Pursuing Authentic City
Create new self-sustain system of authentic city in Guangzhou historic city centre, China
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Introduction
2010, with Beijing, Tianjin, Shanghai and Chongqing, Guangzhou were announced as National Centre City of China. Besides, Guangzhou, capital of Guangdong province, also aims to become a comprehensive gateway city and national city of China. Ever since it was born, this city never stop being ambitious and daring.

Two thousand years ago, the first city was situated on a small hill adjacent to Pear River, where three tributaries meet and run towards South China Sea. Gradually, citizens found out Guangzhou had excellent geographic conditions for both river port and sea port: best option for trading transition node connecting national and international shipping. Therefore, Guangzhou was later on the starting point of maritime silk route. Promoted by prosperity of trading, Guangzhou started its urban expansion on the fertile sediment deposited by Pear River. Even though the continuity of development was interrupted by World Wars II at the beginning of 19th century, Guangzhou regained its role as main trading and transport centre in South China after Chinese economic reform in 1980s. The city now started another booming period after involved in globalisation. Currently, Guangzhou is the main political, economical and cultural centre in south China.
Subtropical marine climate bring special climate conditions to Guangzhou: warm and humid weather with ample sunshine and rainfall; summer lasts much longer than winter; average temperature around 27 Celsius with frequently heavy rain and scorching sunshine.

Historically, the special climate conditions and trading economy formulate certain identity of Guangzhou, reflecting in certain urban form, architecture styles and citizens’ habits. For instance, Xiguan district, arcade streets and Cantonese culture, which also become symbols of Guangzhou nowadays.
After China’s economic reform in 1978, conceptualisation of Chinese cities has been reshaped from national oriented to global oriented: a new era of urbanisation started. Rapid urban expansion with concentration of population is happening especially in east and south coastal areas in recent thirty years. ‘Primary cities, which may already have been in existence for a long time and, drawing on the population of a large rural hinterland, be quite substantial in size, rapidly become mega-cities’ (Jones, 2000). Gradually, metropolitan area respectively involving Beijing, Shanghai and Guangzhou came into exist, which are Bohai Economic Rim, Yangtze River Delta and Pearl River Delta.

- **Pursuing to be international**

Before Opium Wars, Guangzhou was the most important port city in China for 1000 years. Since trading attracted countless national or international migrants stayed or settle down, Guangzhou could be regarded as an international city historically. Promoted by economic reform and globalisation, Guangzhou has become the main mega city in Pearl River Delta metropolitan region today. Rooted in tradition, it is nature for Guangzhou aim to become international city again, especially when it has the potential.
During the 1990s, “nearly 50 cities set their development goal as becoming an ‘international city’” (Zhou 2002:60; Xu 1995). Of these, Beijing, Shanghai and Guangzhou (and their metropolitan regions) are three of the four most likely to become world cities (Zhou 2002:73).

(GAUBATZ, 2005)

One of the basis for Guangzhou to become an international city is its concentration of mix population. Population of 2012 in the city was 12.90 million, while at the end of 2013, it reached around 16.69 million including 8.37 million floating population. It was the first time, number of floating population more than inhabitants with hukou registered in Guangzhou. From 2012 to 2014, floating population increased around four million and keeps on increasing. This large amount of floating population, shows Guangzhou’s attraction of to immigrants from hinterlands (mainly Hunan, Guangxi, Hubei province), world wide such as India, Korean, USA, etc.

Diversity of inhabitants promotes diversity of the city, especially being oriented by market economy, products are supplied to meet the diverse demands of people from various backgrounds. As it was mentioned that, Guangzhou has started its trading business 1000 years ago and has been open-minded to newcomers, nowadays, contributed by the history and all the inhabitants, Guangzhou formulate a synthesis of native culture, immigrant culture, trending and commercial culture. Meanwhile, this diversity is easy to be recognised from people’s lifestyle, urban forms and economic activities etc, which generally reveal by the mall-scale retails and native catering in old city; commercial, business and shopping complex in new developed CBD and informal
1.3 DIVERSITY

markets appear almost every gaps in the city, which reveal the authentic urban life of Guangzhou. All these categories consist of distinctive economic activities, urban form and social activities are essential to megacity like Guangzhou, especially the city aimed to be international.

‘… to insert high-rise business districts into the existing urban fabric … not only to accommodate the growing business sector, but also to create signature districts which can develop as internationally recognizable symbols for the cities, on a par with New York’s Wall Street (Jones, 2000).’ The new CBD accommodates numerous economic activities while the old city and the informal markets provide economical necessities that great mass of working class is able to afford. “In Guangzhou, no matter how many money you have, no matter what you dress, even with flip-flops, you can always feed yourself whenever you want.” This comment from a beginner shows the tolerance, convenience and economical life in Guangzhou, one of the fascination of the city.

1.4 UNIQUE IDENTITY

• Global trends of rediscovering value of historic centre.

From 1960s and 1970s, historic centres in European and American cities was decaying. They were getting more and more crowded with people, traffic and industries, causing problems like congestions, crimes and slums. Theses city centres became so dense and expensive that they were no longer safe and pleasant for living and working. Therefore, affluent families, offices and industries left the city centres to suburbs for better environment and lower land price, what’s more, they also brought away jobs of working class. Lately in coming thirty years, people rediscovered the value of historic centre and gradually began to moved back to the city centre after improving some deteriorating physical conditions. These movements in named ‘urban revitalisation’ in UK and ‘urban renewal’ in USA. ’ The inner city had become the historic core; its aged infrastructure, once its greatest liability, had become its strongest asset. Cities enjoyed a new lease on life by virtue of what made them most distinctive— their rich history (Hurley, 2010).’ Normally, these back to centre movements bring about ‘extension cultural tourism, or upgrading the best areas for new commercial and service activities (Jones, 2000)’, which resulted in certain degree of residents’ replacement and upscale catering.

• Guangzhou’s historic city centre

Guangzhou’s historic city centre, did not really start or go through the same process as revitalisation or renewal. Even though partly refined and redeveloped after war, more than half of its components still remain relatively ‘authentic’: they accommodates most of the native residents, catering, manufacturing and historic urban form which represents the native culture. In one world, both tangible and intangible ingredients in Guangzhou’s historic centre are unique identity of the city.

The historic centre in Guangzhou was first built up 2200 years ago with a fix spot of administration centre and expanding urbanised area. The latest layout of the centre was settled around 1940s, within which fragmentally distributed abundant historic relics. After the wars till now, the city centre has been partly refined and redeveloped while it is still a perfectly represent the native identity and authentic urban life: the habits of native people, small scale business, typical buildings and urban fabric are rooted in history, integrated with native culture, shaped by climate and most importantly, woven in residents’ daily life.

Not only the culture and historical experiences of historic centre that attract citizens and tourists, but also the lower-cost of daily-life and leisure makes the historic centre still vibrant. The open-minded, approachable and economical character of historic centre are the keys contribute to Guangzhou’s fascination.
Guangzhou's historical city centre integrate with culture relate to daily life shaped by climate represented by certain building type rooted in history
1.5 MOTIVATION

Chinese cities with same image

Medium and big cities in China have been exploding since 1980s while in the same time, the centre are deteriorating. Most buildings in the cities’ centre are old structure without proper maintain; space between houses are too narrow for modern facilities; the whole city centre is so dense with buildings and people that more public space is in need, all these common problems illustrate that these city centres are barely meet the basic standard of living. Therefore, renewing city centre become one of the main tasks of most cities as part of the modernisation and urbanisation.

However, Beijing, Shanghai, and other Chinese cities are clearing out the narrow, rundown alleys in their center, removing longtime residents to the distant edges of town, and replacing small, old houses with expensive apartments and new skyscrapers of spectacular design(Zukin, 2010). These general urban renewal approaches resulting in a phenomenon that all the Chinese cities looked similarly with more and more modern towers while less and less authentic historic environment. Chinese cities are losing their own authentic culture and history during the process of pursing global impression. The Chinese Prime minister Li strengthen in an official report that planning of Chinese cities should preserve their own history, culture and natural environments to avoid cities with same image in the future. Then mass medias reveals photos of Chinese cities and claimed this is a tragedy because when the cities competing to show the symbolic power, they just look more and more similar to each other.

Guangzhou’s urban renewal

Guangzhou started urban renewal from 1980s. After 1990s, when towers in CBD were being constructed, dwelling towers were also being built up by real estates to replace dilapidated historic neighbourhoods. Long-time residents were forced to leave their original houses to make room for new development and new dwellers. These approaches have been continuing and reach its peak in 2008, when Guangdong Province announced to implement renewal of old city, old industries and urban villages around the whole province. Guangzhou as the capital, has most renewal projects, which currently were mainly decided by governments and developers. Though plenty of them did finished or paused, but current condition already produced lots of urban issues. These renew projects partly improved the physical quality of existing neighbourhoods while brought in large amount of new population and traffic flow to the historic centre. This densification not only has generated heavy stress on inner city’s transportation, facilities, public space but also fragmentally eroded the historic environment. A few spots of the historic centre have been refined and preserved as tourism attractions, nevertheless, being without the long-term residents and historic context around. they are too weak to recall the identity of authentic Guangzhou.

Culture, historical and social value were scarified in this renewal process.

Task

In order to preserve an authentic historic centre for the city, another approach with different framework should be applied. This graduation project is aimed to find out essential quality of representing the authentic historic centre then build up a new framework to preserve or refine these quality. This new approach is going to integrate with several aspects: planning strategy, spatial guild lines, heritage preservation and urban renew policy.
1.5 MOTIVATION

INTRODUCTION

Photo of neighbourhood in Guangzhou's historic centre.
2

PROBLEM FIELD
2.1 AUTHENTICITY

• Heritage and environment.
Definition of heritage ‘has broadened over the last half century’ (UNESCO, 2013). At the first, heritage was mainly individual object that has significant historic and cultural value, such as monuments, buildings or fortifications while isolated from their surroundings. Nowadays, the heritage environment is regarded as part of the heritage since the environment has essential effect on the heritage itself.

The World Heritage Convention recognizes that heritage can be defined as ‘monuments, groups of buildings and sites’. In practice, a broad set of typologies has developed that includes: urban centres, archaeological sites, industrial heritage, cultural landscapes and heritage routes.

(UNESCO, 2013)

Besides, heritage as evidence of past societies can provide a sense of belonging and security to modern societies and be an anchor in a rapidly changing world. In many societies, too, heritage can be an important definer of identity’. Therefore, when making the standalone monument more completed and understandable, the environment is also consolidating the attachment of people to the heritage. This explains why in order to better represent authentic history and cultural value of monuments, most European city centres are preserve as a whole.

• Authenticity and heritage
‘Authenticity has always been an essential qualifying criterion for the inclusion of sites on the World Heritage List’ (Labadi, 2010). Authenticity was first mentioned in the International Charter for the Conservation and Restoration of Monuments and Sites (also known as Venice Chapter):

Imbued with a message from the past, the historic monuments of generations of people remain to the present day as living witnesses of their age-old traditions. People are becoming more and more conscious of the unity of human values and regard ancient monuments as a common heritage. The common responsibility to safeguard them for future generations is recognized. It is our duty to hand them on in the full richness of their authenticity.

(ICOMOS, 1964)

The further definition of authenticity was in the first version of the Operational Guidelines (UNESCO 20 October 1977): ‘the property should meet the test of authenticity in design, materials, workmanship and setting’. Before Nara Document, definition of authenticity was more stressed on examining tangible quality of heritage. Later in 1994 more specific description about authenticity was given in Nara Document:

...authenticity judgements may be linked to the worth of a great variety of sources of information. Aspects of the sources may include form and design, materials and substance, use and function, traditions and techniques, location and setting, and spirit and feeling, and other internal and external factors. The use of these sources permits elaboration of the specific artistic, historic, social, and scientific dimensions of the cultural heritage being examined.

(UNESCO, 1994)

More intangible sources were taken into account to evaluate authenticity of heritage. An example to evaluate authenticity of urban area was given in Managing Cultural World Heritage (UNESCO, 2013): ‘for an urban area it might be appropriate to consider structures, spatial plans, as well as traditions and socio-economic-environmental structures of the living communities that populate the property, and which allow it to express its value’. From this example, other than spatial elements, socio-economic-environment and living communities also became important sources to examine authenticity.

• Authenticity as changing process
One of the key debates on authenticity is about ‘original’ and ‘process’: is heritage should be remained as its original state or later alteration is also regarded as authenticity? Early in Venice Chapter and 1977 Operational Guidelines, it was recognised that ‘valid contributions of all periods to the building of a monument must be respected, since unity of style is not the aim of a restoration’(ICOMOS, 1964). While ‘in the 1980 version of the Operational Guidelines…The sentence referring to the importance of subsequent modifications and additions in the 1977 paragraph from the Operational Guidelines on authenticity was removed’(Labadi, 2010). Several heritage restoration projects designed by Viollet-le-Duc were placed in the centre of argument, because ‘He restored the city at the end of the 19th century and made some decisions based on his own
2.1 Authenticity

assumptions and not on historical facts’ (Ibid.). Even though the projects were in fancy style after restoration, but some of the scholar like Parent questioned that these projects were not authentic according to the original form. So before Nara Document in 1994, heritage restoration were mostly sticked with the original form and state to maintain the authenticity, especially in European context.

When heritage in Asian attracting more concern recently, it is also found that the context is far more complicated. Authenticity as a changing process regained its recognition in Article 13 of Nara Document as ‘revolution through time’ (UNESCO, 1994). Before this statement, there are only one nomination dossiers ‘have interpreted authenticity as a dynamic process, reflecting the different changes that have affected sites over their history’ (Labadi, 2010). Referred to Nara Documents, eight more nomination dossiers were summited after 1994.

Defining authenticity as a dynamic concept resulting from and reflecting the different historic changes of sites might therefore provide a better understanding of sites’ actual history than describing them as static, original and frozen in time. (Ibid.).

To regarded authenticity of heritage as important contributions of different periods was stated half century ago, even through this statement was once abandoned. It is gaining more support nowadays as the changing time, use, people and society are also part of the real history that their effect makes the tangible heritage more authentic vivid and alive.

Cultures are unique because they have evolved and continue to evolve unselfconsciously in response to the peculiarities of their histories and of the terrestrial setting. (Vayda, 1969)

Therefore, authenticity as a changing process is key to represent the unique history and culture, which would be also applied to the historic centres in this project of Guangzhou.

• Authentic city

All the definitions and discussions of authenticity above are focus on heritage restoration, even though aspects like social-economic-conditions, communities are mentioned, they are just considered as sources for evaluation. While in this graduation project, socio-economic-environment and living communities are not just criteria of heritage but regarded as important features to represent authentic city. Understanding authenticity and authentic city in this project are mainly inspired by Naked City: the Death and Life of Authentic Urban Space, written by American sociologist Sharon Zukin.

In the introduction chapter of her book, Zukin first criticised that many big cities like New York, Beijing, Shanghai are losing the cites’ soul because of “Manhattanization” and gentrification: replaced long-time residents, old dilapidated neighbourhoods with middle-class and high rise buildings. She also described a process of changing idea of authenticity: “from a quality of people to a quality of things, and most recently to a quality of experiences...imitation of novelty, and the normal hype of consumer culture, experience is increasingly seduced by appearances”. This concept of authenticity is underpinned by the consumer culture:

Viewed through either of these lenses, a city is authentic if it can create the experience of origins. This is done by preserving historic buildings and districts, encouraging the development of small-scale boutiques and cafes, and branding neighborhoods in terms of distinctive cultural identities. (Zukin, 2010)

Consequences of this pursuing authenticity movement is displacement of long-time residents as they are not able to afford the refined neighbourhoods with increasing price of houses and up-scale products. So Zukin argued that this kind of authenticity only aimed at creating experience of appearance and it creates different kind of sociability.
“Origins” suggests instead a moral right to the city that enables people to put down roots. This is the right to inhabit a space, not just to consume it as an experience. Authenticity in this sense is ... a continuous process of living and working, a gradual buildup of everyday experience, the expectation that neighbors and buildings that are here today will be here tomorrow.

We already use the streets and buildings to create a physical fiction of our common origins; now we need to tap deeper into the aesthetic of new beginnings that inspires our emotions. Authenticity refers to the look and feel of a place as well as the social connectedness that place inspires. But the sense that a neighborhood is true to its origins and allows a real community to form reflects more about us and our sensibilities than about any city block.

Inspired from the statement of Zukin, authentic city in this project of Guangzhou historic centre is not only refine the heritage for creating ‘authentic’ experience for tourists but to preserve the whole historic environment and its long-time residents so as to preserve the authenticity of continuous everyday life in historic centre. ‘A city loses its soul when this continuity is broken…It is this social diversity, and not just the diversity of buildings and uses, that gives the city its soul.(Ibid.).’ When expansion is ongoing in Guangzhou revealing new urban experience, the historic centre with heritage, historic environment and long-time social connectedness, is the city’s authentic root: the root where the city’s culture and identity originate from.

- What did the city loss
  On one hand, it was already discussed the necessity to study authenticity as process, with social-economic environment of living communities as sources. Study of Zukin also involved in time scale to see what did New York city loss: ‘To understand the loss of the city that matters it is important that we take a close look at both historical origins in economic and demographic changes and new beginnings in cultural representations... (Ibid.).’ So to study the history of Guangzhou historic cities centre and the renewal process are indispensable to understand the authenticity. The study would be focus on there main components: physical layout: urban fabric, streets and buildings economic activities: business types, functions and hierarchy Social conditions: demographic, social connection and space use.
• **Qin Dynasty (214BC):** city built up more than 2000 years ago.

In the ancient time, the part of Pearl River that pass through Guangzhou city was so wide that the surface looked like sea, so this part of river was also named ‘small sea’. Two thousand years ago on two small hills next to the Pearl River, Guangzhou was established as a city surrounded by walls as a fortification. Within decades, regime of Guangzhou changed, bringing the first expansion in Han Dynasty, form 0.2km$^2$ to 1.5km$^2$. The city at this time was mainly for administration and palace, separating ordinary settlements outside by war.

• **Tang Dynasty (589BC):** start oversea trading through Maritime Silk Route.

Since 589BC, to the east of Guangzhou, Chinese emperors specified an overseas trading harbour called Huangpu to start trading with Southeast Asian, West Asian and East Africa through Maritime Silk Route. In order to better control the overseas trading affairs, in Tang Dynasty, a special department was set up. Outside the west city wall, a neighbourhood with Muslim temples and schools was arranged for immigrants. Chinese governments even authorised an official who was foreigner and elected by other foreigners to supervise this special neighbourhood. The series of policy revealed that from 1500 years ago, Guangzhou has already become an open-minded city to external cultures and free trading, which deeply affected the city’s culture and tradition of habitants.

Commercial prosperity promoted city’s expansion. Before Tang dynasty, commercial activities were only in certain markets but not in neighbourhoods. While gradually, this rule was broken by merchants who started their business along main streets of neighbourhoods. Soon the rule was totally canceled so thousands of shops appeared along main streets and alleys of Guangzhou. Sediment of Pearl river and waterway created extra land for new born commercial districts at west and south of the city, with night markets famous all over the empire. Since new building technology was introduced to Guangzhou, materials of some ordinary houses were changed from wood and hay to tiles and bricks.
Song Dynasty (1045AD-1380AD)

- **Song Dynasty (1045AD):** biggest handicraft, commercial centre and overseas trading port in south China.

Later in Song Dynasty, improvement of farming technics produced affluent products for handicraft industry and trading for Guangzhou city and transportation in was more convenient than before. Then Guangzhou became the biggest handicraft, commercial centre and overseas trading port in south China. The biggest enlargement ever was implemented in 1045BC and divided the city into three parts by walls based on construction before. The west part was new and much larger than middle and east part, so as to protect trading port, increasing economic activities, new commercial streets and immigrants’ settlement. Since then, settlement of habitants also became part within the city walls.

Ming Dynasty (1380AD-1886AD)

- **Ming Dynasty (1380AD):** city walls were finished

The fifth expansion was finished in 1380BC, which determined the final scope of historic city. Three parts separated by wall in Song Dynasty were now merged into one city and developed north forward till the foot of Yuexiu Mountain. Having brought more sediment for extra land, the river pass through Guangzhou became narrower and narrower, an outer part at city’s south was filled with retails and markets along the river, which was also protected by walls later, named ‘new city’.
• **Qing Dynasty (1613AD): ‘Golden Age’ of oversea trading.**
Coastal areas of China were always harassed by pirates in Qing Dynasty, so the emperors determined to stop trading and exchanging with other countries. Only four cities were permitted oversea trading, including Guangzhou. Only certain local traders were authorised to trade with foreign ships. In order to better supervise these foreigners, in Guangzhou, one street adjacent to the inner port by Pearl River was specified for oversea trading affairs, named ‘Thirteen Hong’ or ‘Thirteen Industries’. Advantages like convenient location, well-developed management and interpretation service made ‘Thirteen Hong’ always the first option for foreign traders. Endless ships from Asian countries and Great Britain, the Netherlands, American, Denmark had been trading constantly with ‘Thirteen Hong’ for tea and delicate handicrafts.

With the motivation of cheaper products, the British sheep tried to trade with other ports like Ningbo, which threatened Emperor Qianlong to concern about the safety and stable of the empire. Therefore, in 1757 BC, Guangzhou became the only overseas trading port in China, started its ‘Golden Age’ of economic booming. ‘Thirteen Hong’ also reached its peak. Land next to the street were divided into plots for foreign traders. Buildings of ‘Thirteen Hong’ belonged to local traders, mostly two floors with narrow façade while foreign traders built their own western style houses.

• **Initial detail design for commercial activities.**
The drawings show the liveness of commercial streets of ‘Thirteen Hong’. Several details of building forms already showed special consideration of daily commercial use. Drawing on the right: 1. small overhangs of buildings created buffer zone and functioned as shelters from sun and rain. 2. An initial idea of clarifying space in front of shops and main streets, divided areas for costumers and passers-by.
• Plots for tube houses and Xiguan mansion
To the west of the city wall before Qing dynasty, was branches of Pearl River and lately became alluvial plain for agriculture, named Xiguan. As the land within the city wall was no longer able to accommodate increasing population and commercial activities, people especially rich traders started to build their own houses in “Xiguan”. Similar with Amsterdam, land value along the streets was expensive so tube house became popular among citizens with short facade, deep length and small court yards (for introducing light and ventilation). Rich traders built their luxury mansions based on form of tube houses, with three or more plots to construct as a units with several different size court yards. Promoted by the monopoly of trading, commercial activities were spread every in the city, initial commercial streets and wholesale streets gradually came into exists on main streets and streets near the river bank.

• Republic of China (1911AD): first urban planning of Guangzhou.
In feudal period, there was only official plans for palaces and administrations, but not for ordinary settlements. After the Revolution of 1911 in China, feudalism was overthrown. Democracy introduced from European countries was established. In order to strengthen Guangzhou’s economic advantage, president Sun Yet-sen formulated a strategy for Guangzhou to become the biggest port city in South China, meanwhile he also authorised Guangzhou as capital of Guangdong Province. The first urban plan of Guangzhou was issued in 1918. Since city walls were regarded as shackles of feudalism and restricted urban development, they were torn town by an official movement to state the end of feudalism and beginning of democracy.
**2.2 HISTORY**

![Diagram of street section and functions in Qing Dynasty](image)

**Born of arcade streets.**
The first urban plan of Guangzhou was mainly a road plan, before which there was no official rules of designing roads or streets in China, let alone considering room for cars. In the plan, several main streets in the city, mainly commercial streets, were widen and a new type of details was compulsory for those houses along roads to apply: arcade. Inspired by urban planning theory from Europe, the purpose of popularising the arcade streets were mainly to enhance Guangzhou’s city image. Besides, this decision making was aimed to build up a comfortable environment for pedestrians to be away from cars and changeable climate that costumers were able to engaged in commercial activities cosily.

**Conclusion: structure of historic centre was completed.**
Established from two thousand years ago, Guangzhou gradually expanded to south and west, as sediment of Pearl River and its streams supplied extra land for the city. So the main streets in historic city were paralleled to Pearl River and main neighbourhood alleys were perpendicular to main streets.
Before the war, physical layout of Guangzhou historic city were formed by arcade streets and neighbourhood alleys. Arcade streets were mix-used of commercial activity and living. Most of the shopkeepers, merchants and craftsmen also lived in the arcade, they also consisted the neighbourhood. Besides, there were also many family workshops or small industries existing in the neighbourhoods or rooms behind arcade streets, which afford residents for livelihood. Mix-function was in both arcade streets and neighbourhoods, so except commercial activities, social activities such as neighbouring also happened everyday in arcade streets. Daily life of people at these time now has become authentic city memory and culture identity of Guangzhou in new era. This is the first period of authentic Guangzhou.
2.3 URBAN RENEWAL

1949 - 1976 URBAN RECONSTRUCTION

Houses build in 1950s.  Houses build in 1960s.


1949-1955 POST-WAR RECOVERY  1956 PLAN ECONOMY

• Urban reconstruction.
After war, 1/3 of housing were demolished. The main task between 1949-1976 was to fulfil the rapid increasing demand of housing and accommodate three thousands people living in boat on Pearl River. Limited by building technology and time, buildings at this time were 2-3 floors wooden structure or later 4-6 floors concrete-brick structure, quickly filling the gaps and vacancy of existing urban area, merely reached the basic living standard. Vacant houses or houses without owners were charged by governments as public houses. Tube houses were divided to accommodate 5 to 6 different families which is 3 to 4 families of one big family.

Several main commercial streets were refined immediately after the war, while because of socialist superstructure, planned economy played dominant role between 1956 to 1977. Individual commercial activities were banned. Meanwhile, since China followed USSR as model, strategy of Chinese big cities at that time were to become powerful industrial cities. Therefore, arcade streets were no longer used for commerce but for industry or housing. No private shop was in arcade streets or neighbourhoods during this special period of time, so daily commercial activities almost disappeared. Some houses were distributed to national enterprises to offer their own workers, so lots of residents in the neighbourhoods had extra working connection more than neighbouring.

• Renewal by state-owned enterprise.
Structure of large amount of houses built before or around 1950s are decaying that they are not safe enough for people to live. Refining these houses needs great fund, while residents were too poor to maintain or
rebuild their houses. Therefore renewal policy of Guangzhou were issued and proposed state-owned enterprises as main actors to partly renew the historic city centre. Enterprises were authorised to demolish some dilapidated houses or make use vacant gaps in historic city centre then build up new houses. The property of these new houses belonged to Housing Authority but enterprises had the right to allocate new houses to their workers. Local residents whose houses were demolished had options to move back or get other compensation.

Results of renewal during this period was that rate of broken old houses reduced from 10% in 1970s to 3.9% in 1983. However, all these renewal projects only constructed houses on so small plots that they did not plan areas for public facilities like green areas, squares and schools.
• Economic Reform

1983 was a decisive year in China’s development. Firstly, was the decision to transfer from plan economy to market economy. Commercial diversity were encouraged again, so retails, shops returned to arcade again, even small stores appeared inside neighbourhoods. In late 1970s, large amount of vendors already agglomerated in the same location of commercial, wholesale streets and markets, which existed for a long time before war. After the economic reform, pedlars who were able to afford the rent moved indoor. Because of agglomeration effect, they still stayed in the same spots to run their business. Gradually, commercial streets and wholesale streets in Guangzhou were revitalised and regained their dominant position in South China.

Urban renewal by state-owned development companies. More problems of fragmentarily renewing historic city centre by state-owned enterprises appeared because of lacking comprehensive plan. After 1983, in order to build up neighbourhoods with better plan, dwelling construction system was reformed. Governments were the main organisers and decision-makers. New state-owned development companies were in charge of the construction. During this period, lots of large neighbourhoods were built at the city fringe, some of them were invested by investors from Hongkong. On the other hand, those dilapidated houses in historic centre were demolished and rebuilt as a whole parcel. Only few renewal projects in historic centre were implemented because a new neighbourhood with facilities needs larger piece of land, while cleaning up such large piece of has great amount of costs. Dwellings were generally concrete boxes about eight to nine floors.

Street section and functions between 1980 and 1993.
• Urban renewal by real estates.
Decentralisation of national land control, made it possible for local governments to gain fund of urban development by selling land use right. Aiming to improve public transportation as well as become an international modern city, Guangzhou constructed the first subway line in 1993. Driven by this event, main roads were widened again by demolishing three arcade streets. Implementation of subway raised land price near the subway station. Plus it was getting emergent to renew historic centre which also needed financial support. Therefore selling land use right in historic centre to external real estates was significant tool to get fund for urban development. Besides, real estates also took full charge of local residents’ resettlement. From the angle of real estates, historic centre was perfect location for commercial development. In order to maximise their profits, residential or office towers were built up one after another in the old city centre. Result of these renewal projects by real estate was immediately replacement of historic fabric and long-time residents. Moreover, the dense historic centre were even more densified of population and traffic, making even more conflicts on facilities, public space and living environment. Liwan square was one of these renewal projects which roughly intervened into historic fabric.
• A pilot project developed by government.
Urban renewal by real estates in 1990s generated numerous issues to historic centre. Hence, Guangzhou municipal made a decision that real estates were prohibited being actors in historic centre renewal after 1999. Except there are increasing dilapidated buildings, the Guangzhou Asian Games is another crucial driving force of historic centre renewal, so it is emergent to figure out a new approach which could be general applied to other renewal projects. An arcade neighbourhood renew project was implemented in 2004, as a tried out with different scheme of actors, compensation and design, which intend to preserve the historic fabric and residents. Projects developed by real estates before 1999 were aim at economic returns, so real estates built as dense as possible. But in this pilot project, governments and related district departments were both investors and developers, plan to balance the cost by rent of new build shops. In order to inherit historic fabric and form, new houses were design referred to arcade streets: 5-6 floor buildings as units with arcades along main roads and alleys, shops on ground floor under arcade streets, others for dwelling. Property owners could decide whether to move back or move to other places with considerable refund or low cost for new houses.

It seems to be a perfect renewal scheme. However, the result was out of expect. The whole construction cost much more than budget, so it is not finished till now. Most shops were not possible to rent because of management issues. Long time residents had to move away because they were tenants of public housing, their rights and value were neglected in this project. Property owners are biggest winners, they are still living in better neighbourhoods somewhere else and rented their houses here to new comers. Besides, because the environment around was still poor, materials of buildings were cheap and most shops were vacant, it did not gain compliment of new users. In the end, this pilot project were regarded fail even though it preserved the historic fabric while it generated heavy debts for government as well as lost of original social value.

• Dilapidated neighbourhood reconstruction.
Formerly in Qing Dynasty, Xiguan used to be neighbourhoods for rich people. Nowadays it was administrated by Liwan District. Xiguan area were famous tourists attraction that filled with Xiguan Mansion, tube houses, arcade streets and commercial streets, so renewal of this area became main task before the Asian Games. As the pilot project in 2004 was failed, real estates came back to urban renewal in Enning Road project, a remarkable arcade neighbourhood. The first renew scheme was to demolish the whole neighbourhood and rebuild towers of dwelling and shops, which focus on economy interest again. With demolition and relocation went on, people started to realise that both intangible and tangible value of Enning Road were gradually destroyed. A
widely opposition from residents, society, specialists and mass media paused this project. It is the fist time, public power played an effective role in urban renewal.

• Urban village renewal.
After Enning Road project, a different model was applied to an urban village renewal project named Liede Village. This project was regarded as a successful example because it reach a con-sensus among villagers, governments and real estates. Result of this project was replacing all the existing houses by high-density residential and commercial development again. Villagers gained satisfied compensation since they were property owners of houses and farmland while old ance-stral temples were demolished, historic public place disappeared and young beginners lodged in the village had to move away. Since this project successfully fulfilled the demand of property owners, almost no argument or objection were raised, more and more urban renewal projects especially urban villages are going to follow this approaches.

• Urban beautification movement.
Shangxiajiu Road, also located in Xiguan area, is one of the most famous commercial streets in Guangzhou. It survived in demolishment for a commercialisation plan in 1996, and was branded as a commercial pedestrian streets. Since then, facade of the street was repainted several times triggered by different events. Urban beautification movement for Asian Games in 2010 promot-ed latest facade redecoration of Shangxiajiu Road in 2007. Nowadays, Shangxiajiu Road is the most popular among citizens and tourists, as it applied cheap goods, native food and cultural experiences. However most of the arcade are only used for shops or storage, arcade streets are losing its connection with the neighbourhood.
PERIOD 1: TILL 1938

**PHYSICAL LAYOUT**

**Buildings:** tube houses, Xiguan Mansions, arcade streets, shanties...

**Urban fabric:** narrow twisted alleys, main streets with arcades, area of historic centre was settled down.

**ECONOMIC ACTIVITIES**

Trading promoted commerce and wholesale, whose products were provided by family workshop and handicraft.

**SOCIAL ACTIVITIES**

Mix communities of rich, poor and ordinary people. People are working as well as living in the arcade neighbourhoods.

First period consists of ancient time and Republic of China, when general area of historic centre was settled.

**Physical:** Scales and space of constructions were mainly considered walking, city were filled with dense 1-2 floor houses, twisted narrow alleys and streets. After motor vehicles were introduced in the city, a network with arcade streets and broaden road were completed before wars started in Guangzhou in 1938.

**Economic:** During this period, export-oriented economy already became key driving force of city’s prosperity. Goods for trading came from agriculture, family workshops, manufactories and small industries run by traders. Most of these goods suppliers were situated in or near Xiguan area so as to reduce cost of logistics. Commercial streets, wholesale streets, small-scale retails and open markets were flourishing as well. Commercial activities spread in the city, varying from scales and forms. Arcade streets accommodated trading and its relevant business, commercial and some wholesale activities. Parts of housing behind arcades normally accommodated small industries, manufactures and family workshops, so end products could be directly delivered to shops in the front. Wholesale and catering occupied several secondary streets near docks. Informal markets randomly concentrated in neighbourhoods to supply daily necessities for citizens more conveniently. Pedlars and stalls were also important proportion of wholesale, retail and markets. All these commercial activities had formed a synergic economic system.

**Social:** Historic centre were Guangzhou city area at this time. Living, working, transportation and recreation were all facilitated within the city. Rich traders, merchants, foreigners, workers, farmers and general citizens were mixed living in neighbourhoods. Social ties between residents came from working as well as neighbouring.

In period one, arcade street neighbourhoods provided space for a self-sustain urban system of livelihood and living, both of which were constituted of diverse categories to function sustainably.
PERIOD 2: FROM 1949 TO 1990

Physical Layout
Buildings: Crude houses fewer than 6 floors. Concrete-box dwelling units from 7 to 9 floors.

Urban fabric: filled gaps of ruined historic centre after wars. City range was expanded by large dwelling units and state-own factories.

Economic Activities
Market economy resurgence, commercial activities returned to arcade street neighbourhood. Industries were foundation of city economic development.

Social Activities
Most of residents were workers working in the manufactories inside the neighbourhoods.

Economic and social status:
retailers
wokers
shopkeepers
informal
market

wholesale
street

commercial
streets

state-own
manufacture

handicraftmen

pedlars

Informal market

commercial streets

wholesale street

state-own manufacture

Small scale business

Period two began after wars in 1949, time for ruined city to recover.

Physical: As it was already introduced in 2.2, general urban fabric of historic centre remained while more than one third of damaged and deteriorated houses were replaced by crude dwelling units in short time. Arcade streets that had important economic value were restored and added in some new delicate buildings. New neighbourhoods and large-scale factories were built around historic city centre; extending Guangzhou’s urbanised area from 54km2 in 97.2km2 in 1989

Economic: Planned economy in 1956 ended up commercial prosperity of Guangzhou. Firstly, market economy was prohibited to ensure fair distribution; only specified goods were supplied in specified shops with limit amount. Private commercial activities were therefore disappeared. Secondly, followed the strategy of central government, Guangzhou shifted its economic focus from trading to stated-own base industry. Large-scale factories required great amount of land, so they were set up at the city fringe. On vacant land or buildings in historic centre, small manufactories run by Districts were also set up as support of heavy industry. At the end of 1970s, pedlars started to reclaim the streets in the centre as people required more options of goods. After Economic Reform in 1983, socialist market economy revitalise commercial vitality of Guangzhou. Lots of pedlars moved to arcade streets or former wholesale streets to continue their business.

Social: Social tie of working and neighbouring still existed in arcade street neighbourhoods. On one hand, there were no traders, merchants, retailers or pedlars in the city anymore, residents were mainly workers of factories. Part of the residents was living within the scope of their factories at city range, as the factories provided housing, schools for them and their children. So residents living in historic centre during this period were workers of District run manufactories. Population has kept increasing in the centre that it put heavy stress on housing supply. Old houses (arcade buildings, tube houses, Xiguan Mansions), without owners were taken and managed by certain departments as public or affordable housing. Normally one old house was divided into 5 or 6 small flats then allocated to people in need. Same as those manufactories accommodated their workers.

It could be concluded that segregation of factories and city centre existed to some extent. Compared to period one, economic diversity and social differentiation were both declined, while people still working and living in historic centre with the connection of working and neighbouring. Therefore a self-sustain system of livelihood and living still kept in arcade street neighbourhoods during time of period two.
2.4 AUTHENTIC AS PROCESS

PERIOD 3: FROM 1990 TILL NOW

Physical Layout:
Buildings: towers, large scale storage.

Economic Activities:
Commercialisation, tourism under globalisation; Industries were moved out of historic centre.

Social Activities:
Increasing amount of beginners, migrants. Long time residents were being replaced by middle class because of real estate development.

livelihood + living = arcade street neighbourhood

Economic and social status:

Intervention by real estates in historic centre renewal marked the beginning of period three. More and more conflicts between economic developments and space reveal in the centre.

Physical: There was no doubt that physical quality of arcade street neighbourhoods was difficult to meet standard of urban life today: out-dated facilities, insufficient public places and dilapidated housing. Hence, lots of arcades and neighbourhoods have been wiped out for widened road, subway and massive commercial developments with towers. Urban fabric of historic centre is facing danger from both internal decay and external erosion.

Economic: Globalisation accelerates economic revitalisation and development of Guangzhou since 1990. Guangzhou regained its role as business, commercial and logistic centre in south China by constructing new Nansha port and Tianhe CBD. Industries and manufactories were moved out of historic centre due to pollution and increasing land price. Small-scale businesses, commerce, wholesale still remain and have been developed together with tourism, recreation, large-scale shopping malls and warehouses. Today, commercial streets, wholesale streets are key contributors to economic booming in Guangzhou’s historic city centre. Integrated with small-scale business and informal market they are now a synergetic system. By creating huge commercial profit, tourism is becoming more and more important to economic development in historic centre. As a result, when most young migrants make their livelihood by working for commerce and wholesale, other migrants and long-time residents make their livelihood by selling economical necessities, take-away food and snacks to workers and visitors in arcade street neighbourhoods. An interacted socioeconomic network came into exist.

Social: Lots of residents started to move out because of the deteriorating living environment in historic centre, most of whom are property owners. However, there are still long-time residents stayed in arcade streets neighbourhoods in historic centre. Few of them appreciate the neighbourhoods they have been stayed for long life. Others are unable to afford either new housing or maintenance of current housing that they feel they are stuck in the deteriorating neighbourhoods. Attracted by flourishing commerce and wholesale in historic arcade streets, migrants have gradually replaced those moved out residents to settle down in arcade streets neighbourhoods, so as to reduce the commuting costs. Especially workers of wholesale, normally they lived in the same place as storage for better guarding and transporting goods. Social network in arcade street neighbourhoods is facing a time of reshaping between migrants and old residents.

In context of globalization and urbanisation, period three is a more complicated synthesis of physical, economic and social interaction compared with period one and two. Even though economic activities in Guangzhou historic centre are vigorous, physical layouts and social situation are in dilemma: for one thing, restoring arcade street neighbourhoods needs great public or private financial support, while renew these neighbourhoods by current massive development, the historic environment would be ruined; for another, it is dangerous for long-time residents and migrants to live in old houses, while relocating them would cause social problems like segregation and equity, besides, authenticity represented by long-time residents would also disappear.
In Guangzhou historic centre, main driving forces, context and circumstances varied through times that they generated different physical, economic and social status. Changing process of integration between physical layout, economic diversity and social interaction, represents different authenticity with characteristics of times. Diagrams above illustrate main driving force and how physical layout, economic diversity and social integration affect each other.

Illustrated by diagram of period one, driven by monopolisation of China’ overseas trading, physical layout, economic diversity and social integration run as a self-sustained system to support each other. On one hand, trading brought economic prosperity and diversity. Benefits from this booming, people with different occupations were able to make a living in the city centre. Social mixed formed naturally. Since buildings and lands were mostly privately own, no matter rich or ordinary, house owners were willing and also affordable to restore their own. Correspondingly, well-being of people and liveable physical environment supported economic diversity. One the other hand, residents of different classes lived in Guangzhou historic centre without segregation which reflected on physical layouts: shanties, tube houses, Xiguan mansions, arcade streets were mixed gradually become urban fabric of historic centre.

In period two, socialism was ideology of whole China. Plan economy therefore became dominant and unique in China so as to realize social equity. Besides, industrialization was the main strategy for all main cities at that time, residents in city centre mostly were workers of different industrial sectors. Meanwhile, central government started to transformed private lands and houses to public own as much as possible. Under these circumstances, social integration even deeper and wider realized without classes difference. However, economic diversity greatly declined as market economy was ban. Physical environment of historic centre went down due to limit funding from both public housing department and working class on maintaining massive deteriorating housing. Situation has ameliorated after economic reformed. Historic centre still accommodated revitalized economic activities and reappeared social classes. On the reverse, economic diversity and social groups have new demands that have created huge burden on physical environment.

Globalisation and internationalisation have brought prosperity of economy, which analysed before have been extracting profit on physical, social and cultural value on historic centre while without equally feedback. Workers from decades ago retired and became long-time residents in the arcade streets neighbourhood. New comers in arcade street neighbourhoods are mainly tenants have no eager on housing restoration and neighbouring. Thankfully, remained physical layout of historic centre, continue functioning with its pedestrian-friendly scale and unique cultural representativeness.
• Historic centre needs to be improved.
The major contradiction in Guangzhou historic centre today, is that existing construction is not able to meet requirement of modern life. Physically, decaying old houses, limited public facilities and undeveloped infrastructures are making affordable residents move out. New constructions hardly agree with historic environment no matter on scale or style. Socially, on one side, long-time residents in arcade street neighbourhoods are aging, their descendants prefer to look for larger houses if possible. One the other hand, increasing migrants are settling down in historic centre, social network between neighbours is rebuilding slowly with barriers of culture and bias. Even though economy is vibrant in historic centre, trend of commercialization, online shopping and retirement made small traditional handicrafts more difficult to survive.

• Renew policy stresses on profit and physical improvement.
First, initial motivation of historic centre renew policy is to improve physical environment of historic centre, while it needs great amount of funding. Second, Guangzhou city is urbanising rapidly that new infrastructure need financial support. Land in China is stated-own, which make selling land properties become easiest way for local governments to gather money in a short time. Referred to Bid Rent theory from Alonso, central business district owns the highest rent and land price. So real estate sees a bright future from investing in Guangzhou historic centre, since it is a well-developed traditional business and commercial area. Third, from the previous introduction of renew projects, there are only three state holders involved in the renew process: local governments, real estates and property owners. Local governments need funding for massive urban construction, so they will try to auctioned land property with high price. Property owners are also eager for reasonable compensation for future better life. Then real estates would have to make full use of the land by high-density development to compensate cost and gain maximum profit. Finally, after improved the physical environments, most implemented renew projects also reflected their driving force of economic profit.
2.5 AUTHENTICITY MEETS RENEWAL

Social replacement after historic centre renewal.
2.6 DISAPPEARING AUTHENTICITY

• Arcade street neighbourhoods are curved up in renew process.
Since pursuing maximum economic profit have become major goal in historic centre renew projects, arcade street neighbourhoods have been treated separately.

Arcade streets in Guangzhou historic centre have already been recognized as unique representative of locality, therefore their symbolic value have been made used of profiting. Precious facades of arcade streets were preserved and redecorated to for tourism and commercial use. However, some houses in arcade streets were not so valuable that they were demolished and replaced by large scale shopping malls. These beautification movements only refined surface of arcade streets but not structure. Nowadays, after arcade streets have been commercialised, noises of commercial activities avnd continuing decay houses pushing residents to move out. Chain stores are also taking place of small scale business because rent rose after renew. Then storage of shops has gradually occupied rest part of arcade street buildings.

As for arcade street neighbourhoods, houses except heritage were mostly demolished because of bad quality. High-density development, specifically residential towers or commercial complex took over historic urban fabric of Guangzhou historic centre. Meanwhile, those poor residents consist of long time tenants and migrants were forced to move out. Middle classes started to live in new neighbourhoods while they asked for security from decaying surroundings and constraining right of using public space within their neighbourhoods. Therefore, these new developed tower residents are generally guarded by fences, walls and security teams. Speed of reintegrating social network in arcade street neighbourhoods now is even slower down due to intended segregation from middle classes.
2.6 DISAPPEARING AUTHENTICITY
**2.6 DISAPPEARING AUTHENTICITY**

**PERIOD 1: TILL 1938**

*Arcade street met modernisation: Renmin Road Arcade Street & flyovers.*

**PERIOD 2: FROM 1949 TO 1990**

*Arcade street met high-density development: Zhongshan Road Arcade Street & towers.*

**PERIOD 3: FROM 1990 TILL NOW**

*Arcade street met commercialisation & tourism: transformation of Shangxiajiu Arcade Street.*

*Arcade street neighbourhoods met high-density development: transformation of Xiguan neighbourhoods.*

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**AUTHENTICITY IN GUANGZHOU HISTORIC CENTRE**

\[ \text{HISTORIC ENVIRONMENT FROM PERIOD 1} + \text{SOCIAL INTEGRATION} + \text{ECONOMIC DIVERSITY FITS THE TIMES} \]
AUTHENTIC CITY

SOCIAL INTERGRATION
-- Social continuity realized by long-time residents.
-- Social network of working and neighbouring.
-- Social connectedness with the whole society.

PHYSICAL LAYOUTS
-- Positive used and proper maintained buildings, paths and space.
-- Heritage and historic buildings; aesthetic architecture details.

ECONOMIC DIVERSITY
-- Chances for residents to make livelihood.
-- Small-scale retails, old brands.
-- Commercial, wholesale streets and recreation.

PHYSICAL IMPROVEMENT & MAXIMUM ECONOMIC PROFIT

SYMBOLIC ECONOMY & CONSUMER CULTURE

NEIGHBOURHOOD REPLACEMENT
-- Immediately replacement of long-time residents and immigrants.
-- Massive high density development intervened in historic urban fabric.

GUANGZHOU HISTORIC CENTRE RENEWAL

context: poverty
-- Population are even denser (migrants, middle class, tourists) that it generate more spatial using conflicts.
-- Social segregation between middle class and working class, long-time residents.
-- Long-time residents have to relocate outside the historic centre.

context: changing consumption patterns
-- Globally alike chain stores, up-scale retails and shopping malls make old brands, small scale retails and family handicrafts hard to survive.

context: decaying physical environment
-- Urban fabric in become fragmented and historic environment is being eroded.
-- Accelerate speed of house decaying because of frequent commercial use and storage.
-- Valuable architecture and its details were destroyed in redecoration.

context: poverty
-- Commercialisation.
-- Urban beautification movement.
-- Tourism.

PROBLEM FIELD
2.7 THREATS

With this undergoing trend of renewal, Guangzhou historic centre is in a danger or totally lost its authenticity that represent its unique locality:

-- only official authorised heritage or façade would be preserved. Rest of the historic environment would be replaced by large-scale redevelopment with high commercial added value. On the hand, those preserved heritage of façade would be refined to meet needs of tourism. New neighbourhoods would defended by fences with tidy quite path between them.

-- Poor long-time residents and migrants would be replaced by middle class and relocate at the city fringe.

-- Shops would be only exist along main streets or arcade streets. Small retails, old brands and family handicrafts would disappear and replaced by globally alike chain stores.
Driven by economic interests in globalisation context, urban renewal has ruined the self-sustained system of authenticity in Guangzhou historic centre, since the physical layouts, economic diversity and social integration are disappearing during the renew process. Guangzhou historic centre is in a danger of totally lost its authenticity that represent Guangzhou’s unique locality.
2.9 RESEARCH QUESTION

How can authenticity be maintained during urban renewal in Guangzhou historic centre, while preserving its physical layout, economic diversity and social integration?

SUBQUESTION AND METHODOLOGY

1. **What is the value and attractiveness of Guangzhou historic city centre?**
   This sub question is to understand meaning of the historic centre to the whole Guangzhou. Then to find out the reason why real estate want to invest in renewal projects and preference of dwellers.

2. **What is the interaction between social, economical activities and arcade street neighborhoods?**
   Network of the arcade streets is the supportive structure of Guangzhou historic centre. And the neighbourhoods behind make up the rest of historic urban fabric. This sub question is to find out the correspondent social, economical activities in the arcade streets and the neighbourhoods.

   Literature review:
   - Allan Jacobs: *Great streets*
   - Mahto-the street: *A quintessential social public space*

3. **What is current policy relevant to urban renewal and heritage management in Guangzhou?**
   So as to find out the what is the resource of funding and how the investment organized on heritage and other historic environment.

4. **What is differences of maintaining authenticity in China’s and international context?**
   Case study of Beijing, Guangzhou & Kyoto.

THEORATICAL FRAMEWORK

Economical:
1. *The New Economy of the Inner City* by Thomas A. Hutton

Social:
1. Social sustainability and urban regeneration
2. Social perservationist
3. Positive gentrification

Physical:
Research by design (possibilities of arcade street neighbourhoods in the future)
AUTHENTIC CITY

SOCIAL INTERGRATION
-- Demographic study (migration, population, income level)
-- Dwellers preference

ECONOMIC DIVERSITY
-- Structure of economy (data, mapping)

PHYSICAL LAYOUTS
-- Mapping of urban expansion, building height, transportation, education
-- Mapping of street network, landuse
-- Mapping of urban expansion, building height, transportation, education

NEIGHBOURHOOD & STREETSCAPE
-- Study of social activities
-- Interview of residents.

-- Study of economic activities.
-- spatial analyse of streets, alleys

CITY SCALE
-- Structure of economy (data, mapping)
-- mapping of economic functions
-- economic characteristics

--Study of economic activities.
-- mapping of street network, landuse
-- mapping of economic functions
-- economic characteristics

--Study of economic activities.
-- spatial analyse of streets, alleys

PHYSICAL LAYOUTS
-- mapping of urban expansion, building height, transportation, education
-- Mapping of urban expansion, building height, transportation, education

Social:
-- strategy of relocation

Physical:
-- strategy of historic environment conservation

Economic:
-- reorganise space of economic functions
-- wholesale upsale and storage relocate
-- small scale business preservation

-- neighbourhood plan
-- Guildline & toolkit for different typologies (economic, housing).

Driving force of transformation:
-- land-based development
-- globalisation
-- symbolic economy

Application to three arcade street neighbourhoods

Policy of regeneration
Build up bridge between bottom up & top down: community-led planning & decision making

--municipal, relevant departments, public housing, specialists: top down vision, guidelines, norm of small plot intervention.

--property owners, long-time tenants, specialists, voluntary communities, real estates, private interests: public participation, implementation.

Spatial

Institutional

Relevant policy:
-- provincial strategy of renewal
-- existing strategies of urban renewal and heritage management.
-- status of partnerships, leadership and public participation
-- interview of specialists.
3

AUTHENTICITY AS SYSTEM
Generally, before invention of motor vehicle, streets in historic cities was constructed for pedestrians, so as Guangzhou. Even though started 1930s, some main roads were reconstructed for cars with arcade streets, citizens were still commuting mainly by walking and cycling. Besides, building technology of tower was not popularized at this time, so the urban fabric formed before war in Guangzhou historic centre, constituted a pedestrian friendly street network and neighbourhoods with buildings not higher than six floors. Around Guangzhou historic centre, there were several historic villages with typical morphology of South Chinese village.

Due to both socialism ideology and poor economic conditions between 1949 and 1990, walking, cycling and
Guangzhou have been in process of urbanisation since 1990, bringing in great urban transformation with large scale infrastructure, massive development and towers. Multi-storeyed buildings and gated communities are filling in farmland in Guangzhou’s suburb. Factories and urban villages that used to be at city’s periphery are surrounded by urbanised area today. Locating in core area of Guangzhou nowadays, they are being clean up for real estate developments such as residential tower units.
3.1 TRANSFORMATION OF URBAN FABRIC
PERIOD THREE: FROM 1991 TILL NOW

Jurisdiction: 7,434 km²
Urbanised Area: 990 km²

boundaries
historic centre
urbanised areas
suburban areas
rural areas
water

Guangzhou urban fabric in 2012.

Urban villages.

Gated communities in suburban area.

Manhattanization.
3.2 CHANGE OF ECONOMIC CATEGORIES

PERIOD ONE:
BEFORE 1939

Economic categories in Guangzhou historic city centre before 1939.
3.2 CHANGE OF ECONOMIC CATEGORIES
PERIOD TWO: 1949-1990
3.2 CHANGE OF ECONOMIC CATEGORIES

PERIOD THREE:
FROM 1991 TILL NOW

Economic categories in Guangzhou historic city centre after 1990.
### 3.2 CHANGE OF ECONOMIC CATEGORIES

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**Legend**
- Categories existed in period one
- Categories existed in period two
- Categories existing in period three
- Disappeared categories
- Handicraft
**Economic categories before 1939.**

In 1940s, arcade street network in Guangzhou historic centre was mostly complete. Since then this arcade street network inseparably intertwined with people’s daily life, as it accommodated broad range of economic categories that related to every expects of living and production.

The fundamental factor that influenced the location of economic categories was shipping, because it was the most economical and convenient way of transiting goods at that time. So fire wood and food markets were all located along Pearl river. Same as the over sea trading business street named “Thirteen industries”. In 1757 it was set up near a wharf to the west of city wall. Even though it was burned down in Opium War, the economic agglomeration effect still gathered most of the wholesale settled near this west wharf. Besides, a west tunnel connecting the west wharf named Xihao was dug in Song dynasty for both shipping and moat. Hence, this also explained why a wholesale arcade street selling auto parts extended far north in the city.

As to the commercial streets, South Renming Rd and Changdi Rd were newer ones relevant to Xihao wharf. Dishifu Rd and Shangxiajiu Rd had a long history as commercial street, since they used to be bank of Pearl River in 6th century. Beijing Rd was designed as axe of the city in Qing dynasty. It was started with wharf for important officials arriving by ship and end till the Yamen (office of municipal).

Naturally, many products for wholesale came from outside of Guangzhou city by shipping meanwhile an inner city supply network also existed and closely connecting different economic categories. For example, several wholesale products like ivory, jade, embroidery and paintings came from studios or family workshops in arcade street neighbourhoods. In the same time, wholesale of ironware was providing not only daily necessities but also tools for other industries, such as needles for embroidery. This comprehensive relationship between different economic categories not only contributed to a self-sustaining economic system but also promoted stable social integration by building up network of both working and neighbouring.

**Economic categories between 1949 and 1990.**

In the period between 1949 and 1990, plan economy played a dominant role for a long time in China so private business was all banned. The way for government to provided livelihoods for people was to set up large industries outside city and small scale industries in historic centre. Arcade streets and neighbourhoods were either used for housing or small factories. Late in 1980s, economic policy changed, then pedlars moved back into arcade streets and revitalized some wholesale categories same as it was before. However, most handicraft studios and family workshops have disappeared and replaced by new products made by machines. Before modernisation and urbanisation started in Guangzhou, the inner city supply network still existed, while goods for wholesale came from small factories in arcade street neighbourhood instead handicraft studios or family workshop. Social integration of working and neighbouring still collapse with each other.

**Economic categories after 1990.**

Technology development supports mechanization and improvement of transportation, which greatly changed economic categories in Guangzhou historic centre. Travelling time has been reduced and connection reaches much further, so scope of supply network for wholesale in historic centre covers much wider than before. Exhibition function of arcade streets have been highlighted while neighbourhood behind no longer provide goods for wholesale. From the list of economic categories in historic centre today, it is easy to find out that most of the goods are small products from manufactories. Currently, cash on delivery is main trading mode in wholesale, therefore, transiting and storing quantities of goods are necessary to wholesale, as it is an intermediary between manufacturers and costumers. Ship by road also takes place of shipping by water in Guangzhou historic centre. On one hand ship by road is more flexible and assessable, on the other, reaches of Pearl river along Guangzhou historic centre is not ideal for cargo shipping today. Globalisation and commercialisation are still forwarding expansion of wholesale in historic city centre. So not only settles down in arcade streets, wholesale also moves in massive developments in the neighbourhoods. At present, Guangzhou historic city centre is a busy logistic hub and huge warehouse.

These are studies on city scale. Referred to the way Zukin studied authenticity, activities in streetscape are also inseparable aspect to understand authenticity.
3.3 INTERACTION BETWEEN SPACE & ACTIVITIES

AUTHENTICITY AS PROCESS
3.3 INTERACTION BETWEEN SPACE & ACTIVITIES

AUTHENTICITY AS PROCESS
### Field study
Deciding the neighbourhoods for field study is based on following conditions. First, a detail map of Liwan district was used as basic resources for choosing site. Second, sites should be arcade street neighbourhoods with relative complete historic urban fabric. Third, sites were typical enough to represent the three main economic categories: commercial, wholesale and retail. So these were sites chosen for field study:

1. Commercial arcade street neighbourhood along Dishipu Road.
2. Wholesale arcade street neighbourhood along Haizhunan Road.
3. Retail arcade street neighbourhood along Enning Road.

### Intention of field study.
Main tasks of field study is to understand how physical layouts, social integration and economic diversity as a system contribute to authenticity of Guangzhou historic centre from neighbourhood scale and street scape. It is clear that morphology of urban fabric and economic categories are important to be recorded and they are also easier to be defined.

However, definition of social integration is a broad and complicated concept. When describing authenticity of neighbourhoods in New York, Zukin emphasized a lot on the importance of long-time residents’ social life, which make authenticity more real. Not only Zukin, but also social preservationists recognized the vital role of long time residents mean to authentic city. Japonica Brown-saracino is an ethnographer who interested in social preservationists. In her book A neighbourhood that never changes, she did explicit study of both social preservationists and long time residents in New York. This is her definition of social preservationists:

who tend to be highly educated and residentially mobile, to live in the central city or small town in order to live in authentic social space, embodied by the sustained presence of “original” residents...

(Brown-saracino, 2012, p.261)
Similar with gentrifiers, social preservationists enjoy living in historic neighbourhoods, while they appreciate different values. Social preservationists pursue the social value of living in authentic neighbourhoods of long-time residents. While gentrifiers appreciate more physical value of elegant houses and the community of urbane neighbours.

**Definition of social activities.**

- **Passive Sociability:**
  There is a certain need for human beings to be in presence of other people without seeking any direct verbal contact...
  ... People seek out places to be alone in public where others are present, even if they do not intend to directly interact with or participate in any active social behavior...
  **One of the important outcomes of much passive sociability is relaxation...**
  ...passive sociability plays an important role of familiarising people to those unlike themselves whom they may consider “others.”

- **Fleeting Sociability**
  ...small chit-chat and conversation or short-term, low-intensity contacts among neighbours... Such fleeting sociability has its transitory benefits of humanising the moment for the people engaged in the interaction. But it is also suggested that these short-term, low-intensity contacts or week ties are possible beginnings of deeper and more enduring social interactions and engagements between people (Jacobs, 1691; Granovetter, 1973; Greenbaum, 1982; Gehl, 1987).

- **Enduring Sociability**
  Enduring sociability includes intimate relationships and affiliations— both meaningful associations among people. Intimate relationships comprise meetings between close friends or partners. Affiliations include regular meetings of a group of friends or acquaintances... **Enduring sociability reinforces a sense of community... such as a neighborhood or workplace**. Through the sharing of ideas and even banal information, enduring sociability helps build social capital.
  (Mehta, 2013)

From Mehta’s definition of these three different social activities, other than passive social activities, the rest two categories are more deeply related to social network of residents. In order to be efficient in field study with limit time, fleeting sociability and enduring sociability are concluded as active sociability mainly to distinguished from passive sociability.

- **Intimate distance:**
  distance between people are smaller than 0.5m. ‘This prox- imity permits a certain exchange of very personal and emo- tional information and also conveys the closeness to others.”

- **Personal distance**
  distance between people varies from 0.5m to 1.2m from each other, which allow two or more people to see each other’s detail clearly and touch each other when they reach out.

- **Social distance**
  distance between people are 1.2m and 3.6m. People can recognise each other but still keep privacy without physical contact, while with possibility to scale down to personal dis- tance between each other.

- **Public distance:**
  distance between people are between 3.6 to 7.6m or wider. ‘At these distances, people’s personal space does not overlap and there is no expectation of any active interaction’
  (Mehta, p63, 2013)
3.3 INTERACTION BETWEEN SPACE & ACTIVITIES

Neighbourhood to the east of Ening Road was largely demolished. The commercial arcade streets were too crowded to walk. Storage of wholesale occupied lots of housing. Weather is good for recording various activities. Study of modern arcade street.

Public places were vibrant in sunny days.

Wholesale greatly influence neighbourhoods find out floors of arcade streets that used for storage find out vacant floors of arcade streets wholesale arcade streets are lifeless after 6pm.
• General description of site visit.
Field study started on April 30th, 2015 and ended on May 9th, 2015. From May 1st to May 3rd are China’s national holidays that all workers have three days off, 10th was Saturday. Then other days were working days during the field study time. So it is possible to see differentiations between holidays and working days.

Here are specific questions expected to be answered after field study:
1. What is the differences of economic and social activities take place in commercial, wholesale and retail arcade streets? Also differences of social-spatial interaction happen in arcade streets and their neighbourhoods?
2. What is the interests of government, real estates, local residents and other citizens towards historic city centre?

The field study processes:
1. Roughly visit most of the arcade streets and their neighbourhoods then confirm sites which meet the criteria for further study.
2. Record social and economic activities in arcade streets and their neighbourhoods in different time: morning, afternoon and evening around 9pm to 10pm. In arcade streets, Some information of people who involved in social activities was also recorded. Such as gender, age, and activities they were processing.
3. Interview professors from related realm (urban design and planning, heritage preservation) in university. Besides, in order to better understand people’s view, requesting residents to fill in questionnaires is also important part of field study.
3.3 INTERACTION BETWEEN SPACE & ACTIVITIES

Dishipu Road neighbourhood (commercial)

Legend
- arcade street
- commercial street
- shops along roads
- small scale business in alleys
- market
- public area
- school
- factory
- others
- small store in neighbourhood
- metro station

AUTHENTICITY AS PROCESS
Dishipu Road is part of the most famous commercial streets and tourist attraction in historic centre. A metro station is situated to the northeast of it. So Duobao road, the street connecting metro station and Dishipu Road also become a commercial street. The mapping illustrates several inner neighbourhood commercial activities. Most obvious one is the one to the east of Baohua road, a street filled with food stalls and snack bars. According to an interviewee and observation as well, this inner neighbourhood catering serve both visitors and staffs working in the commercial street shops.

A crowded informal market also exists inside the neighbourhood. Pedlars like famers gather at the east-west alley in the north. Location of photo 1 is an indoor market while still lots of buyers picking goods in front of the indoor market building. The north-west alley in the east are mostly house owners make livelihoods by using the ground floor of their houses as store. Various fresh ingredients and cheap necessities are selling in this informal market, attracting lots of residents nearby. Therefore these alleys are incredible crowed and busy during day time.

There are several small stores inside the neighbourhoods. Photo 5 shows pedlars and stores on the ground floor. Though they are in the middle of neighbourhoods, but schools and informal market bring in many passengers.

Neighbourhood to the south of Dishipu Road is a normal one with daily retails along east and west side, also a small store in the middle of the neighbourhood.
It was a sunny weekend afternoon when recording day time activities in Dishifu Road neighbourhoods. From the mapping, it was incredibility vibrant in the north neighbourhood.

1. From photo 1,2,6, we can see that elevated door step area is a good place for families to step out of their houses while still staying within their private zone to engage in enduring activities. So main alleys with wider doorstep become ideal place for social activities.

2. A dwelling units of three ninth floor buildings located in the centre of neighbourhood. According to the building form, these might be residential units for workers built in 1980s. There are more ground space with some green, seats and gym facilities in between these dwellings. Besides, there are stores, food stand, informal market and schools around the dwelling units, so a lot of active social activities were happening on the ground floor (Photo 3,4,5,6,9).
The neighbourhood in to the south of Dishipu Road is a quite neighbourhood with a small store inside. Even though main alleys are the only place to accommodate all the social activities, but we can still see both negative and active sociability.
1. It is quiet inside the neighbourhood even though the arcade street is busy everyday. Security have been improved a lot after cameras were installed recently.

2. The sewage system should be updated as soon as possible. One on hand, they were not able to drain efficiently. On the other, there are many food stands owners pulled waste randomly which make the sewage system even worse.

Interviewee: An elderly lady, a long-time resident also shopkeeper of the small store inside neighbourhood.
3.3 INTERACTION BETWEEN SPACE & ACTIVITIES

Dishpu Road neighbourhood (commercial)

Legend

- Female
- Male
- Younger than 18 years old: baby, kids, teenagers
- Between 19 to 40 years old: young adult
- Between 40 to 60 years old: mid-aged
- Older than 60 years old: old people

- Arcade street
- Commercial street
- Shops along roads
- Small scale business in all
- Market
- Public area
- School
- Factory
- Others

66 AUTHENTICITY AS PROCESS
Then neighbourhood still vibrant in the evening around half pass eight.

1. Snack bars (photo 6) inside neighbourhood were going to end the day after cleaning the front door space. Small stores and fruit stores still open.
2. Social activities decreased compared with daytime. Main alleys and open space were still main stage for social activities.
3.3 INTERACTION BETWEEN SPACE & ACTIVITIES

Legend

- 0-5 people
- 5-10 people
- 10-20 people
- more than 20 people
- special function
- pedestrian
- people

- Dishipu Road arcade street (commercial)
-AUTHENTICITY AS PROCESS

- Entrance into 
neighbourhoods.
- Catering in alley "connects to street.

- A few visitors at 11am.
1. Arcade street started to get crowded at noon during weekend. Salesmen and saleswomen were shouting in arcade street to attract customers. Passive sociability played major role among all the social activities happened.
2. Commercial activities occupied all the entrance of alley from arcade street. Besides, except a few housing, storage of shops also claimed other floors of arcade street buildings.

First floors of arcade streets along road are generally used for storage. Therefore character of arcade streets being part of the neighbourhood are deprived. After all the shops close at 10pm, the arcade streets just turn into lifeless walls of neighbourhoods.
3.3 INTERACTION BETWEEN SPACE & ACTIVITIES

South Haizhu Road Neighbourhood (wholesale)
This site is more problematic compared with Dishipu Road. Wholesale, storage and towers already replaced part of the historic urban fabric, especially neighbourhood at the southeast. There is also retail arcade streets, indoor market and informal market streets existing inside neighbourhoods.
1. There are not so many old neighbours left after this redevelopment. Rich ones moved to better gated communities outside city centre. I am not able to afford a new one and I still missed the convenience in historic city centre, so I moved back.
2. Wholesale business is noisy in the day time and make the neighbourhoods less liveable. Besides, some shopkeepers also rent apartments in this tower as dorms and storage. Transporting goods caused lots of damage of elevators.
3. All the wholesale close around 6pm, making the arcade streets dull and lifeless.

Interviewee: Man around 55, long-time resident now living in the residential tower in wholesale arcade street neighbourhoods. He used to live in the same location before this residential tower was built. Then moved back with compensation from developer.
3.3 INTERACTION BETWEEN SPACE & ACTIVITIES

Packing and transporting goods are main activities in the neighbourhood. The neighbourhood alleys are therefore not safe or interesting enough for staying long. A few social activities still could be found in wider alleys and public green area.
3.3 INTERACTION BETWEEN SPACE & ACTIVITIES

South Haizhu Road Neighbourhood (wholesale)

Legend
Female Male
Younger than 18 years old: baby, kids, teenagers
Between 19 to 40 years old: young adult
Between 40 to 60 years old: mid-aged
Older than 60 years old: old people

arcade streets
wholesale
small scale retails
house for storage
market
public area
school
demolished building
towers
shop inside neighbourhood

1. Gym facilities occupied by trolley
2. Alleys occupied by goods

N
South Haizhu Road Neighbourhood (wholesale)

AUTHENTICITY AS PROCESS
South Haizhu Road Neighbourhood (wholesale)

3.3 INTERACTION BETWEEN SPACE & ACTIVITIES

3. Ederly ladies playing mahjong.
4. Tailor altering clothes for customer.
5. Pedlars selling breakfast.
6. Residents reading poster.
7. Congestion in alley.
8. Tricycle delivering goods without fasten.
10. Historic housing without proper maintenance.
11. Alley behind arcade street.
12. Gap between towers.
12. Alley between towers.
3.3 INTERACTION BETWEEN SPACE & ACTIVITIES

AUTHENTICITY AS PROCESS

South Haizhu Road Neighbourhood (wholesale)
It was a rainy week day evening with wholesale workers still busy packing goods in neighbourhood. A few social activities happened around small stores inside neighbourhoods.
3.3 INTERACTION BETWEEN SPACE & ACTIVITIES

Legend

- 0-5 people
- 5-10 people
- 10-20 people
- more than 20 people
- tower
- large scale wholesale
- residence
- pedlar

South Haizhu Road Neighbourhood (wholesale)
Roads were filled with trucks. Packing for wholesale occupied all possible place including roads, arcade and retail arcade street. Historic wholesale arcade streets are occupied by goods, packages, small tables with narrow path left for passengers. Instead of social activities, packing and waiting for tasks are main activities happened in wholesale arcade street.
3.3 INTERACTION BETWEEN SPACE & ACTIVITIES

South Haizhu Road Neighbourhood (wholesale)

Legend

- 0-5 people
- 5-10 people
- 10-20 people
- more than 20 people
- tower
- large scale wholesale
- residence
- pedlar

AUTHENTICITY AS PROCESS
3.3 Interaction Between Space & Activities

South Haizhu Road Neighbourhood (wholesale)

1. Alley with rubbish.
2. Pedlar chatting with customers.
3. A notice for renting storage and housing.
4. Pedestrians walking on different space.
5. Small store in neighbourhood.
6. Dried food wholesale in arcade street.
7. Dried food storage in neighbourhood.
8. Stationery wholesale in arcade street.
3.3 INTERACTION BETWEEN SPACE & ACTIVITIES

South Haizhu Road Neighbourhood (wholesale)
All the wholesale arcade street closed after 6pm. They were dull and dark with only goods, workers and trucks.
Enning road is regarded as the most beautiful historic street with elegant arcade street. However, it was still partly torn down to make room for a Opera house. The neighbourhood to the north only has a few houses left. Neighbourhood at south is relatively complete with small stores and a small informal markets.
The neighbourhood is quiet on weekdays while became vibrant on weekends. Lots of social activities could be seen on main alleys. Children and babies are easy to find in photos. A tunnel to the east of neighbourhood was beautified and become nice place for residents and visitors to relax.
The neighbourhood was totally quiet around 10:30pm with a few passengers and young people resting at doorstep.
Compared with commercial and wholesale arcade streets, Enning arcade street is much more peaceful, but it was not difficult to find active sociability here. Many shopkeepers are also residents inside the neighbourhoods.
• **Findings of arcade streets.**

Commercial arcade streets and wholesale arcade streets are stages mainly for economic activities. Wholesale arcade streets are filled with all kinds of wholesale shops. The arcade were mostly used by shopkeepers to display products or as loading place. Loading process even took place on vehicle lanes that result in traffic congestions. As to commercial arcade streets, shops are crowded with customers on holidays and weekends. Several shopkeepers use a few space in front of their shops for display. Sometimes sellers might stand on stools at either sides of arcade streets, then kept yelling so as to attract customers.

There are barely positive social activities in commercial and wholesale arcade streets. Workers and shopkeepers were main actors involved in social activities in wholesale arcade streets: sitting, working, sometimes chatting between themselves or customers. In commercial arcade streets, people are either potential customers or just passers-by. Most of their social activities were temporary behaviours like waiting for their companions or eating snacks.

However, situations varied greatly in retail arcade streets. They are peaceful and quite arcade streets without crowded people, goods and busy economic activities. Underneath the arcade streets, there are local snack bars and restaurants, shops selling ordinary daily necessities or housing entrances. Shopkeepers are also living in the same building. The slow pace of life gives space for neighbouring. Shopkeepers are familiar with their neighbours, as they were constantly chatting with customers or passers-by. Sense of community and social control of neighbourhoods are strong, as activities like elderly women sitting in front her home, shopkeepers having tea with friends, family cooking their meals regularly took place in retail arcade streets.

With the comparison of three types of arcade streets, it is clear that due to dominance of economic activities, positive social activities especially neighbouring were largely confined in commercial and wholesale arcade streets. Besides, actors using wholesale and arcade streets mostly were not living in the same building, so there will be much less possibilities to build up community connection by them. Under this circumstance, these arcade streets gradually turned into social barriers between neighbourhoods.
3.3 INTERACTION BETWEEN SPACE & ACTIVITIES

Socialable alley with doorstep in arcade street neighbourhood.

Informal market inside arcade street neighbourhood.

Historic fabric

1980s Housing Units

Vibrant open space inside Dishifu Road arcade street neighbourhood.
3.3 INTERACTION BETWEEN SPACE & ACTIVITIES

- **Intimate distance**
  Distance between people are smaller than 0.5m. ‘This proximity permits a certain exchange of very personal and emotional information and also conveys the closeness to others.’

- **Personal distance**
  Distance between people varies from 0.5m to 1.2m from each other, which allow two or more people to see each other’s detail clearly and touch each other when they reach out.

- **Social distance**
  Distance between people are 1.2m and 3.6m. People can recognise each other but still keep privacy without physical contact, while with possibility to scale down to personal distance between each other.

- **Public distance**
  Distance between people are between 3.6 to 7.6m or wider. ‘At these distances, people’s personal space does not overlap and there is no expectation of any active interaction’
  (Mehta, p63, 2013)

... the setbacks in front of the private entrances create a sense of place and that the four or five outside stairs down to the sidewalk, and the associated green space, induce activities that increase people’s exposure to each other. A resident living at ground level can quickly step outdoors without leaving the privacy of home.
  (Bosselmann, p183, 2008)

- **Vibrant neighbourhoods.**
  Historic fabric in all sites are most vibrant place of social activities. Especially in Enning Road neighbourhood, these alleys around four meters wide with extra doorsteps are full of positive social activities. According to references from Mehta and Bosselmann, it is more easy to understand how does the physical layout of historic fabric affect human behaviour. First of all, family activities took place mainly at doorsteps, a comfort zone with privacy but associates with nature environment. The presence of people attracts other people. So the more exposure of social activities at doorsteps the more possibilities of positive social activities. The 3.6 meter alleys create social distance for people to either passing by or chat with their neighbours.

- **Interrelated economic activities.**
  Based on this mapping and interview of local residents, people living in historic neighbourhoods are calling for more open space for daily leisure. In sunny days, it is also busy at the river front next to Ening Road neighbourhood, small park in wholesale neighbourhoods also open space between 1980s residential units in Dishifu Road neighbourhood. These public space is not merely open and vacant but divided into smaller space with green, trees and elevated sidewalks. For example, section of the 1980s residential units shows situation that diverse activities going on, both social and economic. People occupied different spots individually or by group, being potential to be involved in wider social activities.
3.4 VALUES OF AUTHENTIC CITY

The list of ‘heritage values’ indicates some of the principal reasons why people value their environment for its historic interest:

- **Culture values:** the historic environment helps to define a sense of place and provides a context for everyday life. Its appreciation and conservation fosters distinctiveness at local, regional, and national levels. It reflects the roots of our society and records its evolution.

- **Educational and academic values:** the historic environment is a major source of information about our ancestors, the evolution of their society and the characteristics of past environments. It provides a means for new generations to understand the past and their own culture...

- **Economic values:** the historic environment can make a significant contribution to economic development by encouraging tourism, but more generally it also supports viable communities by creating good environments where people will prefer to live and work.

- **Resource values:** longer-lived buildings usually make better use of the energy and resources that were used during their construction, and reuse is usually more economic than demolition and redevelopment. Conservation is inherently sustainable.

- **Recreational values:** the historic environment plays a very significant role in providing for people’s recreation and enjoyment. Increasingly, the past and its remains in the present are a vital part of people’s everyday life and experiences.

- **Aesthetic values:** archaeology and historic buildings make a major contribution to the aesthetic quality of towns and landscapes, enhancing the familiar scene of our historic towns and villages and giving historic depth and interest to our countryside.

(English Heritage, 2008)

It was already discussed at the beginning of this chapter about the invaluable importance of historic environment to people. Specific value of historic environment was given English Heritage above, which clearly indicate that historic environment plays irreplaceable role in every aspects of people’s daily life, the society and even the whole nationalities. When defining authenticity of Guangzhou historic centre in following part, value given by English Heritage is the essential grounds of statements.

**Define authenticity in Guangzhou historic centre.**

After going through the whole history and renew process, authenticity of Guangzhou historic centre in this project, is a combination of historic environment formed in period one plus general social integration and economic diversity that fit the times.

**Physical layouts formed in period one.**

This definition is the physical layouts of historic environment in Guangzhou historic centre that formed before wars in 1938. Nowadays, this physical layouts is the historic urban fabric that consists of:

-- Tangible heritages and monuments; valuable historic constructions like arcade streets, tube houses, Xiguan Mansion, town houses, etc. Aesthetic architecture details.

Besides, historic environment are significant as it largely involved in people’s everyday life. So another aspect of this definition is:

-- Positive used and proper maintained buildings, public space, alleys, streets and neighbourhoods, which is liveable and pedestrian friendly.

**Social integration.**

Social integration in Guangzhou historic centre is made up with three parts:

-- Network of both working and neighbouring inside arcade street neighbourhoods.

Apparently, in all of the three periods, residents in arcade street neighbourhoods of Guangzhou historic centre are connected by a network of both working and neighbours. In period one, when the historic centre was whole Guangzhou city, this network was complex because of diverse social division derived from trading. In period two, central government constantly intended to realise socialism. Except original property owners, workers from same factories or manufactories gained their accommodations from collective allocation. So neighbours’ network was built up based on pre-existed working network, which made the whole network more close and stable. In period three, urbanisation expanded Guangzhou city more than twice bigger than before. Due to improvement of public transport, commuting time has been greatly declined, distances between location of working and living have become less important. Meanwhile, social division are more complicated than ever before. Network of working and neighbours is therefore getting weaker and instable, but a new one integrating long-time residents and migrants is gradually being built up fragiley.
Authenticity in this sense is not a stage set of historic buildings as in SoHo or a performance of bright lights as at Times Square; it’s a continuous process of living and working, a gradual buildup of everyday experience, the expectation that neighbors and buildings that are here today will be here tomorrow.6

A city loses its soul when this continuity is broken.

-- Social continuity realised by long-time residents.
Long-time residents are protagonists in social continuity. Interaction between human activities and spatial form is generally recognised. Without correspondent space use from its users, the physical form is just a vacant shell. Physical layouts of Guangzhou historic centre were formed half centuries ago, interacted with correspondent residents’ activities at that time. Long-time residents nowadays are the one inherit habits from former generation living in arcade street neighbourhoods, even though with certain adaptation to times. Hence, they are key roles in reminding the whole society of how the historic forms were used before. New comers in arcade street neighbours also inherit from long-time residents the way living in Guangzhou historic centre. This is core of real authenticity: unique culture evolution of interaction between historic physical layouts and correspondent spatial use from people.

-- Social connection with the whole society.
Specifically, social connection with Guangzhou historic centre and the whole society is mainly depended on social continuity realized by long-time residents. Concluded from the values listed by English Heritage, culture values, recreation values, educational and academic values, are values of historic environment that easiest to relate with the society (people who live or work outside territory of Guangzhou historic centre). Reflecting roots and revolution of our society; providing means for new generations to understand the past and their own culture and being parts of people’s everyday life and experiences; these phrases point out the significant role of historic environment: carrier of cultural continuity.

• Interrelated economic diversity.
Diversity is natural to big cities.
Commercial diversity is, in itself, immensely important for cities, socially as well as economically...

Economic diversity is foundation for a big city to sustain, so as Guangzhou. A self-sustain economic structure with different indigents were formed in each periods of Guangzhou’s development. They are results of demands from different eras. Perceived from the changing process of these economic structure in three periods, one thing in common is that residents in arcade street neighbourhoods are able to make their livelihoods within the historic centre. This is also the reason how the working network and neighbours network of residents in arcade street neighbourhoods could collapse, which became important character of representing authentic Guangzhou historic centre.

Today, migrants have become major labour in commercial and wholesale streets; long-time residents make their livelihood in small-scale retails, remained old brand stores, family handicrafts, catering for both workers and recreation.

Zukin, p25, 2009

Jacobs, 1961
3.4 VALUES OF AUTHENTIC CITY

Social connection between local residents and the society.

Vibrant micro network.

Working and living both in these neighbourhoods generate a social network of working neighbouring.

Diverse small scale business
• **Self-sustain system of authenticity**
All of the spatial, social and economic values listed above might represent through three scales. Further more, they integrate with each other and run as a self-sustain system to maintain authenticity of Guangzhou historic city centre.
3.5 EXTERNAL DRIVING FORCE

Nowadays, system of authenticity in historic centre are facing three essential challenges: commercialization, modernization, planning and governance. All of these challenges are related to all three aspects of authenticity and reflected in different scales.

- **Commercialization.**
  On one hand, consumption culture and symbolic economy met the demand of current consumers and tourists, so that they have generated impressive economic profit in historic centre. However, they also introduced massive commercial development and great flows of passengers and logistics. The negative effect is reflected in different scale. Generally, historic urban fabric have become fragmented with replacement by super blocks and intervention by large-scale infrastructure; Social segregation, displacement of long time residents and small scale retails are also sever consequences from commercialization.

- **Modernization.**
  Physical layout of historic centre were constructed around a hundred years ago with out consideration of cars, sewage system, electricity, elevators, light etc. Even though some parts were refined lately, the physical conditions are still far away behind the requirement of modern life. So lots of property owners were moving out for well-developed neighbourhoods. Modernization have become basic demand of liveability in historic centre. Normally it complemented with intervention of commercialization, so they brought in similar consequence like fragmentation. Another major concern of modernization is how to deal with the spatial conflicts between facilities and historic urban fabric. For example, forty percent of arcade streets were torn down by construction of subway, enlargement of roads and so on. Public area and schools are calling for space in crowded historic neighbourhoods. Property owners reconstructed and redecorated their own houses while ignore the aesthetic elements of the buildings. In addition, small scale retails and handicraft for daily consumption in historic neighbourhood also find it hard to survive with challenge from online shopping.
The drawing was come from a study of location where different class live in Guanghzou. This study were done by Professor Chunshan Zhou and Phd Hong Bian. According to their statement, currently, there is still no clear definition of middle class in China, so the define their own categories. The drawing indicates that private business runners and working class are mainly gathered in historic centre, which relate to wholesale and commercial aggregation in the centre. Private business runners earned considerable money while own less culture resources. Middle class from education and administration are living near universities or in south and east area next to historic centre. Middle class from finance and business are groups with higher income, they are now living in well-developed residential compounds next to pearl river, scope within broader city centre. Directly from the map, imbalance of distribution is already shown.
Fragmentation resulted from large-scale infrastructure and congestion; replacement of historic fabric by massive commercial development.
3.5 EXTERNAL DRIVING FORCE

AUTHENTICITY AS PROCESS
Commerce and storage occupy not only housing inside arcade street neighbourhoods but also arcade street buildings. More space need to be made for schools and public space inside neighbourhoods.

Redevelopments of residential towers always bring about social segregation in neighbourhoods as they setup fences.
Streetscape
Small catering street in Dishifu Road neighbourhood and alleys in wholesale arcade street neighbourhood illustrates how commercial activities occupied and congest the sociable alleys.

Chaos narrow alleys and destroy of facade details of historic buildings.

Small catering street in Dishifu Road neighbourhood and alleys in wholesale arcade street neighbourhood illustrates how commercial activities occupied and congest the sociable alleys.

All the decoration of historic buildings were wiped out after decoration.
As real estates need to gain profit and compensate cost of land and property rights. Eventually, their development might be high density super block.

The plan emphasizes on commercial and physical value of historic centre. But there is no explicit guidelines to control development and city image.

Guangzhou urban renewal plan.
Lack of zoning and guidelines for historic environment.

Lack of social housing resources in historic neighbourhoods.

Lack of bottom up initiative to restore and maintain historic neighbourhoods.

No matter in the year of 2010 or 2013, public housing and affordable housing projects in Guangzhou were all located far away from Guangzhou city centre. Therefore, during urban renewal, poor long time residents have to relocate far away from their original address and social network.

1. The law of preservation of heritage is too strict with original structure so residents are difficult to get official permission of restoration.

2. Because of profitable compensation and urban beautification movements by governments, people are more relied on government to complement urban renewal or restoration.

Private housing lack proper maintenance. Looking forward renew projects so that government might restore housing for us or relocate to place nearby as compensation.

Middle-age couple came from other rural area near Guangzhou, have settled down for decades, running a snack bar and sell takeaway meals to staff working in arcade street shops.
3.6 URBAN TRANSFORMATION

AUTHENTICITY AS PROCESS
3.6 URBAN TRANSFORMATION

AUTHENTICITY AS PROCESS
Life style has changed a lot through time in arcade neighbourhood streets, which clearly reflected in economic categories. According to the diagram, one thing should be noticed is that both in period one and period two, a stable social network of working and neighbouring were closely integrate with the historic fabric. At those time, the most important economic meaning for arcade streets was exhibition of products. These products were supplied by handicraft, family workshop or small factory in arcade street neighbourhood including the arcade street building itself as well. This explains why storage and transportation did not become problem at that time because the directly connection of goods between providers and sellers. Besides, people working together also build up social network of neighbouring as they lived mainly within walking distance of work. This social network were even closer in period two as workers from the same factories were normally arranged to live in the same buildings.

When looking at todays network in arcade street neighbourhood, economic force are setting apart the interaction between social network and historic environment. Arcade street buildings are less and less used for housing. Residents are not related to commercial activities in commercial or wholesale arcade streets as before because they are not provider of those products anymore. Young migrants works for commercial streets or wholesale and long time residents provided some service to them like catering. The new social network without supportive of working relationship and similar culture recognition seems more difficult be built up. Besides, especially in wholesale neighbourhood, sociable alleys were occupied by packages and packing, make it even less possibility for neighbouring.

Though commerce and wholesale generate remarkable profit while they are also harmful to authenticity system as they negatively affect physical and social value of arcade street neighbourhoods.
3.6 URBAN TRANSFORMATION

AUTHENTICITY AS PROCESS
PERIOD 1: TILL 1938
Except the wholesale chain connecting producers and consumers outside the city range. An inner industrial chain of handicraft also existed in the historic centre. During this time the historic city centre was pedestrian friendly as walking or tricycle were major way of commuting.

PERIOD 2: FROM 1949 TO 1990
After 1949, Pearl river along Guangzhou historic centre was not ideal for cargo shipping as before, therefore development of railway system made trains become dominant in transporting goods. Another industrial chain replaced handicraft by small factories in Guangzhou historic city centre. Motor vehicles were not popular yet before Economic reform, so citizens commuting in the city mainly by cycling.

PERIOD 3: FROM 1991 TILL NOW
After economic reform, Guangzhou regained its role as logistic centre in South China. Wholesale and commerce in Guangzhou historic centre quickly expand. As motor vehicles are popularised, trucks are widely used for transiting goods as they are flexible and convenient. Therefore roads in historic centre are broaden, flyovers are built up for increasing traffic, while the pedestrian friendly urban fabric is disappearing. However broader roads do not reduce congestion in historic centre but bring in more and make the quality of walkability even worse.
4 STRATEGY: CREATING NEW AUTHENTIC SYSTEM
• Main conclusion of research. According to former research, it is clear that authentic city is a self-sustain urban system constituted by historic spatial layout, social integration and interrelated economic diversity of Guangzhou historic centre. Besides, authentic city is concept of changing process that represent unique values of certain time phase. Both the self-sustain system and the values correlated through scales. However, globalization, commercialisation, modernisation and related policies have been driving this self-sustain system out of balance by diminishing the system in each scale. Therefore Guangzhou historic city centre would no longer be self-sustain and eventually would lost the ability to represent various unique values of the city.

• Core of future proposal. Study on transformation of Guangzhou historic centre illustrate that the interaction between historic layout and social integration is basis of authentic city. Findings from field study already confirmed that the historic fabric of arcade street neighbourhoods reinforce neighbouring by spatially promoting positive social activities. Correspondingly, as it was discussed in chapter 3.5, referred to Zukin, long time residents play an indispensible role of inheriting local culture and social network in arcade street neighbourhoods.

Poor people should be able to continue to live in the central areas in healthy environments, with security of tenure where they perform vital economic functions in the service industries. (Jones, p48,2000)

Though this city pays its respects to both origins and new beginnings, it does not do enough to protect the right of residents, workers, and shops—the small scale, the poor, and the middle class—to remain in place. It is this social diversity, and not just the diversity of buildings and uses, that gives the city its soul. (Zukin, p50,2009)

Jacobs pointed out the diversity is nature to big cities, which consists both economical and social. According to Jone’s suggestion in Compact City and Zukin’s statement, when giving proposal of Guangzho’s future historic city centre, social diversity from lower class and small scale business should be taken in concern so as to maintain the authentic self-sustain system.
4.1 FUTURE POTENTIAL

Official economic integration plan of Pearl River Delta.

- **Global trend of new economy in city centre.**

In his book *The New Economy of the Inner City*, Hutton summed up the situation of economic transformation from 1990s in European city centre: “a putative, technology-driven ‘New Economy’, a ‘knowledge-based economy’ characterized by enhancements of human capital as well as by a techno- logical deepening of production and labour, and a ‘cultural economy of the city’… have been concentrated within the inner city (Hutton, p4, 2008).” Except European and North American cities, now a days, Asian cities also have ben involved in this inner city economic transformation because of globalisation.
### 4.1 Future Potentials

- **Official economic integration plan of Pearl River Delta.**
  Government of Guangdong Province also have perceived this global trend. Hence in the Economic Integration Plan of Pearl River Delta (2008-2020), they set a goal and also define economic functions for cities in Pearl River Delta. Guangzhou is both a capital city and a metropolitan city in Pear River, so Guangzhou was set to be an international hub of intermediate service. In the report, it mentioned several economy categories for future development, for example, financial, intermediate service, information technology, creative industry and fair, etc. However most of these categories, they are plan to place in parks or development zones at the city fringe instead of city centre.

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<td><strong>COMMUNITY CONTEXT FOR TERTIARIZATION</strong></td>
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<td>- productive diversity</td>
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<td><strong>SOCIOCULTURAL AGGLOMERATION</strong></td>
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<td>- social content of business interaction</td>
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<td>- proximity of firms and institutions</td>
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<td>- fine arts and applied design</td>
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<tr>
<td>- galleries and museums</td>
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<td>- public forums</td>
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<td>- restaurants, coffee houses</td>
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<tr>
<td><strong>IDENTITY AND IMAGE</strong></td>
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<td>- distinctiveness of urban / community</td>
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<td>- place and resonance of identity</td>
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<td>- authenticity</td>
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<td>- legibility</td>
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<td>- durability</td>
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Table from Hutton, 2008.

- **Quality to accommodate future transformation.**
  In the process of studying new economy, Hutton also summarized the sociocultural based of new economy. In the table he drew, quality that associated with Guangzhou historic city centre is highlighted, especially those related either spatially or socially. In most of European or North American metropolitans’ centre, they have gone through long developed process to be ready for new economic transformation. But Guangzhou compared with those cities is a young metropolitan core. Based on highlight of the table, values of Guangzhou’s historic centre namely historic layout and social integration are resources of ‘Community assets and traditions’, ‘density and patterns of social interaction and exchange’, Symbolic assets and resonance’. **Historic layout and social integration of Guangzhou arcade street neighbourhoods therefore proved to be essential for future economic transformation.** The base of authentic city are also the base of future economic diversity and vitality.

To improve quality of culture labour force, on one hand is to improve liveability of Guangzhou historic centre so as to attract culture relevant practitioner and professionals to settle down. In the meanwhile, this improvement should be affordable for young starters and poor people; flexible for economic transformation and motivate bottom up initiative for wider involvement. Principles of this future improvement also problems of lacking urban culture assets and institutions will be also solved.

- **New authentic city.**
  1. **Restore historic city centre and increase liveability while provide affordable housing to enhance social diversity.**
  2. **Complete arcade streets network to create flexible and productive place to accommodate future economic transformation.**
4.1 FUTURE POTENTIALS

• Formulate strategy of future authentic city. Due to former study of Guangzhou urban transformation, the scale of historic fabric was mainly concerned about walking at beginning, including arcade streets network implemented in the late 1930s. In period two (1949-1990), low income level and technological backwardness made cycling prevalent among citizens, which still accorded with the scale of historic fabric. Since Economic Reform from 1990, driven by development of technology, motor vehicles have dominated Guangzhou. Broaden roads and multi-level flyovers spring up in historic centre to carry exploding motor vehicles. **Constructions of large scale infrastructures provide opportunities for massive development like towers and superblocks that replace arcade street neighbourhoods.**

Popularisation of motor vehicles is no doubt an outcome of technology development, while **it has been ruined the foundation of authentic city by bringing a series damages to historic fabric in Guangzhou historic centre.**

It is confirmed that historic fabric should be preserved from massive development of towers and superblock. In order to maintain and strengthen the quality of historic fabric of arcade street neighbourhoods, **large infrastructure should therefore be downscaled so as to return priority of pedestrian and cycle.** And after downgrading the road system, **the public transport system should be developed to satisfy intense demand of daily commuting and travel flow.**

Eighty per cent of Guangzhou’s wholesale business is located in central urban area. Hence, wholesale business in Guangzhou historic centre has become major issue maker. As a routine, retailers visit wholesale stores to choose, purchase and pick up commodities face to face with wholesalers. This routine generates heavy logistic flows of cargoes and constantly traffic congestions. Besides it create huge demand on storage and collective housing for workers in Guangzhou historic centre. Government already noticed this issue and come up with several measures to upgrade wholesale business by relocate storage out of the city centre and promote e-commerce. Downgrade roads would substantially reduce logistic traffic that would accelerate speed of upgrading wholesale.

Except a well-developed public transport system, a fine grid based on historic fabric of Guangzhou historic city centre should be also developed for micro circulation, which helps to siphon off vehicle flows and build up a walkable network. To realized this fine grid, almost all neighbourhoods in historic city centre will be involved, so a series of improvements of neighbourhoods are able to be integrated in the same time.
4.2 STRATEGY OF FUTURE AUTHENTIC CITY

Advantages of recreate a walkable and liveable historic centre with downscale infrastructure and well-developed public transport system.

1. Correspondent to historic fabric in Guangzhou historic centre as it would largely reduce massive development and traffic flow.

2. Promote wholesale upgrading, then replace massive storage with affordable and flexible accommodation for future economic and social diversity.

3. Efficient catalyst to realized new self-sustain authentic city by integrating spatial social and economic improvement through different scale.

- Case study: Atlana Beltline

Atlanta Beltline is a comprehensive ‘Transit Oriented Development’ that first promote by a master student’s graduation suggestion. At beginning the main purpose is to built up a public transport system of tram in city Atlanta, USA. This tram system is part of the proposal green beltline around Atlanta historic city centre in the future. When making use of abandon train track as tram trail and small public green, the trails would also connect existing parks and new build park as a green system. Implementation of the Atlantic Beltline would bring about economic growth so as to maintain 45 historic neighbourhood that related with this Beltline. Furthermore, base on this initiative proposal, Atlanta Beltline nowadays also integrate with affordable housing, community engagement and economic development of Atlanta historic city centre. To conclude, Atlantic Beltline line is an efficient ambitious strategy that begin oriented by tram and green system while widely improve economic, historic and social quality of the city.
4.2 STRATEGY OF FUTURE AUTHENTIC CITY

Reorganize road network with tram system. Create pedestrian and cyclists friendly environment.

Plan of social housing at the edge of centre.

Restore and complete arcade street network.

Enhance walking connection of historic fabric on opposit site of the river.

Improve fine grid of block by the side of river.

Improve fine grid of arcade street neighbourhood.

Improve neighbourhood liveability with integration of social housing.

Reorganize road space with cycle lane, trail, car lanes and green.

Integrate new and old arcade street as for diverse use.

Maintain sociable alleys and applied same quality in new housing.

Propoe small plot development by bottom up initiative.
4.2 STRATEGY OF FUTURE AUTHENTIC CITY

PHASE ONE: MAKE ROOM FOR FUTURE TRANSFORMATION

- Massive storage and population decrease
- Reorganise transport system
- Relocate & upgrade wholesale business
- Make room for future transformation

in Guangzhou historic city centre
4.2 STRATEGY OF FUTURE AUTHENTIC CITY

STRATEGY (PHASE ONE)

Legend

- New tram lines
- Down grade roads
- New pedestrian bridge
- Tram line one
- Tram line two
- Tram line three
- Neighbourhoods for project
- Neighbourhoods to be refine in phase one

Metro station
Metro transfer station
Metro line
Commercial arcade streets
Historic neighbourhood
Heritages
Green
Water
PHASE TWO: NEW AUTHENTIC CITY.

Interrelated economic diversity with high-end categories.

- **Economic**
  - Self-sustain system

- **Social**
- **Physical**

Including long time residents, immigrants, young professionals, beginners and so on.

Historic fabric with pedestrian friendly scale and well developed traffic network.

4.2 STRATEGY OF FUTURE AUTHENTIC CITY

- **STRATEGY**
5

DESIGN FUTURE

AUTHENTIC CITY
5.1 DOWNSCALE INFRASTRUCTURE WITH TRAM SYSTEM

Legend
- flyovers
- main roads
- railway
- down grade roads
- new pedestrian bridge

Current road hierarchy.
There are two kinds of internal public transportation in Guangzhou: bus and metro. The drawing reveals density of bus lines on streets and roads: the wider the road, the bus services. Guangzhou bus network has been relatively well-developed, especially in downtown area.

Existing metro lines mainly connect south and west of the city. It might be not dense enough for future commuting flows.
Existing metro lines mainly connect south and west of the city. It might be not dense enough for future commuting flows. So the future tram system will make use of downgrade roads and strengthen the connection from south to north.
Large and complicated at river front.

Large scale infrastructure at south-east of Guangzhou historic centre creates great barriers between a beautiful heritage site and arcade streets. But the flyovers are important circulation roads of the city, so in the future, when this part of road is downgraded, car tunnels will be also constructed to allow crossing traffic.

Plan of reconstruction.

Future vision or tunnel.
Existing flyovers make the wholesale and commercial arcade streets lose their sociable quality. Besides the flyover also reduce the connection between two sides of the road. Bus stop under the arcade street are crowded with some people standing out on the road at daily peak hour.

The intention of the design is to re-organize the road with tram lines, cycle route, tram stop and bus stop. Space in front of arcade streets will be varied a little based on the need of economic activates.

Extra public space in front of wholesale arcade street will be a path that allow people to go through when the arcade street getting crowded with customers and wholesalers.

Car lanes are slightly curve to make room for tram stop and bus stop. Meanwhile the speed of cars will be slower in curve road, which will be more safe for people to go across the road.

Extra public space in front of commercial arcade street will be a narrow path with some flower beds, so that pedestrian will stay more often inside arcade street. Then there will have more possibilities to let people engaged in commercial activities in arcade street. Together with buffer zone for bus stop so that it will be safer and more cozy to...
Arcade street that built before 1949 with elegant historic decoration or details on facade. Right one is a unique example. A famous hotel designed as a landmark by Pearl River in 1937. It was the tallest building in Guangzhou till 1967.

Ordinary arcade streets are buildings built in 1970s to 1990s with arcades. Normally they are mid rise buildings without decoration or details on facade.

Modern arcade streets are arcade streets applied in super block or towers.
There are two motivations to develop a complete arcade street network. Basically, it was already proved that arcade streets are flexible to accommodate various activities, which also meet the standard of future transformation. On the other, both restoration and building new arcade streets will drive more neighbourhoods to start self-improvement. Besides, a complete arcade street network will increase interest of people outside of historic city centre. The more diverse the social resources, the more possibilities of bottom-up improvement will be processed in arcade street neighbourhoods.
• Restoration and construction guideline of arcade street network.
In order to preserve the culture and historic value of arcade streets in future development, I did a general evaluation of arcade street qualities according to their physical qualities, namely aesthetic value and continuity.

Valuable arcade streets are arcade streets with mostly typical historic arcade buildings and more than 50% of the street facade is arcade.

Future development or restoration in valuable arcade street will be restrict on materials, height and color.
1. Respect the historic appearance of the building and try to restore as it was before.
2. Grey, white and light yellow are main colors suggest to be applied. Blink bricks or materials are not suggested to use.
3. All new constructions should not be higher than existing arcade streets, details of facade should be similar with the historic arcade buildings.

Ordinary arcade streets refer to streets with more ordinary arcade street buildings than the historic one. And the continuity of arcade street building facade is between 20% to 50%.

Fragmented arcade streets are street with a few valuable arcade streets buildings and also with modern arcade streets of super blocks or towers.

Main rules of these two types of arcade street buildings are concerned with restoration and new constructions.
1. Respect the historic appearance of the building and try to restore as it was before.
2. Construction within 6 metres distance next to the historic arcade street buildings should not be higher than the historic one, the style and material should also similar. Width between columns should be less than 4 metres.
3. New material should applied with carefully design.
4. New constructions of arcade streets should all based on relevant regulations and applied the same scale as the valuable arcade streets.
Guangzhou arcade street neighbourhoods and historic heritage exist on both side of Pearl River, mostly concentrate at the north. In the south, arcade street neighbourhoods and heritage seems to be more isolated and gradually forgotten by people because of inadequate connections across the river. Within segment of Guangzhou historic city centre, three out of four bridges are motorways with more than four lanes and around nine metres above water. These large scale bridges are convenient for motor vehicles instead of pedestrians. And distances between bridges are beyond walkable scope.

Rome and Paris are big cities have relatively complete historic fabric. In these two cities’ historic centre, the fine-grid system consist of both walkable streets and adequate pedestrian bridges. In order to preserve the completeness of Guangzhou historic fabric, it is necessary to enhance connections above Pearl River. New bridges would be placed within distances less than 10 minutes walking(around 500 metres). In the meantime, waste land or parts of road would become green node embed in the linear water front.
5.3 PEDESTRIAN CONNECTION OVER THE RIVER

Legend
- metro station
- metro transfer station
- metro line
- typical historic arcade streets
- ordinary arcade streets
- modern arcade streets
- historic neighbourhood
- heritages
- green
- water

STRATEGY
- new tram lines
- down grade roads
- new pedestrian bridge
- new arcade streets
- tram line one
- tram line two
- tram line three
- propose pathway

FUTURE AUTHENTIC CITY

Aiqun masion
Haizhuang Temple
historic warehouse

wharf
wharf
wharf

tram line one
tram line two
tram line three
The site is at the east edge of historic city centre: a wasted land at waterfront blocked by an approach towards a high-rise hotel. This is an ideal spot to place pedestrian bridge and refine the street network. To begin with, the new pedestrian bridge will build up the connection between arcade streets, Donghao Chong waterfront at north-east and also arcade streets, an elegant historic mansion at the south. In the meantime, the wasted land will be reused as public green and street network around will be refined to improve microcirculation of traffic.
5.4 NEIGHBOURHOOD TRANSFORMATION

FUTURE AUTHENTIC CITY
5.4 NEIGHBOURHOOD TRANSFORMATION

- **Transformation of wholesale arcade neighbourhood.**
  South Haizhu Rd Wholesale upgrading is another important composition of phase one, while during relocation and upgrading, it is necessary to consider about the transiting process of economy. Therefore design of wholesale arcade street neighbourhood in South Haizhu Road is an example to mainly explain how economic transition embed in process of creating future authentic city.

  However it needs time for transformation, so some containers will be provided for wholesalers till the wholesale relocation and upgrading are completed. In this site, two schools are hiding the west neighbourhoods, calling for extra space. As education is essential resources of historic city centre, part of the east neighbourhood will be used as a primary school. Besides, the facilities in these schools will be also shared by neighbourhoods in the future.

- General principles of all the neighbourhoods in Guangzhou historic city centre are:
  1) refine microcirculation for walkability, daily traffic and emergency;
  2) integrate neighbourhood central green, parking with public housing and schools;
  3) apply flexible and productive housing typology for mix-use while enhance the sociable value of historic alleys;
  4) provide small scale storage for economic transformation and future use.

Back part of wholesale arcade buildings are mostly occupied by storage today. In the future proposal, business meetings and exhibitions of products will be still kept in arcade street buildings, so small storage is still desired. Therefore back of buildings will be integrated with new mix-use housing and car accessible space for temporary loading. This new housing combination will formulate similar architecture language of historic alleys.
5.4 Neighbourhood Transformation

Strategic plan of Dishipu Road neighbourhood.

Refer to historic fabric, compare those three sites, it is more fragmented in commercial and wholesale arcade street neighbourhoods than in retail, especially result from massive development of towers and storage. Besides, in the strategy, after storage is relocated, wholesale arcade streets will transform similar to commercial streets while still selling certain types of commodities. Therefore commercial arcade streets neighbourhood at Dishifu Road is chosen as an example to illustrate future transformations.

In phase one of neighbourhood transformation is to embed in down-scaling road network on city scale by improving micro circulation on neighbourhood scale. Meanwhile, significant public functions will be re-organised....
by reconstructing buildings which do not coordinate to historic fabric. Improvement of public environment, functions and facilities will therefore trigger bottom up initiative or the whole arcade street neighbourhood in phase two. There is a department named Guangzhou urban renewal Bureau, which is responsible of urban renewal in historic city centre. So government is the main actor in first phase of arcade street neighbourhood transformation

• FAR study of existing fabric.

1. Fabric of historic neighbourhood. Historic fabric mainly consists of tube houses and other historic houses. It was already short of land in the old days, so ground floor was fully built except essential traffic space. Sociable and wakable value of alleys is therefore formulated by details and scales of historic buildings’ facades and sidewalks. In the old days, tiny courtyards were designed for daylight and ventilation. With time passes by, people have been adding extra layers or roofs on courtyards for more living space, which greatly deteriorate living quality.

2. Historic fabric intervened by several collective dwellings. Theses collective dwellings were built by state-own enterprises for their workers during city reconstructions around 1970s. They have not only interrupted rhythm of historic alleys and blocked daylight of surrounding low-rise houses.

3. Collective dwelling unit for workers. Might be built around 1980s by a state-owned enterprise. Even though this dwelling units entirely replaced historic fabric, the open space on the ground floor have become a vibrant neighbourhood centre.

4. Super block of high-rise housing. Compact model of living resulted from high land price in historic city centre and cost of relocation. This model maximises profit of real estate by providing massive household and better liveability. However, it brings more population, traffic flow and huge shadow area, which generates great pressure on surrounding historic fabric. Besides, even though it has higher OSI but the open space is for cars instead of social place for residents.
5.4 NEIGHBOURHOOD TRANSFORMATION

• Conclusion.
In Guangzhou urban centre, due to safety and liveability issues, buildings older than thirty years are renewal targets in Guangzhou’s ‘Old towns, old villages, old factories’ Renewal. Both collective working dwellings and residential towers are experiments of historic city centre renewal. The expectation behind them are similar: provide liveable houses for both new comers and some for former residents. Historic houses were therefore entirely replaced as they were not able to accommodate increasing population without deteriorating living environment. Therefore, in order to maintain the social and liveable quality of historic fabric, population in historic centre should be decreased.

New housing prototype inspired by tube house.

• Prototype of new housing.
New housing has to be liveable, flexible, sociable and coordinate with original historic fabric. Tube houses are main component of historic fabric. Each tube house is made up of a series cells of different functions and connect by courtyards. Generally in the old days, one tube house was shared by members of a big family, so there would be two entrances: one at the front and another at backyard. Inspired by form of tube houses, basic elements of new housing are apartment units and courtyards. Since new apartments would belong to different owners, courtyards will change from private to semi-public space for organisation of extra entrances, green, temporarily parking and so on.

Sociable historic alleys are around 4 metres wide with doorsteps around 2 metres. These details will also applied to new housing units. With the 6 metre distance between buildings, the apartment units should be less than three floors. These two drawings only illustrate basic and essential qualities of new housing. As to the forms, appearances and materials are all able to adjusted according to the site and clients’ choices. But generally façade of new apartments units should coordinate with historic environment around.
• Social housing scheme.
Historic fabric and social diversity is cornerstone of future authentic city. Proper replacement of residents is encouraged because population is far too dense for historic houses to accommodate. Upgrading wholesale and down-scale roads in historic city centre will make room for future economic and social diversity as wholesale workers and people prefer commuting by cars would move away. Long-time residents play indispensable role in social continuity, hence during restoration and population restructure in arcade street neighbourhood, social housing schemes would be provided for unaffordable long-time residents. There will be three types of social housing referred to housing types and location:

1) Existing social housing integrate with new housing.
There are already historic housing used as social housing for poor local residents. During future renovation, these social housing will be remained or integrated with new housing.
5.4 NEIGHBOURHOOD TRANSFORMATION

2) New social housing dwellings.
According to former field study, open space between collective workers’ dwellings performs as vibrant neighbourhhood centre. Since low-rise historic houses only leave distance for narrow twisted alleys, a few mid-rise dwellings are necessary for poor residents and leaving open space as neighbourhood centre.

Design of social housing adopted housing type of an urban renewal project in Middle Jiefang Road arcade street neighbourhood. Dwellings in this project are elaborately design to integrate with historic context from height, scale and façade details. Design of apartment plane is flexible and economical. Basically, each apartment is around 50m2 while they can also combine as maisonettes for bigger families.

According to field study in arcade street neighbourhoods, many residents on ground floor make livelihoods by using part of their houses as stores. So ground floor of both new housing and social housing should be adaptable for entrances and mix-use.

3) Social housing neighbourhoods near historic city centre.
It was already stated that current density and population in Guangzhou historic city centre should be decreased for creating future self-sustained authentic city. Probably, social housing in historic centre would be less than demand of local residents after transformation. However, social housing projects of Guangzhou nowadays, almost locate at city fringe due to vacancy and lower land price. Concerned about long time residents’ expectation and their indispensible roles in social continuity, extra social housing projects should be implemented around historic centre.

To conclude, social housing type one is for affordable residents or government sectors own existing social housing. Type two is mainly for residents live in buildings to be demolished. Type three is for unaffordable long-time residents. Though, relocation of long time residents would happen, this social housing scheme would minimise the negative effect by accommodating long time residents within the historic centre.
Combination of social housing, new housing and open market.

Open market area
5.4 NEIGHBOURHOOD TRANSFORMATION

Open market area
5.4 NEIGHBOURHOOD TRANSFORMATION
Phase two is try to organise bottom up initiative by small plots. From the urban renewal process we already noticed the importance to preserve historic fabric instead of continue densifying the historic city centre. Therefore, the entire neighbourhood is divided into small plot around 30m * 40m. On one hand to avoid development of super block; one the other, organise future transformation within smaller groups might be more efficient.

It was already indicated three options of long time residents of their future houses. The bottom up initiative scheme is mainly to involve in affordable property owners with young professionals, beginners who are interested in historic city centre to refine the small plot together. Roles of government at this phase are organiser and assistant to build up the connection between all related state holders in the discussion, including architects, urban planners, heritage management departments and so on.
Since the old days, affordable property owners restore their own housing.

Proposal: small plot transformation by bottom up initiative.

Lead by government.
Involve in designers, planners, long-time residents, new commers, NGOs and extra.

Temporary parking for daily logistic, especially shops underneath arcade street buildings.

- Workshops or studios for new commers and beginners.

Half of the buildings are worth to be preserved, while it is difficult to fulfilled sunlight and ventilation. Therefore these groups of buildings are designed to integrate together as for galleries, community centre, workshop, or studios, etc.

- Arcade street buildings with housing, hostels or other tourism and commercial funtions.

Shops, snack bars and restaurants are main commercial categories and mostly occupy ground floor of arcade buildings. Future transformation should be possible for coffee, hostels, or roof gardens so as to attract tourists and practitioners of creative industries.

Restoration by property owner
Redevelopment by real-estate.
Reconstruction by state-own enterprice
Half of the buildings are worth to be preserved, while it is difficult to fulfilled sunlight and ventilation. Therefore these groups of buildings are designed to integrate together as for galleries, community centre, workshop, or studios, etc.

Most of old residents move back.
Long time residents mostly have to relocate due to poverty.

From 1950s to 1980s.
Nowadays.
Arcade street in the future, with cycle lanes, interesting creative installation (bus-stop) and also new buildings coordinate with the old ones.
Guangzhou traditional embroidery workshop. To indicate possibility of historic handicraft might revitalise with new economic development in Guangzhou historic centre.
5.4 NEIGHBOURHOOD TRANSFORMATION

FUTURE AUTHENTIC CITY
Arcade street neighbourhoods in the future, still remain its historic buildings, sociable alleys and long time residents. New elegant housing or small creative companies might attract people from different places to live in the same neighbourhood.
REFLECTION

Aspect 1
• the relationship between research and design

Aspect 2
• the relationship between the theme of the studio and the subject/case study chosen by the student within this framework (location/object)

Aspect 3
• the relationship between the methodical line of approach of the studio and the method chosen by the student in this framework

Aspect 4
• the relationship between the project and the wider social context

Reflection:
1. In this project, research helps to thoroughly understand the complicated circumstance. Based on research, essential value of the project site has become concrete and clear. The result of research make me more realistic more logical in the process of finding solutions. Eventually, goals of design seems more convincible to me. I think in my project, research is essential base and guide of design.

2. Theme of the studio from 2014 Spring is Graduation Lab Urban Transformations and Sustainability. In this studio, students developed their own theme individually for graduation projects. My first mentor Lei is from complex city. The theme I develop is to better regenerate the inner city of Guangzhou, China. It is a young metropolitan city with decaying historic centre. The city itself is in a developing process with complex driving forces and challenges. So I process my study and design with the methodology from complex city studio. And the final outcome so far is also try to transform historic city centre in Guangzhou into a more sustainable future.

3. ‘The studio puts forward the idea that spatial planners should act as articulators between various stakeholders producing the city. Spatial planners do that by assisting those stakeholders with translating those disparate interests into spatial organization that is notionally beneficial for society. We do that through the proposition of new forms of spatial organization and spatial intervention, by envisioning new forms of associations between different stakeholders, by using innovative tools to promote sustainability, by articulating those aspects through RESEARCH and DESIGN...’ (Complex Cities and Regions in Transformation)

In my projects, I also concerned about interests of different stakeholders in the renew of historic city centre in Guangzhou. I put more emphasis on lower class in the city and try to apply certain tools to protect their living rights in urban development.

4. Cities are booming in China. Those historic cities are now redeveloping their historic city centre same as Manhattan way. Historic buildings were demolished and local residents were relocated. Gentrification and redevelopment for tourists do contribute to economic development but the cities are losing their own authenticity. Guangzhou, my project area is one of those cities. So the process of study to find out value of authenticity and some strategic of downgrading the large scale infrastructure in historic city centre, are also can be applied on study of other Chinese cities. As value of historic centres are similar, so as the challenges they are facing.
REFERENCE


MEHTA, V. 2013. The street: a quintessential social public space, the USA and Canada, Routledge.


