In the end, with improvement of the living qualities, more new housing projects will be developed in the community to attract new urbanites.

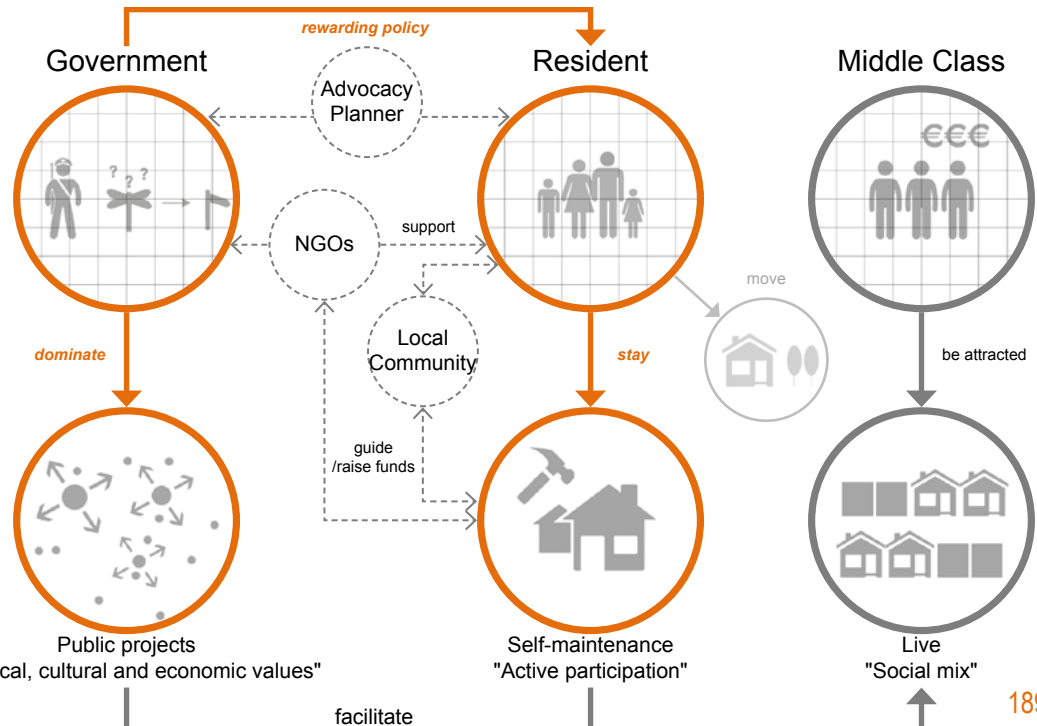


Social mixed historical residential community



Catalyst

Stakeholders

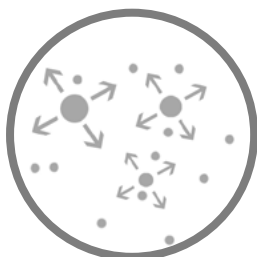


Aims

Fig. 8-3-2: Diagram of the "Common Interests" Historical Quarters Renovation Model for "Official /legal Obsolescence"
Source: made by author

STRATEGY

Approach for "Enhancing historical, cultural and economic values"



Public projects
"Historical, cultural and
economic values"

Government should recognize value of traditional urban fabrics and lifestyles. Projects in "official /legal obsolescence" type relies on supports of government, both in capital and policy aspects.

According to the strategic project study in Chapter 6.2, there are two main problems of historical quarters in the category, namely deficiency of local confidence and deficiency of regular housing maintenance. Corresponding with the problems, the first step is to use government dominated public projects to rebuild local confidences. Then government propose rewarding mechanisms to stimulate local people's initiations to implement housing self-maintenance. Meanwhile, these subsidies and rewards help the locals' generate incomes, improve living standards and gain benefit. For government, these strategies help to promote local employments, improve living environments, guarantee housing qualities and alleviate fiscal expenditures. The whole renovation process dominates and supervises by government. Original residents and local government establish a cooperated relationship.

Lastly, in order to realize long-term capital sustainability, living densities are partially increased with constructing new housing projects and transforming obsolete buildings in communities. Through outstanding designs of the new buildings and historical atmosphere of the traditional community, new social groups (wealthy urbanites) will be attracted to live here. They will make the original communities prosperous along with development of new economies. Meanwhile, through selling these new housing projects to the newcomers, government can obtain capitals for future development and investment. As the result, the goal of "enhancing historical, cultural and economic value" are gradually realized.



Live
"Social mix"

Approach for "Active participation"

--Actors

The main actors in official /legal obsolescence type involve government, local community, NGOs, advocacy planners, local residents and new involved residents. For the local residents, it can be divided into two different categories according to stakeholder analysis in Chapter 5.1.



Self-maintenance
"Active participation"

--Active participation

The first group is middle-class people who are living in private property houses now in historical communities. They have initiations and abilities to make self-maintenance for their houses (according to Chapter 5.1). Their maintenance will be exemplary cases for the quarters.

The second group is low-income residents who are renting national property houses now in historical communities. The living conditions for them are bad. However, they do not have abilities and enthusiasms to maintain as the houses are state property and the maintenance expenditures are high. Since they are at "bottom of the pyramid", government should provide more supports and subsidies to them. One hand, government provides more working opportunities for these people to improve their incomes. The other hand, government proposes new property policies, rewarding mechanisms, to stimulate these people's initiations and active participation.

In addition, "micro-credit" strategy is proposed by government to help residents realize the housing self-maintenance, especially for low-income residents. The micro-credit is usually with high interest rate and should be repaid in 1~2 years. However, in this type, since the most of local residents are low-income people, government can provide a more beneficial policy to lower the interest rate and extend the due time of the loan.

Furthermore, local community, NGOs and advocacy planners play essential positions in the process as well. In the maintenance process, local community and NGO help residents raise money and provide technical, legal, etc. supports. Advocacy planners help the local residents to communicate with government and advocate government to concern about the locals' real needs and demands.

TOOLBOX

CONTEXT

In official obsolescence type, historical quarters contain numbers of traditional alleys (narrow and old) and old buildings (aging and decaying). For example, some historical residential communities (Ming, Qing Dynasty) contain many narrow alleys, following the ancient development standards. Nevertheless, they cannot fulfill modern lifestyles, meet the modern standards and adapt to new transportation modes. In the end, when a public agency determines certain minimum standards of functionality, the introduction of new standards in health and safety, fire or building controls could make the buildings /areas obsolete.

GOALS

High historical value + Physical decay

- Remaining historical authenticity
- Guaranteeing original residents' real needs and demands
- Realizing positive gentrification and enhancing neighborhoods cohesions
- Improving physical living environments

PRINCIPLES

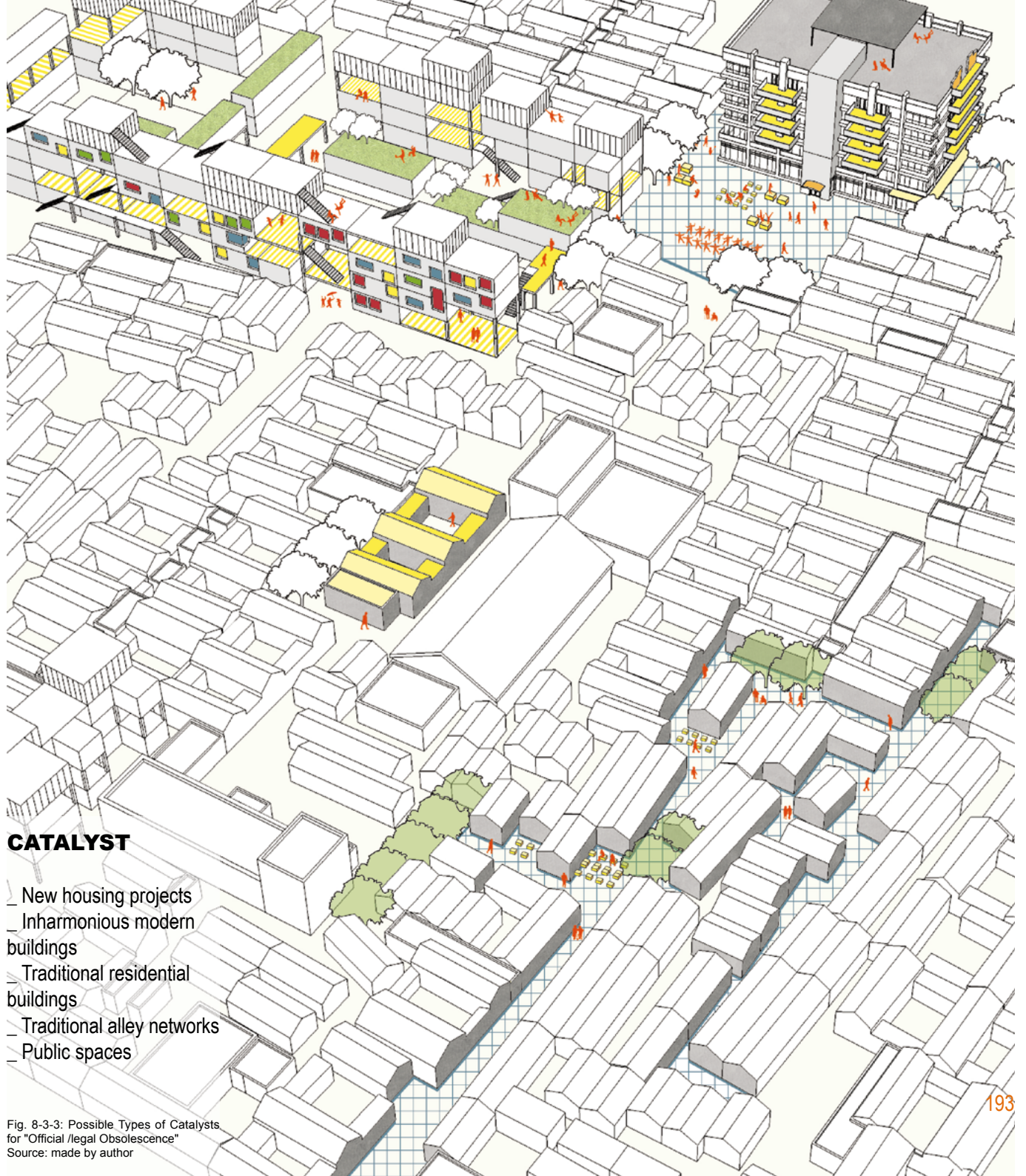
- Developing main public projects to establish local confidences (government dominated)
- Encouraging local residents to implement housing self-maintenance (rewarding policy)
- Enhancing public spaces and alley networks (rewarding policy)
- Partially increasing living density to attract new (wealthy) urbanites

CATALYST

Government dominated public projects

MANAGEMENT

- Government proposes special standards for historical residential quarters.
- Government orients main functions of historical quarters.
- Local communities /non-profit authorities help residents raise money and provide technical, legal, etc. supports in housing self-maintenance process.
- Local government establishes digital platforms and introduces toolboxes to function as guidelines, inspiration and checklists for local residents, helping them realize self-maintenance.
- Local government proposes new policies or rewarding mechanisms to encourage initiations of local participation.



CATALYST

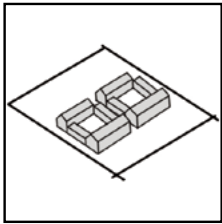
- _ New housing projects
- _ Inharmonious modern buildings
- _ Traditional residential buildings
- _ Traditional alley networks
- _ Public spaces

Fig. 8-3-3: Possible Types of Catalysts for "Official/legal Obsolescence"
Source: made by author

DESIGN TOOLBOX

Buildings

Types of Buildings

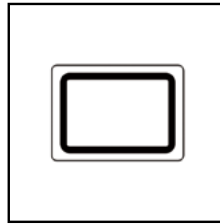


Traditional residential buildings

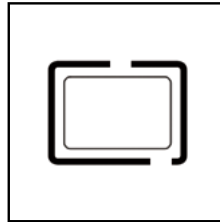


Inharmonious modern buildings

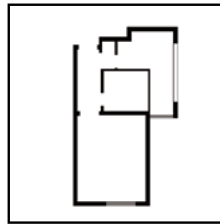
Types of Maintenance



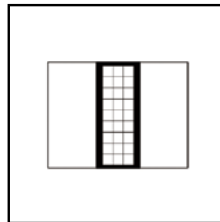
Interior reinforce



Exterior reinforce



Indoor type renovation

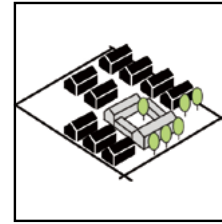


Addition & Densification

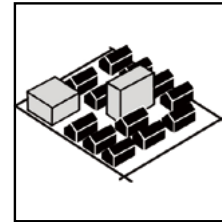


Rebuilt

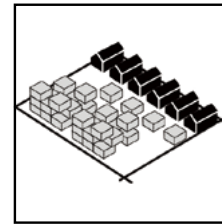
Types of Transformation



Communal public facility



Condominium apartment

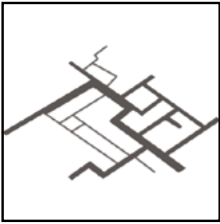


New housing project

Fig. 8-3-4: Possible Types of Catalytic Heritages, Maintenance and Transformation for "Official /legal Obsolescence" (Design Toolbox)
Source: made by author

Public Spaces

Types of Public Spaces

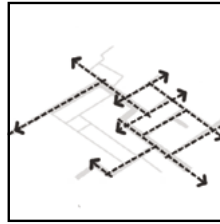


Traditional alley networks

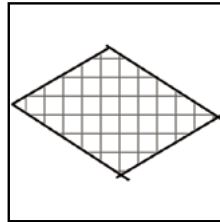


Public spaces

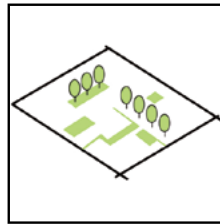
Types of Maintenance



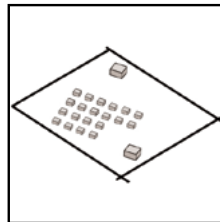
Network accessibility



Square /Network pavement

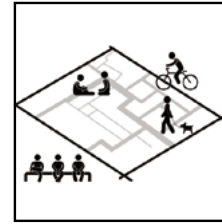


Virescence

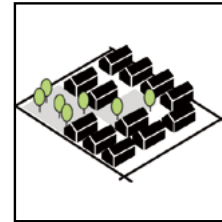


Recreational facility

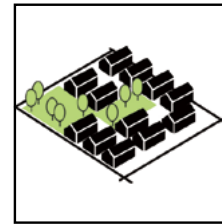
Types of Transformation



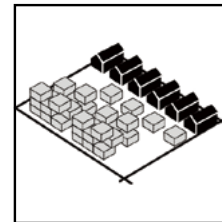
Slow traffic network /Small resting space



Central communal activity space



Community green core



New housing project

TOOLBOX

DESIGN TOOLBOX

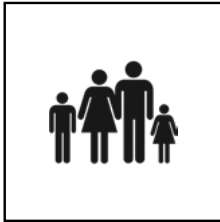
Users & Contributions

Users in official /legal obsolescence type include original residents and new involved residents. In proposed model, the strategy is to motivate these people's initiations to enhance living qualities and maintain houses energetically. They can adopt several ways to realize the housing self-maintenance process. For the relatively rich residents, they can choose to implement self-organization. They can also choose to cooperate with neighbors to implement an integrated maintenance or even partially transform indoor types collectively. Meanwhile, in order to provide helps to residents when they need, local government establishes digital platforms and introduces toolboxes to function as guidelines, inspiration and checklists. For the low-income people, local communities /non-profit authorities (NGO) can be introduced to manage, raise money and provide technical, legal, etc. supports for them. In my proposal, the housing self-maintenance does not mean to thoroughly renew old houses, but to achieve residents' basic living standards. The contributions can be summarized as through some small interventions like painting walls, fixing roofs or organizing water pipes individually, the whole living qualities of the communities can be improved. The original official obsolete residential communities are revitalized and become livable again by residents' active participation.

After holistic qualities of the communities are improved, there are some middle-class people or wealthy urbanites will be attracted to live. Government could balance capitals for future development by selling or renting some new housing projects to these new involved groups. They will make the original communities prosperous along with development of new economies, meanwhile the city enjoys much higher tax revenue.

Users

Types of Users



Original residents



New involved middle class



Money /Economic values

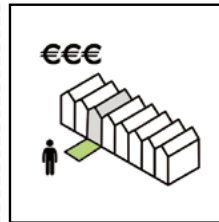
Types of Contribution



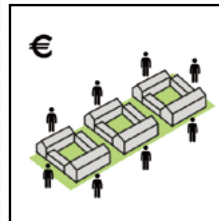
Rent houses



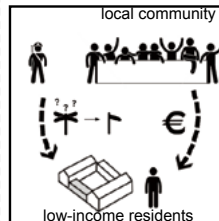
Housing self-maintenance



Self-organization



Cooperate with neighbors



NGO /community help

TOOLBOX

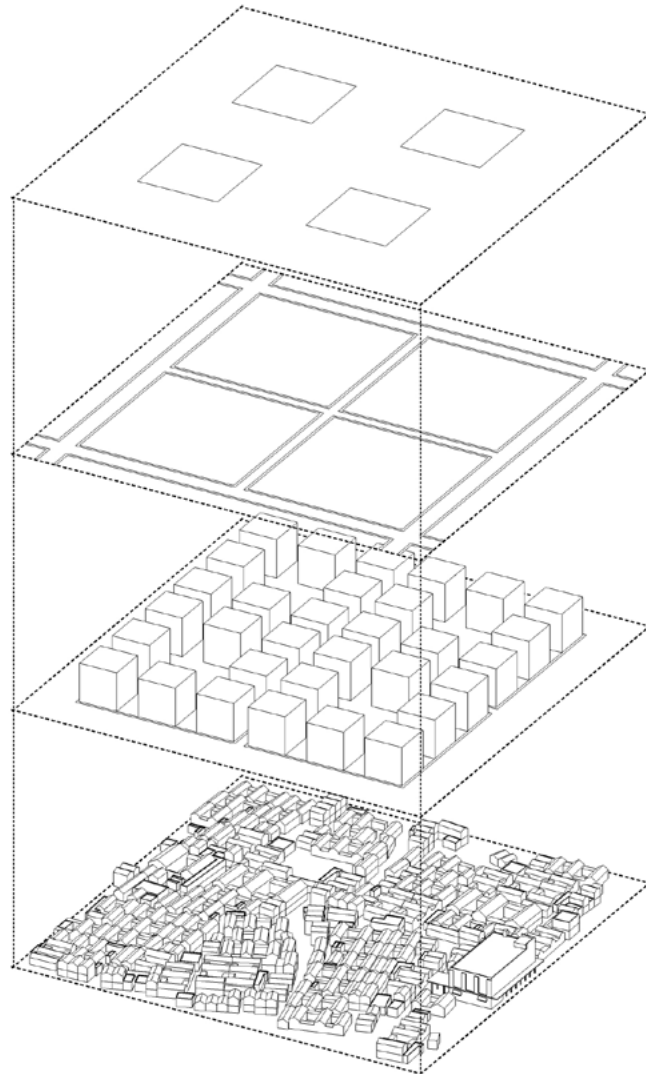
Present renovation urban layout

Monotonous public spaces

Car-based traffic networks

Repetitive scheme of new developments

Existing obsolete historical fabrics are demolished



* users



developers



government

Fig. 8-3-6: Axonometric Drawing of the Present Historical Quarters Renovation Model for "Official /legal Obsolescence"
Source: made by author

Proposed renovation urban layout

Catalyst reaction

Densification with new housing projects

Catalyst reaction

Qualified and multiple public spaces

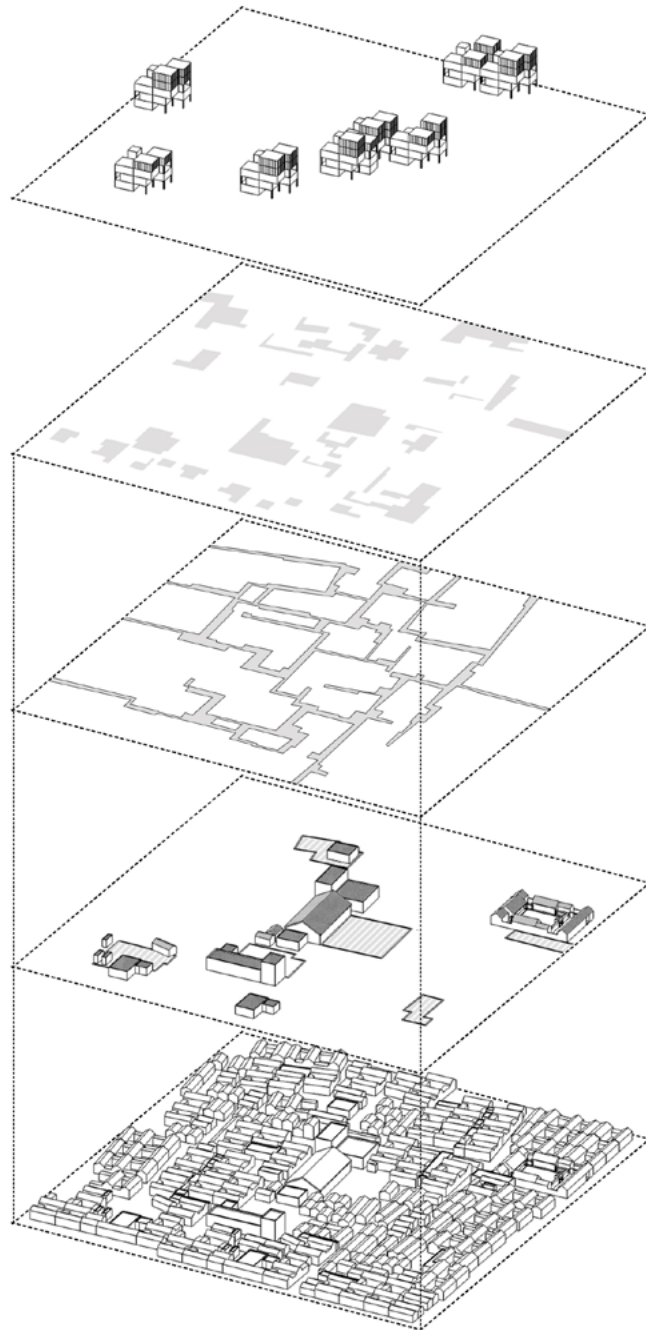
Catalyst reaction

Qualified traditional alley networks

Catalyst

Government dominated projects + Reward policies to activate the social participation

Existing obsolete historical fabrics are remained



Mixed social groups



private investors



new private investors



private investors



private investors



government



government

Fig. 8-3-7: Axonometric Drawing of the "Common Interests" Historical Quarters Renovation Model for "Official /legal Obsolence"
Source: made by author

TOOLBOX

8.4 Economic Obsolescence

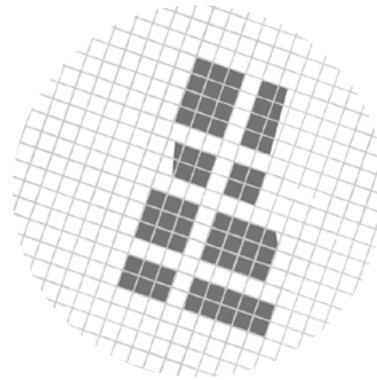
Economic-driven Approach

Present planning approach

Historical & cultural heritages are neglected.

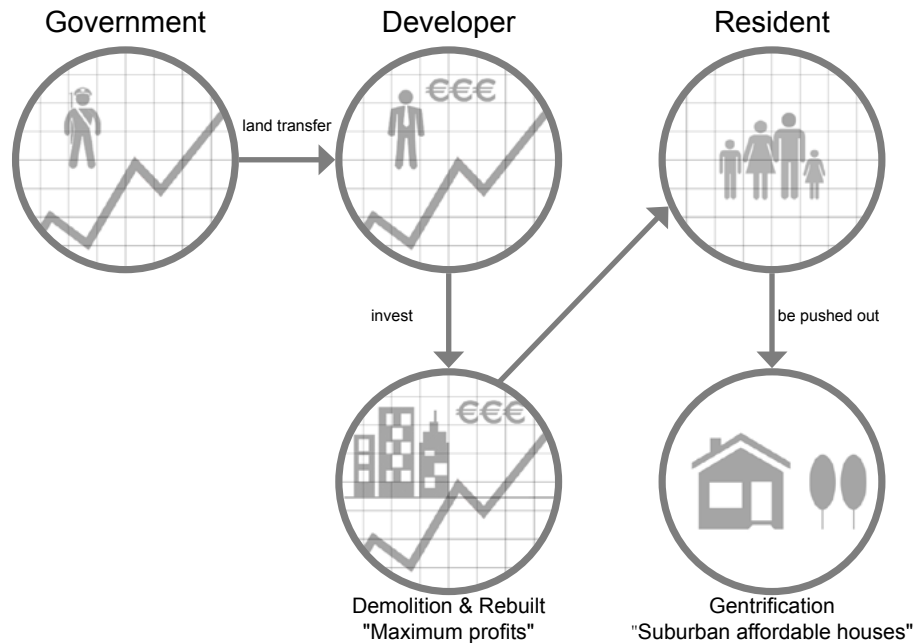
Spatial Form

The increasingly repetitive scheme of real-estate developments and monotonous urban structures are the result of overemphasizing economic profits.



New commercial & recreational development
New business projects

Stakeholders



Aims

Fig. 8-4-1: Diagram of the Present Historical Quarters Renovation Model for "Economic Obsolescence"
Source: made by author

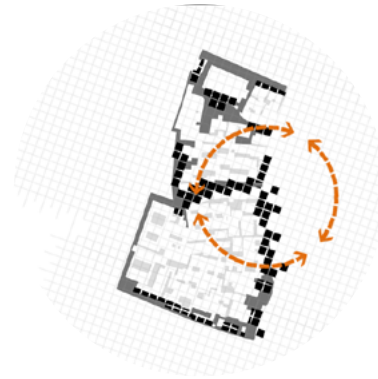
Common Interests Approach

Proposed planning approach

Historical & cultural heritages are used as catalysts.

Spatial Form

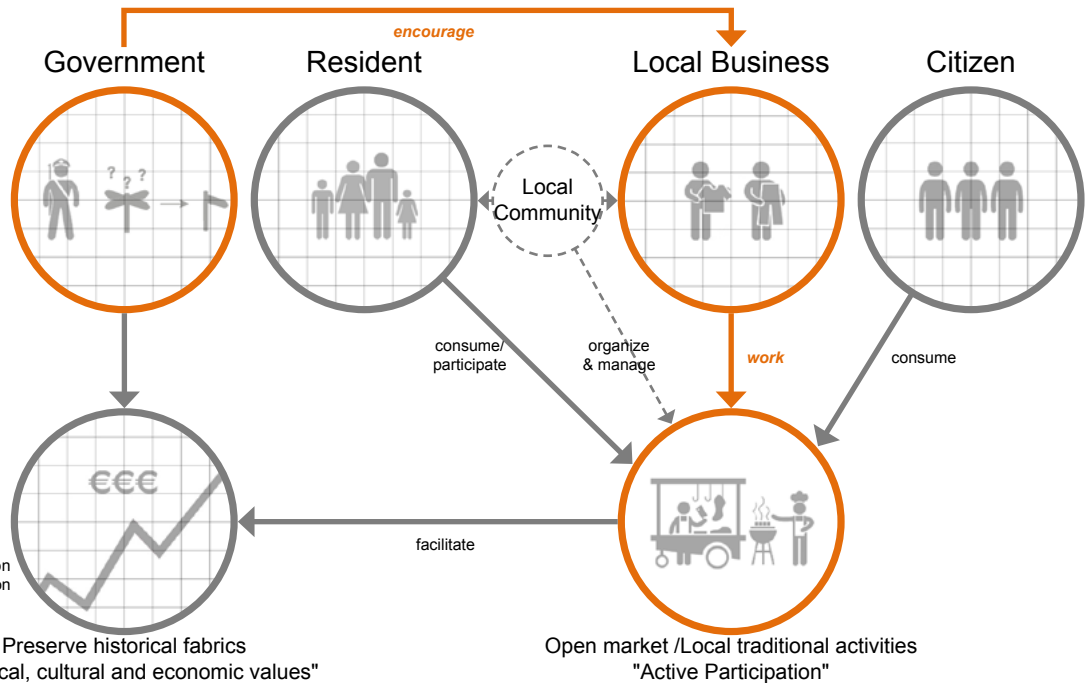
The proposed situation involves more stakeholders, including government, local residents, local community, merchants (local /new involved) and visitors. Since the quarter has already formed an initial commercial atmosphere, the catalyst is indigenous businesses and local economic activities. Government enhances these activities by organizing local open markets in the community during weekend. These make the community restore its traditional lifestyles, increase local employments and promote local economic vitality.



Historical residential community & Local market (mix living & business)

■ Catalyst

Stakeholders



Aims

Fig. 8-4-2: Diagram of the "Common Interests" Historical Quarters Renovation Model for "Economic Obsolescence"
Source: made by author

STRATEGY

Approach for "Enhancing historical, cultural and economic values"



Preserve historical fabrics
"Historical, cultural and
economic values"

Government comprehends that revitalization should base on local residents' interests and start with local contexts. An ideal solution is to stimulate people's initiations to protect historical quarters by encouraging multiple traditional activities about local cultures. Many historical quarters contain traditional economic activities, folk activities and local festivals since ancient periods. For example, numerous historical quarters in Nanjing embody a traditional commercial activity which is called "Fang" (traditional local market). Through enhancing these activities, people can recognize value of historical fabrics and traditional lifestyles deeply and comprehensively.

In proposed model, the idea for renovating "economic obsolescence" type is to organize traditional cultural activities or local open markets in public spaces of communities periodically. One hand, these activities promote social & economic value of the communities. The other hand, these activities will be organized in a certain period, preserving main original function (living) of the communities. In addition, new involved residents can take the chances of participating in these traditional activities to integrate with the communities quickly and properly. In the end, those cultural activities or traditional commercial activities help to enhance cohesion for different social groups, promote neighborhood vitality and protect physical environments of the historical quarters. In a long-term perspective, the strategy brings economic value to the communities and increases tax revenue for cities.

Approach for "Active participation"

--Actors

The main actors in economic obsolescence type include government, local community and private investors (local residents /merchants people).

--Active participation

In order to motivate enthusiasms for private investors to participate in local activities actively, government can set up local committees to organize and advocate the traditional activities systematically. For instance, the local committees will take in charge of organizing event spaces or raising funds of the activities. These cultural activities help local residents collect their old memories of their communities.

In addition, in order to enhance indigenous economies, government can propose weekly open markets of the communities. Some open spaces and main alley networks will be maintained and used as market places periodically. Since these help to generate incomes and create more working opportunities directly, local business people and some floating merchants in nearby communities have initiations to participate in.

Furthermore, in some cases, the local residents in the sites will rent out their first floor to the new involved merchants who want to work and live in the communities. Meanwhile, some residential houses along main alleys will be transformed into mixed-use buildings (combing living and business). The economic atmosphere is gradually formed.

Although gentrification and economic atmosphere in the cases above are inevitable, we can pursue a balance between over-commercialization and local economic revitalization. In order to avoid the local markets become new commercial centers or tourism spots, government should re-organize public spaces and accessibilities of alley networks in the communities to ensure that the business activities /markets remain within a local /small scale. For example, through changing external conditions, the open market activities will only take place in the main alley network and occupy parts of the public squares.



Open market
/Local traditional activities
"Active Participation"

TOOLBOX

CONTEXT

Some historical quarters are demolished and reconstructed for seeking the maximum economic benefits. However, social value and continuity of cultural memories of historical quarters are underestimated by government and developers. In economic obsolescence type, historical quarters are with relatively small sizes and distribute fragmentarily among modern fabrics. Most of them locate in advantaged locations in cities, such as next to main traffic nodes (metro stations), close to city centers or near to landscape. In addition, they are mixed-use quarters or areas with abundant cultural activities. Generally, compared to "official /legal obsolescence" type, the qualities of buildings in this type are much better. Accordingly, historical quarters in the category contain economic and cultural value for cities development. Nevertheless, the value have not been recognized officially due to the current improper and informal organization forms.

Mixed functions + High social cultural value + Qualified physical conditions

GOALS

- Maintaining traditional activities, lifestyles and genius loci of historical quarters
- Encouraging local economies and promoting local employments
- Creating qualified and diversified public spaces
- Enhancing social vitality and realizing economic revitalization (long-term)

PRINCIPLES

- Organizing local folk activities periodically and encouraging local economies
- Maintaining public spaces and alley networks of communities
- Encouraging multiple social activities in neighborhoods
- Transforming parts of residential houses into mixed-use buildings (combining living with business)

CATALYST

Indigenous folk activities /Local economic activities

MANAGEMENT

- Government orients main functions of historical quarters.
- Government establishes local committees to organize local activities, raise funds from non-profit authorities and promote social participation.



CATALYST

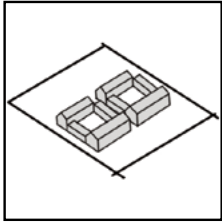
- _ Traditional Residential Buildings
- _ Inharmonious modern buildings
- _ Traditional alley networks
- _ Public spaces

Fig. 8-4-3: Possible Types of Catalysts for "Economic Obscure"
Source: made by author

DESIGN TOOLBOX

Buildings

Types of Buildings

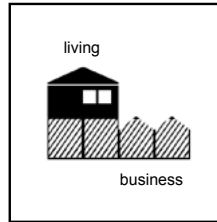


Traditional
residential
buildings

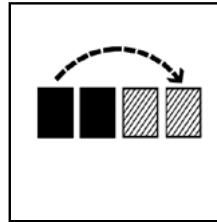


Inharmonious
modern buildings

Types of Maintenance



Mixed-use



Functional
transformation

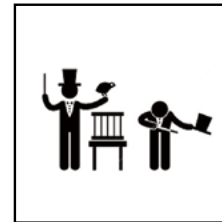
Types of Transformation



Small business
/Local grocery



Market



Performance /
Events space

Fig. 8-4-4: Possible Types of Catalytic Heritages, Maintenance and Transformation for "Economic Obsolescence" (Design Toolbox)
Source: made by author

Public Spaces

Types of Public Spaces

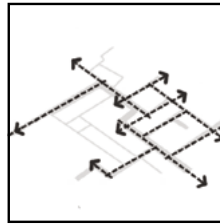


Traditional alley networks

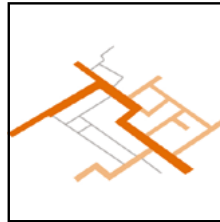


Public spaces

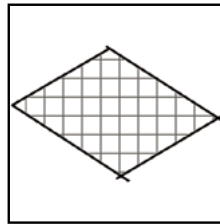
Types of Maintenance



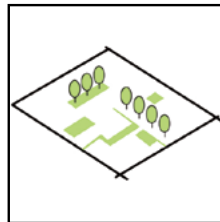
Network accessibility



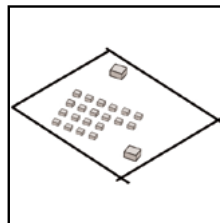
Public space gradation



Pavement



Virescence

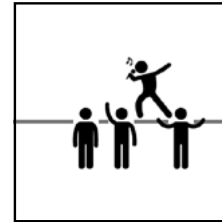


Recreational facility

Types of Transformation



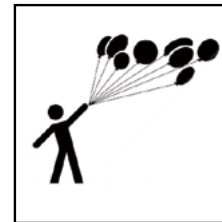
Open market



Folk activities space



Festival parade space



Leisure space

TOOLBOX

DESIGN TOOLBOX

Users & The contributions of their participation

In economic obsolescence type, there are two types of users. One is private investors, including original residents, local merchants and new involved merchants who contribute and participate in the projects directly. These people activate social vitality and economic value of the communities. Through organizing different types of folk activities, local cultures are enhanced. Through managing local open markets or other types of local economic activities, traditional lifestyles are preserved and local economies are revitalized. One hand, these activities can attract new social groups to work and live in the communities, improving social mix and driving local employments. The other hand, these activities contribute to living qualities of the communities. For example, the open market activities can facilitate functional transformation for some residential houses along main alley networks and the local folk activities can stimulate physical maintenance for main public spaces in the communities.

Another type of user contains tourists and visitors. Although they do not participate in renovation process directly, they contribute some, especially in economic aspect. They are attracted by revitalization of the districts. The involvement and consumption of these people can help to promote economic value and enhance social vitalities of the areas in a long-term perspective. With new economies, government obtain increasing tax revenue.

Users

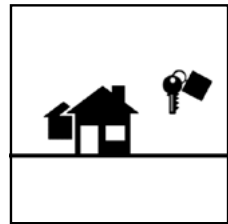
Types of Users



Types of Contribution



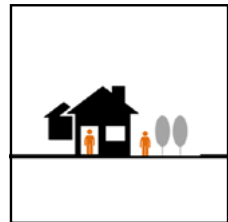
Rent Out Houses



Rent Houses



Organize Activities



Transform & Maintain old houses



Visitors

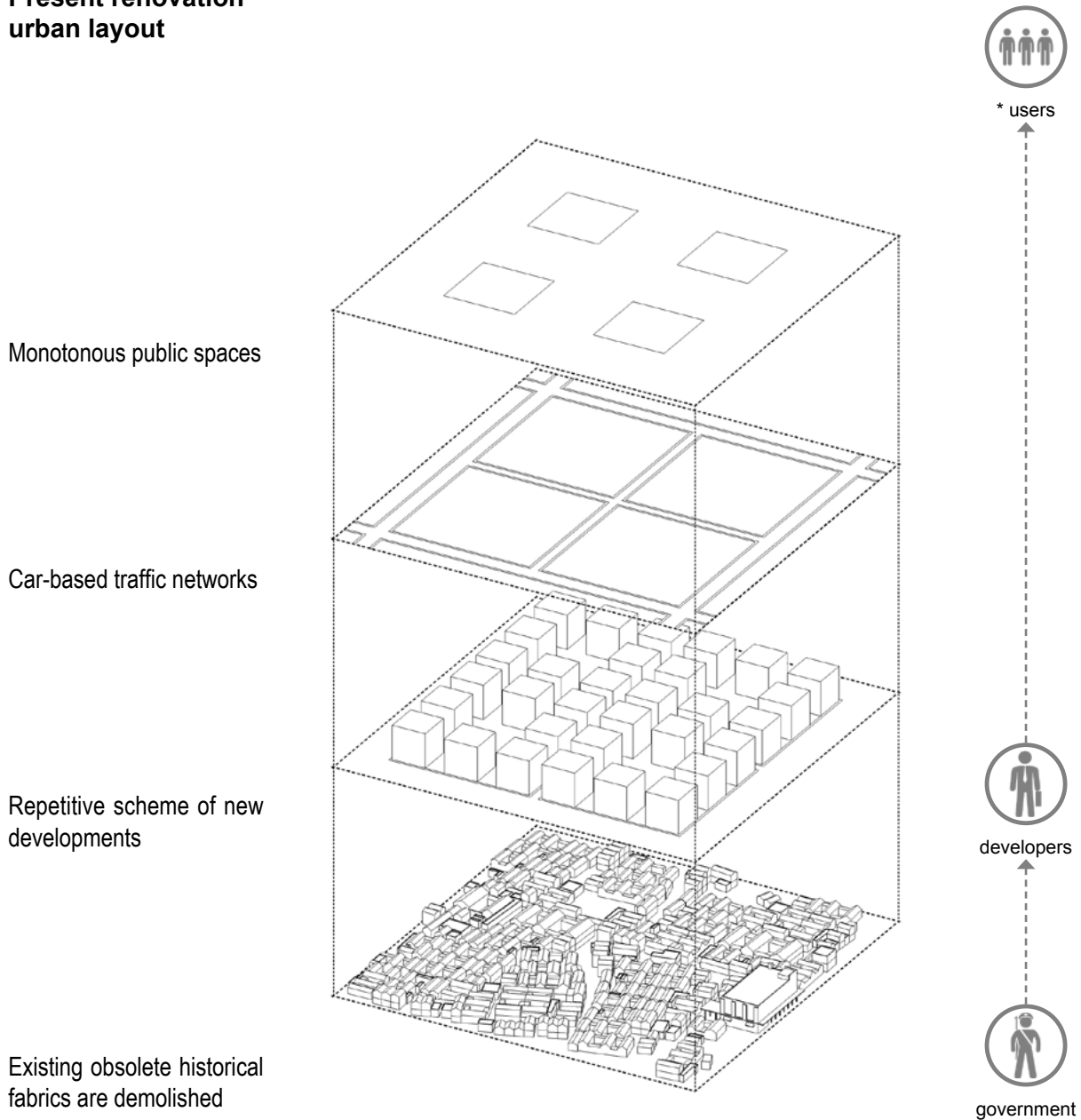
Tourists



Money /Economic Values

TOOLBOX

Present renovation urban layout



Existing obsolete historical
fabrics are demolished

Fig. 8-4-6: Axonometric Drawing of the Present Historical Quarters Renovation Model for "Economic Obsolescence"
Source: made by author

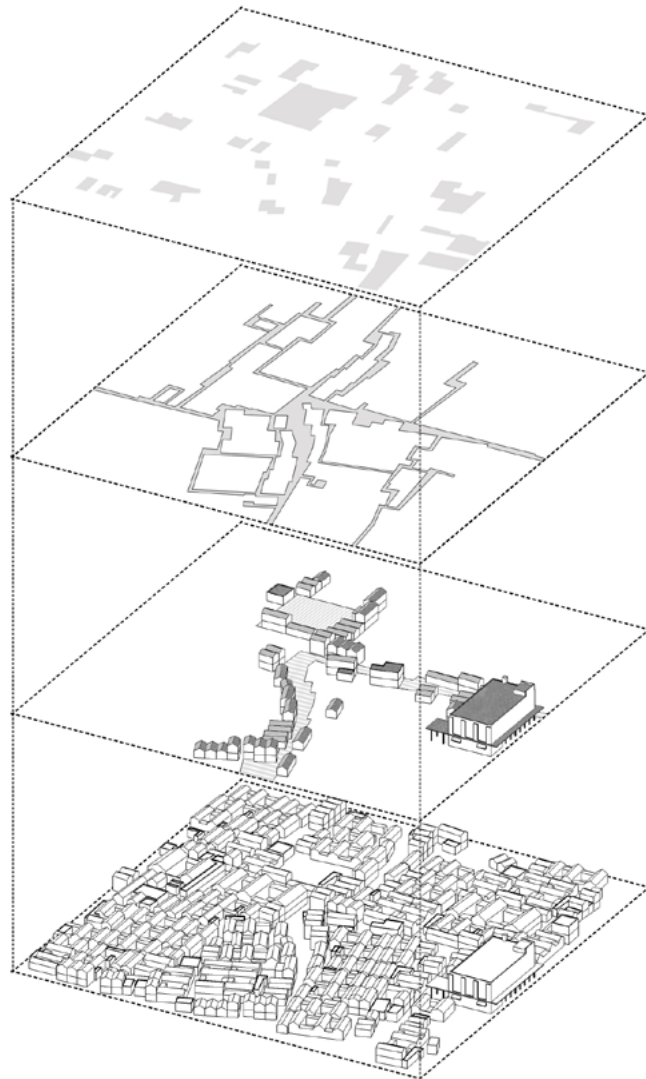
**Proposed
renovation
urban layout**

Catalyst reaction
Qualified and multiple
public spaces

Catalyst reaction
Qualified traditional
alley networks

Catalyst
Places for traditional
folk activities
/Local economic activities

Existing obsolete historical
fabrics are remained



private investors

visitors

tourists

private
investors

local
communities

government

Fig. 8-4-7: Axonometric Drawing of the "Common Interests" Historical Quarters Renovation Model for "Economic Obsolescence"
Source: made by author

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