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

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for South Luogu Lane area, Beijing

Graduation project
P5 Report

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0.1 Introduction

Hutong, known as the symbol of Beijing, was largely demolished during the development in the past 40 years. Now, all the existing Hutong are situated inside 2nd Ring Road, occupying the most valuable land in Beijing with a chaotic mixture of popular tourism and low rise but high-density residence. Local people want to run away from Hutong because of its poor living quality, while tourists come to Hutong to find the traditional Beijing. Because it doesn't exist anymore on over developed historical commercial street.

South Luogu Lane, situated at the centre of the Hutong area, taking priority of the Hutong transformation projects with its high popularity around the world. It once occupied by all different kinds of snack and food which do not related to its context at all. A regulation came out at 2 years ago which gives a particular limitation for the new development. It emphasized the importance of cultural heritage value in South Luogu lane area, aiming at showing the pure traditional Beijing culture to public and finding back its' identity.

After 2 months reorganisation guided by the regulation, it does find some identity back of Hutong from some cultural exhibition and workshop of Beijing traditional handcrafts. Even though, there are a lot of problems that this regulation didn't address. On one hand, many heritage conservation units in this block rarely open to visitors because of residents' occupation, on the other hand, excessive people go straight to the deep inside of Hutong to find the authentic culture. This behaviour intensifies the conflict between visitor and local. The function of building are highly controlled in this regulation, as a result, possible future development is locked on South Luogu Lane and that will only further sharpen the problem between local life and new development. At the same time, the potential of the cultural heritage scattered in Hutong are not fully utilized for finding back the identity.

0.2 Motivation

As a local people who have lived in Beijing in the past 24 years, I can say that I witnessed the growth of South Luogu Lane. The first time I went there was 12 years ago and the destination is still clear in my mind, that is a creative restaurant combines pizza with Chinese dishes. At that time, it's only famous between local people for its' boutiques and creative restaurant. Eating has always been the reason to going there because it gathers a variety of foods on a short street. I can't remember from when I stopped visiting there, but I remember the reason, which is the crowded people.

As a person that grew up in a modernist building, I have always been yearning for the traditional life of Hutong, especially the things behind the closed door of courtyard house. After coming to the Netherlands, when people from different countries are talking about their traditional culture, I found that I can only say 'Hutong' and 'Courtyard house' but nothing more than this two words. This awkward situation makes me rethink about my culture. What is it? Where is it? At this moment, South Luogu Lane comes up into my mind. I started to feel pity about this area, as well as for myself. It should have been known for its traditional culture, but in reality, it has fallen into a snack street. How could foreigner know about Beijing traditional culture from this area if the local didn't even know.

At the very beginning of this research project. I found that there are a lot of heritage conservation units located in this small area. If they can all be open to the public, does it mean that I have found the missing Beijing culture in my mind? Does it make difference to the existing snack street? The story is not as simple as I imagined.



Under the Bell and Drum tower, Photo by Zhang Jie, 2018

1 PROBLEM FIELD

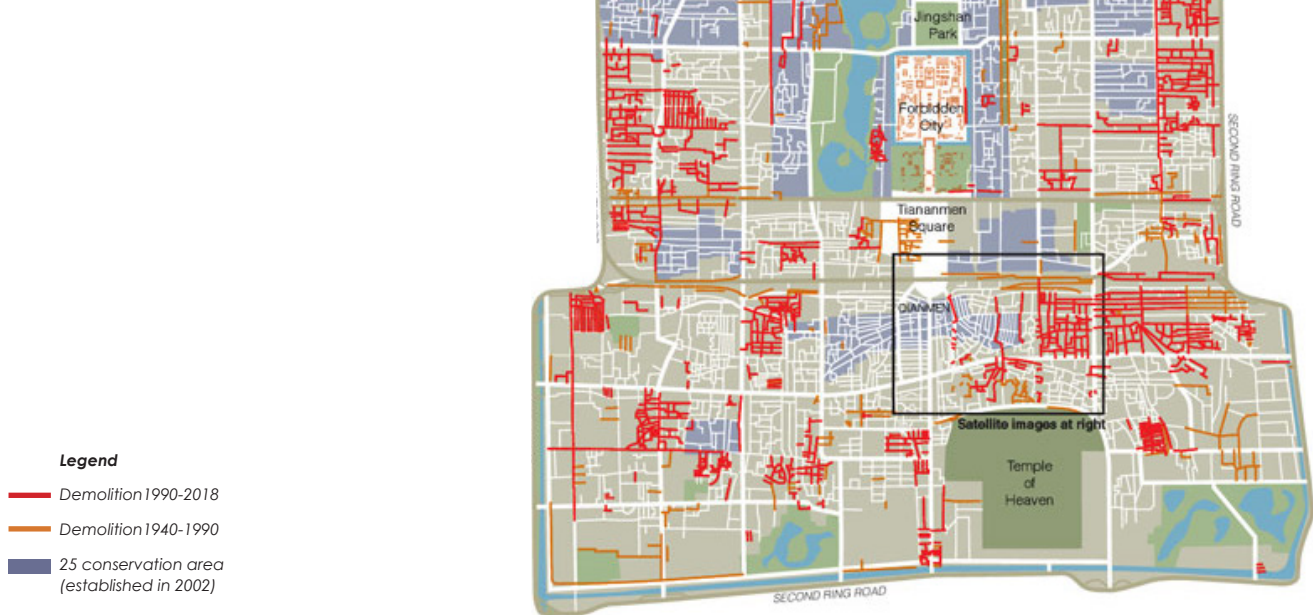


1.1 Context: Development VS Conservation VS Tourism

Why Development

•Figure 1.1-1: Demolition of Hutong during 1990-2008 inside second ring road

Source: Erin Aigner, Matthew Bloch, and Elaine He, *The New York Times*, 2008



Three major demolitions

Development is usually accompanied by demolition in historical cities. Looking back at history, the historical inner city of Beijing has suffered three major demolitions in the past 60 years. The first time was in the early 1950s. The master plan of Beijing was established with the development strategy of remaining the historic city as the future centre. Some new functions like administrative offices were inserted into some Prince mansion and well-preserved courtyards house. But with the booming of those offices, some old buildings had to be demolished to feed the increasing needs. However, the damage was not that great and the contradictions were not that sharp (Wu, 2005).

With the implementation of market reform in 1978, China has embarked on a pro-growth urbanization path in terms of reallocating spatial and financial resources to further its ambition of urban-centred capital accumulation (Wong & Liu, 2017). Stimulated by fiscal autonomy and the enactment of housing reform (from in-kind distribution to complete commodification), property-led redevelopment started prevailing in the revalorization of inner cities in the 1990s, which was identified as neoliberal urbanism in China (He & Wu, 2009). As a major form of spatialized capital accumulation, neoliberal urban redevelopment creates a profit-based operating framework that is characterized by privatization, commodification, and short-term returns (Brenner, Marcuse & Mayer, 2011). Here comes the second time large-scale demolition from 1978 till early 2000. City development focused on economic aspect, construction volume is greatly increased, the building height is out of control, some giant buildings such as the Oriental Plaza and the Financial Street appeared in the old city, historical and cultural protection zones such as Nijie are completely demolished (Wu, 2005). The problem is gradually getting worse.

The third major demolition occurred during 2000-2003, with the slogan of "Complete renovation of dilapidated housing in 5 years", "Densify the road network in historic city" and the implementation of control detailed planning adjustment, at the same time and in particular, the publication of the <Beijing Municipal Government's Methods for Accelerating the Renovation of dilapidated buildings> in 2000, the historic block in old city were demolished in large numbers which is the biggest destruction of the old city in history (Wu, 2005).

Limited land and rising land value

There are two external reasons for the development and demolition in historical inner city, one of them is the limited land, and another one is the rising land value. In 2015, the supply of state-owned construction land was 533,600 hectares, a year-on-year decrease of 17.7%. 214,400 hectares of state-owned construction land was transferred, and the contract price was ¥2.98 trillion, a year-on-year decrease of 20.2% and 13.3% respectively¹. Under the pressure caused by the minimum limitation of 1.8 billion arable lands, the supply and transfer of urban land in China have all declined. Especially in the megacity like Beijing, Shanghai, Guangzhou, and Shenzhen, urban construction land has already broken through the 'ceiling' and the contradiction between people and land has been prominent. In the face of limited land indicators cannot meet the strong urban development land demand, 'quantity planning' becomes an unsustainable reality, urban development needs to transform from 'incremental expansion' to 'stock optimization'. The renewal and reproduction of the old city space have become an inevitable demand for urban development (Liu & Lyu, 2017).

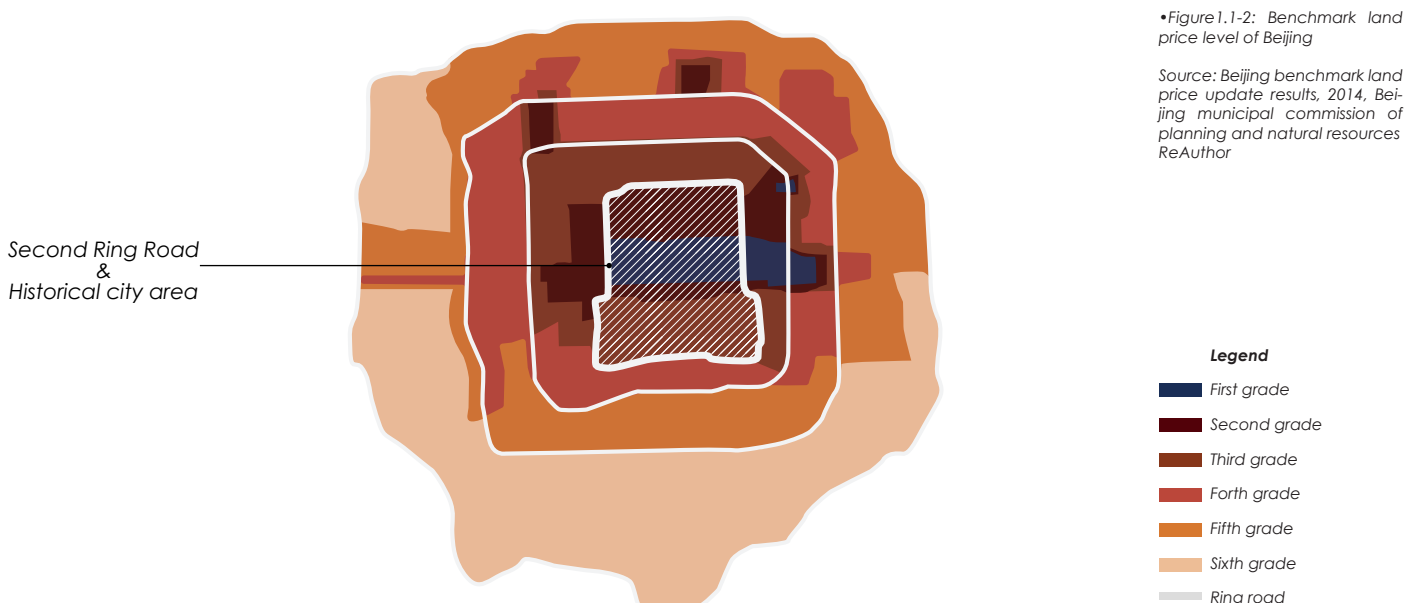
¹Ministry of Land and Resources of China. (2016). China Land and Resources Bulletin.

On the other hand, the historical cultural districts are mostly distributed in the central area of the city. With the continuous development of urban construction, the land price in the central region has also doubled, and the foreseeable huge economic benefits have also attracted the capital market (Figure 1.1-2). Beijing as an 800 years-old capital city is no exception, the old-fashioned low-density courtyard house and Hutong is taken up the most valued land inside second ring road. With the coming of neoliberal urban redevelopment, that old texture was largely replaced by the high-density modernism building that can get more profit back in the shortest time during the second and third time demolition mentioned above.

Poor quality of courtyard house

Thanks to the decisive influence of the road network and the water system in the past, and the efforts of the old city to protect the planning, the natural and orderly juxtaposition of the old city is still faintly visible, but the traditional courtyard houses have not been spared from the decline, it's facing the alienation and destruction. To some extent, some courtyard house really needs to be demolished due to its' poor living quality. This old spatial structure cannot afford today's new form of life and that is the internal reason for the calling of demolition of historical inner city.

As the basic unit of urban structure, the courtyard house has experienced four stages: the Yuan Dynasty, the Ming and Qing Dynasties, the People Republic of China, and after 1950s. The change from the Yuan Dynasty to PRC is actually the result of the orderly encryption of the urban structure brought by the continuous concentration of population. In the statistics of the number of streets and lanes corresponding



to this stage, the number of Hutong and streets has steadily increased (Li, 2018), and each courtyard house has maintained a "single-family-only" model that accommodates one family (Choi, 2003).

After the 1950s, due to the increasing of population, housing shortage, the implementation of the government's "rental" policy and the temporary emergency resettlement during the Tangshan earthquake (Li, 2009), single-family model and private land property rights of the courtyard were gradually disintegrated. Number of Hutong tends to stagnate, and the number of streets and lanes caused by the new development has grown dramatically. Courtyard house has gradually evolved into a "chaotic yard" (Figure 1.1-4). Residents built in the courtyard to expand their living space. Competition for space has severely eliminated the function of public space (Chen, 2008). The extremely irregular construction makes the municipal reformation difficult to implement; the spatial form of the courtyard is seriously damaged, and the newly added equipment without planning further damage Hutong's landscape. Although a lot of work has been done to improve the liveability in Hutong, it still not as good as new building. For many living in the Hutong, the reality of their daily lives was oh homes without hot and cold running water, inadequate sewage disposal and small living spaces.

Despite the old texture is still there, the culture of residence around the courtyard has gradually disappeared, and it has become a difficult problem to be solved. As a result, not only the businessman but also some of the residents want to demolish Hutong and courtyard house.

•Figure 1.1-4: Bad living quality in today's courtyard house

Source:
Boris, 2017
People's Architecture Office,
2014
Sijiu Cheng, 2014
B.L.U.E Architecture Studio, 2018



Why Conservation

In the historic area of Beijing, the role of conservation is standing on the other side of development for a long time. Fortunately, the role and value of heritage is gradually gaining attention. After the Cultural Revolution in 1978, the value of heritage came from Tsinghua University, professors demanded the respectful renewal of the historic centre (Wu, 1991). Shortly after, the first national law on the protection of cultural relics was published in 1982, recognized the cultural and historical value of cities (People's Republic of China Cultural Relics Protection Law, 1982). In 1993, Beijing's Master Plan attempted to revert the developer oriented development and stand up for the preservation of the historic city (Abramson, 2007). Plan for the Conservation and Control Scope for the Historic and Cultural Conservation Areas in the Old City of Beijing was promoted by municipality in 1999 (Shin, 2010). Three years later, the Beijing Municipal city planning commission followed up with plans for the conservation of 25 historic area in Beijing's old city (Beijing Municipal City Planning commission, 2002).

Irrespective of the approach to managing the built heritage, many countries face similar pressures arising from the competition between the needs of urban transformation in pursuit of economic development and the conservation of important physical cultural assets that play an important role in creation of intangible place identity (Nadin, 2015).

Culture value of heritage

Built heritage entails, in principle, all kinds of physical structures inherited from the past that is publicly recognized as irreplaceable socio-cultural resources in the present (Kuipers & de Jonge, 2017). Its prosperity and development are the processes of re-creation of the cultural heritage created by the former people. In the context of economic globalization, the process of human urbanization and urban globalization has become irreversible, 'global urban era' is on its way (Zhang, 2011). On the one hand, individual cities and regional economies need to create distinctive advantages to occupy a central position in the global urban network. On the other hand, the 'urban convergence' that echoes the mass production in modern civilization leads to flat and peaceful urban development. In the process of urbanization in China, capital is driven by economic interests, as a result, it developed a pattern that using modern technology to carry out large-scale demolition and construction of the historic city and then blindly copy the physical building, making an 'antique neighbourhood'. This phenomenon not only divorced from the local cultural characteristics but also appears to be ordinary and unconventional. It caused various evils such as destroying the urban fabric, cutting the urban context, eliminating cultural characteristics, breaking cultural traditions, and splitting the original social network. This approach will also result in urban alienation, spatial disorder, and image convergence under this globalization trend. The city's original natural, historical, and humanistic features fade, and there is a poverty that cannot be concealed from both form and connotation aspect (Wang, 2000).

The cultural consciousness under the background of globalization requires urban society to focus on sorting out urban cultural resources in the process of modernization development, excavating urban cultural characteristics, and effectively protecting, inheriting and developing cultural characteristics through modern means, changing cultural resources into cultural capital. Making the local cultural characteristics not only renewed in the new era and new environment but also helps individual cities to seek distinctive positioning in the global urban network, occupying a dominant position.

Social value of heritage

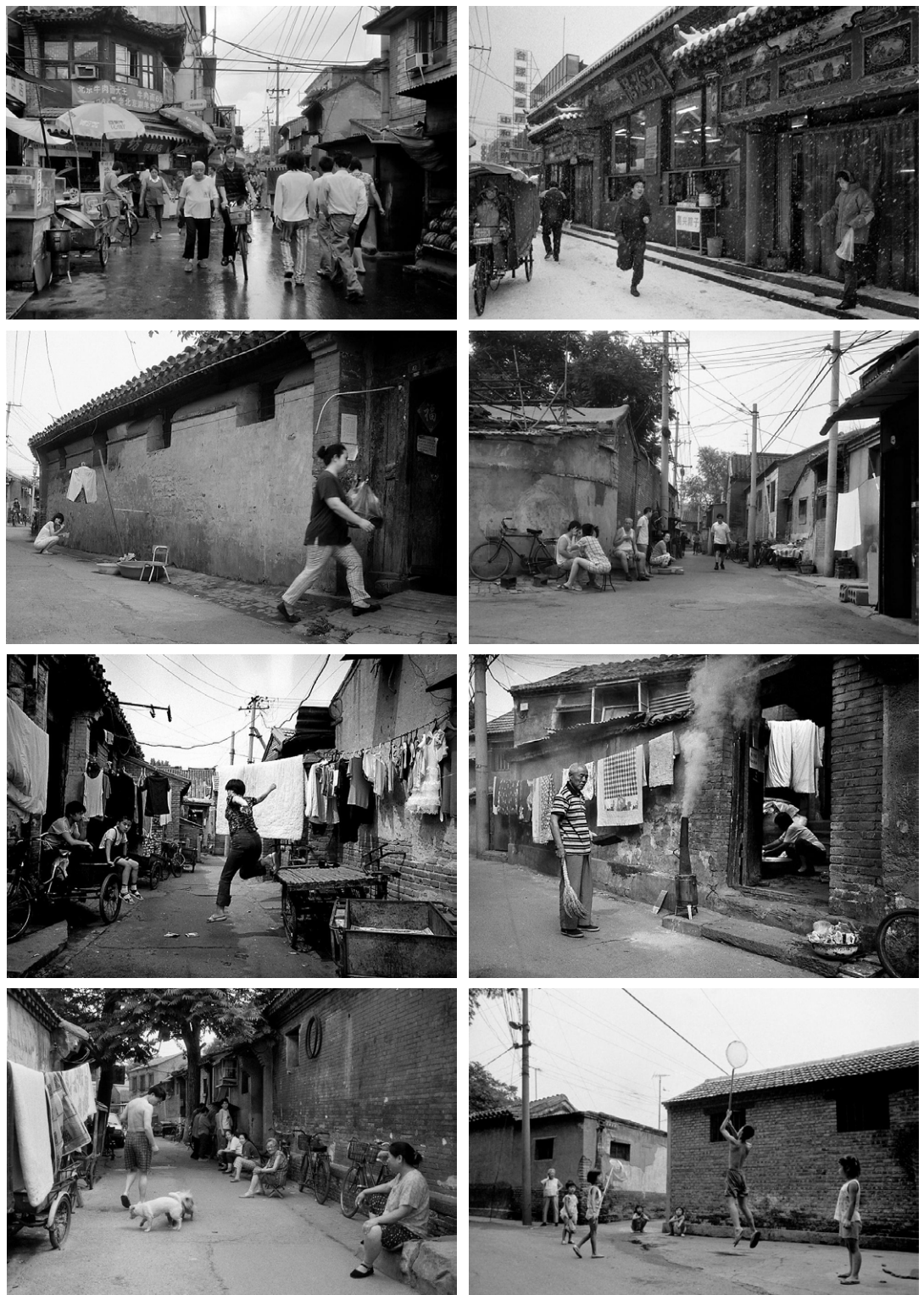
In China, very rapid urbanisation has often disregarded the cultural heritage. There has been attention to the preservation of the 'jewels' of the very important heritage assets like forbidden city, summer palace. But much less attention to the 'everyday environments' of citizens (Nadin, 2015). Compared to those royal palaces, Hutong contains the 'everyday environments' heritage. Hutong is the blood vessels of Beijing, and people are the blood among them. Hutong represents a disappearing pattern of life (Figure 1.1-5). Comprising small streets and alleyways, they link homes of varying sizes through a maze of lanes in which traditional family life took place in public and semi-public places of the alleys and courtyards. If all the residence in courtyard house is removed to protect the heritage landscape, those physical building is the same as a dead body.

Threats to heritage in contemporary society involve not only physical destruction but also the destruction of the social body that considers memories, practices, or the place its inheritance (Harrison, 2015). For example, there were many old opera singers aggregated at Tianqiao area. After the demolition

and relocating of surrounding neighbourhoods, those artists are gone with them together, because they don't have the audience anymore, following the overwhelming loss of this folk traditional culture. For western country, Heritage conservation has been integrated into the sustainable development framework of cities, highlighting not only the urban landscape but also the enhancement of the quality of life, social cohesion of local people, and intangible dimensions of heritage pertaining to diversity and identity (UNESCO, 2011).

•Figure 1.1-5: Hutong street life

Source: Zhang Jie, 1997-2004



New Industry: Tourism

From residence to tourism

Hutong is always the residential area for people. Before 1949, there were many shops in the neighbourhood, which involve the basic necessities of residents' life. After the founding of People Republic of China, due to the implementation of the planned economic system, the shops in Hutong area gradually decreased, and they were transformed into residential houses. With the implementation of market reform, individual businesses were encouraged, as a result, the commercial activities inside Hutong rose again, but they are catering to the daily needs of the surrounding residents (Tian, 2017).

With the awakening awareness of heritage protection, the texture of history and culture, the hotbed of old Beijing folk custom attracted creative class. This historic window reflects their resistance to the emerging financial, legal and other petty bourgeoisie rules, the persistence of living history and craftsmanship expresses the uniqueness and superiority of their aesthetics. For example, South Luogu lane's reborn triggered by bar street which catering to the artists and students in The Central Academy Of Drama, while the fame of Wudaoying Hutong originated from a restaurant owned by a foreigner who was deeply attracted by Hutong landscape. This cluster of industries has gradually attracted cultural consumers, who have hang around the region and shared the superiority of this taste through consumer behaviour.

Under the symbolic economy of the tourism industry and fashion magazines, tourists have gradually increased, and these spontaneously formed places have gradually become profitable. In China, due to existing tourism policies and the industrialization of cultural products, heritage value is highly capitalized, which is a lucrative development strategy used by local authorities to promote territorial competition and economic restructuring (Su, 2015). Under the guidance of the urban planning department, the enterprise and capital chain began to gradually settle in, and the creative ecology gathered by independent artists and studios was not dominant in terms of economic capital. The rent here has also been doubled year after year. The high rents forced the poor art workers transfer to other regions. Driven by the neoliberal market and local fiscal operations, an 'entrepreneurial government' has emerged, facilitating the 'growing integration of party and business elites' (Harvey, 2005). Therefore, local governments encourage an official-businessperson collusion to pursue their own corporate interests (Su, 2015). As a result, fast return industries businesses with low investment and relatively high income like multiple shops, restaurant and snacks stuffed those old buildings.

Hutong tourism in Beijing

Hutong tourism has developed gradually in Beijing since the 1990s (Wang, 1997), is a form of heritage tourism that involves visiting traditional residential areas to experience the vernacular architecture. Hutong tourism often consists of moving around Hutongs to view courtyard house, courtyard house is a rectangular enclosure surrounded by houses on all four sides of a yard which is a public open space. Hutong is a street formed between closely arranged courtyard house (Wang, 1997). Through two decades of development, Hutong tourism has expanded both in location and in form (Johnston, 2004). Originally mainly in the north-western district of Shicha sea, Hutong tourism has recently spread throughout the old city of Beijing (Johnston, 2004). While bicycle rickshaw tours have retained their popularity among international tourists. People can not only enjoy the heritage landscape but also hear the vivid history story given by the wagoner who is always an authentic local people. Most of the courtyards are not open to the public because they still maintain the function of living. Many open shops are just taken up one of the rooms in a courtyard house, seldom of them open their courtyard in the middle. With its own closedness and introversion, it is difficult for visitors to feel the charm of the courtyard house during the visiting of Hutong.

1.2 Study Area

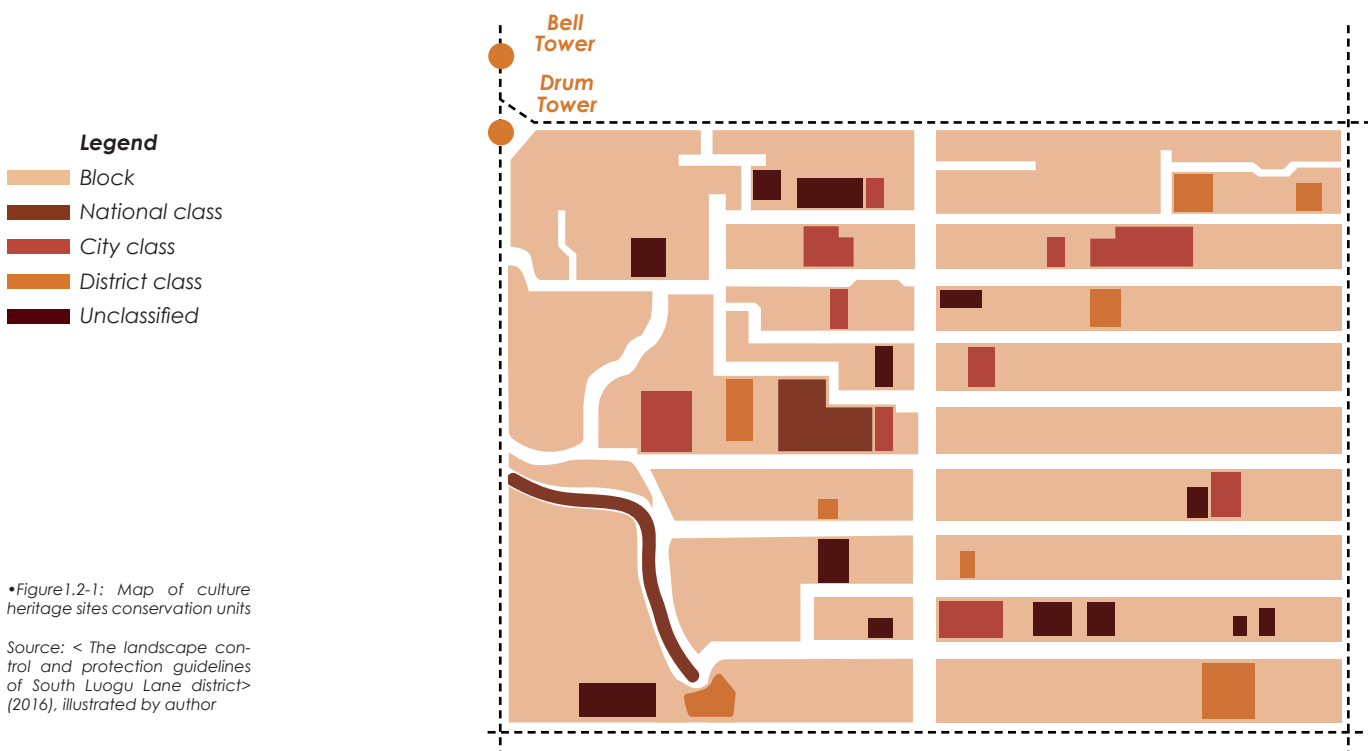
South Luogu Lane area

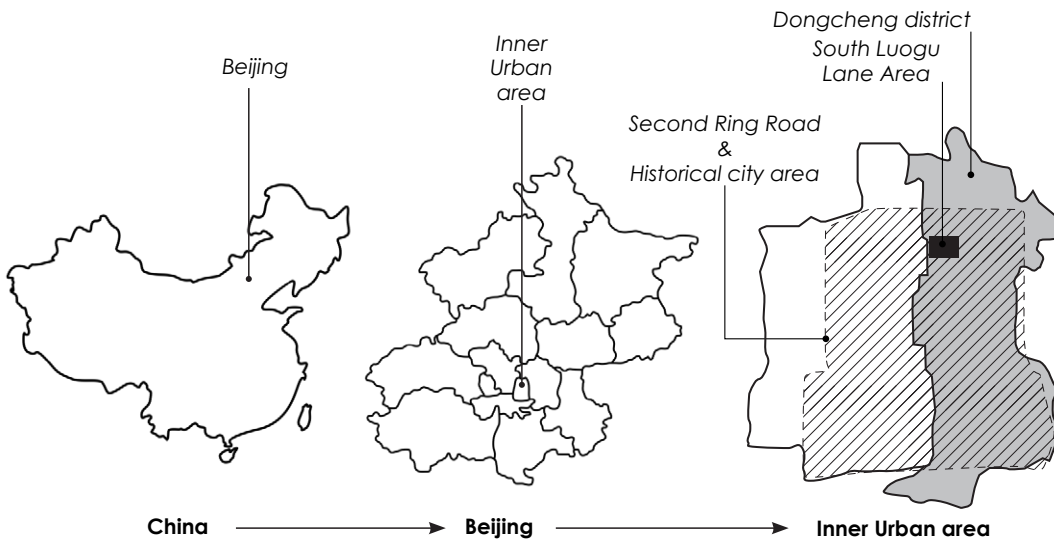
South Luogu lane area has always been a very quiet residential area. It survived from demolition because of its' 800 years old well-preserved historical features and the spontaneous emergence of boutiques. The texture of history and culture, the hotbed of folk life in Beijing and two major art institutions making this neighbourhood alive. Attracting by this artistic atmosphere, nearby art workers moved into low-rent houses and set up studios here. Gradually responding to the needs of this group, this street has also spawned distinctive bars and cafes. It has become a gathering place for the 'creative class'. Afterward, it became famous in local people around, then among local people in Beijing, then among the people in China even to the world.

In 2005, there were less than 60,000 tourists visiting South Luogu Lane (Tian, 2017). Around 2008 Beijing Olympics, the government began to pay attention to this area. The popularity of South Luogu Lane was rising rapidly because of the report of network media and TV stations. Before 2008, there were only around 60 stores in South Luogu Lane. Since 2008, the number of stores has soared to more than 100 (Su, Wall & Ma, 2017), and the variety is also growing, including restaurants, bars, and creative shops, all kinds of snacks have appeared. With the prosperity of this business, shop rents have also risen linearly.

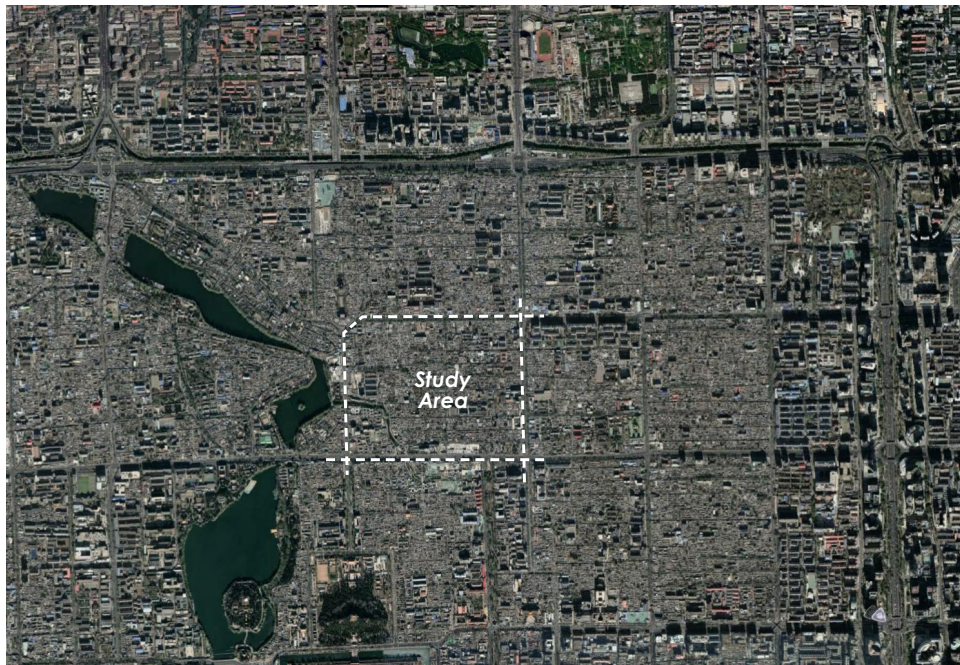
South Luogu Lane has been recommended by Time Magazine as one of the 25 attractions worth seeing in Asia in 2009 with a national AAA tourist scenic spot at that time. But this honor was cancelled lately in 2016 because the rapidly growing tourism exceeds the affordability of this vulnerable historical district. This phenomenon not only bothered the local neighbourhood environment but also damaged the heritage landscape to some extent.

There are 31 heritage conservation units in a small area of 83.8 hectares, including 2 national heritage conservation units and 10 municipality heritage conservation units (Figure1.2-1). In 2002, it has approximately 22,000 registered residents (Shin, 2010). Administratively, South Luogu Lane area belongs to Dongcheng district, which forms the eastern part of Beijing's inner urban area (Figure1.2-2).

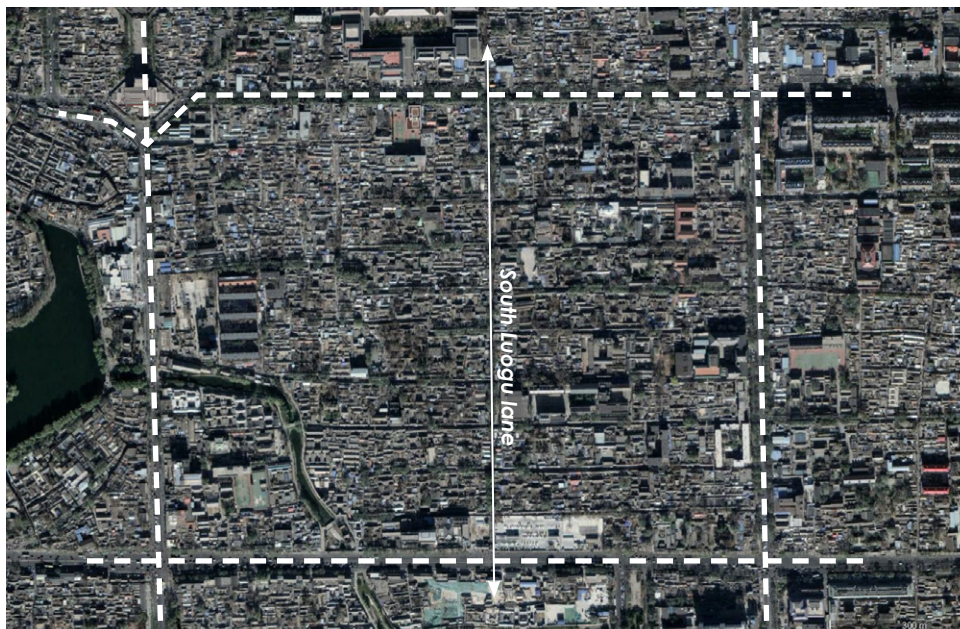




•Figure 1.2-2: Site location
Source: Author



•Figure 1.2-3: Satellite map of Beijing northern-east historic inner city
Sources: Google Earth



•Figure 1.2-4: Satellite map of South Luogu lane area
Sources: Google Earth

•Figure 1.2-5: Commercial street
and tourists in South Luogu Lane

Sources:
Shanyu photography, 2012
Zhangyi photography, 2018



•Figure1.2-6: Other Hutong in South Luogu Lane area that remains the function of residence.

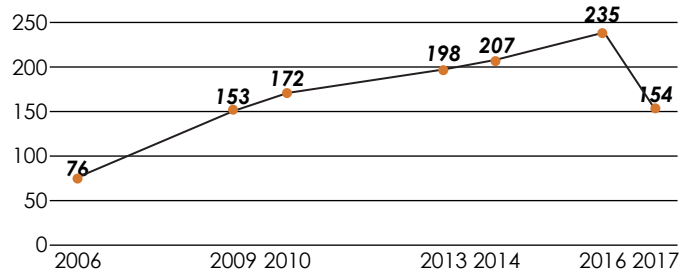
Sources:
Youtu Travel, 2016
Jingcheng Photography, 2017



1.3 Tourists on Site

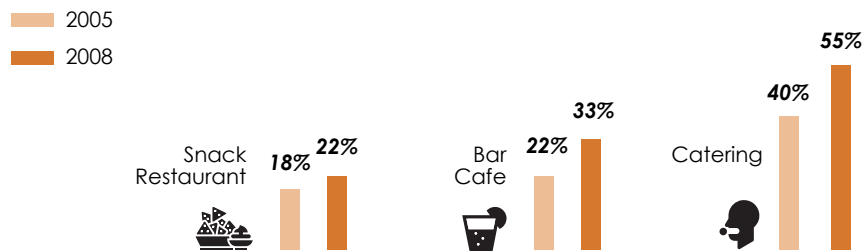
•Figure1.3-1: Number of business outlets at South Luogu lane, 2006 to 2017

Source:
Su, Wall, & Ma, 2017,
Tian, 2017
ReAuthor



•Figure1.3-2: Percentage of catering industry comparison in 2005 and 2008

Source: Liu, M., & Liu, A., 2015
ReAuthor



Vague cognition

The industry distribution can directly reflect what tourists meet in this area. This bar chart shows the persistent growth of shops during the past 10 years (Figure1.3-1). The decline in 2017 is the result of the regulation implementation. From the industry aspect, bar, which is the original function of this lane, almost vanished on this street, while the catering and creative industry coming out. With the rise in land prices and changes in consumer groups, from the art workers into domestic and foreign tourists, a number of bars closed due to poor management, or gradually moved away from the main street to the surrounding Hutong. However, the demand for catering is very strong because of such a huge visiting group. As a result, catering have become a strong type of development (Figure1.3-2).

In a word, South Luogu Lane is still dominated by fast-food-style tourism consumption which lacks deep cultural interaction. From the perspective of industry, even after a new round of commercial transformation in 2017, the number of snacks, drinks shops and restaurants is still ranked the second (Tian, 2017). Judging from the configuration of public facilities, There is no place for pedestrians to sit and rest in the whole main street, each piece of the room was taken up by shops. This result in a relatively short visiting time, they just look around while walking and then passed by very quickly, they don't even have time to taste this heritage landscape.

From the cultural display point of view, it succumbs to the business logic. The main way of showing culture is the creative goods display. It lacks a narrative space for the culture popularization. Originally the South Luogu Lane Folk Culture Museum and the Non-legacy Museum was established after the commercial transformation in 2017. Old objects of different periods, like the daily goods of old Beijing people in the 1960s and even earlier were exhibited in the museum. But few months later, this two cultural displays was gradually evolved into a commercial and semi-commercial space, it not only because of lack of supervision but also lack of fund. It's hard for the shop owners to survive with a non-profit shop on this street.

Is this commercial street what tourists really want to see in South Luogu Lane? The motivation for visiting and perceived image of South Luogu Lane were studied by Su (2017) among multi-stakeholders. The huge difference shows among different groups. Firstly, for the motivation part, shopping opportunities are over-valued by residents and business operators. At the same time, the important motivator of experiencing the traditional life is under-valued substantially by residents and business operators. Thus, there may be a mismatch between visitors' expectations and needs and the provision of services and products. This mismatch might reduce the quality of tourists' experiences and business potential. Secondly, for the perceived image aspect, residents highly recognize that South Luogu Lane is a place with authentic Beijing Hutong residences, which is much higher than the other three groups who have more moderate perceptions. Perhaps this is because tourists and business operators primarily experience the highly commercialized main street, instead, residents stay in the Hutong with residential function.

1.4 Residents on site



•Figure 1.4-1: Transformation of Shajing grocery from community function to commercial function

Sources:
www.obj.cc
Baidumap street view

Lost of space

In 2005, the community service category of South Luogu Lane accounted for 19%, the dominated business type is the daily goods retails, which accounted for 24%. Three years later, the business type of community service and daily goods retail totally vanished (Liu, M., & Liu, A., 2015). This actually means the reconstruction of the spatial relationship of this area. That is, local residents have to transfer their power of using South Luogu Lane to market and visitors. This lane used to be the most active place for the neighbourhood around because of those days used shops. Today, it's hard to find local people in this lane instead of visitors from all around the world. Their daily public space was extruded back to the Hutong alongside the main lane. The transformation of Shajing grocery is a direct reflection (Figure 1.4-1).

Residents don't like the changes that tourism brought. Firstly, they don't think tourism can improve quality of life. On the contrary, they think tourism brings more harm than benefit. Nearly 40% of residents strongly agreed that there are things that they can not do because of the intrusion of tourism, for example, the suddenly increased traffic has seriously hindered local traffic so that some people will avoid using their car in this area. 30% of residents strongly agreed that Hutong was becoming too expensive to live (Gu & Ryan, 2008).

Damage Privacy

Secondly, Some curious tourists directly go into the residents' courtyard without invitation, which really intensifies the conflict between residents and tourism, as well as tourists. Why would some visitors walk into Hutong alongside South Luogu Lane? That is because they are not satisfied with that commercial street. The commercial street is below their exception of the 'authentic Beijing culture'. However, the spatial structure of Hutong and courtyard house is strongly affected by the introverted Chinese traditional culture, the courtyard house is surrounding by high bounding wall, sometimes it's even hard to see the building inside. At the same time, most of the courtyard house alongside South Luogu Lane remains the function of living. This kind of behaviour driven by curiosity and thirst of knowledge strongly breaks the privacy of local people.

"We also understand that the Courtyard house is an old Beijing feature. But if you want to come in, you must first get the owner's permission because it's a private space. Some tourists just directly push the door and enter in. There is only one bed in this room. What if I haven't got out of bed yet?!"¹

"At first, I have the enthusiastic to introduced the snack and culture of old Beijing to uninvited tourists, but with the increase of tourists, my life was seriously affected. When I'm taking a nap, there will be some people shouting in the yard. My wife and I couldn't suffer it so that I closed the front door."²

^{1,2} Beijing Morning Post, 'Courtyard was broken in, residents wrote poems to persuade tourists', 2017

Low-income group

In 2009, the annual sales revenue of South Luogu Lane exceeded ¥100 million, driving more than 1,000 jobs. In 2010, it achieved a sales income of ¥1.1 billion (Tian, 2017). Behind this profitable commercial street, the low-income group taken up the majority of residents. Over 80% of the residents say that living in South Luogu Lane area and the redevelopment project didn't benefit them at all (Li, J., Li, X., Zhu, Sun, 2015). On one hand, bad living quality driving rich people who can afford new housing to move away. On the other hand, with the implementation of tourism, many people saw the business opportunity, they sell or rent their private owned house and move out of this place. While the rest of residents who live in the housing assigned by government or institution are not allowed to re-rent or sell their house. They can't afford new housing so that they have to live in those poor courtyard houses without choices. In Beijing, a basic living allowance will be paid by government if one's average monthly income is lower than ¥2120¹, 36% of residents are part of this group (Figure 1.4-2). Besides, a monthly income around ¥4000 is also hard to maintain life in Beijing and 80% of residents are in this group.

1. Announcement on Adjusting Beijing's 2018 Minimum Wage Standard
2. Exchange rate: 1€ = 7.9RMB

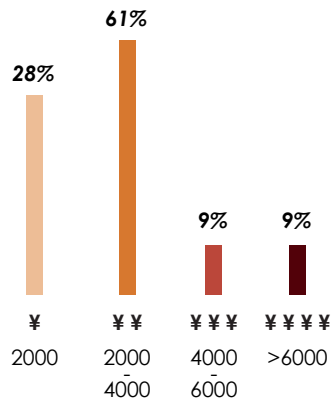
If a bridge was built between local people and new development, would they want to join in this conversation? The answer is yes. Nearly 40% of residents are less critical of tourists behaviours when talking about the possible future involvement with tourism. But they were oriented towards tourism on the cultural opportunities it offered, including meeting tourists who were generally considered to be friendly. 50 percent of people in this group are willing to have a job in tourism (Gu & Ryan, 2008).

Property right and Renovation

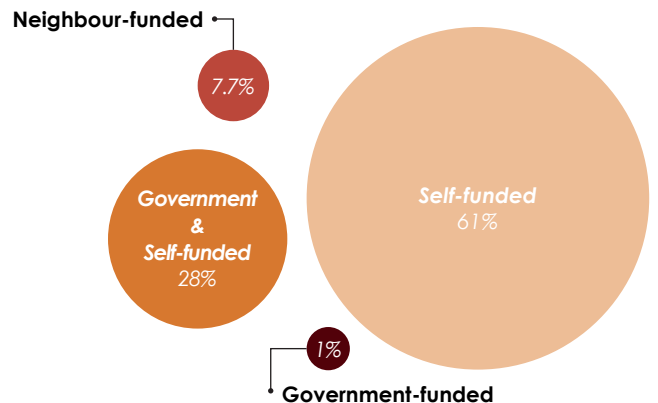
Due to the political changed, the ownership of courtyard has changed a lot during the past 70years. Before 1958, the courtyard house in the city was mostly privately owned. There were about 1.2 million houses in Beijing, of which 920,000 were private property rights (Chen, 2008). Today, only 14% of the courtyard house is privately owned. 86% of the courtyard house is owned by ministry and government owned institution. Residents are actually renting their house from those departments with very low price compared to the market price. As a result, they are not allowed to sublet their rooms in case of someone gets profit from the huge difference renting price.

Do they have any chance to renovate their house? The answer is yes, 97.7% residents have renovated their house before. But instead of paying by the property owner, more than half of the residents have to use their own money to renovate the house (Figure 1.4-3). Government is responsible for the renovation of the urban environment which is mainly about the Hutong and its' street appearance. It's a harsh reality that the residents need to spend their meagre income on the building that they actually don't own. As a result, when they renovate the houses, they would only use some of the cheapest materials to meet their most basic needs. They care more about the practical function of the house as a daily residence than its historical and cultural heritage value. Day after day, year after year, the quality of life of residents is getting lower and lower, and the landscape of the traditional courtyard house is also being destroyed.

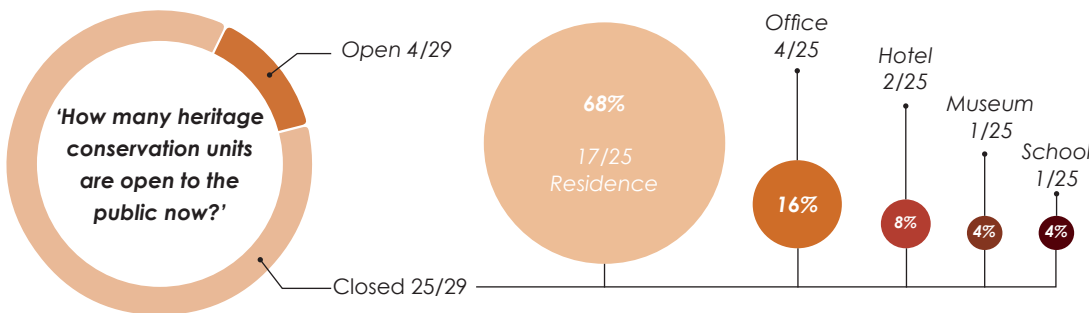
•Figure 1.4-2 (Left): Residents monthly income(RMB) distribution (8RMB=1€)
Source: Su, M. M., Wall, G., & Ma, Z., 2017
ReAuthor



•Figure 1.4-3 (Right): Restructuring funding sources
Source: Song, X., 2010
ReAuthor



1.5 Heritage units on site



•Figure 1.5-1: Existing situation of the heritage conservation units

Source: Author

Closed heritage sites

Most of the heritage site that listed in guideline¹ are currently closed to the public because of their private function. The occupation of residents is the main reason for this closed situation (Figure 1.5-1). But this occupation is a problem left by history and the resident have been lived there for nearly half a century. It's not possible to sweep them out for the sake of heritage conservation. At present, there is no mature law or regulation that gives a clear solution to this problem. The only general approach adopted now is renovating the building after vacating all residents and open it to the public as a tourism spot.

However, it is not only time-wasting but also money-consuming to finish the vacation in those heritage conservation units. Some residents don't want to leave because of its good location. They will keep live here and ask for more compensation. For example, it took 28 years to finish the vacation of the prince Gong's mansion. What's more, large scale vacation without respect the original intention of residents break the socio-structure. But this inappropriate occupation neither appropriately preserve the value of heritage units, nor provides a liveable environment for local people. The cultural relics conservation is facing a dilemma in South Luogu Lane area, even in the entire Beijing. No matter what kind of approach will be adopted for this problem,

The closed heritage conservation is not only facing the internal problem between heritage building and the resident but also encountering the external problem comes from heritage buildings and tourists. When tourists come to visit South Luogu Lane area, some of them will visit those heritage conservation units with the help of map application. It's really disappointed when they saw the 'No visiting' sign on the front door of those heritage conservation units. Neither the main street nor the heritage conservation units, tourists really don't know where they can find the authentic Beijing culture that they want.

*"I watched a few girls swiping in, and I followed in. I took a picture of the screen wall at the front door and then I was thrown out because it was a 'private residence'."*²

*"I was really excited when I found the parents home of the last queen. Turns out it is not open to the public with a 'No visiting' sign on the wall. I don't want to disturb the resident so that I can only take a look from outside. But I'm still curious about the inside layout of the last queen's house."*³

^{2,3}Tourists' comment of the heritage conservation unit in South Luogu Lane area from Dazhongdianping, a rating website for different kind of service.



•Figure 1.5-2: 'No visiting' sign on the front door of the heritage conservation units

Source: Baidumap street view

1.6 Existing solution: Landscape control regulation 2016

1. China Youth News, 2016.12.20

In 2014, chairman Xi Jinping visited Yuer Hutong, one of the residential Hutong in South Luogu Lane area. He described the rich historical and cultural heritage is a "golden business card" in order to emphasise the value of heritage. Xi said':

"It is the duty of the capital to inherit and protect this precious historical and cultural heritage. We must inherit this historical context and take care of the relationship between urban transformation and the revitalization of historical heritage, in the spirit of being responsible for history and being responsible to the people. We must earnestly develop in protection and protect in development."

In order to inherit and protect this "golden business card" in South Luogu Lane area, the Dongcheng Planning department released a guideline called 'The landscape control and protection guidelines of South Luogu Lane district' in 2016. The aim is clearly written at the beginning:

"...make South Luogu Lane area a liveable model for the protection and revitalization of historic districts."

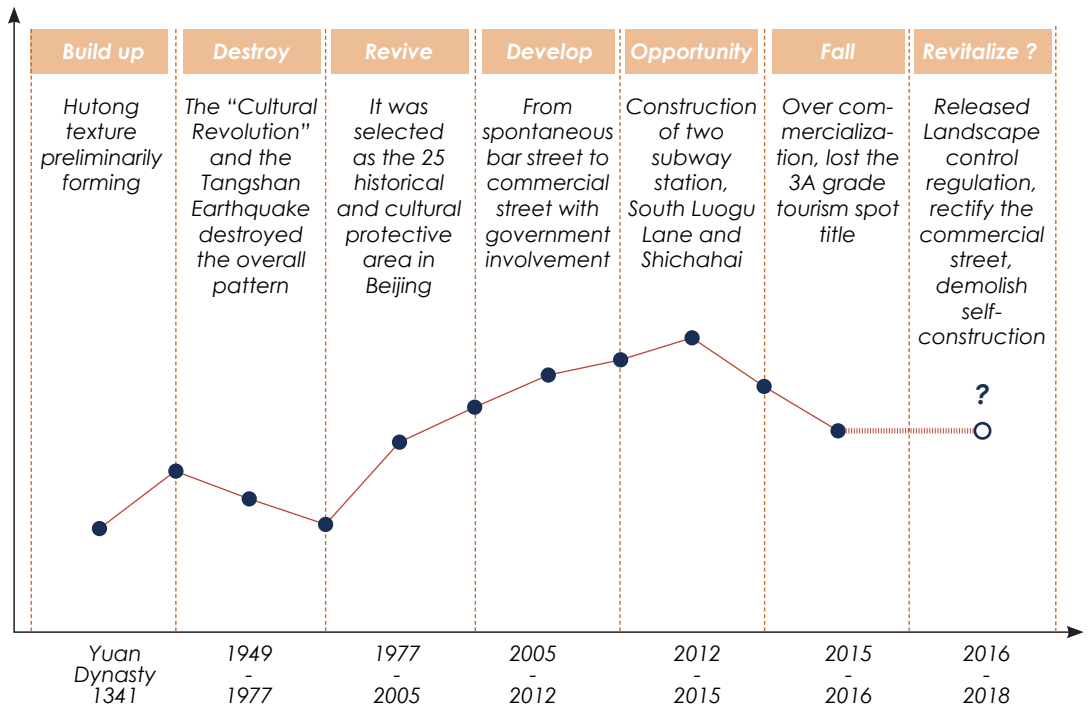
This guideline is the first control regulation for the historical protective area and It was regarded as good medicine for the over-commercialization and loss of identity. It does find some identity back of Hutong with the control of commercial type and appearance of shop sign. However, is it possible to find back the identity only through controlling those physical elements? There are still a lot of problems that this regulation cannot solve. At some points, its' approach even contradicts its' aim, some approach even intensifies the existing problem instead of solving it.

Highly controlled function

The building function is highly controlled in this regulation, the possible future development is locked on the South Luogu Lane. This means the people will still be crowded on South Luogu Lane and that will only further put pressure on this old alley. Besides, this strategy also cut the last opportunity for residents

•Figure1.6-1: The development path of South Luogu Lane area

Source: Author

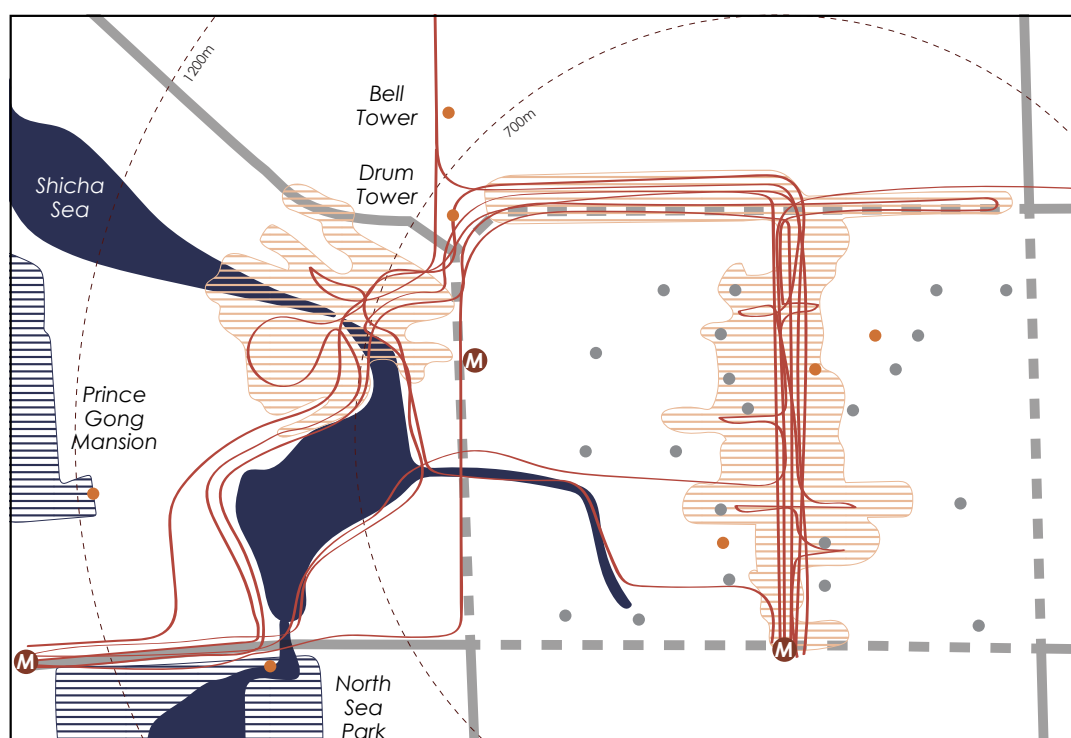


to benefit from new development. As Figure 1.6-3 and Figure 1.6-4 show, the appearance of both South Luogu Lane and the residential Hutong changed in 2017 because of this regulation. But South Luogu Lane is still functioning as a commercial street attracts tourists. There are only some slight changing on the appearance and the commercial type. While for the east-west direction Hutong that intersects with South Luogu Lane, most of the commercial function was converted back to residence. That is because the shops on South Luogu Lane appeared early and this alley has already become famous. The planning department (had to) admit the shops on the main alley, while for the self-transformation happened later, they don't admit it. Although both of them are the self-transformation at the very beginning.

Disconnected heritage units network

There are many famous tourist spots surrounded South Luogu Lane area. They are Bell-tower, Drum-tower, the Shichahai park, the North Sea park and Prince Gong Mansion. All of them were built at the early stage of Beijing, as a result, none of them are connected with each other in a continuous spatial network under tourism context. Figure 1.6-2 shows this disconnected spatial structure, in other words, it shows the missing design of visiting route. It shows the overlapping for 3 layers: commercial area, heritage sites and visiting routes of people. The last layer is the conclusion drawing based on the interview with 30 people including both local and tourists. It can be clearly seen that there's a strong overlapping between the distribution of commercial function and people's movement. New industry like bar and restaurant spread around the famous tourist spots naturally in a walking distance. There are no clear guidelines for visiting route, people just follow the guidance of shop and main roads.

This disconnected spatial network will lead to more problem with the highly controlled function that mentioned before. Suppose that the money and time-consuming vacation is finished, people will still guide by existing shops and the main road, missing the chance to see those heritage sites. For the curious people who will specifically visit those heritage sites with guidance, they still have to walk through the Hutong with residential function which lets the privacy damage keep happening.



•Figure 1.6-2: People's movement guided by main road and shops, illustrated by author

- Legend**
- Main road
 - South Luogu Lane area
 - Visiting routes
 - Subway station
 - Open heritage site
 - Closed heritage site
 - Commercial area
 - Heritage park
 - Water area

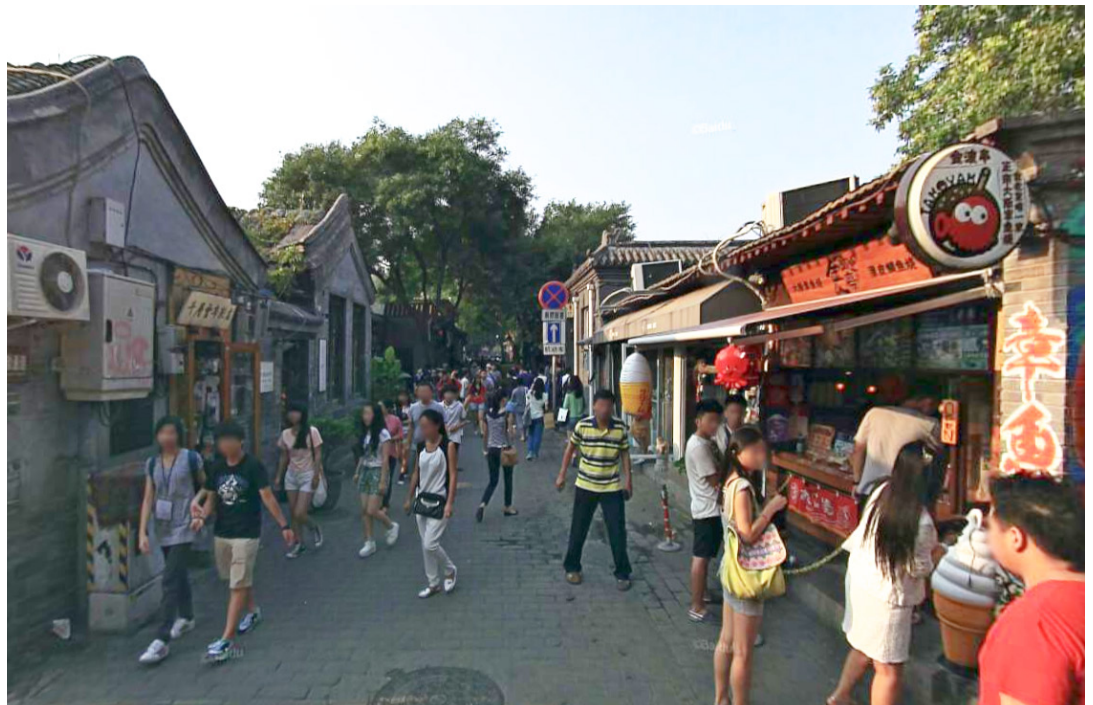
•Figure1.6-3: Comparison of street view on South Luogu Lane (The commercial street), in 2013 & 2017

Source: Baidu street view

2017



2013



2017



•Figure1.6-4: Comparison of street view on Maer Hutong (The residential street), in 2013 & 2017

Source: Baidu street view

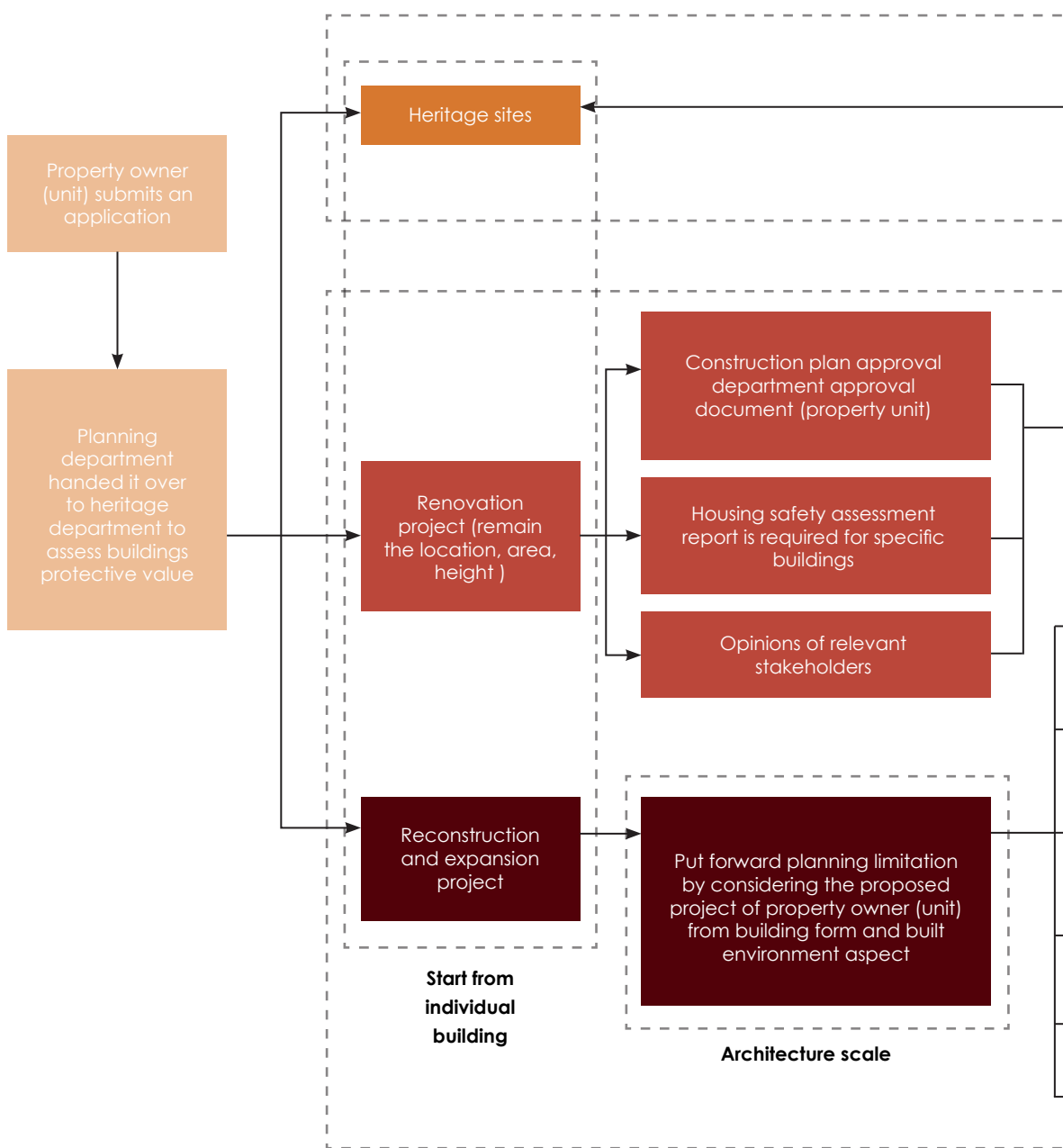
2013



Single strategy of heritage conservation units

Figure 1.6-5 shows the procedure for a new development project in South Luogu Lane area. Frankly speaking, the approach it takes is very universal. It was designed from a top-down perspective for the sake of easy management, it didn't solve the problem from the root.

Firstly, a paradox can be found in this regulation. It said the vision of South Luogu Lane area is 'a model for the protection and revitalization of historical cultural blocks'. President Xi also mentions the strategy is to 'develop in protection and protect in development'. While the heritage conservation unit, which is the 'golden business card' as mentioned above, is slightly mentioned in the redevelopment procedure. The only strategy is 'pure conservation'. This simple strategy means three steps: vacation, renovation and tourism development. As it was mentioned in Chapter 1.5, the vacation is really hard to proceed and



•Figure 1.6-5: Process of getting a new development approval in South Luogu Lane area

Source: The landscape control and protection guidelines of South Luogu Lane district, 2016
ReAuthor

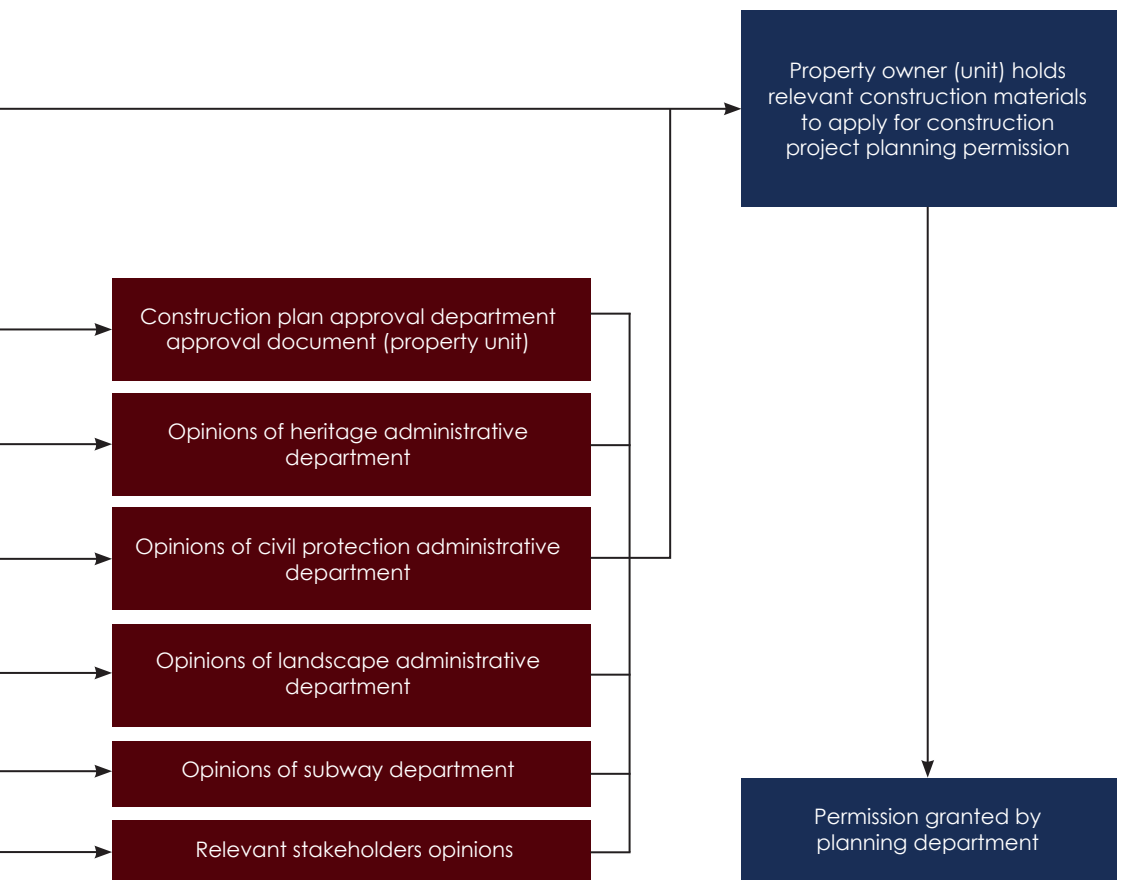
it is a time-consuming and money consuming strategy. Moreover, the existing vacation procedure of Heritage units is different from the procedure for normal residential housing. For the latter one, residents can make a choice to stay or leave. But for the resident lives in the heritage units, everyone has to leave according to the existing strategy of 'pure conservation', which might obey the right of residents who still want to live there. Even if the tenants are all vacated, the fragile wooden structures were almost destroyed by their inappropriate occupation for several years.

Secondly, even if the heritage units value is too high to touch, it still can be involved in the new development on the urban scale somehow. But in this redevelopment procedure, all the steps starting from architecture scale. It lacks a framework that arranges individual buildings to work together on an urban scale.

Pure conservation

This type of building does not involve in planning approval process, it needs to be restored according to the <Beijing historic city building restoration and conservation technical guidelines> with the guidance from heritage department. Demolition, reconstruction and expansion are not allowed.

Heritage is not involved in redevelopment

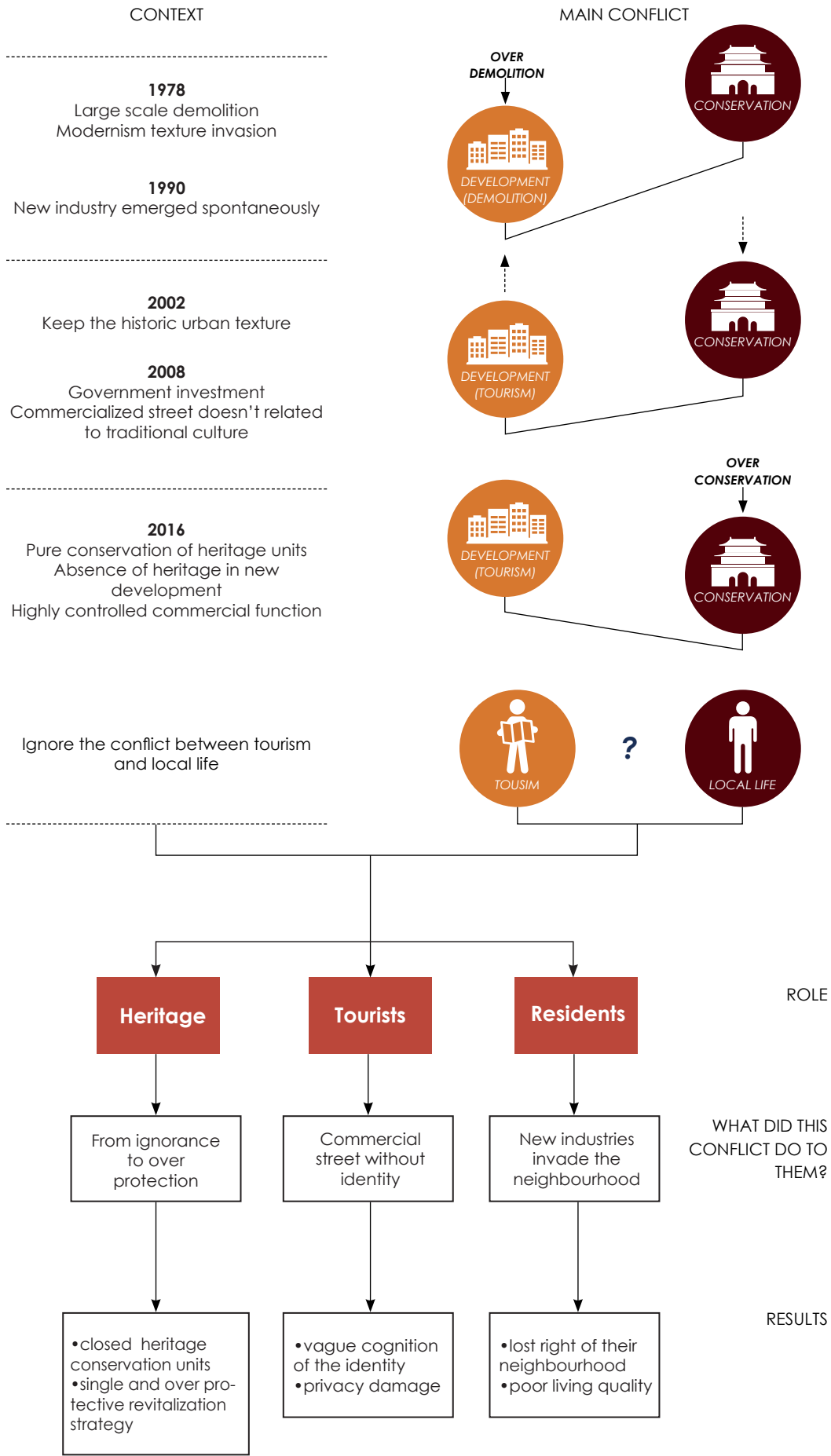


1.7 Conclusion

The practice of protection and regeneration of historical blocks in China has begun since the 1980s, and it has sprung up after the new century (Guo & Tian, 2018). At present, many historical areas in China have serious problems of physical space destruction and the lack of historical atmosphere. In Beijing, with the setup of 25 protective historical areas and the booming of tourism industry, the main conflict of historical district has gradually transferred from the game between conservation and development to the game between conservation and tourism. How to guide those historical areas to walk out of the predicament and become a new business card of the city, in order to revitalize and realize urban regeneration, is a common challenge faced by many historical areas (Yu, 2017).

South Luogu Lane area is the leader of Hutong transformation project. It gets enough attention and fame, attracts massive tourists and money. At the same time, it also faced many problems because of the lack of learning case. The intervention of planning department also changed with the context, the role of heritage is keeping rising. *The landscape control and protection guidelines of South Luogu Lane district* is the first control regulation in China that designed for historical district. South Luogu Lane has always been the leader and example for other historical district transformation project.

However, this regulation is definitely not the perfect answer to the existing problem. It only deals with the tip of the iceberg in a straightforward way. Residents' right is not taken into account and the conflict between tourism and local life is being ignored. Besides, the most important gap is the single strategy for heritage revitalization which let heritage absent in the redevelopment process. This approach is strongly conflicting with the aim of 'protect in development and develop in protection.



•Figure 1.7-1: From Context to Problem field



Under the Bell and Drum tower, Photo by Zhang Jie, 2018

2 THEORY



	Historic District 1.0	Historic District 2.0	Historic District 3.0
Heritage typology	Heritage conservation units (Normally refer national level)	Partly heritage conservation units & General historic buildings	General historic buildings or plenty of historic building with heritage value
Area of protection	Single building or building complex	Heritage buildings with historical cultural value on block scale	Heritage buildings, built environment and humanistic feature with historical cultural value on block scale
Scope of protection	Conservation and restoration of heritage conservation units	Conservation and adaptive use of heritage conservation units and historic buildings	Block structure, architecture, built environment, humanistic feature and other components
Area of regeneration	Block or district corresponding to the 'core heritage conservation unit'	Historical district	Area keeps changing with the emerging of the new development.
Method of regeneration	Completely replace old building with new antique building	Keep the historic buildings but change the function inside	Dynamic and adaptive method
Method of building renovation	Imitate the architectural style of a particular historical period	Restore and renovate according to historical landscape	Diverse renovation method
Landscape	Return to the architectural style of a particular historical period, but with rough architectural details	Partly keep the historical landscape, partly was replaced by new development	Basically keep the original historic street and block landscape
Local people	Being moved to a different place, without any right to speak in the whole process of street reconstruction	Being moved to a different place, passively participated in the regeneration process	Some residents can spontaneously organize some activities that involved in the regeneration process
Commercial industry typology	Time-honoured brand, food stalls, souvenirs, fashion industry	A fashion, leisure, entertainment and shopping avenue integrating catering, retail and other industries	Business pattern changes with the development, there will always have over-commercial phenomenon.
Consumer groups	Mainly tourists	Tourists and local people	Initially are local people but mainly for tourists in later period

•Figure 2.0 The characteristics of different urban regeneration typology in China. Source: Guo & Tian, 2018

Looking through the characteristics of different urban regeneration approach in the past (Figure 2.0), heritage is mentioned in all of them but with a different definition. Meanwhile, the method of regeneration also varies between different approaches. Some of them completely replaced the poor quality area with brand new tidy antique buildings, some of them vacated all local residents and commoditized the renovated buildings. Different approaches result in different outcomes, thus, a clear manifesto of heritage revitalization needs to be defined for South Luogu Lane area. With a clear definition, an urban regeneration approach which lets the heritage stand in the middle can be formed.

2.1 Definition of Heritage

The 'heritage' mentioned here refers to the 'tangible culture', or cultural property, and the 'intangible culture' given by Judge and Michel's (2009). The tangible culture is about the physical items, while the intangible culture is about the non-physical aspect that more often maintained by social customs. Besides the 31 heritage conservation units that listed on the Guideline (2016), a wider meaning of 'heritage' for South Luogu Lane area will be defined, indicating what should be preserved, what can be replaced and to what extent that the intervention can be done, that is, definition and principle.

Authenticity

The definition of authenticity in the earlier version of the World Heritage Operational Guidelines (2005) was referred to 4 parameters:

"design, material, workmanship and setting"

It was seen basically in reference to the tangible material of the heritage. In the 1994 expert meetings on authenticity in Nara, a new definition for the 'conditions of authenticity' was given as (Jokilehto, 2006):

"Depending on the type of cultural heritage, and its cultural context, properties may thus be understood to meet the conditions of authenticity if their cultural values (as recognized in the nomination criteria proposed) are truthfully and credibly expressed through a variety of attributes, including..."

Most of the traditional buildings in China are mainly made of wood. They are essentially different from the masonry structure which can last for thousands of years in the west. As a result, the construction and restoration concept is different. The East pays more attention to the intangible value of historical buildings, that is, the integrity of maintenance and the inheritance of technological crafts. To sum up, for the tangible aspect of heritage which generally refers to the physical buildings, different degree of interventions was allowed as long as it respects the traditional construction techniques and details while maintaining the legibility of historic landscape.

Everyday Urbanism

As it was mentioned in Everyday urbanism (1999):

"...the city designers must be open to and incorporate the elements that remain elusive: ephemerality, cacophony, multiplicity and simultaneity..."

Everyday urbanism is nonutopian because it celebrates and builds on everyday, ordinary life and reality, with little pretence about the possibility of a perfectible, tidy or ideal built environment (Kelbaugh, 2000). It is radical concept because it challenges the urban design by intention with the urban design by default, that is, it prefers the self-conscious idea generates from ordinary people's daily life rather than the generic design product. An accretional method that aligned with community is proposed instead of a community process that is mandated by the state and decision-making on a large scale (Mehrotra, Crawford, & Speaks, 2005).

Adapting the "everyday" issue under the contemporary Chinese context undoubtedly means a response and reflection on the dramatic large-scale urban transformation process of the past few decades. The 'white paper' strategy adopted by China is criticized by this theory. Just like the intervention in 2017, the existing environment was denied and demolished by the planning department. To sum up, everyday urbanism is calling for an urbanization process which pays more attention to a 'bottom-up' system, rather than a 'top-down' system starts from zero. It should respect the existing environment and leaves the possibility for the local and progressive urban development.

Community Development

The United Nations defines community development broadly as 'a movement where community members come together to take collective action and generate solutions for an effective development pattern.' The community development mentioned here refers to the one in Japan which originated in the

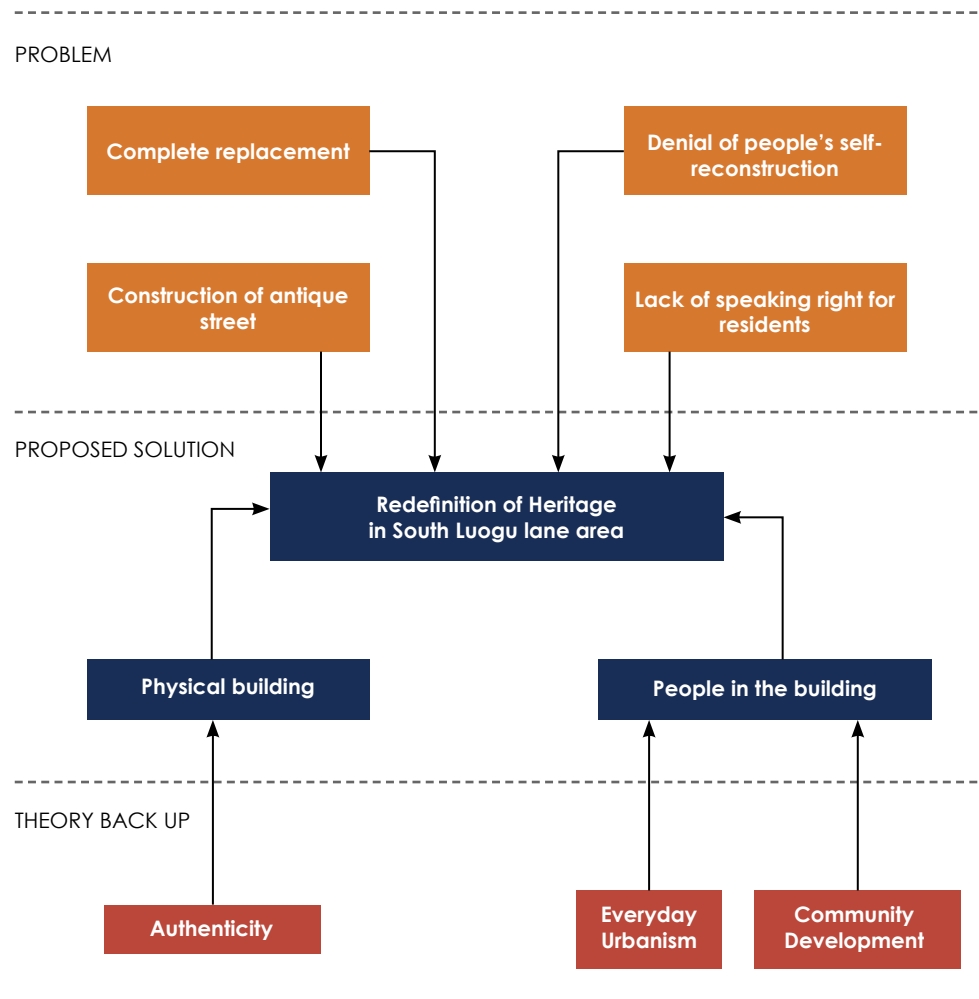
1960s (Hu, 2013). According to the classification of Hu (2013), the type of 'citizen participation':

"During this period, the community development transits from pure protection to the creation of a modern environment based on traditional culture. The administrative actions of the government are gradually transformed into the conscious behaviour of the citizens because of the participation and support of the citizens."

which emerged under the context of historical district can help to build up the framework for a new urban regeneration approach in China. The most valuable experience of Japanese community development is that it doesn't solely rely on government departments. Instead, it mobilizes local residents as much as possible and at the same time establishes various implementing agencies such as 'community construction association' and 'hometown association' (Liang, 2014). Those agencies build a bridge between residents and the transformation process of the community, which let them take the responsibility and at the same time gain benefits.

Adapting concept of 'community development' into the context of South Luogu Lane area especially pointed out the importance of local people's group and their participation in the regeneration process. Besides the physical buildings, the people who live in those building, as well as the social network between residents and the emotional connection between residents and district should also be protected, thus forming the comprehensive conservation and regeneration. The original function of the historic district should be kept as much as possible. By the redevelopment of historic cultural resources, residents' participation and the efforts of all stakeholders, a win-win situation can be achieved. The living quality of residents will be improved and certain economic benefits will be reached.

•Figure 2.1 Reason and theory back for the redefinition of 'Heritage' in South Luogu lane area



2.2 Way-finding Framework

South Luogu Lane area has always been a residential area for the past 700 years. As time goes by, cultural heritage value was added to those historic buildings, especially to the one used to be owned by celebrities or royal family. The new added cultural heritage value is asking those building to transform from a private character into a relative public character. That means an accessible and legible spatial structure is needed in order to let people find those heritage units easily. However, the spatial configuration of Hutong remains the same structure that supports its original private residential function. This discordant phenomenon let visitors miss the chance to see the heritage unit. They just guided by the commercial shops alongside the main lane with a vague cognition of the identity of this place.

Apparently, there is a missing design of visiting routes and guidance from a visitors perspective. That's why people's movement was purely guided by shops. Firstly, the knowledge gap between cultural transmission and planning resulted in the missing of 'visiting route design' (Qi, 2018). The job of transmission is to let the audience experience the value and spirit of cultural heritage, it doesn't care about the movement of people as long as they are standing inside the heritage landscape. But for the urban planner, the visiting route is also missing in their design. For example, like the design of people's stopping points and viewing points. Design of visiting route needs to be done based on a better understanding of the spatial structure of Hutong, which can be studied through Space syntax. The design of people's movement guidance can be directed by the theory of urban legibility.

Space syntax

Space syntax is a series of theories and techniques that based on topology to establish a cognitive model through computer and to quantify the space configuration. The core of this theory is that space is not the background of social economic activities, but part of the development of social economic activities (Hillier & Hanson, 1989). As a new language for describing architecture and urban spatial patterns, the spatial syntactic theory is based on scale division and space segmentation in order to analyse its complex relationship. It has been used in many empirical studies in urban science during the past decades. (KUBAT, Rab, Guney, Ozer, & Kaya, 2012) utilized space syntax in developing a regeneration framework for a heritage area. Li, Xiao, Ye, Xu, and Law (2016) tested this method with tourists' preference and guided for tourism planning. Zhu, Liu, Liu, Wang, and Ma (2017) used it to proposed suggestions for planning in historic area. Space syntax helps to analyse the existing network and assess the proposed network from pure space perspective in a quantitative way, thus creating rational routes with high potential that can be used by more people.

Urban legibility

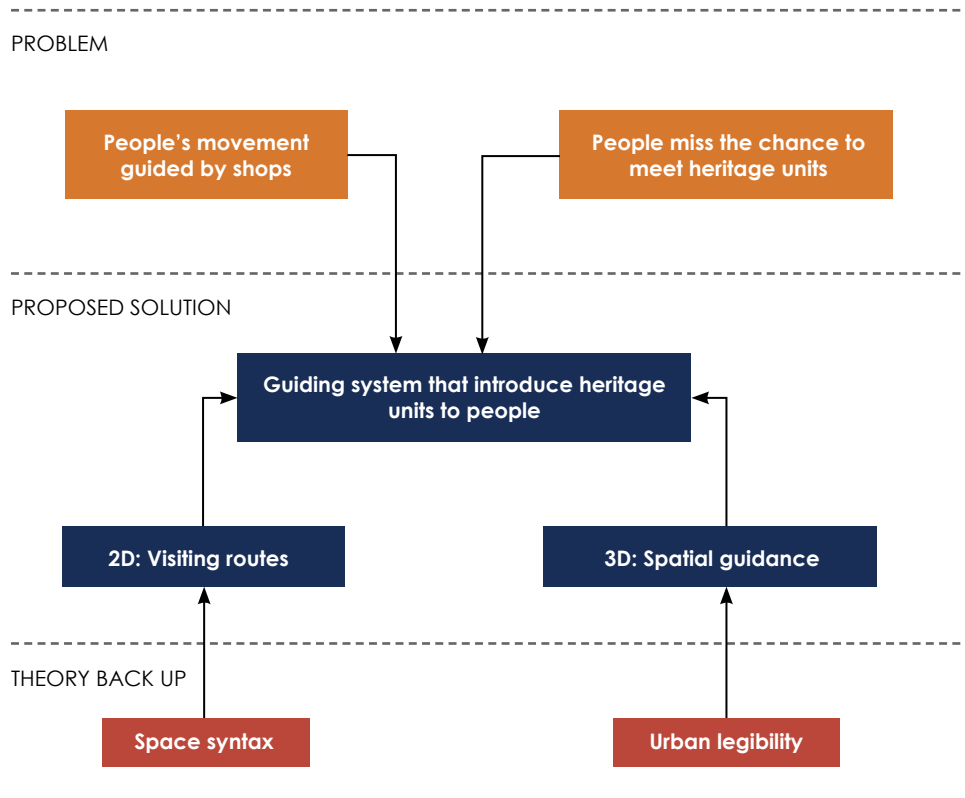
Besides Space syntax which only addresses the problem of spatial aspect, the interaction between space and people's cognition is also important for the guidance of people's movement, that's where the theory of urban legibility could help.

Lynch (1960) talked about the concept of place legibility, by which people can understand the layout of a place easily. Paths, edges, nodes, districts and landmarks are the five important urban elements that shape the urban space. Paths provide directional movement. Edges are the certain boundaries with a continuous certain form. Nodes are the anchor points that can draw the attention by its' form. Districts are large areas that have homogeneous characteristics. Landmarks are distinctive features that are easy to remember. In this regard, Beattie (1990) suggests that:

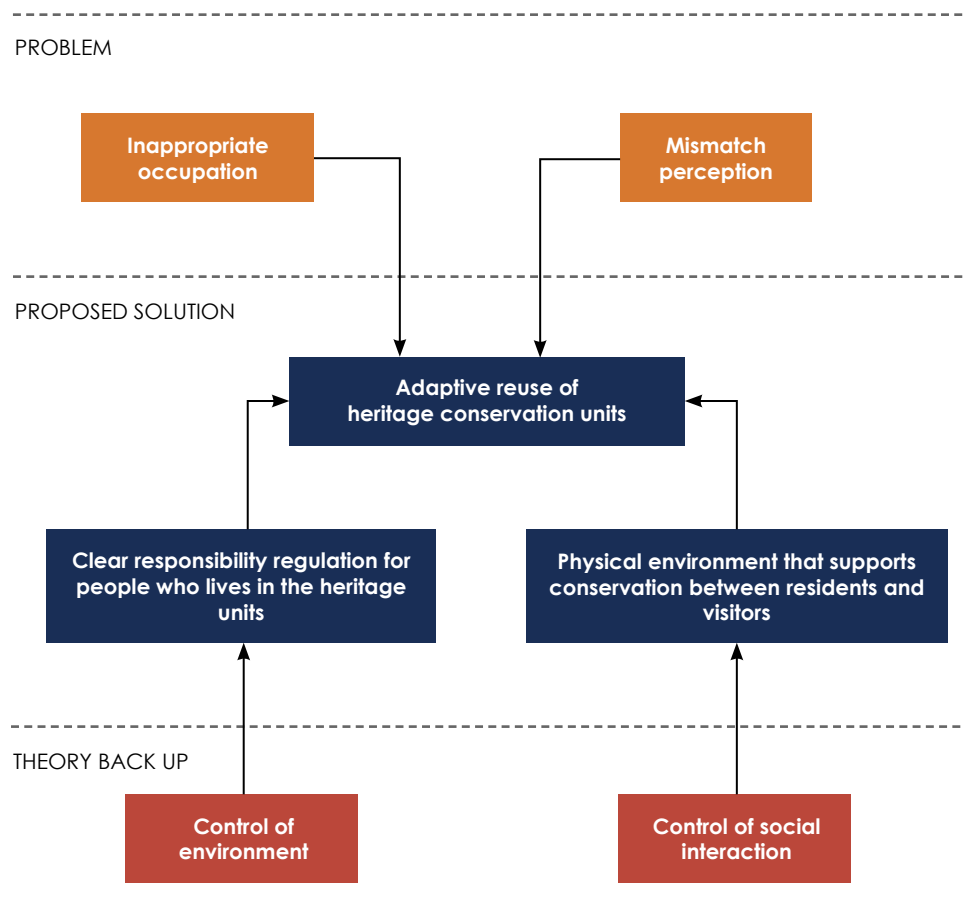
"comprehensible environment [is] one which has a discernible structure and the structure is based on a network of paths punctuated with orientating devices in the form of nodes and landmarks and discriminated into districts which are clearly defined by boundaries and edges."

Weisman (1981) built on this understanding, defining four environmental variables that influence an individuals' wayfinding behaviour. They are visual access, differentiation, layout configuration and signage. Visual access highlights the importance of viewpoints' changing in the process of movement. The second factor points out that the unique characteristics of differentiated parts of the city make them memorable and distinct in individuals' minds, so that it makes the wayfinding performance are easier (Vaez, Burke, & Alizadeh, 2016). It's worth noting that the 'layout configuration' is the aspect that Space syntax mainly focuses on. The layout has an important role in on improvement or deterioration of

•Figure 2.2 Reason and theory back for building a guiding system to heritage conservation units



•Figure 2.3 Reason and theory back for the adaptive reuse of heritage conservation units



wayfinding behaviour (Vaez et al., 2016). Signage is the most intuitive way to convey information.

The elements that mentioned in urban legibility can be used as the basic elements in the three-dimensional design, working together with the design of visiting route in two dimensional. Compared to the analysis of environment in Space syntax, this theory is the result of a two-way interaction process between the environment and its visitors (Lynch, 1960). It emphasizes the importance of people's perspective, which can fill in the gap of stopping points and viewing points design.

2.3 Adaptive Reuse of Heritage Conservation Units

Based on the redefinition of heritage above, both historic buildings and people's daily use should be protected. The most ideal condition is that some heritage conservation units can still function as residence for local people. Some of them with special historic value can work as communal space for local people and tourists. At the same time, all the building, no matter what function they are, should be properly maintained. However, the reality is harsh. Nearly 60% of the heritage conservation units in South Luogu lane are inappropriately occupied by the resident. On one hand, they renovated and reconstructed the heritage building according to their daily needs without the respect of historic value. On the other hand, they put 'no visiting' sign on the front door because the excessive tourism breaks their privacy. The mismatch perception of visitors and residents caused a strong conflict the front door of the heritage units in Hutong. Local people perceive the heritage units as their private housing, while the visitors' point of view, the heritage units and the local people are the symbols of traditional authentic Beijing culture. This two problems can be studied through the theory of control of social interaction and the physical environment.

Control of social interaction

The 'control' here specially mentioned the one by the end-users, rather than the formal control given by municipality or other actors. Frankly speaking, the result of social control is a series of space that gradually transits from public to private. It can be defined as privacy zoning that allows individual users to regulate their social interaction (Machiel Van Dorst, 2005). In this concept, privacy and territories are two important actors. Privacy is about the degree of access, while its spatial equivalent is territories, which give control to the owner and make the environment legible for visitors and people passing-by (Machiel Van Dorst, 2012).

The courtyard house at the early stage is successful typology for the using of privacy zoning. Unfortunately, it gradually involved into a low quality tenement yard with the informal densification and the changing of living structure. The front gate of courtyard house works as the only clear territory that directly separates public and private space. The Hutong that connect those courtyard houses is easily accessible and spatially belongs to everyone. This kind of space is an 'anonymous living environment' in Machiel Van Dorst (2012)'s definition, which is the perfect setting for antisocial behaviour. Based on the study of good examples, design guidelines for privacy zoning from Hutong to courtyard house under a new context can be formulated.

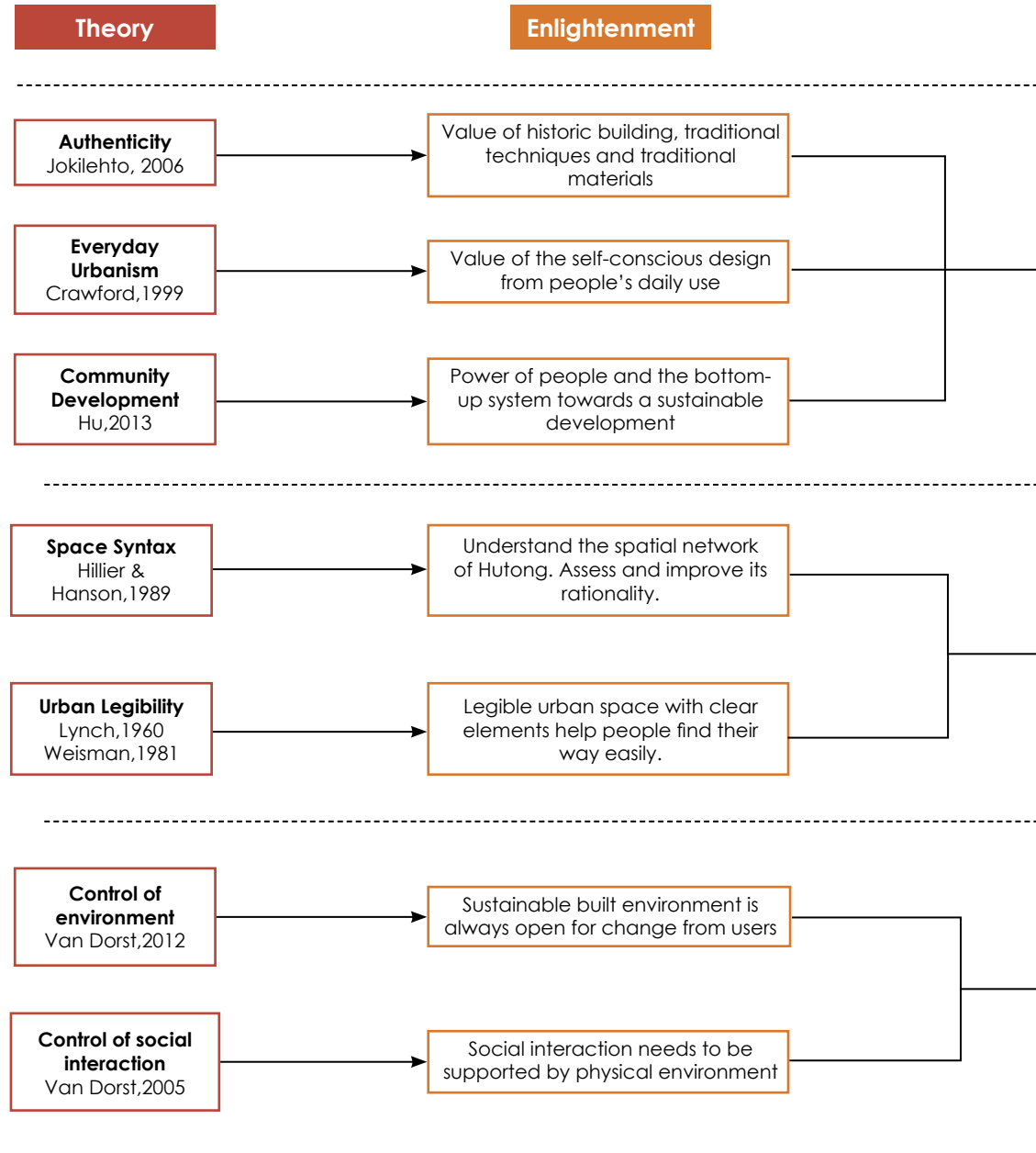
Control of physical environment

An open frame is designed for users to create a changeable infill in the design theory of John Habraken (Machiel Van Dorst, 2012). This is always happening: people constantly changing their physical living environment. Machiel Van Dorst (2012) apply this concept under the sustainable built environment context.

While the problem in South Luogu lane area needs to be addressed from heritage building aspect. When people's basic need of sheltering themselves meet the historic buildings, the former needs to make concessions. Based on the definition of authenticity and the theory of everyday urbanism, residents should be allowed to change their physical environment. But the intervention should be done with the respect of the traditional construction techniques while maintaining the legibility of historic landscape. Those principles now are missing in the existing governance so that residents only perceived the physical building as the housing structure rather than a heritage building. The responsibility for the people who live in a heritage conservation units needs to be clarified by planning tools.

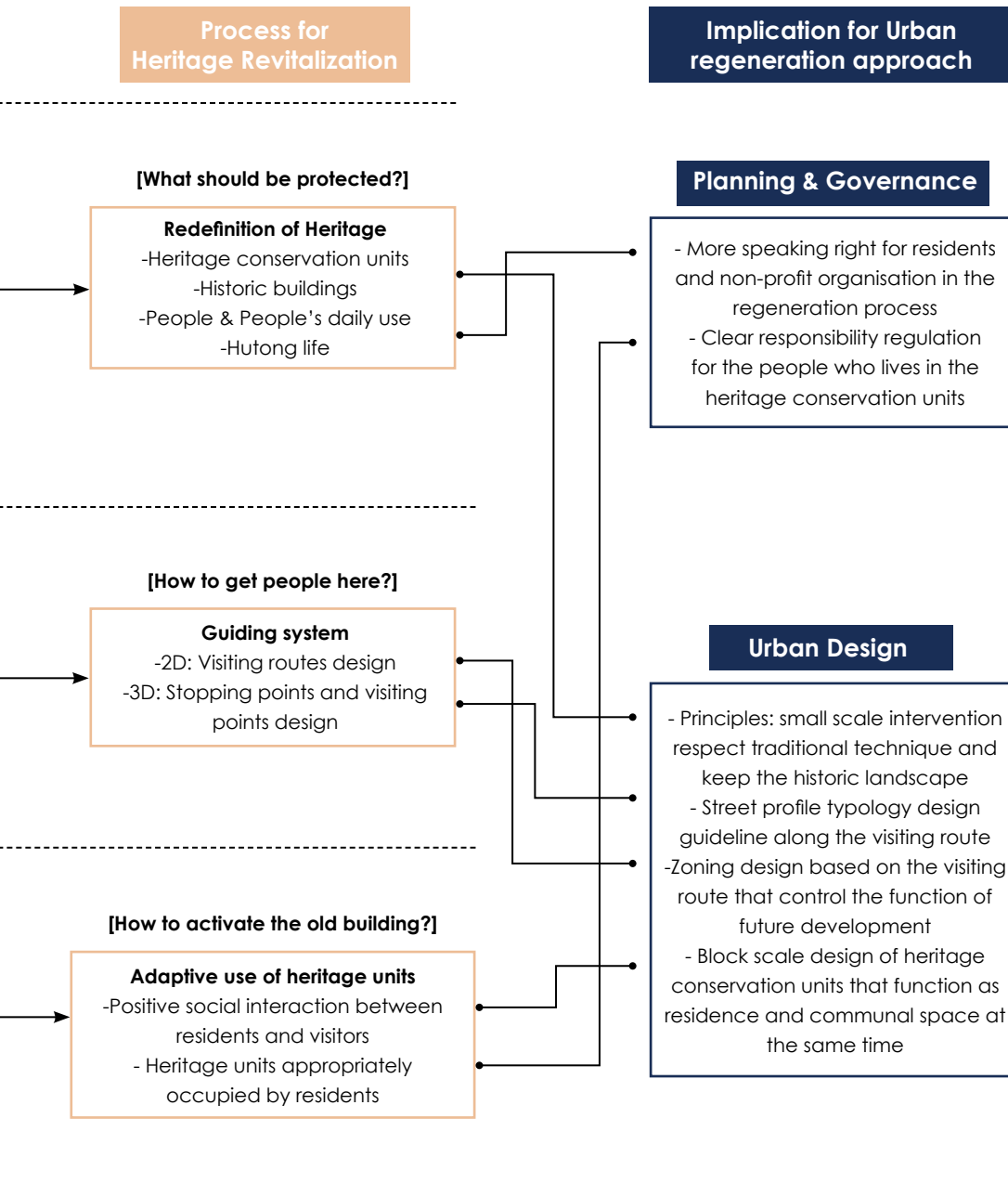
2.4 Theoretical Framework

•Figure 2.4 Theoretical framework



Authenticity provides a criteria for the intervention on historic buildings, Everyday urbanism respects the self-design from people, this two theory set a proper degree for future intervention. In the new urban regeneration approach, the new intervention need to follow these three rules: a) it has to be technically safe, b) it has to respect the traditional construction techniques and architectural details, c) it has to maintain the legibility of historic landscape. Therefore, phenomenon happened in the past, for instance, complete replacement, construction of fake antique and activity of patching all open wall will not happen anymore. Community development highlights the power of residents in the regeneration process, especially for the important role of some non-profit organisation (Hu, 2013). Therefore, more speaking right for residents and non-profit organisation should de given by the planning tools in the new urban regeneration approach.

Space syntax and urban legibility helps to guide people's movement. Based on the visiting routes, a zoning of mixed-use and residential area can be defined to control the function of future developments. Commercial function are only allowed in the mixed-use area alongside the visiting routes. Stopping and



visiting points will be design with a continuous space according to the elements of urban legibility to constantly guide people's movement along the route.

Control of social interaction create a health physical environment for the conservation between tourists and residents in this historical area. A series of space that naturally transits from Hutong to the inside of courtyard house will be designed with the guidance of privacy zoning. It can cater both original and new function of this historic area. Control of environment make sure the value of heritage won't be damaged under people's daily use. This two theories achieve the adaptive use of heritage conservation units. The existing workflow is evacuate all residents at first, which is really time consuming. Then renovate whole units and develop it into tourism spots. Comparing to the existing workflow, the new urban regeneration approach considerate more stakeholders right, at the same time keep the authenticity of traditional Beijing culture.

Based on the discussion above, a theoretical framework for a new urban regeneration approach can be formed, with the new defined heritage revitalization standing in the middle.



Under the Bell and Sun to 73, Photo by Zhang Jie, 2018

3 METHODOLOGY



3.1 Problem Statement

The reorganisation of existing problems shows the most urgent pain point of South Luogu lane area. It is the phenomenon that residents inappropriately occupied heritage units and closed them to the public.

For the problem between heritage units and residents:

Residents' inappropriate occupation is a threat to the heritage value, but at the same time, they are part of the heritage. We can't sweep them away to only protect the physical buildings. Both residents and the physical building are the keys to finding back the authentic culture, which actually is the thing that tourists are looking for.

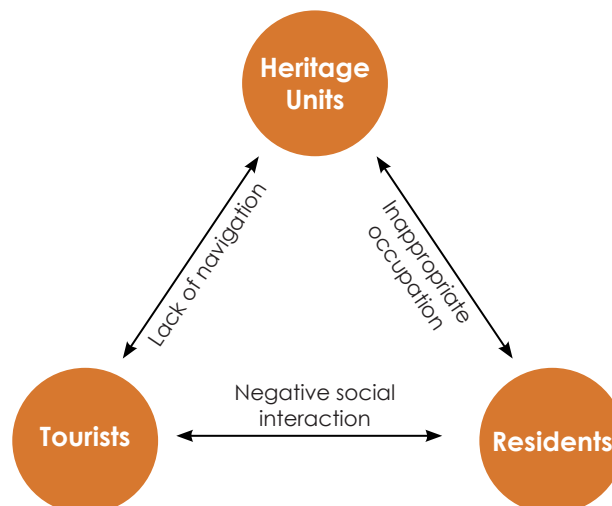
For the problem between heritage units and tourists:

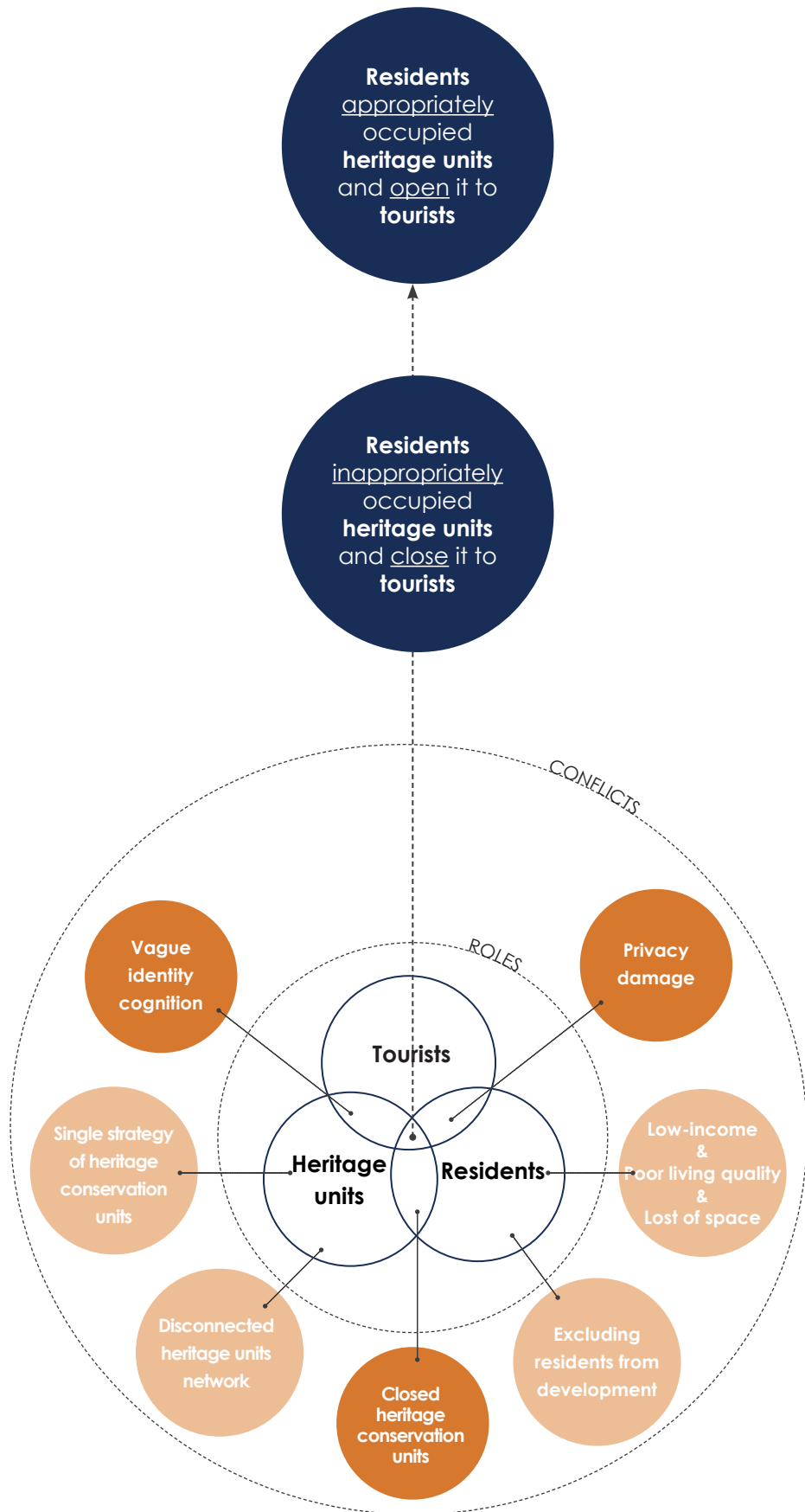
The new added cultural heritage value is asking those building to transform from a private character into a relative public character. That means an accessible and legible spatial structure is needed in order to let people find those heritage units easily. However, the spatial configuration of Hutong remains the same structure that supports its original private residential function. This discordant phenomenon let visitors miss the chance to meet the heritage unit. They just guided by the commercial shops alongside the main lane with a vague cognition of the identity of this place.

For the problem between residents and visitors:

Local people perceive those courtyard houses as a normal housing for their daily function, while tourists perceive those courtyard houses as the symbol of authentic Beijing culture. Negative social interaction happens with this mismatch perception. Residents have already lost their public space because of tourism instead of benefiting from the new development, furthermore, tourists come to destroy their privacy. This phenomenon intensifies the conflict between those two groups.

•Figure3.1-1:
Conceptual framework ,Step 1





•Figure3.1-2:
Problem statement and draft
vision

3.2 Hypothesis

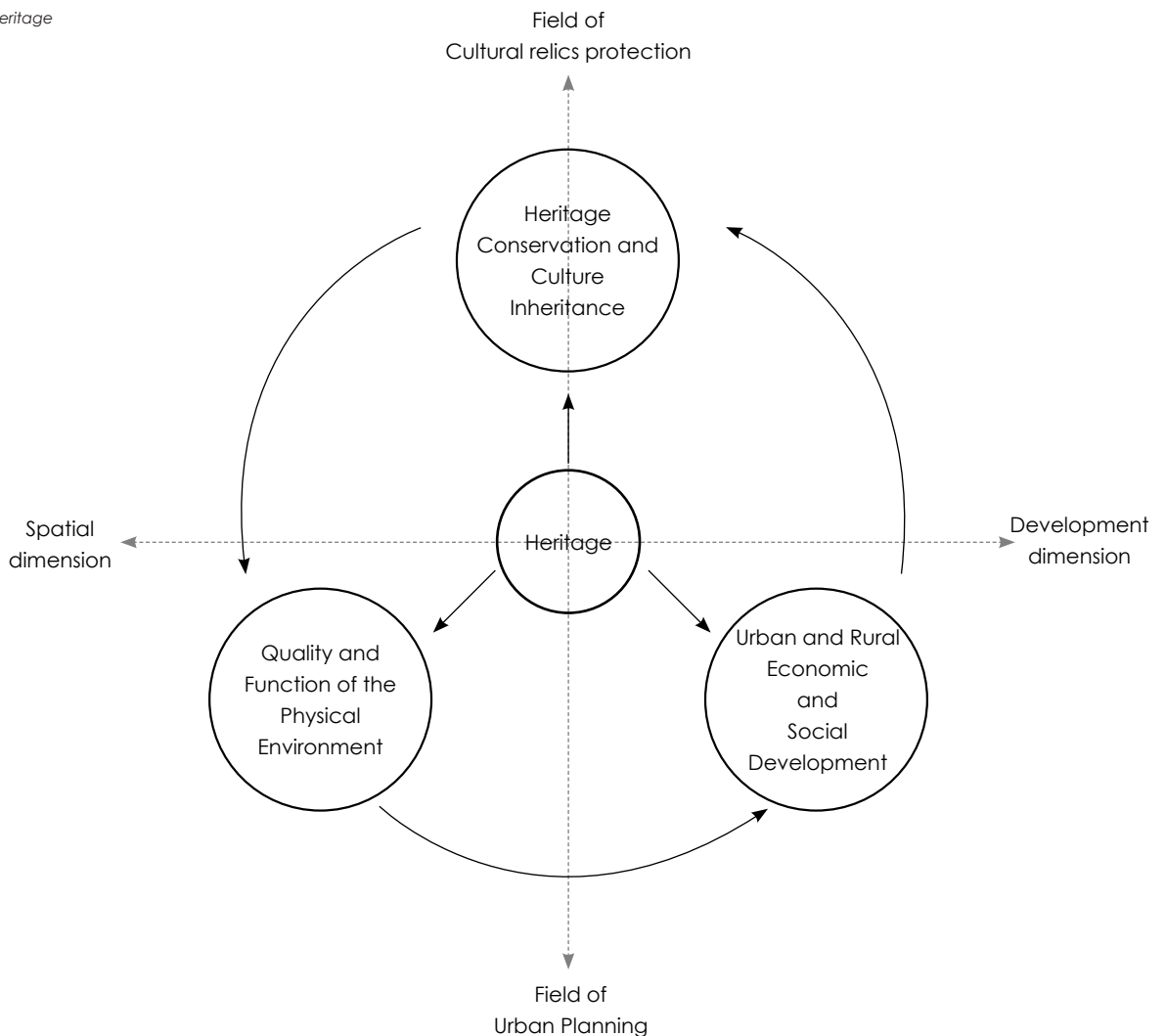
Zhang (2018) pointed out that heritage revitalization is an economic behaviour more than a business activity if it can find a position in the socio-economic model and relate to the real demand. The potential and enormous creativity of heritage will be activated with a flexible heritage revitalization approach from this economic perspective.

Adapting this viewpoint to the context of South Luogu Lane, the potential of those heritage units can be clearly seen. Heritage units is the only physical element in the main problem, it carries the conflict between tourist and residents, tourism and local life. For the former one, the conflict was spatially reflected into physical environment aspect. For the later one, the conflict was economically reflected by excluding residents from the tourism industries benefit. Based on this, the hypothesis was proposed:

“Heritage conservation units in South Luogu Lane area have the potential to support the positive social interaction and involve local people within the new development, while bringing back the lost identity.”

•Figure3.2: Potential of heritage

Source: Zhang, J.(2018)



3.3 Research Question

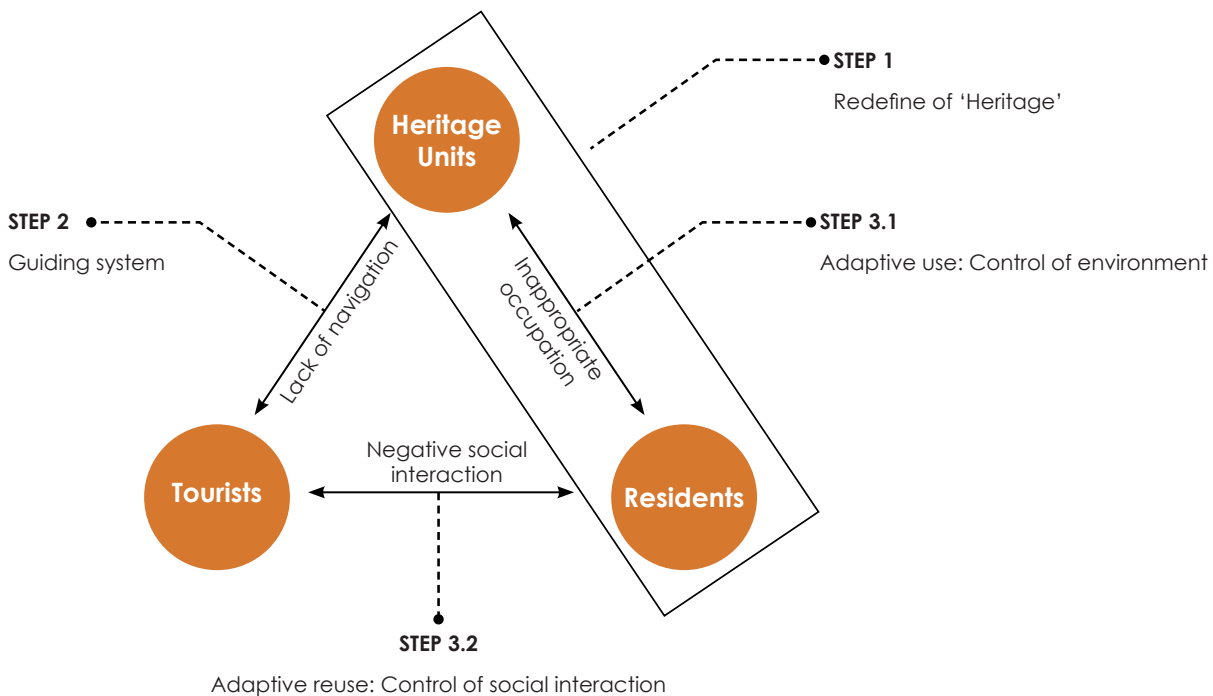
Main Research Question

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

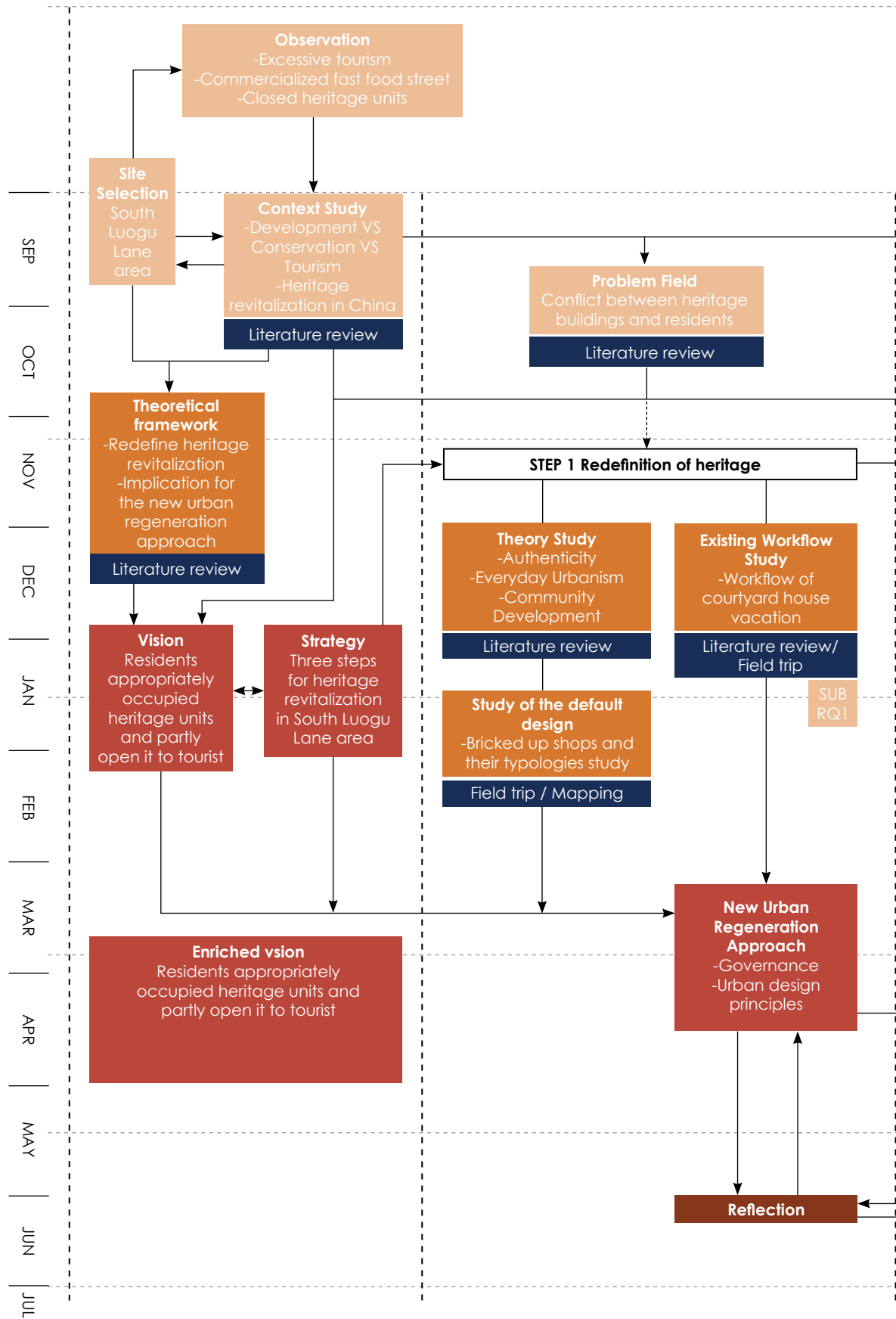
Sub-Research Question

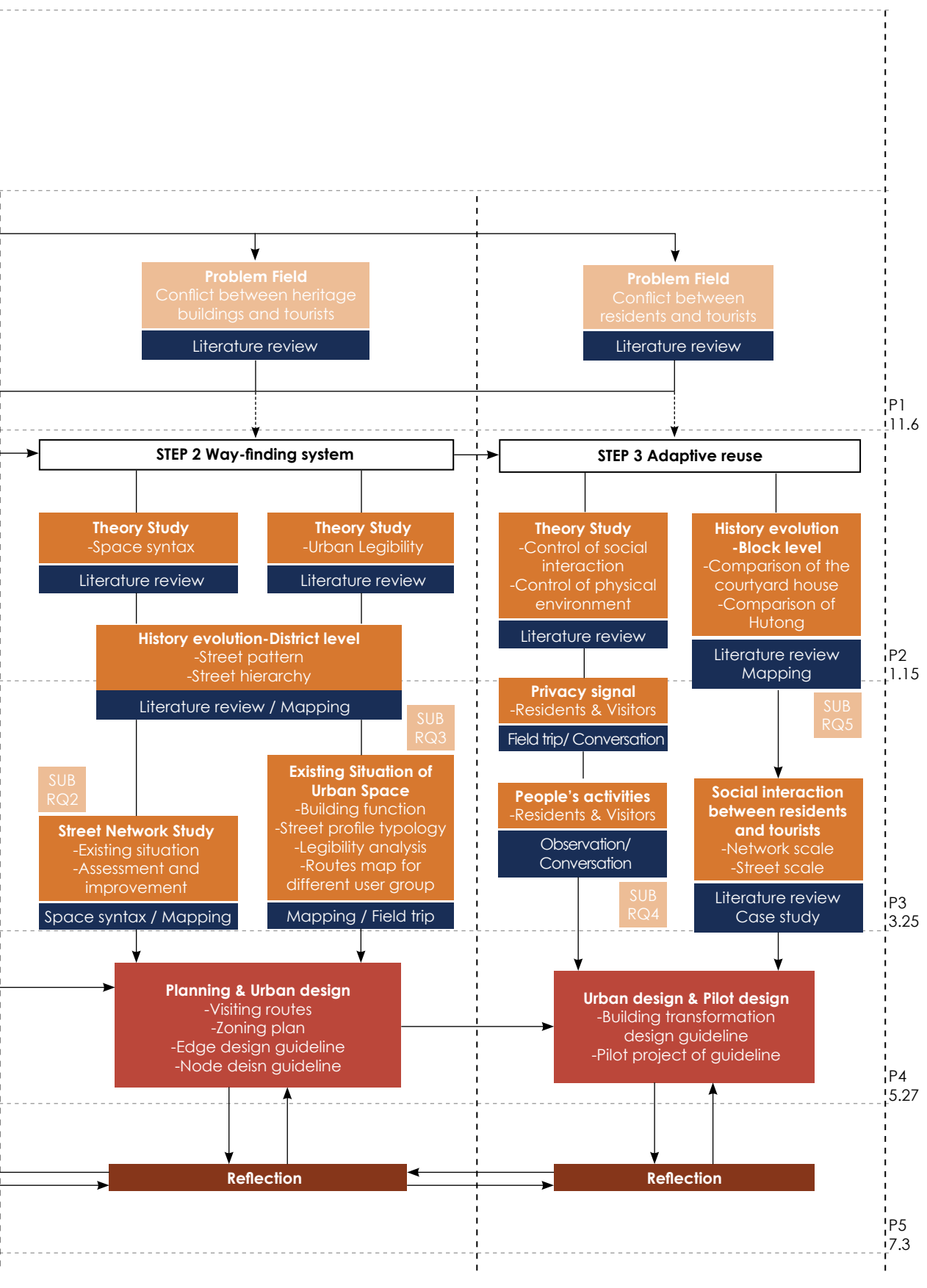
1. What kind of speaking right do residents have in the existing workflow of vacation?
2. How to integrate scattered heritage sites within the existing tourism spots?
3. What spatial elements is missing now towards a legible urban space?
4. What program can support the active social interaction between residents and visitors?
5. How does the social interaction changed with the changing of physical environment in Hutong and courtyard houses?

•Figure3.3:
Conceptual framework ,Step 2



3.4 Research Framework





3.5 Research Method

Literature Review

Literature review is the most used method in this master thesis. At the beginning of this project, this method helps to develop the problem that I perceived in my daily life into a sound rationale. The literature I used is the books, essays, academic papers, reports and publications addressing the issue of urban redevelopment and urban regeneration, heritage conservation and heritage revitalization, tourism development and tourism impact, the conflict between these three actors.

Some site-specific data in recent study helps me to show the concrete problem directly at the early stage when I am not able to investigate the problem on site. Song (2010) and Li, Li, Zhu, and Sun (2015) especially focus on the poor living quality of local residents and their negative relationship with the heritage building. Su, Wall, and Ma (2017) investigate the mismatch between the redevelopment and visitors' expectation. Most of the literature talked about the conflict between local life and the redevelopment, which refers to the conflict between residents and tourists.

With further literature review, the research scope was gradually narrowed down. From a general issue of urban regeneration that always exists in historical city, to the conflict that can be reflected in the physical environment between heritage units and the social group.

Case Study

Case study is mainly used at the middle stage of the project. Besides the implication that learned from the theory review, case study provides an empirical implication which is more adaptive to the specific background. In other words, it provides more inspiration on a design approach that can directly advance the strategies and spatial responses on a different scale.

For example, the 'Activity Generation Plan' in Singapore has a strategy that limits the future development function, which inspires the zoning plan in my project. Di Giovine (2009) introduced a successful urban regeneration project that implementing a traditional festival as catalysts to reconcile the relationship between tourism, heritage and local life. It shows a strong power of the traditional culture. On building scale, a lot of successful transformation project of courtyard houses provides the possible function choice and the adaptive reuse method of the old structure. From societal aspect, Rypkema (2008) address the positive correlation between heritage conservation with job and household income, this could be regarded as an opportunity for the low-income group to join in the conversation of this redevelopment process and benefit from it.

Space Syntax

In general, Space syntax is more like a tool rather than a method. At the very beginning, I do use it as a tool to understand the uneven distribution of people's flow from a pure spatial perspective. However, I would like to call it as a method in the later stage of my project because it creates an urban scale network that integrates individual heritage conservation units into a continuous spatial structure in a quantitative way. This important concept of cooperative work is missing in the existing workflow and it only can be solved by the intervention of Space syntax with the study of spatial configuration. Zoning plan and site selection are also related to the outcome of Space syntax study.

In order to describe and analyse the characteristics of the urban spatial structure, continuous open space is represented as a series of axial lines of sight and success. The intersection relationship is the rationale for the generation of the axial map that based on simplification. Many factors that reflect the properties of the space can be measured from this axial map (Zhu, Liu, Liu, Wang, & Ma, 2017): Connectivity which indicates the number of spaces intersected by a certain space in the system; Control, showing the degree of control of the space with which a space intersects, numerically equal to the sum of the reciprocal of the connected values of the adjacent space; Depth, which indicates the minimum number of connections that a space needs to reach other spaces; Integration reflects the degree to which a space in a system is agglomerated or dispersed with other spaces; Choice, showing the possibility that a certain space in the system is travelled by other shortest paths (Hillier & Hanson, 1989).

The street network configuration can be assessed at different scale according to the size of the research. The global scale analysis measures the average depth of this street network, while the local scale analysis makes the calculation in a limited radius. In this research, local scale analysis is defined as 350m radius and global scale analysis is defined as 1500m radius. The DepthmapX developed by UCL(University College London) is applied to this case, so as to measure the spatial configuration of street networks in South Luogu Lane area's morphological structure

Field Trip

As a famous tourism site, South Luogu Lane area always attracts lots of people, as well as the attention of government and new policy. Therefore, it was critical to visit the site and gather the latest information, observe the impact of new policy, understand the changing usage of space.

Moreover, field trip gives me the chance to experience the site as a user inside the problem. Although the beginning of this project generates from my usage of this place, it will still be helpful to visit the site with a clear problem and motivation.

Conversation

Conversation consists of questionnaire and interview. For the investigation of societal group, questionnaire surveys, informal conversation and formal interview were both widely used in the previous research to know about reality and need social group which is the daily users, visitors (Su et al., 2017) and residents (Wang & Aoki, 2018). While in this research, a questionnaire (Appendix A) was developed to access both visitors' and tourists' needs in a quantitative format based on a large sample. Only in this way can we dig out the fundamental reason that caused the conflict between this two user group. After this, the overlapping part can be seen as an opportunity to reconcile their relationship. Moreover, it's really important to listen to the voice of vulnerable group in order to involve them and let them benefit from the redevelopment process, otherwise, the intervention will become a top-down design that harms the benefit of those vulnerable stakeholders. xxx questionnaires were randomly distributed to residents and tourists, after eliminating some incomplete responses, a usable sample of xxx respondents was retained for data analysis. The data was shown in a visualized way in diagram.

Formal and informal interview were used for people who were also involved in this redevelopment game due to the need to acquire rich data from a smaller population. The interviewees included municipal government official, leaders of different local non-profit organization for heritage conservation, and some shop owners. Formal interview was conducted, each continuing for at least 20 mins, and audio-records were made.

Mapping

Much of the problem that mentioned in the context can be visualized through satellite images, tracing, analytical maps, axonometric drawings and perspective profile drawing.

As a research design based in the History and Heritage vector studio, the historical analysis plays an important throughout the research and design process. Later development becomes legible when including 'time' in the analysis (Leo, 2004). The axonometric drawings of courtyard houses and Hutong not only shows their physical environment but also reflect people's need. As a result, through the comparison of those drawings in different time, people's demand can be learned from their self-construction in the physical environment.

3.6 Research Aim

The aim of this research design is to build up a sustainable development strategy that adapts the historical district to the new context in order to reconcile the conflict between heritage conservation units, tourists and residents. It aims to adaptive reuse the historical buildings in multiple ways, improve the liveability of residents, find back the authentic identity and show it to tourists. Therefore, heritage conservation units as the physical environment carrying the main problem was given a crucial role in this strategy.

The word 'Heritage' is redefined under the context with theory back up of 'authenticity', 'everyday urbanism' and 'community development'. Two steps of achieving 'Heritage revitalization' are given, which are guiding system and adaptive reuse, with theory back up of urban legibility and social control. The redefinition of heritage responds to the knowledge gap from two aspects, a) the disrespect of historic building, and b) the neglect of people and their daily use. Guiding framework integrates individual buildings on urban scale, filling the gap of cooperative work in the existing workflow. Adaptive reuse criticizes the overprotection and the single usage of heritage conservation units in the existing regulation, while the proposed approach activates the old building with new users.

The heritage conservation unit is the physical environment where the main problem happened, however, it also can be the place that reconciles all the conflict. Firstly, the physical environment will improve as residents move out voluntarily. Secondly, a clear responsibility regulation for the people who are using the heritage units will be issued in order to make sure the appropriate maintenance. Thirdly, multiple programs varies from public function to private function will be injected in the old building in order to meet the demands of residents and visitors. Local people can benefit from the new program with self-management. Tourists have the chance to meet the authentic Beijing culture with the positive interaction between both historic buildings and people. Thus, the identity of this 700 years old historical area will be found back under the new context.

3.7 Expected Output

As is shown in the research framework, the expected output consists of governance, planning tools and urban design. Governance regulates the responsibility of heritage conservation units' user, guarantees the participation and benefit of residents in the regeneration process. Planning tool is composed of visiting routes design which provides a cooperative work system, and zoning plan which controls the future redevelopment. Urban design part is made up of street profile design and heritage units transformation design, align with the toolbox provides different typologies respectively.

Besides the strategic and design project, this research design generates a preliminary new urban regeneration approach that can be applied to the historical district which still functions as residential area in China. It provides a flexible choice between the existing pure conservation and pure tourism development approach.

Furthermore, this project finds a rational way to sustainably reuse the heritage in the historical area. With the heritage revitalization standing in the middle, the new urban regeneration approach redefines the position of heritage in the socio-economic model and relate it to the need of social group.

3.8 Summary

Scientific relevance

The conflict between heritage conservation, tourism and sustainable development was mentioned very early by Nasser(2003). It argues for a sustainable approach to the management and planning of heritage places based on a community and culture-led agenda. The necessity of adaptive use and the power of local management were especially pointed out.

As a famous transformation project of historical district, South Luogu Lane area has been largely studied in the previous research. A regeneration guidance which focuses on the activities of people was proposed by Su (2017) through the study of the demand from multi-stakeholders. Tian (2017) developed a regeneration strategy based on the study of South Luogu Lane area's industry transformation, from residential area to creative industry, from creative industry to tourism. The lost heritage value from both tangible and intangible aspect was pointed out by Liu (2018), a heritage revitalization guidance focus on the authentic and narrative of historical landscape was formed based on his study.

However, there are two knowledge gaps in the existing study. Firstly, the actor of heritage, residents and tourists are rarely discussed at the same time from the users' perspective. Secondly, the discussion stayed at the problem level, only suggestions and guidance were given. So far, there is still no urban regeneration approach that can be specifically applied in the spatial dimension.

Societal relevance

The urban regeneration in historical area in China is inevitable with development transformation from 'incremental expansion' to 'stock optimization'. This research analyses the most urgent conflict in the existing urban regeneration process. The basic reason behind the conflict was dug out through comprehensive research. A full-scale new urban regeneration approach which can be applied on spatial level was proposed.

This new urban regeneration approach roots in the real life. From the very beginning, the problem was discovered from the perspective of a user. During the research, methods like field trip, conversation and questionnaire was adopted, which really helps to form the harsh reality. The intervention in this approach is the response to each segmental question. As a result, it does improve people's experience.

Multi-stakeholders' rights were considered in this project, especially for the residents in this area. So far, they are the most vulnerable group in this developing game. Their territory was invaded by the booming tourism industry, however, tourism did not benefit them but made their living quality even worse. They gradually gain the speaking right in the existing regulation, from forced demolition to voluntary evacuation, but it still far from enough. The potential and importance are particularly emphasised through the whole regeneration process, from governance to building transformation, the right of vulnerable group is considered in the intervention on different scales.

Limitations

The reference and material that I used are still limited, and the topic is also targeted to the problem in South Luogu Lane area at the very beginning. As a result, the specific regeneration approach might unfit other historical area in China. In addition, due to the limited number of samples, it is impossible to conduct house-to-house research and it is difficult to take into account the needs of all users.








Under the Bell and Drum tower, Photo by Zhang Jie, 2018

4 HISTORICAL STUDY

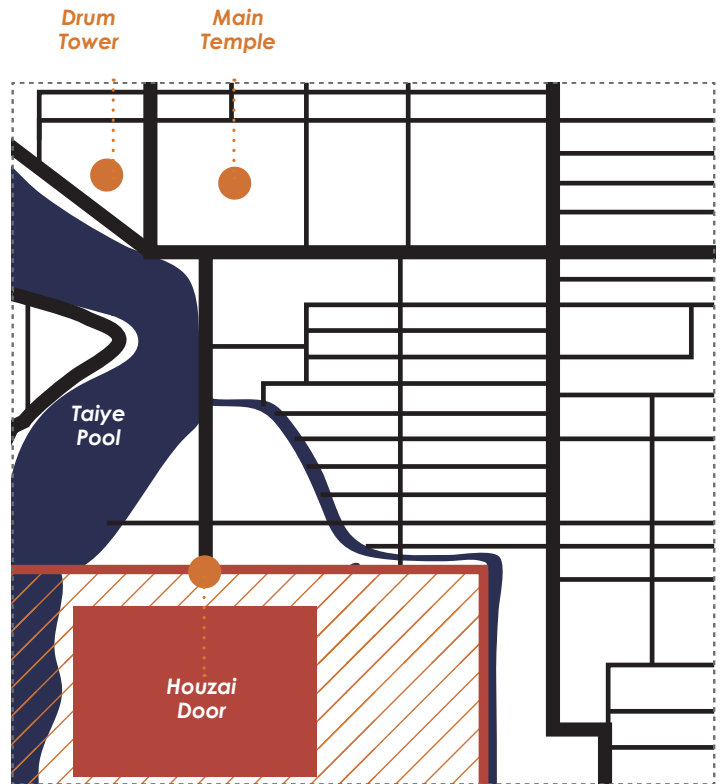


4.1 History evolution

- Legend**
-  Main road
 -  Hutong
 -  Waterway
 -  Royal palace
 -  Imperial city

Yuan Dynasty (1341)

Beijing city was originally built in 1267. 50 blocks were divided at that time and South Luogu Lane area were 2 of them. There was a waterway that used for grain and goods transportation. It crossed South Luogu Lane area then entered Taiye pool, which functioned as the destination of this waterway. Thousand sails anchored at this lively veritable business district. With its good advantages on both politic and economy, South Luogu Lane area as a residential area normally was inhabited by rich or powerful people.



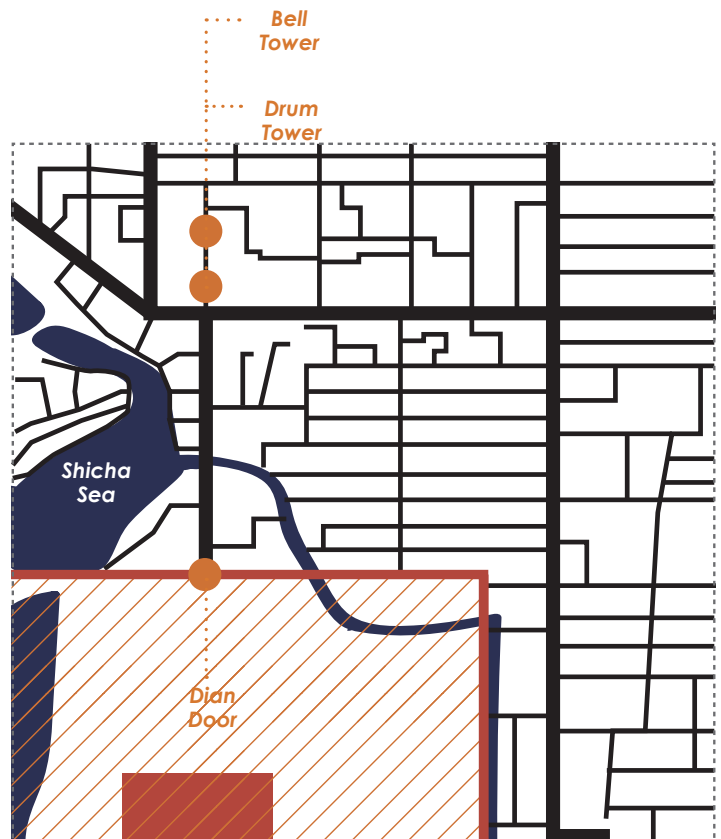
•Figure4.1-1: Map of South Luogu Lane area and its surrounding in Yuan dynasty (1341)

Source: History map of Yuan capital, illustrated by author

- Legend**
-  Main road
 -  Hutong
 -  Waterway
 -  Royal palace
 -  Imperial city

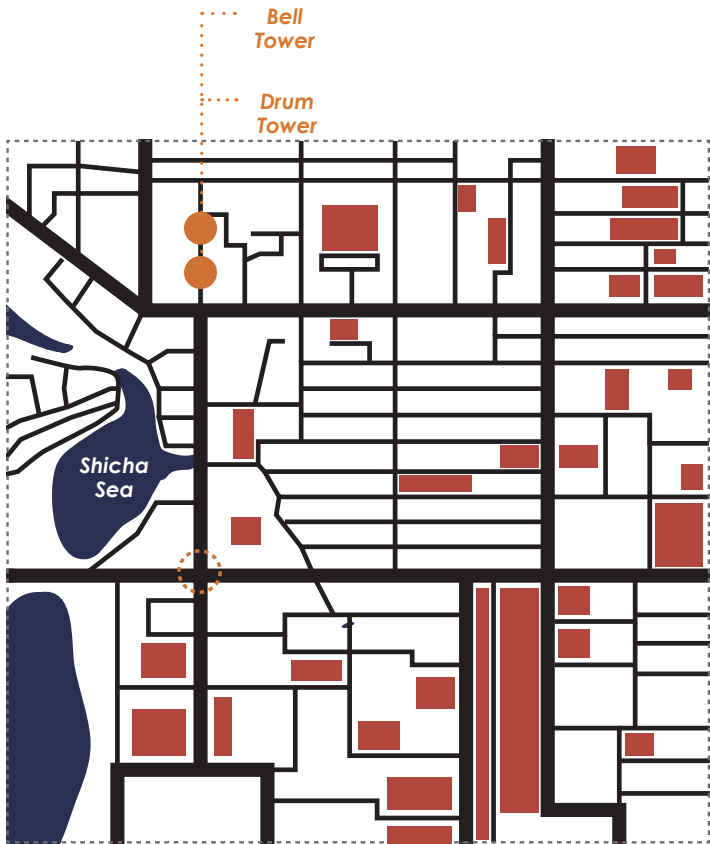
Qing Dynasty (1750)

Growing population can be reflected by the expansion of the street network. During former Ming dynasty, water area was significantly shrunk. As a result, the waterway functioned as the main drainage for the whole city. At Qing dynasty, only Manchu people are allowed to live inside Beijing city. They also have clear hierarchy called 'Eight banners', while the South Luogu Lane area was assigned for the first class people to live in. It is not difficult to imagine what kind of powerful rich royal people was living there at that time.



•Figure4.1-2: Map of South Luogu Lane area and its surrounding in Qing dynasty (1750)

Source: Beijing city of Qing dynasty, illustrated by author



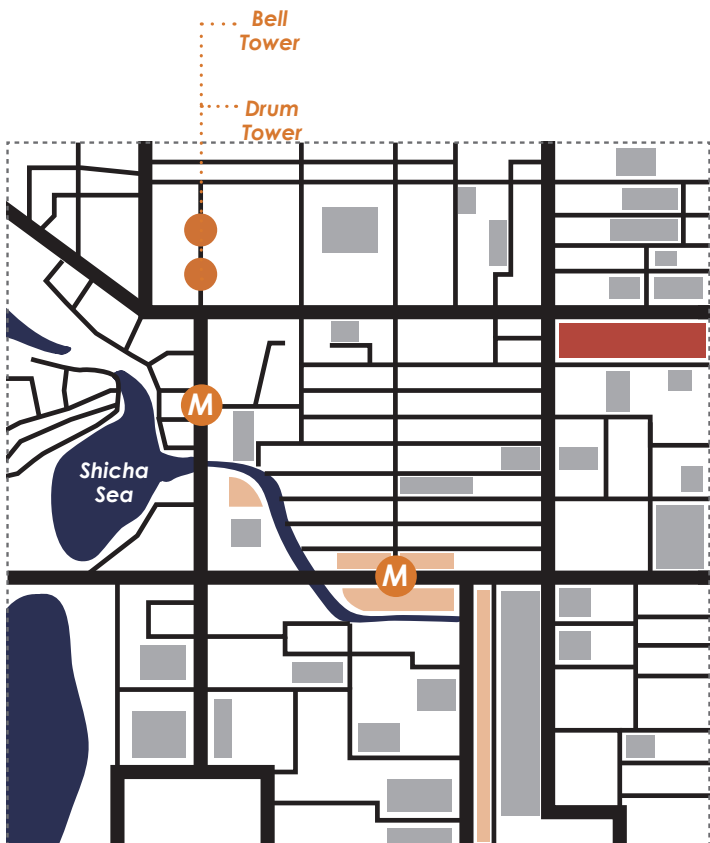
PRC (2001)

The imperial city didn't exist anymore after the foundation of PRC. Dian door was demolished in 1954 in order to make space for growing traffic. Modernism texture largely invaded during the past 20 years because of the new development, while South Luogu Lane area suffered less compared to its surrounding because it was assigned as the first batch historical-culture protective area in 1990. As the water source continued to decrease, the river became a stinking ditch. In 1956 all rivers were covered and turned into dark rivers.

- Legend**
- Main road
 - Hutong
 - Waterway
 - Modernism invasion

•Figure4.1-3: Map of South Luogu Lane area and its surrounding (2001)

Source: Google earth, illustrated by author



PRC (2018)

There wasn't too much new construction in this protective area during the past 20 years because it was protected by regulation released in 2002. Two subway stations were built into South Luogu Lane area, the Shicha Sea station (left one) and the South Luogu Lane station (bottom one). The South Luogu Lane station is an important transfer station connect Line8 with Line 6. At the same time, the reconstruction of waterway started in 2006. Part of the waterway which crosses South Luogu Lane area was brought back to the public, the awareness of heritage value is reviving.

- Legend**
- Main road
 - Hutong
 - Waterway
 - Modernism invasion
 - Old modernism texture
 - Restorative construction
 - Subway station

•Figure4.1-4: Map of South Luogu Lane area and its surrounding (2018)

Source: Google map, illustrated by author

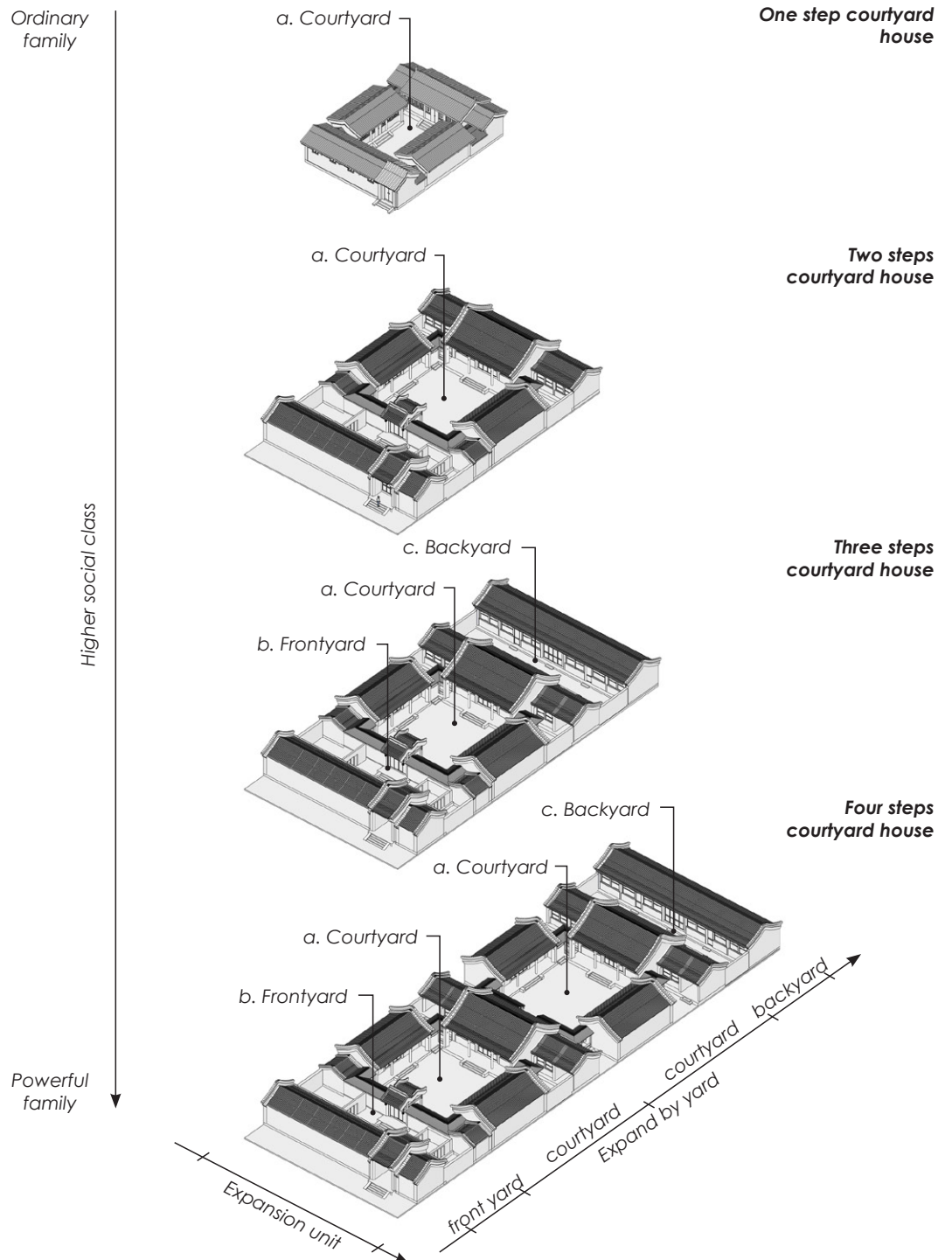
4.2 Comparison of courtyard house in past and present

Typology study of courtyard house

Courtyard house is the traditional living unit in Beijing. A courtyard is standing in the middle, surrounded by one-storey house and walls, thus forming an introversive housing typology. There are a lot of variations of the courtyard house with different scale. Social class can be directly reflected by the building scale. The living unit of one courtyard house is always one family with several generations together.

•Figure 4.2-1: Typology of courtyard house

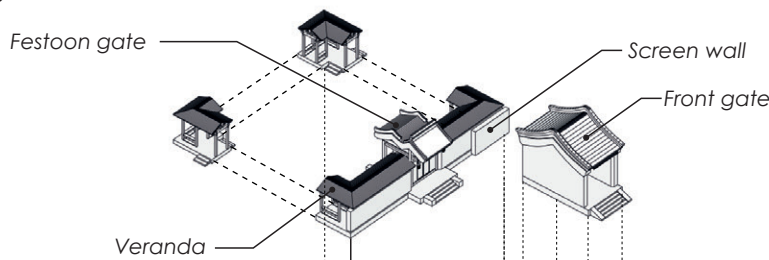
Source: Author



Inside courtyard house

The three steps courtyard house was illustrated here to show the building environment inside courtyard house. Besides the building complex and the courtyard, some structure which plays an important role in the transitional area is also very interesting. They are 'front door', 'screen wall', 'festoon gate' and 'veranda'. Those structures have more aesthetic value than its practical value. As a result, those details are the most damaged one during people's self-construction. As it was shown in the Figure 2.1-3, self-constructions were mainly built around festoon gate and veranda.

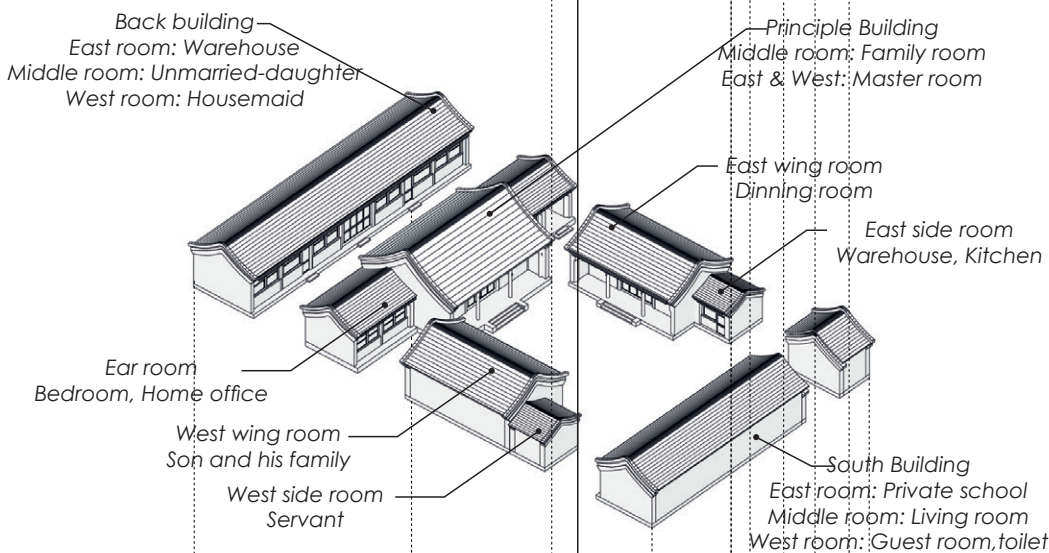
Transitional structure



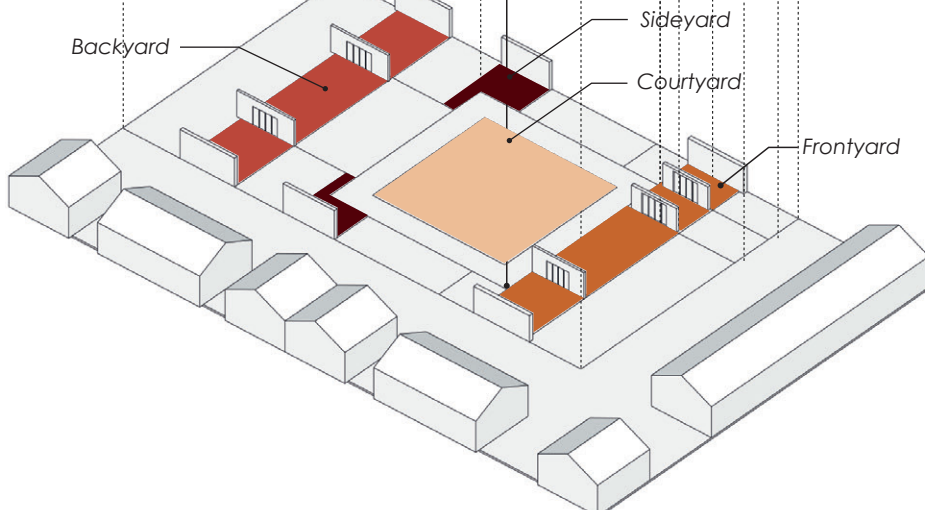
•Figure 4.2-2: Building environment of courtyard house

Source: Author

Building complex



Building environment



Traditional transitional space under today's new context

Front gate

Chinese architecture has always been hierarchical, and various building units are divided into different levels according to the identity of the owner. Even the door is no exception. Front door belongs to part of the south room, the more the number of rooms, the deeper of the door depth, the higher the level. Except for the royal family's front door can take up 3 to 5 rooms in south building, ordinary people's front only differs in depth. Although the traditional hierarchy doesn't exist anymore in today, but the space formed by those rules can be adapted into today's context. The different depth of the gate forms different sense of space at the front door that supports various type of social contact.

Middle pillar gate

It has the deepest under-roof space among all the front gate. People can park their motorcar and bike there. With some outdoor furniture, it can be a good place for playing chess or just sitting and looking at the passer by. This space is deep enough to support some long time social contact, not only for the residents themselves, but also possible for the contact between residents and tourists. It's more public because it keeps open and has more connection with Hutong.

Jin pillar gate

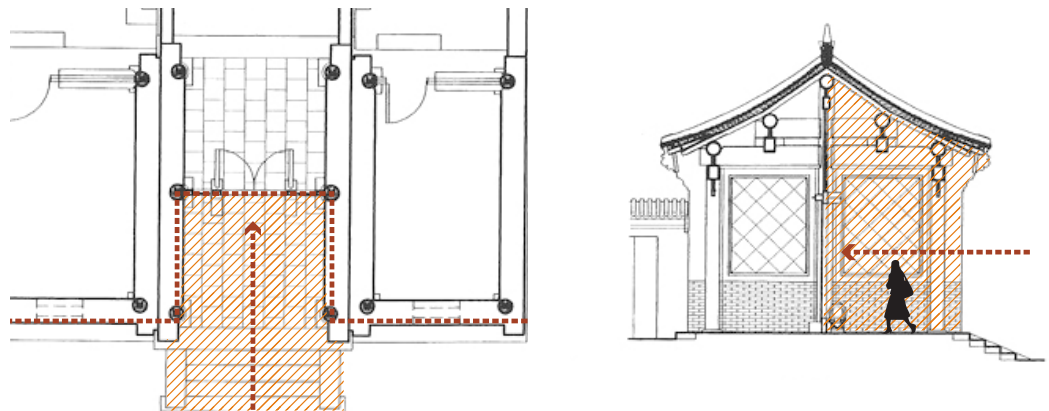
The under-roof space is much more smaller than the middle pillar gate's. Such a small space is not enough to support some activities connect the public Hutong with the private courtyard house. As a result, this type of door always keeps closed to keep the privacy inside. But this depth is enough to show a sense of privacy with the closed door.

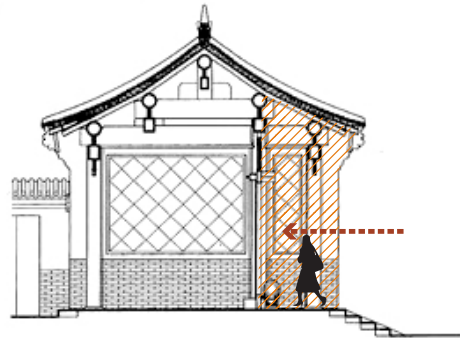
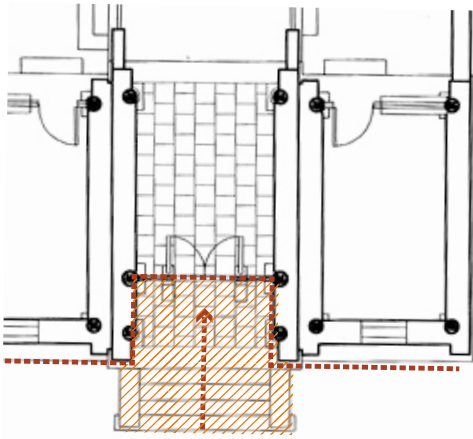
Eaves pillar gate

This type of gate only provide a face for the transition of public and private except. The steps here didn't help because they are not under the roof, thus many tourists perceive it as public space and sit there for a rest, but the step is still part of the residence for the residents. The lack of transitional space result in the mismatch perception at the edge.

•Figure 4.2-3: Middle pillar gate in South Luogu Lane area

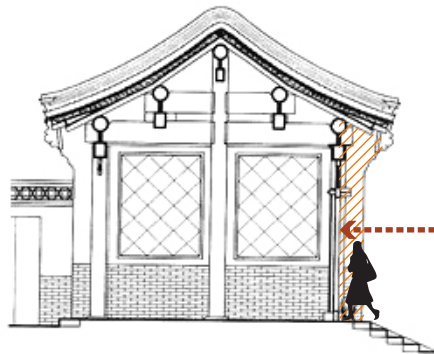
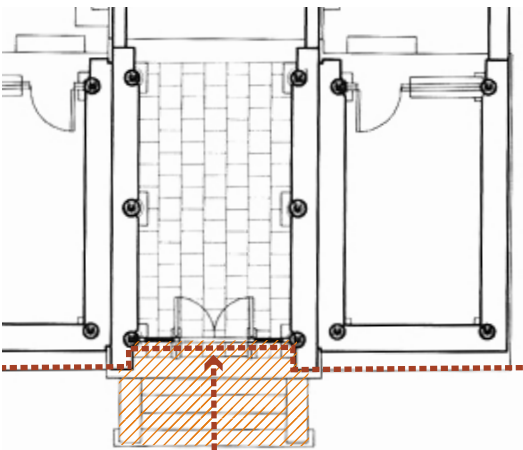
Source: Baidu street view





•Figure 4.2-4: Jin pillar gate in South Luogu Lane area

Source: Baidu street view



•Figure 4.2-5: Eaves pillar gate in South Luogu Lane area

Source: Baidu street view



Screen wall / Ying bi

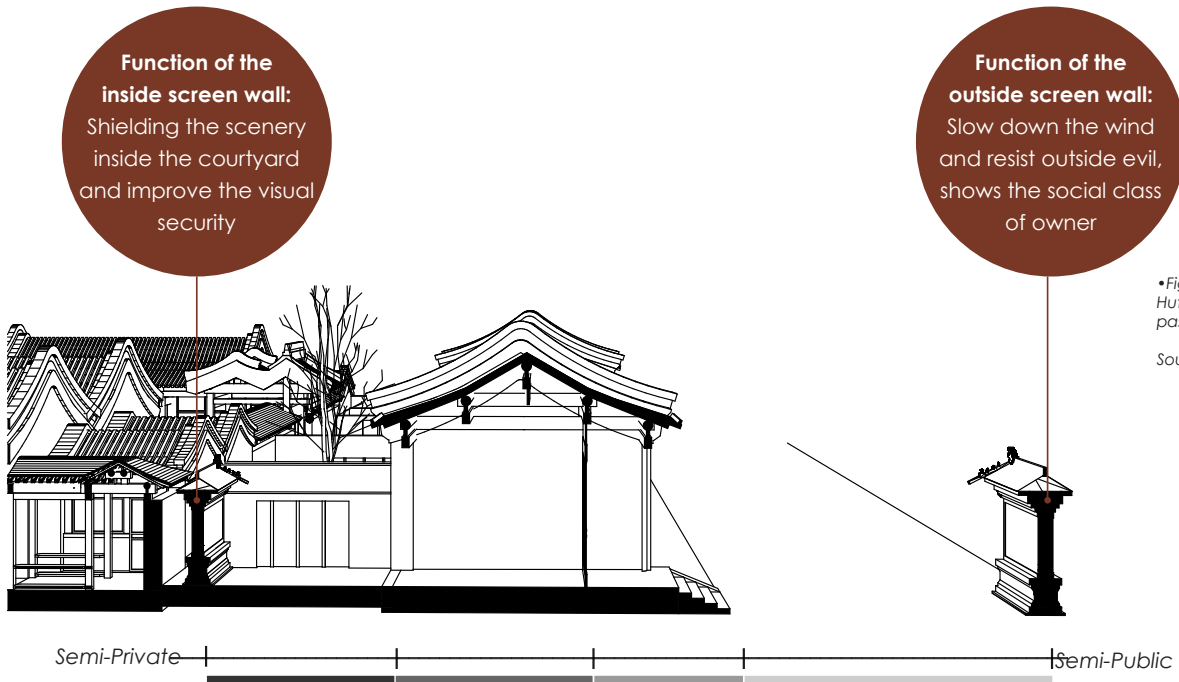
There are two kinds of screen walls in courtyard house, inside and outside the front gate. In accordance with the concept of traditional architecture, the inside screen wall is called 'yin' (similar pronunciation with 'hidden' in Chinese), which plays a role in shielding the scenery inside the courtyard. It is difficult for outsiders to explore the inside thus it helps to improve the visual security. This type of screen wall is supposed to work together with the front gate as a transitional space to make sure the persistent privacy even with the gate open. Today, the private space overflow from indoor space to outdoor space, from the inside of courtyard house to Hutong because of the excessive self-construction, it took up the original transitional space and broke the social control formed by gate and screen wall.

The screen wall outside courtyard house is called 'Bi' (same pronunciation with avoidance in Chinese). It can slow down the wind and resist evil coming into courtyard house from the concept of traditional architecture. From the spatial aspect, it works with the front gate and highlight the street area in between them, telling the passer by that they are entering a space that has a special social control than normal street. Nowadays, those screen walls in Hutong have better condition than those inside courtyard house. But with the tourism industry booming, it has becomes a spot for the rickshaw tour. Here's the place that negative social interaction happens. For the residents, it is unpleasant for them to have people staring at their house when they are coming out or going inside at this private front door space.

•Figure 4.2-6: Screen wall under nowadays building environment

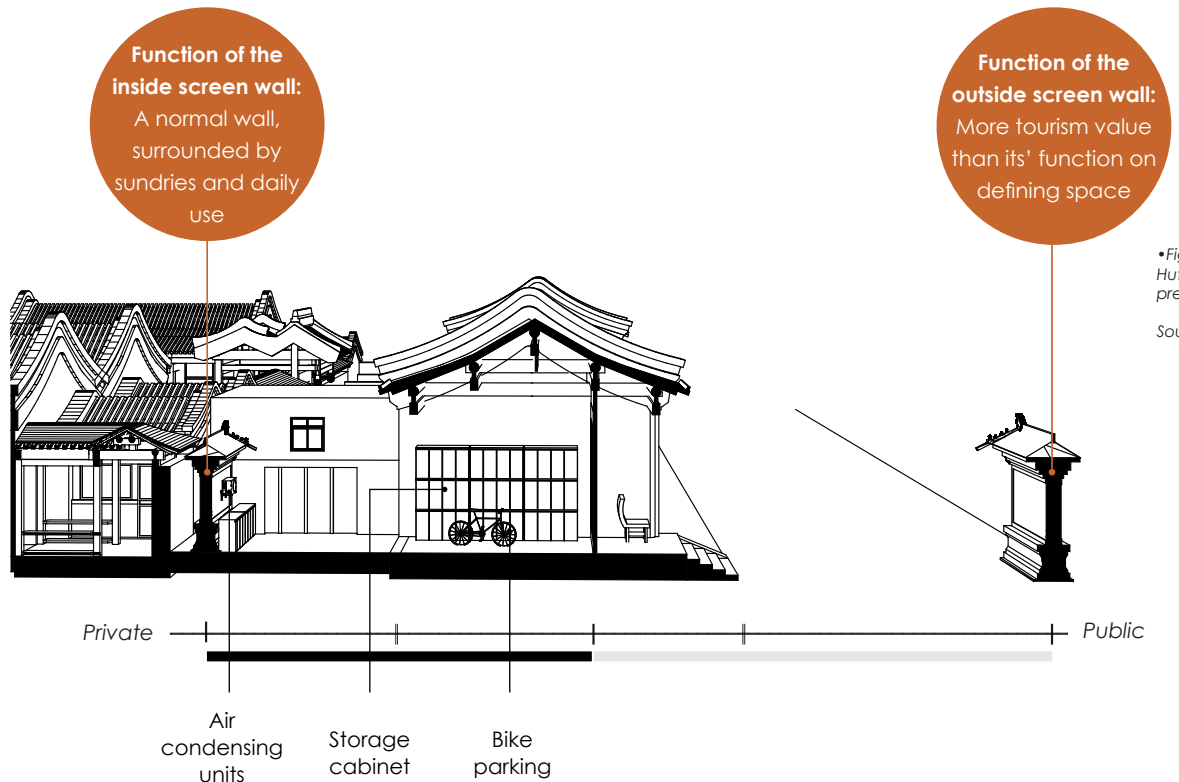
Source: Sina Blog





•Figure 4.2-7: Transitional from Hufong to screen wall in the past

Source: Author



•Figure 4.2-8: Transitional from Hutong to screen wall in the present

Source: Author

Festoon gate

Festoon gate draws the boundary between front yard and main yard, outsiders and family members, master and servants as well. There are two doors in one festoon gate. One is located under the middle pillar. It keeps open during the day and closed at night. The other one located under the position of inner pillar. It is called 'screen door', aiming to avoid the sight line from front yard. Usually the screen door keeps closed and people can cross the door by side then enter the veranda or main yard. Only when special guests drop in or the family has big ceremony, the screen door will be open. The old saying goes: The unmarried daughter never "get out of the first door (front gate), cross the second door", and the second door here refers to the festoon gate.

Nowadays, it's hard to find one festoon gate that survives from the excessive self-construction. Most of them were demolished or transformed by residents to meet their basic living need. Under this kind of bad living quality, those structure that serve for higher needs was the first to be affected. But the method it adopt for creating the transitional space is still valuable and represents the Chinese traditional culture.

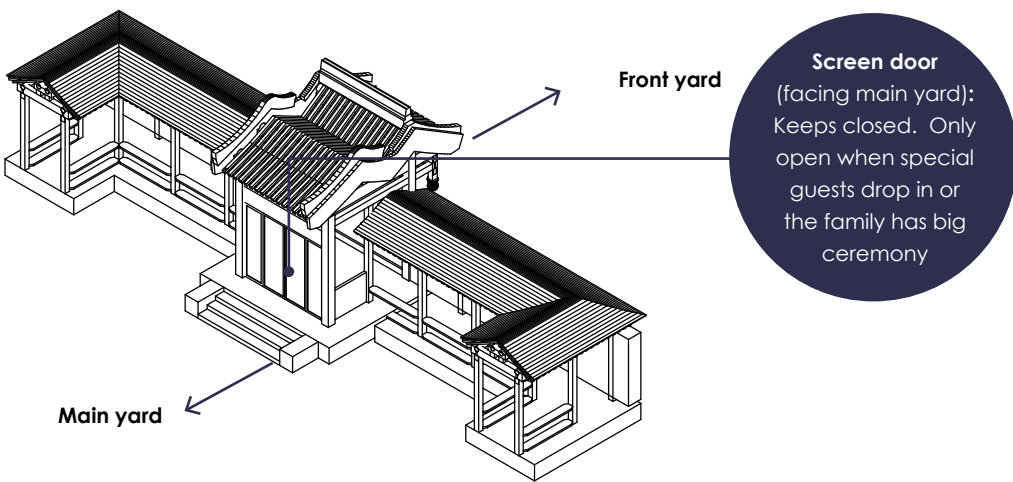
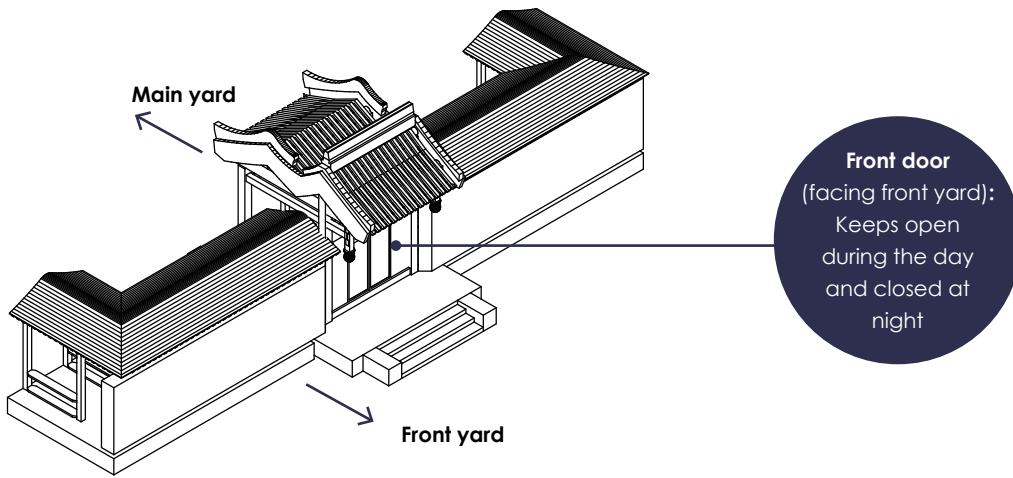
•Figure 4.2-9: Existing situation of Festoon gate

Source: Sina blog, 2017

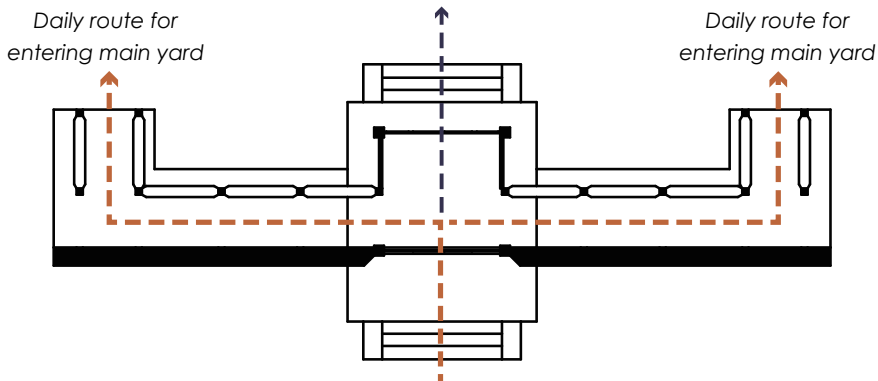


•Figure 4.2-10: Illustration of festoon gate

Source: Author



Special route for entering main yard



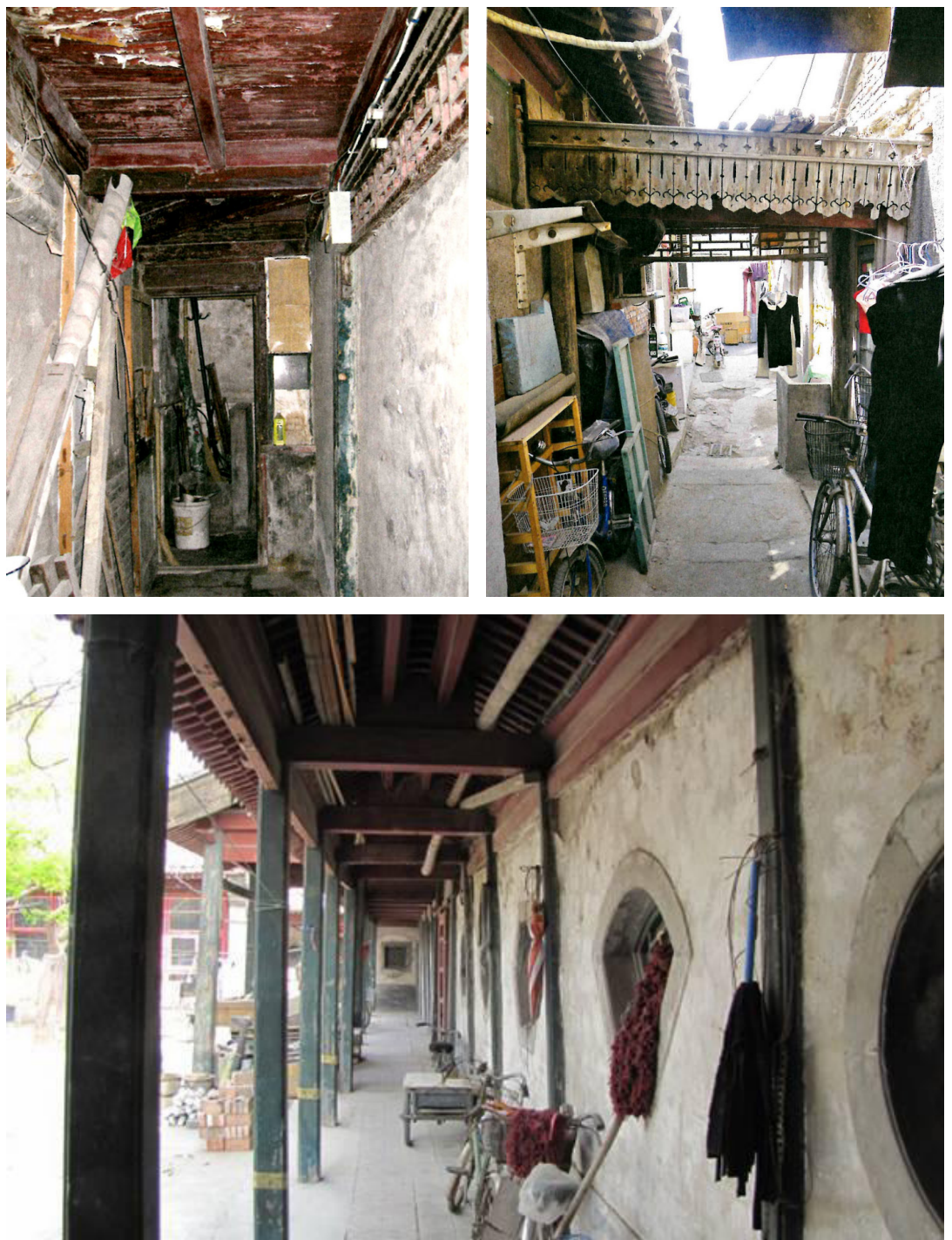
Veranda

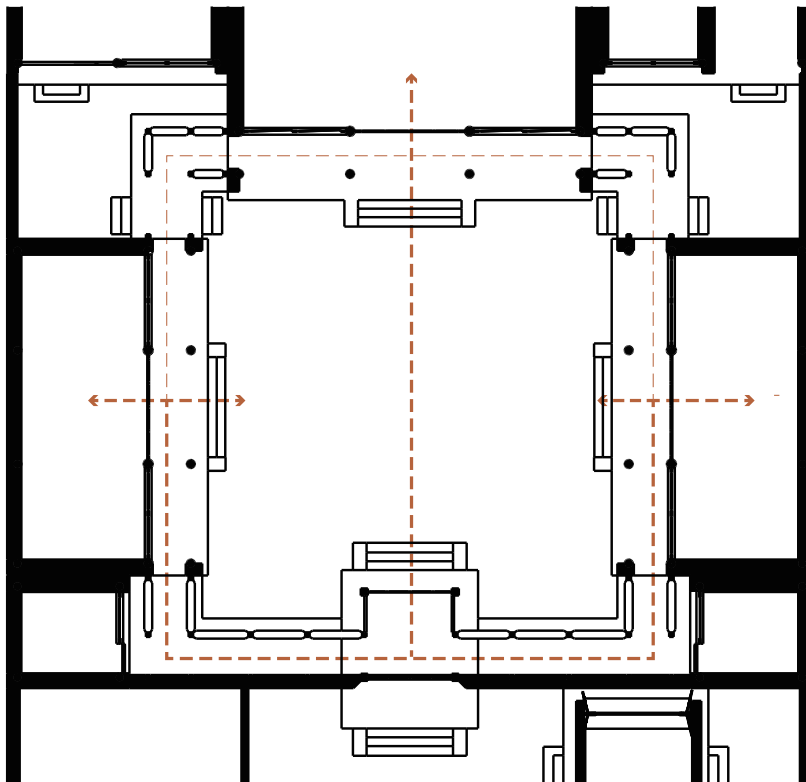
After entering the festoon gate, the veranda will first extend to both side and then forward, and turn to the middle, finally meet at the front of principle room. Simply saying, it is the corridor surrounds the main yard. It is an open space with roof that can be used for walking, resting and sheltering from the wind. People can enjoy the view of the vegetation in the main yard while walking in the veranda. The veranda and the building have a contrasting effect on the volume and structure of the building, which enriches the layer of the space and form the transitional layer between building and courtyard. It has a strong social control on keeping the distance between different buildings and its user, at the same time still keeps the connection but let it happens in a gentle way.

Nowadays, as the same reason as it has behind the festoon gate, it's hard to find the well preserved veranda in the courtyard house today. After all, even the courtyard did not exist, how the veranda would exist. But the method they used on veranda is a good example on social control.

•Figure 4.2-11: Existing situation of Veranda

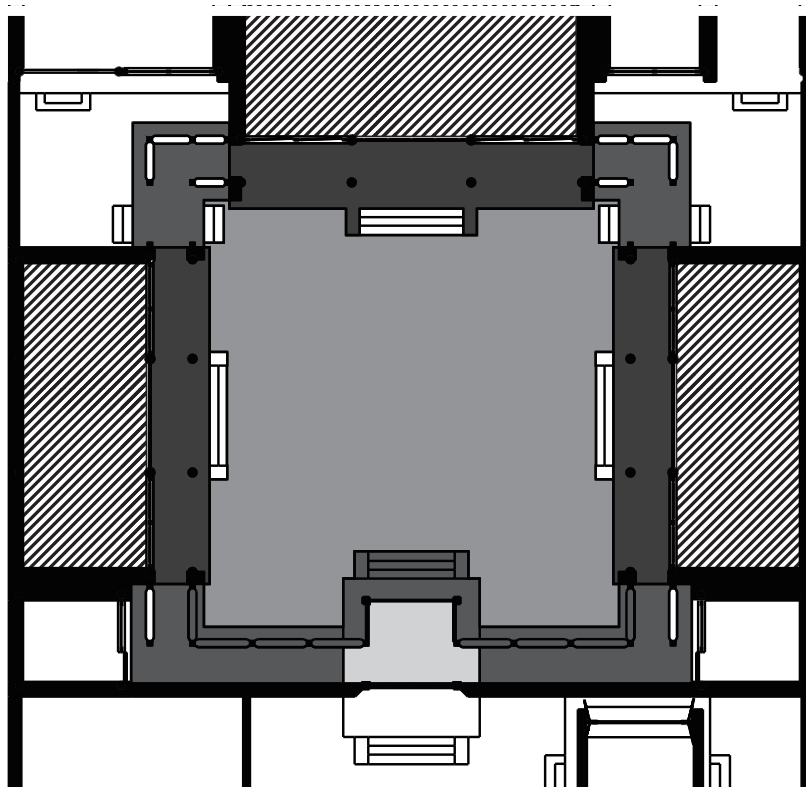
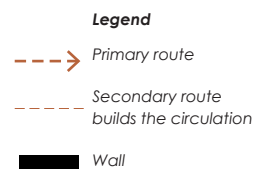
Source: Sina blog, 2017





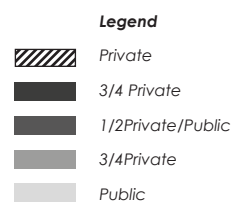
•Figure4.2-12: Veranda's usage route

Source: Author



•Figure4.2-13: Transitional space created by veranda

Source: Author

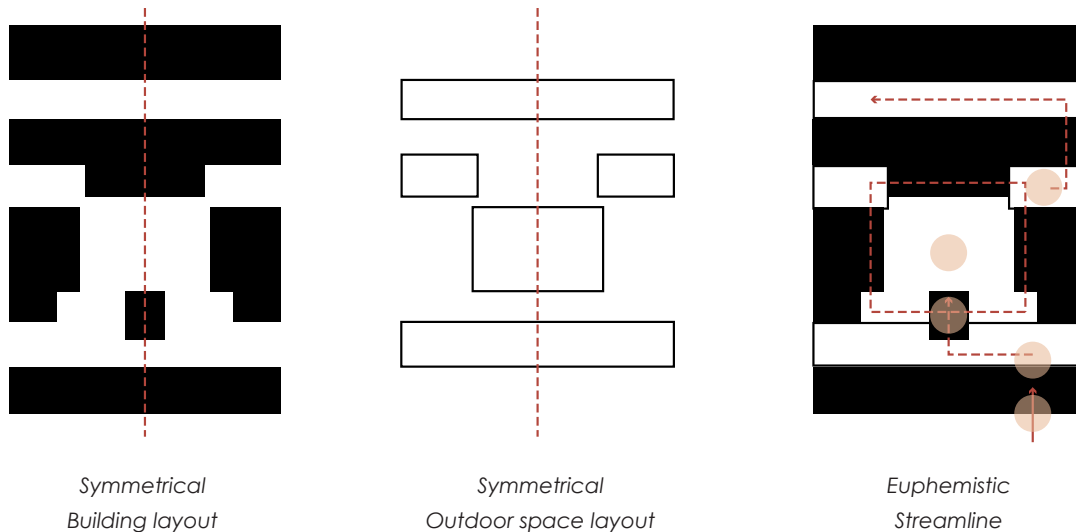


Euphemistic circulation

If only looking at the building layout and the outdoor space in courtyard house, the spatial sequence would be misunderstood as a sacred one that supported by its' highly symmetrical and step by step layout. However, position of front gate, screen wall, festoon gate and veranda, those transitional structure stop the straight streamline and make it keep turning inside this symmetrical layout. This way of euphemistic expression is strongly rooted in Chinese traditional culture and it gave birth to the transitional layers in from Hutong to courtyard house.

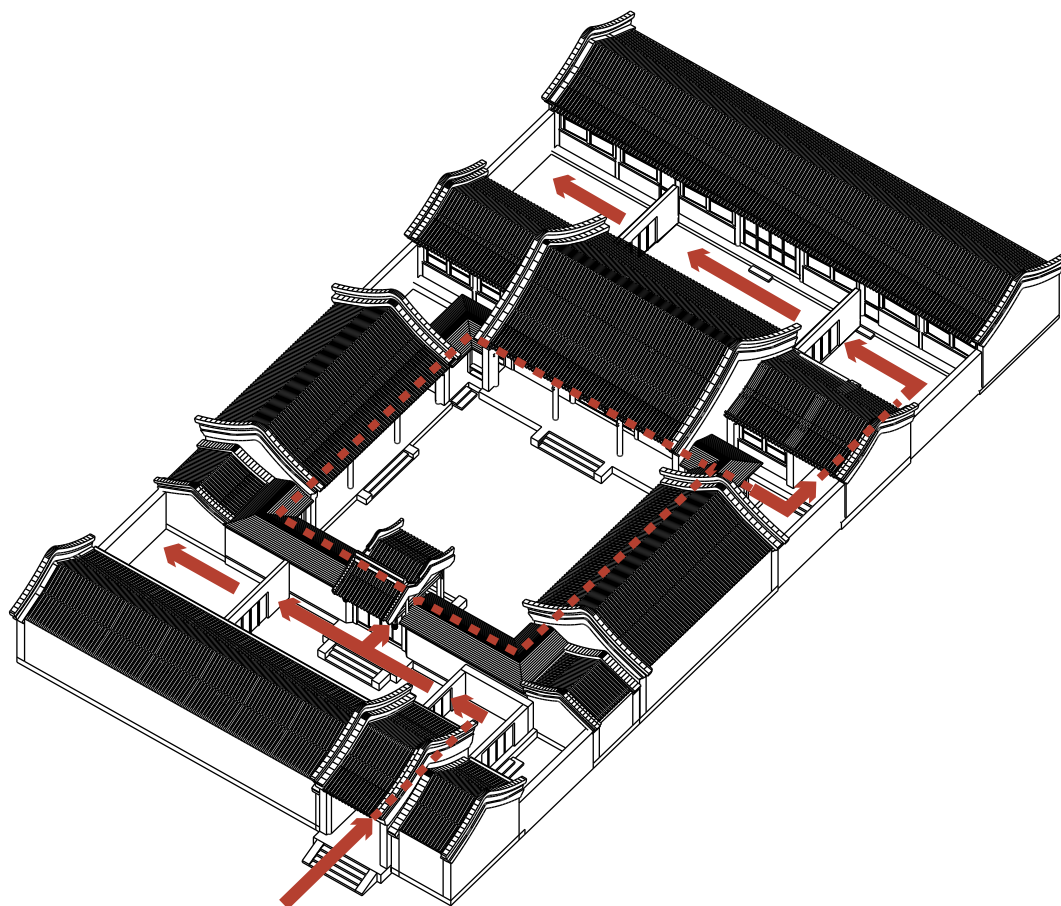
•Figure4.2-13: Spatial sequence and the turning circulation of courtyard house

Source: Author



•Figure4.2-14: Streamline in courtyard houses

Source: Author



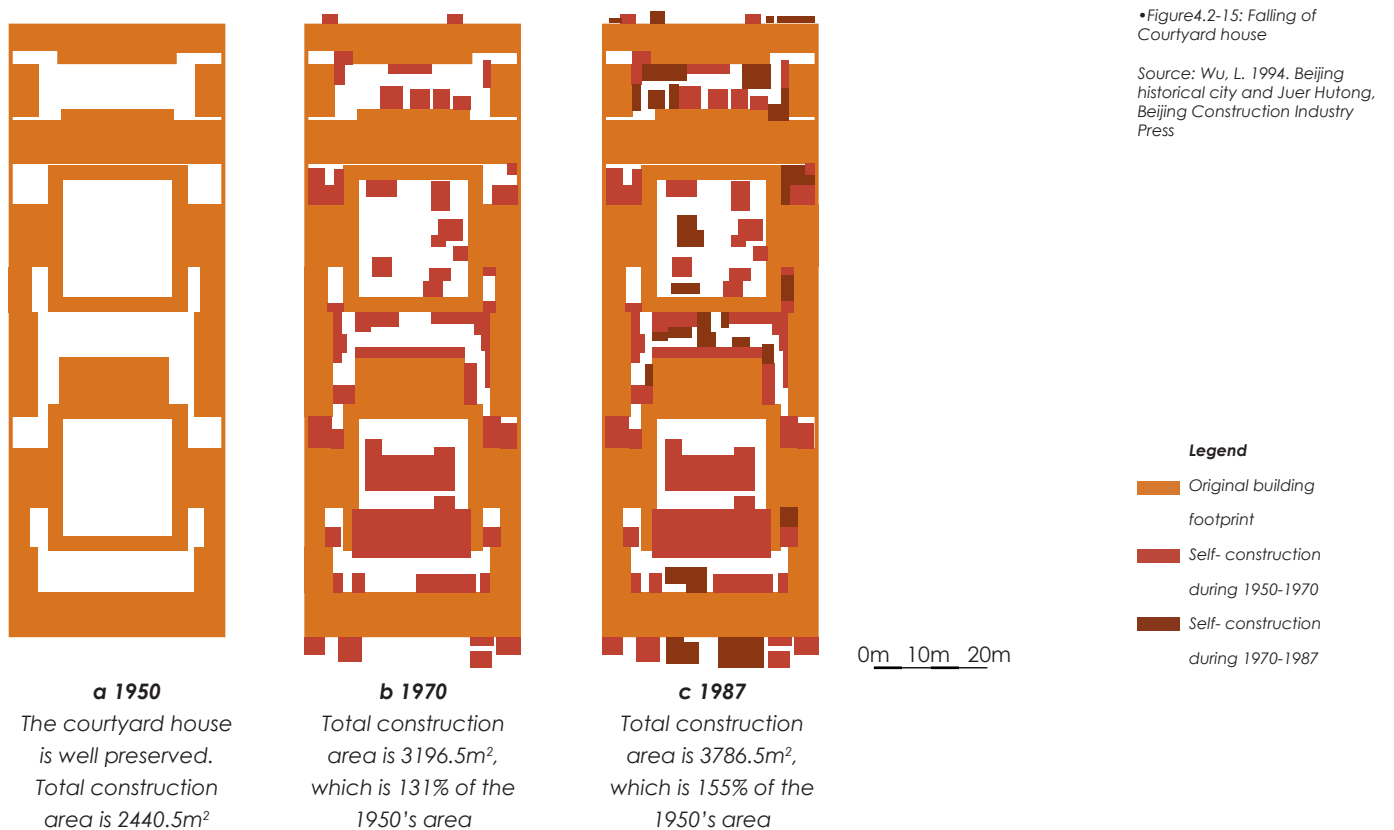
Inappropriate occupation in today

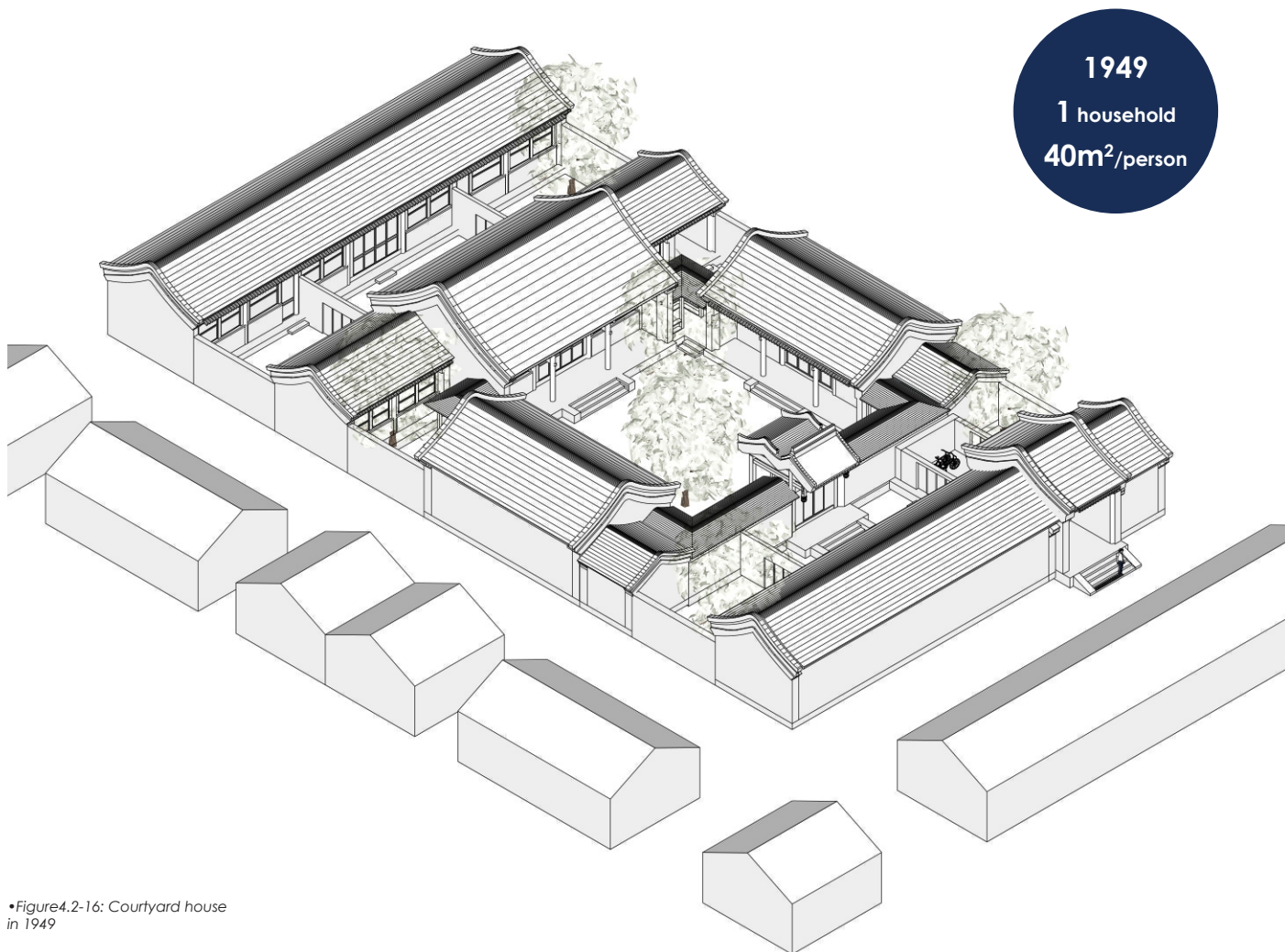
The living unit of a courtyard house has always been a family and this pattern of residence was broken after the establishment of the new regime. A large number of old bureaucrats, military and police specialties, landlords, and reactionary capitalists once owned courtyard house in the city, their properties were confiscated by the government. They need to share one courtyard house with the public officials, who brought their families and formed a new living group in courtyard house.

At that time, the living area per person is much smaller than before, but still in a reasonable domain (Chen, 2008). The historical landscape has been well continued, and only the social structure behind it has changed. With the well-reserved architecture details, the transitional space between private and public still works.

Completely breaking down of the old pattern was in 1958. In the Great Leap Forward and the People's Commune Movement, the private owners of the courtyard house actively or passively handed over property rights to the housing management department and changed them to public ownership (Chen, 2008). Because of the surge in population in Beijing after the founding of the People's Republic, housing tensions cannot be resolved in a short time. Those courtyard houses were used as one of the solutions. In addition to the area in which they live, surplus room is organized by the housing management department.

The development of industries has absorbed a large amount of outside labour which has brought tremendous pressure on housing. The courtyard house has been allocated several times according to the population, and it is impossible to find out the extra house. As a result, people started to build self-construction in the courtyard, which completely destroyed the historical landscape because there is no uniform standard on material and form. Clean and tidy courtyard, bright houses, surrounded veranda, and the flowers and plants disappeared. Instead, crowded trails, cramped cabins, damp wall, windows without enough sunlight, and wires that are privately connected took up outdoor space in courtyard house. Houses with good sunshine conditions are used as bedrooms, and the rest are used as kitchens or warehouses. The self-built house movement is actually a helpless move, a self-rescue activity because of the unsolved housing problem. Government took a blind eye at that time because this movement is actually helping them to solve the housing shortage problem.



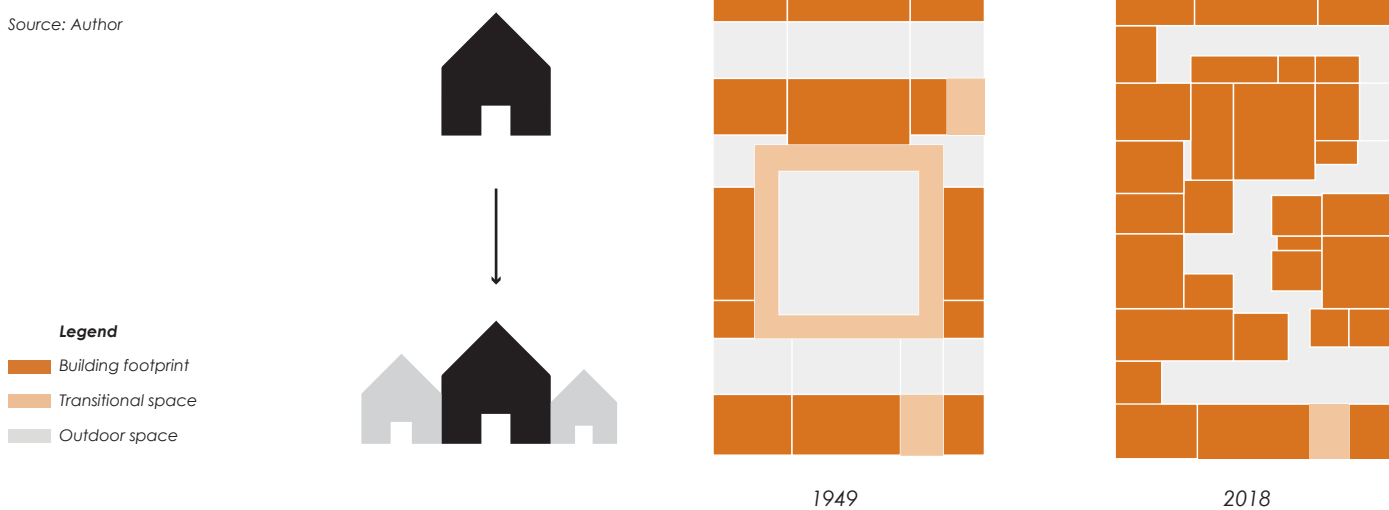


•Figure4.2-16: Courtyard house in 1949

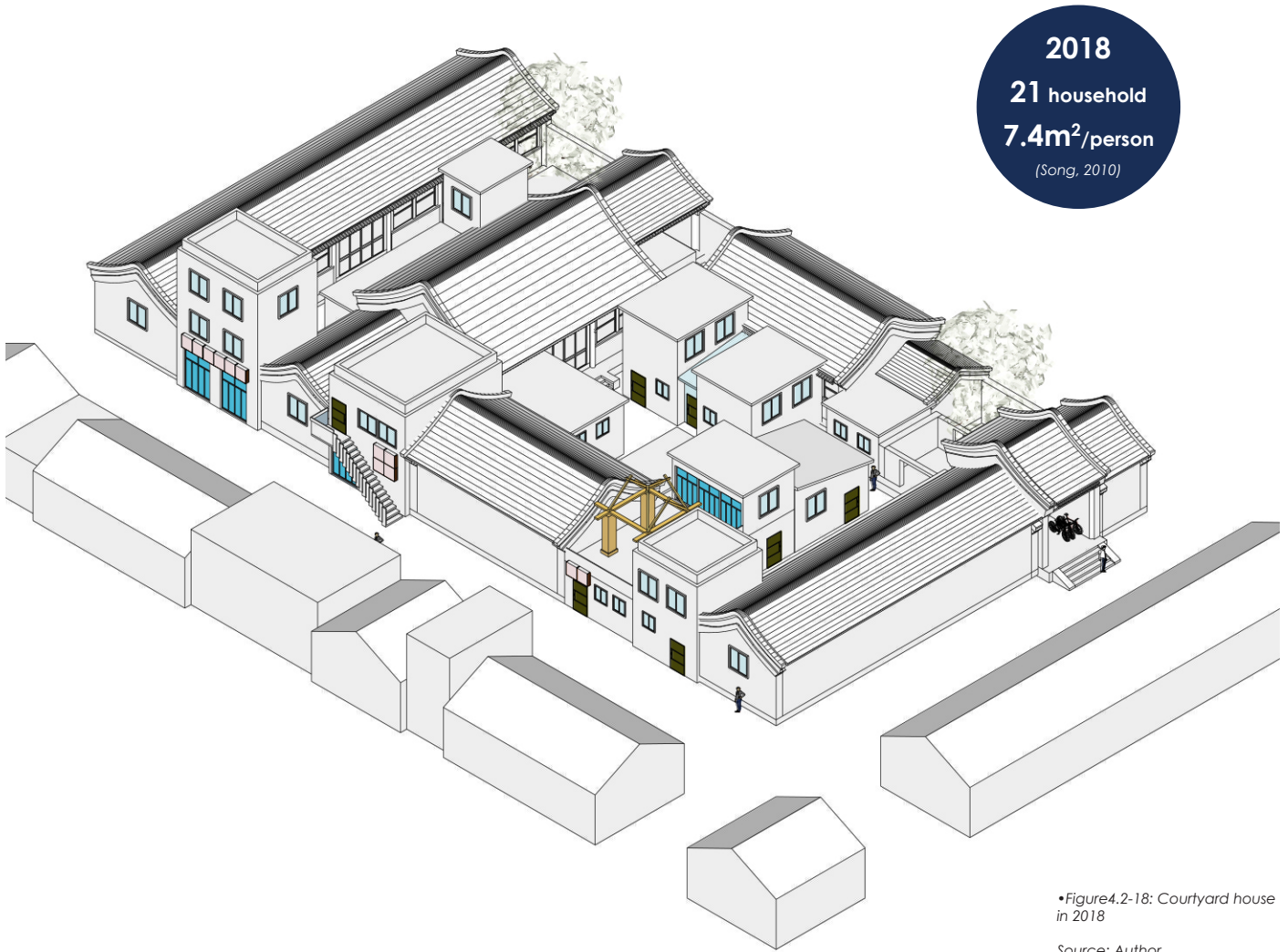
Source: Author

•Figure4.2-17: Comparison of Transitional space

Source: Author

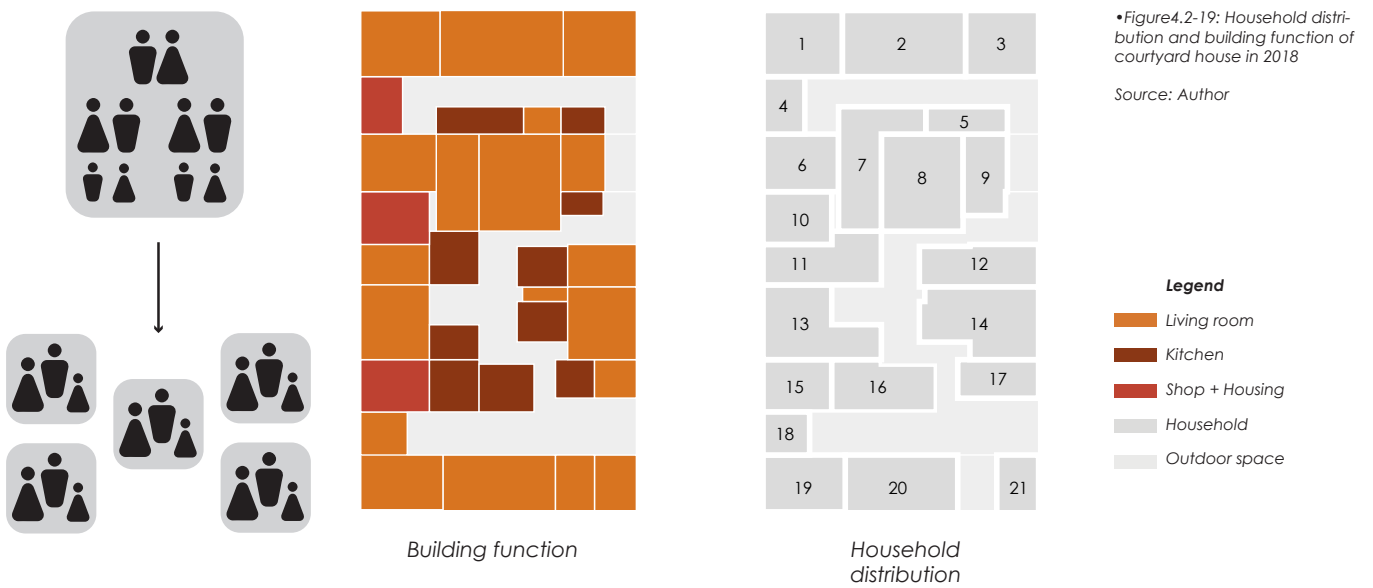


From the diagram, we can see that the self-construction not only damaged the architecture value of the building but also took up too much outdoor space. Inadequate outdoor space directly led the missing of transitional space between private and public. There's no privacy for residents in the courtyard house under this poor living quality, one's window is directly facing another one's door



•Figure4.2-18: Courtyard house in 2018

Source: Author



•Figure4.2-19: Household distribution and building function of courtyard house in 2018

Source: Author

The self-construction is always built in a simple form with the cheapest material. Some building faced street was transformed into other functions. Because the changing of social structure, people don't live in big family group anymore. Several households without any family relation live together in one narrow courtyard house. The privacy problem becomes even worse in this context

4.3 Comparison of Hutong in past and present

Residential Hutong: Vibrant street life & Territory

Some activities were pushed out to Hutong from courtyard house because the self-construction took up too much outdoor space. For example, residents will dry up their clothes on the north wall of Hutong, which has more sunlight than the narrow space inside their courtyard house. Different kinds of chair are placed at the front door in order to enjoy the sunlight and fresh air and chat with neighbours. Neither of them can be done inside the courtyard house. This helpless behaviour unexpectedly increased the vitality of Hutong. People who are living on the same street will meet each other very often because of the increased street activities. Almost every resident know each other. Although the physical environment is bad for living, the societal relationship on Hutong is good with this connection.

With those relative private activities happening in Hutong, residents will perceive Hutong as their territory. When a small number of tourists walk through Hutong, some hospitable residents might talk with them. If there are excessive tourists keeping walking around when residents are using their territory for some private activity, the conflict will happen. In addition, the prosperity of the tourism industry has nothing to do with the poor residents. Instead, it has increased their living costs and occupied the space that originally belonged to them. Over time, residents are more annoyed by tourism and tourists.

•Figure4.3-1: Hutong in 1937

Source: Movie <Hidden Man>, 2018

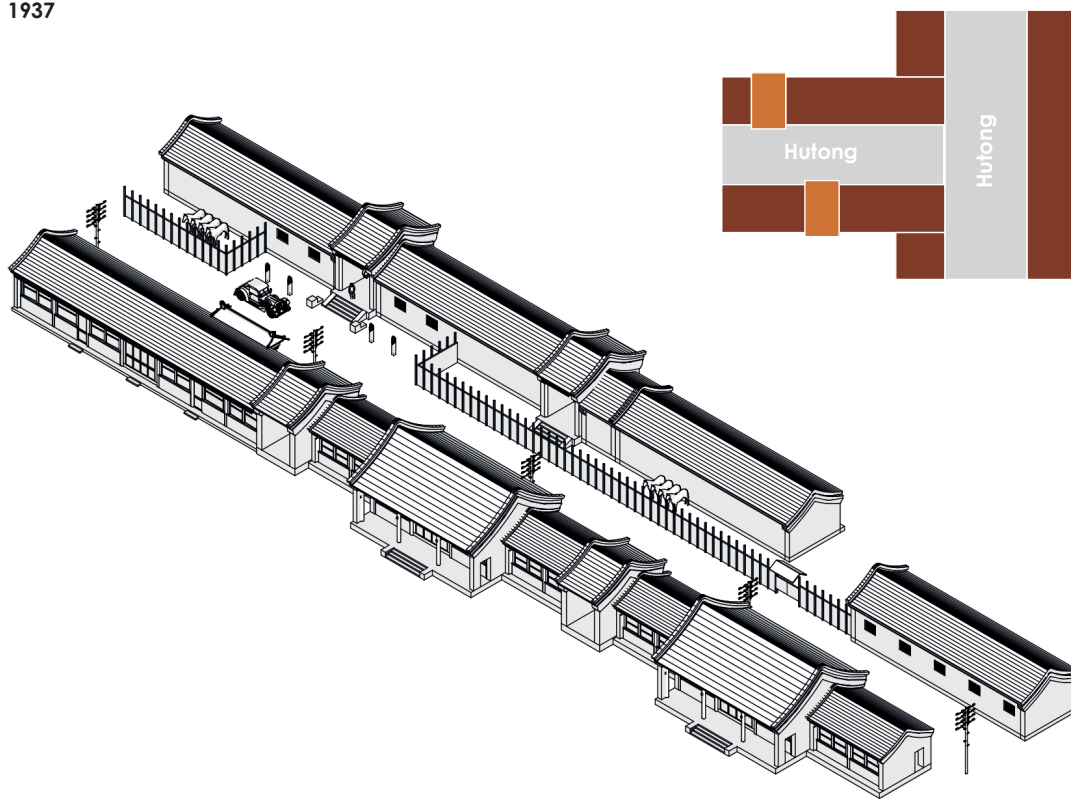


•Figure4.3-2: Hutong in 2017

Source:



1937



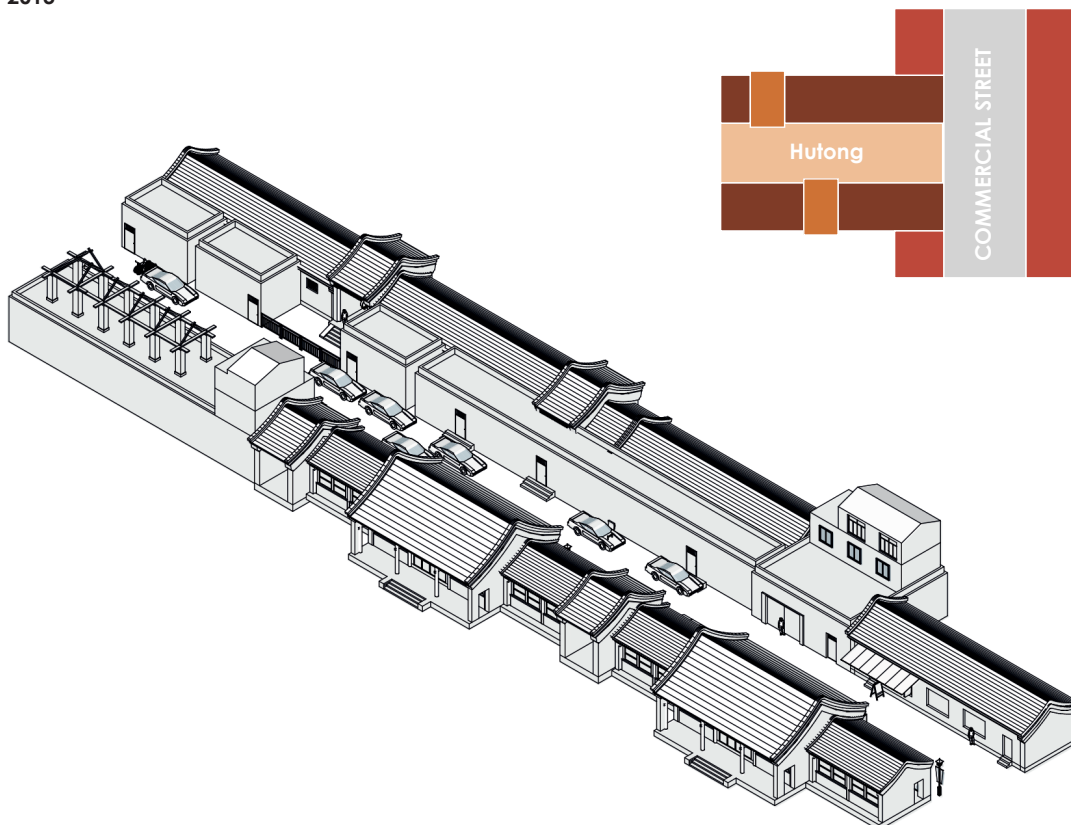
Legend

- Public space
- Semi-private space
- Private space

•Figure4.3-3: Hutong in 1937

Source: Author, based on historical photo

2013



Legend

- Commercial shop
- Public space
- Semi-public space
- Semi-private space
- Private space

•Figure4.3-4: Hutong in 2013

Source: Author, based on Baidu map history street view

Residential Hutong: Vibrant street life & Traditional landscape

In 2017, Beijing proposed a special action plan for 'resolving and rectifying and promoting'. Blocking the hole for those illegal constructions becomes the content of the special action. Previously, excessive commercialization, widespread wall-opening, and business operations have made some Hutong into a place with high levels of dirty, noisy, dangerous safety hazards. This action aims to keep the traditional landscape of those historic areas and give the occupied space back to city and people, thus improves the spatial quality and find back its identity. It does work to some extent, but it also damages the vitality of Hutong which brought by the spontaneously adaptive use of people. This phenomenon reflects two conflicting approaches that Kuipers and de Jonge (2017) mentioned, which are 'conservation' (to sustain the historic fabric as much as possible) and 'restoration' (to reinstate the historic image of a stylistically coherent unity). Any act of renewal project is somehow a compromise in between, on the one hand maintaining material authenticity, historic form, and fabric, on the other hand adapting to current needs to keep a building in daily use (Kuipers & de Jonge, 2017), but in a controlled way guided by governance.

The insistence on recovering traditional landscape need to be considered. What does this traditional landscape means? Does it only means the traditional elements or it is the representation of the traditional way of life. Is it possible to recover this old landscape with a new way of life behind it? For the last question, the answer might be no if we take a look at the existing situation after local authority's intervention. It's not possible to erase all the life trace and go back to its original appearance because of two reasons. One, residents have to find some living space in Hutong because of the crowded living quality inside courtyard house doesn't change. Two, cars and motorbikes have to take up the street space because this old network cannot provides them with a 'prophetic' parking space. In one word, local authority misunderstood the essence of the city as those physical buildings. But actually, the people who are using those structures are the essence of the city. As a result, they keep blind to people's need and only insist on traditional landscape. According to the theory of Everyday Urbanism, people's self construction is the 'default design' that reflects today's needs. Although most of them didn't reach good quality but they do point out a direction for the transformation of historical district. Here, the design should be something that can provide people with a better environment and guide people to use the space in an ordered controlled way. In other words, the design is to let people do something in stead of prohibiting this and that.

•Figure4.3-5: Comparison before and after blocking the hole

Source: Qian Mengni, 2017-2018

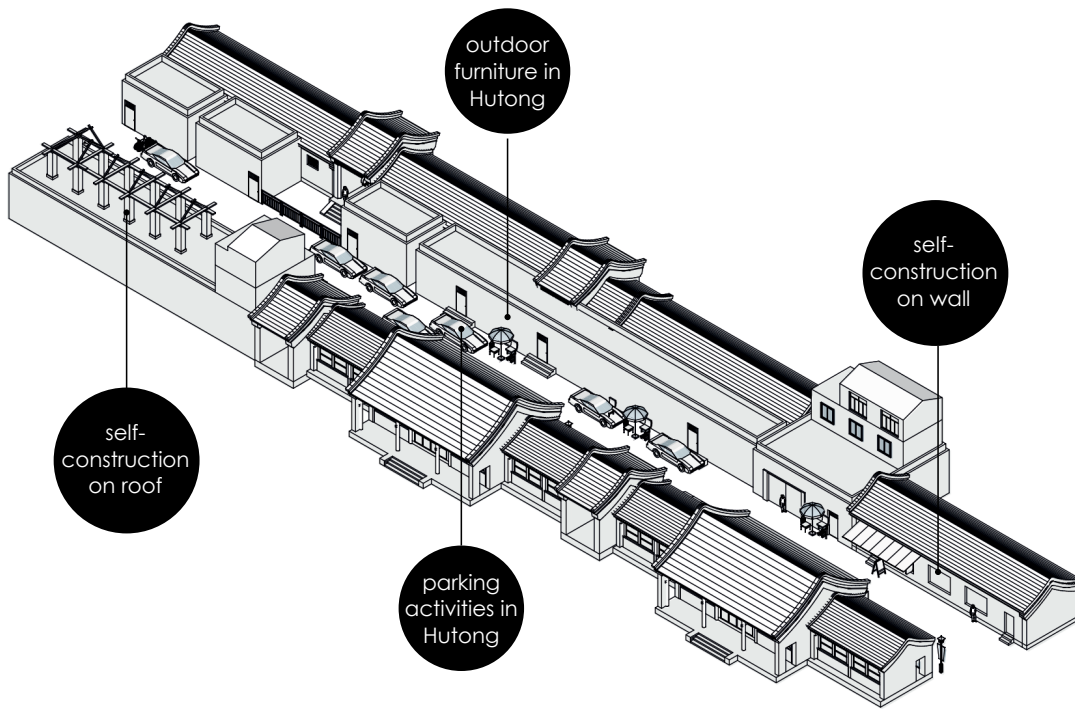
Apr. 2017



Feb. 2018



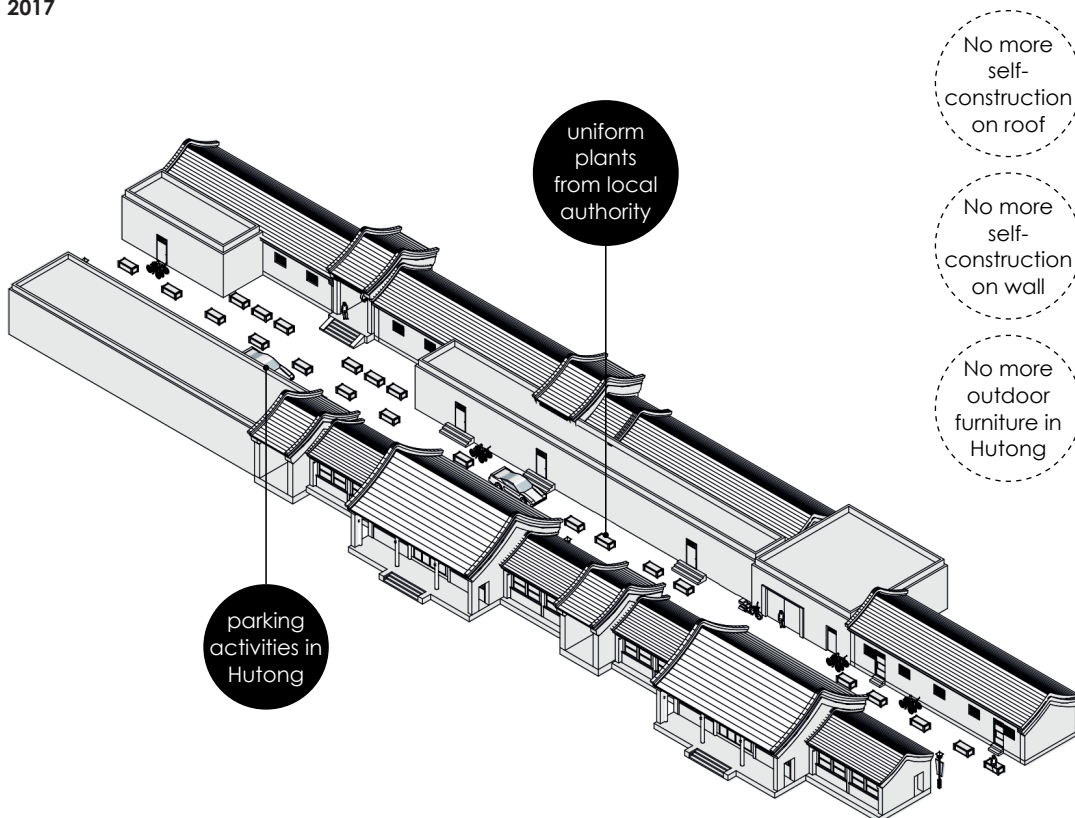
2013



•Figure4.3-6: Hutong in 2013

Source: Author, based on Baidu map history street view

2017



•Figure4.3-7: Hutong in 2017

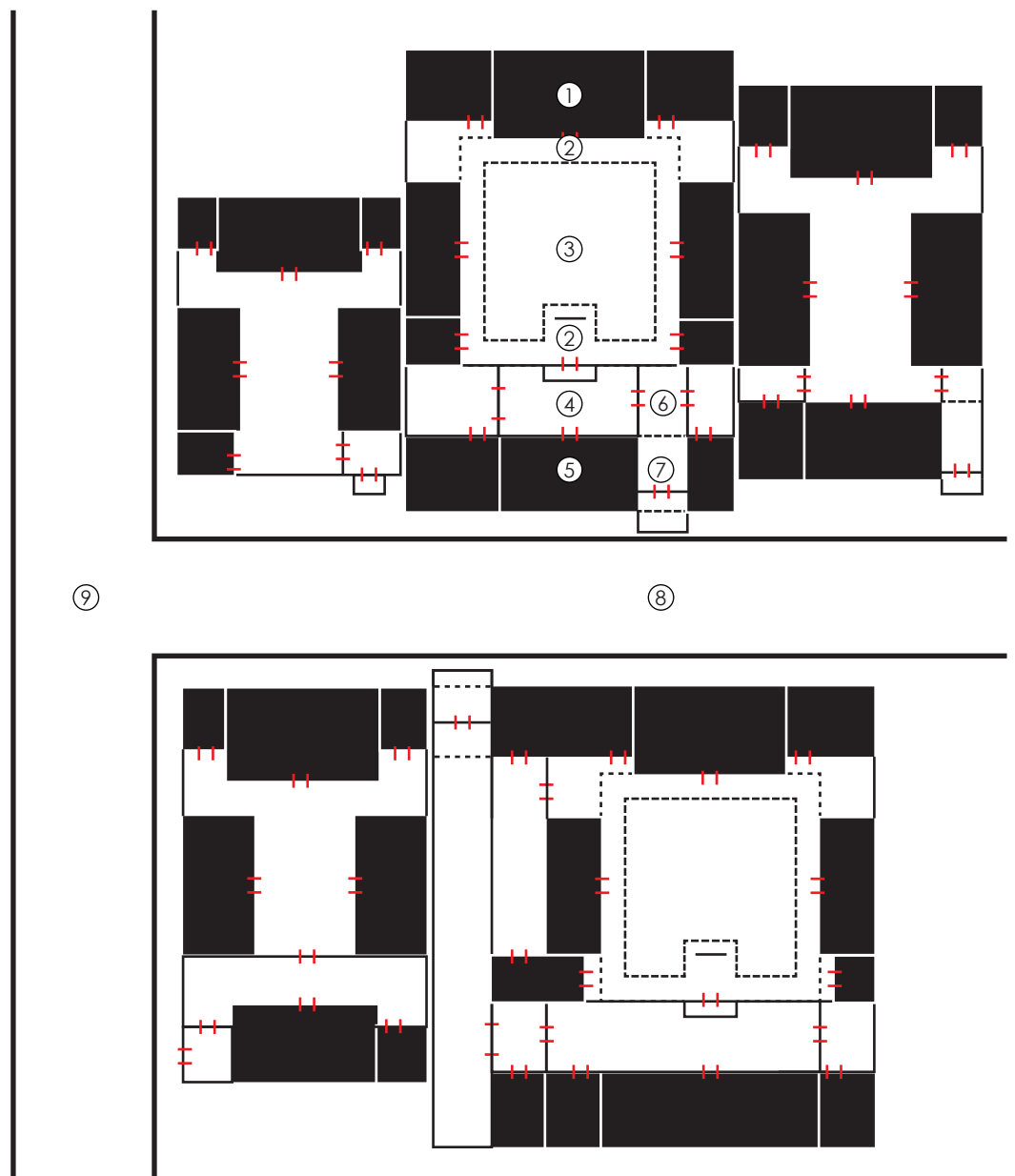
Source: Author, based on Baidu map street view

4.4 Comparison of privacy zoning in the past and present

Privacy zoning in the past

Time of the past here refers to early 1950-60s, before the baby booming and cultural revolution. At that time, one courtyard house was shared by several families and the building environment, in general, retained its original appearance. The usage of courtyard house at this time has more value than the very beginning one which can be date back to early 20th century, when the family structure is big and the hierarchy in the family is very strict.

On the contrary, the courtyard house's living mode at 1950s-1960s has a small family unit, which met the needs of contemporary living. Modern society is a society where everyone is equal. The patriarchal rule, male superiority, and servant family ethics have basically disappeared. Therefore, the difference in the hierarchy of the courtyard has lost its meaning. But the method of defining transitional space is still valuable and the original function should also be respect in the redevelopment design.



•Figure4.4-1: Privacy zoning of courtyard house during 1950-1960s

Source: Drawing by author

Zone 1: The bedroom / North room

This is absolutely private. Only the users of the room are allowed in and other people have to be invited to enter. This room has the highest hierarchy in the courtyard house at the very beginning so that the eldest generation lives here in the past. The room in the middle functions as family room at that time, but at 50-60s, it just the living room for the family who lives in the building on north side.

Zone2: Veranda + Festoon gate

The veranda connects the buildings on north, east, west side and around the main yard in the middle. People usually put some furniture under the veranda's roof to enjoy the fresh air on sunny days, or have some warm tea on drizzle rain days. Because of its strong connection with the building and the personal outdoor furniture, other people are clear about its territory, so that they will cross the main yard to go out instead of passing by the veranda in front of others' home. It works like the balcony in today's housing typology but provides more sense of closeness because of its continuity.

Zone3: Main courtyard

This is the main place for outdoor activities, different kinds of vegetation are planted here by different families. In the evening during midsummer, people will move their outdoor furniture to the main yard to chat with the neighbour in this courtyard house. There is visual connection between courtyard, veranda and room, people who stay at veranda and interior can easily join the activities in the main yard. This space is the most public space in the courtyard house but it's still closed. The only visual and physical connection to the front yard is the Festoon gate.

Zone4: Front yard

It used to be the yard for hosting guest, connecting with the guest room on south. At 50-60s, as same as main yard, different kinds of vegetation are also planted here but there's a little different in species. Besides, it functions more like a storage space and the balcony for the family in south room because it doesn't have enough space compared to the main yard to hold group activities. Here comes a negative space where south room residents perceive the front yard as a semi-private balcony but other people who on north and west side have to pass by their 'balcony'. It's fine when the front yard area is wide enough to create two layers, once the space gets narrow, the negative social interaction will happen.

Zone5: The bedroom / South room

South room used to be the guest room for hosting general guest. At 50s-60s, it functioned as bedroom and living room for one family. It has less privacy than the building in the main yard because other people has to pass by it besides the living family themselves.

Zone6: Entrance yard + Screen wall

After passing the front gate, there is a entrance yard with a screen wall standing in the front and two high wall with door on both side. It provides a pause before entering the main part of courtyard house, nothing inside can be seen from here. Normally people other places has to be led to enter the courtyard from here, except for very closed friends or closed relatives that are familiar with all the residents inside this courtyard house.

Zone7: Front gate

Sometimes the front gate kept open for better ventilation and convenient entry, but the private situation is still clear to everyone because the screen wall stop the visual accessibility. Some higher hierarchy gate has longer depth, which creates a strong sense of privacy and territory.

Zone8: Residential Hutong

Hutong is shared by several courtyard houses' household and it functioned as the meeting place that residents can actively seek social contact and meet people from other courtyard houses in this Hutong. They can chat for seconds and easily leave this zone because the linear structure of street doesn't support long time social contact. If two acquaintances meet in Hutong and has a lot of things to talk about, they can go to one's courtyard house in stead of chatting in Hutong.

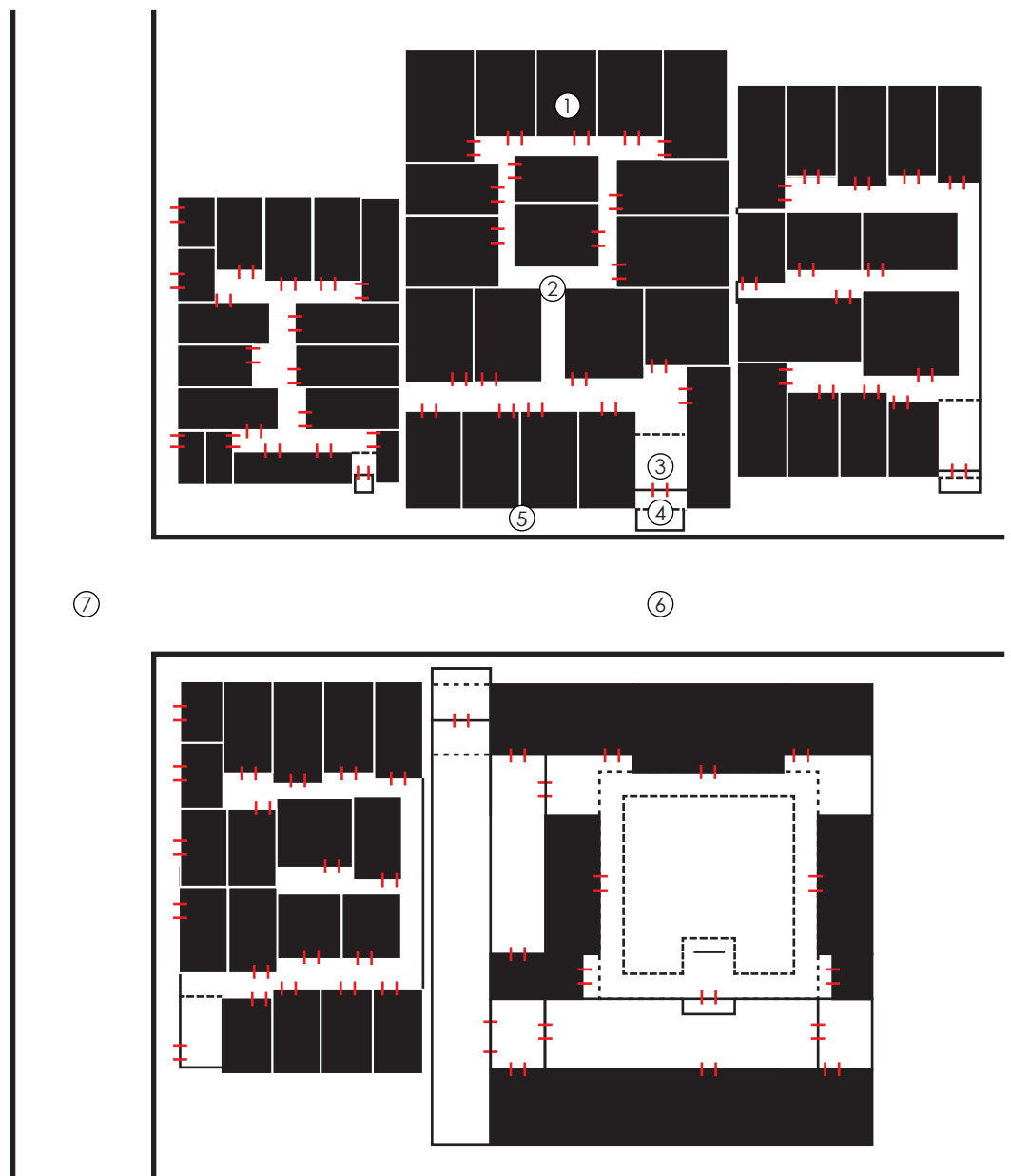
Zone9: Main Hutong

The main Hutong is more public and active than the residential Hutong. People can meet more strangers from other Hutong near by who comes for shopping and other social activities.

Privacy zoning in the present

According to the case study from Van Dorst, M. (2005) of Tunjungan, Indonesia. It is the good social control that builds up a strong social knit which makes the residents don't want to leave this place, even if they have better choice. It was divided into two categories, the formal social control and the informal social control. The former one refers to the administrative units that serve as a link between government and local residents whose work is providing information and organising festivals and maintaining outdoor area. The Later one refers to the physical environment that supports the individual regulate their social contact.

This two types of control works in a opposite way in Chinese courtyard house at 50-60s. The physical environment here is more formal and it can support a steady social structure, which let the social activities mentioned above held by residents themselves, at the same time, let the residents to regulate their social contacts. However, this also means that once the physical environment of courtyard doesn't remain anymore, the social structure will be damaged as well, coming up with a negative social interaction. That is the existing situation of courtyard house in the present.



Zone 1: Interior space

The interior space normally consists of informal construction and original building. Heavy security door was used here to inform the privacy. Windows are also covered with steel mesh.

Zone 2: Outdoor space

The outdoor space here is the narrow gap between buildings and it is too narrow to create a transitional layer between interior and outdoor space. The door of two different families are too close to each other and they can directly listen or see what is happening inside other's rooms. Some sundries are piled up in the corner but it cannot help to define a territory in such a crowded space.

Zone 3: Front gate (inside)

Most of the front gate keep open for better ventilation and convenient entry. This is the only retained structure that didn't taken up by informal construction because there has to be an entrance to the inside of courtyard house. More sundries are piled up here but it helps to inform the privacy to the passerby when the door keeps open.

Zone 4: Front gate (outside) !

Residents' activities is very common to see at the front door with the support of outdoor furniture. Some elder people just sit here to enjoy the sunshine and looking at the passerby, some people play chess or run an informal business here. A resident sitting here may be addressed by any passer-by, whether they know them or not. Here forms a social contact between the residents and the passerby. If the passerby is an acquaintance, they can start a positive interaction, if the passerby is a stranger or especially, a tourist with camera, he or she will notice that this is a private area and they are not welcome. This informal social control is highly dependent on the outdoor furniture. In other words, when the local authority clean all the outdoor furniture, they are actually invite more tourist to enter the residential Hutong and disturb residents daily life.

Zone 5: Interface of residential Hutong !

The outdoor activities that mentioned above not only extended from front door but also happened at the interface of residential Hutong. Along the interface, residents grow their plants, dry up their cloth and open their wall. It works in the same way as the social control at the front gate. Positive interaction can happen between residents themselves, but negative interaction between residents and tourists. It is worth noting that not all the activities are willing to happen at the interface. Take drying up cloth as an example, this activities is too private to happen on a Hutong with both residents and tourists.

Zone 6: Residential Hutong !

When the local authority erase all the self-construction which shows the life traces of local residents on the interface for the sake of traditional landscape, the informal social control vanished as well. There's less sense of privacy in residential Hutong after 2016, more and more tourists enter those Hutong, but they are not aware that they have entered a relatively private area. Residents still perceive the Hutong in front of the courtyard house as a part of their house, while the tourist only see Hutong as common public street.

Zone 7: Main Hutong

According to the comparison of Hutong in the past and present, the main Hutong becomes more public than before because of the tourism industry, while the residential Hutong becomes more private than before because of the private activities were push out of the courtyard house. Informal social control from the physical environment aspect gradually formed during residents' self-construction. But the local authority denied it and ask them to remove the added structure without providing a better physical environment that supports the social control.



Under the Bell and Drum tower, Photo by Zhang Jie, 2018

5 Field trip



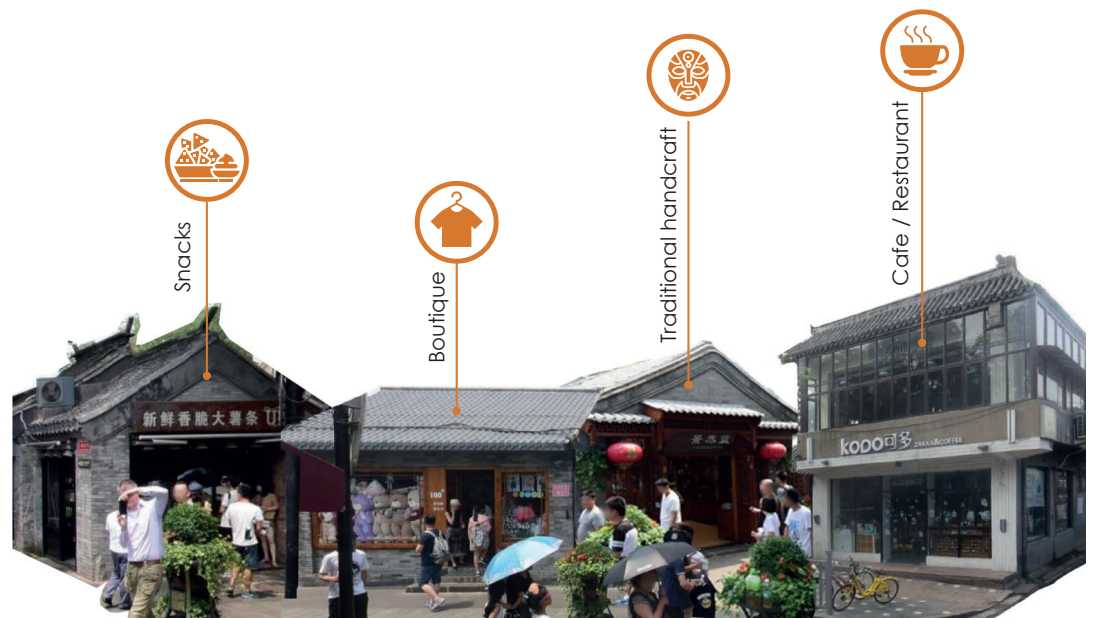
5.1 Tourist function analysis



The commercial function which set tourists as their target group mainly located on South Luogu Lane. Beyond that, there are also some shops scattering among the Hutong alongside main lane or locating at the boundary. Because of the highly centralized shops on South Luogu Lane, it becomes the most common choice for tourists' visiting route. At the same time, Maoer and Yuer Hutong are also popular with tourists because this two Hutong connects South Luogu Lane with Shichahai, another famous tourism spot at the west side of this area. Throughout interviews it can be found that tourists' expectation varies among different groups. Chinese tourists want more culture and history information of this area. Foreigner tourists are satisfy with the traditional atmosphere, and they are really curious about the traditional lifestyle. Local people perceive this place as a commercial area more than a historical area.

•Figure5.1-2: Street view of tourism commercial function

Source: Author





Chinese tourists

4 people family, from Hebei province

'We expect for traditional cultural atmosphere rather than a fast food street. We especially want to know about the history and culture of this area and we don't mind to pay for it. It's really a pity that most spots we found on map do not open. As a result, we chose the rickshaw tour to show us around and tell us the story... Our next stop is Shichahai.'



•Figure5.1-3: Visiting route of one Chinese tourist

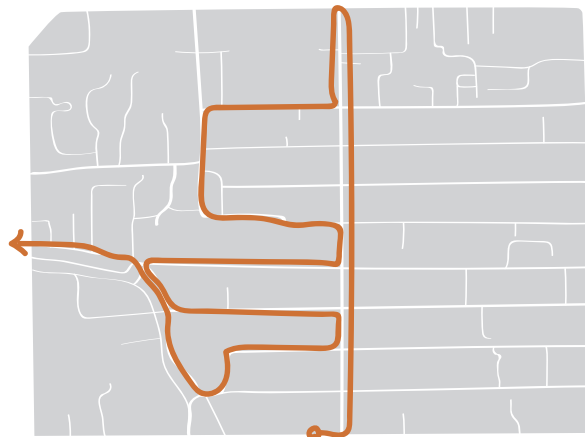
Source: Interview, Author



Foreigner tourists

Gap year students, from Canada

'The food and shops is interesting and we really enjoyed this traditional atmosphere. The only problem is the crowded people on the street so that we turn into the Hutong alongside the shop to avoid the crowd and try to find out and experience traditional lifestyle. ...We will visit to Shichahai before sunset and enjoy our night at the famous bar around that lake.'



•Figure5.1-4: Visiting route of one foreigner tourist

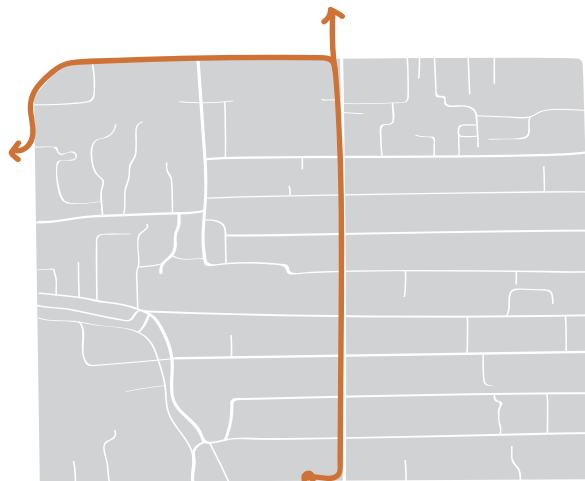
Source: Interview, Author



Local people (not residents)

High school students, from Beijing

'We come here for the famous snacks and boutiques so that our route will try to pass by as more shops as we can. Normally we will do a round trip from south to north. Sometimes I will turn left at the north entrance and go to shichahai or go straight to North Luogu Lane, which is quiet and less commercialized. ...We don't know that there are two open heritage sites in this area, I will definitely visit it later'



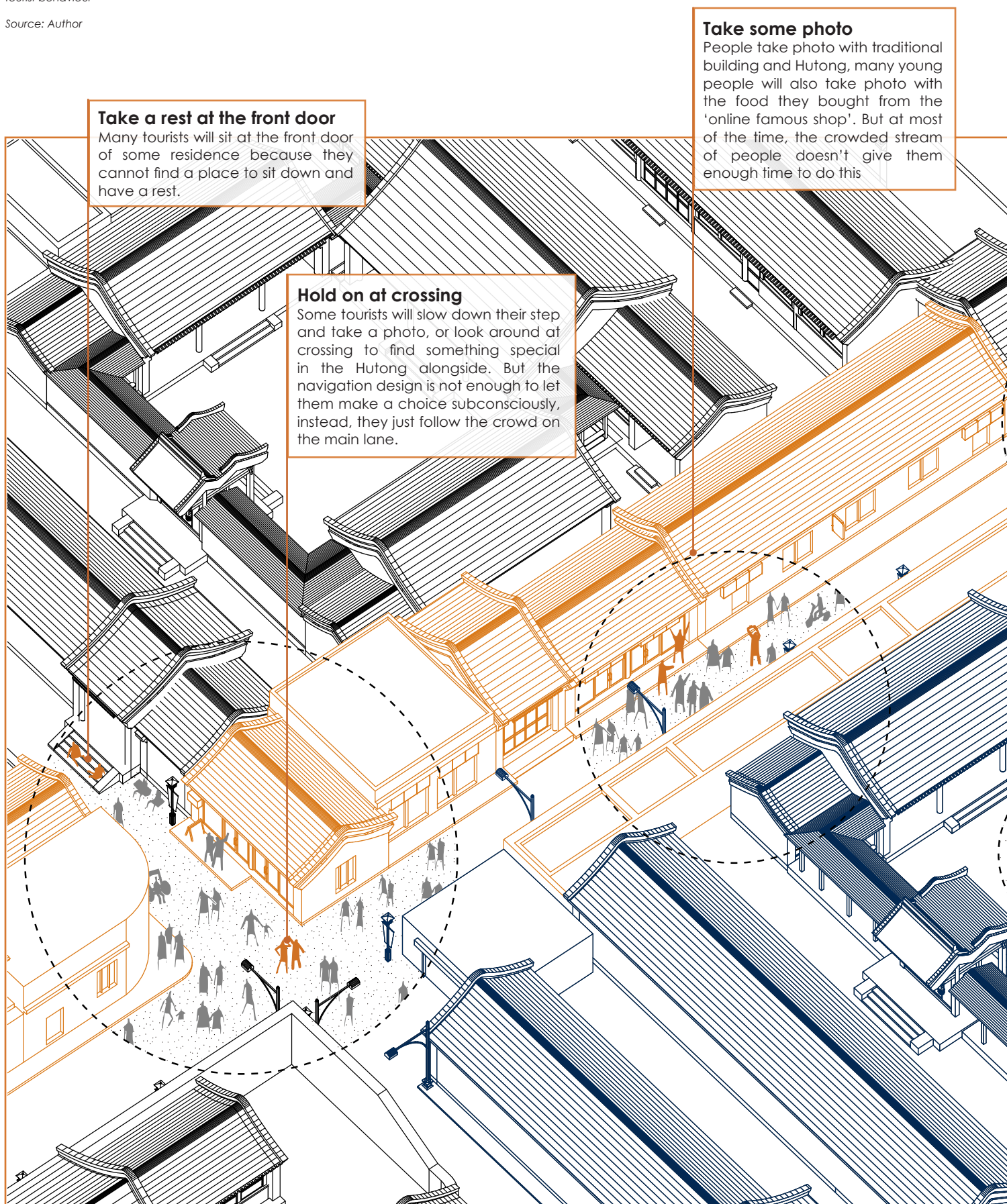
•Figure5.1-5: Visiting route of one local people (not residents)

Source: Interview, Author

How do tourists use South Luogu Lane?

•Figure 5.1-6: Most common
tourist behaviour

Source: Author

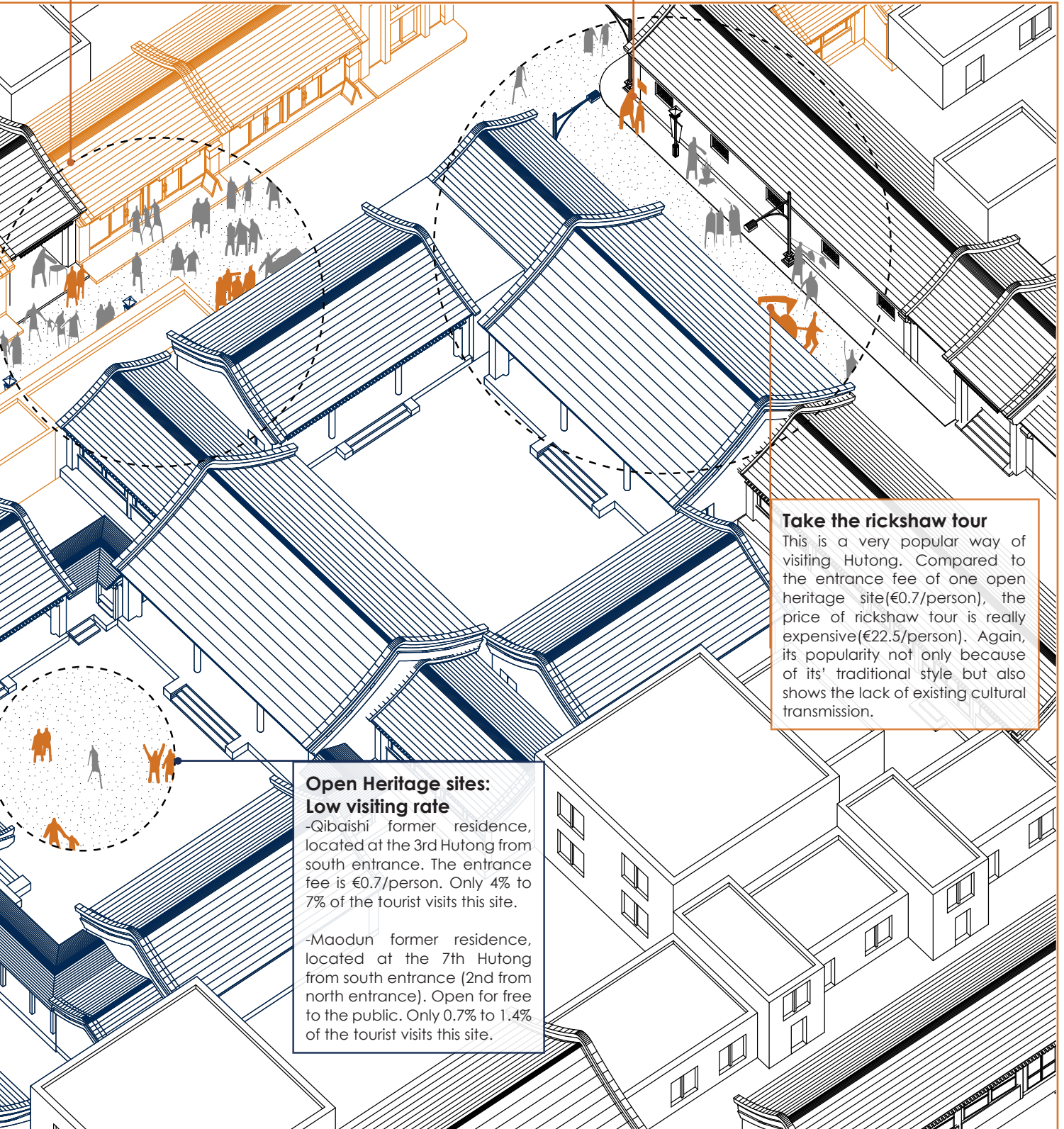


Buying & Eating

Eating is the most common seen behaviour of tourists on this street. The main business type of this street is snack and those shops don't provide a space for them to eat. As a result, people have to eat while walking, or some of them choose to stand by the building to finish their food.

Read the information board

There is an information board on the wall at the beginning of each Hutong and the heritage sites as well. It is hard to notice it among the decorated shops. But there always have some people read it carefully which on one hand reflects their curiosity of this district. On the other hand, it also means that what this area has now doesn't meet their expectation.



Take the rickshaw tour

This is a very popular way of visiting Hutong. Compared to the entrance fee of one open heritage site (€0.7/person), the price of rickshaw tour is really expensive (€22.5/person). Again, its popularity not only because of its' traditional style but also shows the lack of existing cultural transmission.

Open Heritage sites: Low visiting rate

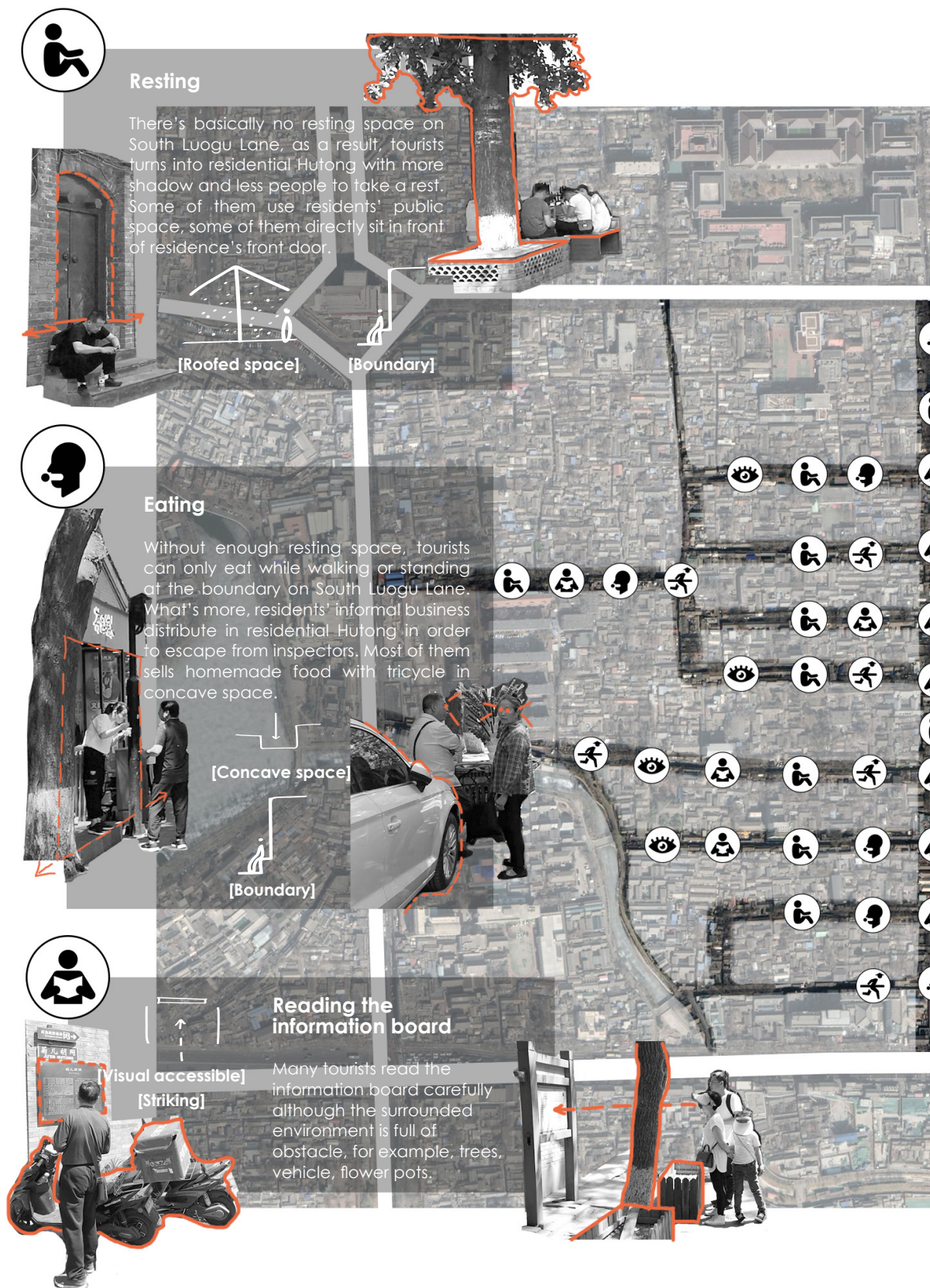
-Qibaishi former residence, located at the 3rd Hutong from south entrance. The entrance fee is €0.7/person. Only 4% to 7% of the tourist visits this site.

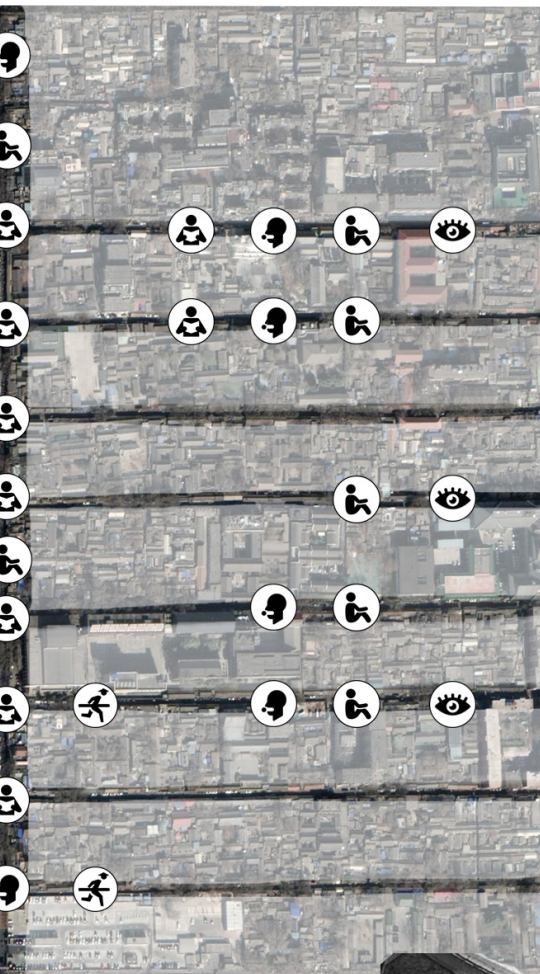
-Maodun former residence, located at the 7th Hutong from south entrance (2nd from north entrance). Open for free to the public. Only 0.7% to 1.4% of the tourist visits this site.

Tourist's activities & distribution

•Figure 5.1-7: Tourists' activities and their distribution in South Luogu Lane area

Source: Author





Looking at courtyard houses

This behaviour always happens at the well-preserved closed front door, especially the one with a information board introduce the courtyard house's history. Tourists take photo with the fancy front gate, some of them even look through the crack of the door.



Rickshaw tour

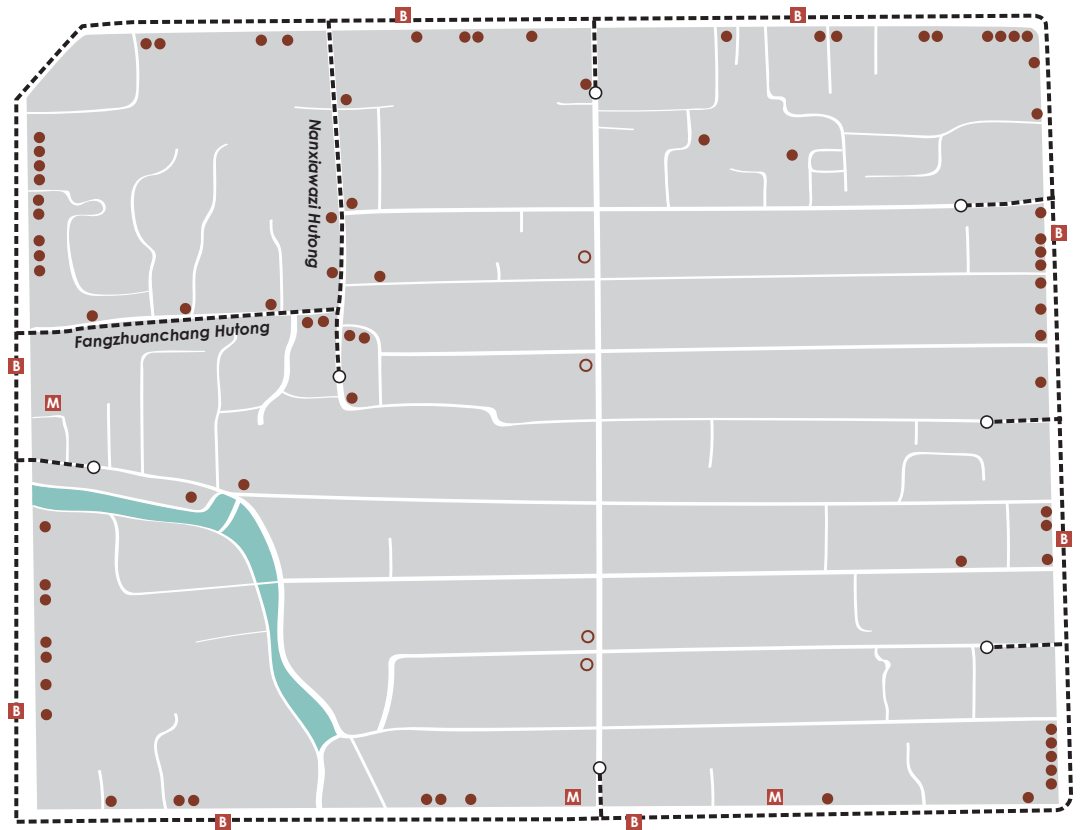
It's easy for tourists to find a rickshaw on the street. Some rickshaw drivers ride around Hutong to look for business, some of them park their tricycle at residential Hutong and look for business at cross road because South Luogu Lane is too narrow to park.



5.2 Locals function analysis

•Figure5.2-1: Distribution of local commercial function

Source: Author



The commercial function which set local people as their target group mainly located at the boundary of this area. They were pushed out by the high rent because of the commodification of South Luogu Lane. Nanxiawazi Hutong and Fangzhuanchang Hutong stand out in this map because of the aggregation of local shops. Compared to subway, bus is used by more local people because it less walking distance and cheaper price. Above all, residents show a different way of using this compared to tourist. They arrive at the edge of this area and try to avoid using South Luogu Lane. What's more interesting is that some residents is trying to have a finger in the pie from this commodification process.

•Figure5.2-2: Street view of local commercial function

Source: Author



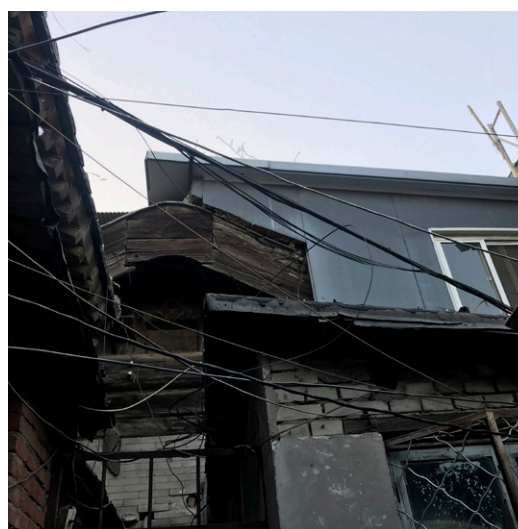


•Figure.5.2-3:
Left: The old lady is selling Douzhi to tourists at the entrance which is also the kitchen of her house

Right: After the government bricked up her shop she found another way to keep this business. An advertising board was hanging at the front door in Hutong to attract people come inside to buy her drink.

Old lady, local residents, selling Douzhi 75years old, living at No.29&31 Maoer Hutong

'I really **want to move out** to get rid of this **bad living quality**. There's basically no natural light in my room and I have to switch on the light for whole day. I've been living here for nearly 50years, the building environment changed too much and there are only 2 old neighbours among all 24 household. I have **no connection with this place anymore**... The clean up movement closed a lot of shops in this area, including my Douzhi shop. Their **action is too simple and brutal**, they don't even allowed me to keep a window on the wall and my plants have to be replaced by their 'designed plant', nothing can be placed in Hutong anymore. It not only **brought inconvenience** to my life but also **stopped my business**. As a result, I just put a board at the front door and draw several direction to direct people come to my front door. Honestly, making Douzhi is part of my daily life, I don't care about the money it can earn, **I just want to have something to do, something to be busy with in order to enrich my retired life.**'



•Figure.5.2-4:
Left: The old man is showing me around the outdoor space in the courtyard house.

Right: He lives in the principle room of this five steps courtyard house. A two floor self-construction was added on the back roof of the old structure 20 years ago.

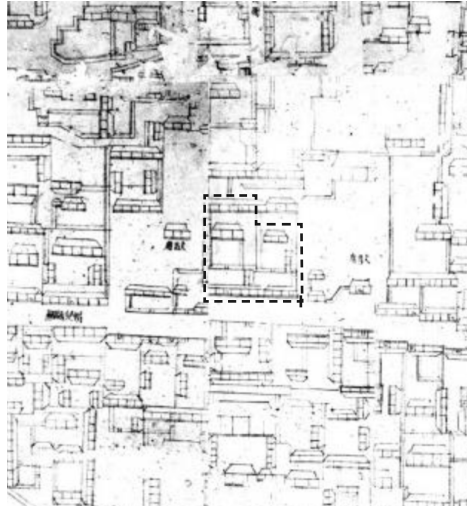
Old men, local residents, riding rickshaw 67years old, living at No.21 Maoer Hutong (one of the heritage conservation units)

'I've been living here for my whole life and I don't mind to keep living at here until I died. Actually the living quality is really bad compared to its in the early stage but I've already got used to it. The reason I don't want to move out is because of the good location of this area. I can go to the familiar hospital or market very easily. Another important reason is that this house helps my grandchildren to have the admission for better quality primary school in Dongcheng district...I know that I'm living in the main building of a heritage conservation unit and I'm quiet proud of it for its distinct details. It's a pity that they were destroyed but none of us can resist the trend. After all, we have to make sure we have enough space for the whole family...I used to be a tour guide in Prince Gong's mansion and I really want to return to my profession after I retired. So I bought a pedicab and start my rickshaw business. I can say I'm the most authentic tour guide in this area, many other drivers are my students.'

Old lady's house in 1750 & 2019

•Figure 5.2-5: Map in Qing dynasty (1750).

Source: Qing Qianlong Beijing map, 1750



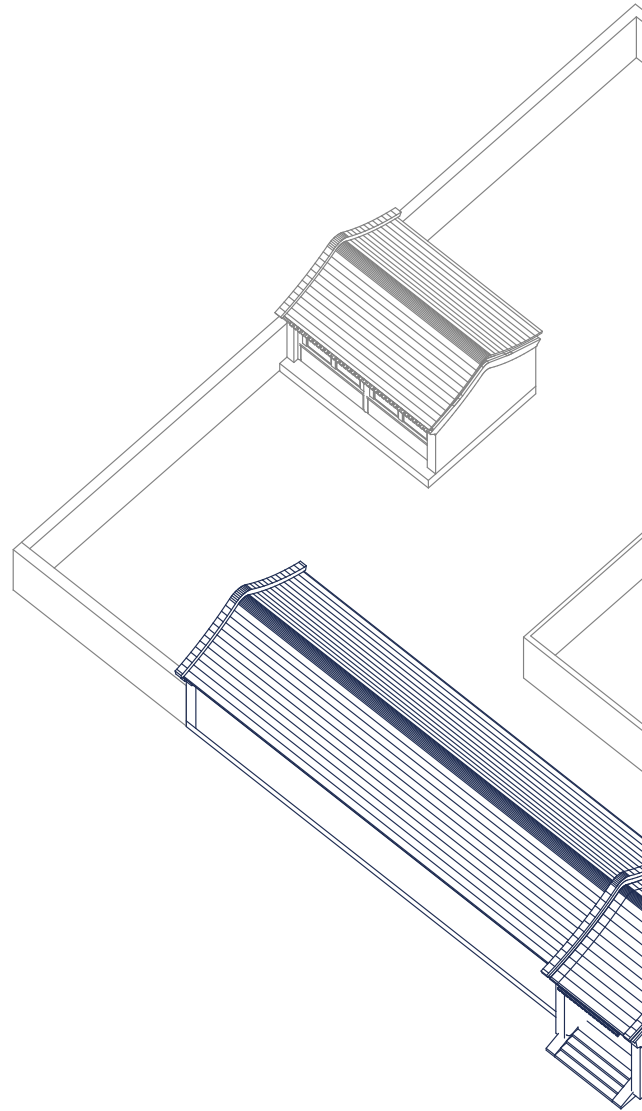
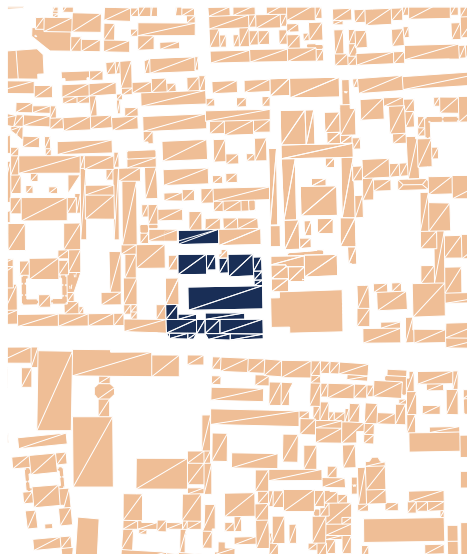
•Figure 5.2-6: Satellite map in 2017

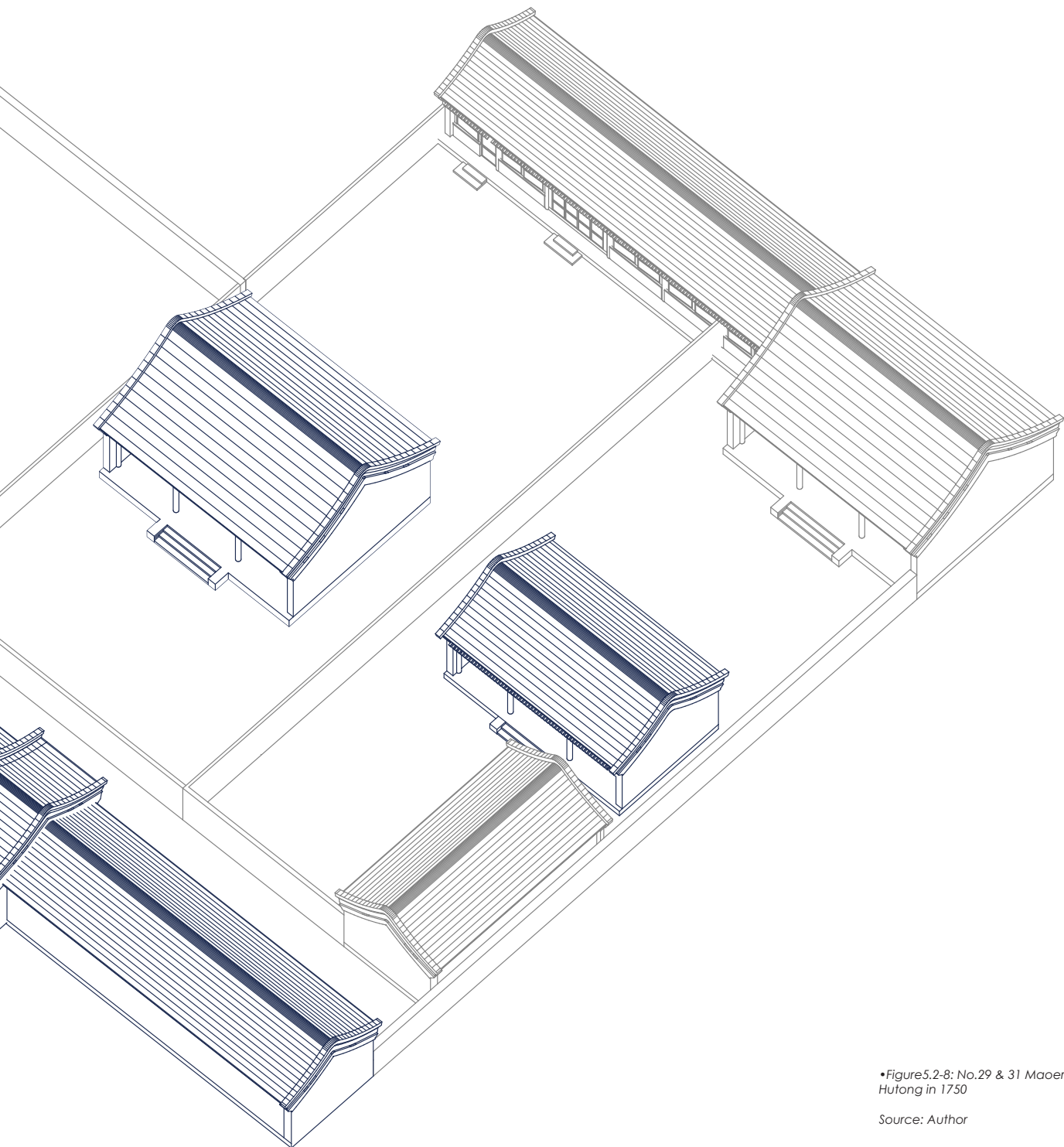
Source: Google Earth, 2017



•Figure 5.2-7: AutoCAD map in 2015

Source: Author





•Figure5.2-8: No.29 & 31 Maoer Hufong in 1750

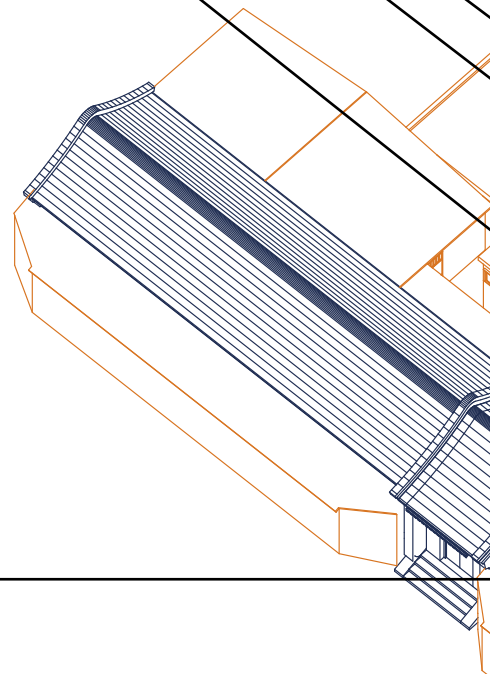
Source: Author

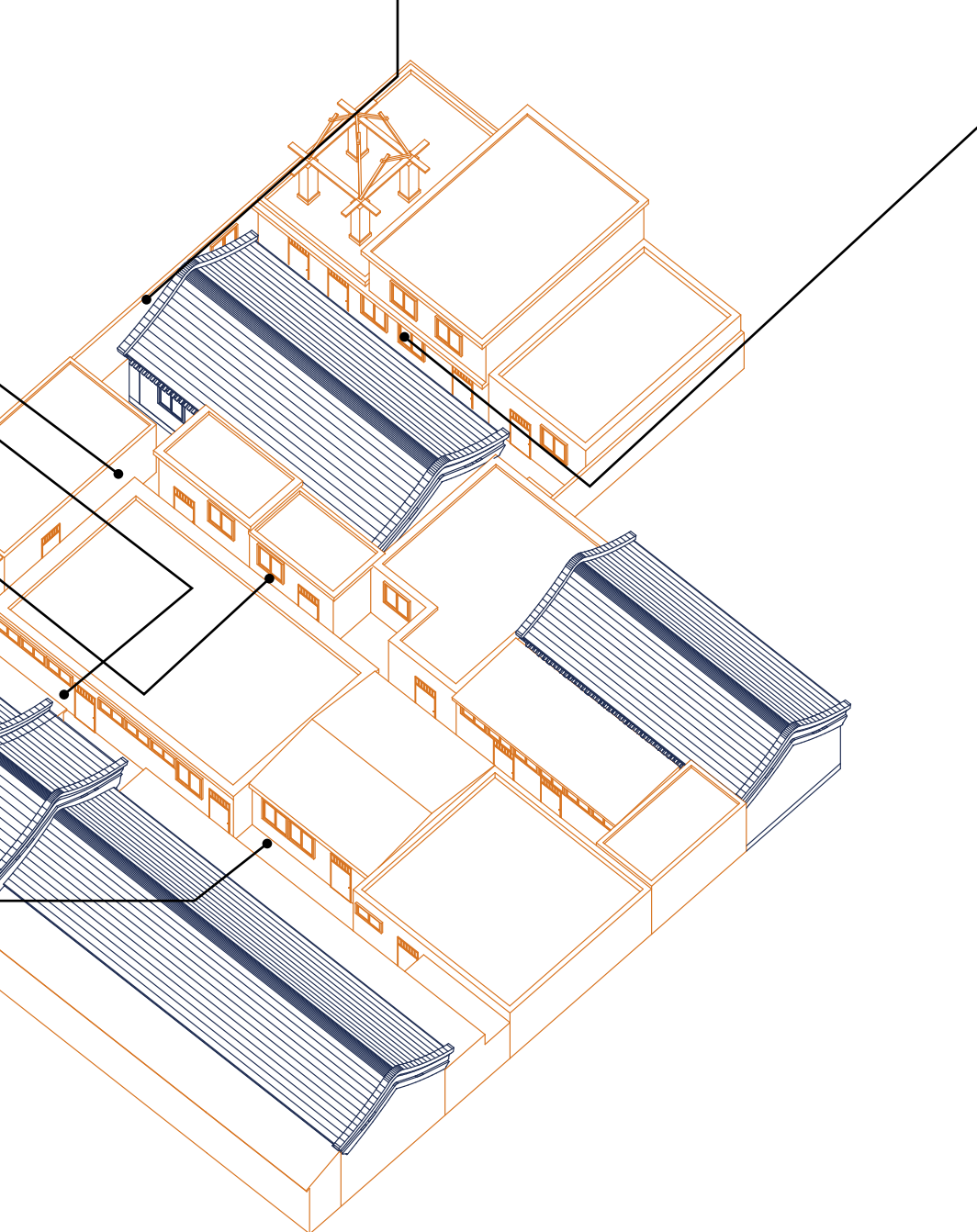
Legend

- Remained structure
- Demolished building

• Figure 5.2-10: Spatial quality of No. 29 & 31 Maoer Hutong in 2019

Source: Author





•Figure5.2-9: No.29 & 31 Maoer Hutong in 2019

Source: Author

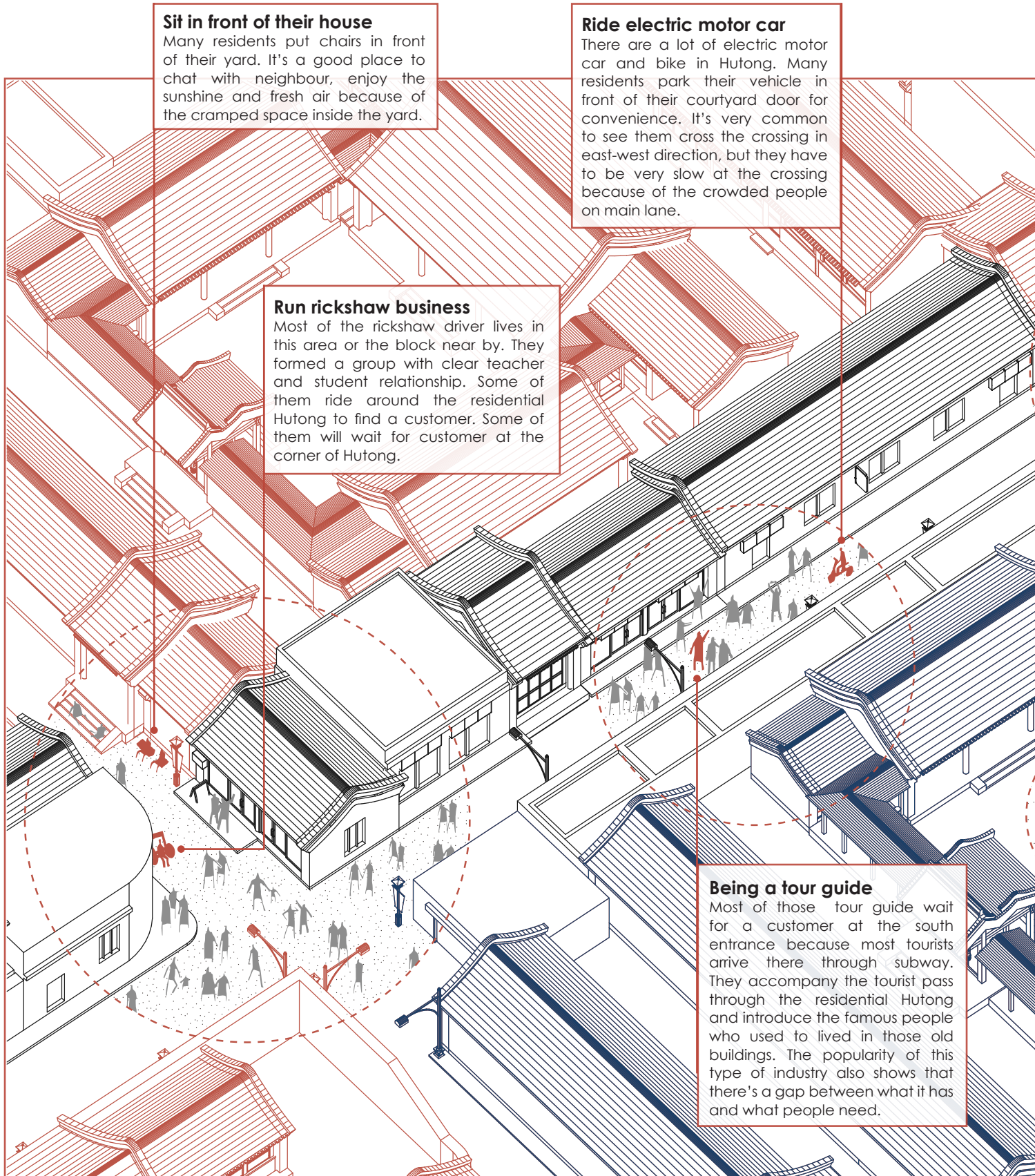
Legend

- Informal construction
- Remained structure

How do residents use South Luogu Lane?

•Figure 5.2-5: Most common residents' behaviour

Source: Author



Sit in front of their house
Many residents put chairs in front of their yard. It's a good place to chat with neighbour, enjoy the sunshine and fresh air because of the cramped space inside the yard.

Ride electric motor car
There are a lot of electric motor car and bike in Hutong. Many residents park their vehicle in front of their courtyard door for convenience. It's very common to see them cross the crossing in east-west direction, but they have to be very slow at the crossing because of the crowded people on main lane.

Run rickshaw business
Most of the rickshaw driver lives in this area or the block near by. They formed a group with clear teacher and student relationship. Some of them ride around the residential Hutong to find a customer. Some of them will wait for customer at the corner of Hutong.

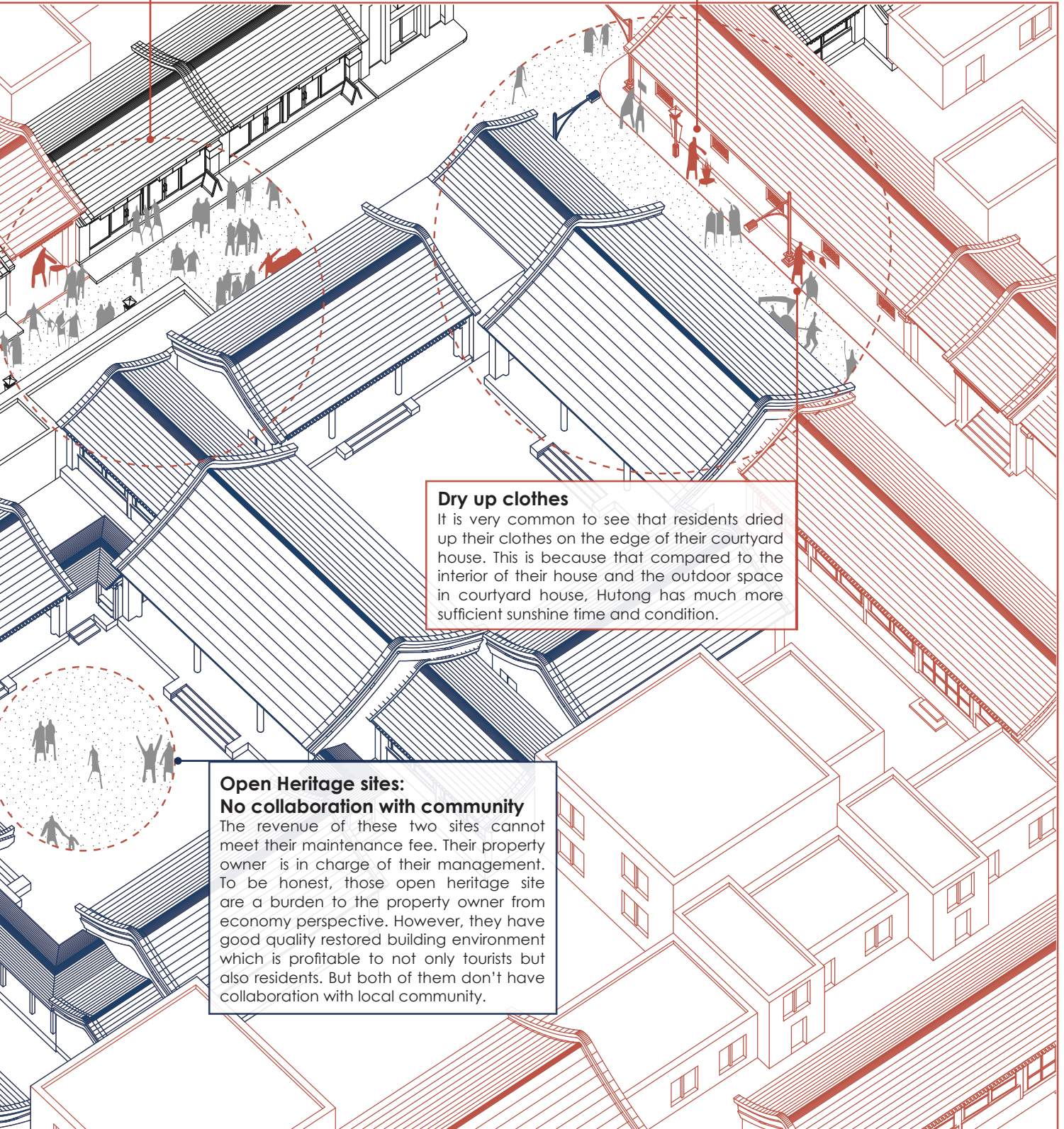
Being a tour guide
Most of those tour guide wait for a customer at the south entrance because most tourists arrive there through subway. They accompany the tourist pass through the residential Hutong and introduce the famous people who used to lived in those old buildings. The popularity of this type of industry also shows that there's a gap between what it has and what people need.

Informal business

After the prohibition of opening the residential wall, some residents choose to do some small informal business at the front door of courtyard house. For example, they sell some drinks, snacks and handcrafts. Some of them ride a movable tricycle pass through Hutong to do their business.

Planting

Some residents, especially the old people who has been lived here for their whole life, have a habit of planting. There was enough space to grow some plants inside the courtyard house before. Now, the space for planting was squeezed out into Hutong.



Dry up clothes

It is very common to see that residents dried up their clothes on the edge of their courtyard house. This is because that compared to the interior of their house and the outdoor space in courtyard house, Hutong has much more sufficient sunshine time and condition.

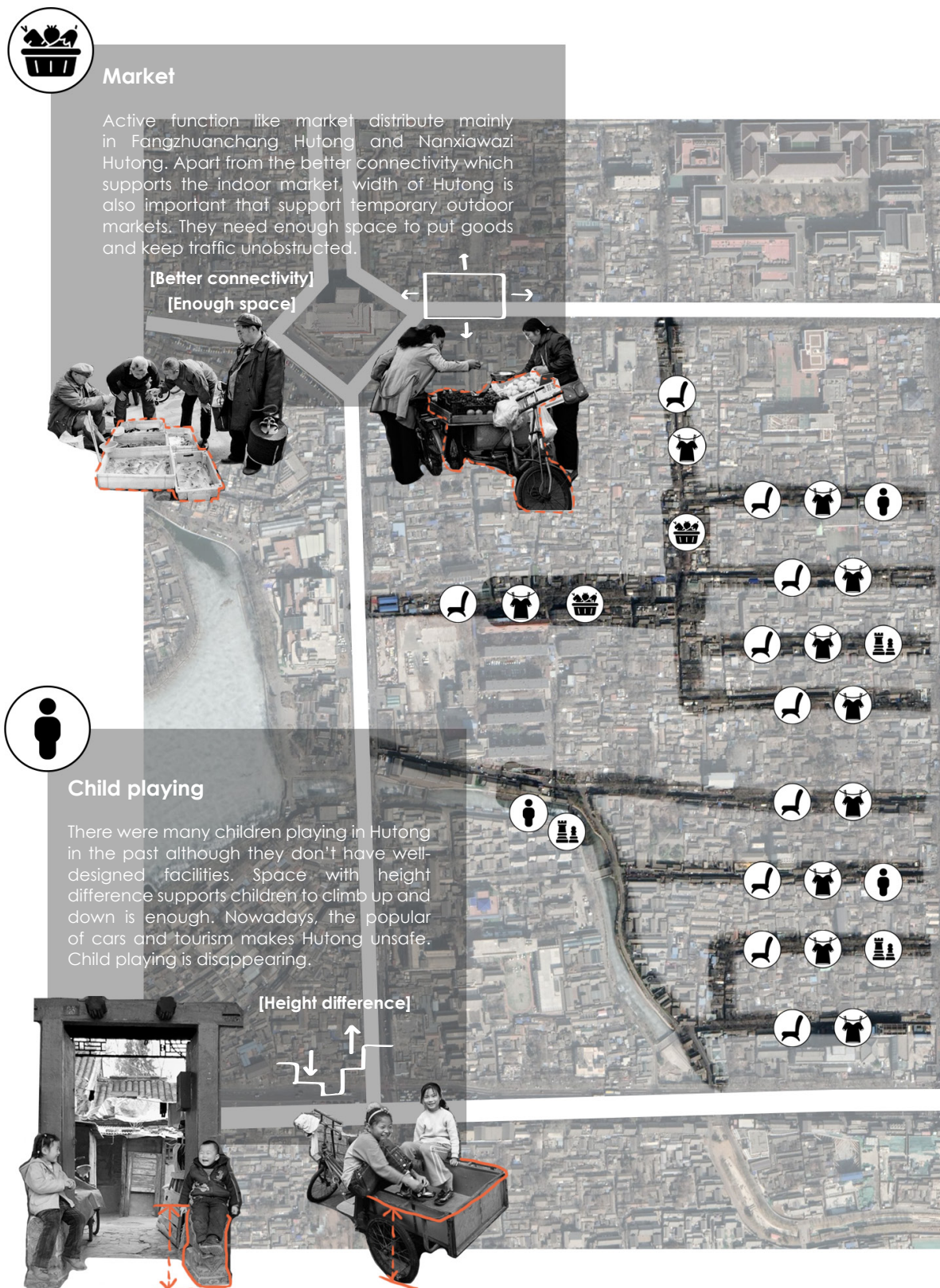
**Open Heritage sites:
No collaboration with community**

The revenue of these two sites cannot meet their maintenance fee. Their property owner is in charge of their management. To be honest, those open heritage site are a burden to the property owner from economy perspective. However, they have good quality restored building environment which is profitable to not only tourists but also residents. But both of them don't have collaboration with local community.

Residents' activities & distribution

•Figure5.2-6: Residents' activities and their distribution in South Luogu Lane area

Source: Author



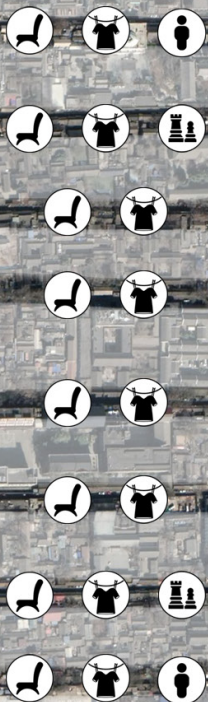
Sitting & Gathering in Hutong

It's very common to see residents put their chair in Hutong to gather and talk with neighbours, looking at people passing by.



[Roofed space]

[Boundary]



[Linear space with hook]

Drying up cloth

Drying up cloth can be founded in every Hutong alongside South Luogu Lane. Linear space can be hooked can support this activity.



Playing up chess

It's easy to start a chess game in any small space in Hutong. The most important thing is that this activity is definately not only between two people, but also a group of audience.



[Seat surrounded]



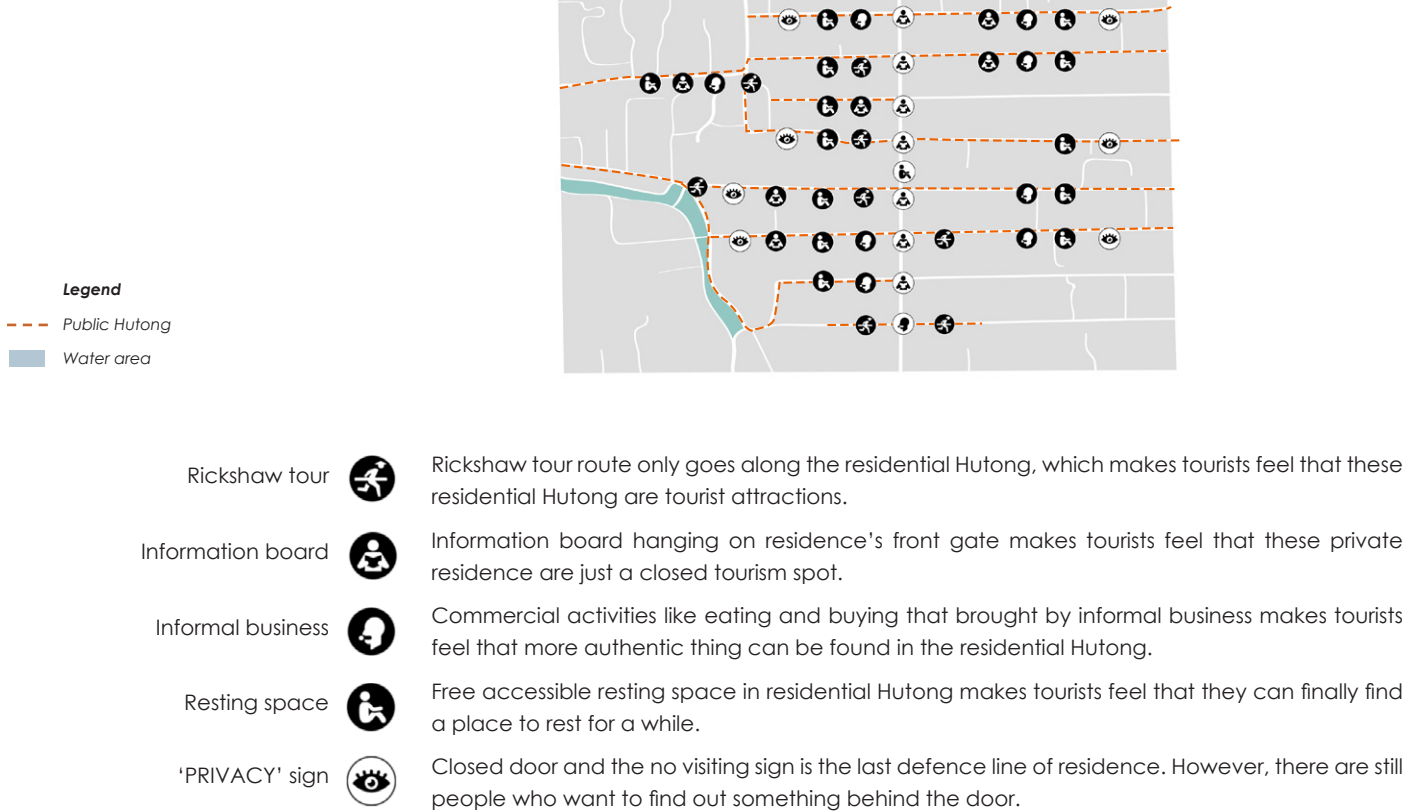
[Height difference]

5.3 Social interaction between tourists and residents

From activities to perception

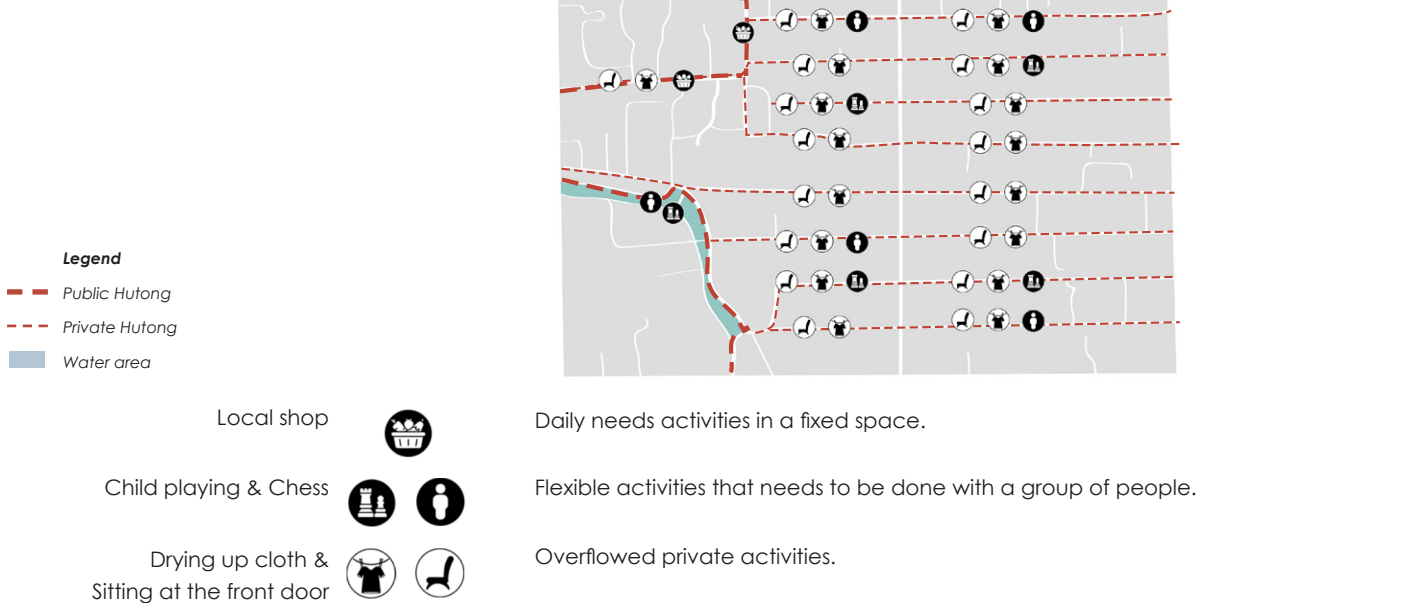
•Figure 5.3-1: Tourists perception through their activities

Source: Author



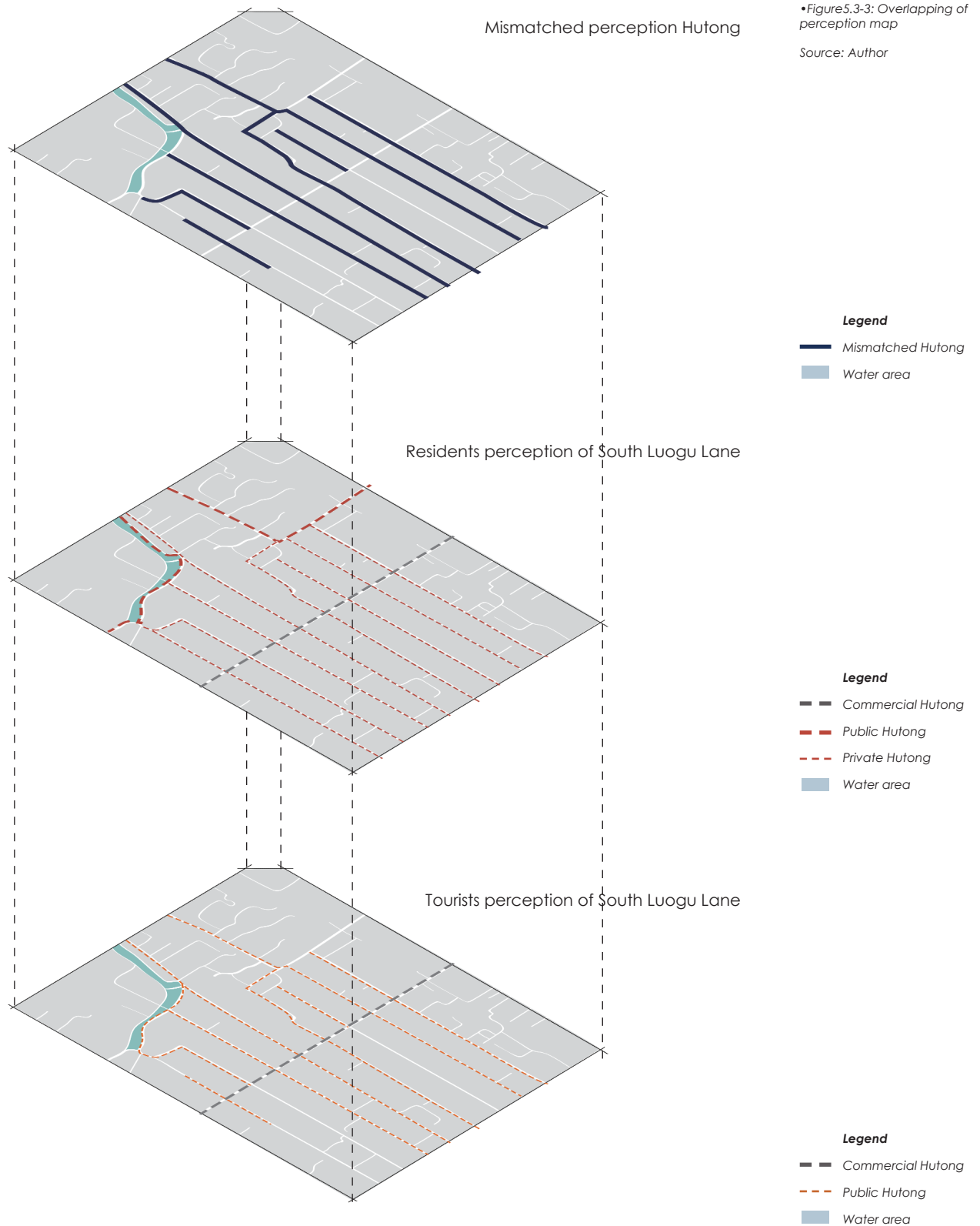
•Figure 5.3-2: Residents perception through their activities

Source: Author



Mismatched perception in residential Hutong

Through reading activities of two groups of people, their perception of the Hutong in South Luogu Lane area can be concluded. Overlapping their perception of same spatial environment, it can be clearly seen from the result that the mismatched perception Hutong are focused on residential Hutong. The inappropriate activities that result in this outcome is caused by many reasons.



Bricked up shops in residential Hutong



This map shows the shops distribution before government's intervention. It's an overlapping of the tourists commercial function, local commercial function and the bricked up shops. The bricked up shops are done by residents and private sector without and planning department's intervention. Some residents rent their frontage room to the business man or just open a shop by themselves. This behaviour creates the 'default design' in the theory of 'everyday urbanism'. It shows the conversation between residents, tourists and the site itself.

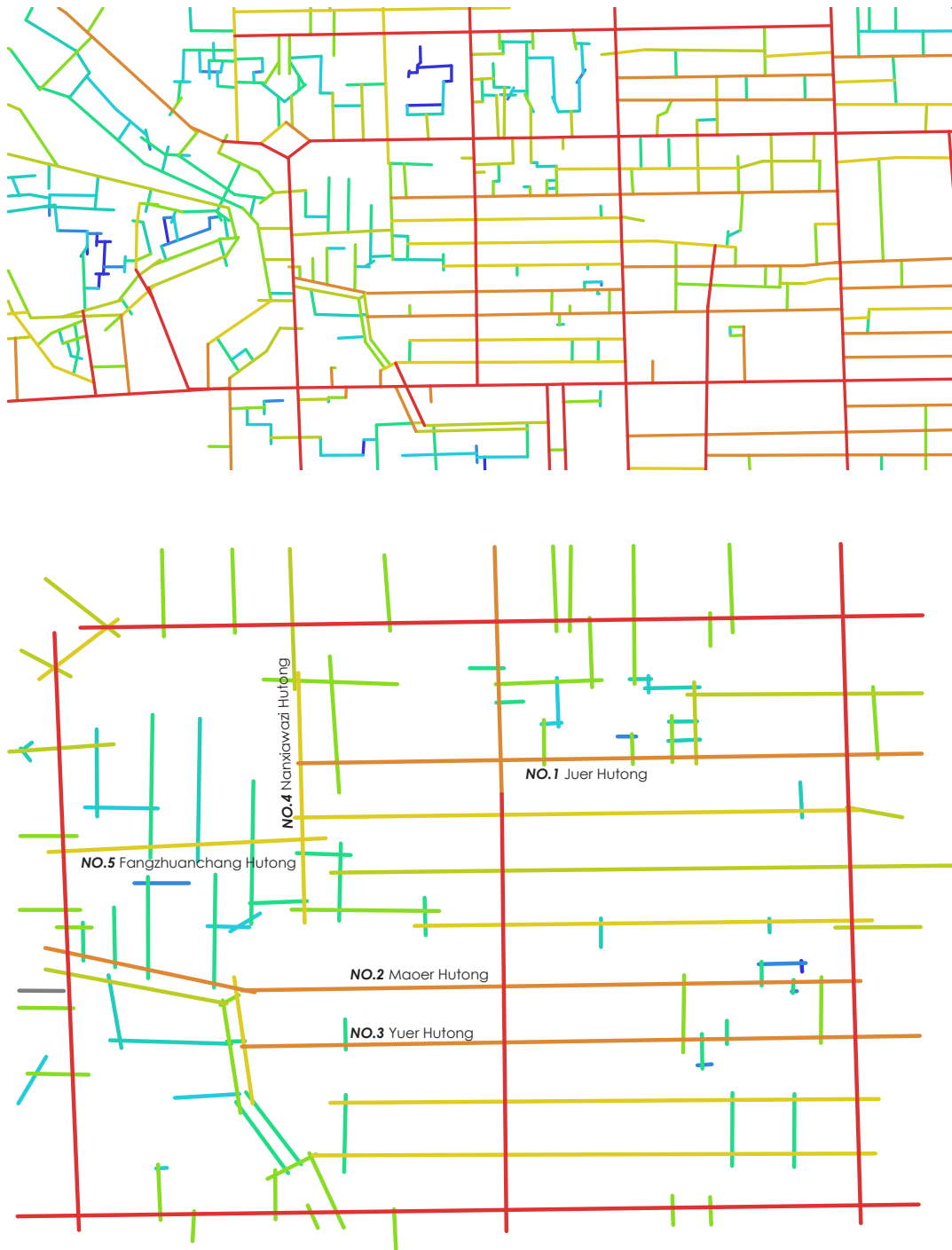
Four active Hutong stand out. For the tourists part, Yuer Hutong and Maoer Hutong once had many shops. That is mainly because this two Hutong connect South Luogu Lane with Shichahai and most of the tourist will visit this two place together. Nanxiawazi Hutong and Fangzhuanchang Hutong on the northwest side once supported the local commercial function.

•Figure5.3-5: Photos of bricked up shops

Source: Author, Baidu street view



Understanding the popularity with Space Syntax



•Figure5.3-6: Integration degree run by Space syntax

Source: Author

Yuer Hutong & Maoer Hutong have the potential to become a vibrant street from the spatial configuration point of view. Besides, Juer Hutong stands out from other east-west direction Hutong. It has the potential to be crossed by more people than other Hutong.

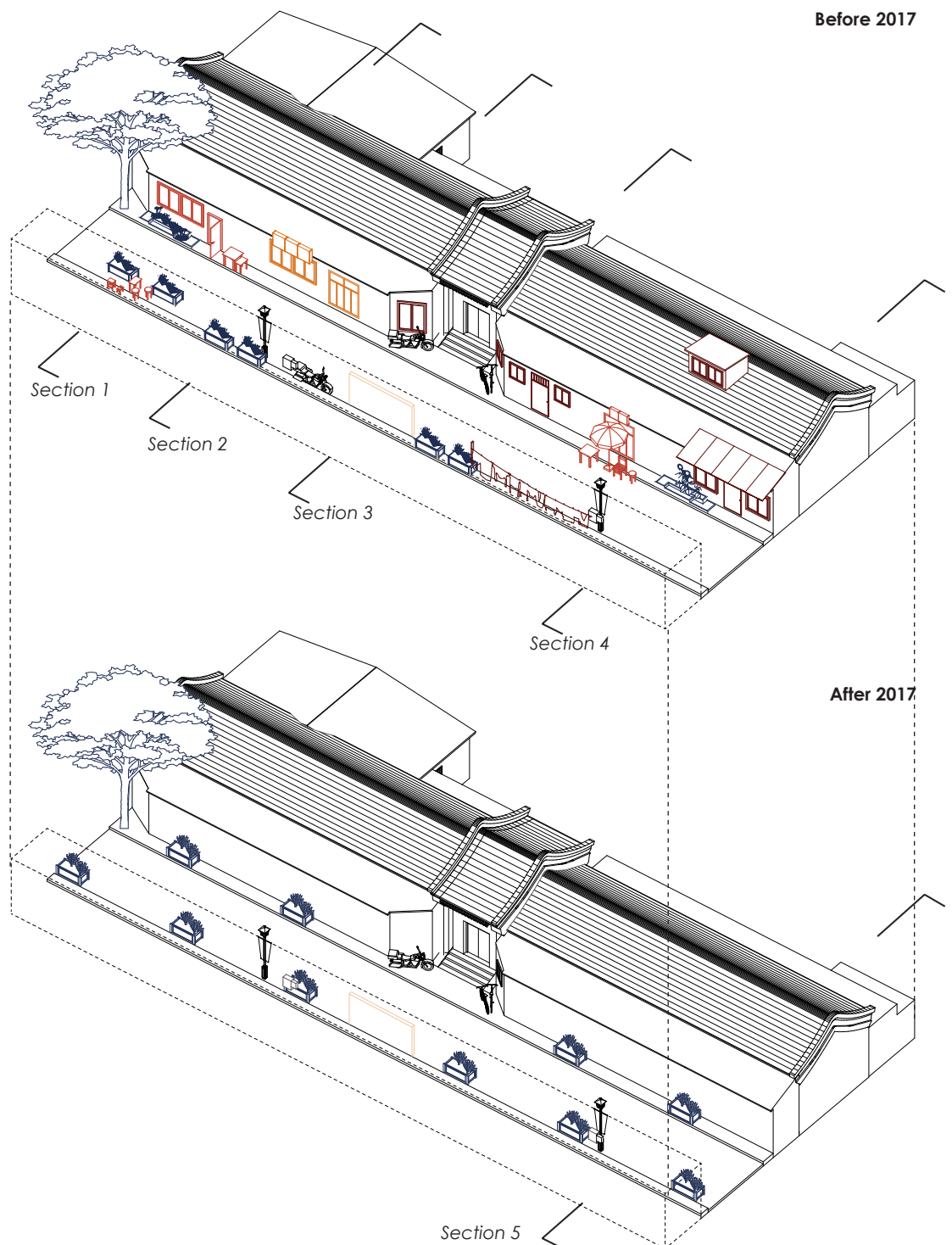
Nanxiawazi Hutong and Fangzhuanchang Hutong didn't show as much potential as Yuer, Maoer and Juer in east-west direction. But they are the 4th & 5th integrated Hutong in this area, which are even more integrated than other Hutong in east-west direction. At the same time, it's not that easy to reach those two Hutong from South Luogu Lane but much more easy to reach them from outside, which really suits the movement of residents. High accessibility and less tourists passing are the secret recipe for Nanxiawazi Hutong and Fangzhuanchang Hutong.

Physical environment and the social contact in residential Hutong

Since the figure from both social economic aspect and spatial configuration aspect shows that problem and opportunity for the interaction between tourists and residents coexist in residential Hutong, it would be interesting to zoom in and look at the physical environment that supports the existing interaction. This drawing is a collection of different types of physical environment that once existed in residential Hutong before local authority's intervention in 2017. Besides the formal and informal construction brought by business needs and living needs, newly added tourism function of the old building structure can also be found here.

The drawing below shows the appearance of residential Hutong after 2017. The environment does become tidy after closing the open wall. As a result, the social interaction between tourists and residents in residential Hutong changed along with the physical environment.

- Legend**
- Formal shops
 - Informal shops
 - Living needs
 - Historical structure



•Figure5.3-7: Comparison of the changing of frontage building under local authority's intervention

Source: Author

Informal shop

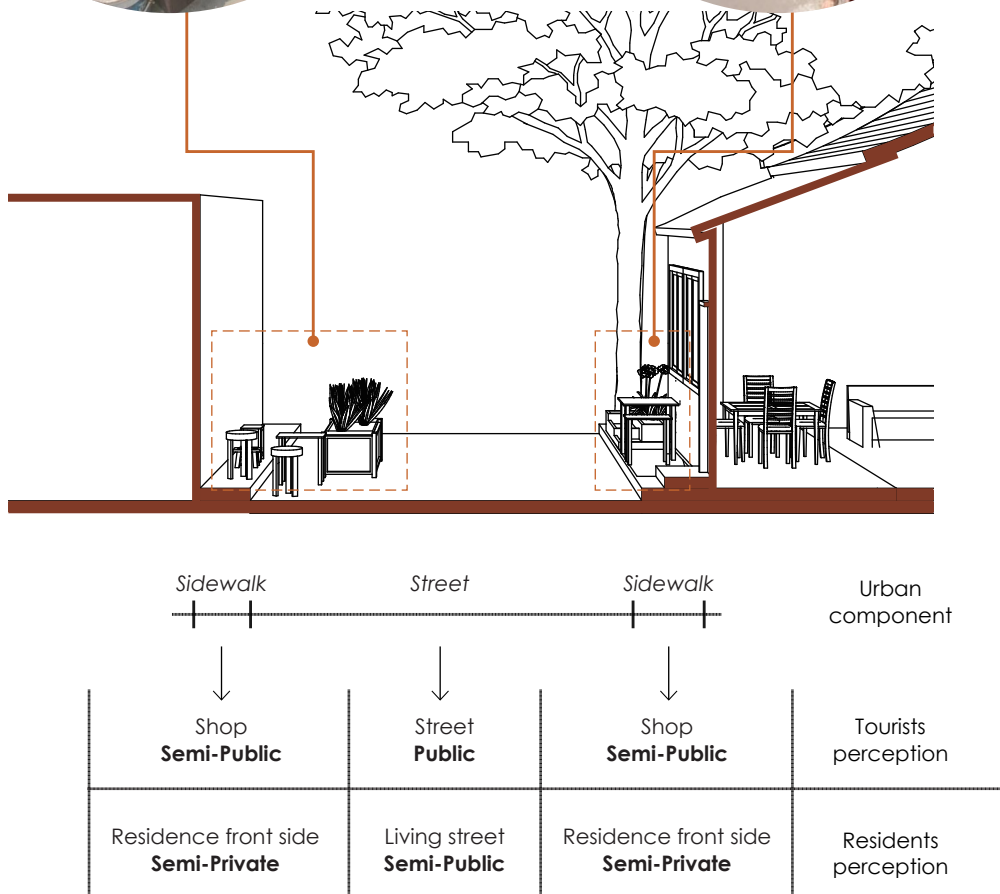
Those shops are roughly transformed by residents themselves, including the shop located at the front gate of courtyard house or open wall of south building which is only composed by simple desk and umbrella without seating space, or a shop with seating space like this drawing shows. The resident transformed the front side of her house into the selling space which sells cold drink and traditional yoghurt. It is convenient to go inside her house to reach freezer or get more goods since there is no enough space on sidewalk. On the side walk facing her door, the resident uses different kinds of seat from her own to provide resting space for tourists. This kind of not-so-good environment can also attract tourists to stay, which on the one hand illustrates the lack of rest space in this area. On the other hand, it also shows the curiosity of tourists towards the mysterious missing resident in this area.

However, this kind of informal business is a good way that facilitates the positive interaction between tourists and residents. But there are two shortcomings, one is the bad spatial quality, another one is this activities brings more stranger to living street without asking other neighbours opinion, which



•Figure5.3-8: Section of an informal shop

Source: Author



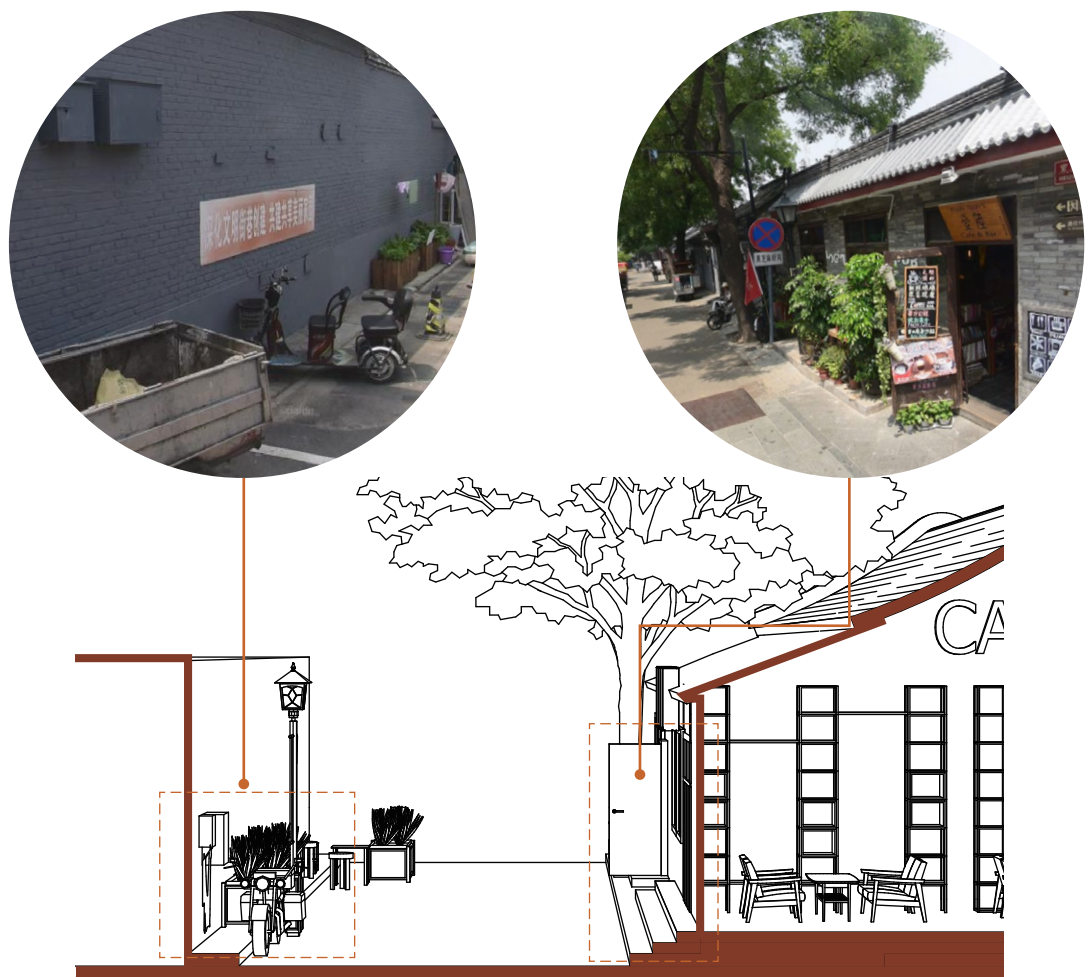
Formal shop

Because of the popularity of South Luogu Lane near by, renting house for business use can get a huge amount of money. Coupled with the bad living quality in this area, some residents who has the ownership of the building directly rent out their courtyard house or rooms to businessman who wants to run a shop in this area. Some residents who doesn't own the property sometimes even takes the risk of breaking law to rent out their rooms. It is because they can afford better quality residence firstly, and the considerable profit also driven them to do this.

Formal shop with design has much better environment than the residents self-constructed one. But there are two shortcomings in this typology. Firstly, local people is missing in this context, it changed residential Hutong into next South Luogu Lane, which is a commercial street without identity. Secondly, It brings more strangers into residential Hutong without asking neighbours permission, which aggravates the mismatch perception of residential Hutong among this two social groups.

•Figure5.3-9: Section of formal shop

Source: Author



Sidewalk	Street	Sidewalk	Urban component
Parking space Semi-Public	Street Public	Shop Public	Tourists perception
Living space Semi-Private	Living street Semi-Public	Shop Semi-Private	Residents perception

Historical structure

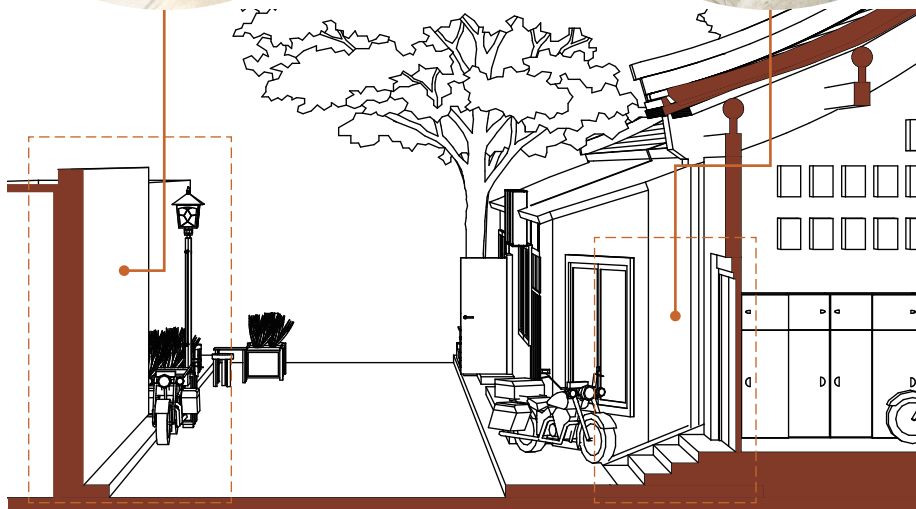
The booming tourism industry added new tourism function to the historical buildings and structures, in other words, it is asking one object to be public for tourists and private for residents at the same time, which is impossible. Under this context, negative social interaction happened at the front gate of courtyard house with well preserved building detail and screen wall. As it's shown in the photo, rickshaw man is introducing traditional building culture and history of this courtyard house to the tourist, which is a good social interaction between them. But when the resident of this courtyard is coming back home and find the key at the gate, the situation is really embarrassing.

The most interesting point is that this unhealthy social interaction is the only one that remains after local authority's intervention in 2017. It turns out that this intervention didn't solve the conflict between tourists and residents, but made the problem even worse.



•Figure5.3-10: Section of front gate

Source: Author



Sidewalk with screen wall	Street	Building entrance	Urban component
Tourism spot Public	Street Public	Tourism spot Public	Tourists perception
Residence front side Semi-Private	Living street Semi-Public	Residence entrance Semi-Private	Residents perception

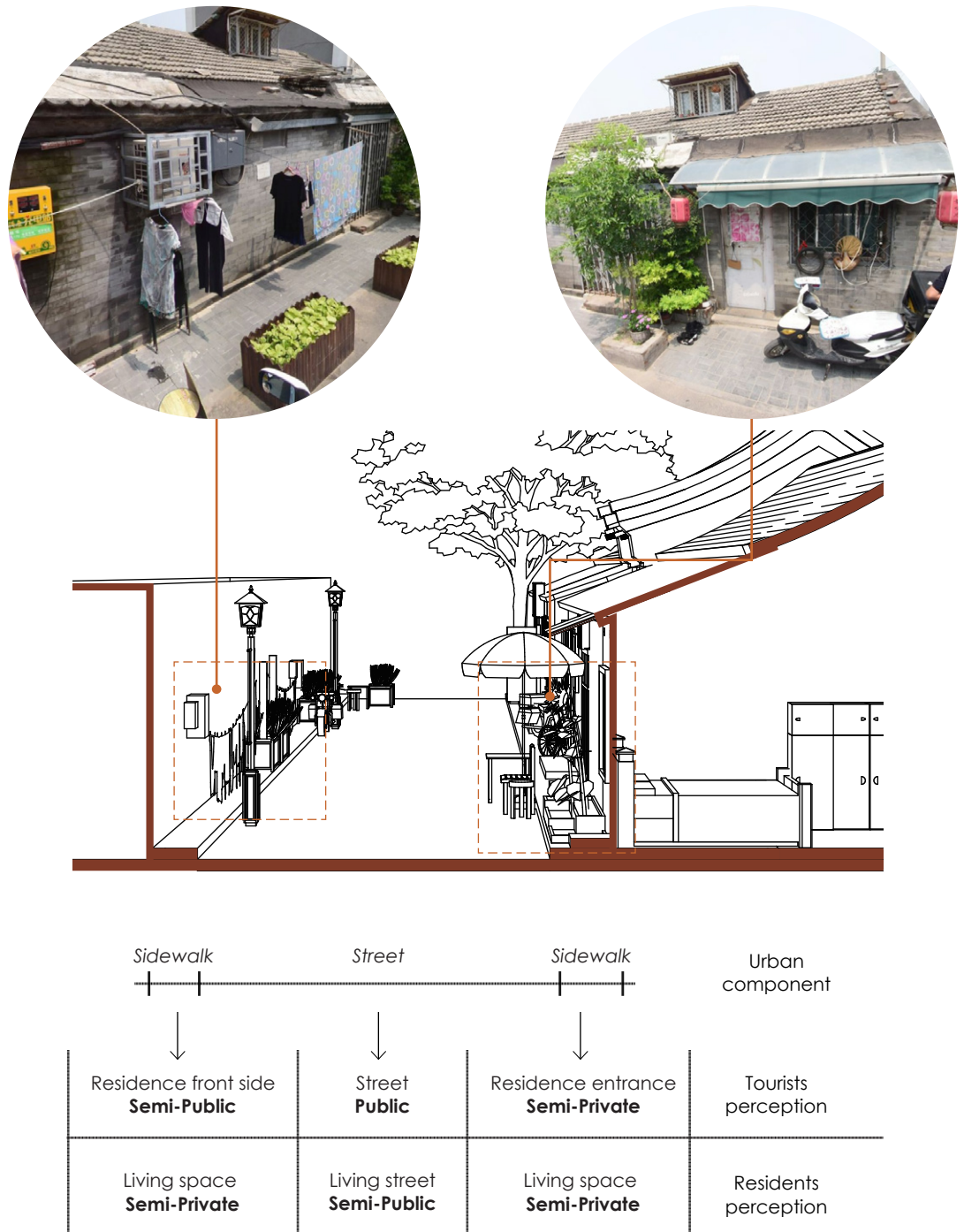
Living need (overflow from courtyard house to Hutong)

It was very common to see different kinds of living elements on residential Hutong before 2017. Because of the increased density inside courtyard house, private living needs overflowed on the street. Those elements includes clothing, scooter, plants and various daily use stuff. Plants are widely put on street not only because it needs sunshine or it can beautify the environment, but also because moveable pots and high plants help to defence their territory.

From tourists' point of view, it not that easy to understand why residents put their private stuff on street, what they directly feel is the messy street quality. However, those elements show the living trace of residents, tourists can perceive residents' existence through those elements, in other words, those are the privacy signal that can effect tourists' perception of residential Hutong. Some tourist might not entry such a residential Hutong because of its breath of life.

•Figure5.3-11: Section of residence before 2017

Source: Author



Living need (push back into courtyard house from Hutong)

According to the intervention of local authority in 2017, all the self-constructed open surface on an original closed wall has to be closed, private stuff are not allowed to put alongside Hutong anymore. Only the unified plant box assigned by local authority is allowed to array alongside residential Hutong. Let's not say that the living needs of the residents are neglected under this approach, the conflict between to groups of users are aggravated again here.

Residents' territory defence went away with those living elements, the mismatch perception of residential Hutong between residents and tourists became even worse. Besides, uniform planting box without personalization erase the last trace of residents, the residential Hutong now becomes a public street with tidy environment. The whole Hutong is saying welcome to tourists, while residents can only stay inside the courtyard houses with remained bad quality.



•Figure5.3-12: Section of residence after 2017

Source: Author

Sidewalk		Street		Sidewalk		Urban component	
↓		↓		↓			
Street Public		Street Public		Street Public		Tourists perception	
Living space Semi-Private		Living street Semi-Public		Living space Semi-Private		Residents perception	

5.4 Urban legibility analysis

Edge typology

•Figure5.4-1: Typology of edge

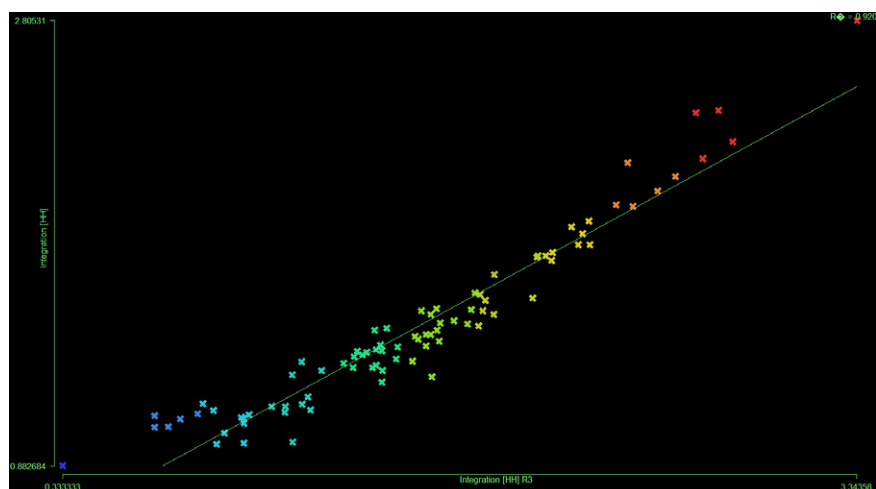
Source: Author



Based on the theory from Lynch and Weisman, spatial analysis of South Luogu Lane area starts from edge mapping. The definition of edge is the boundary with continuous certain form (Lynch, 1960). It was made based on the shop distribution map above and there are four types of edge: a) Closed surface with high wall which is visually or physically inaccessible. b) Commercial surface which have several shops on the boundary. c) Residential surface which is the combination of courtyard wall and front door. d) Open space surface is the edge of waterfront and green space. Privacy signal was studied among those different edge typologies.

•Figure5.4-2: Scatter plot shows the Synergy of South Luogu Lane area

Source: Author



Having a synergy value at 0.9 means this area has a clear core centre, which is obviously the South Luogu Lane in the middle of this district. In other words, the core centre also means a clear interface was created in this area. It spatially reflected on the commercial street in the centre, and the residential Hutong along side the main lane, that is, the area for tourists and the area for local residents. This character explains the concentration of shops on this lane, at the same time, shows the sense of territory in the residential block is really strong.

Commercial edge



•Figure5.4-3: Photo of different edge typology

Source: Author

Residential edge



Closed edge



Open edge



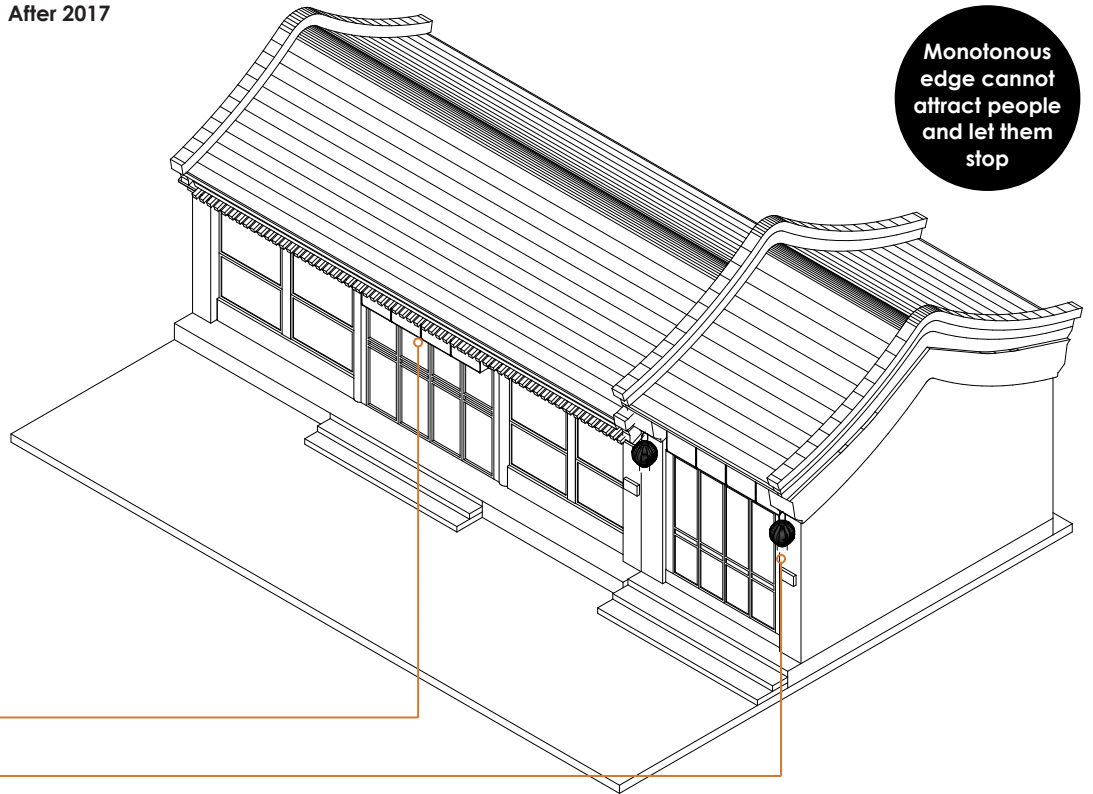
Commercial edge

•Figure5.4-4: Comparison of Commercial edge and its signal before and after local authority's intervention in 2017

Source: Author

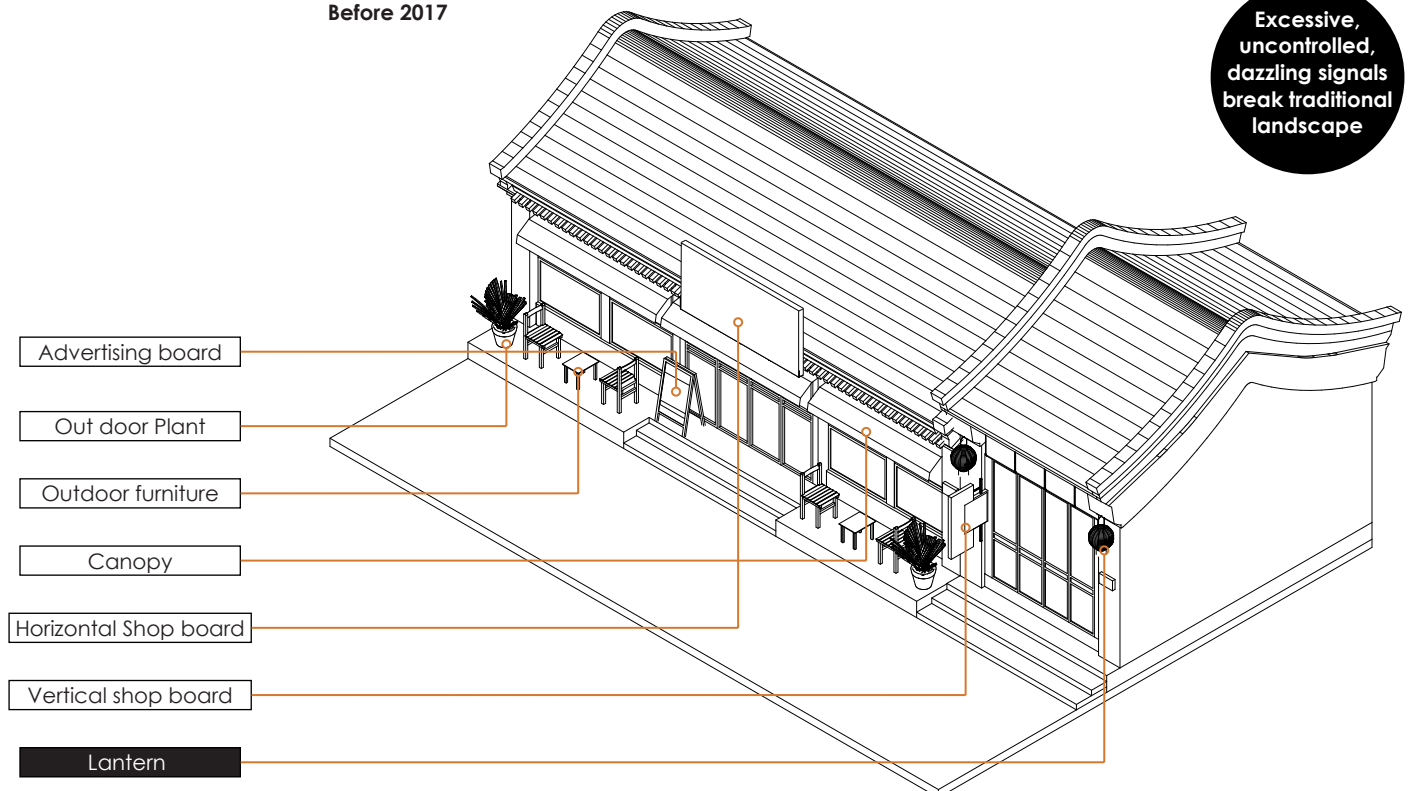
- Modern style signal
- Traditional style signal

After 2017



- Shop Board
- Lantern

Before 2017




- Advertising board
- Out door Plant
- Outdoor furniture
- Canopy
- Horizontal Shop board
- Vertical shop board
- Lantern

Existing guideline and its problem

Except for the traditional style building on the commercial edge, there are a lot of well-designed modern style buildings. It would be difficult to take action if the strategy will waste the shop owners' money. Besides, some shop owners will just copy the appearance of a traditional building to keep a minimum spending, which damages the authenticity.


For the sake of traditional landscape, modern style signals were swept on the commercial street. It's true that some of them are negative to the traditional landscape, but there are also some signal that can contribute to an active commercial atmosphere. For example, the outdoor furniture and plants create a transitional space between shops and street that can let people stay for a while, instead of quickly passing by the street. From the historical photo of a commercial street, it can be clearly seen that elements like canopy, vertical advertising board and second floor activities are very important in forming a commercial atmosphere. For some signal, the problem is not about the function, but about the form.

Existing guideline



“Control the size and location of shop board.
Only one type of shop board can be used (horizontal or vertical) ”

“The material and building technique should go along with the traditional rules.”



“Modern style building is not allowed.”

“Outdoor furniture and plants that contradicts with traditional landscape is not allowed.”

•Figure5.4-5: Existing design guideline

Source: The landscape control and protection guidelines of South Luogu Lane district, 2016

Shop board & Font



Canopy & Font



•Figure5.4-6: Old photo of commercial street

Source: <http://www.ilishi.net/html/200908/1219.html>

Activities on roof & Font



Residential edge

•Figure 5.4-7: Comparison of Residential edge and its signal before and after local authority's intervention in 2017

Source: Author

Modern style signal

Traditional style signal

Vehicle

Plant box

Air conditioner

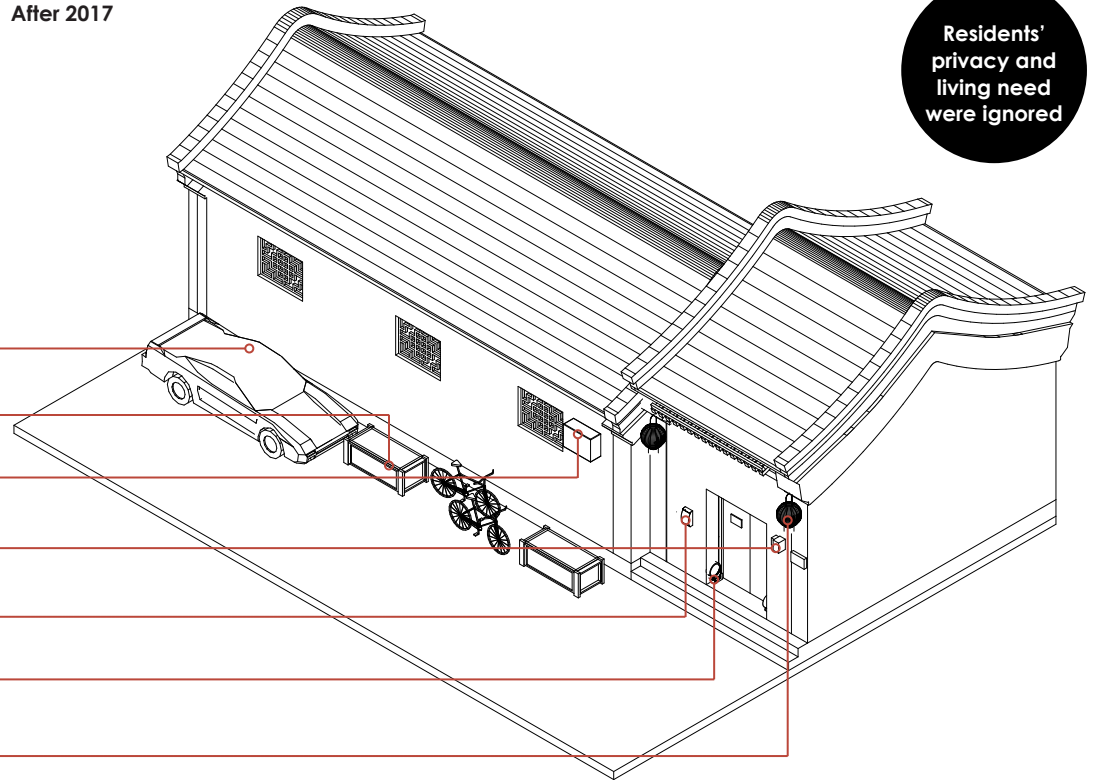
Municipal pipeline

Mailbox

Gate pier

Lantern

After 2017



Residents' privacy and living need were ignored

Before 2017

Vehicle

Plant box

Air conditioner

Municipal pipeline

Outdoor furniture

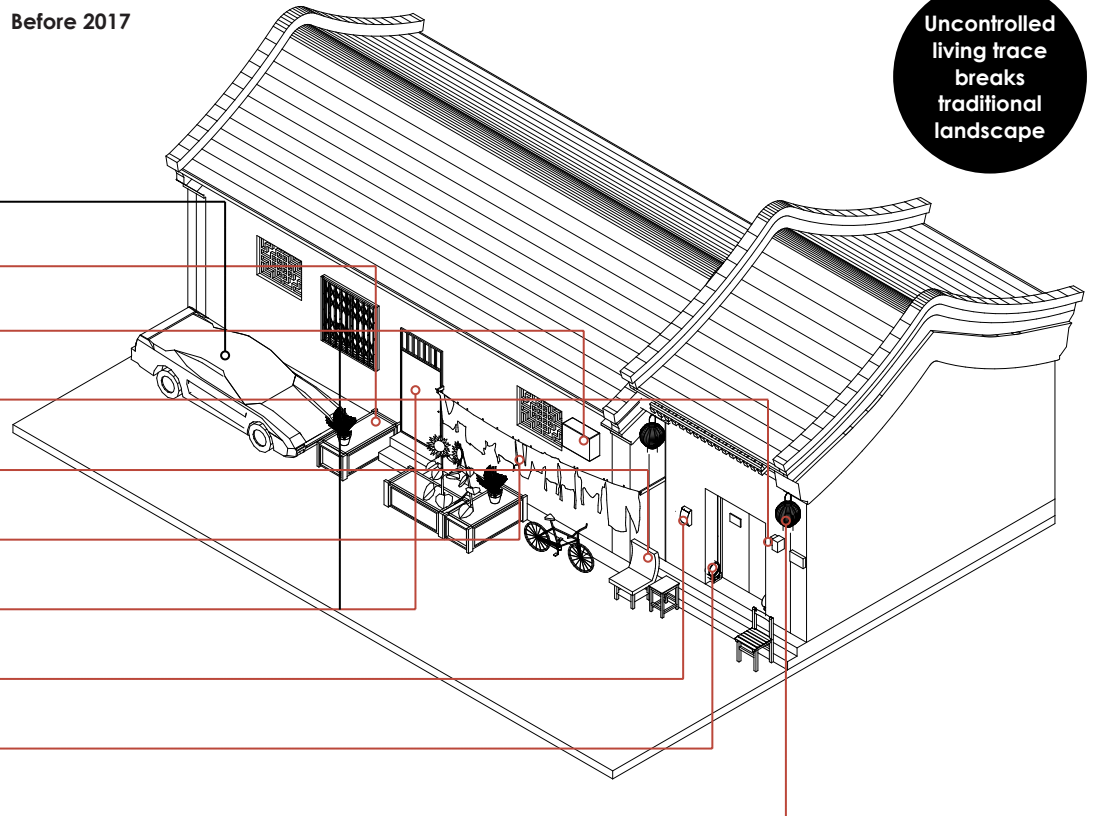
Drying up cloth

Informal hole

Mailbox

Gate pier

Lantern



Uncontrolled living trace breaks traditional landscape

Existing guideline and its problem

Same method with the intervention on commercial edge was used for the organisation of residential edge. Local authority tried to remove all modern signal, aiming to recover the historical landscape. But, there are still some modern signal which cannot be removed, like municipal pipelines, air conditioner and the parking of vehicles. Take the plant box that designed by local authority an example. It was out there to beautify the environment of Hutong, at the same time occupy the sidewalk to avoid people parking along Hutong. But in reality, people move the plants box to make space for parking and some of them even use the plant box to define their entrance. The quality of design can always be tested through people's use, this results shows that the existing method is definitely not the best solution. Because it neither fundamentally solve the problem nor consider the daily needs of people. If residents have enough space inside the courtyard house, they wouldn't dry their clothes under other people's eyes. Just like resident's design on the plants box, all those living trace somehow are helping to form the social control in today's Hutong. When visitors are walking along this Hutong, they can feel how privacy this Hutong is through those signals. This can help to reduce the visitors' disturbance to residents. When the local authority removes all the living trace, the mismatch perception becomes even worse. The rights of local residents are greatly hurt, for some cases, they can't even keep the windows in their small rooms.

However, the mismatch perception needs to be unify in order to create a good physical environment to support the positive social interaction between tourists and residents. The problem of crowded courtyard and parking also need to be solved fundamentally to meet people's need at first. At the same time, the contradictory needs of residential Hutong under today's context, which refers tourism and residence, public and private is calling for a classification on Hutong typology.

Parking in Hutong

A pilot project was tested in May 2016, Jiaodaokou district municipality built an underground parking lot for the resident in Qianyuanensi Hutong. Firstly, Jiaodaokou district municipality organized Hutong residents established a 'Residents traffic self-management committee' in April 2016 to allow residents to decide the parking price by themselves. Secondly, the parking space has been built by municipality. Members of the self-management committee also jointly studied and formulated the standards for accessible vehicles in the underground garage and the self-management convention for the traffic order in Hutong. The convention gives a clear rules that 'only residents' car is allowed to pass Hutong but parking is not allowed, all residents have to park their car in the underground parking lot.

This is a good solution for the parking issue in Hutong. On one hand, it involves the civil group by giving them right, thus achieve a efficient self-management. On the other hand, it also gives an idea of breaking down the problem. The parking problem of the entire region was broken down into each Hutong and solved inside Hutong. Smaller scale project gives more speaking right of civil group through the self-management committee.

1. Tencent, 'South Luogu Lane area of Dongcheng District: Self-management committee organise residents to achieve forbidden parking in Hutong', 2018

•Figure5.4-8: Parking situation in South Luogu Lane area

Source: Author



Closed edge

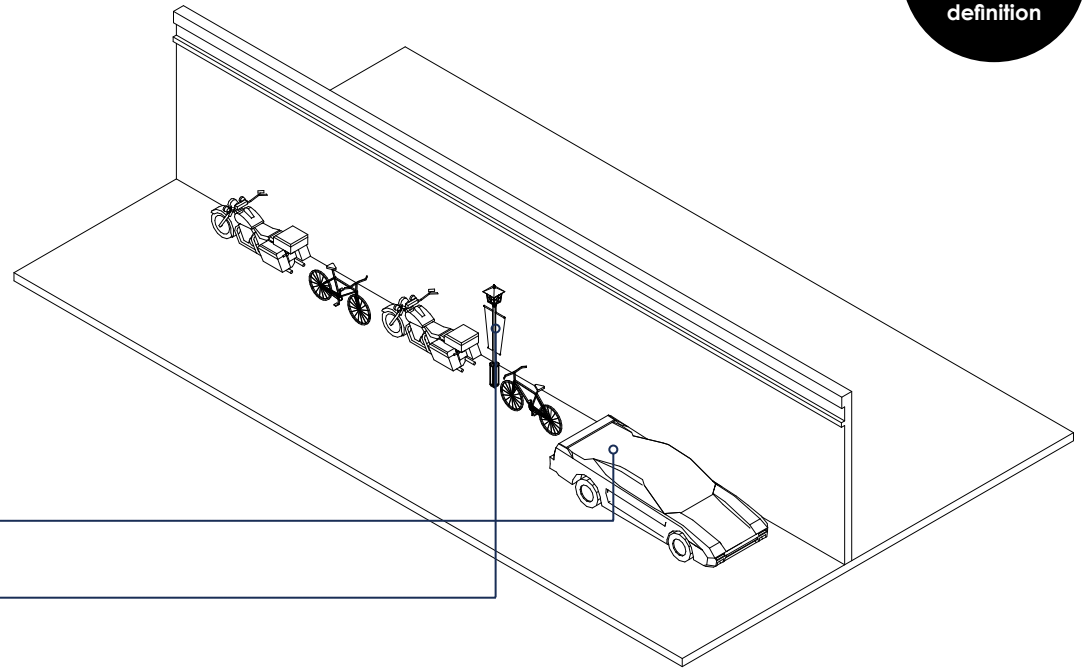
•Figure 5.4-9: Comparison of Residential edge and its signal before and after local authority's intervention in 2017

Source: Author

- Modern style signal
- Traditional style signal

- Vehicle
- Street light

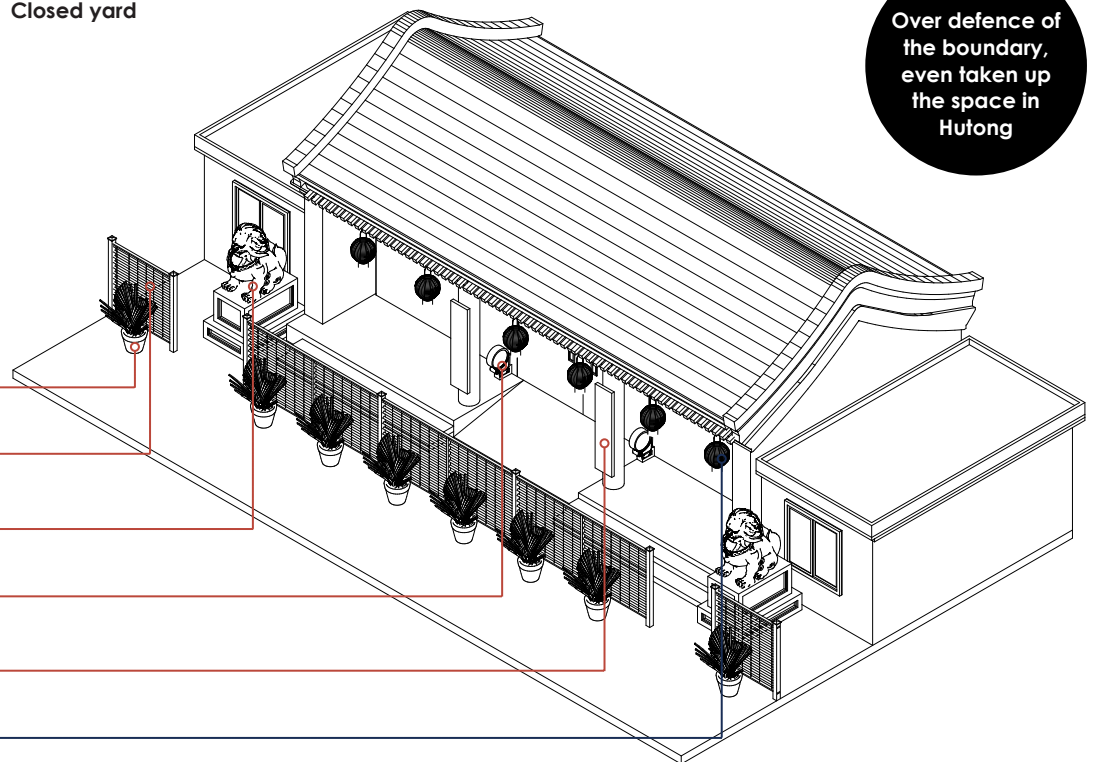
Closed wall



Occupied by parking without a clear definition

Closed yard

- Plants
- Steel fence
- Stone lion
- Gate pier
- Vertical Board
- Lantern



Over defence of the boundary, even taken up the space in Hutong

Signal assessment

Question for modern signal: Is it a **positive** or **negative** privacy signal towards an active street life from both function and form aspect?

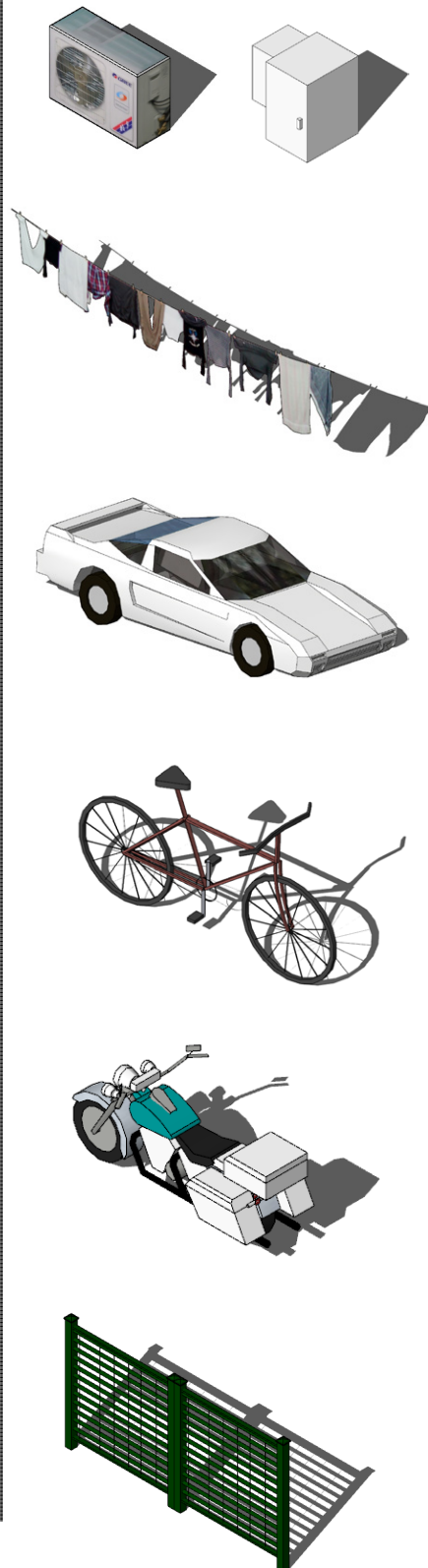
•Figure5.4-10: Signal illustration and classification

Source: Author

Positive function but negative form



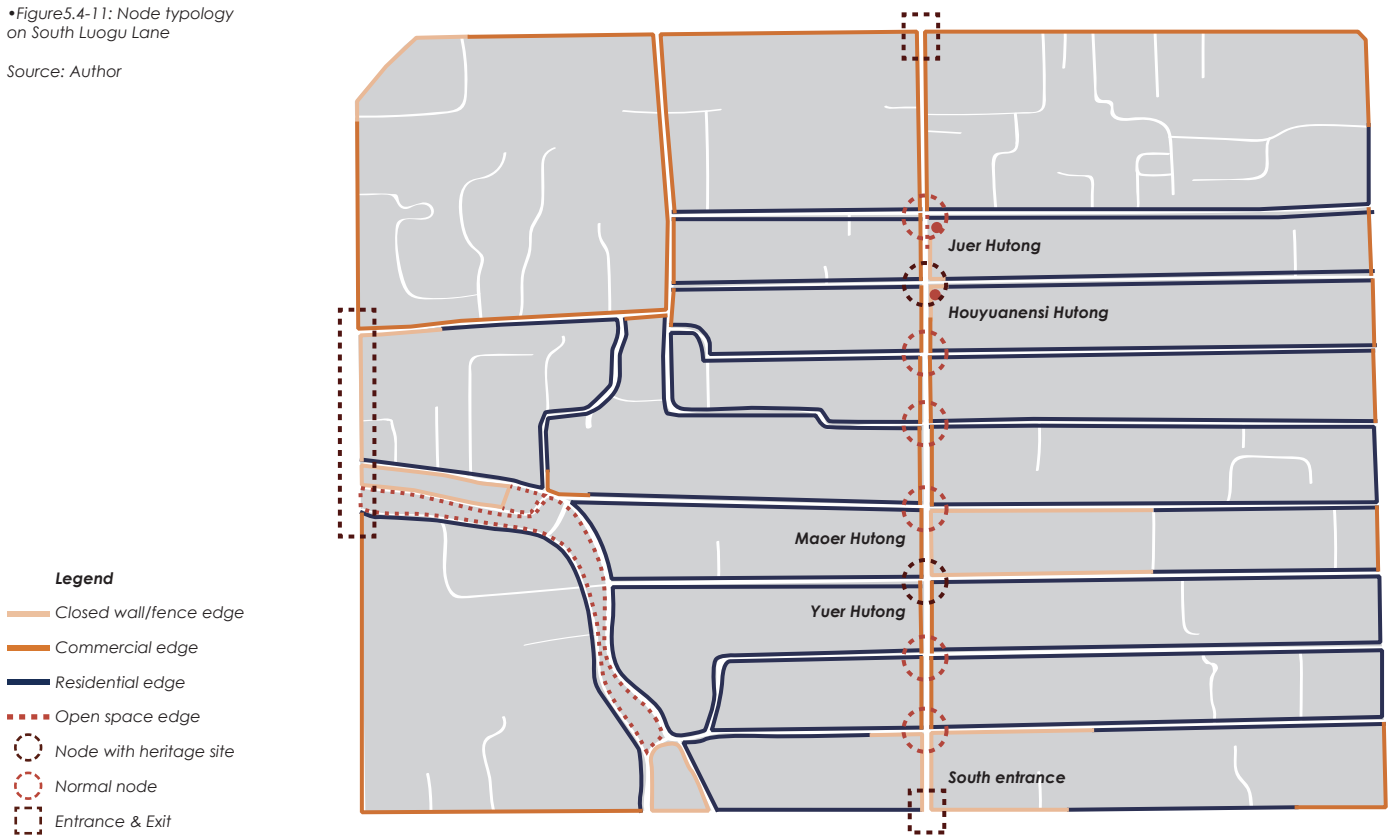
Negative function and form



Node analysis

•Figure5.4-11: Node typology on South Luogu Lane

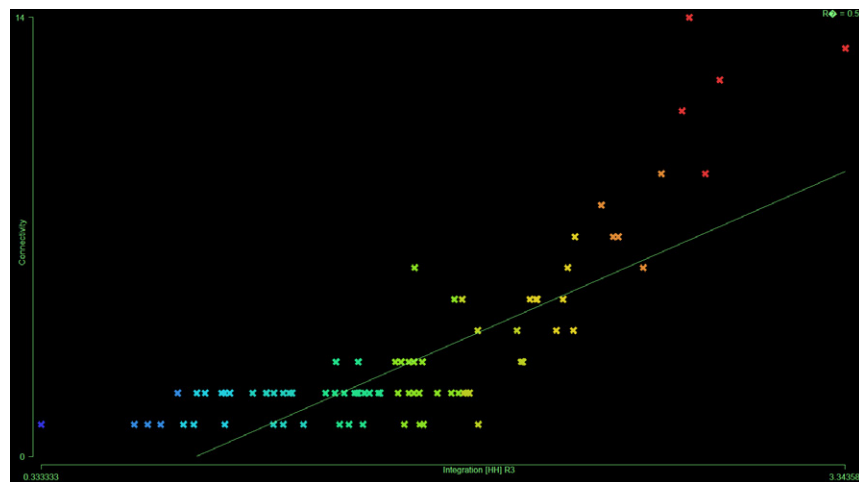
Source: Author



Node mentioned here refers to the cross road of South Luogu Lane and other residential Hutong. Special node on South Luogu Lane with relatively high legibility was analysed based on the edge analysis. Landmark (Lynch, 1960), differentiation and signage (Weisman, 1981) was taken in account as well when defining the speciality of one node. Node was clasified into the one with open heritage site and the one without open heritage site from the point of view of a user, in order to analyse the quality of way-finding in this area.

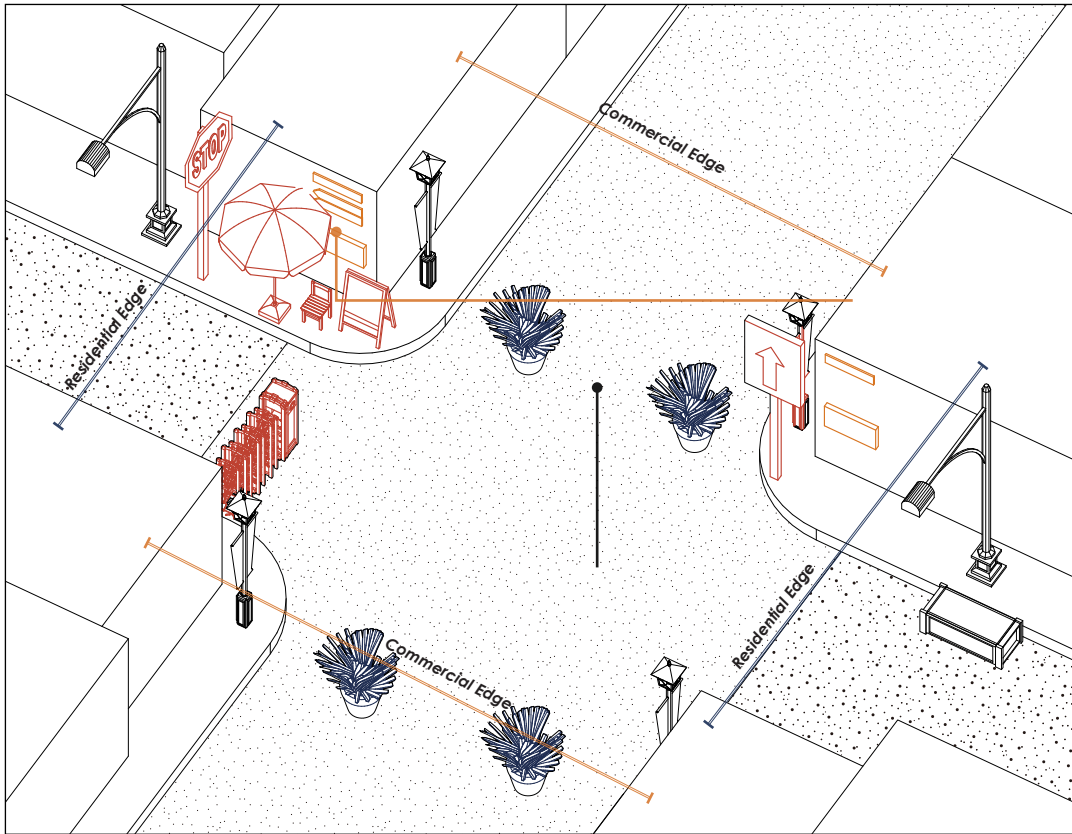
•Figure5.4-12: Scatter plot of connectivity and local integration of South Luogu Lane area

Source: Author



This scatter plot of connectivity and local integration shows how readable this space is. The value of 0.562 means this area is not that easy to read, which means that people can't understand the overall spatial structure well in a certain spot. The overall and local correlation is not obvious, which is easy to cause people to feel lost. The main reason is this fish-bone structure has too many nodes on the main lane and most of them look like the same.

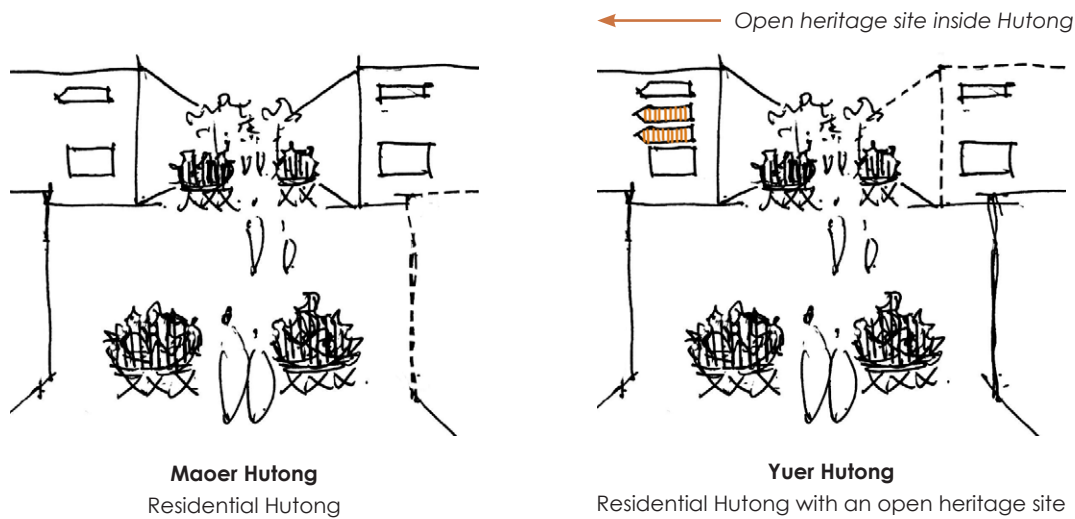
Normal node



•Figure5.4-13: Problem conclusion of a common node: Messy elements works on their own to solve the single problem

Source: Author

- For solving car problem
- For way finding
- For way finding



•Figure5.4-14: Difference between node with and without an open heritage site on the residential Hutong alongside main lane

Source: Author

Comparing to the former drawing, different perspective which addresses the spatial environment was used here to classify the node. Normal node refers to the crossroad without any special point on spatial aspect. Combining these two way of classification, it can be clearly seen that there's actually no way-finding system at all for the tourism industry in this area. The only difference between node with or without an open heritage site is the existence or inexistence of a sign hanging at the corner of wall.

However, this result is caused by two problems. Firstly, the spatial structure was designed at first to support it's original private residential function, which is opposite to the tourism function. Secondly, which is also the main problem, is that the way local authority respond to this newly added needs. They split and solved the problem individually with simple elements, which is floating above the urban structure. This approach makes the space unreadable under today's context.

Node with landmark Houyuanensi Hutong x Heizhima Hutong



Landmark
Wanjing hockshop

Lack of heritage environmental design

A heritage wall located on one closed surface on South Luogu Lane. There is no design around this heritage wall but only street. It doesn't provide people with a good public space. Trees, street lamps, bikes cover this heritage wall.

• Figure 5.4-15: Illustration of the crossroad of Houyuanensi Hutong and Heizhima Hutong

Source: Author



Deficient way-finding design

Insufficient use of public space

It's not easy to find a open space on the crossing of South Luogu Lane and it really makes this crossing different from others. But this space is being occupied by a private company with cones.



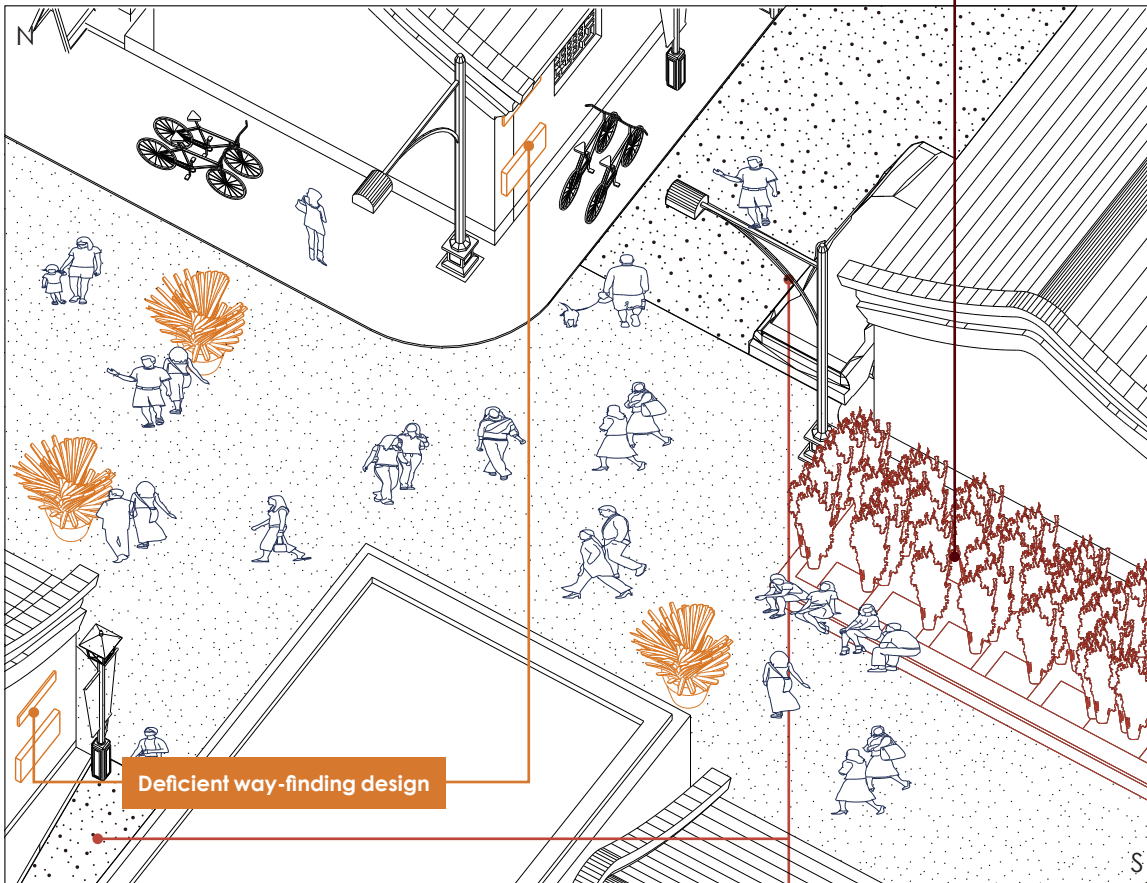
Juer Hutong x Qianguolouyuan Hutong



Landmark
Bamboo

Insufficient use of public space

It's even hard to find such a green area in this area, not to mention how special it will be on South Luogu Lane. Those bamboo doesn't have any conversation with its surrounding. But the height of its fence is suitable for sitting down. As a result, a lot of people take a rest at here even it's not a real bench. It also reflects the lack of resting space in this area.



Deficient way-finding design



Different pavement material

Polished grey brick was used on South Lguogu Lane and asphalt was used for the residential Hutong alongside South Lguogu Lane. Material with same colour makes people hard to notice that they are entering a different area when they steps into residential Hutong.

•Figure5.4-15: Illustration of the crossroad of Juer Hutong and Qianguolouyuan Hutong

Source: Author

Exterior connection South Luogu Lane subway station

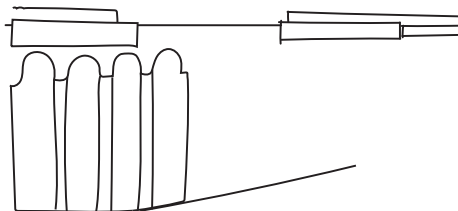
•Figure5.4-16: Photo of south entrance of South Luogu Lane

Source: Author



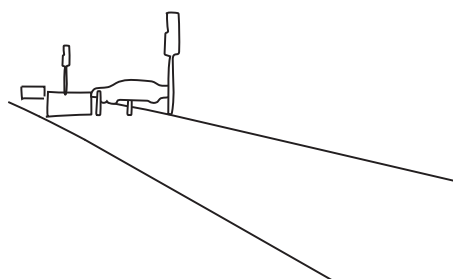
Huge flow of people

In 2005, South Luogu Lane had less than 60,000 passengers a year; in 2009, this figure rose to 1.6 million. At the peak time during summer vacation, there were 150,000 people visiting this 700 meters long Hutong in one day. Most of the tourist come to this area by subway and take off at this station.



Layers fence give cars priority

Asphalt road and layers of fence give the right of road to motor vehicles. It makes drivers feel annoying of the passing by people. Pedestrian also feels unsafe when they are crossing the road.



Short passing time and narrow walk way

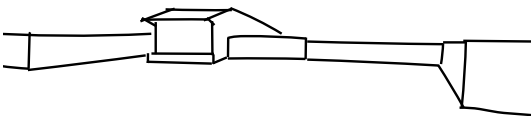
This road is 30 meters wide and because of the car priority, people have to wait two traffic lights. And the waiting space in the middle is too narrow to carry so many people, so that many people have to stand in the way of car lane.

Shishahai subway station



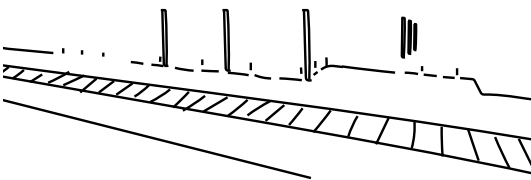
•Figure5.4-17: Photo of Shishahai subway station located at the west side of South Luogu Lane area

Source: Baidu street map



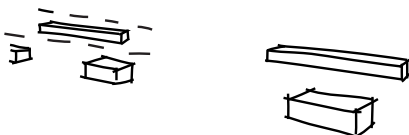
Monotonous continuous closed surface without any guidance

The underground construction of subway station leaves empty space and closed wall around the subway entrance, which makes people feel confused which way should they go when they step out from the entrance.



Space cut in layers

There is enough space here to create a small plaza in front of the subway entrance originally. But it was cut by bus waiting platform, bike lane with different height, street lamp in line and small poles prevent parking.



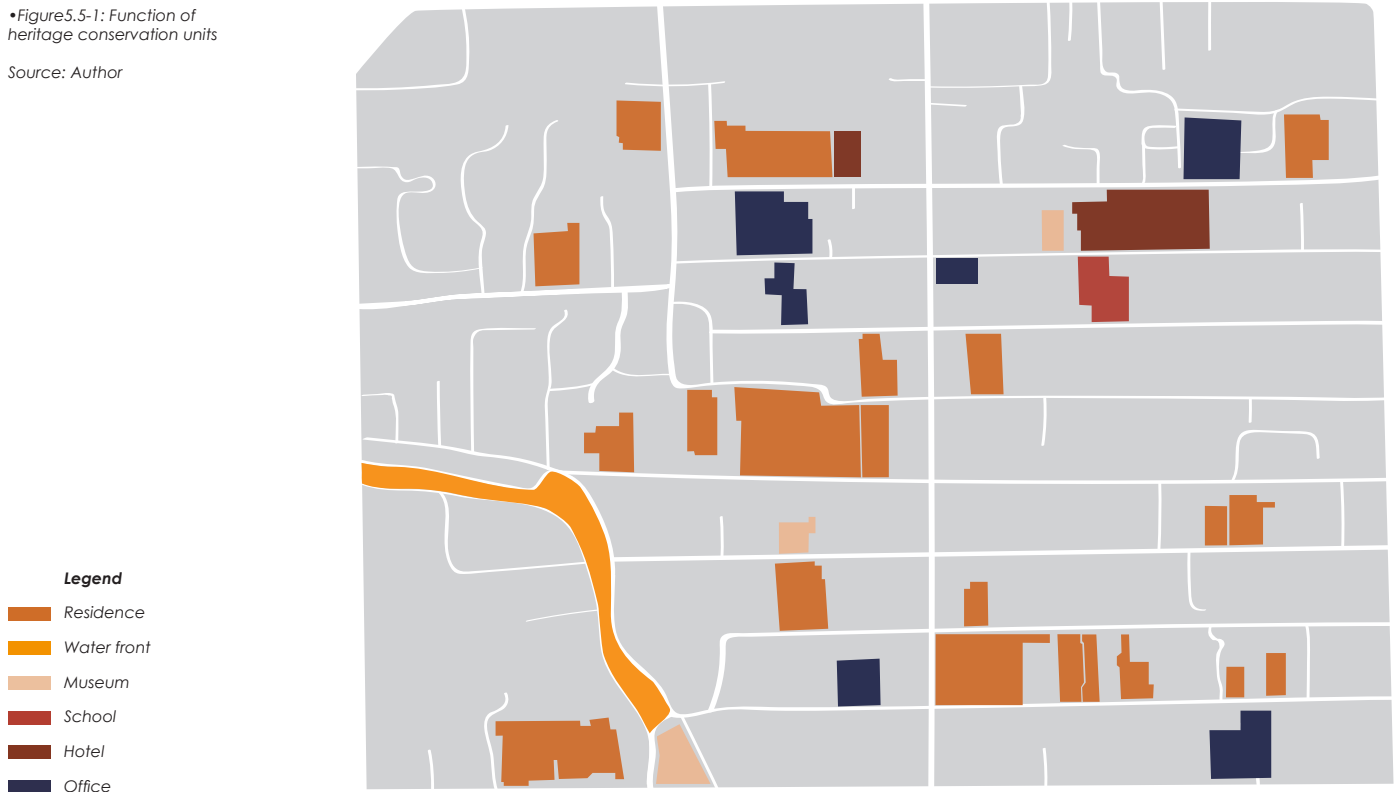
Individual urban furniture

Public seat was only put here without thinking from users' experience. Seats is standing close to a trash can and directly facing the subway entrance. At the same time, linear space on both side makes the seat less attractive to people because of the sense of insecurity.

5.5 Existing situation of heritage conservation units

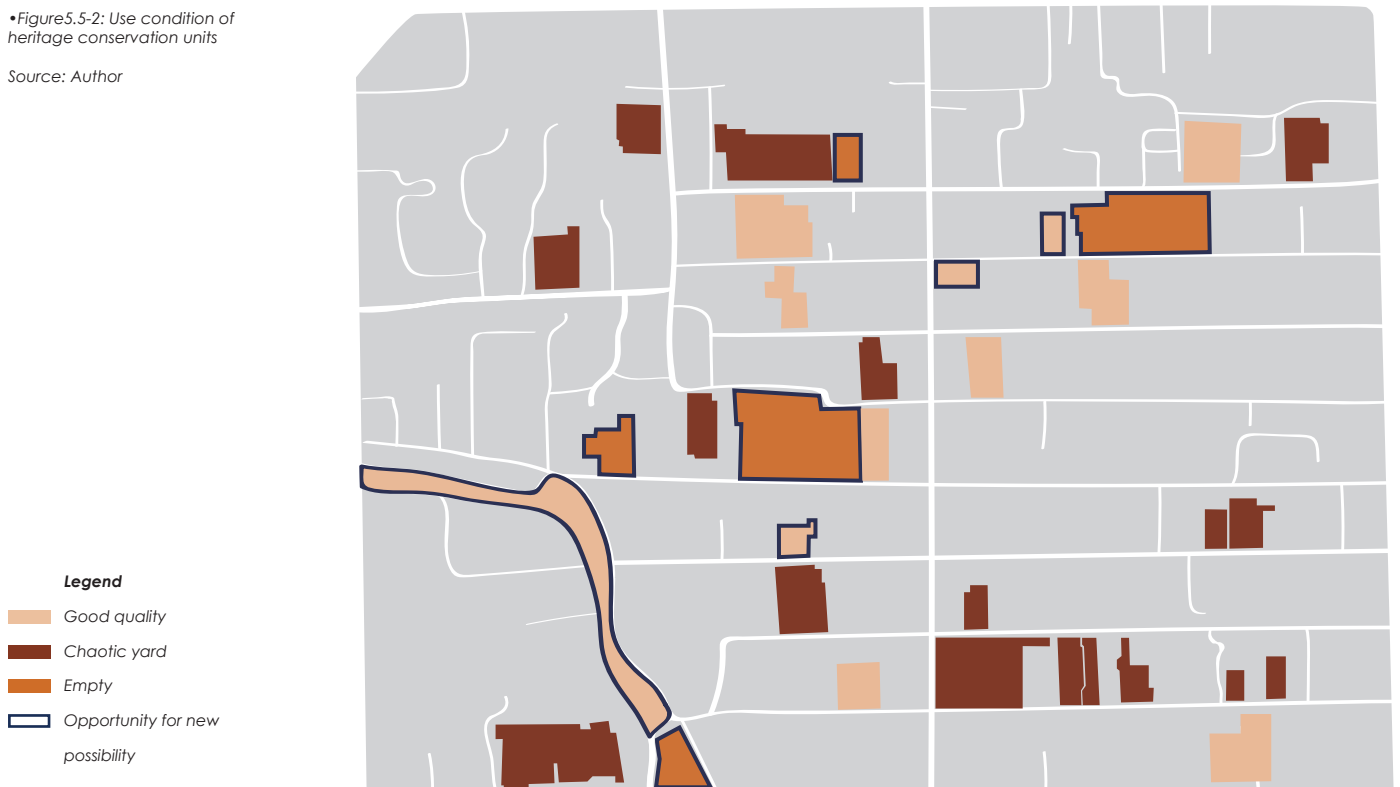
•Figure5.5-1: Function of heritage conservation units

Source: Author



•Figure5.5-2: Use condition of heritage conservation units

Source: Author



Not all the heritage conservation courtyard house in South Luogu Lane area is being inappropriately occupied by residents, in other words, some of them have good quality but closed to tourist. That's because those good quality courtyard houses are private property with the owner living inside. Actually, building quality is much related to the property ownership instead of the building function. Bad quality courtyard houses are owned by institution and used as dormitory for the employee. The owner doesn't live there so that he/she doesn't really care about the living quality.

To open the closed courtyard house, some questions need to be answered. Firstly, is it necessary to open all the heritage site? The answer is definitely not as long as the historical structure is being used appropriately. It would be wasteful if every heritage site is open to the public. Secondly, how to chose the open courtyard house? Here the empty courtyard house standing out from the existing closed heritage units. It can skip the step of population vacation which consume lots of time. At the same time, open an empty courtyard house it's profitable for property owner. As a result, those courtyard houses are very potential for future development.



• Figure 5.5-3: Existing situation of heritage site

Source: Author

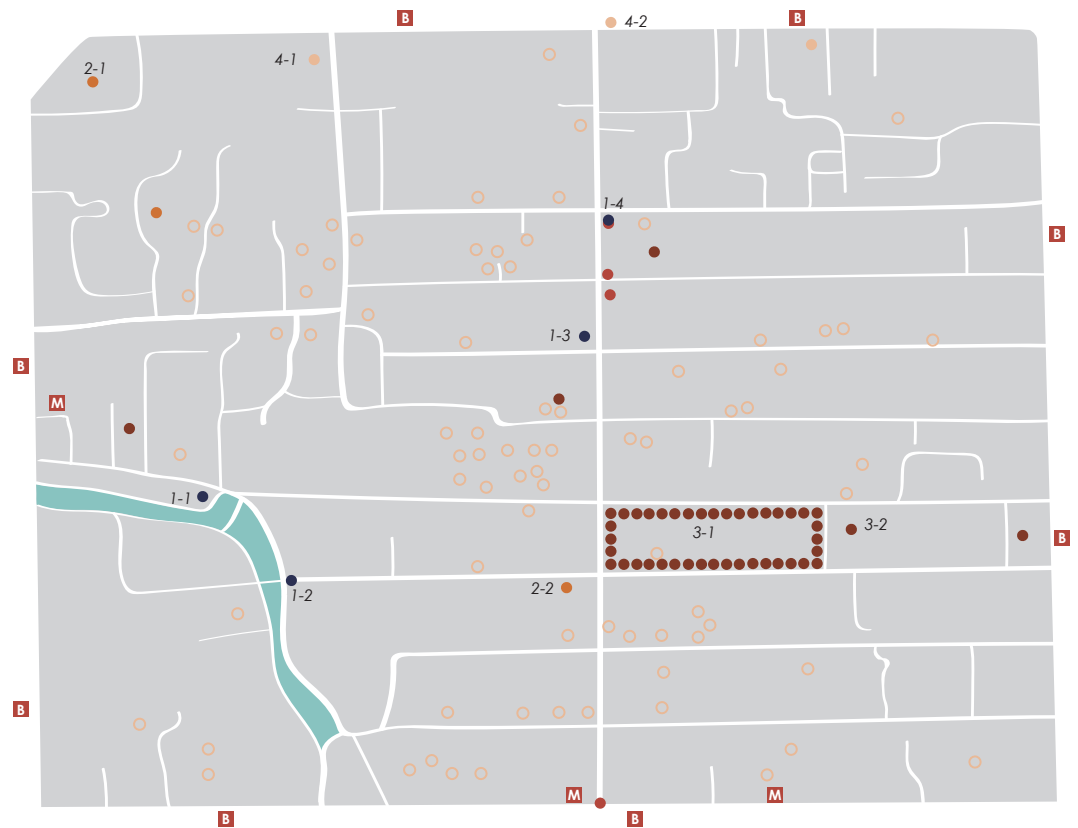
5.6 Identity

•Figure5.6-1: Special function of South Luogu Lane area

Source: Author

Legend

- M Metro station
- B Bus station
- Theatric function
- Museum
- Musical function
- Historical trees
- Water area



Theatre culture

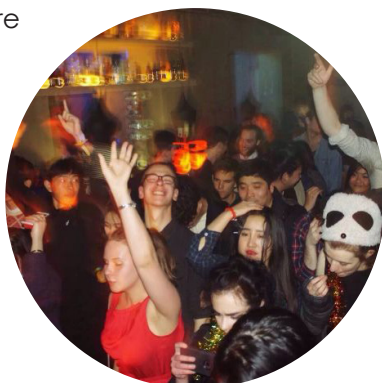


3-1 The Central Academy of Drama



3-2 Penghao theatre

Livehouse culture



4-1 DADA bar



4-2 MAO live house



“南锣”为什么这么难 “蓬蒿”为什么总缺钱

2014年08月01日 03:08

来源：北京青年报

0人参与 0评论

戏剧狂王翔：众筹解了我的燃眉之急

2014-07-02 15:26 投资界综合

“幸好众筹网帮我募集了差不多20万元，解了燃眉之急，要不然我真得卖房子了。”王翔的声音听起来非常疲惫。作为北京蓬蒿剧场法人、艺术总监，他刚带队从哥本哈根，参加北欧戏剧节回来。



南锣鼓巷戏剧节的难题：不靠政府活不下去？

南方报业网-南方周末 [微博] 季星 聂玲玲 孙玉彤 2014-07-25 10:04 | 我要分享

[摘要]为了把南锣鼓巷戏剧节继续办下去，王翔提了几次“卖房”。但是，在政府扶植和“卖房”之外，民间戏剧节要生存下去，还有没有第三条路？

The leader of Chinese theatre which is the Central Academy of Drama was founded in 1950. This rooted a solid theatre culture in this area and contribute to the popularity of South Luogu Lane at the very beginning. Nowadays, most of the first batch pub brought have already moved out because of the high rent. While many mini-theatres are struggling in a difficult situation with the love of drama. Penghao theatre is one of the mini theatre that holds annual theatre festival for South Luogu Lane area, which is a huge contribution to the identity reviving of this area. But the budget deficit has always been the obstruction. It's not only cause by the high rent, but also because the theatre is unprofitable in daily run. Providing public cultural services to the society is one of the functions of the government, but local authority even stopped sponsoring the theatre festival 5 years ago, which push Penghao into a more difficult situation.

•Figure5.6-2: News title screen shots show the dilemma of theatre culture in South Luogu Lane area

Source:
Beijing Youth Daily
PEdaily.cn
Southern weekly news



MAO搬离鼓楼东大街，我们每个人都是凶手

我爱摇滚乐 2015-12-24 10:45:30

曾经被称为“北京布鲁克林”的鼓楼，如今是一副什么光景？

姜文静 孙今径 2016年3月19日

1.1k



封堵拆墙打洞 鼓楼最后也是潮汕人的了

2017.07.17 16:35:18 来源：创事记 作者：老编辑不上班

1.1k

The New York Times calls South Luogu Lane area the “Brooklyn in Beijing.” Underground culture like live house arose later than the theatre culture but they are facing the same dilemma today. Those group cannot compete with the high-profit fast food shop, as a result, they are moving out in recent years because the unaffordable high rent. Besides, many remained small live house were closed during local authority's bricked-up action in 2017.

•Figure5.6-3: News title screen shots show the dilemma of live house culture in South Luogu Lane area

Source:
Douban.com
Q.daily
Sinachuangshiji



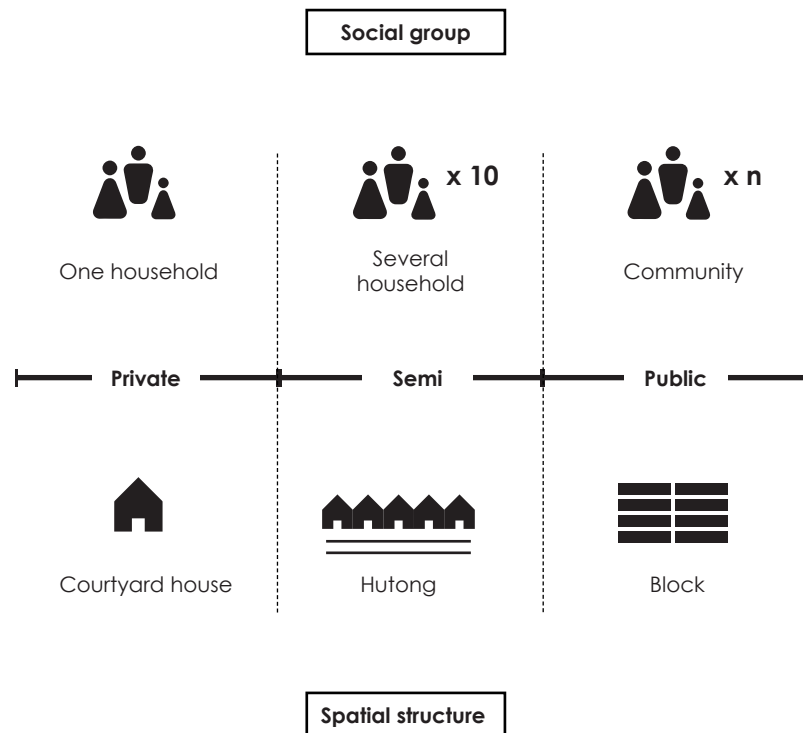
Under the Bell and Drum tower, Photo by Zhang Jie, 2018



6.1 Conclusion

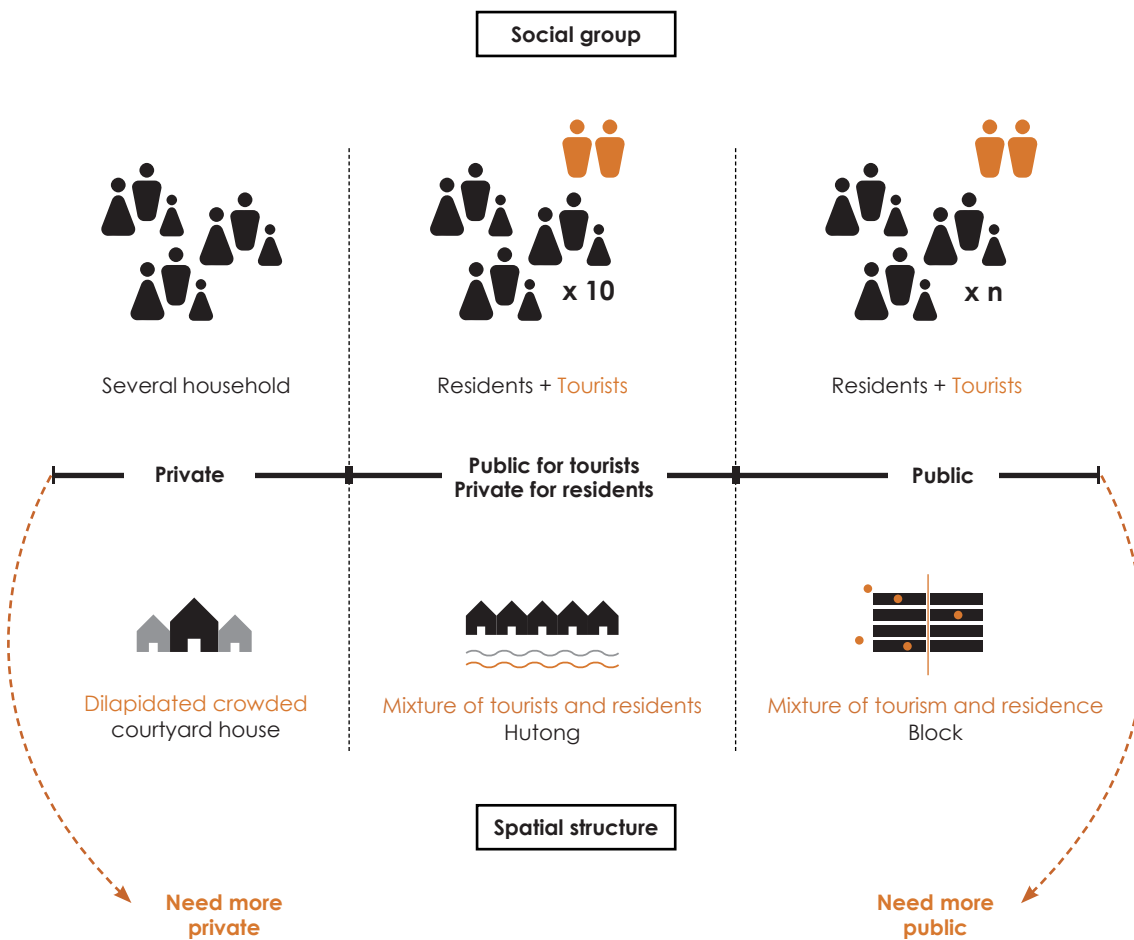
Past

In the past, the only social group in South Luogu Lane is residents. Family tend to living in big group inside one courtyard house. The gradient from public to private transit very well on multi-scale. There were less than 5 shops on the crossroad of South Luogu Lane because of its better connectivity. People know each other who lives in the Hutong near by, they greet on Hutong and then say good bye at the front door of courtyard house.



Present

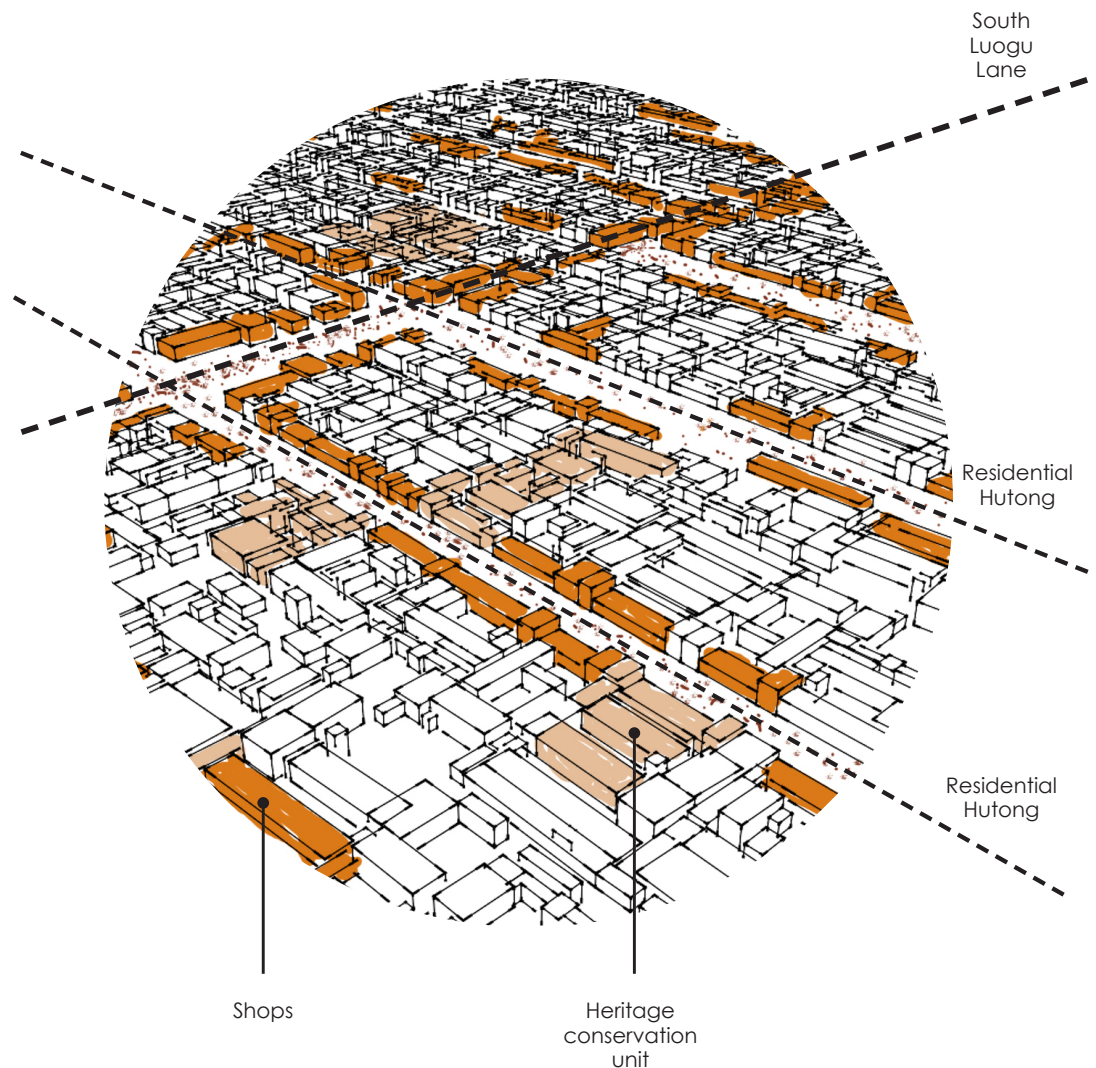
Nowadays, the old spatial structure of historical district is facing increasing need from both interior and exterior under this changing context. Increased living density and changed family structure is asking for more privacy inside courtyard houses, but what they have now is the dilapidated crowded one, as a result, their needs began to sprawl along Hutong. At the same time, booming of tourism brought a large number of tourists, who are strangers to this district. This context is asking for more publicity of this district in order to serve not only residents but also tourists.



Before local authority intervention

•Figure 6.1-1: Spatial problem conclusion before local authority intervention

Source: Author



Tourist & Residents

Tourist's movement guided by shops on South Luogu Lane, as well as the self-constructed shops in residential Hutong. They entered most of the residential Hutong and strongly invaded residents' living space, some of those Hutong was on their way to become the second South Luogu Lane.

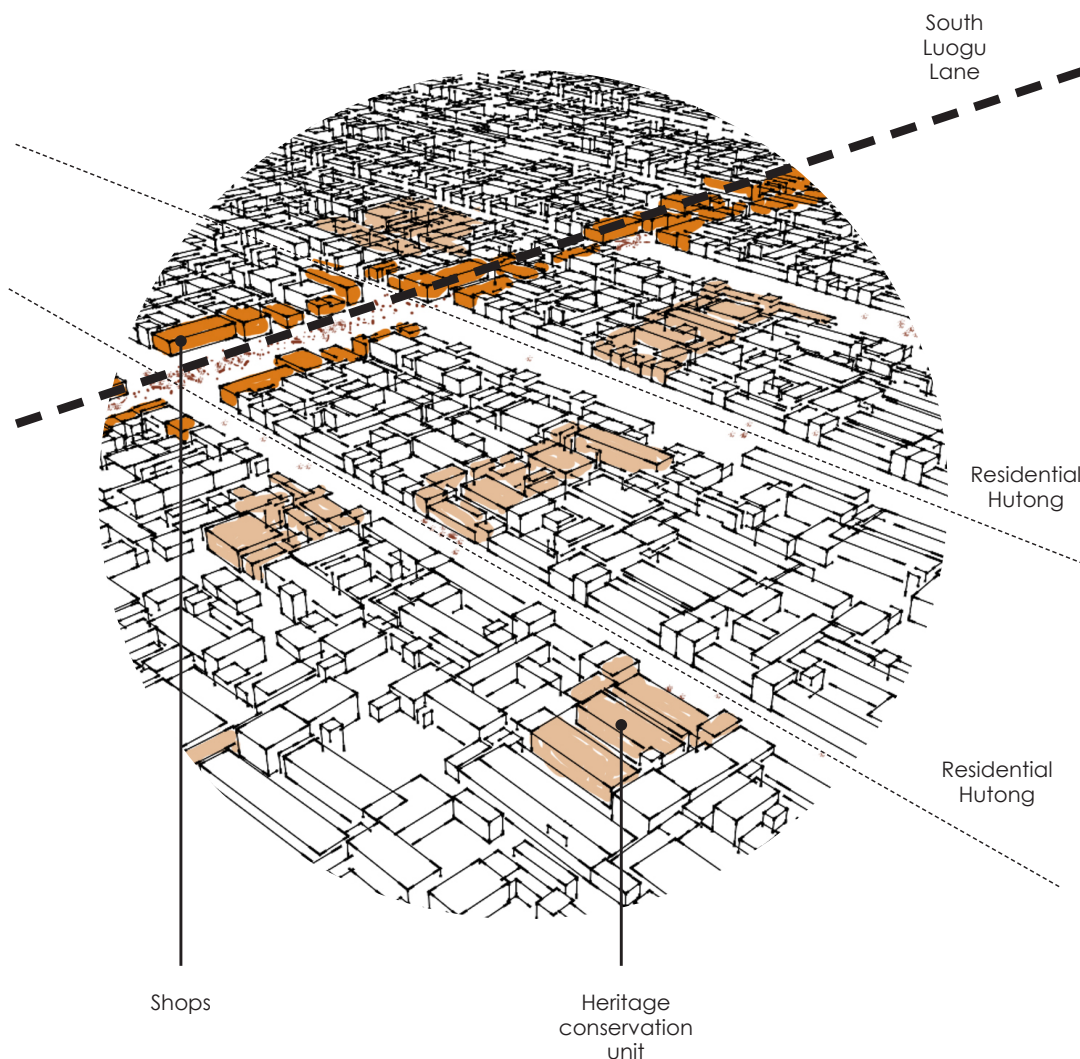
Tourists & Heritage conservation units

With the guidance of shops in residential Hutong, tourists still had the chance to meet the heritage conservation units when they were wandering around the residential Hutong alongside the commercial South Luogu Lane. Private conservation units are in good quality but closed to the public.

Residents & Heritage conservation units

Bad quality conservation units is being inappropriately occupied by residence. The single redevelopment strategy made the vacation hard to proceed.

After local authority intervention



•Figure 6.1-2: Spatial problem conclusion after local authority intervention

Source: Author

Tourist & Residents

After closing the shops in residential Hutong, flow of people on South Luogu Lane became more crowded. Indeed, fewer people have entered the residential Hutong for shopping, but they still have to use some of Hutong that connect near by attractions. At the same time, residents' willing of profiting from tourism was totally ignored.

Tourists & Heritage conservation units

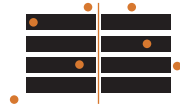
Without the guidance of shops in residential Hutong, there were fewer tourists to visit the open heritage units.

Residents & Heritage conservation units

Local authority's intervention didn't even touch this problem, instead, they directly ignored it.

•Figure 6.1-3: Problem
conclusion collage

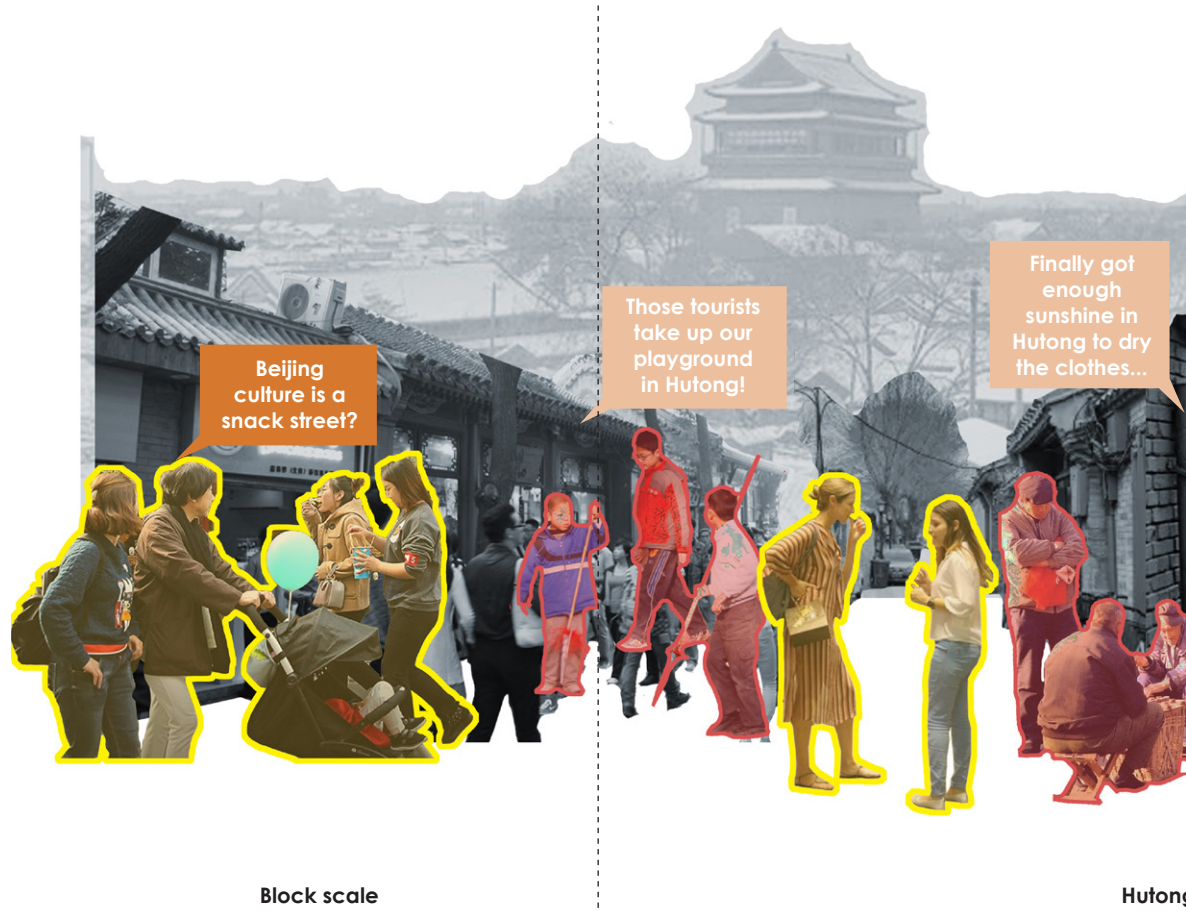
Source: Author



Residential area with the
commercial South Luogu Lane in
the middle



Commercial
Residence



Block scale

Hutong



Tourists
perception

PUBLIC ←



Residents
perception

PUBLIC ← →

Mismatched perception

'Existing spatial structure's gradient cannot support the changing context'



South Luogu Lane
Hereditary Hutong

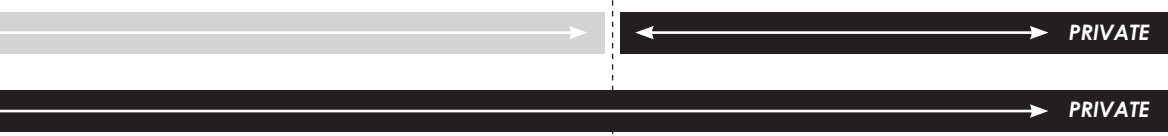


Dilapidated crowded
courtyard house



g scale

Courtyard house scale



between tourist and resident

6.2 Vision & Strategy

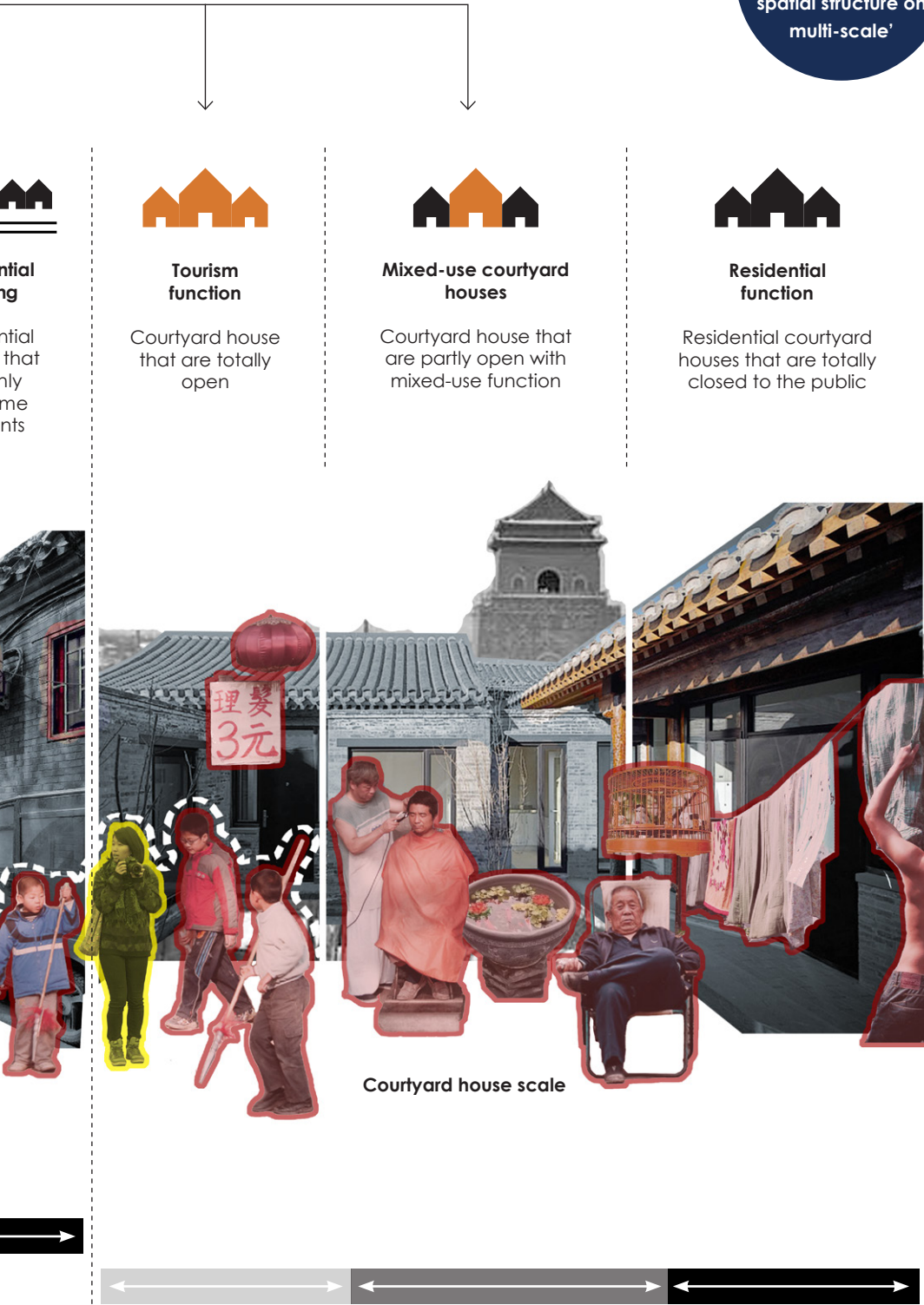
•Figure 6.2:
Vision: Accordant perception
between tourist and resident

Strategy: Creating transitional
layers on multi-scale

Source: Author



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



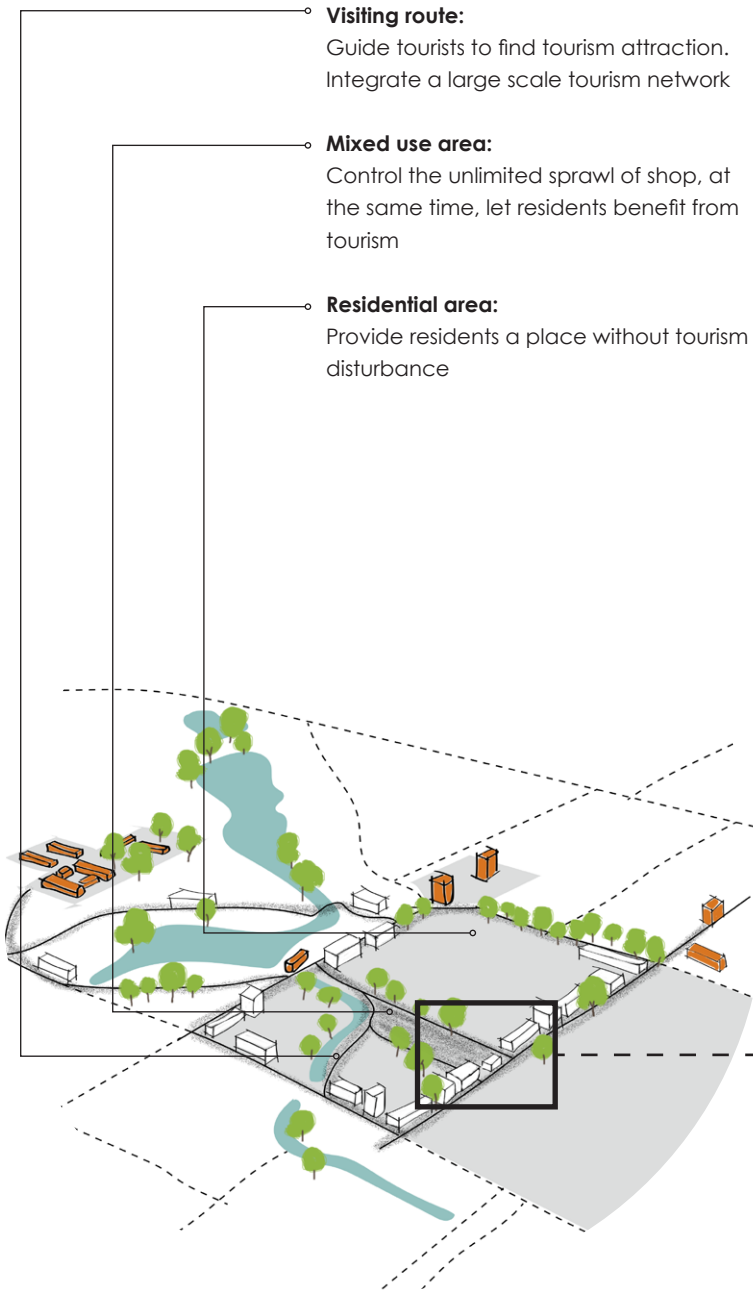
ntial ng
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on tourist and resident

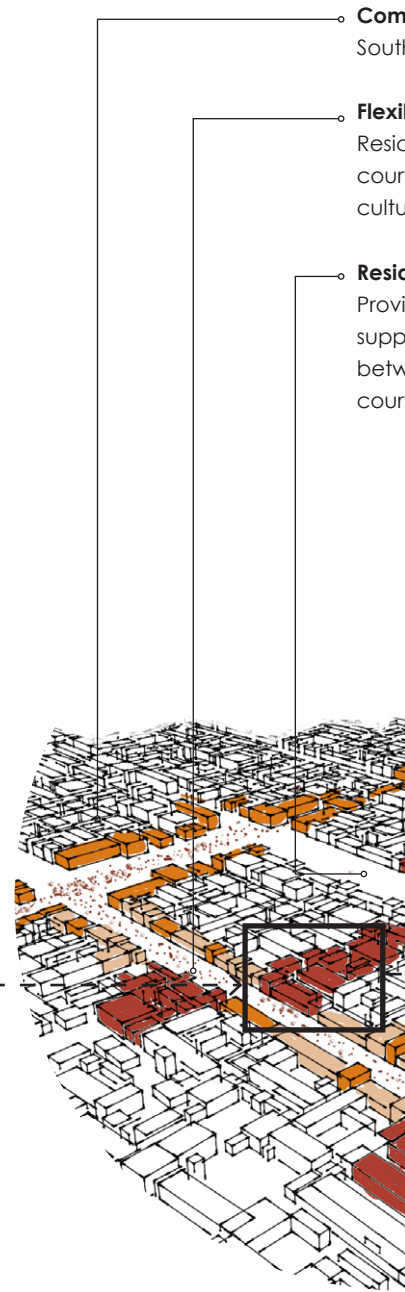
Residents perception



[Block scale]



[Hu

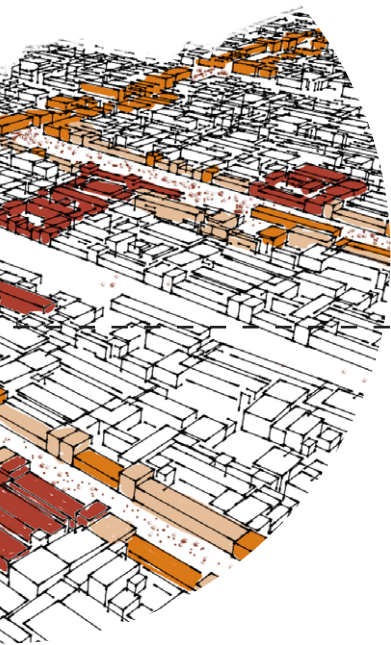


[Hutong scale]

Commercial Hutong:
In Luogu Lane

Public Hutong:
Residents managed shops and open courtyard houses shows the traditional culture to tourist

Residential Hutong:
Provide good quality public space that supports the positive social interaction between residents from different courtyard houses and Hutong



[Courtyard house scale]

Tourism function:
Traditional building combined with new identity and residents participation

Active function:
Provide physical environment that supports the positive social interaction between residents and/or tourists.

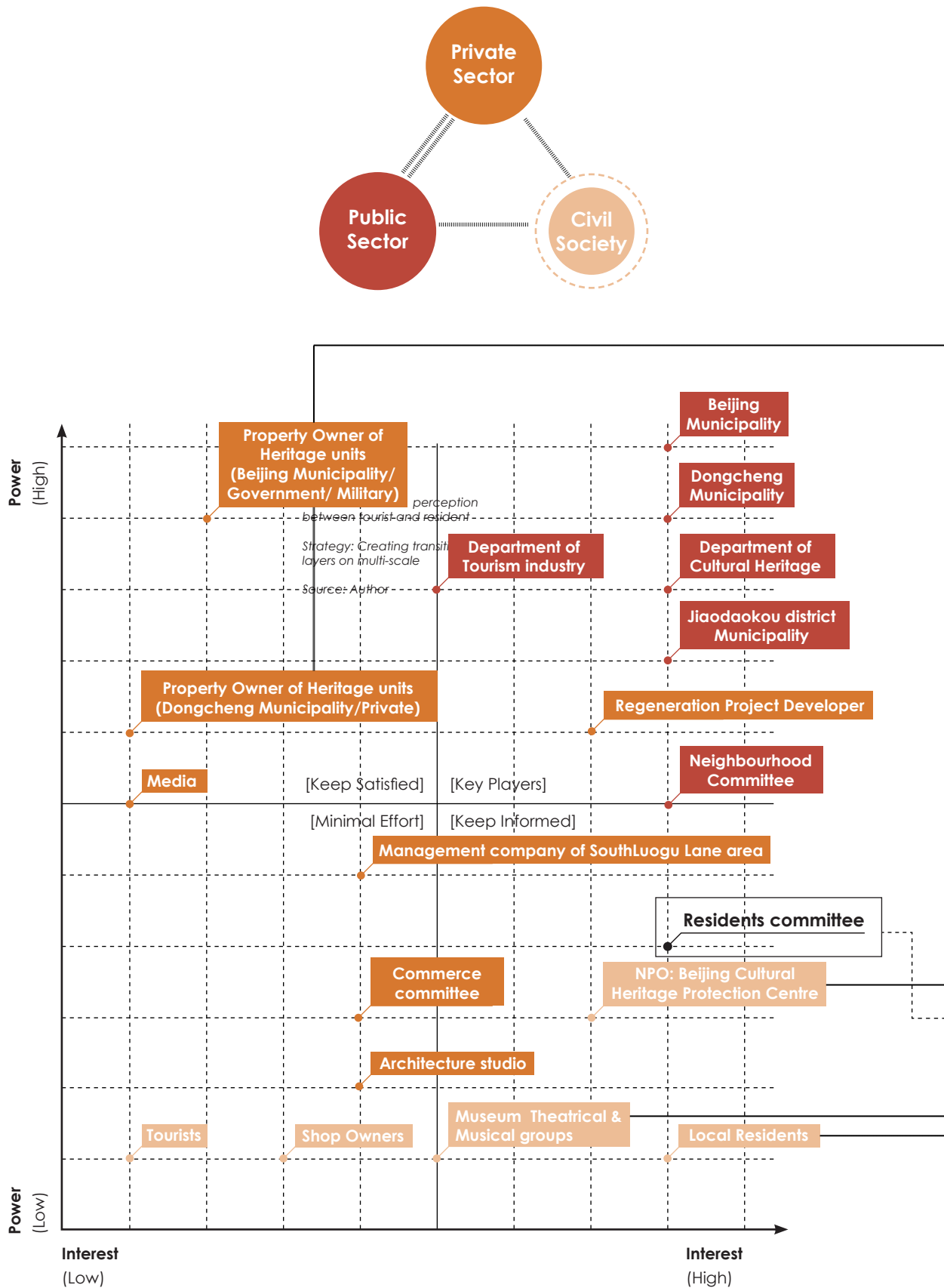
Residential function:
Residents live in good quality courtyard houses with clear responsibility and awareness, especially the one who lives in the heritage conservation units.



6.3 Stakeholders & Policy

•Figure 6.3: Stakeholders analysis

Source: Author



Problem

The property owner of heritage sites occupy those buildings but doesn't maintain it in a good quality. Some of them just keep the courtyard house empty and closed. This behaviour not only damage the value of heritage building but also waste those building's value as a cultural resources.

Policy

The property owner of heritage sites has the responsibility to maintain the building in good quality if they still own the property. However, they can also choose to sell the ownership to municipality or regeneration project developer.

NPO group shows strong potential on the supervision of heritage buildings conservation. It saved several heritage from the collusion of property owner (private sector) and heritage department (public sector) through the exposure to the media. It is funded by private capital.

NGO should be given more power. It is the stakeholder who put the heritage on the first priority without any personal gain, as a result, it can form effective supervision during the process of heritage building redevelopment.

South Luogu Lane area has a lot of private theatre because of the long history of the central theatre college in this area. Those function represent the new identity of this area compared to its historical building. But most of them are facing the problem of capital shortage.

Subsidy should be given to those theater in many ways. Learning from the Commerce committee, there should be a civil organisation call for cultural group's right. Those function should be injected into the program of the heritage building redevelopment.

Recently each household have the right to choose leave or stay, but it is the people from municipal or developer who directly talks to them. They don't have enough knowledge to defence their right with those big role. At the same time, it's also not efficient for vacation of talking to each household.

Learning from the Commerce committee and the theory of community development, there should be a civil organisation call for residents right. With this organisation, the size of the project can be bigger, people can get more right on decision making inside their project, which can speed up the vacation.



Under the Bell and Drum tower, Photo by Zhang Jie, 2018



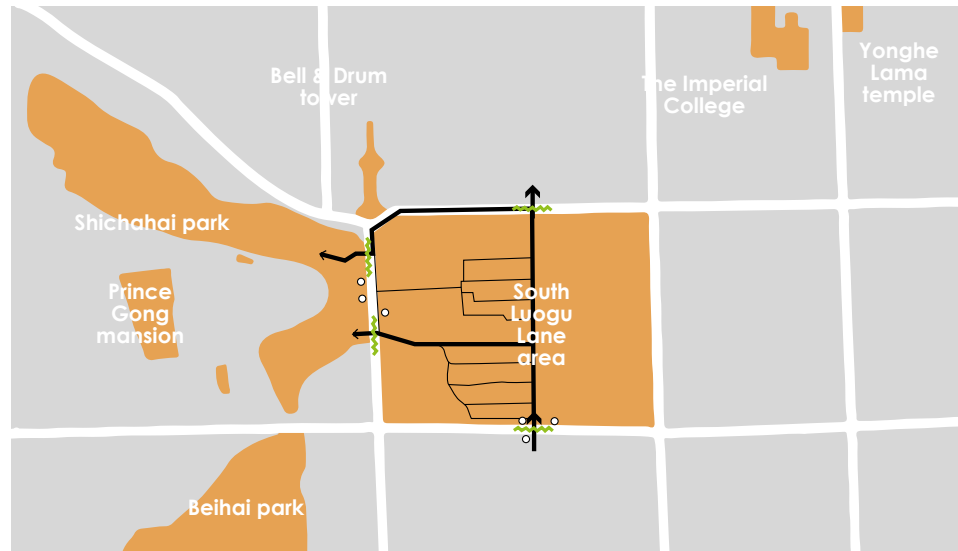
7.1 Visiting route choosing

Exterior factors overlapping

Visiting route should be integrated into the surrounding urban structure, instead of being treated as a Disney land. To achieve this aim, public transport system and the surrounding tourism spots should be considered for choosing route. Besides, some crossing that are always used by huge amount of tourists imply the default visiting route, which is also valuable for creating a user based design.

•Figure 7.1-1: Exterior factor overlapping for route choosing

Source: Author



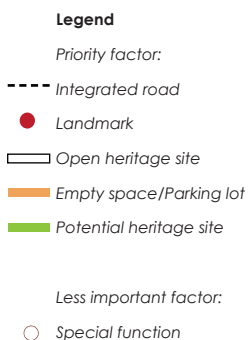
Interior factors overlapping

In order to organise a reasonable visiting route which not only providing open courtyard houses but also being legible to follow inside South Luogu Lane area, courtyard house quality, integrated road and landmark has the priority that can effect route choosing. Besides, some empty space and existing parking lots makes large scale construction possible in this historical district without demolish the old building.

Compared to the priority factors, special function are less important in route choosing. It doesn't means they are not important, but that those special identity are more important in their function instead of their location. Those identity can be used as activator to enrich the typology of open courtyard houses.

•Figure 7.1-2: Interior factor overlapping for route choosing

Source: Author

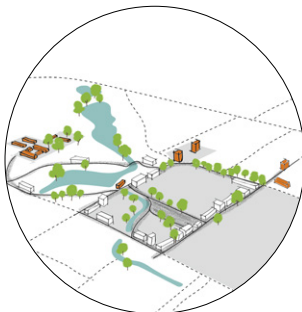


7.2 Implementation



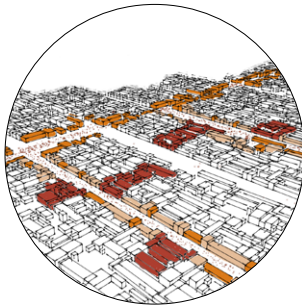
•Figure 7.2-1: Implementation
Source: Author

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



1 Block scale

- Visiting route design
- Street typology design
- Node typology
- Zoning control policy



2 Hutong scale

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



3 Courtyard house scale

- Heritage conservation units typology design
- Transformation guideline
- Development process

7.3 Block scale design

Visiting route design

•Figure 7.3-1: Visiting route design and the tourism spots, open courtyard houses alongside visiting route

Source: Author





Drum Tower
Symbol of time in old Beijing



Yandaixie street
Main entrance for Shichahai park



Taoism Temple of Fire God
Oldest taoism temple in Beijing

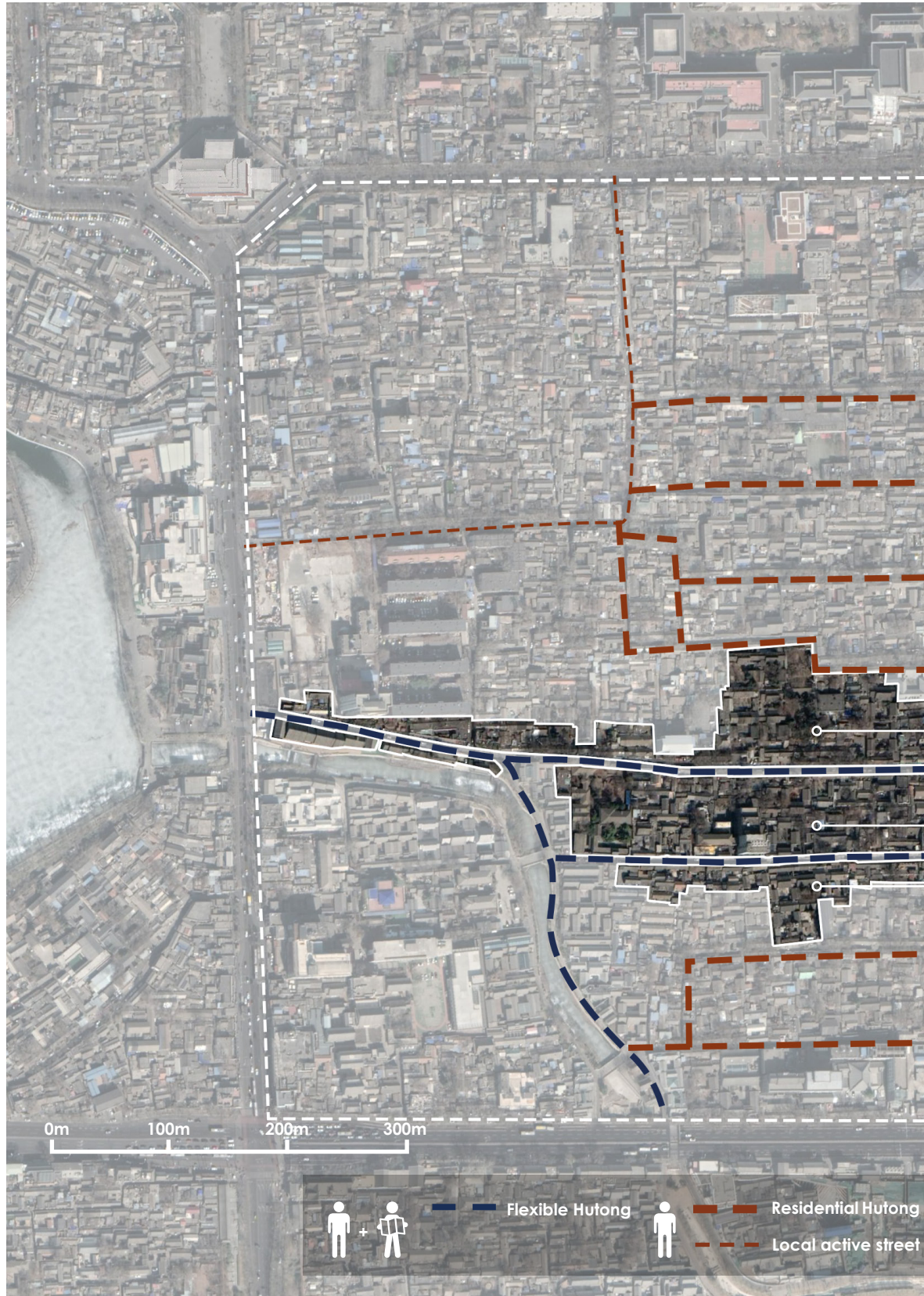


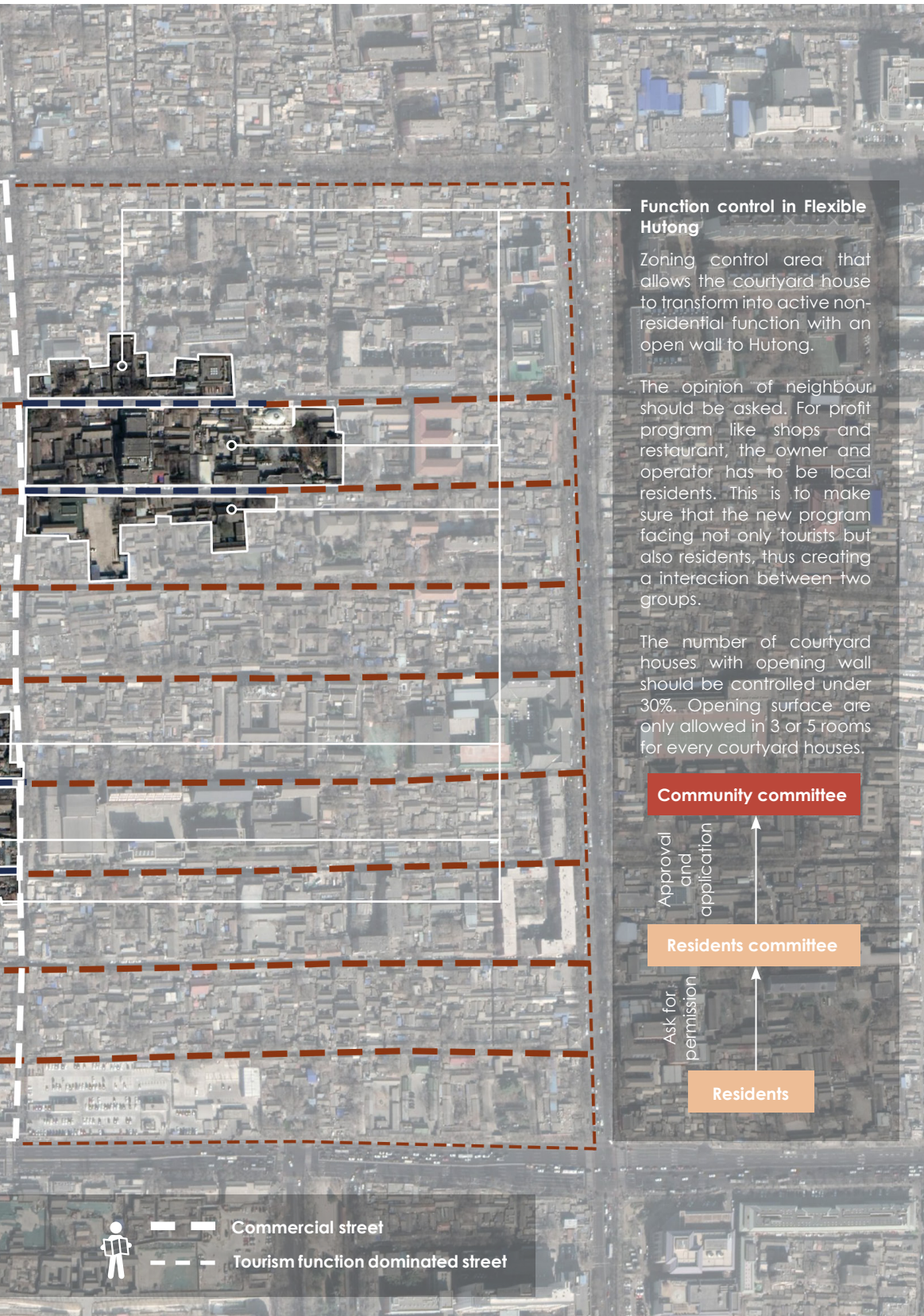
Shichahai park
Artificial lake with 800 years history

Street typology design

• Figure 7.3-2: Street typology design

Source: Author





Function control in Flexible Hutong

Zoning control area that allows the courtyard house to transform into active non-residential function with an open wall to Hutong.

The opinion of neighbour should be asked. For profit program like shops and restaurant, the owner and operator has to be local residents. This is to make sure that the new program facing not only tourists but also residents, thus creating a interaction between two groups.

The number of courtyard houses with opening wall should be controlled under 30%. Opening surface are only allowed in 3 or 5 rooms for every courtyard houses.

Community committee

Approval and application

Residents committee

Ask for permission

Residents



Commercial street

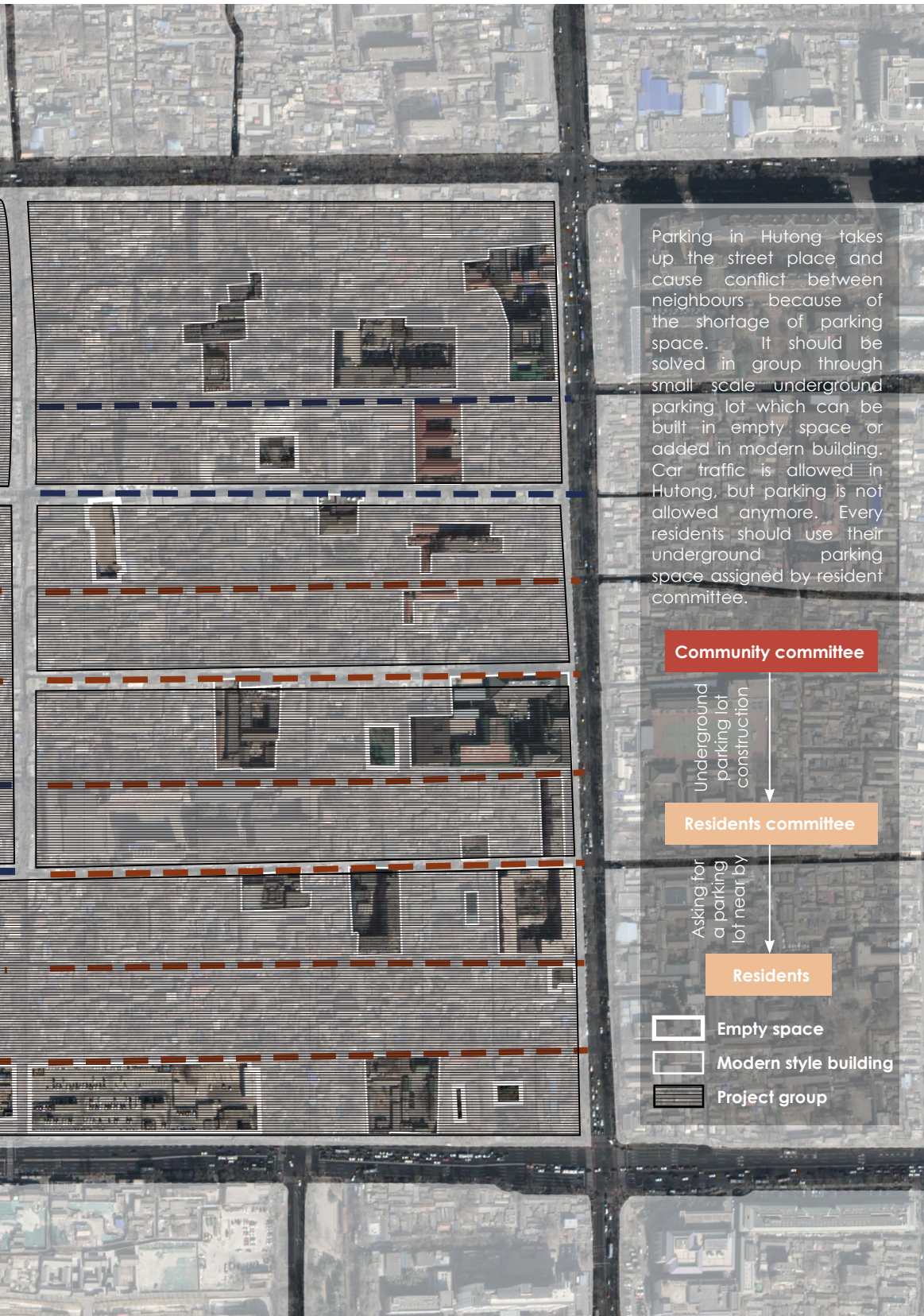
Tourism function dominated street

Parking solution

•Figure 7.3-3: Parking group

Source: Author





Parking in Hutong takes up the street place and cause conflict between neighbours because of the shortage of parking space. It should be solved in group through small scale underground parking lot which can be built in empty space or added in modern building. Car traffic is allowed in Hutong, but parking is not allowed anymore. Every residents should use their underground parking space assigned by resident committee.

Community committee

Underground parking lot construction

Residents committee

Asking for a parking lot near by

Residents

- Empty space
- Modern style building
- Project group

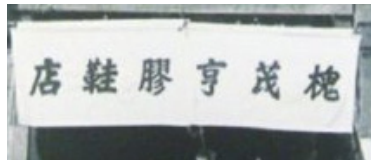
7.4 Edge design guideline

Commercial edge Facade

Historical style



Traditional font



Traditional canopy



Facade detail

Use traditional style and font for shop board canopy.

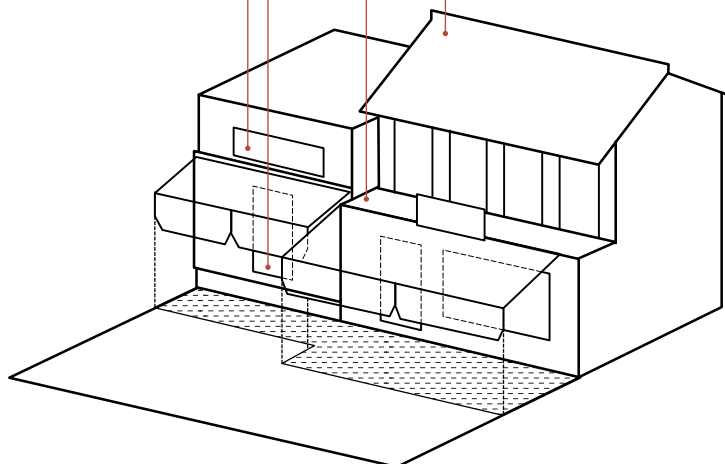
Shop door can only be open per individual building.

Building Style

Historical building should respect the traditional building technique and historical reality.

Slope roof should be used, maximum 2 floors height.

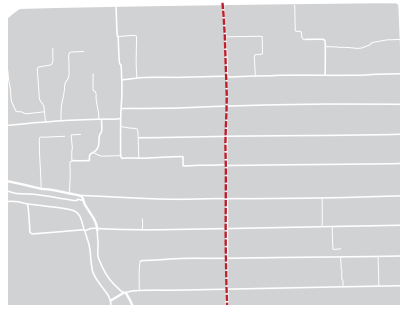
Encourage outdoor activities on the second floor



•Figure7.4-1: Edge design guideline for commercial Hutong - Historical style

Source: Author

Commercial edge distribution



Modern style



Chi restaurant, Beijing Wudaoying



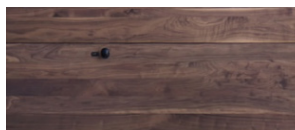
Lost & Found furniture shop, by B.L.U.E Studio



New material brick



Traditional brick



Wood

Facade detail

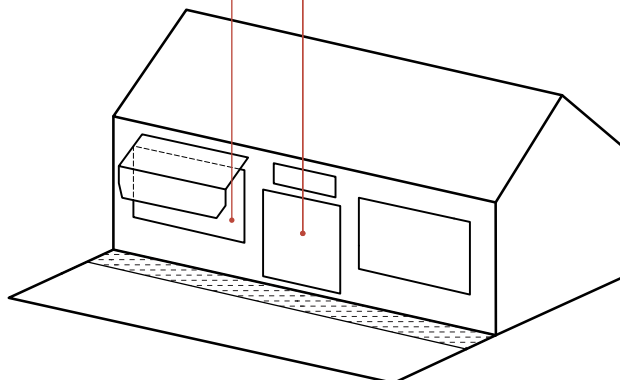
Shop door can only be open per individual building.

Display window is allowed. It should provide a clear sight view to indoor space and not obscured by large advertising boards.

Building Style

Modern buildings should accord with the traditional Chinese building typology.

New materials that accord with the traditional style can be used.



•Figure7.4-2: Edge design guideline for commercial Hutong - Modern style

Source: Author

Commercial edge Section

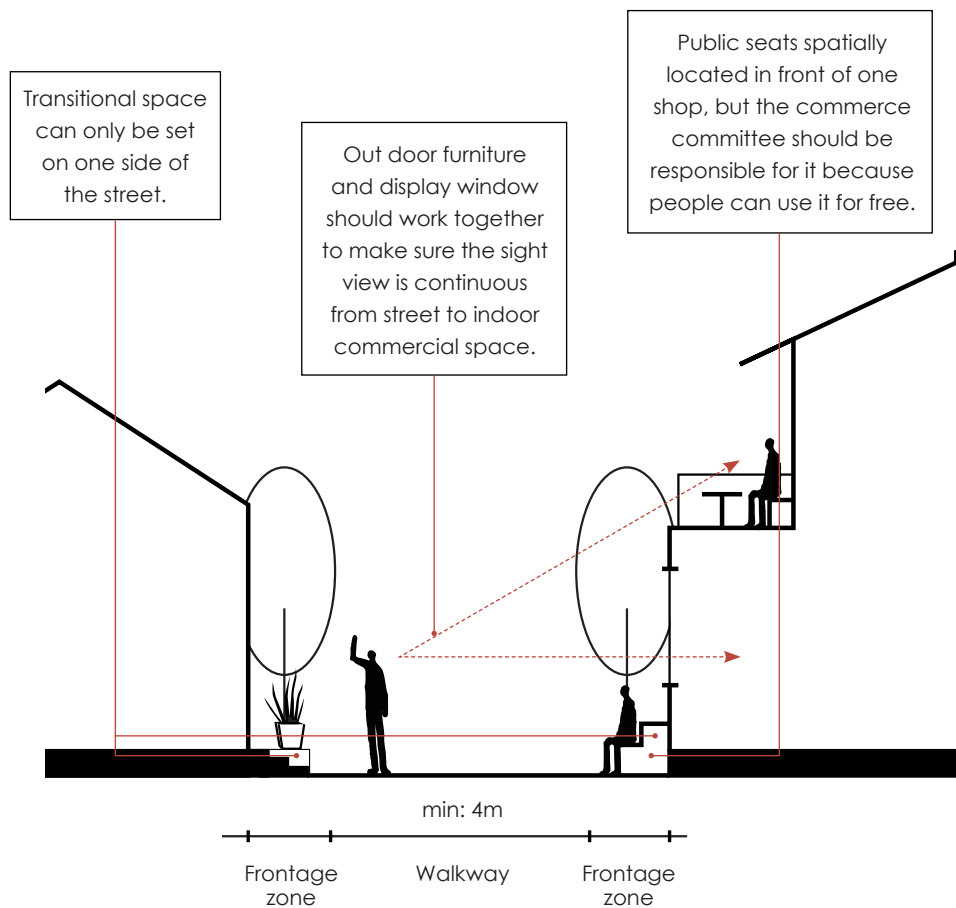
Hutong Width < 7m

Transitional space at frontage zone



•Figure7.4-3: Section design guideline for commercial Hutong - Width less than 7m

Source: Author



Commercial edge distribution



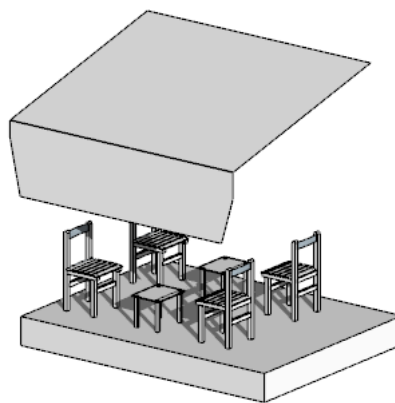
Hutong Width > 7m

Transitional space at frontage zone



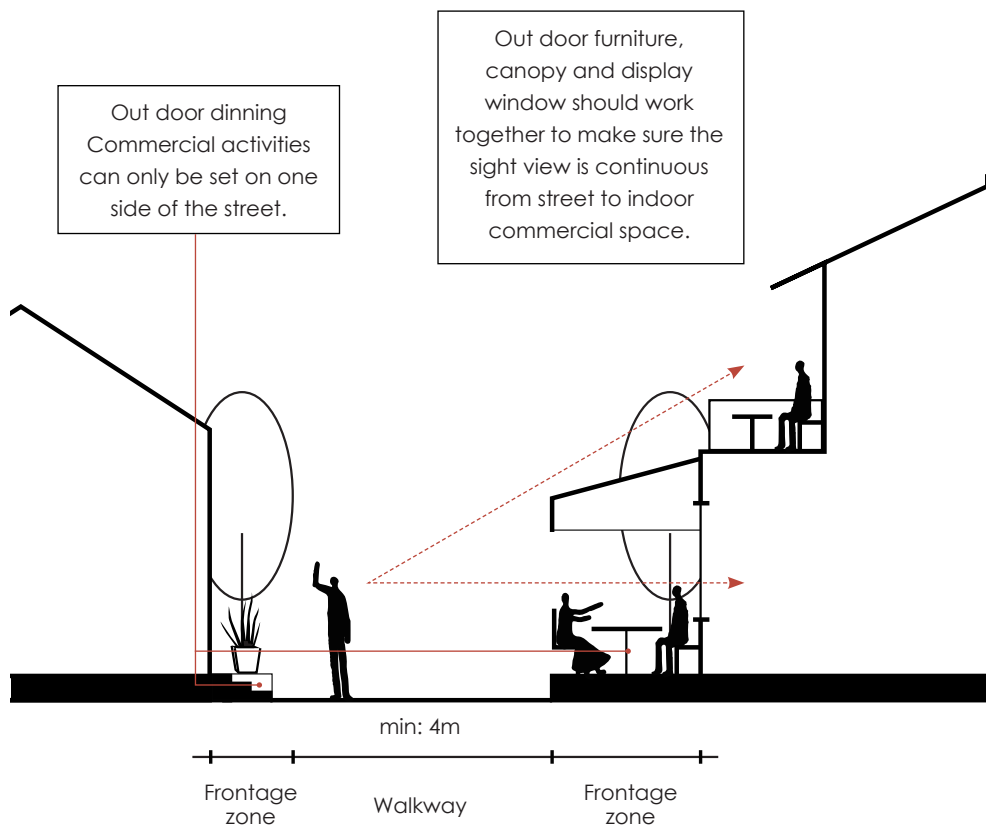
Space between trees and building facade is the best choice for adding transitional space.

Public seats should be added in front of the landmark on South Luogu Lane.



Outdoor dining space

Shop Owners



•Figure7.4-4: Section design guideline for commercial Hutong - Width wider than 7m

Source: Author

Residential edge Public function

Public function

Public space

Public space should be placed at Hutong wider than 7m in order to provide enough space for residents' activities.

Places with trees, places close to public buildings, and places where residential entrances are concentrated are good places to build public spaces.

Building detail

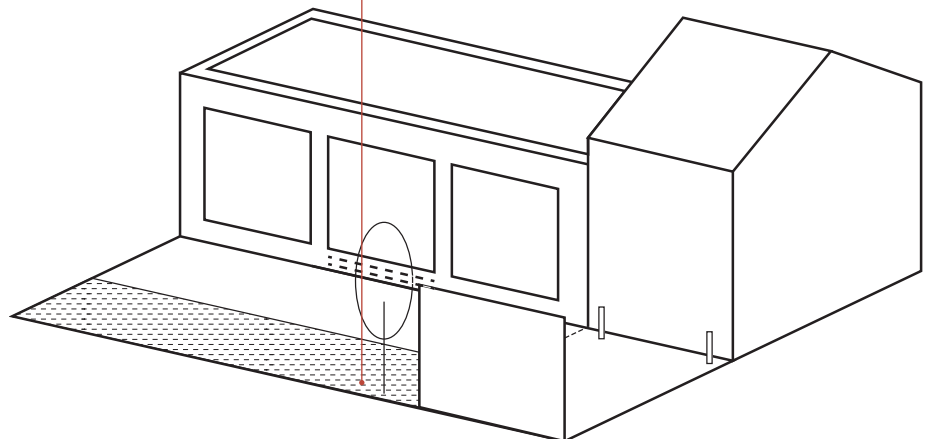
Modern new construction is allowed (sloping roof or flat roof), as long as it respects the traditional material and volume.

Public function room is only allowed to open a door to Hutong when there's a public facing it.

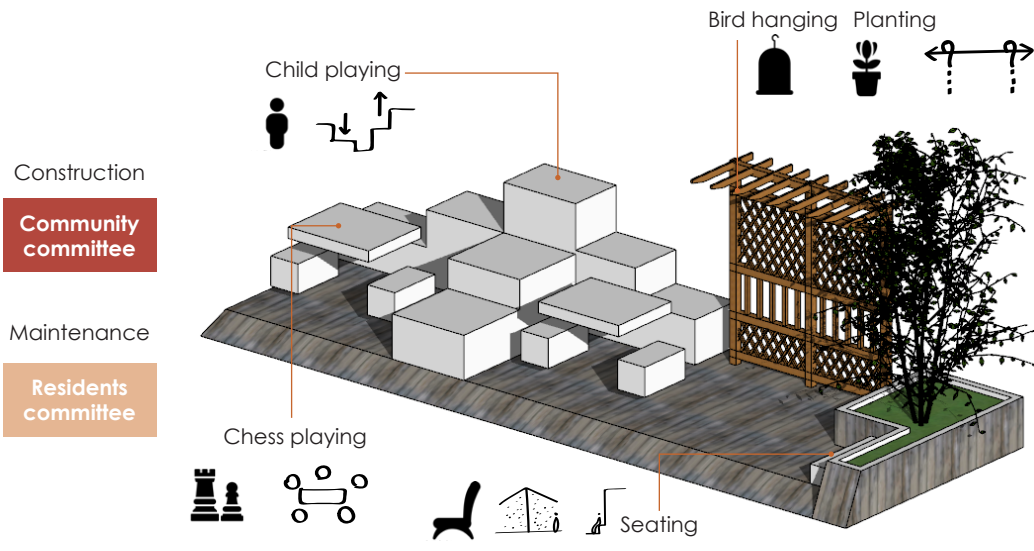
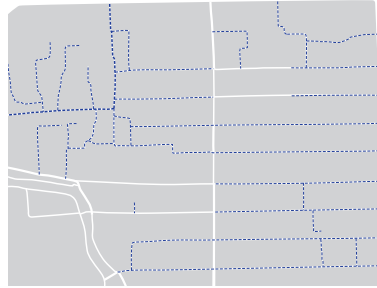


•Figure7.4-5: Edge design guideline for residential Hutong wider than 7m with public function room

Source: Author



Residential edge distribution

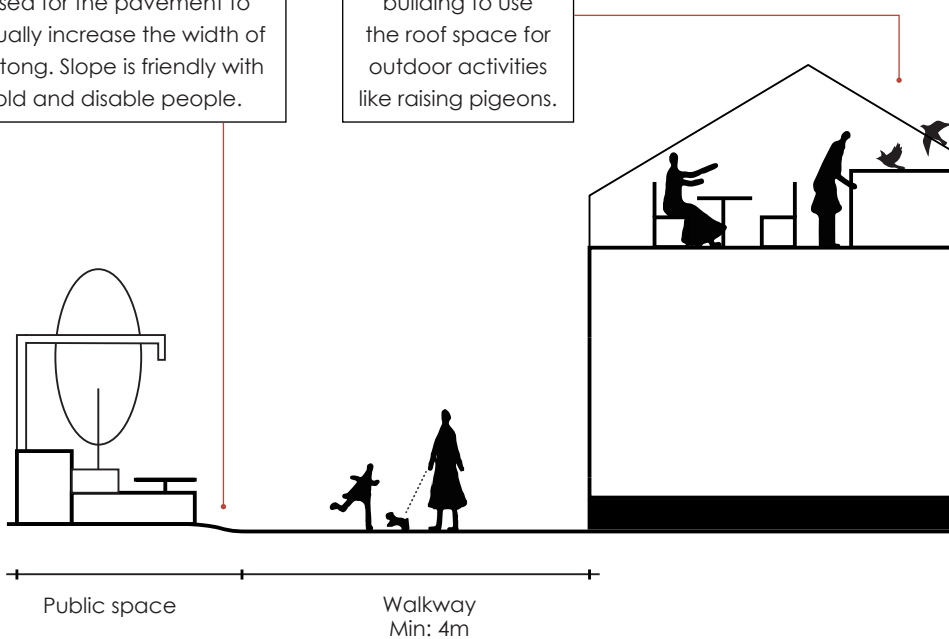


•Figure7.4-6: Public space prototype shows the design principle

Source: Author

Curb in slope
Uniform material should be used for the pavement to visually increase the width of Hutong. Slope is friendly with old and disable people.

Roof space
Encourage modern building to use the roof space for outdoor activities like raising pigeons.



•Figure7.4-7: Section design guideline for residential Hutong wider than 7m with public function building

Source: Author

Residential edge Private function

Residential function

Street pavement



Pole: Stone material



For entrance

For bike parking

Modern screen wall: collection of living needs



Parking area

Parking area for bikes and scooter should be defined by poles.

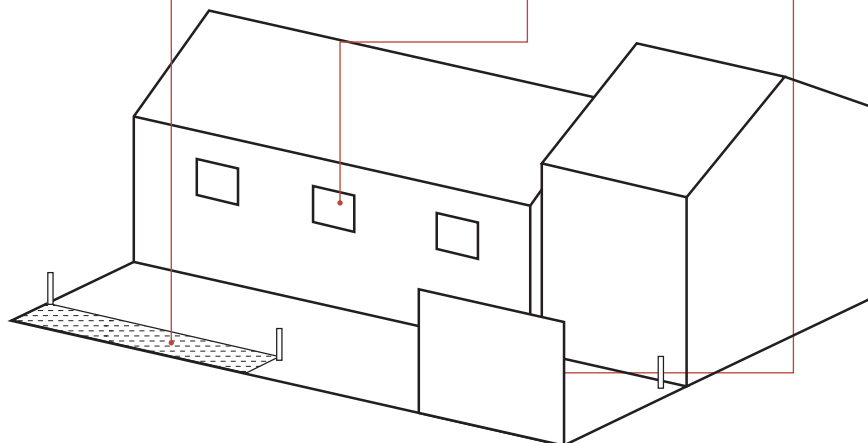
Cars traffic is allowed in Hutong but car parking is not allowed anymore.

Facade detail

Residential door open to Hutong is not allowed.

Modern screen wall

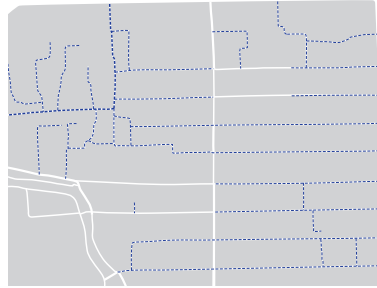
An area functioning as screen wall should be placed in front of the gate.



•Figure7.4-8: Edge design guideline for residential Hutong narrow than 7m with private function building

Source: Author

Residential edge distribution



Social control at front gate

Screen wall works together with front gate form a strong control that showing the private territory to the passerby.

Modern screen wall function

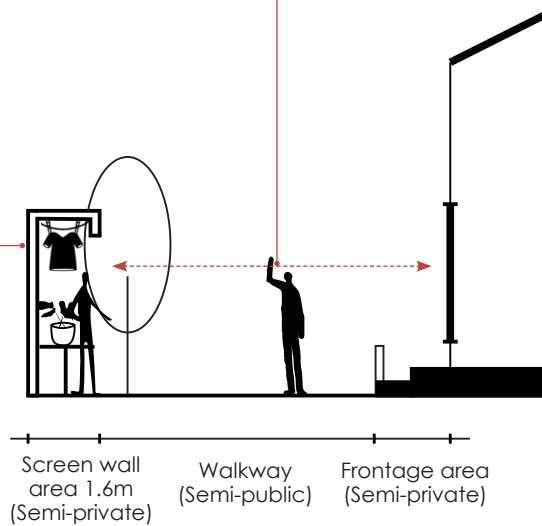
Planting function and drying up cloth function are collected here to create more chance for social interaction in neighbourhoods

Construction

Maintenance

Community committee

Residents



•Figure7.4-9: Section design guideline for courtyard house entrance and modern screen wall in residential Hutong

Source: Author

Uniform pavement

There's no special lane for bike or scooter. Parking is only defined by poles. This helps to slow the traffic and create a pedestrian friendly street.

Sight line

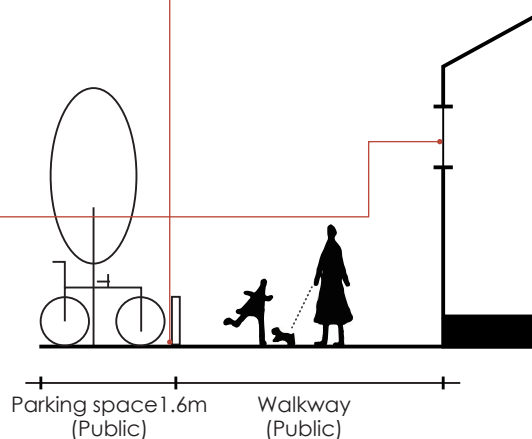
Interior space shouldn't be visually accessible from Hutong.

Construction

Maintenance

Community committee

Residents committee



•Figure7.4-10: Section design guideline for bike parking space in residential Hutong

Source: Author

Flexible edge Public function

Public space in front of residents managed shop

Active social interaction and various use of street



Public space:
Public space in flexible Hutong has to be combined with residents' managed shop, as an extension of the shop and the active courtyard house it belongs to. It serves not only residents but also visitors.

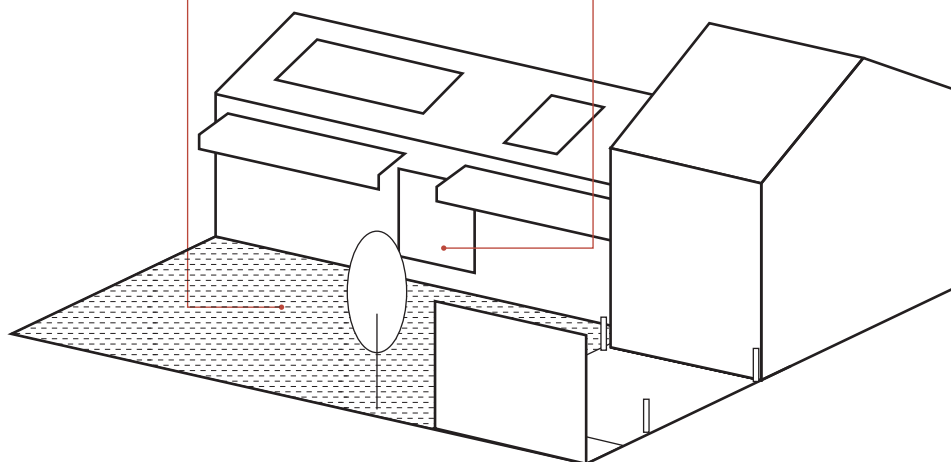
Facade detail:
Opening door to Hutong is allowed for the residents' managed shop along side flexible Hutong.



For walkway



For public space



•Figure7.4-11: Edge design guideline for the residents managed shop in flexible Hutong

Source: Author

Flexible edge distribution

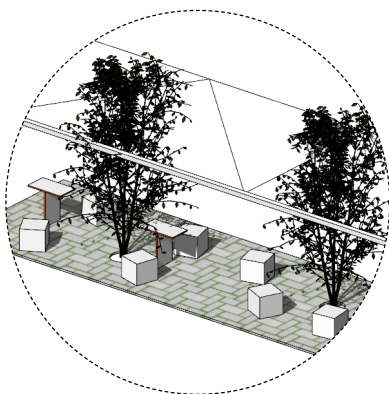


Construction

Maintenance

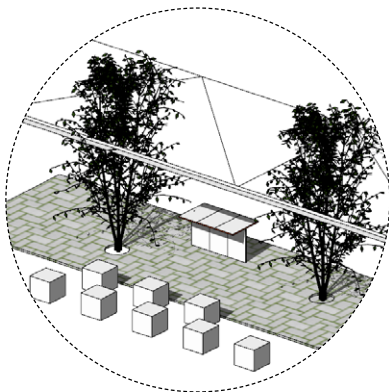
Community committee

Residents' shop owner



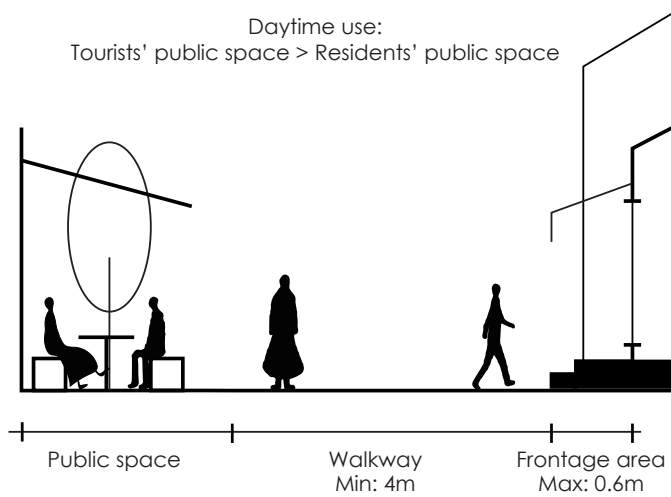
Basic elements

- Moveable seats
- Canopy
- Trees



Morning use:
Residents' public space

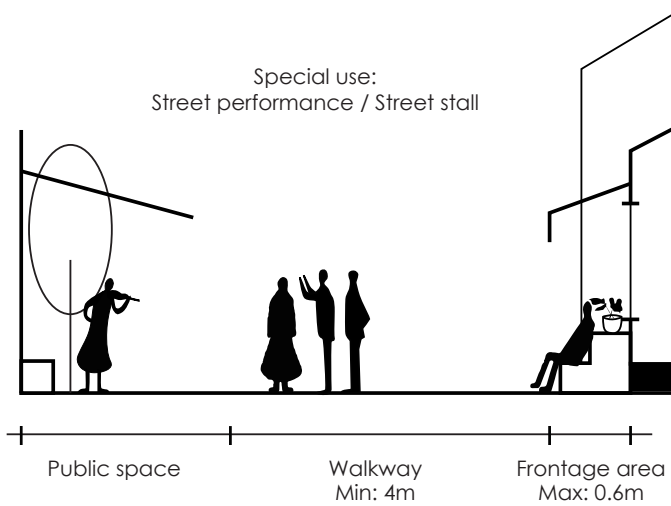
Daytime use:
Tourists' public space > Residents' public space



•Figure7.4-12: Section design guideline for public space in flexible Hutong

Source: Author

Special use:
Street performance / Street stall



Flexible edge Public function

Territory reinforcement for residential function

Street pavement



For walkway

For sidewalk

Pole: Stone material



For entrance

For sidewalk and bike parking

Modern screen wall: Control & collection of living needs

Planting



Bird hanging



Seating



Continuous poles

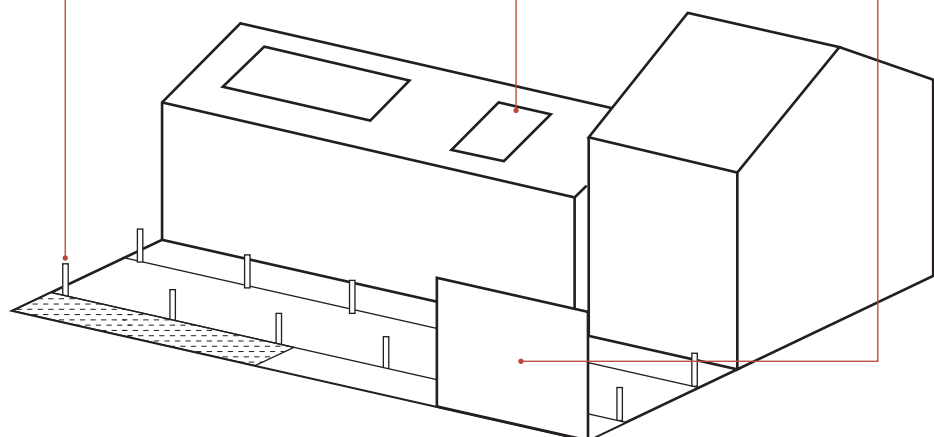
Defining the territory of residential building alongside the flexible Hutong, forming the control to tourists.

Building style

Modern building (sloping roof or flat roof) should respect the traditional material. Roof window is allowed in sloping roof. Opening door to Hutong is not allowed for residential building.

Modern screen wall

An area functioning as screen wall should be placed in front of the gate.



•Figure7.4-13: Edge design guideline for residence in flexible Hutong

Source: Author

Flexible edge distribution

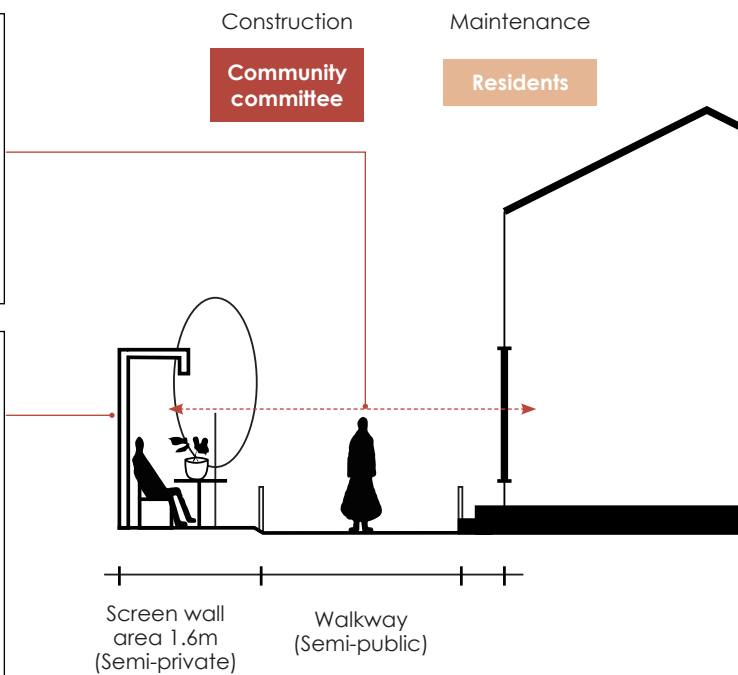


Social control at front gate

Screen wall works together with front gate form a strong control that showing the private territory to the passerby. Especially when residents are sitting there.

Modern screen wall

Compared with the modern screen wall in residential Hutong, the one in flexible Hutong is not allowed to dry up cloth. It has less privacy because of more strangers can pass by resident's front gate and modern screen wall.



•Figure7.4-14: Section design guideline for courtyard houses' entrance and modern screen wall in flexible Hutong

Source: Author

Lifted up sidewalk

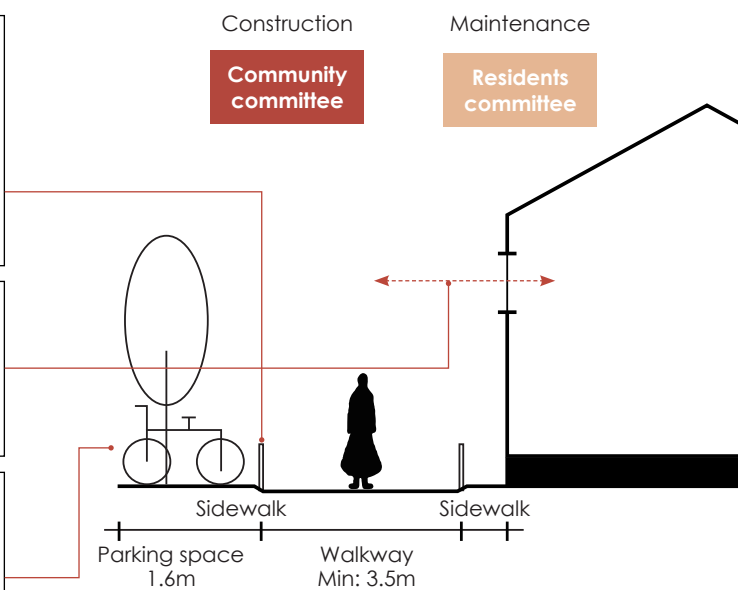
Lifted up sidewalk and continuous poles are used here in order to show that the ownership of this hutong belongs to residents.

Windows' height & Sight line

Interior space shouldn't be visually accessible from Hutong.

Parking area

Parking space for residents (bikes and scooter). Tourists can also park the shared bike there.



•Figure7.4-15: Section design guideline for bike parking space in flexible Hutong

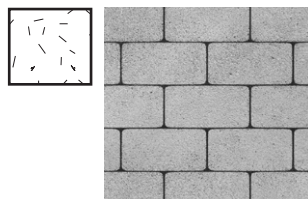
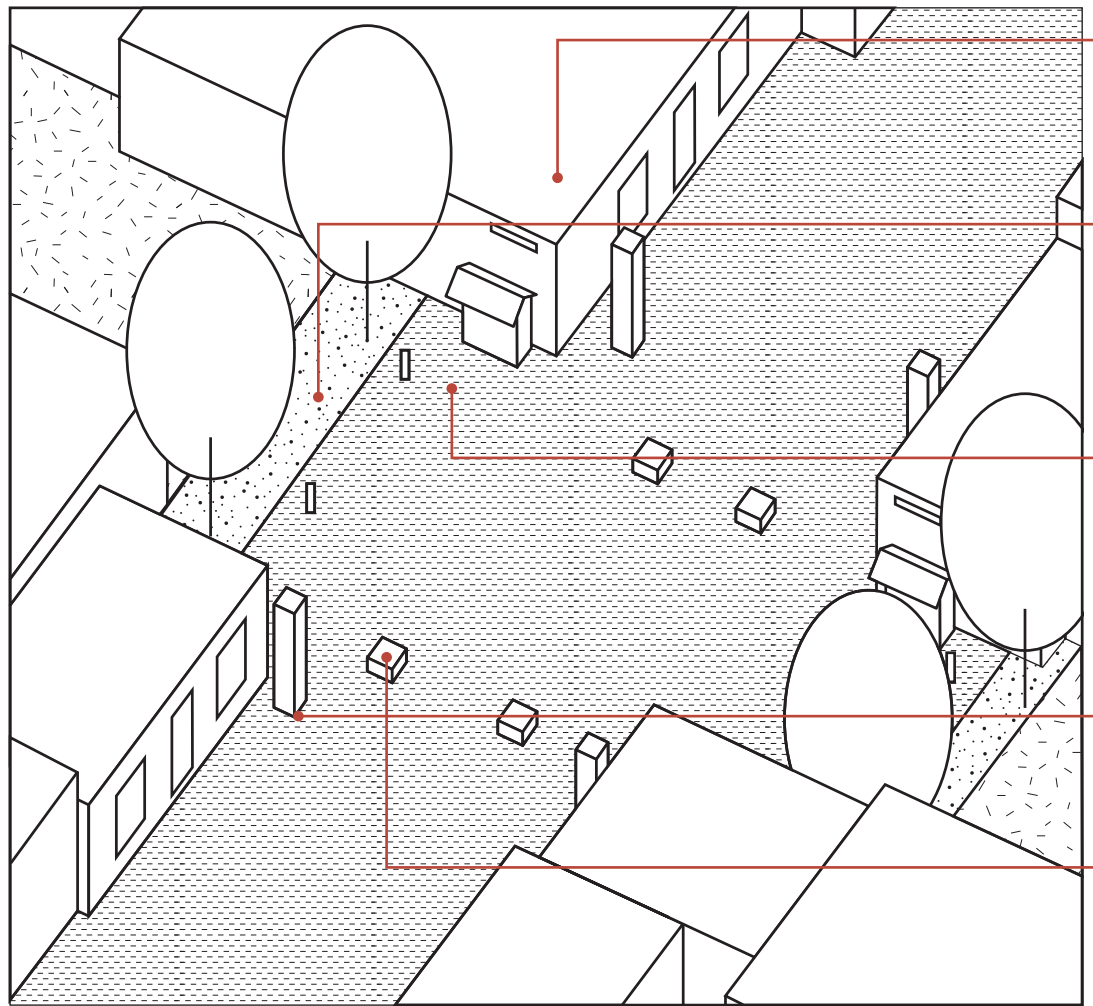
Source: Author

7.5 Node design guideline

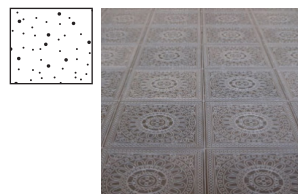
Common node

•Figure7.5-1: Common node design guideline

Source: Author



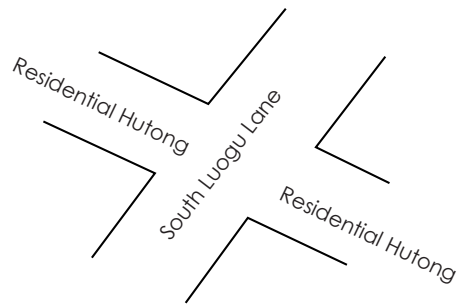
Residential Hutong



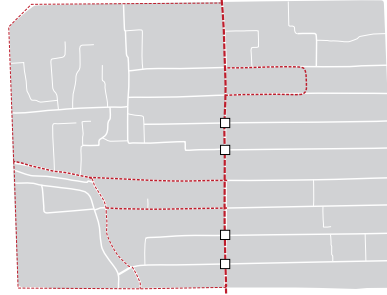
Transitional space



Commercial Hutong



Common node distribution



Closed street corner

Commercial buildings at the corner should open their windows and door only to commercial street. The facade facing residential Hutong should keep clean and closed.

Closed entrance for residential Hutong

A transitional space between commercial street and residential Hutong should be designed to form the a closed entrance. Different pavement material, poles and pots or trees should be used together to achieve this atmosphere.

Reading place

The commercial street's pavement material should slightly extend to residential Hutong and the information board should locates here. This extension create a space for tourists to know about the information, read space ans then make decision for their next step.

Street lamp location

Street lamp should be put alongside the commercial edge, instead of turning into residential Hutong.

Local authority pots

Local authority's pots should be used here to emphasis the commercial street and guide people to keep moving north to south instead of turning at cross road.

Pavement material

Different pavement material are used here for different space in order to make the node more readable for tourists.



Residential entrance pots



Poles

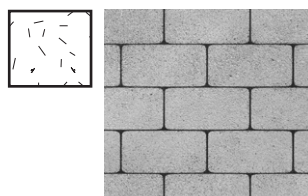
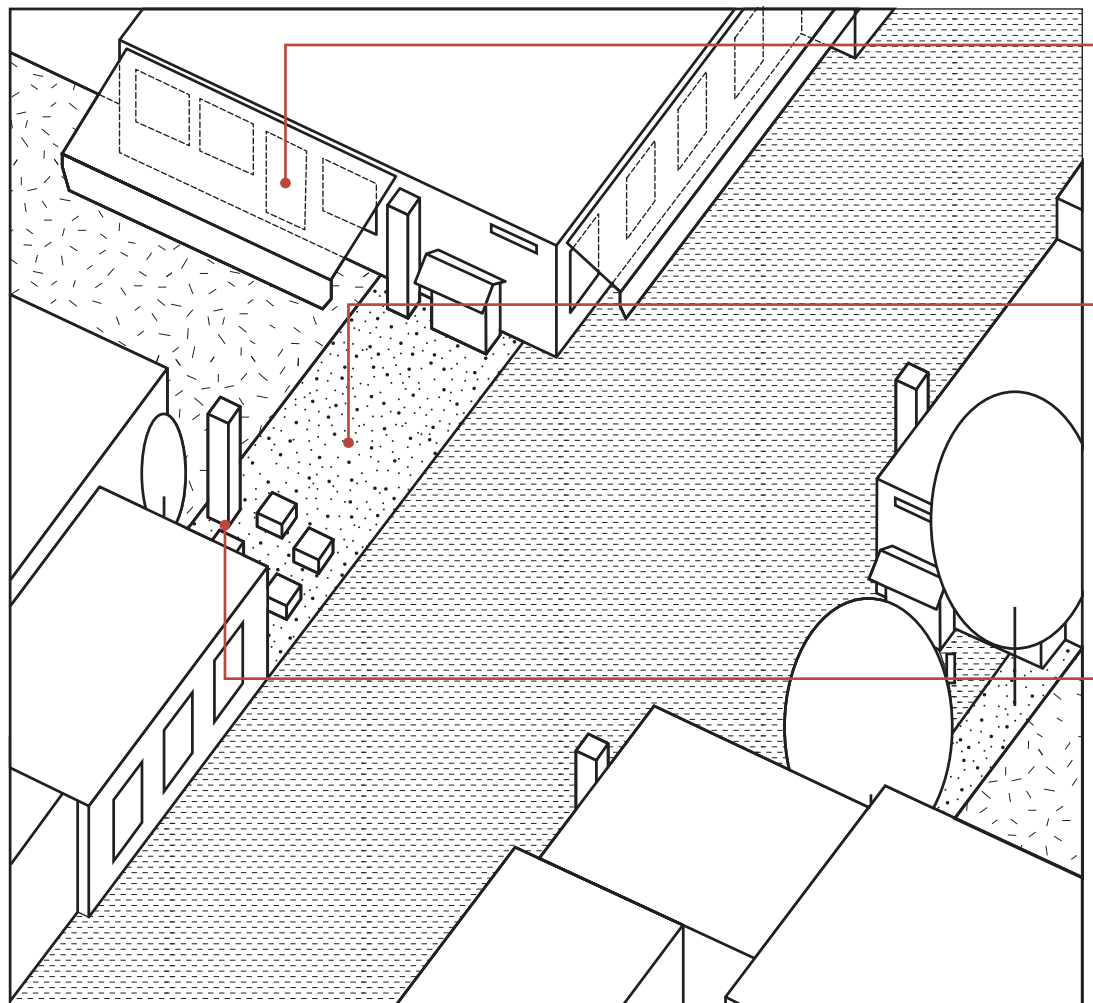


Local authority pots

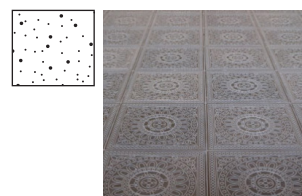
Special node

•Figure7.5-2: Special node
design guideline

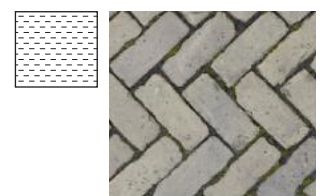
Source: Author



Residential Hutong



Transitional space



Commercial Hutong



Open street corner

The function of street corner building should be commercial function and its door should be open on surface facing flexible Hutong, forming a continuous commercial surface that guide people to turn at the corner.

Open entrance for flexible Hutong x Reading place

Outdoor dining space are encourage at the street corner to activate the entrance of flexible Hutong. Reading place here is emphasised with different pavement material and larger space. Information board, outdoor furniture from street corner shop, street lamp should be placed here. It has more connection with flexible Hutong than South Luogu Lane

Street lamp location

Street lamp should be put on the side of flexible Hutong at the entrance

Remove local authority pots

Local authority should be removed at special corner to weaken the emphasis of South Luogu Lane, thus attracting people's attention into flexible Hutong.

Pavement material

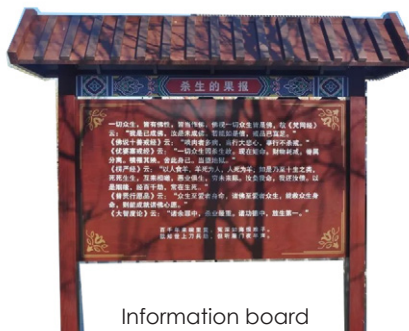
Different pavement material are used here for different space in order to make the node more readable for tourists.



Information board



Street lamp



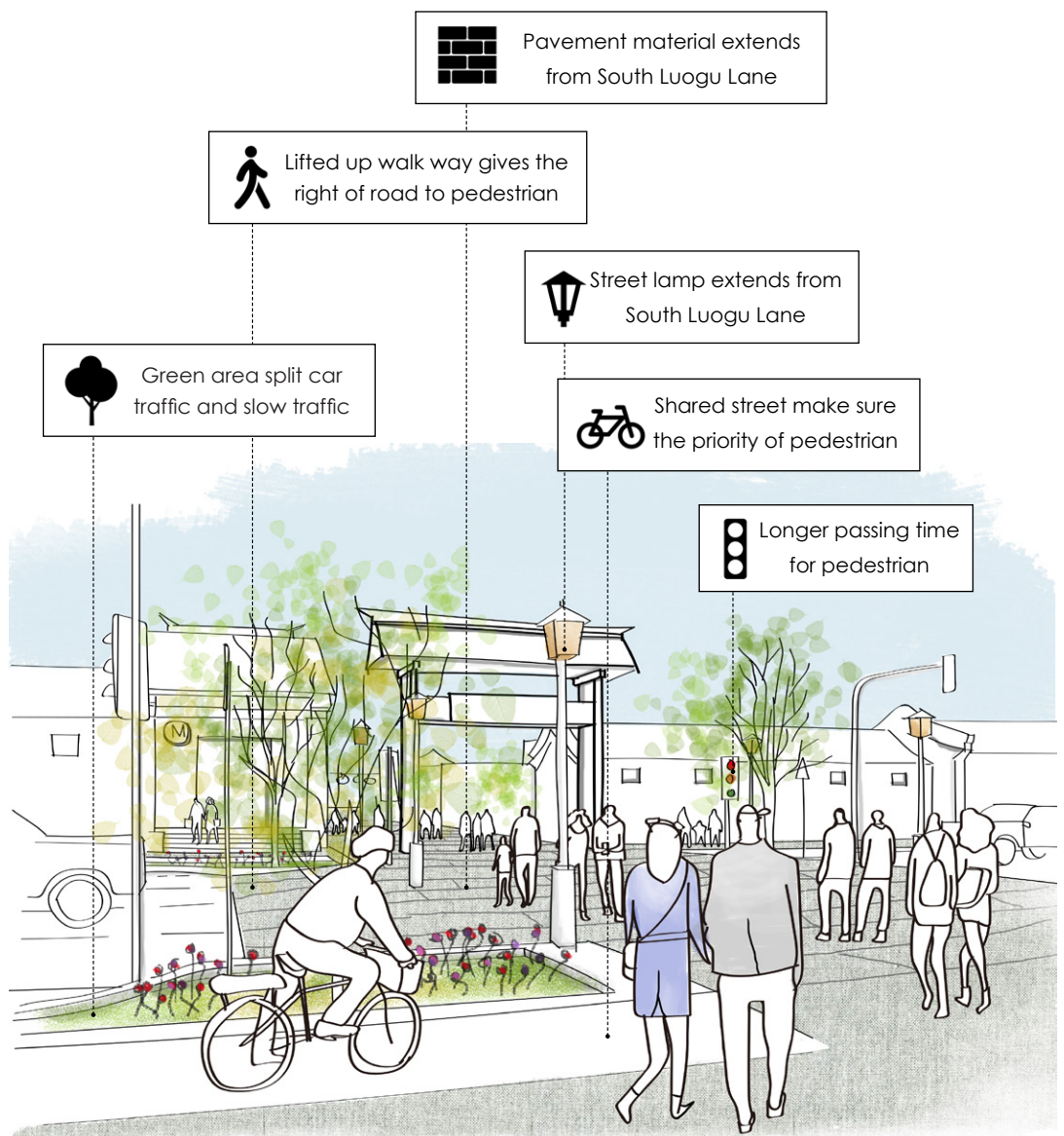
Information board

7.6 Exterior connection

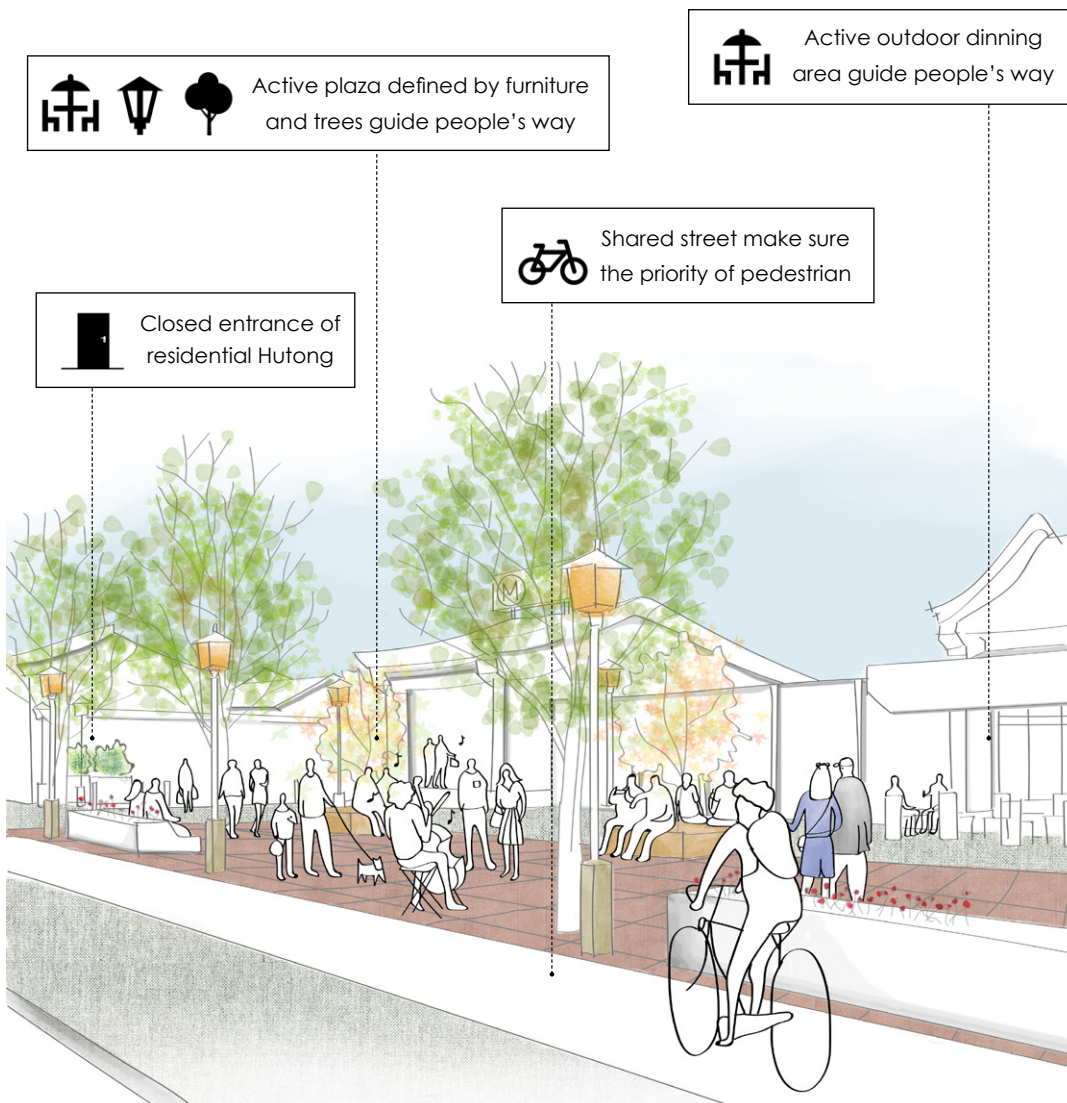
Priority for pedestrian

•Figure7.6-1: Special node
design guideline

Source: Author



Legible urban space



•Figure7.6-2: Special node design guideline

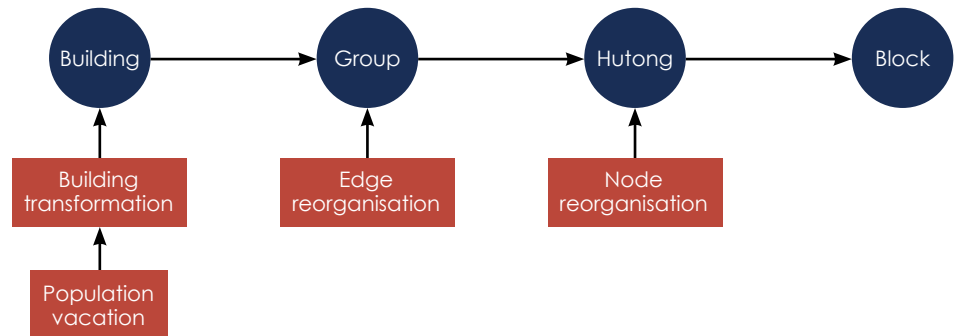
Source: Author

7.7 Adaptive reuse of courtyard houses

Process

•Figure7.7-1: Development process

Source: Author



Transformation is carried out in groups of several courtyard houses. Residents' living quality can be improved by small scale intervention during the process of moving out and demolishing informal construction. For example, prefabricated flexible modules (dot Architecture, 2018) can be placed in the sharing courtyard and functioned as living facilities when the illegal construction were demolished but the whole courtyard is not ready for the transformation. Courtyard house plug-in (PAO, 2014) is a prefabricated modular system can be insert into the interior without touching the old structure. It's another small scale intervention that can improve people's living quality immediately, at the same time, protect the old building when they have to wait for the vacation accomplishment.

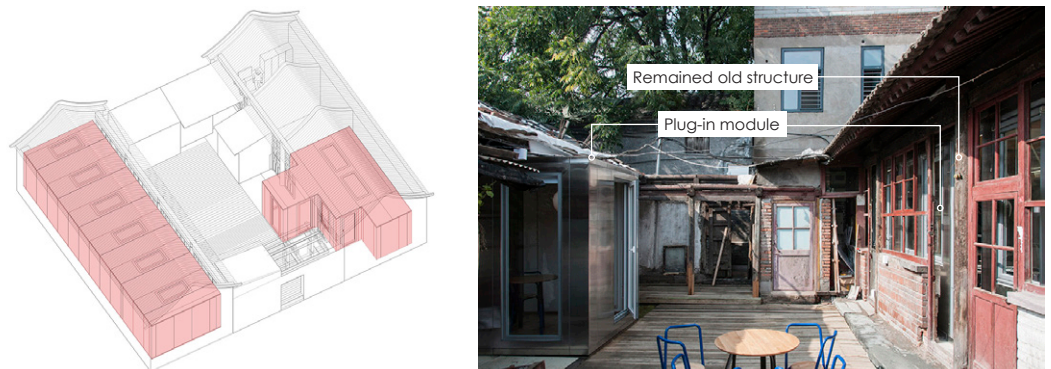
•Figure7.7-2: Prefabricated flexible modules in Baitaisi

Source: dot Architecture, 2018



•Figure7.7-3: Courtyard house plug-in

Source: PAO, 2014

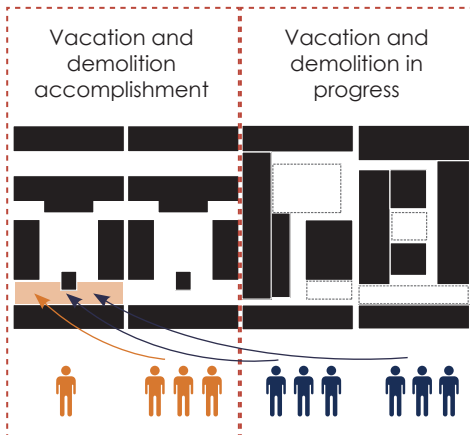




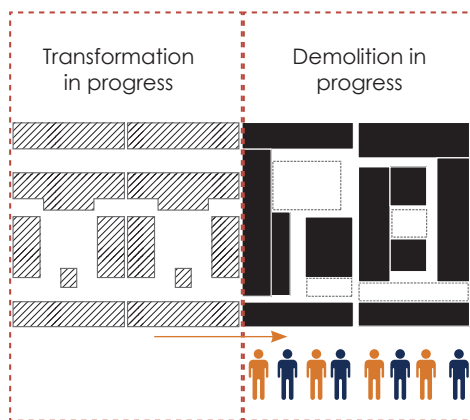
- Get compensation from municipality
- Move to tower building at the out skirt of Beijing
- Demolish their self-construction
- Use prefabricated modules to meet daily needs
- Living space can also be found in group

•Figure7.7-4: Development process inside group

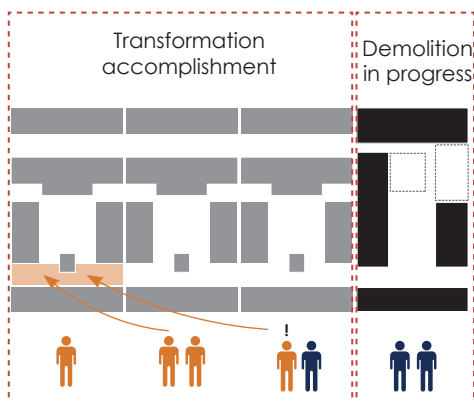
Source: Author



Every courtyard house has different rate of progress on vacation because of every household spend different time on making decision and demolishing their self-construction. In order to improve the efficiency, good quality front yard can function as living space for all residents in group. It helps to pull back the private function on Hutong into courtyard house.



When the courtyard house transformation is under progress, residents can move into the empty room of other courtyard houses which is still under vacation process inside the group. This solution remains the lifestyle and social structure of residents when they are waiting for their house renovation. The social connection inside group can be enhanced through this process.



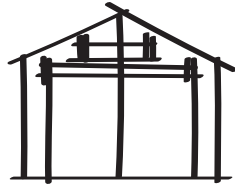
The front yard previously functioned as living space can function as public space for group activities because residents have enough private living space inside their own room. When there's an unbalanced vacation outcome, reallocation of residents is more efficient under each group rather than under each Hutong or even whole South Luogu Lane area.

Transformation principles

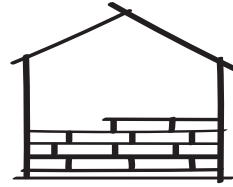
Building scale principle

•Figure7.7-5: Building transformation principles

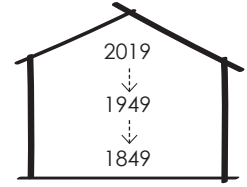
Source: Author



Keep the old structure of building and try expose it as much as possible.

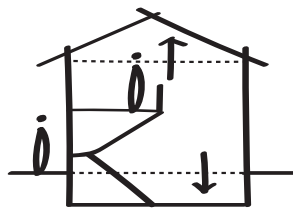


Keep every inch of old material and adaptively reuse it with new material, as well as the material from informal construction. Because they are also part of the memory of this courtyard house.

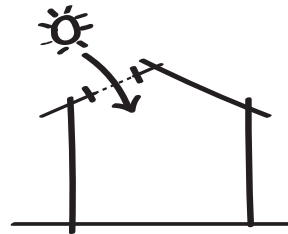


Historical truth should be respect primarily during the design of building transformation.

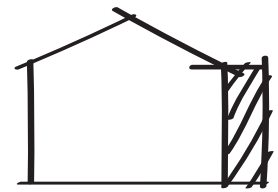
Building scale principle



When indoor space is insufficient, first strategy is too solve the problem vertically. Underground excavation is allowed to extend the height of space. Loft structure are recommended in order to increase the space utilization.



When the lighting and ventilation is insufficient, roof windows and the windows facing Hutong is allowed to use.

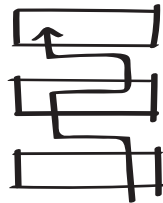


In order to meet new demand under today's new context, new constructions inside courtyard is allowed as long as it keeps the spatial sequence (turning and avoiding) and the living quality of courtyard house.

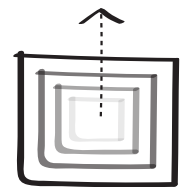
Courtyard scale principle



New constructed buildings and outdoor space should be organised in several layers according to the traditional typology.



Circulation inside courtyard house should be roundabout instead of being straight forward. Building function should gradually transformed from public to private alongside the circulation.

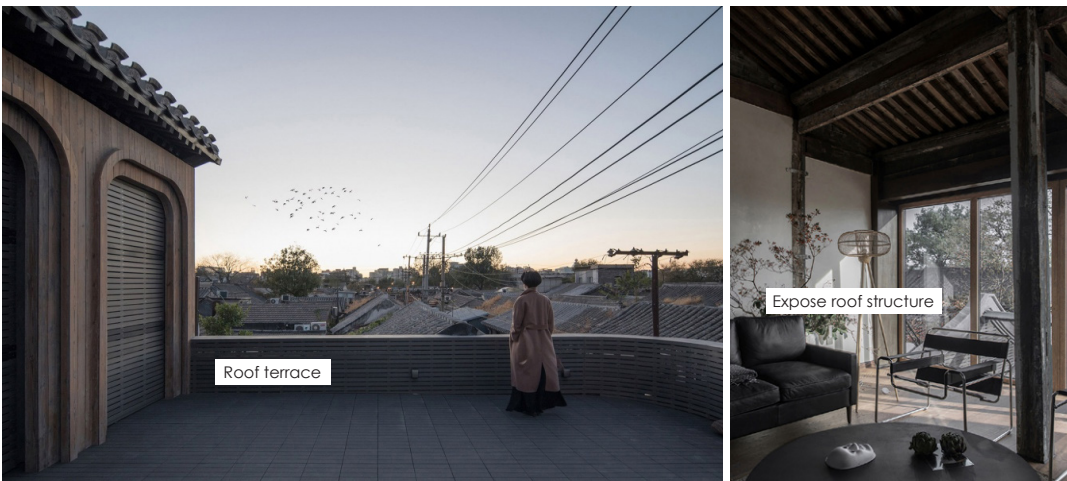


Different types and layers of transitional space between indoor and outdoor, public and private should be created.



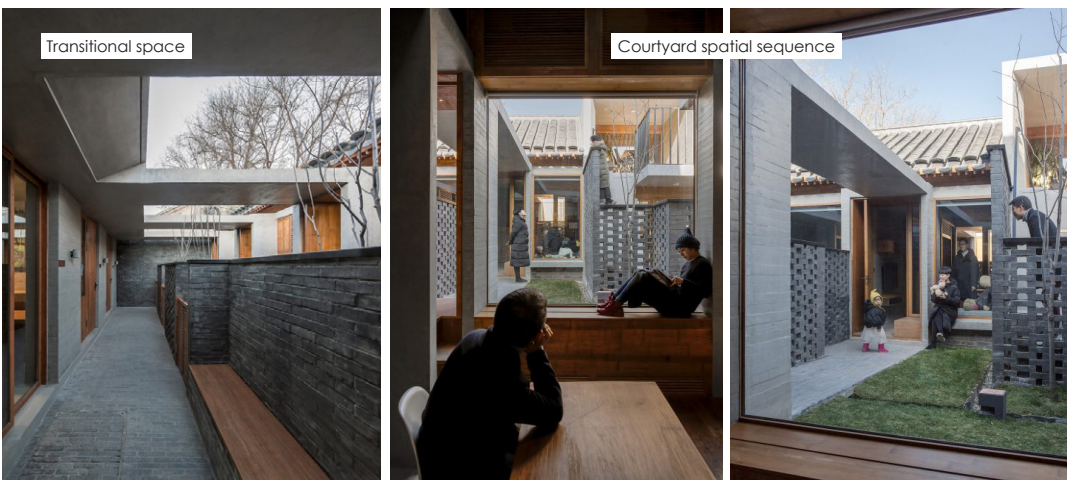
•Figure7.7-6: Beijing Bai TaSi Hutong courtyard house renovation

Source: B.L.U.E. Architecture Studio, 2018



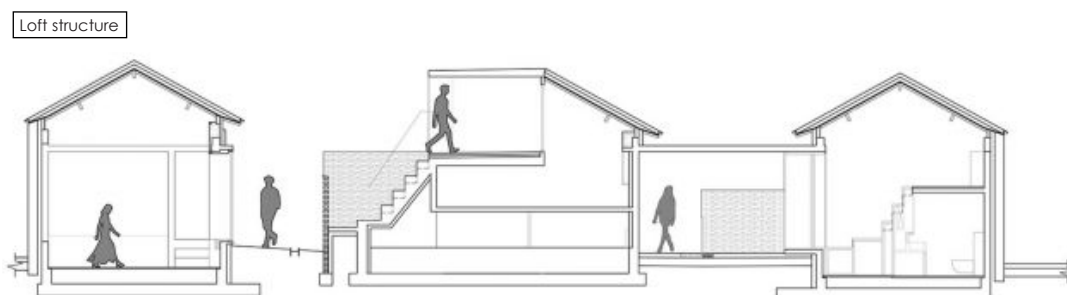
•Figure7.7-7: QUAD HOUSE

Source: ARCHISTRY design & research office, 2019



•Figure7.7-8: Miniature Beijing – the Conversion of No. 28 Dayuan Hu Tong

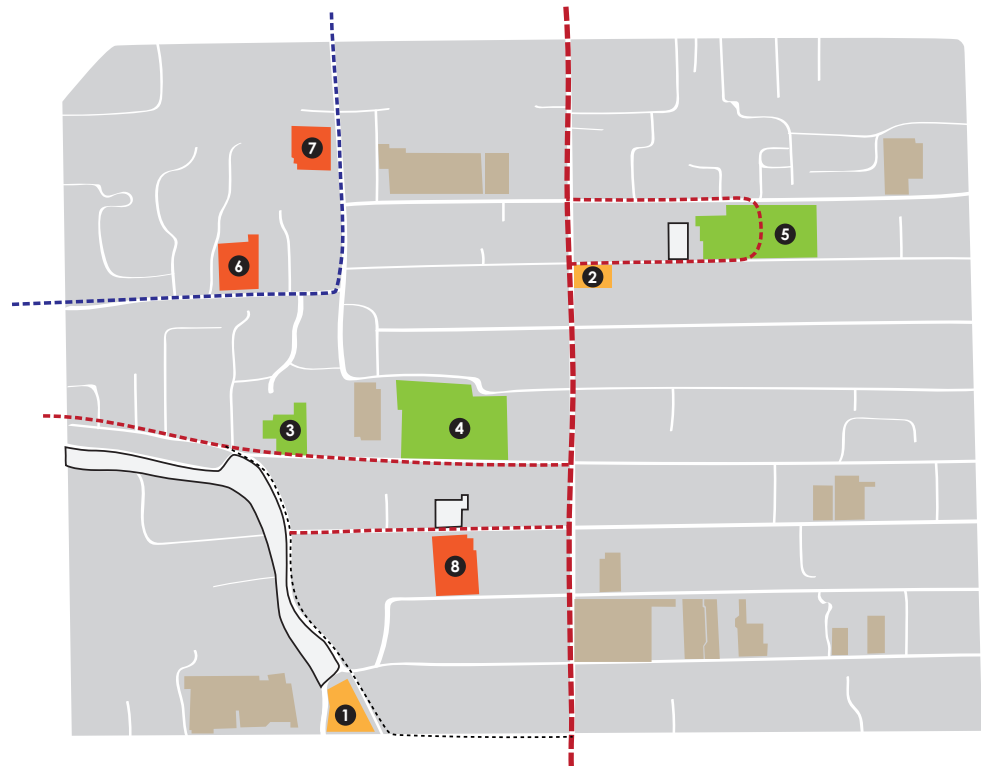
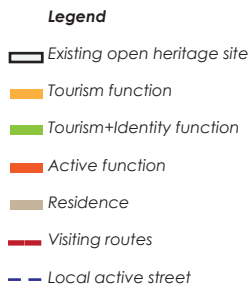
Source: Atelier Li Xinggang, 2018



Transformation typology

•Figure7.7-9: Heritage conservation units transformation function

Source: Author



Heritage conservation units	Existing function	Special point	Transformation function
① Yu river temple	Empty museum	Brand new constructed museum but closed, small area	Traditional Tourism
② Wanqing pawnshop	Office	Small area	
③ Wanrong former residence	Empty	Famous historical figures, well preserved courtyard house	New Tourism (combined local identity function)
④ Ke garden	Empty	Well preserved courtyard house and garden, big area for new function.	
⑤ Chiang kai-shek's temporary residence	Empty	Well preserved courtyard house with modern building, big area for new function.	
⑥ Fangzhuanchang Hutong No.67	Residence	Chaotic yard along visiting route street	Public function + Residence
⑦ Nanxiawazi Hutong No.22	Residence		
⑧ Suoyi Hutong No.13	Residence		
Remaining units	Residence	Chaotic yard	Residence

Tourism (+identity function)

*The shortage of funds for the development of celebrities' former residences in China has led to their **disappearance in urban tourism**. Just take the Kang Youwei's former residence in Qingdao as an example. It has a **single management method for tourism resources**, and the **exhibition methods are old and monotonous**. The annual ticket income is only 50,000 yuan. It is used to pay for the related maintenance costs, daily expenses and the hiring of staff wages. If it is purely economically speaking, the protection and reuse of Kang Youwei's former residence is **a loss-making business**."*

•Source: China economic times (newspaper), 2013

With the help of visiting route design, now tourists can easily find those tourism spot. Next question is how to activate those heritage conservation building in order to show the culture to tourists? The existing revitalization mode is monotonous tourism development, which is neither profitable for operator nor attractive for tourists. Two strategies can be used to change this awkward situation. Firstly, the heritage conservation units shouldn't only focus on the building and history of itself, the history of South Luogu Lane and the new identity of this area are also helpful to build up more connection within today's context. Furthermore, exhibition is not the only way to show the history, identity and culture. Lively scene relates to people's activities is more attractive and easy to read. Especially important is that local residents can be the actor in those scene and that make an active social interaction between tourists and residents possible.

PROBLEM	Single strategy for building transformation	
STRATEGY	Involve local identity and history of whole district	Involve people's activities and participation of resident
POSSIBLE FUNCTION	Theatric function Musical function History of South Luogu Lane History of ShiShahai	Homestay/Cafe/Retail Community festival Meeting & Party for residents History shows
SUPPORTIVE POLICY	Adaptive changing of building or new construction inside heritage conservation units should be allowed to provide enough space for the new function.	Heritage conservation units should cooperate with local community in many ways. For example, priority is given to residents when selecting staff for those units. Residents are allowed to run their business inside those units, at the same time they should take the responsibility to show the culture and history by many ways. Community festival should be celebrate at those units to show the traditional lifestyle.



•Figure7.7-10: Chinese new year cultural festival in Prince Kong's Mansion

Left: Traditional blessing ceremony

Right: Writing traditional blessing

Source: Prince Kong's Mansion, 2019

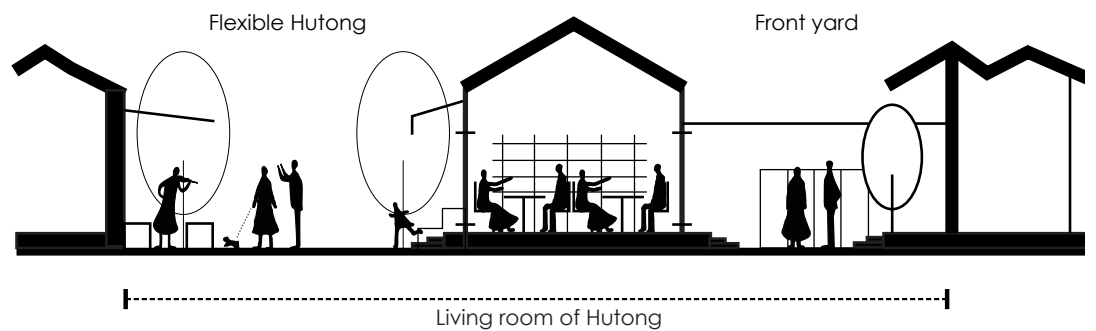
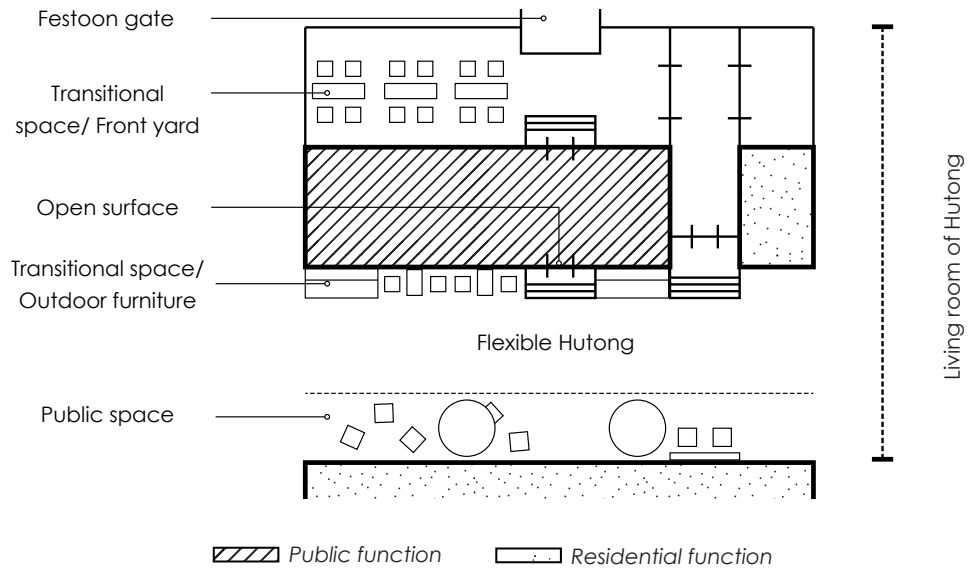
Public function + Residence

Among all the bad quality heritage conservation units, there are three courtyard houses alongside active visiting route streets are chosen to function as a mixture of public function and residence. Because the building transformation is more flexible in the bad quality courtyard houses with less restriction. This gives the possibility of more connection between inside of courtyard house with Hutong. The public function should be set at the south room of courtyard house. With its opened wall, a 'living room' can be formed from Hutong to the front yard.

Two points need to be explained here. Firstly, the 'public' function mentioned here refers to the function which is not tourism or residence, but it still has an active atmosphere and has more connection with Hutong. For example, like cafe, supermarket, retail shop, restaurant, tea house, library, community centre, etc. Secondly, these three courtyard house are not the only three courtyard houses under this typology. The courtyard house alongside flexible can also use this typology as long as they get the permission from both other neighbours in group and community committee.

•Figure7.7-11: Design guideline for active function courtyard house

Source: Author



•Figure7.7-12: Show in courtyard house

Source: baitaSEA, reMIX studio, 2017

•Figure7.7-13: Mixed-use courtyard house as a living room for the city

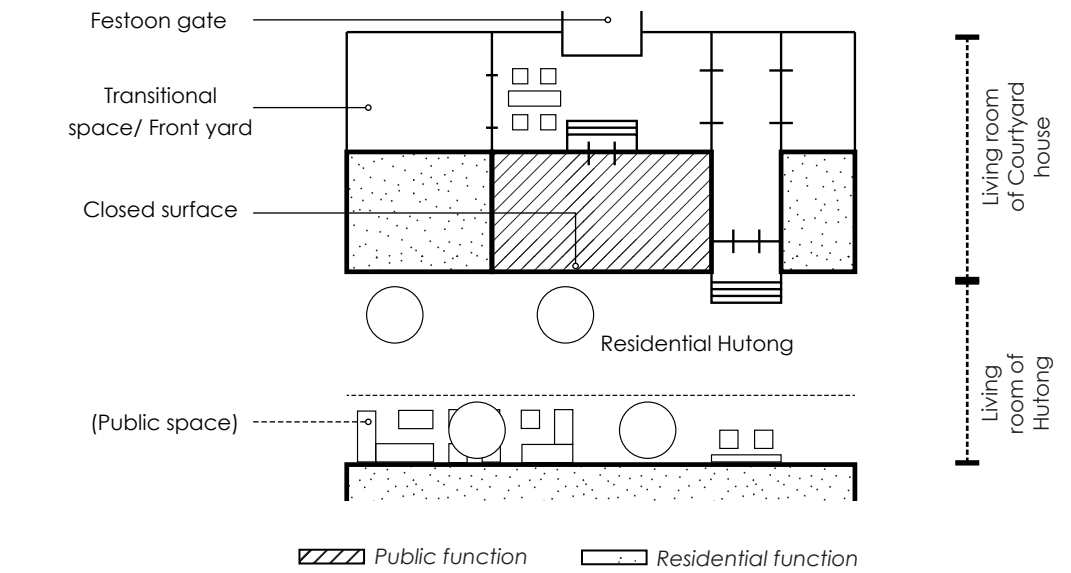
Source: KENGO KUMA AND ASSOCIATES, 2017



Residence

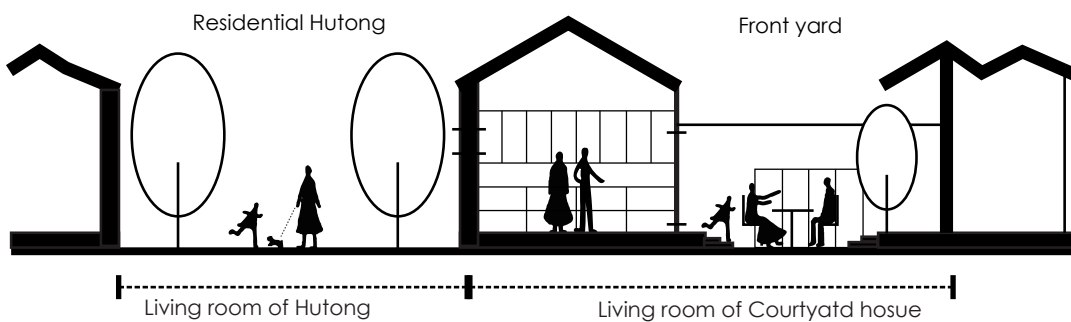
The majority of courtyard houses in South Luogu Lane still keep its residential function. After the vacation, about one third of the household in this area will leave according to vacation office. Although the space is not that crowded anymore, the new construction in the courtyard is still allowed to build as long as it respects the traditional spatial sequence.

As it was mentioned in the privacy zoning part, the middle part of south room doesn't have good privacy because there's a traffic cross in front of it. As a result, this room, including the front yard, can be used as the living room or kitchen for whole courtyard house, even as the 'living room' in group. Residents can also choose to rent this room to some small office, for example, architecture studios are very interesting to locate their office in Hutong. In one word, the front yard is the public space for the resident who lives in this courtyard houses, it doesn't need to connect with Hutong.



•Figure7.7-14: Design guideline for residential function courtyard house

Source: Author



•Figure7.7-15: Outdoor activities 'Picking Jujube' in front yard

Source: Parallel World Studio, 2015

•Figure7.7-16: Shared kitchen at the front yard of courtyard house

Source: MINOR Lab, 2018



Under the Bell and Drum tower, Photo by Zhong Jie, 2018

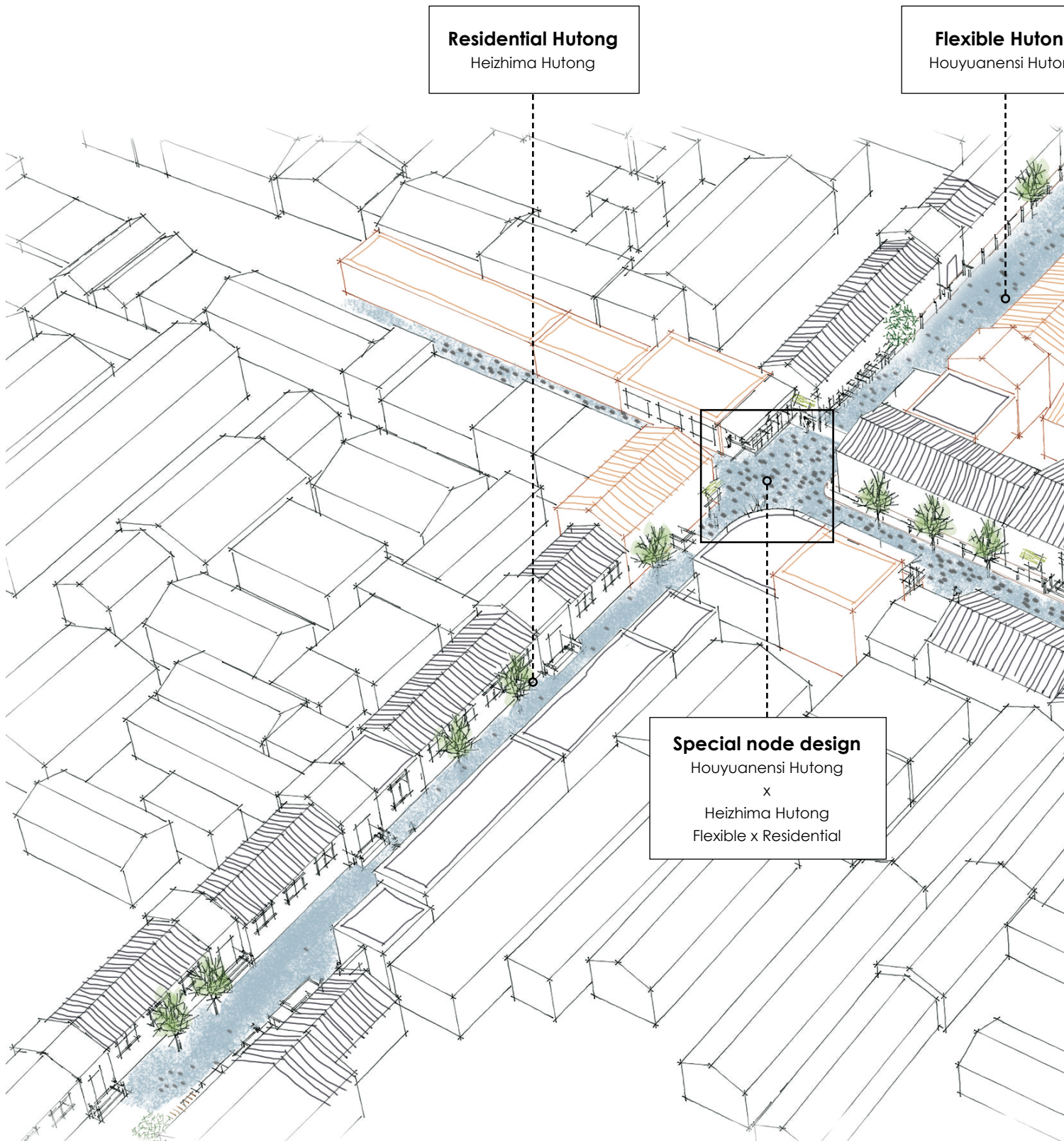
8 Pilot Project



Residential Hutong
Heizhima Hutong

Flexible Hutong
Houyuanensi Hutong

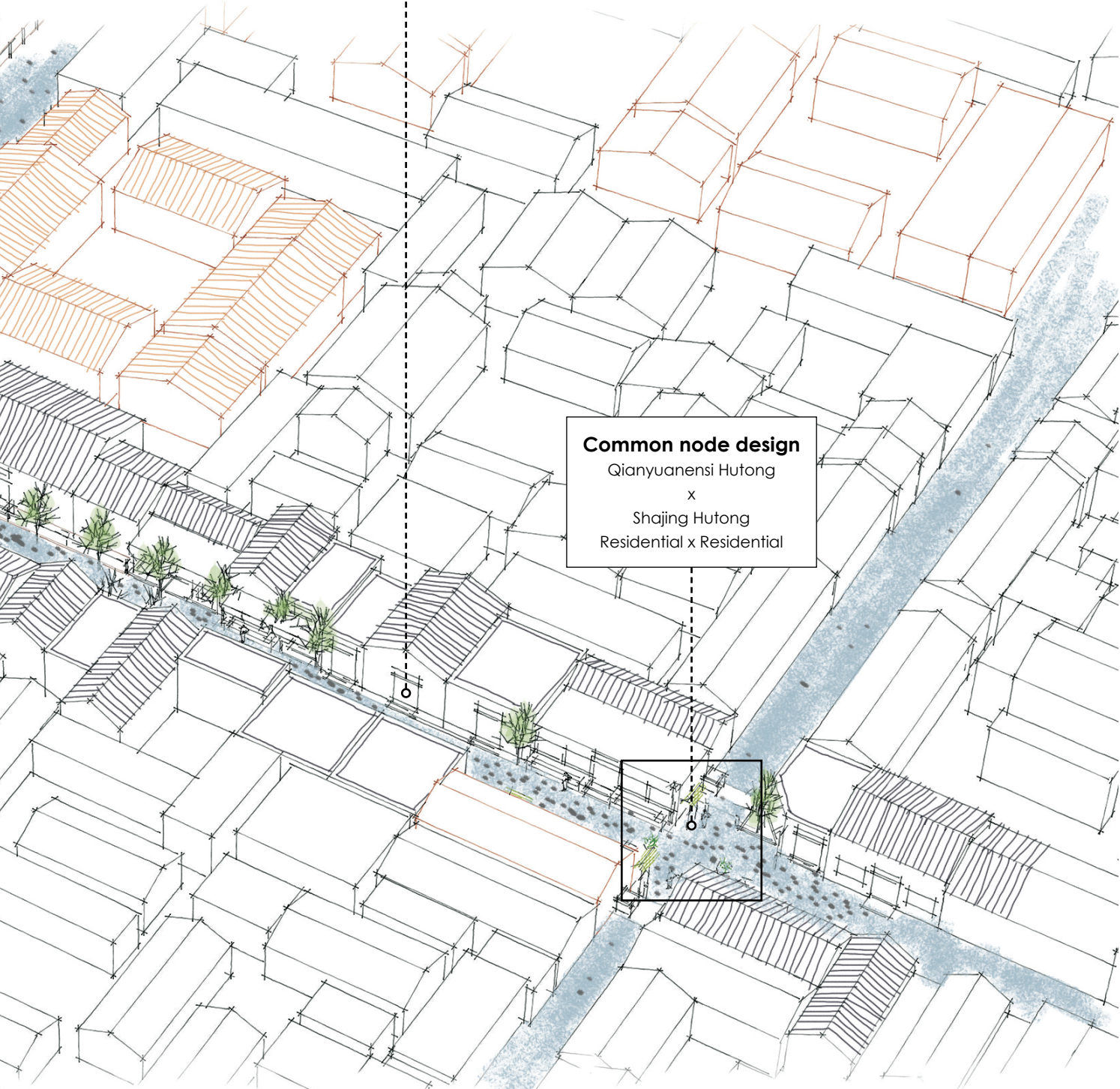
Special node design
Houyuanensi Hutong
x
Heizhima Hutong
Flexible x Residential



g
ng

Commercial Hutong
South Luogu Lane

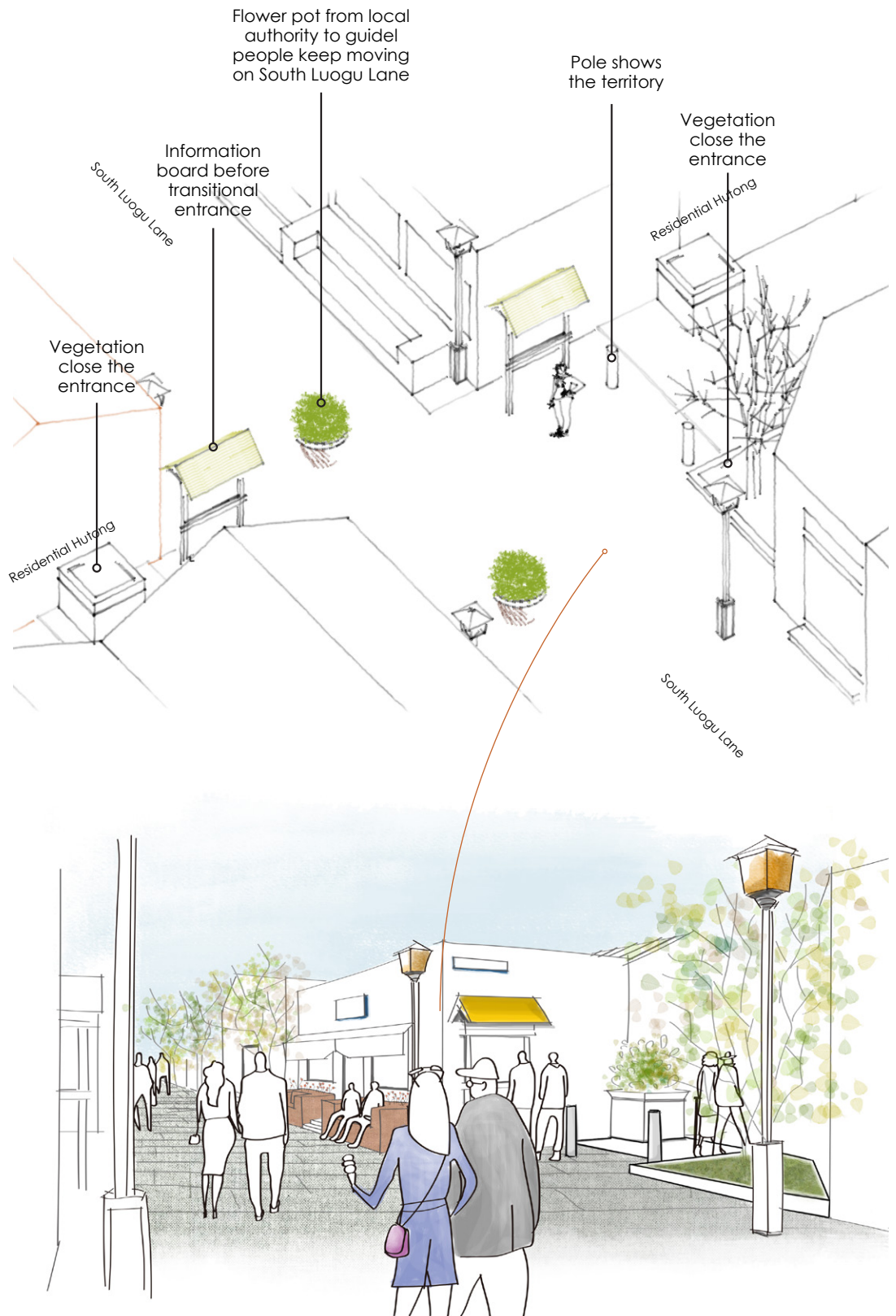
Common node design
Qianyuanensi Hutong
x
Shajing Hutong
Residential x Residential



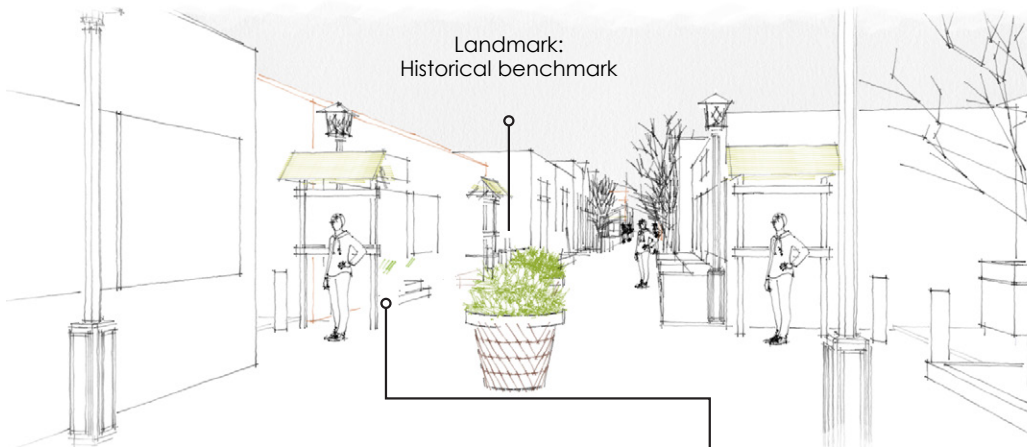
8.1 Node design

Common node

Qianyuanensi Hutong x Shajing Hutong



Development process



Demolish self-construction in order to highlight landmark

Commerce committee is in charge of the communication with shop owner for the demolition. This is not only for a wider commercial entrance but also for opening the landmark which is hiding in a concave space now. As a compensation, more public seats is added in front of this shop, it attracts tourists for longer staying time in front of this shop and landmark.



Developer

Commerce
committee

Shop
owner



Vegetation at corner

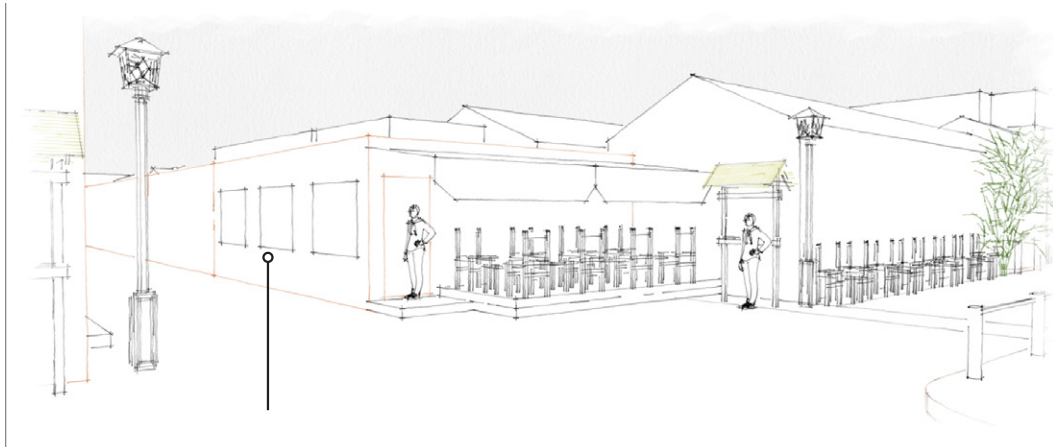
Vegetation is added at the corner to close the entrance of residential Hutong. Communication needs to be done between Commerce committee and shop owner for covering shop's big window. Commerce committee is also in charge of the public space renovation on South Luogu Lane.



Commerce
committee

Shop
owner

Development process

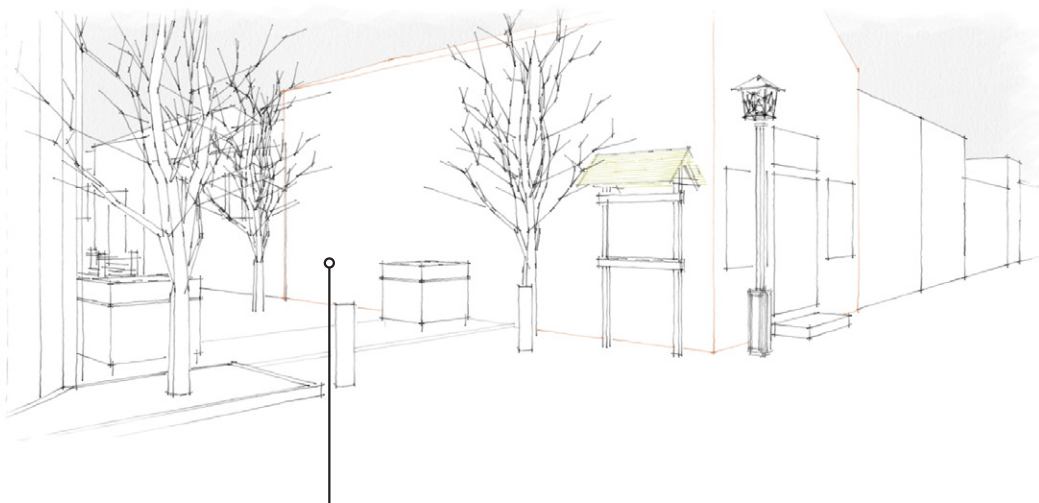


Building function transformation at street corner

Developer and municipality communicate with this building owner and ask him to transform corner building into a shop with open surface facing the flexible Hutong. This shop can be rent or managed by himself, anyhow, this transformation can bring him a lot money.



Developer Municipality Property owner



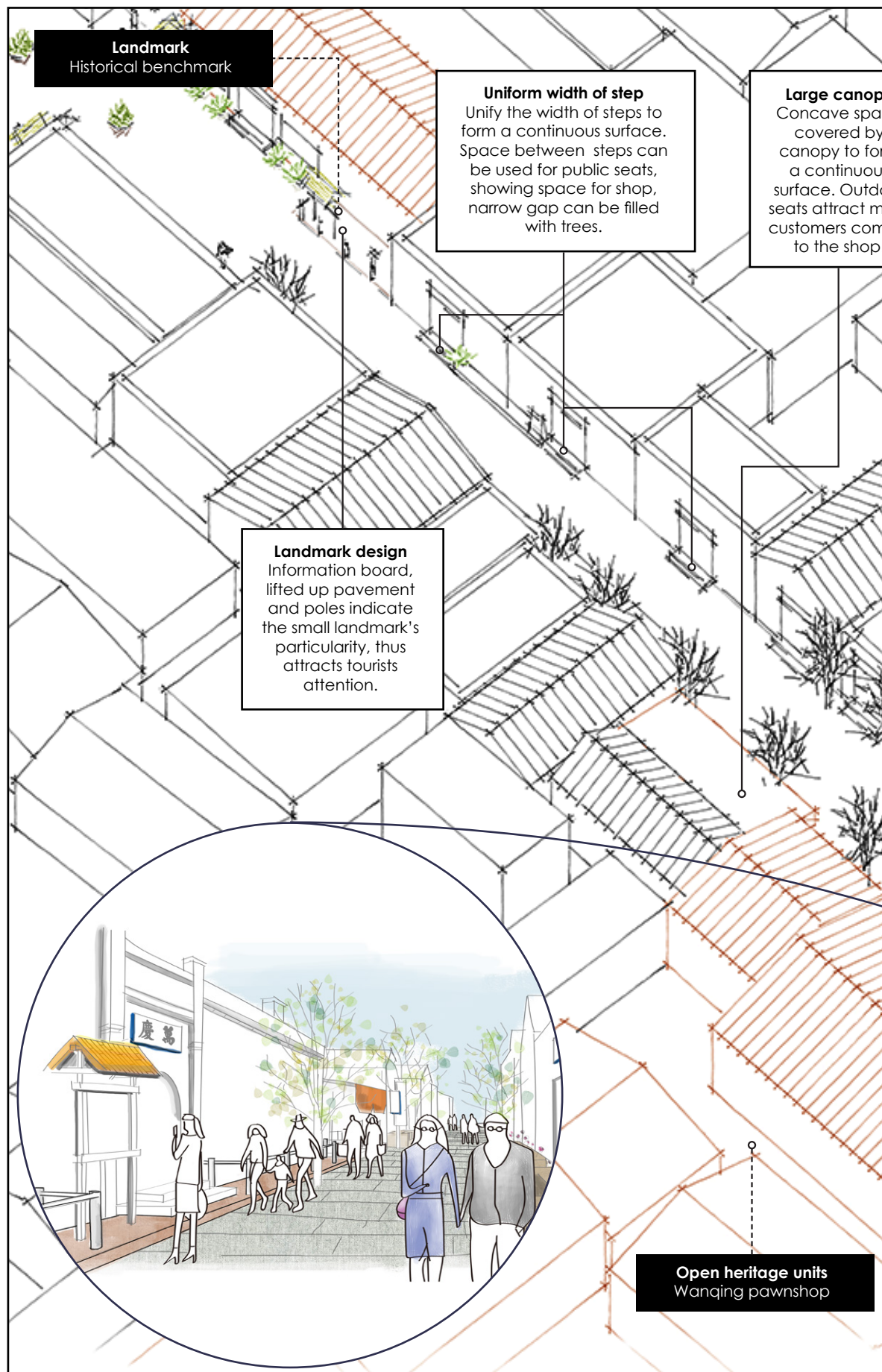
Changing the open surface of shop

Commerce committee of South Luogu Lane is in charge of communication to individual shop. As a compensation, this shop should share the outdoor space with opposite shop

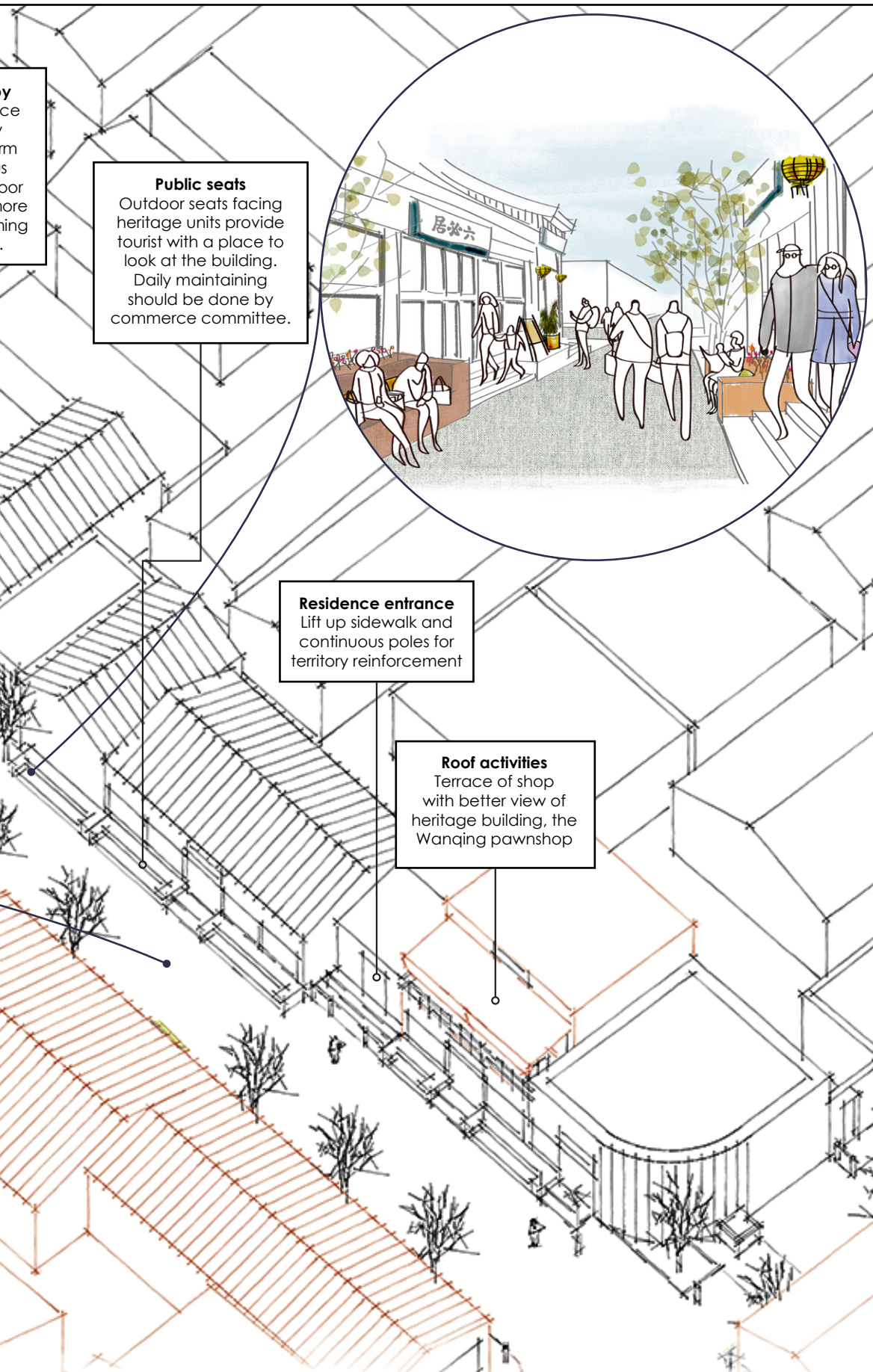


Commerce committee Shop owner

8.2 Hutong design



Commercial Hutong South Luogu Lane



Public seats

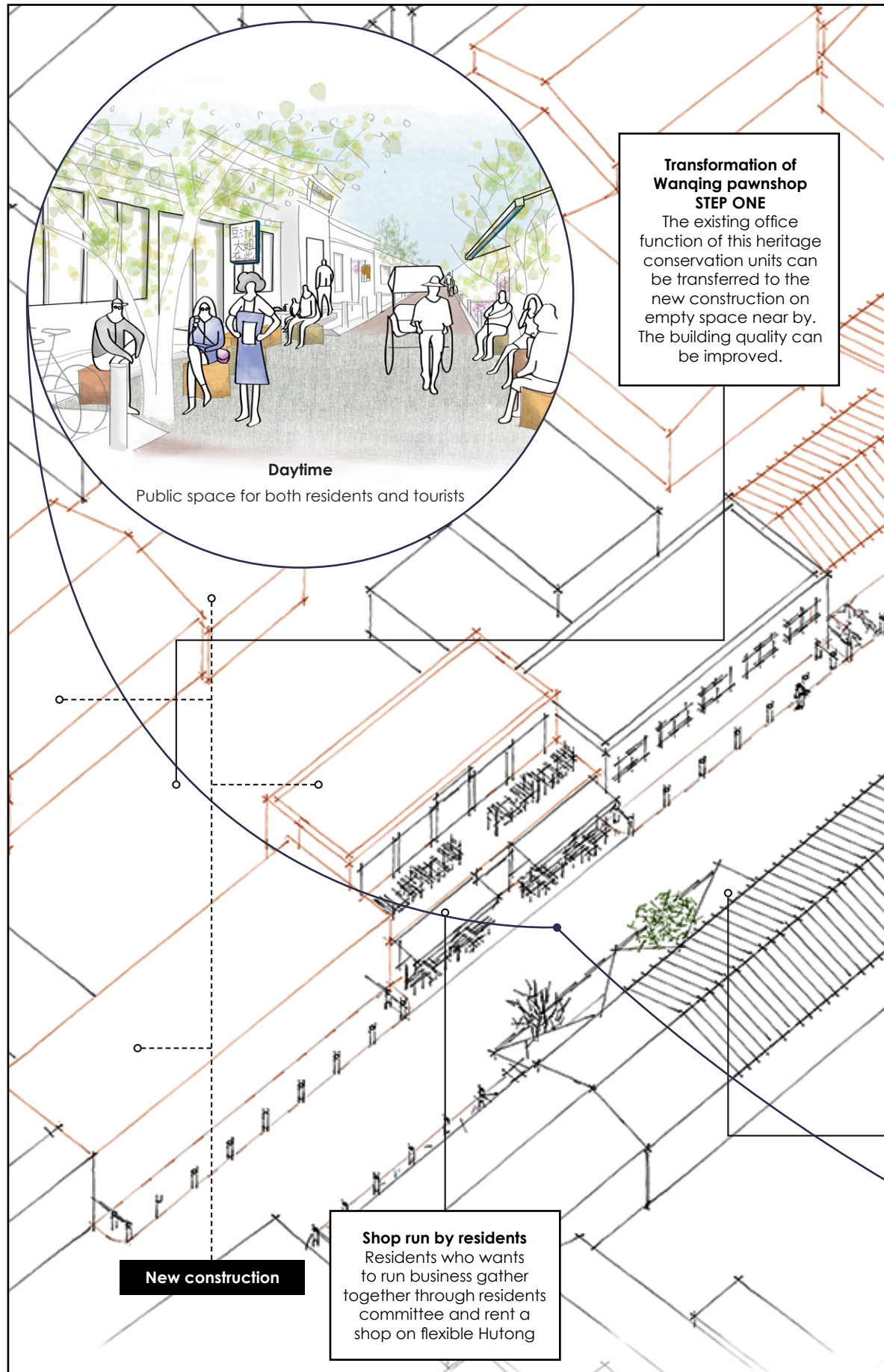
Outdoor seats facing heritage units provide tourist with a place to look at the building. Daily maintaining should be done by commerce committee.

Residence entrance

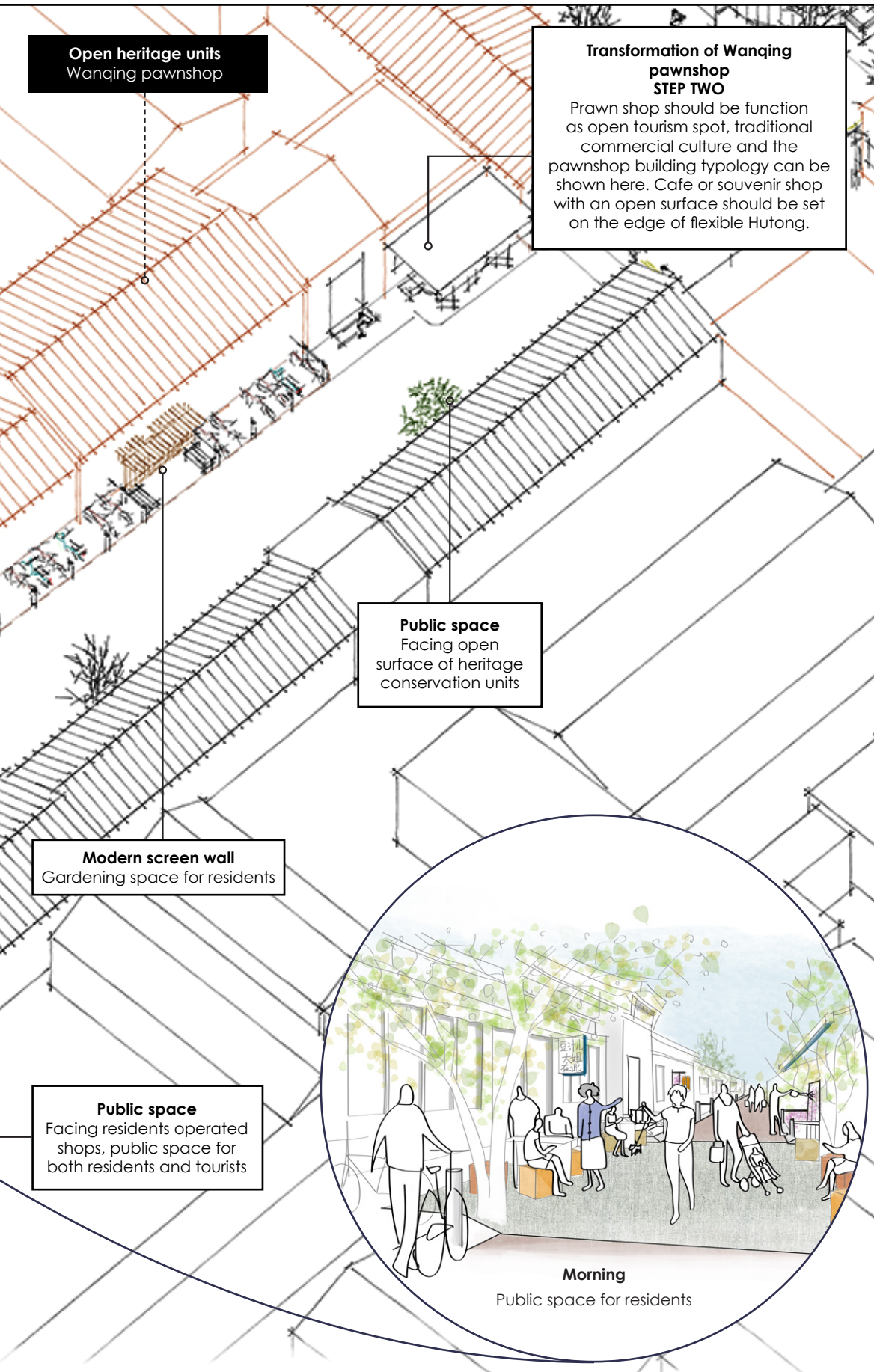
Lift up sidewalk and continuous poles for territory reinforcement

Roof activities

Terrace of shop with better view of heritage building, the Wanqing pawnshop

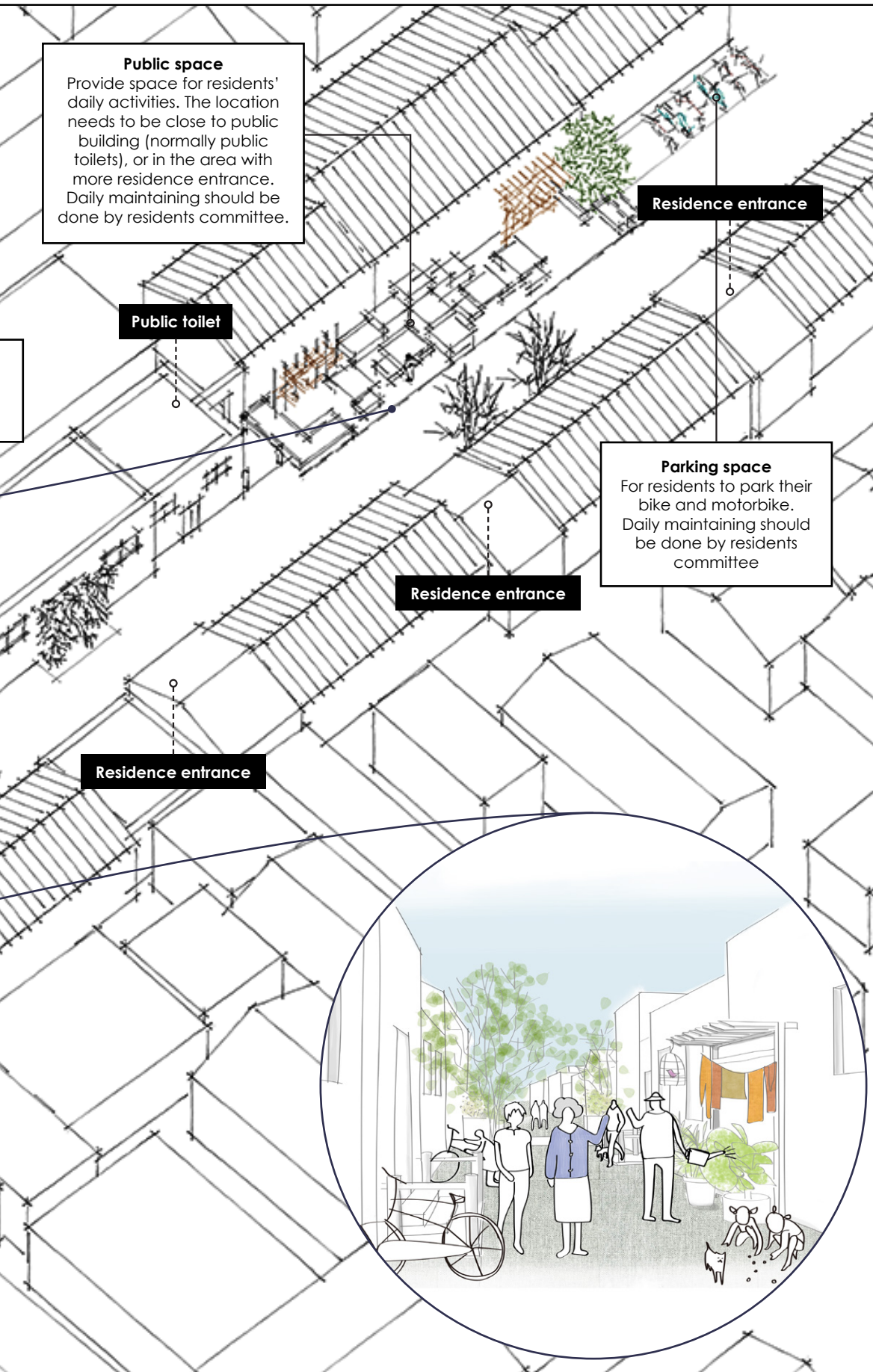


Flexible Hutong Houyuanensi Hutong





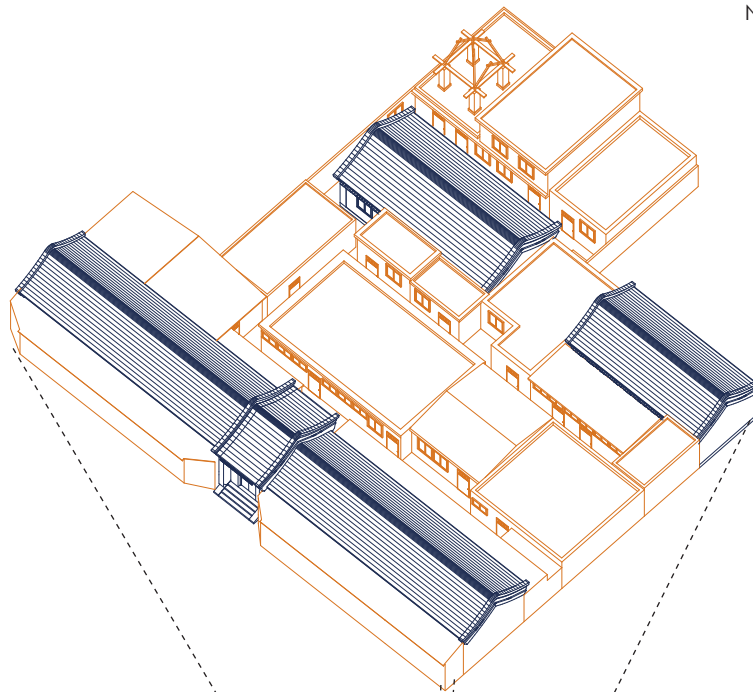
Residential Hutong Heizhima Hutong



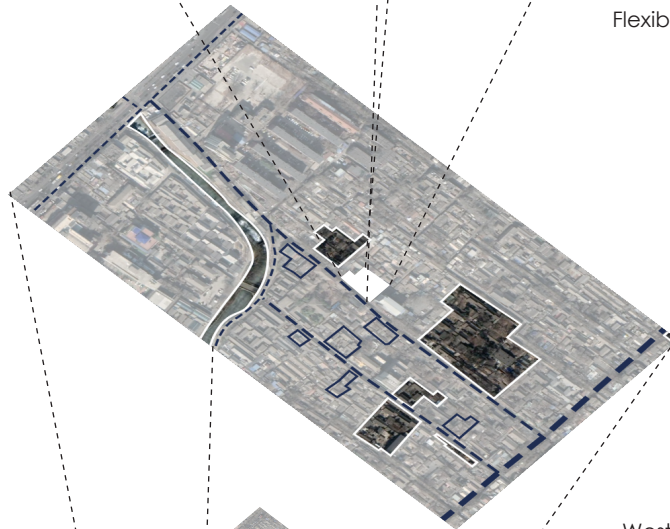
8.3 Courtyard house transformation Old lady's house

Location

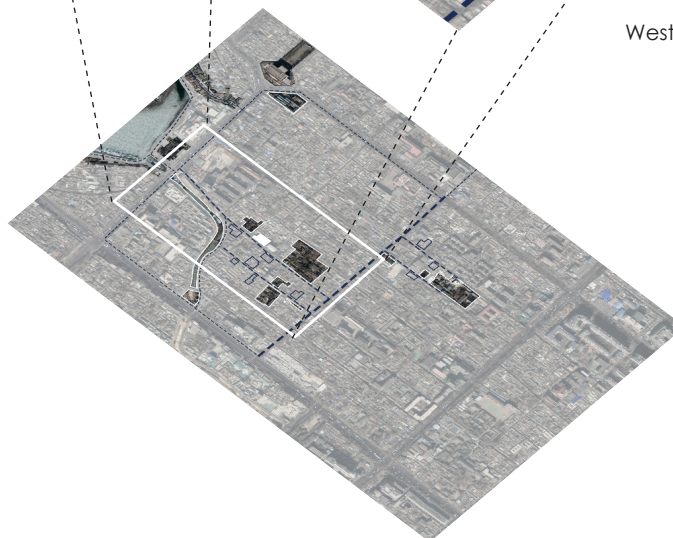
No.29&31 Maoer Hutong



Flexible Hutong: Maoer Hutong



West part of South Luogu Lane



Process

Vacation

Currently, there are 24 households living in this courtyard house. Residents who want to move out can apply for the voluntary vacation. They can get the compensation and use it to buy a modern housing in tower building at the out-skirt of Beijing with the help of preferential policy. Residents who want to stay has to demolish their self constructions. Prefabricated flexible modules can be used as a substitute for those self-construction.

Open a shop in flexible Hutong

Old lady still wants to run her shop so that she hand in the application to the community committee through the residents committee. After comprehensive consideration that takes into account of history information, existing historical building quality and the design guideline, this courtyard house is allowed to open three rooms to function as a traditional food shop in south building. But it's not only run by old lady herself but also by the resident from other courtyard houses near by who also wants to run a business. Their willing are collected together by residents committee.

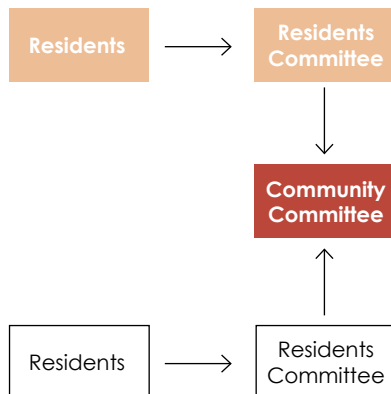
Design

An architecture studio is in charge of the transformation design of this courtyard house. According to the design guideline of public function + residence courtyard house typology, design concept is proposed based on the research of historical spatial sequence and transitional structures. The architecture studio keeps in touch with every residents from the start till the end. Residents who tends to live in a quiet place can move to other courtyard houses that only functions as residence near by without losing the original social network.

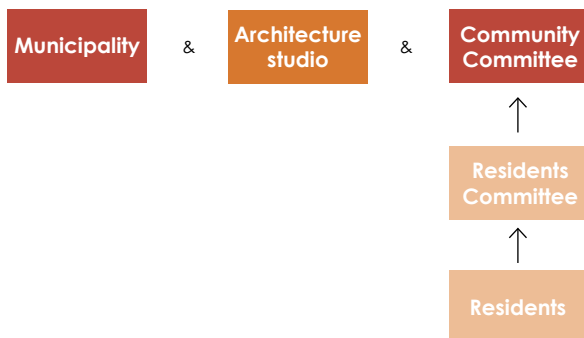
STEP 1
Hand over property right



STEP 2
Population vacation



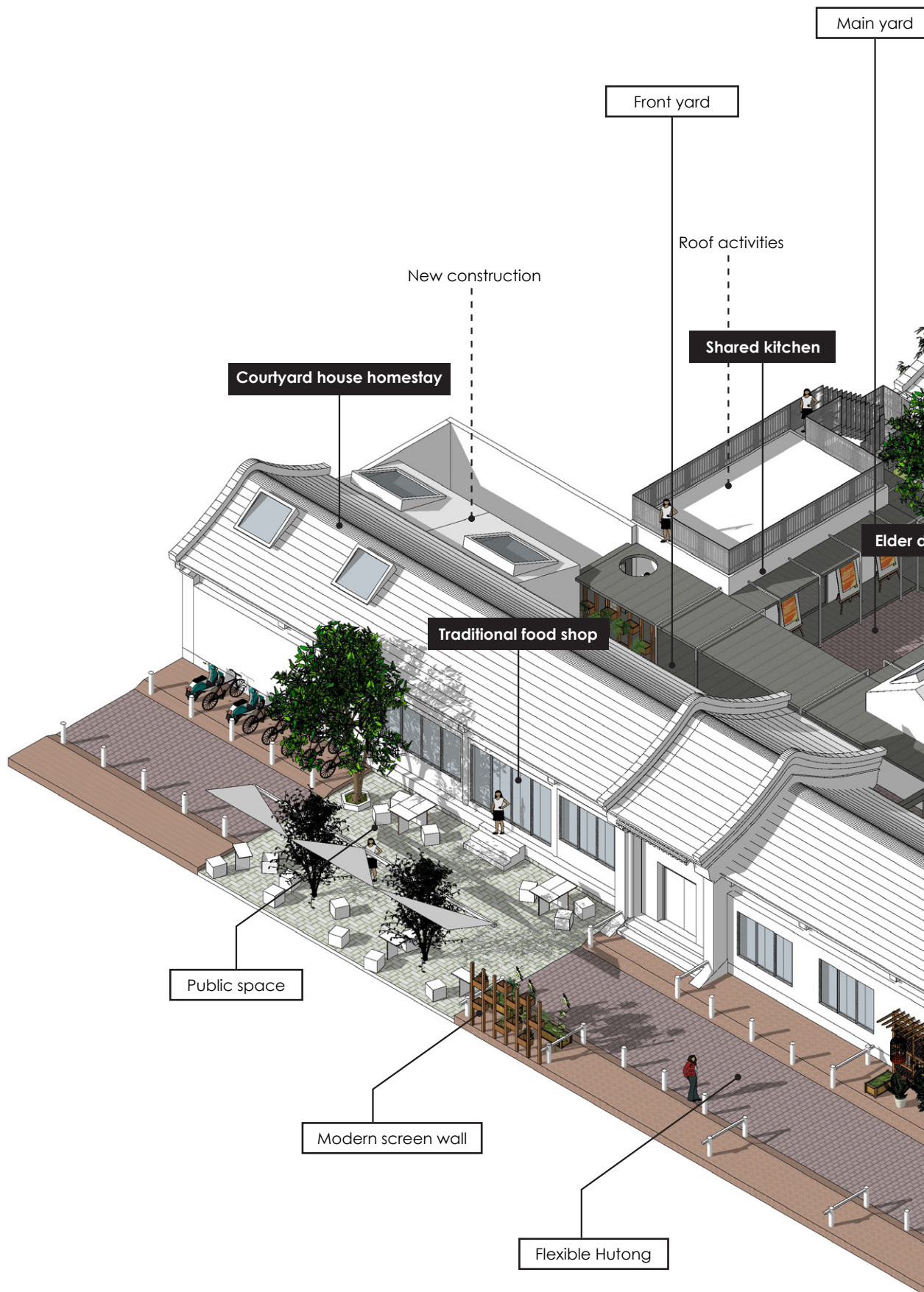
STEP 1
Typology design



STEP 2
Architecture design



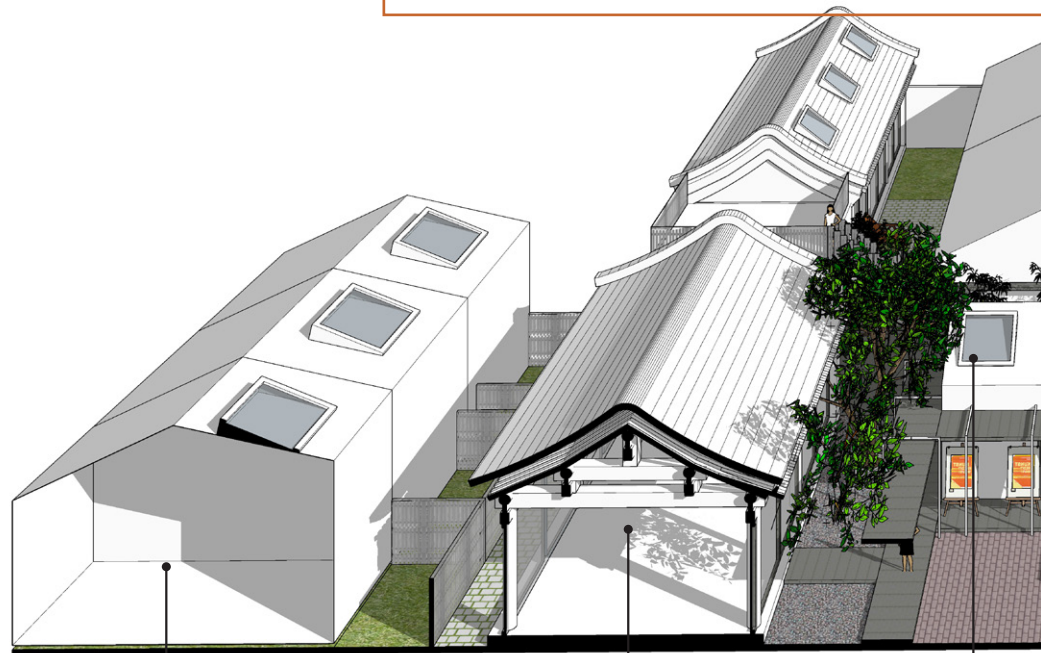
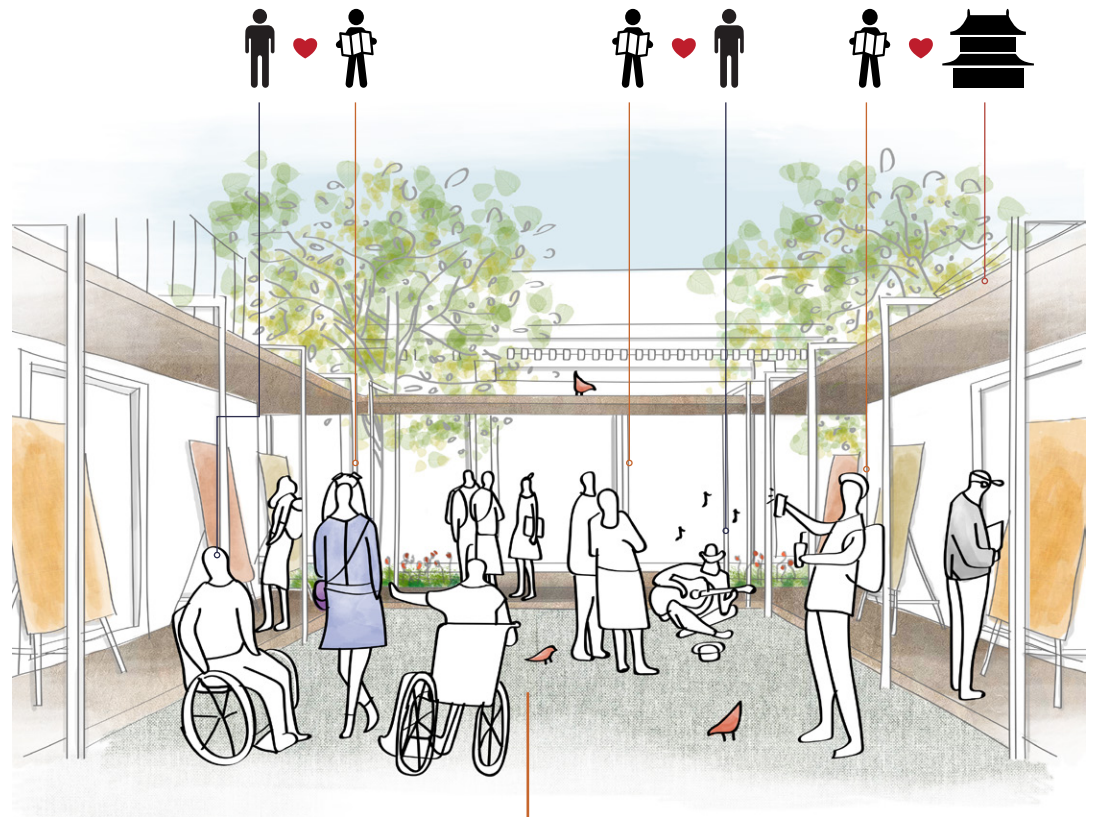
Volume & Program





Public activities

Exhibition at front yard with residents' performance

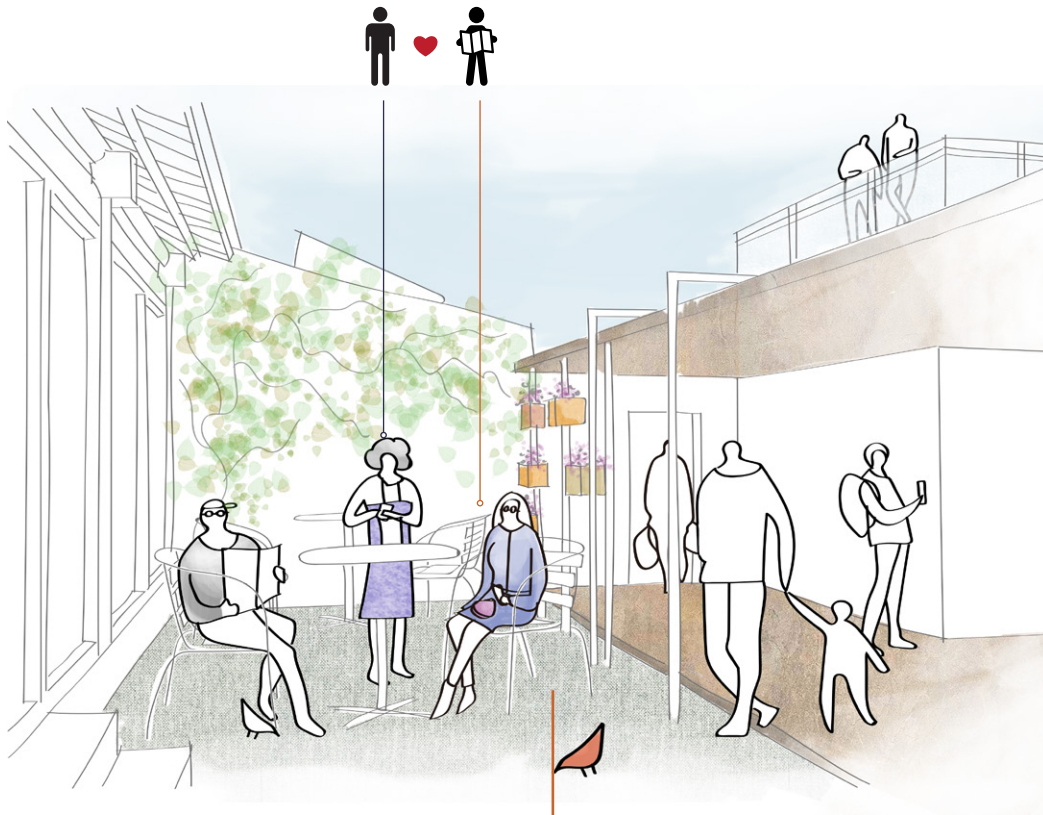


Residence

Community library

Elder daycare ce

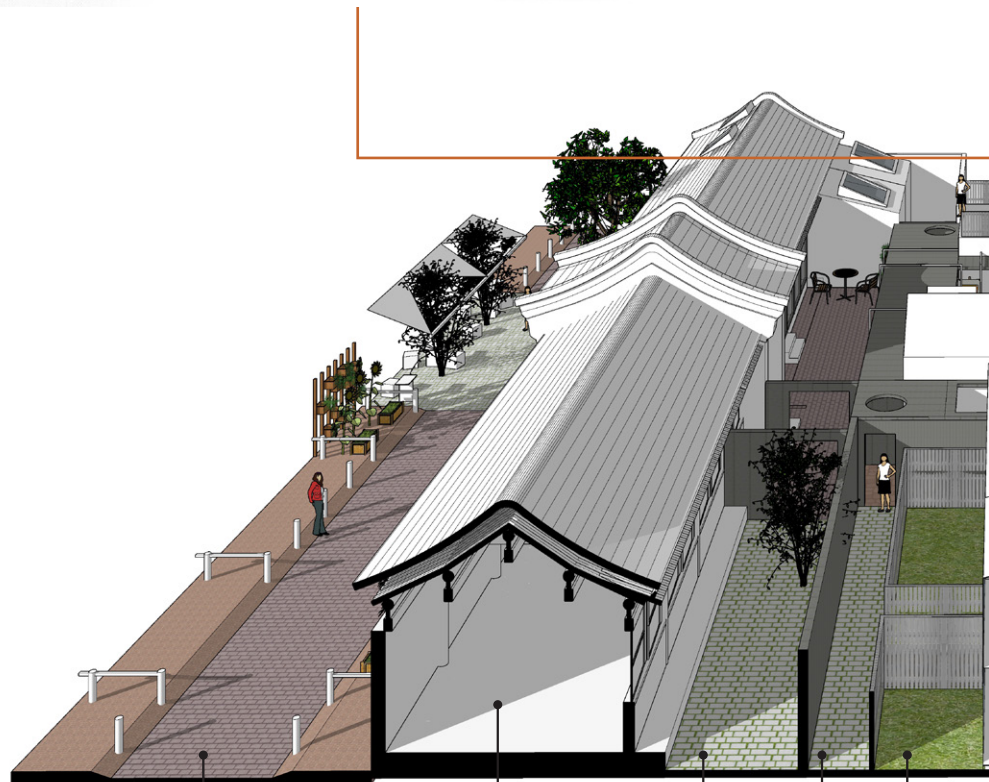
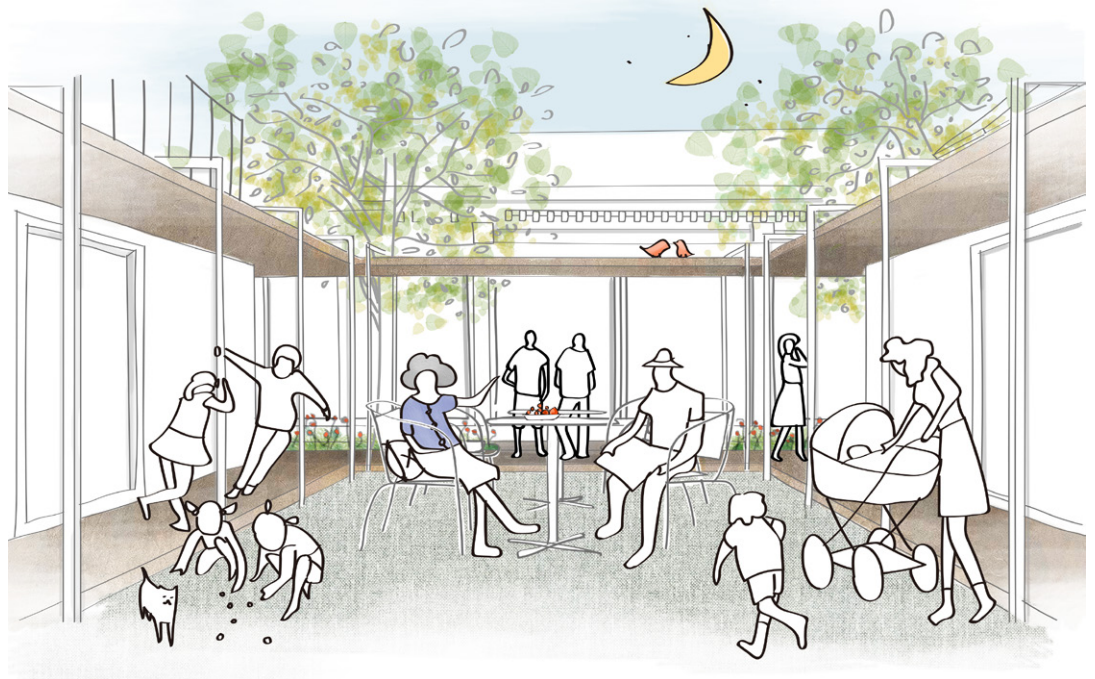
Traditional food shop business at front yard



- Centre
 - Main yard
 - Front yard
 - Traditional food shop
 - Public space
- Attracting points 4 Attracting points 3 Attracting points 2 Attracting points 1

Private activities

Communal space for courtyard house and surrounding neighbourhoods



Flexible Hutong

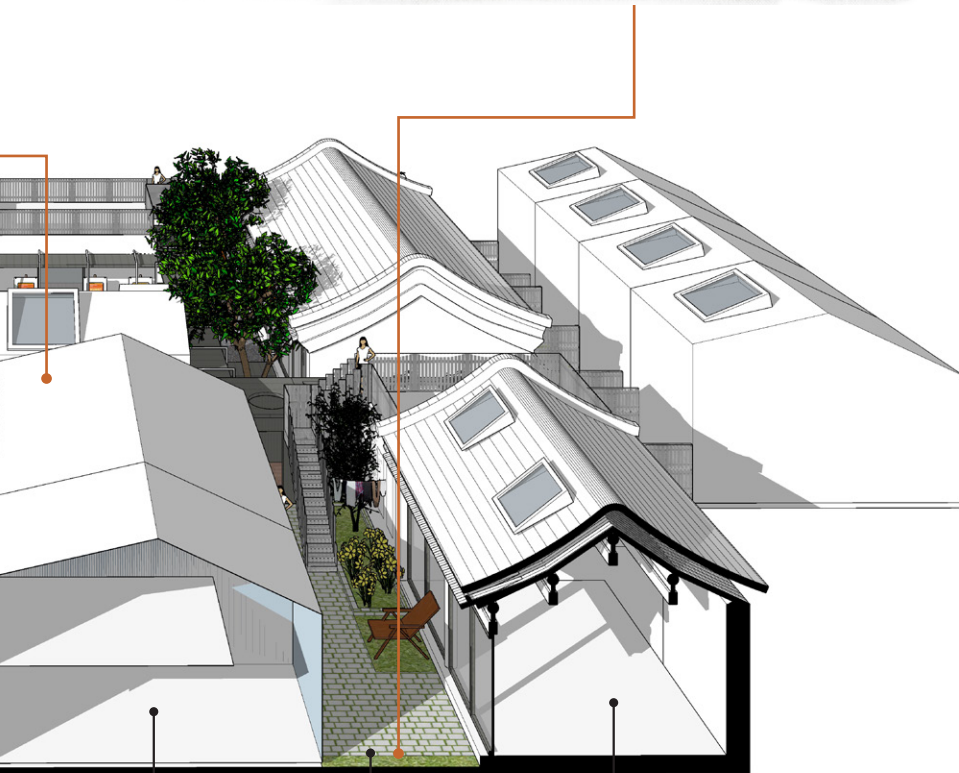
Architecture studio

Private yard

Corridor

Private yard

Private courtyard



Residence

Residence

Private yard

ard



Under the Bell and Drum tower, Photo by Zhang Jie, 2018

9 Reflection



The relationship between research and design: Research on Historical comparison, Theory and People's need. Design for transitional layers on multi-scale.

South Luogu Lane area is a historical district in Beijing with great heritage value, but it is suffering from the excessive commercialization, poor living quality and lack of heritage protection, for tourists, residents and heritage conservation units respectively. Under today's new context, the relationship between the three roles is very bad within this old physical environment, that is, Hutong and courtyard houses. The aim of this project is to build up a new urban regeneration approach that can adapt this old structure into new context through reconcile the relationship between these three main actors. In order to achieve this aim, research contributes to the design in the following aspects:

Firstly, comparison research on history and existing situation helps me to dig out the fundamental problem of this project. The changing social structure and booming tourism industry extend the range of 'private to public' in this area, but the old structure cannot meet this demand. Based on this conclusion from the research, my design concept was initially formed, that is, creating transitional layers from Hutong to courtyard house at multi-scales to respond this increasing need. In addition, research on the traditional typologies and the way people use it in the past provide historical back up for my design at further stage, it helps me to find design solution in history information.

Secondly, research on theory provides me a different point of view to look at the problem. Guiding by the design concept above and the theory research, the framework of new approach gradually formed. Three steps are set by three groups of theories that responding to the problem of the bad relationship between residents, tourists and heritage conservation units respectively.

Thirdly, research of people's need helps to transform my design into a bridge that connects the past and the present, old structure and new context. People's need here refers to residents' self-construction and the activities study of residents and tourists. Although we are trained designer, we still don't have a better understanding than users of the fundamental problem, as well as what they really needs. By reading their reconstruction of the old structure, possible method for physical intervention can be directly found, by reading their behavior in existing environment, the shortcomings of the existing design are well exposed. Holding those conclusion from the research, a bottom-up design is formed which is rooted in users.

The relationship between the theme of the graduation lab and the chosen subject/case/object: History and Heritage Vector Studio and Urban regeneration approach based on heritage revitalization in South Luogu Lane area.

It can be clearly read from the studio's name that History and Heritage have an important role in this graduation lab. South Luogu Lane, as a historical district with nearly 800 years history and 31 heritage conservation units in 83.8 hectares, has a suitable background for this studio. Moreover, two key topics that are most mentioned in this graduation lab both have direct reflections on South Luogu Lane area through the approach that local authority is using recent years.

First discussion is about the role of heritage in the story. It was widely recognized in western world that heritage is not a list of building but an entire surrounding and it can play an important role in keeping the identity of the place. However, in today's Chinese context, local residents barely have speaking right and their interests are ignored during the urban regeneration process. Heritage conservation units' value are ignored as well because it is not profitable under its single revitalization approach compared to the fast-return commercial industry. Guiding by the theme of studio, the 'heritage' was redefined in my project and it becomes the core for my urban regeneration approach.

Second discussion is about Form or Soul. To further explain, it is about how to transform a place with keeping its identity. A question was proposed here: Is it possible to get the soul back by going back to the old form? The local authority's approach which is simply recovering the traditional landscape on the surface gives a negative answer to this question. The relationship between residents, tourists and heritage conservation are not improved by simply cleaning Hutong, bricking up the open wall and adding more green pots. This theme guide me to do further research on the relationship of form and soul of Hutong and courtyard house, showing me the way of the later transformation method.

The relationship between the methodical line of the graduation lab and the chosen method: Historical analysis and Narrative.

The method of historical analysis is the most adopted methods in this project at the early phase of research by design. It helps me to know about how does Hutong and courtyard house work in the past in creating transitional space, how does it become into the way it is now because of the changing of people's demand. Both of these research outcomes brought by this method make sure that the later designed is originated from history information and people's need.

While, the method of narrative is more used from both spatial and policy perspective in the later stage of design by research. Participatory processes of residents are emphasized here to let people have a say in the story. They are lively heritage that contains more intangible culture than physical buildings. Local people are encouraged to meet tourists with policy support on the specific Hutong and courtyard house with accordant perception. Traditional cultural activities will also be shown by residents and tourists are welcomed to experience it.

The relationship between the graduation project and the wider social, professional and scientific framework, touching upon the transferability of the project result.

The goal of this project is to build up a development strategy that adapts the historical district to the new context in order to reconcile the conflict between residents, tourists and heritage conservation units. It aims to maximize the potential value of historical buildings, improve the liveability of residents, find back the authentic identity and show it to tourists. Therefore, heritage conservation units as the physical environment carrying the main conflict was given a crucial role in this strategy.

In a wider scientific context of urban historical district's regeneration in China, there is still no approach that can be applied in spatial dimension on multi-scales. General approaches are mainly focus on building scale, just like the single tourism redevelopment strategy that are using for heritage conservation units now. But the problem cannot be fundamentally solved only by single buildings without a comprehensive coordination on urban scale. To say the least, even among the existing paper, heritage, residents and tourists are rarely discussed at the same time. Based on those knowledge gap, this project starts from the conflict between three roles that are mentioned above. Concept of 'transitional layers' was adopted on urban scale, network scale and building scale. Guidelines for spatial intervention on multi-scale are also provided.

The existing approach that local authority adopted is being praised because of the recovered traditional landscape on the surface. Actually this seeming harmony is built by ignoring civil group's need. It was designed for easy management of local authority instead of for the everyday users of the urban environment. In wider social context, this project pays more attention to civil group. It was rooted in people's need and guided by people's daily use. Not only speaking right but also responsibility are given to residents in order to form an efficiency self-management, which recovers their place attachment and makes residents proud of their community.

This approach has very high transferability, since it's the solution for the conflict between residents, tourists and heritage. This conflict is widespread in Chinese historical city with tourism industry because of the long-time neglect of residents' right and heritage's value. Booming in tourism industry extend the range between public to private of those historical districts. While the main concept of creating more transitional layers provides a solution for this changing context accordingly.

The ethical issues and dilemmas you may have encountered in doing the research.

The urban regeneration approach proposed by this graduation project is a long term scheme, which responses to part of the knowledge gap. However, there are some knowledge gap that this approach cannot solve, which forms the limitation of this project.

First limitation is the big problem of vacation. Compared to the moving out people who can live in big modern apartment at the outskirts of Beijing, rest of the residents still have to share the limited space inside

courtyard house. This situation somehow caused social injustice which might prolong the vacation time. More policy should be made and courtyard house transformation method should be further researched in order to reduce this injustice in order to make the vacation more efficient.

Secondly, the design of flexible Hutong might cause a latent conflict between tourists and residents. Although some policies has already been set to reduce this over invasion of tourism. For example, the number of shops and their opening hours are controlled on this street typologies. Residents are not allowed to turn their room into shops without the permission from their neighbours. However, further research is still needed to study the subtle boundary between tourists and residents. The last one is the inevitable gentrification that urban renewal would brought. How to preserve the original social structure? How to build up an inclusive social structure that can easily absorb the new immigrants? Those question have to be answered with more research.

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