ONE-METER SPACE

GUANGZHOU
THE MANAGEMENT OF CHANGE

Strategic Regeneration design for Historic Urban Quarters in Guangzhou

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With passions and struggles in the past ten months, I went through the journey of researching the fascinating knowledge of urbanism. Through this research and design of the city Guangzhou, where I started my professional study, I had this great chance to relate my knowledge to the world I lived, from my own perspective. Besides a deeper understanding of my profession and my city, I believe I also found a better Bairong now. As one of my mentor, dear Luisa encouraged, I am now proud to say, that I can confidently face the future challenges.

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DESIGNERS' ROLES
GUANGZHOU

As the third largest city in China, Guangzhou has a history as the urbanized environment for almost 1,800 years. The historic urban quarters defined by planning and conservation department could be as large as 20 km² and were still functioned as city centre till the 1960s.

After that, new urban areas developed, the historic urban quarters in Guangzhou has been through different types of redevelopment processed in this half-century. There were some successful practices at times, however, the government are still seeking for better solutions for the future of historic urban quarters.
HUQs in GUANGZHOU

Fig. 4 by author

- GREENERY & MONUMENT
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China has many large cities. As one of the world’s most rapidly developing countries in recent decades, many of its cities are undergoing changes. Some of these cities are ancient and have historic urban quarters. These have also been rapidly urbanized and revitalized. Many of these are becoming attractive tourist spots and even become iconic city images. However, these developments also bring problems for these areas, such as gentrification, commercialization, social segregation, and the loss of their unique identity, especially when it comes to the local communities who inhabit them (Bandrain, F., Oers, R. Van, 2012).

Historic Urban Quarters (HUQs) tend to be located at a city’s centre, and many of them have long histories, with distinct characteristics that set them apart from one another. One important thing to point out is that many of these historic urban quarters do not have particularly valuable or highly regarded monuments or landmarks, what sets them apart, and what is most interesting about them for this paper, are the local communities they support. It is this that gives them their identifying historic character (Bandrain, F., Oers, R. Van, 2012).

1.1 SENSE OF HUQs

Regeneration is always a popular topic in historic quarters in large cities. On the one hand, these historic quarters are or were city centres, the land price is too high to be ignored. On the other hand, the current spatial form could not support the changing lifestyle of inhabitants.

The rise of gentrification, tourism uses and real-estate pressures in and around the historic cities has posed significant threats to the idealized image of the historic city.

Left side are some official postcards that show some lovely images of the attractiveness of historic urban quarters. This set of postcards are named “the Guangzhou in my childhood memory”, and created by some local artists.

These lovely images, collective memories are already a cultural value of HUQs of Guangzhou, which should be experienced by more tourists all over the world. What makes these spaces attractive are the sense of place created by social life and activities of local inhabitants.
Fig. 9-13 tourist map and collective memories in illustrations
https://kknews.cc/zh-sg/culture/gvm6ooy.html
The sense of place in HUQs in Guangzhou is treated as a cultural image or symbol and introduced to the world by postcards, city maps, hot spots and travel recommendation in social media. For sure the heritage buildings, monumental places and folk art all contribute to this cultural value. However, by all the passages mentioned above, this sense of place of HUQs are more perceived by certain activities in local scale. Such as the traditional snacks, commercial activities and diversity. Since these activities are more related to visitors visual and physical perceptions when they are walking in one of those streets. Especially the world-famous traditional snacks are keys to guide visitors to ramble in dense and diverse HUQs.

In conclusion, local scale activities and local residents are important components in forming this HUQs' sense of place in Guangzhou.
1.2 RECENT MOVEMENT

A lot of Chinese large cities are sharing the same reputation with their own HUQs, as well as problems. Among all these long-history cities, several are more urbanized, which increased the conflicts and raised the question: how should HUQs fit into new urban context?

For sure we did different experiments to revitalize these HUQs in the past decades. As fast getting more developed with technology and humanity, we still face the same question every day. Since the problems and conflicts of HUQs are increased each day, some large cities, namely Beijing, Shanghai and Hangzhou, have taken action in the past year.

Beijing has a longer history than Guangzhou, as well as larger historic urban quarters. As a good comparison of Guangzhou is because it also has a history of developing the diversity of local initiatives.

In the past year, Beijing felt the out of control situation of local initiatives needs a quick reset. They choose to stop all the informal adaption motivated by these bottom-up initiatives, especially referring to commercial function. This quick move had an impressive result in a couple of months, and we can see what happened through the before and after pictures comparison.

The world-famous tourist spot became empty street under construction. The busy shops are surviving only through a tiny window. And the active night market street became some abandoned buildings with an unsafe vibe.

These are what happened on a local scale that affecting mostly inhabitants. However, if we look at the bigger picture, the result is definitely worse.

Former local activities and cultural values, images created, are working as the business card of the city, with easily perceived senses.

However, when all these local scale things are gone, this business card would not be impressive anymore.
DISCUSSION

This movement and change have been discussed widely by private owners to professional designers.

To the inhabitants in those areas, they would think this movement as a demolition since not only informal buildings had been demolished, also every private facade adapted into commercial use. This change has both good effects and bad effects, for the collective of local people. For instance, they have less shopping convenience but a clean and quiet residential vibe.

However, if the social network of local people and social life behind these disappeared activities be paid more attention, no one could simply say that nothing lost in this movement.

Besides the social life and health of inhabitants, the cultural value, well-perceived sense of space are also disappeared. The unpleasant results of this movement in both local scale and city scale question us: is that worth it to demolish all of them? Would there be any better solution for these local scale bottom-up initiatives?

However, from a government perspective, all the restoration of the facade is for a better historic street view. This restoration is only a policy without assessment of different conditions and restored all the commercial facade. Besides, it neither has the guidance of what quality to have in the end. because of all these lacks in consideration, this movement creates a mess spatially and increased the conflicts socially in HUQs.

In conclusion, the over-reacted simple and rough solution of Beijing is the last thing we would like to have in our urban change.

Also, the same pathetic thing is that designer should be the professional ones that trying to manage this change, while the reality is that they were excluded from all these.
1.3 SOCIO-SPATIAL CONFLICTS

SOCIAL CONFLICT:
Government concerns more from a statistic perspective, like the density index, population and social-economic effect etc. While inhabitants would care more about the local process, such as their social structure and their convenience in daily life. This difference could be perfectly showed in that gentrified neighborhood.

FUNCTIONAL CONFLICT:
Government concerns more about the functional change in the neighbourhood and the over revitalization brought by this change, which would have a great influence on the livability in the neighbourhood. However, inhabitants, especially private owners, are more interested in their own profits like life extension in occupying more space for private use. There is always a difficulty in seeking the balance between function continuity and change, as well as private profit and common interest.

SPATIAL CONFLICT:
The spatial conflict is mostly focused on the public and private boundary and the grey space in between. In these boundaries and spaces, different kinds of informal building and adoptions happen all the time. One of the difficulties for government in controlling these is because there was no regulation guiding.
From the demolition or restoration discussion and the conflicts behind it, we could actually observe that the key spatial representation is focused on the boundary between private and public life. Based on observation in HUQs, because of insufficient interior space, private life invading aggressively the public sphere on the ground floor is a common phenomenon. Small as their blankets and plants, to the social activities, such as chatting, leisure and even commercial activities. all these have finally formed a massive of informal buildings, adapting, mixing and diversity at this boundary.

However, the first question is that, are these local initiatives totally illegal and bad for our living environment? Since everyone should have the right to express their ideas and needs of our living environment. The second question is that, did these inhabitants choose to live in this not well-fitted HUQs in this fast-changing world? They are also suffering from the conditions of HUQs and their bottom-up initiatives are the only way they can express their needs.

With these question, we can observe that in HUQs, the public life is also invading the private space through the mix-using, new needs and also regeneration projects, starting from the ground floor.

So this private/public boundary is pushed back and forth in places in order to satisfy needs and cover the conflicts. In this pushing movement, this boundary is actually a kind of space, a transitional space.

This transitional space, differ from the so-called parochial space, is a space from private to public space, without a clear edge. In this transnational space, local initiatives and activities could happen, while at the same time, the collective could experience this sense of HUQs in the same space.
PERCEPTIONS
Since the transitional space crosses from private to public space, it is difficult to define the edge of it. One thing for sure is that this space should be on the ground floor and closely related to the entrance of private space.

From a simple section of a typical housing in HUQs in Guangzhou, we can find a range of this transitional space. Differ from the common private and public space, individuals and collective are perceiving this transitional space based on their own experiences of activities.

The individuals are perceiving transitional space as an extension of their private space. hence, their activities ranging from private intentions to social networking would happen in this space.

The collective would perceive transitional space in a more passive way. In those most public part of transitional space, they may behave based on common sense. While at the rest part of transitional space, they can only behave based on the activities they observed there.

Although this transitional space has a range from private space to public space, it is only a 1-2 meters wide space in HUQs. Hence the mixing and diversity in transitional space would always make it difficult to be perceived.

As a result, the conflicts in transitional space is mainly a lack of understanding and clear perception problem. So a common conflict is that in one certain space, individuals and collectives would perceive it differently and behave in their own ways without consensus.
The Sense of HUQs on the postcards and tourist maps we mentioned, in the beginning, are composed of diverse Sense of Places. These places support the local lifestyle and also contribute to the formation of community image.

In this case, this Sense of HUQs, and Places could be perceived now at least in three ways: heritage buildings, local activities, and the cultural image in collective memory. All these three ways happen in the transitional space, which was not well considered before.

In this sense, this transitional space is the place to mediate conflicts between actors, as well as maintain and enhance the values of HUQs.
1.4 CHALLENGE AND OPPORTUNITY

As we described above, this raising conflicts in HUQs are mostly from different needs and perspectives of individuals and collectives. In order to understand and propose a suggestion towards it, a little tracing of the development of these two models are needed.

INDIVIDUAL INITIATIVES IN HUQs

These expressions of needs and adaptations of space have a very long history. Almost since the very beginning of human settlement. In this sense, these initiatives tools and strength that mediate the conflicts between human needs and space. Meanwhile, it also contributes to the formation of this spatial-oriented profession.

However, it is a strength and potential could not be organized with our professional working framework.

REGENERATION PROJECTS IN HUQs

Decades of regeneration experiences in Chinese HUQs, are aiming at land-based economic growth. These regeneration projects involved with huge amount of land purchase and migration of local inhabitants. These regeneration approaches would create leftover space and incomplete development.

However, with more focuses on sustainability and local respect, such approaches are not the best option in current context.
The challenge observed in Chinese regeneration context is that better approaches and framework are needed, in order to organize the inhabitants’ initiatives and manage the whole process. Comparing to this expectation, what government are doing currently, is only public space control and private facade restoration.

**Public space control**
Referring to the disadvantage caused by inhabitants' bottom-up initiatives, such as occupying public space, the government have no better solutions to regular other than emphasise the boundary line of the public use like road outlines and promoting pedestrian quality.

**Private facade restoration**
The government also tried to restore the private facade for better historic views. However, such attempts were discussed and considered counterproductive and lacking regulation and consensus.
Fig 34: Distribution of projects planned for 2018 by author.
OPEN POLICY

Guangzhou started to seeking for better regeneration solution for historic urban quarters from 2009. After targeted and experimented at different areas and functional buildings (such as industrial), the government realized that "micro-scale transformation" is the future direction.

In February 2017, government came up with an open policy and special investment for "micro-scale transformation" in HUQs. This policy includes mainly encouragement that engaging private owners to regenerate their property while respecting local scale inhabitants and their daily life.

OPPORTUNITY

This open policy shows a direction where the conflicts and challenges mentioned above could be developed. As an opportunity, Guangzhou could become an experimental field for organizing local initiatives in the professional framework and proposing alternative regeneration approaches. These experiments could be based on mediating conflicts between individual and promoting sense of places in HUQs. Hopefully, all these would contribute to a regenerated community, as well as its cultural image.

CONCLUSION

With the focused on mediating conflicts over transitional space, Chinese professionals are facing a new working context with both challenge and opportunity. If this context and trend could be well managed, HUQs in China would have a quality promotion in new level.
1.5 DESIGNERS' ROLES

As mentioned above, local inhabitants and their initiatives are not well organized in the professional framework. Beside, economic demands in the last few decades are the main driving force of regeneration projects. In that case, individuals are excluded from the main process of regeneration.

However, as conflicts of individuals and collective over transitional space are heated, we need mediation solutions on the local scale. Besides, as open policy makes Guangzhou the best experimental field, individuals and private owners become the key point of this challenge and opportunity.

In order to understand the roles of actors in this process, as well as the professional roles, an analysis of current regeneration process and approaches are needed.
As can be observed in this current regeneration process, inhabitants and more private owners are passive actors. They have no direct contribution and cooperation in the design and management stage of the project.

As in this challenge and opportunity context in Guangzhou, the focus should first be on regeneration framework. How can inhabitants and private owners to be engaged to invest in their property and interest into the cooperation?

Secondly, the professionals in this regeneration process are also working in a project-based manner. This approach also made the regeneration result unappreciated and urban fabric fragmented. Hence, in the alternative regeneration process, the new roles of designers should be re-think. Besides, as the motivation in this new challenge and opportunity context, designers should also tackle the conflicts of individuals and collective, in terms of transitional space.
PERCEPTIONS AND PROJECT-BASED FRAGMENTATION

As discussed above, urban space would be perceived differently by actors. Since at least three ways of perceiving could be observed, spatial forms, social activities and cultural images. In this case, individuals and collectives would have different perceptions over certain urban space, just like pictures showed on the right. Especially in the regeneration process, this misunderstanding of perceptions would increase the conflicts. On the one hand, professionals in the regeneration are working in a project-based manner, which means perceptions of clients would directly affecting the orientations of design. On the other hand, different perceptions and related design would create a space with no consensus. This would give users different hints and affect their behaviours.

Fig 44-47 pictures of perceptions on same space
by author
http://www.nipic.com/show10435336.html
http://04.imgmini.eastday.com/mobile20171113c83b5030af018721337535ab96427025_wmk.jpg
DESIGNERS' LIMITATIONS

Because of the perceptions of clients and investors, and the current regeneration framework, designers in Chinese context have some limitations. In the regeneration process, these designers, namely architects and urban planners, are limited mostly because of the requirements they receive.

For instance, architects would be limited more by the perceptions and aesthetic understanding of their individual clients. These limitations are mainly cultural limitations. In some sense, individuals and private owners would appreciate some internet-popular designers and products. And such popular culture could be easily mislead-ed and not solving the practical problems.

On the other hand, urban planner would mostly be limited by the political issues. These political limitations, similar as the overall land-based economic development, will easily ignore the local scale life and values.

CONCLUSION

In order to mediate heated conflicts in a challenge and opportunity mixing context in HUQs, the regeneration framework and professionals' roles need to be re-think.
Local activities

Transitional space & Perceptions

Regeneration framework & Individual cooperation

Regeneration framework & Designers’ roles

Fig 54: Sense of place with bottom-up initiatives
http://art.ifeng.com/2015/0728/2399712.shtml
1.6 PROBLEM STATEMENT

The sense of HUQs is mostly because of its sense of places. Inhabitants and their local scale initiatives create that and turned spaces into places. However, these initiatives are misunderstood by collectives and not well-organized in the current professional framework.

These initiatives are social conflicts with certain spatial reflection, in transitional space. This transitional space has not enough attention from both users and designers in the regeneration process. Besides, it is also not well perceived in use.

The open policy launched recently makes Guangzhou the best experimental field since this policy encouraging the individuals and private owners to regenerate their own properties in HUQs. This open policy reveals the challenges like social conflicts and transitional space need to be tackled in the regeneration process. Meanwhile, it also provides the opportunity to show more respect to local life and individual cooperation.

Based on the fact individuals and private owners become the key figure in new regeneration context, the regeneration framework and approaches need to be re-think.

In the current regeneration process, fragmented results are made because of the project-based framework and limitations from clients to designers.

In order to mediate the socio-spatial conflicts and manage the challenge and opportunity in new regeneration context, designers' roles need to be reconsidered.

CONCLUSION

In the new regeneration context of Guangzhou, designers’ roles need to be studied, in order to mediate socio-spatial conflicts in an organized framework.
THEORETICAL ANALYSIS

2.1 theory review

2.2 theory selection

2.3 theory application
Place making factors for this project, based on Montgomery (1998)

FORM
- transitional space
- supportive facade
- street scales
- plots typology
- building setting
- adaptability

ACTIVITY
- private life extension
- diverse public life
- pedestrian flows
- street life
- people-watching
- vitality

IMAGE
- legibility
- imageability
- symbolism memory
- local identity
- readable hierarchy

Fig 56, 57 concept of place making by author
2.1 THEORY REVIEW
2.1.1 SENSE OF PLACE
As we observed above in HUQs, inhabitants and their social life created a certain kind of "sense of place" for themselves to recognize and share. This sense of place could represent the sense of HUQs in some way, and be introduced to the world, as their business card and cultural image.

"SENSE OF PLACE" is the notion combine all physical and symbolic values which can be recognized and read by people, both nature and human environment. ( Jackson, 1994; Norberg-Schulz, 1980.) To be more general, it describes a specific atmosphere of a place, which could be perceived by people, through all the physical and symbolic values in our living environment.

These sense of places may be represented by three aspects, as described by Montgomery in 1998. First is the spatial form, in our case of Chinese HUQs, this spatial form aspect includes transitional space, supportive facade, street scale, building setting and etc. The second aspect is activity, including private life extension, diverse public life, pedestrian flows, street life and etc. The last aspect is the image. This image represents legibility, image symbolism memory and local identity.

VALUES of Sense of place, are also represented and widely accepted by people, in the three ways mentioned above. Obviously, the spatial forms have important values as the memory of humanity. As discovered above, the local activities also contribute to the cultural value of a place. These activities, on the one hand, represent the collective memories and local identity. On the other hand, it also separates this place from the context, and make it recognized. Combine the spatial value and cultural value, this sense of place could create a popular image, like the postcards of Guangzhou, and help this place to be perceived.

This perception value, similar to the notion of Legibility, is also the "ability of space to form a mental image", ( Kevin. L., 1960)

PLACEMAKING, as an important notion, needs to be introduced, in order to keep and enhance the sense of place in HUQs in the tiny transitional space in the context of Guangzhou. Placemaking, as described by Mark A, Wyckoff (2014), is a process and a tool concerning the creation of quality places. The notion of place making has four different types: standard placemaking, strategic placemaking, creative placemaking and tactical placemaking. All of these placemaking concepts requires a close cooperation and long-term process in local scale.
2.1.2 TRANSITIONAL SPACE

The transitional space, as observed and analyzed above, is the space from private space to public space, which has no clear boundary. This space extended on the ground floor, from individuals’ private interior space to the public space. In order to support the social life of individuals in the regeneration process, this transitional space needs to be studied.

Differ from the common private, public or even parochial space, transitional space is where local initiatives and activities could happen. While at the same time, the collective could experience this sense of HUQs in the same space. In this sense, this transitional space needs to have the common hint to both individuals and collectives, in order to be perceived and used well.

In the current situation, the individuals and collectives are perceiving transitional space in different ways.

As for individuals, this transitional space works as an extension from their private space and connection to the public. This indicates that transitional space support inhabitants’ activities ranging from private to public. This range and sequence show the social life of inhabitants.

As an important space for social life, inhabitants tend to have adoptions and initiatives in order to make it more comfortable and supportive. In this case, the transitional space normally is used as LIVED SPACE, by individuals.

This Lived Space, defined by Henry Lefebvre in 1991, is the space people experience in their everyday life, where physical world and individuals’ perceptions meet and combine. In this sense, this Lived Space works more like “constituent element of social life” (Lefebvre, 1991, p.39).

For the collectives, they normally perceive the transitional space based on the activities on site. Since for the collectives, there is no common sense indicating that this transitional space is a public space that they can share. However, this transitional space is at least, an EXISTENTIAL SPACE.

As in Norberg-Schulz’s concept, the world is known and unknown places to an individual. And people need “a home which designates his point of departure and return” (Norberg-Schulz, 1988). This existential space is the “home” we can perceive.

In the context of this project, the transitional space is a place where people meet different things, including friends and strangers, as well as public activities and private activities.

With no clear definition of privacy, this transitional space allows everyone to stay and interact with all the unknown things and places. This mixing, undefined transitional space, works more like a known place for people to locate themselves and explore the rest of the world.
According to different perceptions and understanding of this transitional space, this project will define it clearly through the research. Besides a spatial range of this transitional space, its definition also needs to take the sense of place it represents into consideration.

The sense of place in HUQs we mentioned in the beginning, could be perceived now at least in three ways: heritage buildings, local activities, and the cultural image in collective memory.

In all of these three aspects, form and heritage buildings are a basic feature of HUQs. The image is some complex perceptions that combine all the physical objects, as well as collective memory. Activities are the most direct perceptions for everyone. Besides, activities in transitional space all starts from private space and all works for supporting social life of individuals.

In this sense, the individuals, their social life, related activities are the key figures in order to define transitional space.

SOCIAL CONTROL, as a theory focusing on the delinquency (Hirschi, 1969), could be introduced into the design of this transitional space. For both organizing and perceiving reasons.
2.1.3 REGENERATION

EXPECTATIONS OF REGENERATION THEORY

Regeneration, as a popular concept has been developed and applied from early 1990s to 2008, in its “golden age”, however, is not clearly defined. One of the definition is defined by Lichfield as, “comprehensive and integrated vision and action which seeks to resolve urban problems and bring about a lasting improvement in ... ” (Lichfield, 1992:19; Roberts, P., 2016)

First of this definition is that basic objective of regeneration is to resolve some urgent urban problems. And the action to achieve that, is to bring about a lasting change, normally as some improvements.

In order to lead a lasting change, the process should principally has an institutional and organizational dynamics(Roberts, P., 2016). Which means that in this change process, different systems need to be concerned together, and work as a whole(Robson, B., 1988). Since it is a lasting change, the basic vision of this process need to consider both practical issues and future possibilities, and combine them in someway.

In this changing process, different things need to be mediated and decisions need to be made. The further development of this process, could be a strategic process or, to use Hickling s terminology, “it is about managing decisions through the use of strategic choice”(Hickling, 1974; Punter, J., 2007)

Based on all these conditions, the product of further development of regeneration, could be a framework that fit the certain specific context. (Roberts, P., 2016). In the perspective of this paper, this framework needs to fit the changing regeneration context in China. This framework is not merely a regulation or approach, it is also a process. As Healey has argued, “not merely about content, but about the process through which people seek to debate their concerns”(Healey, 1995: 256; Roberts, P., 2016).

As mentioned above, the aim of this paper is the management of change. Comparing the expectations of both Regeneration process and Management of change, such as leading changes and mediating conflicts in an organizational dynamic, it is fair to say that Regeneration is actually a managing process of urban change.
REGENERATION CONFLICTS IN PRACTICE
Through decades of experiences, people have also concluded all kinds of disadvantages in the practice. As described by Tallon, "the reality is that regeneration often operates in a fragmented manner and not all problems are solved." (Tallon, A., 2010)

This fragmentation are caused by several reasons. First, in the regeneration process, actors would express their ideas separately in a fragmented way. On the one hand, inhabitants tend to express their initiatives and adoptions instinctively, without consulting designer and considering the effect to surroundings. On the other hand, in order to achieve their objectives in this process, government and its regulations carried out, would sometimes take the regeneration problems as purely social conflicts.

Second, the designers and their practices in Chinese context is project-based. Designers in China are mainly architects and urban planners. They are two types of designers representing separately the position of inhabitants and governments. Generally these two actors have different perceptions of scales in solving problems. This difference has also affected the approaches of designers and the projects contributed by them.

Hence in this project-based context, without an organizational framework, the regeneration results are fragmented. This has also been discussed by Hausner "regeneration process are short-term, fragmented, ad hoc and project-based without an overall strategic framework for city-wide development" (Hausner, 1993:526; Robson, B., 1998). Short-term thinking in current practices is also a big problem. It is understandable that actors would like to see some quick wins. However, for designers, to be more responsible for long-term development and future generations, should be important as well.

In conclusion, the problems of current regeneration in practice is that it is a short-term, project-based fragmentation which has less concern in continuity both in history and future of human. The theoretical gap is, the missing mediation between social conflicts and actors’ perceptions of urban space. The potential solution for this is a mediator that could create dialogues between actors, and apply the consensus spatially. At the same time, the mediator need to manage the entire regeneration process based on an organizational framework.
2.1.4 URBAN DESIGN
As described by Matthew Carmona, urban design is “a mongrel discipline that draws its legitimizing theories from diverse intellectual roots: sociology, anthropology, psychology, political science, economics, ecological, physical and health sciences, urban geography, and the arts; as well as from the ‘professional’ theories and practices of: architecture, landscape, planning, law, property, engineering and management. Indeed, wherever it can.” (Carmona, M., 2014)

This may arise the hesitation of applying approaches of urban design in practice, especially in Chinese context. (Chen, C., 2015). However, as an increasing popular disciplinary, urban design has been reported as a positive role in the urban regeneration process in a western context by many literature. (Hubbard 1995; Punter 2007, 2010; Littlefield 2009; Biddulph, M., 2011).

As observed by Ali Madanipour “The management of urban development changed from being based on long-term comprehensive planning to providing a regulatory framework for fixed-term projects. Urban design was seen initially as the appropriate vehicle for such a change, as it provided the necessary framework for a project.” (Madanipour, A., 2006)

In this sense, urban design is also a tool for managing urban changes.

Comparing to the problems observed in regeneration process in Chinese context, urban design could be potential tool.

A. framework concerning all systems
As described by Tibbalds, "Urban design has also filled a professional gap." (Tibbalds, 1988). MATTHEW CARMONA in this sense, it could bring new insight in current insufficient framework making and practicing. Besides, it would concerns different aspects of urban systems from the current approaches.

B. right position and ways to express actors ideas and needs
Bentley praised “urban design as an integrative force, deliberately straddling and helping to connect the silo-based disciplines of the past” (Bentley 1998, 15).

This equipped urban design with the potential to bring together different ideas and actors.

C. professional guidance and position
According to UK government planning suggestion, a good urban design could “help to secure continued public acceptance of necessary new development” (Department of Transport, Local Government and the Regions (DTLR), 2001, para 15).

Besides, urban design as a intervention-focused processes it could have more specific guidance in this specific context.

Fig. 81, 82-89
by author
https://mp.weixin.qq.com/s?__
https://mp.weixin.qq.com/
https://mp.duan8.com/a/lcblupo.html
Emerging recently in China, urban design has the potential of providing platform for cooperation and act as a long-missing role to mediate actors and conflicts.

On a concrete level: The practical gap observed is that the missing mediation between social conflicts and actors’ perceptions of urban space. Urban Design will also help us to a different perspective to tackle the conflicts such as private profits and common interests, as well as government objectives and bottom-up initiatives. Bentley praised “urban design as an integrative force, deliberately straddling and helping to connect the silo-based disciplines of the past” (Bentley 1998, 15; Carmona, M., 2014). This equipped urban design with the potential to bring together different ideas and actors.

On an abstract level: The theoretical gap we can observed is that in Chinese context, there is a missing dialogue between architects and urban planners. Urban design as a ‘professional’ activity combining “theories from diverse intellectual roots” could fill the gaps between the types of professional remits observed in Chinese regeneration process. (Carmona, M., 2014) As described by Tibbalds, “Urban design has also filled a professional gap.” (Tibbalds, 1988; Madanipour, A., 2006). In this sense, it could bring new insight in current insufficient framework making and practicing.

From the regeneration process perspective, Urban design is not a merely physical intervention, in which the objective is fragmented project-based and short-term. Urban design actually is an on-going process including the continuous shaping and re-shaping of a space and all urban systems relevant.

MATTHEW CARMONA has described this opinion in specific stages of an urban design:

"Design—the key aspirations and vision, and contextual and stakeholder influences for a particular project or set of proposals.

. Development—the power relationships, and processes of negotiation, regulation and delivery for a particular project or set of proposals.

. Space (or place) in use—who uses a particular place, how, why, when and with what consequences and conflicts.

. Management—the place-based responsibilities for stewardship, security, maintenance and ongoing funding."

In conclusion, urban design, as “an on-going journey through which places are continuously shaped and re-shaped—physically, socially and economically—through periodic planned intervention, day-to-day occupation and the long-term guardianship of place”, could be the answer for this paper as well as the management in Chinese regeneration process.
2.2 THEORY SELECTION

As the problems observed are mostly concentrated on the transitional space and its actors, the selected theories will support the definition and design of this space.

The transitional space, is the ground floor space around an exit of a private property. Hence, the private owners and individual inhabitants are the key actors, which requires an organized framework and process in regeneration, for them to participate.

The transitional space, support the social life of inhabitants and connect them from the private side to the public side. Hence, the mediation of actors in the place making process is crucial, which also indicates that it should be a long making process, in stead of a top-down plan.

The transitional space, is a space that cross the scales from the local lifestyle maintaining, to community, or even HUQs, image forming. In this case, these places also need to be organized into the community systems(in ordr to build a community image), in terms of three values that it can contribute.

The transitional space, is a space requires socio-spatial design and the cooperation between actors. Hence, the professionals in regeneration process, need to be equipped with better approaches focusing on both mediation and management.

Fig. 90 theoretical framework by author
Fig. 90 theoretical framework by author

Fig. 91-95 components of transitional space by author
2.3 THEORY APPLICATION

2.3.1 SPATIAL RANGE & VIBE

Besides the definition in the description, more contextualized details of this transitional space are needed. In order to design this space, a set of features, such as physical scale, components, actors and activities, relations with each other, a potential of levels and perceptions will be studied in following pages.

Starting from the observation and categorization, we can notice that, despite the diverse scale and physical conditions, these transitional space have three main vibes: vegetation-oriented, chore-oriented and commercial-oriented.

Activities with different intentions of inhabitants could always find their way in this varying transitional space. However, the most common and definite component of this transitional space, is the tiny "one-meter space(一米空间)", between the private facade and public street.

This underattent "one meter space(一米空间)", as the extensions and supplement of interior space, support all the private intentions of inhabitants.

However, this extension is also the exposure of private life. In this sense, we can find activities within this "one-meter space(一米空间)", have both intended and unintended mixing, of other people and activities.

It is this mixing of people and activities, representing the local lifestyle, collective memory and sense of HUQs in Guangzhou.

In conclusion, the transitional space is the spatial supplement of existing insufficient spatial form and social connection between individual and collective. Just like a public space.

VEGETATION-VIBE

ranging from potted plants to centrality trees, these vegetation work as decoration and separation.

CHORE-VIBE

chores are mostly extended from insufficient interior space. however, they are sometimes integral part of social life of inhabitants.

COMMERCIAL-VIBE

commercial adaptations in transitional space is a common in HUQs, in order to make a living and make suffering in HUQs a bit easier.
Fig. 96-100 transitional space size and vibes by author
2.3.2 SPATIAL INTERVENTIONS

The three vibes of transitional space observed in HUQs in Guangzhou, support the local lifestyle of inhabitants with different interventions.

The vegetation vibe transitional space, have vegetations for decoration of private property. However, these vegetation have more practical function than that. Such as the separation of space. Private space and semi-private space are highlighted by the blocking of this vegetation. While on the other hand, sometimes this vegetation will also invite intended mixing of activities and people. Social interactions will happen easily when a tree stands in the centre of a space.

In conclusion, these vegetation help with a residential sense of a place in terms of social control and legibility. The specific vegetation also show a local identity.

The chores vibe in the transitional space is the result of insufficient interior space. Hence, inhabitants need to extend some of their private life on the ground floor. This may be an unintended exposure of their private life. However, some of these activities are also acting as the stage for their daily social interaction, especially with their neighbours.

In conclusion, the chores and activities on the ground floor are the foundation for social network of both inhabitants and the community. Certain chore-related activities need to find their space in the new design, in order to build and enhance a community image.

The commercial adaptions are most common bottom-up initiatives in HUQs in Guangzhou. And it has a long history with the development of the urban environment. These adaptions and interventions invade into both the private space and the public space, which definitely helped with a lively street life. However, these adaptions and initiatives will also bring conflicts on both perceiving and using the space.

In conclusion, the commercial vibe is one of the most important features of HUQs in Guangzhou. Good organization and legibility will help the community to absorb these vitality.

All in all, these three vibes and interventions could contribute to a community image in their own ways. Since these transitional space have worked as the public space for inhabitants in HUQs for centuries. However, they will always mix with each other in the tiny "one meter space(一米空间)". Hence, the organization of the system and hierarchy will be needed.

Fig. 101 transitional space vibes and activities by author
Fig. 102 the mixing in "one-meter space (一米空间)"
by author
2.3.3 MIXING OF PEOPLE&ACTIVITIES

The three vibes of transitional space observed above, along with the spatial interventions, are the main features of HUQs in Guangzhou. And these transitional spaces support the social network of both inhabitants and community. By defining the typical activities in these three types of transitional space, we can explain how this social network works.

The spatial interventions of vegetation, chores and commercial activities, satisfy the socio-spatial needs of inhabitants, by providing space for their intended mixing and communication. On the other hand, the unintended mixing and communication happen in the transitional space, provide the stage for the social life of the entire community.

Take a close look and we can find that, each activity in the transitional space, represent certain social communication between individual and the collective. For example, the potted plants separate the inhabitants' private space from the collective. This separation satisfy the human needs like Physical needs and Safety need, for it provides shelter, security and health. In this sense, the extension of private life in transitional space could be analyzed by the Hierarchy of Human needs of Maslow(1943).

For the transitional space itself, this Hierarchy of Human needs indicates certain scales and collective where social communication of inhabitants will happen. The system and hierarchy of transitional space could be developed and analyzed based on these social communications.
shelter, air, water, food, sleep

shelter, employment, health, security

relations, belongingness, identity

shelter, employment, health, security

relations, belongingness, identity

social
communication

PHYSICAL

SAFETY

BELONGING

PUBLIC VIBE
mixing of private activities

RESIDENTIAL-VIBE

COMMUNITY-VIBE

COMMERCIAL-VIBE

41
2.3.4 SOCIAL NETWORK

As analyzed before, activities of inhabitants are the most direct aspect in terms of collective perception. Besides, activities in transitional space all starts from private space and all works for supporting social life of individuals.

In this sense, the individuals, their social life, related activities are the key figures in order to define transitional space.

Based on the basic needs to be satisfied in individuals' social life, the activities in transitional space could be described in four categories. First is the physical need. for instance, shopping and health-related activities are all contributing to physical aspect of individuals' social life.

Second is the safety need. for this category, health, work & study related are the activities in transitional space that help in the safety need.

Third is the belonging need. work & study, leisure and hobby related could be good in form belonging.

The last is the contributing need. in order to build this, work & study, leisure and hobby-related activities are needed.

SOCIAL LIFE NETWORK

These activities in individuals' social network, are social connections of individual and collective. In this case, different needs and related activities would connecting individuals to certain amount and group of collectives.

These collectives are not fixed in amount or locations, however, it would represent certain scales of spaces, where these activities could happen.

With all these scales of space, transitional space could be firstly defined as a system of transitional space. This system has four blurred scales: lived space scale, neighborhood scale, district scale and city scale.

Based on these four scales, some transitional space that support massive of social life and activities could be find in HUQs of Guangzhou.
THE COLLECTIVE TO MEET

THE COLLECTIVE IN SCALES

THE POTENTIAL TRANSITIONAL SPACE SYSTEM

connections

community; district; city; humanity

function & activities

INDIVIDUAL LIVED SCALE

connections
district; city; humanity

function & activities

NEIGHBORHOOD SCALE

connections
city; humanity

function & activities

DISTRICT SCALE

connections

humanity

function & activities

CITY SCALE
Fig. 105, 106 scales and types of transitional space system by author
STREET-BASED lived space; with the density increased, the collective space are already minimum scale

street-based; since the change of spatial form into HIGHER APARTMENT, which brings relatively large collective space

the PRESERVED RIVERS (less than 1/10) are becoming important collective space; supported by public buildings

as city image and attractive investments spots, COMMERCIAL STREETS are important; some of them are car-free

transformed from RIVERS and canals; relatively larger than normal street space

the changed HIGHER APARTMENT sometimes have larger attached collective space

the needs for COMMERCIAL CENTER and public transport like metro brings larger collective space; street and indoor based

the PRESERVED NATURE landscape and monumental spots are important city resources some was destroyed and rebuilt into artificial ones
2.3.5 AS PUBLIC SPACE SYSTEM

As analyzed part of HUQs in Guangzhou, based on the discovered transitional space system and its four blurred scales, we find two types of typical transitional space. First is the linear transitional space, four reasons formed these four levels of the linear transitional space system. All four levels are based street. At lived space scale, transitional space is purely street space. At neighbourhood level, transitional space is formed because of spatial form change. At district level, transitional space is mostly based on preserved river space. At city scale, the transitional space is famous traditional commercial streets. Second is spot transitional space. Half of these four levels of spot transitional space are also street-based. And the reasons for formation of all four levels are the same with linear transitional space. Changing of spatial form, preserved rivers and natural environment and commercial centres.

Since the definition of transitional space is started from individuals’ social life and the conflicts with the collective, we can find some common features of first three levels. The individual lived space level, the neighbourhood level and the district level, are all street-based space. Besides, there are all local inhabitants living in these transitional spaces. Hence, these three levels of transitional space systems are the space where conflicts happen.

On the other hand, the first three levels of transitional space are street-based public spaces. There are deep-rooted reasons for this street orientation. In ancient Chinese cities, planning and building activities in urban areas are related to the hierarchy of social status. In order to emphasise and clear the hierarchy, squares, gardens and temples, all these public-gathering places are occupied by the upper levels. The markets, commerce and entertainment, these life supporting places, are limited in the certain part of the city. This limitation includes location and time, as well as the architectural quality since these are for the lower levels. In this case, public gathering space for folks is normally street space, where commercial activities happen.

In conclusion, the first three levels, street-based transitional space, were and are the public space for common inhabitants. And they should be given more attention in the design process and be organized into the public space system.
Kisho Kurokawa

traditional roots: ancient planning followed a hierarchy of social status; besides, there were no individual designers, craftsmen guided by the hierarchy, which concentrated on zoning and streets

Kisho Kurokawa

NEW EXPERIMENTS OF SQUARES

so-called ancient public squares are political and religious oriented;

when designers brings the notion of squares, they also brings fragmented projects; since squares are new to the original urban system

Fig. 107 street-based transitional space system by author
2.3.6 INFLUENCE

As observed above, the transitional space in HUQs of Guangzhou, are street-based public space for inhabitants. Within transitional space, social networks of both individuals and community are encouraged and enhanced. In order to support these social life, certain activities, such as extension from private space and social interactions, are happening in this tiny transitional space. Because of the insufficient spatial forms of both interiors and outside, this transitional space are densely filled with people and activities. The influence of the transitional space attached to each private property, are largely differ. Besides, intended and unintended mixing of people and activities will all meet in this one meter space. The influence will be out of imagination.

The influence of transitional space attached to each private property, could be simply stimulated by a sphere on the ground floor. The energy of local lifestyle will spread out from the exit of the property, and occupy as much space as it can on the street.

In this case, the sense of place created in these transitional space, will not count on one or two properties. To look in a larger scale, a clear organization and hierarchy of different vibes of these transitional space will be needed. On the one hand, this will help the development of the perception values of a place and the enhancement of the image of community. On the other hand, as these transitional space are part of the public space system in HUQs, they also need some changes in order to fit in.

Fig. 108, 109 perceptions of transitional space system by author
Fig. 108, 109 perceptions of transitional space system by author
2.3.7 PERCEPTIONS OF LEVELS
In order to design and organize these transitional space into the public space system in HUQs, a study of perceptions of these transitional space and their relations are needed. Take one of the community as the example. We can locate these three levels of transitional space according to the scales and hierarchy in HUQs of Guangzhou. Based on an overall observation of the statistics, four types of inhabitants are divided and studied in term of their age. To record the daily routine of these inhabitants, we will try to conclude their perceptions of these three levels of transitional space and the relations among them.

POTENTIAL SYSTEM OF TRANSITIONAL SPACE

Fig. 110 transitional space system in a community by author
<table>
<thead>
<tr>
<th>Age Group</th>
<th>2000</th>
<th>2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>Children</td>
<td>67549</td>
<td>92051</td>
</tr>
<tr>
<td>0-14</td>
<td>13.21%</td>
<td>9.98%</td>
</tr>
<tr>
<td>Young</td>
<td>127139</td>
<td>380700</td>
</tr>
<tr>
<td>15-34</td>
<td>24.87%</td>
<td>41.30%</td>
</tr>
<tr>
<td>Middle-Age</td>
<td>223455</td>
<td>272381</td>
</tr>
<tr>
<td>35-59</td>
<td>43.72%</td>
<td>29.55%</td>
</tr>
<tr>
<td>Elderly</td>
<td>93063</td>
<td>176568</td>
</tr>
<tr>
<td>60+</td>
<td>18.2%</td>
<td>19.17%</td>
</tr>
</tbody>
</table>

**Fig. 110 transitional space system in a community**

**SCALES IN HUQs OF POTENTIAL SYSTEM**

- r=30m
- r=500m
- 200-300m
- 800m-1000m
- 800m-1000m
Fig. 111 perceptions of lived space scale of transitional space by author
Fig. 112 perceptions of community scale of transitional space by author
Fig. 113 perceptions of district scale of transitional space by author
CONCLUSION

The first conclusion of inhabitants’ perceptions of the transitional space, is that these spaces are the most used public space in their daily social life. All four needs of human based on Maslow’s theory can be translated into different activities and supported by transitional space. Within three levels, these are some interesting differences.

The Lived space scale of transitional space, is more important for children and elderly. Since these scale of transitional space satisfied a quarter of all activities in their daily life. The Community scale transitional space, is the centre of all the inhabitants daily life. Since this scale of transitional space could provide almost all the opportunities for four types of inhabitants.

The Distric scale transitional space, on the other hand, more focus on certain activities like Hobby and Leisure. And are more focusing on the young and middle-aged inhabitants.

The second conclusion is about the perceptions of the hierarchy and system of transitional space. According to the scales in HUQs, the Lived space scale transitional space are relatively small (under 30 meters). This explains why they are more used by the children and elderly. Besides the accessibility, this scale of transitional space should provide better security and residential vibe.

Considering the pedestrian system and public transport system, the Community scale transitional space are also the most important of all. Since they can have a great diversity of potentials within this 500 meters walkable range.

In conclusion, the design and organization of this transitional space will require two basic concepts. First is that individuals like inhabitants and private owners should be engaged and invited to the regeneration process. Second is that although all the projects will start with private owners and their architectural projects, a community-based vision and guidance are needed.
CONCEPT & METHODOLOGY

3.1 concepts

3.2 research question

3.3 methodology

Fig. 114
by author
SENSE OF PLACE

TRANSITIONAL SPACE

REGENERATION APPROACH

URBAN DESIGN

TRANSITIONAL SPACE AS PUBLIC SPACE

MANAGEMENT OF CHANGE

CONTEXT ANALYSIS

PROCESS ANALYSIS

TYPOLOGIES SELECTION
Place-making factors for this project, based on Montgomery (1998)

**FORM**
- transitional space
- supportive facade
- street scales
- plots typology
- building setting
- adaptability

**ACTIVITY**
- private life extension
- diverse public life
- pedestrian flows
- street life
- people-watching
- vitality

**IMAGE**
- legibility
- imageability
- symbolism memory
- local identity
- readable hierarchy

Fig. 115 theory of sense of place
https://kknews.cc/zh-sg/culture/gvm60oy.html
3.1 TRANSITIONAL SPACE AS PUBLIC SPACE SYSTEM

As discovered above, the street-based transitional space function as public space in HUQs in Guangzhou, since ancient time. This transitional space, start form individuals’ private space and connect to the public space. It supports most of individuals’ social life. In this sense, the transitional space support our urban life same as public space. the difference is that transitional space is not always designed and perceived well. Hence, the transitional space as public space system should be introduced in this regeneration process as a basic concept.

As observed and discovered above, the sense of place is the essential of cultural image in HUQs in Guangzhou. This sense of place is mostly supported by the transitional space in three ways: spatial form, activity and image. these are also three ways that collective perceiving a space. In order to keep and enhance the sense of HUQs of Guangzhou, the transitional space need to be designed in regeneration process. Hence, place making could be introduced in this regeneration project as a basic concept.
3.2 MANAGEMENT OF CHANGE

CONCEPT OF MANAGEMENT

Based on observations and analysis, both practically and theoretically, regeneration processes in Chinese context are changing. The actors involved, like government, inhabitants and designers, are instinctively coping with these changes in a fragmented way.

On the one hand, these coping reactions, could actually also be seen as social changes. Similar to the changing regeneration context and changing actors’ conflicts, these changes mostly have a spatial reflection. The conflicts brought up by these changes are the challenge for us spatial designers. However, since currently there are no appropriate approaches to organize and mediate these changes, they are bringing more problems.

On the other hand, more and more actors are intended to participate in regeneration processes, such as private owners, small developers and designers. This changing context is also a big opportunity in terms of developing regeneration approaches.

As Peter Roberts described, changes in our society happen inevitably because of external and internal forces. (Roberts, P., 2016). Hence we need to introduce the concept of Management, in order to organize these changes, as well as the challenges and opportunities accompanied.

The concept Management of Change is a well-known concept in Business Management, introduced by John Kotter in 1995. He developed a eight-step change process that include systematic approaches and applications of knowledge, tools and resources in order to deal with change.

Two reasons that make this concept valuable to this project and thesis. First, it is an organized process to lead the change, to a preferable future stage, as well as manage the risks. In current Chinese Regeneration context, a change need to be built by designers in order to mediate and avoid future conflicts. Secondly, this eight-step model focuses more on organization perspective. Hence, how to engage and help individuals within this organization is one of the key points to look at. The one challenge Chinese changing context confront is that each individual actor and their social concerns are becoming more important. Hence, better approaches on behalf of these individuals need to be studied.

However, this Regeneration change is not simply a social conflict to be mediated in one abstract process. An appreciated spatial result is more important to be pursued through this leading-change process.
In order to answer the research question and define the mediators’ roles specifically, some theoretical study of the potential of Urban Designer would be introduced later. These study would be structured related to the concept of Management.

In simplified terms, this paper focus on the starting stage of answering this question, how Urban Designer transfer this Management concept and process. As observed, the 8 steps in this Business Management are guiding this process in three stages. The first stage is to create urgency and build a guiding coalition, in order to form a strategic vision for the change. The second stage is focusing on the individual actors within an organization and social negotiation process, which will bring a first-attempt for the change. The third stage is built on the second stage and its quick win. Since the change of individuals has already started, it would be easier to engaging the entire organization to follow.

These three steps could perfectly fit and help construct the regeneration process in this project. In the translation of these three steps, we could find the roles of this potential mediator in the mediation process. The first stage of Management in regeneration process could be the Preparing Change. in this stage, problem statement defines the urgency. The designer, especially the potential would be important to the coalition. And we need a strategic vision to guide the change in regeneration process. This first stage of this project, would require the mediator find the exact social conflicts and their spatial reflections, and define this socio-spatial relation clearly.

The second stage introduced to this project is enabling the process. After the first stage, designers have already a strategic vision and spatial strategy. These need to be applied in the practice where different actors need to participate. Hence this second stage will try to engage these actors and have some experiments and pilot projects in a short-term.

The last stage is maintaining dynamic. In a long term, this management of change will switch its focus from practical application to an academic instrument. Because this former two stages actually designed a process, an instrument. This instrument could analysis change, find strategies and lead this change step by step. For example, one specific project may only tackle one of the types. Maintaining dynamic stage provide this instrument that other actors and designers could continue this change.
3.3 RESEARCH QUESTION
What socio-spatial interventions can urban design provide to guide the inhabitants' cooperation (participation) in the regeneration process, in order to keep the vibrant sense of places in historic urban quarters of Guangzhou?

SUB-QUESTIONS
Urban design
What are the potentials urban design could provide for mediating socio-spatial conflicts in the changing regeneration context, as a non-free-standing field in current China?

Regeneration
How can regeneration process be guided with a framework in terms of managing changes in HUQS of Chinese cities?

Cooperation
How can inhabitants and their bottom-up initiatives be integrated with government objectives, in order to keep the vibrant sense of HUQs of Guangzhou?

Sense of place
What are values and conflicts in terms of sense of place in HUQs of Guangzhou?
3.4 METHODOLOGY FRAMEWORK
In order to answer the research questions, a methodology framework is proposed. This framework has two main focuses.

The first one is the socio-spatial conflicts need to be mediated in the changing regeneration context of Guangzhou. These conflicts reflect mostly within the transitional space in HUQs of Guangzhou. Besides the conflicts, these transitional space also represent the values of HUQs. In this case, the study and design of this transitional space is a key point.

The second focus is the regeneration process. Since the study and design of transitional space explores the scale of inhabitants and their daily life, the regeneration process need to provide space for this scale. Focusing on the inhabitants scale, is the new change of regeneration process in Chinese context. Hence, a proper framework is a fundamental start.

In order to conduct the attention on transitional space and prepare the regeneration context for it, a new role, Urban Design, will be introduced in the Chinese context. This Urban Design new role will mediate socio-spatial conflicts based on the alternative regeneration framework. Working through the entire regeneration process, the Urban Design new role will also manage the change in both spatially and socially in long-term.
3. 4.1 TRANSITIONAL SPACE LAYERS
In order to study the first focus of research question, the method used is the Transitional space layers. Based on the theoretical and empirical analysis, the components and values of transitional space are concluded into five layers. Transitional space layers as a method to analysis the context of HUQs in Guangzhou. With this method and ananalysis, this project choose some typical types within the HUQs, in order to define the spatial conflicts, as well as the potential solutions.

Fig. 120, 121 main methods, layers and steps by author
3. 4.2 MANAGEMENT OF CHANGE STEPS

In order to conduct the study of regeneration process, the second main method in this project are introduced. This method comes from the concept Management of Change. As the main concept of this project, the translation and introduction of The Management business concept into our working field, is another method used in this project. This method will help in the forming of an alternative process in steps, in order to tackle the challenge and opportunity in Guangzhou.
Through the problem analysis and theoretical analysis, the components of transitional space and its system could be defined in five layers. These layers refer to the physical and cultural components of transitional space, in order to organize it as the public space system. This public space system, on the one hand, would support the individuals' social life in a good order. On the other hand, it would also easily be perceived and shared by the collective.

The first layer is the building set. As analyzed above, all the social life and activities start from the private interior space. Based on this, transitional space works as an extension of individuals' private space.

The second layer is the transitional space itself, where all the activities supporting individuals' social life happen.

The third is the plot layout. As analyzed before, transitional space in HUQs of Guangzhou are street-based spaces. The accessibility of public space on the ground floor are very important. The plot layout would define the direction and the possible accessibility of a building.

The fourth layer of transitional space is the street pattern. The street pattern defines the block-proportion and the layout of plots. Besides, street patterns would have different locations, which would contribute to types of the sense of place.

The last layer is at city scale, indicating the nature and humanity identity of this location. These are important to form the sense of a place.
Can our local lifestyle be preserved in the regeneration?

What are proper socio-spatial analysis of a community?

What are spatial/economic potential of my property?

Fig. 123 actors and process by author
How to build and enhance the community image?

What are guidelines for housing projects?

What are the public design and mediation?

LEGISLATION

POWER

OWNERS

LOCAL GOVERNMENT

COMMUNITY DESIGNERS' COMMITTEE

KNOWLEDGE

COMMUNITY DESIGNER

FINANCING CONSULTANT

ARCHITECT

PLACE MAKING

HOUSING PROJECTS

TRANSITIONAL SPACE
SITE SELECTION

5KM * 5KM

Fig. 124 selection of site by author
TIME PLAN

Fig. 125 time plan of graduation by author
VISION & STRATEGIES

4.1 vision

4.2 strategies

4.3 "UP 2.0" PLAN
4.1 COMMUNITY-BASED VISION

1. PROMOTE SPATIAL FORM
   - Qualities: living, street space, street views, street facilities, etc.
   - Change of Fabric: lower BCR, more open space etc.

2. PRESERVE LOCAL ACTIVITIES
   - Space for social life, space to organize social life, perceivable sense of place etc.
   - Introduce ways of using transitional space, in order to stimulate better behaviors.

3. BUILD COMMUNITY IMAGE
   - Readable hierarchy of transitional spaces, in order to support collective memory of places and activities.
   - Complete community life and cooperation.

Fig. 127 vision in scales by author
4.2.1 PLANNING STRATEGY

The first strategy is the Planning strategy, which focusing on providing a cooperation regeneration context for the changes needed. In order to study and design the transitional space, inhabitants are required to participate in the regeneration process. Comparing to the former regeneration process, new planning strategy provide space for both inhabitants and private owners. This platform of cooperation and participation is created by the alternative framework. The alternative framework engages inhabitants and private owners from the beginning, by the open policy and the consultation provided by community designer. With the private owners and their architectural projects, the regeneration process starts. In the following steps in this process, community designer, private owners and architects are encouraged to play an redefined roles. These new roles of actors will cooperate and manage the change together, through the alternative framework.

Fig. 128 planning and design process for individual by author
The strategy following this changing regeneration context is the governance strategy. Since the alternative regeneration process, the proposed framework provides stages and detailed steps for all actors to cooperate. However, the framework is only a readable system, it still needs to be explained to actors in proper ways. And the role to explain, will also follow the entire process and organize actors at certain point. Hence, community design, also known as an urban designer, is necessary to be introduced. This community designer, as expected, will mediate actors and manage the changes in long-term, with the alternative framework. In this case, the position of this new community designer will also be defined in the planning system of China.

The proposed position of this community designer is part of the government department at communities level. In general, this level of government department of Guangzhou will regulate 8 to 10 communities. Hence, there could a Community designers’ committee. Community designers from each community will work together at the table of the committee, in order to provide visions and guidance for community regeneration. With these study and guidance, each community designer will work within his or her own community.
4.2.3 SPATIAL STRATEGY

With the alternative regeneration process and the mediator community designer, actors could sit on the same table. However, spatial focus is crucial in order to continue this cooperation. In this case, the spatial strategy provides this transitional space as the interface for actors to mediate and manage. The transitional space could guide the analysis of the site and define the conflicts, by its five layers. Besides, transitional space works as part of public space system. This provides an opportunity for actors to cross scales at the same table.
"UP 2.0" PLAN
一米空间，小有可为

Unlimited Promotion

Mediation & Cooperation

"UP" version 2.0

Design rules

Urban
4.3 "UP 2.0" PLAN

The "UP 2.0" PLAN is a powerful lens into the current Chinese society and its regeneration process, as expressed by the mediation between actors and management of urban fabric.

As the decline of large-scale demolition and reconstruction projects, the regeneration context in China, expects more initiatives from inhabitants and cooperation of professionals. Hence, the platform for actors, like inhabitants and professionals, to participate will be introduced.

The "UP 2.0" PLAN, accompanied with new player, community designer, will organize the game for actors by creating dialogues between scales and disciplines, and turn the motivation of short-term individual profits into the realization of long-term collective benefits.

Besides the leading of change, the plan is also a kind of self-portrait of Chinese HUQs. Rooted in our past, the community image and local lifestyle will be continued and encouraged, by the creativity sparked within transitional space, a "one-meter space" (一米空间).

Within this tiny underrated "one-meter space" (一米空间), the needs of inhabitants, the profits of private owners, and the social life of local community, will be managed in terms of three values of HUQs in Chinese cities.

The "UP 2.0" PLAN aims at the mediation within every single community in HUQs context. While the methodology behind provides a direction for future regeneration process and the opportunity for changes of the urban fabric.

Fig. 131-134, 135, 136-139
https://kknews.cc/zh-sg/culture/gvm6ooy.html
by author
ARCHITECTURAL DESIGN

STREET DESIGN

COMMUNITY DESIGN

Fig. 140 scales and projects by author

housing projects

street & place making

zoning & systems design

80
The "UP 2.0" PLAN as a long-term regeneration process, contains several common processes happen in current practice. These processes are projects and designs in different scales with their own focuses. Such as zoning plan, street design, public space design and architectural design. Despite they are carried out by different actors in different times, they are all components to contribute to the promotion of urban area and a good regeneration process. The "UP 2.0" PLAN will organize these processes with its specially developed framework. And this makes the "UP 2.0" PLAN an overall process for Urban Regeneration.

Since the actors involved in this proposed regeneration are both professionals and laymen, the "UP 2.0" PLAN will organize the cooperation in a game way. This game will have interfaces for actors to play in and the journey maps for them. Starting from the consultancy till the final place making mediation stage, all the design and discussion will be on an open table. Hence, this game interface will provide the best opportunity for actors to participate and cooperate towards a win-win situation.

Fig. 141 interfaces by author
Besides the win-win objective in the regeneration process, this "UP 2.0" PLAN has also two other keywords: the Mediation and the Management.

From the alternative regeneration framework in the bigger picture to the mediator of community designer in the smallest scale, this PLAN provide an open and encouraging context for all relevant actors. However, these stages will not invite actor to play themselves. Hence, the mediator is the key figure in the game.

Community designer as mediator will organize the table for actors at the certain point and lead to an agreed decision through discussion. Spatially, the mediation is concentrated in the transitional space and its quality. Socially, the mediation is all along the process in terms of pursuing a consensus on the values of transitional space and sense of HUQs.

The Management of this "UP 2.0" PLAN also includes two aspects. The first one is about the social and cultural change that happens in current China. With more open and detailed regeneration context, all the actors could have the right to express their ideas on our living environment. The PLAN did a small step of exploration in this direction. The other management is about the change of urban fabric. Besides preservation, this PLAN is also looking for another way to enhance the values of HUQs. While at the same time, lead the spatial forms towards a more livable and sufficient one.

Fig. 143 actors and players by author
Fig. 143-151, 152-155 the development of HUQs in Guangzhou
http://map.baidu.com/
http://www.dayoo.com/
http://v.gdtv.cn/zj/zjxwy/2017-07-24/996452.html
by author
GUANGZHOU

China has many large cities. As one of the world’s most rapidly developing countries in recent decades, many of its cities are undergoing changes. Some of these cities are ancient and have historic urban quarters. These have also been rapidly urbanized and revitalized. Many of these are becoming attractive tourist spots and even become iconic city images. However, these developments also bring problems for these areas, such as gentrification, commercialization, social segregation, and the loss of their unique identity, especially when it comes to the local communities who inhabit them (Bandrain, F., Oers, R. Van, 2012).

As the third largest city in China, Guangzhou has a history as the urbanized environment for almost 1,800 years. The historic urban quarters defined by planning and conservation department could be as large as 20 km² and were still functioned as city centre till the 1960s. After that, new urban areas developed, the historic urban quarters in Guangzhou has been through different types of redevelopment processed in this half-century. There were some successful practices at times, however, the government are still seeking for better solutions for the future of historic urban quarters.
**TYPOLOGY SELECTION**

Applicable sites for this "UP 2.0" PLAN

HUQs of Guangzhou
The PLAN developed based on the HUQs context of Guangzhou. However, most of the southern cities in China have relatively similar context, which makes this PLAN a transferable reference for them. Besides, the methodology behind this PLAN is a meaning exploration for cities like Guangzhou.

Residential typology
Within HUQs of Guangzhou, there are three types of residential areas, in terms of the relations between their spatial form and local social life. This PLAN developed based on the most complicated Plan-base type of residential area, which makes it easier to transfer to the other two types.

Vibrant places based on current public space system
According to the current public space system and local life analysis, 800m * 800m square is selected as the typical representation for Plan-based residential area.

Transitional space typology in the system
In order to organize the transitional space into the current public space system, the Xinfeng Community is selected as the center of the design for transitional space.

Private property topology
Within Xinfeng Community, they cover the three types of private properties, which have shown the socio-spatial conflicts in their attached transitional space. These three types are also the representation for the Plan-based residential area.

Design in a community
The PLAN and following testing design will take the Xinfeng Community as experimental site.
HUQS OF GUANGZHOU

Fig. 156, 157 typology selection by author
COMMUNITY GUIDING

Community Designers' committee

Users

HOUSING PROJECTS

Architect

Financing Consultant

OWNERS

STEP 1
Community Visions

STEP 2
Community Guidelines

STEP 3
Private Owner Consulting

Fig. 158 overall process of “UP 2.0 PLAN” by author
OVERALL PROCESS OF PLAN

PLACE MAKING

Owners  Architect  Financing Consultant  Users

STEP 4
Cooperation projects

STEP 5
Public Design

STEP 6
Mediation
1. PROMOTE SPATIAL FORM
2. PRESERVE LOCAL ACTIVITIES
3. BUILD COMMUNITY IMAGE

HOUSING PROJECTS

COMMUNITY DESIGNER

POTENTIAL OF ENVELOPE
LIVING OPTIONS

COMMUNITY GUIDANCE

Fig. 159 the image of PLAN by author
ALTERNATIVE REGENERATION FRAMEWORK

STREET DESIGN

MIX-USING OPTIONS

PLACE MAKING OPTIONS

PLACE MAKING

TRANSITIONAL SPACE
5.1 community image
5.2 local lifestyle
5.3 urban design roles
Fig. 161 process of overall testing design by author
HOUSING PROJECTS

PLACE MAKING

TRANSITIONAL SPACE

TESTING DESIGN FOR COMMUNITY DESIGNER
5.1 COMMUNITY IMAGE

The Xinfeng community located at the centre of Yuexiu District. There are 8 other communities surround the Xinfeng community. All these communities together are regulated by the last level of Guangzhou government department.

As the community designer of Xinfeng community, I will work with other community designers in the Community designers’ Committee, in order to analyze and enhance the quality and image of the community.

The community image of Xinfeng community is not yet clear. However, the local identity of this community could represent the Sense of HUOs of Guangzhou. Besides, the physical, cultural and perception values would be enhanced through the design process.
IN THE PUBLIC SPACE SYSTEM OF DISTRICT
In order to enhance the image of Xinfeng community, the design of transitional space system in the community, as well as all related housing projects, will need to be organized in the current public space system in the Yuexiu district.
As observed and analyzed, the main public space system of Yuexiu District is consisted of one important axis. And this axis could cross the Xinfeng community.
This public space axis is the starting point of the analysis and design of Xinfeng community.
PEDESTRAIN SYSTEM OF COMMUNITY

Fig. 104: Pedestrian system and commercial street by author
The pedestrian system in Xinfeng community is largely based on the street system. Since the entire community is free from cars, the street and pedestrian system is popular to be used as transitional space.

However, one of the problems could be observed is that, within the pedestrian system, there is a commercial street with one indoor market and many outdoor stands on the street. On the ground floor of this street, commercial activities are occupying the space from day to night. While the upper floors are still the residential function. This mixing has brought conflicts and problems for both residents and visitors of the market.

One of the advantage this "UP 2.0" PLAN could provide is to enlarge the ground floor space and organize these transitional spaces in terms of legibility.
GREEN SYSTEM OF COMMUNITY

Fig. 166 green system and community, residential streets by author
GREEN SYSTEM
The green system in Xinfeng community is not clear. The bigger plants are mostly concentrated on the main street, which is also part of the public system axis in the entire district. However, a lot of local vegetations could be observed in the private gardens, roof gardens and in the transitional space.

These vegetations are playing some important roles in the community social life, such as separation and gathering. However, the street facilities do not contribute to this. For instance, some trash bins could ruin a nice place created by this vegetation. And sometimes these are no supporting facilities to gather people and activities around this vegetation.

The advantage "UP 2.0" PLAN could provide is to encourage the vegetations in the transitional space and organize them into the green system.
TRANSITIONAL SPACE SYSTEM OF COMMUNITY

Fig. 104 transitional space system for the community by author
TRANSITIONAL SPACE

Based on the pedestrian system, green system and current public space system axis within the community, the transitional space system in the Xinfeng community could be organized. This transitional space system has a main street connected in the current public space system, and three other streets with different vibes of transitional space. These streets include a residential vibe street, a community vibe street and a commercial vibe street. This system could organize current activities and social life of both inhabitants and community in designed transitional space. Since the organization and support it could provide, this transitional space could enhance the physical value and perception value of the Sense of HUQs. Together with the housing projects, the image of the community will be enhanced and promoted.

With this transitional space as the foundation of guiding the housing projects, community designer could manage the entire process and turn this potential transitional space system into a functional one. In order to do so, different design and mediations on scales are needed. From the community guidance to street design, placemaking and housing projects, all the scales will have a contribution to the transitional space, in order to accomplish the system.
Fig. 17: Fabric of community
by author
5.2 LOCAL LIFESTYLE

Through the accessibility analysis on the left, we could confirm that the transitional space proposed above is a qualified one, from both social and spatial perspectives. With this transitional space system, design and guidance on closer scales like street level and place level could be constructed.

The local lifestyle could be represented by several aspects: the social life, the activities, the spatial adaption and interventions, and the vibe of transitional space. Hence, the important places and their locations in the transitional space system is important to be designed and analyzed. With this result, the community designer could guide the private owners and their housing projects on an even smaller scale.
Through the observation and analysis of these important current places and their locations in the transitional space system, we could conclude that, these places and the vibe of streets are supporting and complementing each other.

For instance, place a is full of outdoor stands and place b is an indoor market. These two together formed the commercial vibe the street. On the other hand, the inhabitants on this street are absorbed and participate in this functional transition, which has enhanced the commercial vibe of this street.

Hence, the design of the new transitional space system should also take these places into consideration, and organize them in a good way.
Fig. 193 Residential Vibe Street in Transitional Space System
by author
Fig. 194 place d and mixing of current life by author
The influence of transitional space attached to each private property, could be simply stimulated by a sphere on the ground floor. The energy of local lifestyle will spread out from the exit of the property, and occupy as much space as it can on the street.

Each of these transitional space will has their own influence sphere. Since these spheres are sometimes larger than the width of the entrance and even facade of this property, these influences will mix together and increase the conflicts.
Besides the mixing of different transitional space, there are already different types of activities mixing within this space. These activities with different private intentions will also contribute to the vibe of the transitional space and the street.

With this influence and mixing analysis of transitional space, we could find the places on this street with more conflicts. There are the important places to guide and mediate in the housing projects of private owners.
Fig. 198-204 private housing projects by author
OWNERS

Architect

Financing Consultant

Users

TF
ES B5
FT B3 B4
MU S3
FI B8 S5
SG B8

Fig. 197 transitional space change by author

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HOUSING PROJECTS ON IMPORTANT LOCATIONS
Fig. 205-212 private housing projects by author
MEDIATION IN TRANSITIONAL SPACE

Fig.205 transitional space change by author
Fig. 213 community vibe street in transitional space system
by author
COMMUNITY-VIBE

MEDIATION IN TRANSITIONAL SPACE

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Fig. 215 place c and placemaking by author
Fig. 2: In place a, b, and mixing of current life.

by author

private
social life
intentions

semi-
private
social life
intentions

public
social life
intentions

129
MEDIATION IN TRANSITIONAL SPACE

COMMERCIAL-VIBE
Fig. 217 place a, b and placemaking by author
I WANT MY FRIENDS TO PLAY WITH ME IN FRONT MY DOOR.
I CAN GET SOME WINTER SUNSHINE ON MY ROOF!
I CAN ...
I CAN ...
I CAN ...
I CAN ...
I CAN ...
I WANT ... 
I WANT ...
I WANT ...
I WANT ...
LET'S VISIT THIS COMMUNITY, THEY HAVE GOOD FOOD!
I CAN ...
I CAN ...
I CAN ...
I WANT...
I WANT ...
I WANT ...
I WANT ...
1. PROMOTOE SPATIAL FORM

- Qualities: living, street space, street views, street facilities, etc.

- Change of Fabric: lower BCR, more open space etc.

2. PRESERVE LOCAL ACTIVITIES

- Space for social life, space to organize social life, perceivable sense of place etc.

- Introduce ways of using transitional space, in order to stimulate better behaviors.

3. BUILD COMMUNITY IMAGE

- Readable hierarchy of transitional spaces, in order to support collective memory of places and activities.

- Complete community life and cooperation.

5.3 URBAN DESIGN ROLES

As the vision of this graduation project mentioned above, this “UP 2.0” PLAN will manage the change in regeneration process by three levels. The first is to promote the spatial form. This has been achieved by engaging private owners and inhabitants in the regeneration process. Through their investment and housing projects, the spatial form are more supportive for their living, as well as their social life.

The second is to preserve local activities. This objective has been managed through the design and organization of transitional space in all scales. The last is to build the community image. Through the guidance and mediation of community designer, especially focusing on the transitional space, the physical value, cultural value and perception value are enhanced. These fundamental aspects of sense of HUQs should together contribute to a promoted community image for the Xinfeng community.

With this last objective, we can start to conclude the contribution of the community designer in this process, which will provide us some advantages of Urban Design could offer in current Chinese regeneration context.
Fig. 219: The placemaking by author
MEDIATION IN STREET AND SYSTEM

Fig. 220 system and street design by author
MANAGEMENT OF CHANGE

Fig. 221 change of urban fabric by author
Renovation: BCR: 100%

Reconstruction: BCR: 75%

Redevelopment: BCR: 75%
URBAN DESIGN ROLES

HOUSING PROJECTS

DISTRICT STRATEGIC PLANNING
GUIDE DESIGN RULES
GUIDELINE MAKING
CONSULTING
FINANCING
SUGGESTIONS

BOUNS TO ENGAGE

COMMUNITY GUIDANCE

COMMUNITY DESIGNER

Architect

Fig.222 urban design roles by author
GUIDE DESIGN RULES

CREATE DIALOGUE

APPLICATION OF RULES

FIT IN THE VARIATIONS

MANAGE PROCESS

REGULATION IN USE

ASSESS THE PROPOSAL

ADJUSTMENT OF GUIDELINE

MAKE THE DECISION

STREET DESIGN

PLACE MAKING

TRANSITIONAL SPACE
Reflection ‘The Management of Change--Strategic Regeneration Design for Historic Urban Quarters in Guangzhou’

Bairong Wu
4616081
22.05.2018

A personal journey

This project - ‘The Management of Change--Strategic Regeneration Design for Historic Urban Quarters in Guangzhou’ - has been, above all, a personal journey. As the main concept, management, indicates, this project gathers all my obsessions and interests with urbanism, as well as with this society. To me this is about how to position ourselves in a changing context, and manage it. In this case, I tried to discuss the conflicts between individuals and collective, between layman and professionals, also between myself, as a designer, and the practical world. Different positions, changing perceptions without consensus, limited capability accompanied with anxiety, all these created this mindset aiming at managing the relation between oneself and the wild world. This project is therefore a brave attempt and experiment, in order to find the confidence of ourselves and act as responsible contributors.

This design & research project reveals the consequences of missing mediating roles and missing attention on transitional space, our daily public space system. On a concrete level, based on bridging these gaps and connecting different actors into cooperation, this project will introduce an alternative regeneration process, and methods behind it. On an abstract level, through this process research, it also address the importance of the Urban Design, as a discipline, in Chinese context. Motivated by recently heated conflicts in HUQs of large cities in China, this project takes the challenge in the changing context as a great opportunity and proposes an alternative regeneration process. This process works as bridges to connect actors, approaches and scales. With small steps in managing change, this project also brings the long-term expectation of a memorable urban fabric as cultural images of HUQs in Guangzhou.

In this process, actors like inhabitants need to be engaged to invest and cooperate. Professionals also need to be inspired within constrains. In order to connect these actors, as well as mediate spatial conflicts, a new role, Urban Design, are introduced in Chinese context. Since Urban Design is a currently non-freestanding discipline in China, the roles and guidance it could provide in managing change context, will also be discussed in this project.

The methodology: An alternative regeneration process

Two main concept are used to construct the process and this research and design project. First is the Management concept borrowed from Business Industry. The steps to manage change and engage individuals in a corporation are translated into our discipline. These steps can guide the formation of alternative regeneration process. Second is the transitional space layers observed in Chinese context. Transitional space is a mixing blurred space extended from private interior space to public street. Since streets are main public space for Chinese from an ancient time, this transitional space works as public space for inhabitants in HUQs. Besides, the socio-spatial conflicts between individuals and collective always happen in transitional space. Hence, the analysis and redesign of transitional space could guide the new proposals and cooperation in regeneration process.
Implications of the process
One of the final products of this project is the alternative regeneration process. This “UP 2.0” PLAN takes the Management and Transitional space system as its foundation to mediate actors both socially and spatially. The strategies supporting this process are relevant answers to the challenge and opportunity in the changing context of Guangzhou.

As bridges to cooperation and mediation, this “UP 2.0” PLAN provides a platform for actors like private owners, architects and community designers (urban designer). Separated manuals for these actors guide projects in different scales and stages. Meanwhile, the overall framework of this process ensures the combined results of projects possible to be mediated. With the mediation by community designer, the community could manage different changes and enhance its cultural value.

Research and design relation
Design of urban fabric studio, aims at fostering a sustainable and vital urban environment by studying both physical environment and its psychological, socio-cultural, ecological, managerial and economical structures. This project takes Guangzhou as example, to study the change of urban fabric in a long-term management process. In stead of a master plan design, this project takes process design, and framework design as the main approach, accompanied with spatial interventions. As the center of this project is to reveal the roles of Urban Design in the changing regeneration context of Guangzhou, the designs of alternative process and spatial quality are methods to answer research question. On the other hand, the research of Urban design roles provides methods to analyze the context and to organize the process.

Besides, the spatial designs of this thesis are separated projects invested and designed by different actors. In order to manage these projects in long-term, the design of the alternative process is an important research part. As the main concept Management of Change indicates, the “UP 2.0” PLAN provides a long-term process for design and mediation, as well as research and readjustment. In the application period, tasks of community designer may be extended to adjust the PLAN based on issues emerged.

Relevance and looking forwards
The social relevance motivates this paper is that conflicts of/over existing urban spaces in many Chinese cities and their HUQs are not well tackled. The actors are becoming more involved, and are exploring their own approaches as well. However, these explorations are not well accepted in public and organized in current systems. More social discussions and conflicts are popping until we find a better solution.

On a scientific level, the gap is that the role of mediating conflicts between actors is missing. This mediator should also have the ability to reflect that consensus spatially. In current regeneration practice, both architects and urban planners have failed to mediate. Urban Designer as a potential mediator, should redefine their role and position in Chinese regeneration context.

The project and alternative regeneration process proposed, are more from an academic perspective. In this sense, the application process will of course have emerging issues and adjustment. However, the method of analyzing and constructing this process, will continue guide the management of change in HUQs.

As this graduation enters the final phase, the focus will be on clarity and conclusions. The urban designer roles would of course be more than observed and listed in this academic context. However, the basic method to develop an alternative regeneration process could already show the value of Urban Design in Chinese context.
Literature


"UP 2.0" PLAN

COMMUNITY IMAGE

LOCAL LIFESTYLE
"UP" version 2.0

Unlimited Promotion

Up to you

Mediation & Cooperation

Urban regeneration framework

Design rules

GUANGZHOU
"UP 2.0" PLAN

COLLECTIVE MEMORY OF HUQs

COMMUNITY IMAGE

LOCAL LIFESTYLE

PERCEPTION

VALUES

NOW?
1. PROMOTE SPATIAL FORM

- Qualities: living, street space, street views, street facilities, etc.
- Change of Fabric: lower BCR, more open space etc.

2. PRESERVE LOCAL ACTIVITIES

- Space for social life, space to organize social life, perceivable sense of place etc.
- Introduce ways of using transitional space, in order to stimulate better behaviors.

3. BUILD COMMUNITY IMAGE

- Readable hierarchy of transitional spaces, in order to support collective memory of places and activities.
- Complete community life and cooperation.
Urban Regeneration
"UP" version 1.0 of Urban regeneration in Chinese context, is a land-based economic development model. In this model, the original buildings are demolished and much more higher buildings and density are developed. Comparing to the problems observed in problem field in Chinese context, urban regeneration process could also be the potential solution.

A. Framework concerning all systems
As the regeneration process is actually an integration of both policy and action, just like the instinctive reaction in the case of Guangzhou, it supposed to act as a framework that combine and guide different approaches. (Lichfield, 1992)

B. Right position and ways to express actors ideas and needs
Urban regeneration is actually an outcome of the interplay between different influences, of which the process is a platform that different ideas and needs could be expressed.

C. Professional guidance and position
As an interventionist activity, urban regeneration needs the input of professionals, which applied to the specific context, could help designers find their positions.

CONCLUSION
From both theoretical perspective of the management of change in historic urban quarters and a practical perspective according to the problems observed, alternative regeneration process is a potential solution.
Actors in Urban Regeneration Process and their conflicts. as observed in HUQs in Guangzhou, the social conflicts between individuals and collective are not mediated. this brings more spatial conflicts.

Mediation
in the new chanllenge context in Guangzhou, individuals are expected to participate and cooperate more, together with regeneration professionals and government. this context provide a great opportunity for both inhabitants and professionals to build a better living environment.

Designer Role
in this new context, professionals have the chance to be free from both cultural limitations and political limitations. hence, the new designers’ roles need to be defined.

---

**INDIVIDUAL**
small developers and private owners who trust pop culture more in a aesthetic way.

**DESIGNER**

**COLLECTIVE**
representing a huge number of population, projects most of the time are quite large scale and abstract.
Urban Regeneration is a process of promoting the quality of existing urban areas, which would be consisted of multi components and actors. Hence, the Design of Urban Regeneration is more than simply a masterplan or guideline.

The current regeneration process has been carried out in a fragmented manner based on the study of Tallon in 2010. This fragmentation mostly because of the project-based approaches in practices without a framework.

The current design approaches observed in Chinese context has the same problem in comparison with Tallon's study. These approaches are not coherent in scales, which made actors like individuals and collective misunderstanding each other. Besides, these approaches are always short-term and, could not balance the profits of actors and mediate this conflict.

As a result, instinctive and aggressive reactions of actors in the regeneration process, have increased the conflicts. In such a vicious circle context, the promotion of targeted areas are much less than the expectation.

The "UP 2.0 PLAN" aims at proposing an alternative Urban Regeneration process with a designed framework.

This framework equiped this PLAN a foundamental structure to organize current scale-related design approaches in a coherent order.

As also a designed process, this PLAN could provide possibility and opportunity for fragmented projects to contribute to a mediated promotion in long-term.
COMMUNITY GUIDING

Community Designers’ committee

Users

HOUSING PROJECTS

Architect

Financing Consultant

STEP 1
Community Visions

STEP 2
Community Guidelines

STEP 3
Private Owner Consulting
OVERALL PROCESS OF PLAN

"UP 2.0" PLAN

STEP 3
Private Owner Consulting

STEP 4
Cooperation projects

STEP 5
Public Design

STEP 6
Mediation

PLACE MAKING

Owners  Architect  Financing Consultant  Users

COMMUNITY DESIGNER
WHY DOES THE "UP 2.0" PLAN MATTER?

The "UP 2.0" PLAN is a powerful lens into the current Chinese society and its regeneration process, as expressed by the mediation between actors and management of urban fabric.

As the decline of large-scale demolition and reconstruction projects, the regeneration context in China, expects more initiatives from inhabitants and cooperation of professionals. Hence, the platform for actors, like inhabitants and professionals, to participate will be introduced.

The "UP 2.0" PLAN, accompanied with new player, community designer, will organize the game for actors by creating dialogues between scales and disciplines, and turn the motivation of short-term individual profits into the realization of long-term collective benefits.

Besides the leading of change, the plan is also a kind of self-portrait of Chinese HUQs. Rooted in our past, the community image and local lifestyle will be continued and encouraged, by the creativity sparked within transitional space, an "one-meter space"."
What are spatial/economic potential of my property?
"UP 2.0" PLAN

Co-design within your community!

STEP 3
Private Owner Consulting

STEP 4
Cooperation projects

STEP 5
Public Design

STEP 6
Mediation

JOURNEY MAP OF ACTORS

MANUAL P. 33
The manual for Community Designer
What is community designer in "UP 2.0" PLAN?

What is community designer?
The community designer is the manager and mediator of regeneration process in each community. Different from current regeneration professionals in Chinese practice (namely architect and urban planner), the community designer works across scales from district and community planning to placemaking in one-meter space. However, instead of designing in specific projects, community designer will focus on the application and guidance of "UP 2.0" PLAN. The community designers, belong to their Community designers' Committee, works for the last level of government department. While at the same time, he or she will manage and mediate on behalf of the private owners in their community, in order to create consensus and the win-win situation.

Why community designer?
There are already some experiences of the pre-existence of Community Designer in China. The community around Tongji University in Shanghai, has hired some professionals from the faculty of Architecture in Tongji University, as their Community Designer. Although this is an informal and market-oriented relation, Community Designers do have a great chance to co-design the community life with local inhabitants.

In the scope of this graduation project, local inhabitants could contribute more than just public space. They are the starter and investor of regeneration projects in historic urban quarters. At the same time, this good potential are also seen by the local government. With open policy of private owner-oriented projects and special fund for it, both inhabitants and government are looking for a promoted community.

Based on the observation and analysis of this graduation project, in spite of the good wills of both inhabitants and government, there are more need to be done in order to make it. Such as the social and spatial mediation between individual and collective.

Who could be community designer?
In the perspective of this graduation project, Urban designers are the new introduced actor in Chinese regeneration practice. And they are capable to guide the process as community designer.
What are proper socio-spatial analysis of a community?

What are guidelines for housing projects?

Guidelines

Owners

Architect

spatial economic potentials

design rules & suggestions

regeneration choices

design variations (2)

GUIDANCE AND SOCIAL MEDIATION

Community Designers’ committee

Users

Community analysis based on district

Community visions & strategies

Community systems design

Guidelines for buildings

COMMUNITY DESIGNER JOURNEY MAP

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spatial economic potentials

design rules & suggestions

regeneration choices

design variations (2)

COMMUNITY DESIGNER JOURNEY MAP

What are proper socio-spatial analysis of a community?

What are guidelines for housing projects?

Guidelines

Owners

Architect

spatial economic potentials

design rules & suggestions

regeneration choices

design variations (2)

COMMUNITY DESIGNER JOURNEY MAP

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COMMUNITY DESIGNER JOURNEY MAP

What are proper socio-spatial analysis of a community?

What are guidelines for housing projects?
What are the public design and mediation?
In order to maintain and enhance the Sense of HUQs, the Image of community need to be analyzed. In the scope and framework of this "UP 2.0" PLAN, the image of the community is the main components of sense of HUQs. And the local lifestyle is the key figure to support this image. Most of this local activities happen in the transitional space. Hence the entire regeneration analysis and design guidance should be based on this transitional space.
TRANSITIONAL SPACE LAYERS

The transitional space layers are the main method to analyze the components and values of the local scale activities and spaces. With the layers related to different values, the design rules in this plan could guide the variety and mixing in the regeneration process.

TRANSITIONAL SPACE SYSTEM

With only the analysis and design of each transitional space, the results will not contribute to the collective good. Hence, the transitional space system is important to be developed. Besides, the transitional space is already function as public space in local social life. This transitional space system should be developed in order to organize all these spaces and social lives into the public space system.
What are guidelines for housing projects?

**GUIDELINES**

Owners

**HOUSING PROJECTS**

Owners

Architect

Spatial economic potentials

Design rules & suggestions

Regeneration choices

Design variations (2)

**REGENERATION TYPES**

With each property, based on its conditions and locations information, community designer could provide the private owner with different regeneration options.

For instance, good condition property could choose Renovation. While some properties have to be upgraded by reconstructing or redeveloping. However, these are only options and consultancy, the decisions have to be made by the private owners.

**Prototype #1**

**REGENERATION TYPE**

- Renovation
- Reconstruction
- Redevelopment
DESIGN RULES AND SUGGESTIONS

Design rules are main guidance and regulations for the housing projects lead by private owners. These rules provide options for promoting their living quality and also the opportunity for mixing use. While at the same time, these rules are all considering the transitional space at the same time, in order to create collective good.

In order to engage and guide the actors like private owners and architects, these design rules are always accompanied with bouns and suggestions.

DESIGN VARIATIONS IN MEDIATION

As the manager and mediator of this alternative regeneration process, the community designer will keep the process on the table for discussion. Hence, architects and private owners will be required to provide two proposals as their initiatives.

The choice of these variations will be discussed in terms of how they can fit in the community. In some extreme conditions, community designer has the right to refuse some variations.
What are the public design and mediation?

PUBLIC DESIGN AND SPATIAL MEDIATION

Owners  Architect  Financing Consultant  Users

MEDIATION over place making

SYSTEMS DESIGN
The manual for
Private Owners

1. 

2. 

3. 

4. 

COMMUNITY IMAGE
LOCAL LIFESTYLE
Who are the private owners applicable for "UP 2.0" PLAN?

Which community are applicable for this plan?
As this plan is based on the challenge and opportunity provided by the Open policy of Guangzhou, hence, the communities could apply for this fund are limited in around 30. These communities are planned to be regenerated by the government in the year 2018.

Which private owner in these communities could apply for this plan?
Besides the heritage buildings and collective apartment, all the rest private owners could apply for this. The profits they can have should be assessed by the community designer in the consultancy stage.

PLANNED PROJECTS IN COMMUNITIES 2018
Xinglongdong Community,
Qiming Community,
Daogucang Community,
Guangwei Community,
Haoxian Road Community,
Dadezhong Community,
Xinfu Community,
Danguili Community,
Dongfenger Community,
Deyuanli Community,
Heyi Community,
Zhibao Community,
Taihua Community,
Taoyuan Community,
Panqiu Community,
Huagui Community,
Conggui Community,
Enning Community,
Yiyuan Community,
Renminzhong Community,
Dongshenfang Community,
Xiangdawu Community,
Shaji Community,
Xianji Community,
Cuizhou Community,
Siqian Community,
Dongshi Community
I need some regeneration professionals to help me fulfill my property potentials.

PRIVATE PROPERTY REGENERATED

Architect

Financing Consultant

Spatial requirements

Regeneration model

Community Designer

regeneration choices

spatial economic potentials

renovation

reconstruction

redevelopment

design variations (2)

design rules & suggestions

Community

Designer

OWNERS

B1

B2

B3

B4

B6

B7

B8

B1

B2

B3

B4

B6

B7

B8

Community

Designer

STEP 1

Community Visions

STEP 2

Community Guidelines

STEP 3

Private Owner Consulting
"UP 2.0" PLAN

STEP 3
Private Owner Consulting

PRIVATE PROPERTY REGENERATED

PRIVATE OWNER JOURNEY MAP

STEP 4
Cooperation projects

PLACE MAKING

Community Designer

Architecture

Financing Consultant

Users

I can also contribute to make our community a better place to live in!

STEP 5
Public Design

MEDIATION over place making

STEP 6
Mediation

Bouns to

Property Owner
What profits can I have in regenerating my property?

Bouns are used for engaging private owners in starting to regenerate their property. Types of profits private owners could get with these bouns:

- **Investment:**
  - as bouns for regenerated project, indicating the size of RT and possible components from current needs.

- **Square Meters:**
  - as bouns for reconstructed and redeveloped projects, private owners could have one extra floor on top of their current structure floor.

- **Space Use Right:**
  - as bouns for regenerated project, owners could choose to change the function. Preference of new functions would be related to the conditions and locations of property.

- **Property Values:**
  - as bouns for regenerated project with functional transition, owners could have more transitional space (part private part collective) to support new functions.

- **Perception Values:**
  - as bouns for regenerated project with functional transition, owners could have more transitional space (part private part collective) to support new functions.

- **Cultural Values:**
  - as bouns for redeveloped project with functional transition, owners could have more opening time in terms of community management, depending on their conditions and locations.

- **As Bouns for Regenerated Project with Mix-Using Options:**
  - as bouns for regenerated project with mix-using options, owners need to propose their facade materials according to guidelines. In order to have public invested street facilities.

- **As Bouns for Regenerated Project without Choosing Mix-Using Options:**
  - as bouns for regenerated project without choosing mix-using options, owners could take the transitional space into their private garden, partly supported by public investment.
"UP 2.0" PLAN

LIVING SPACE OPTIONS

ROOF TERRACE
- as bouns for regenerated project indicating the size of RT and possible components from current needs.

EXTRA SPACE
- as bouns for reconstructed and redeveloped projects, private owners could have one extra floor on top of their current structure floor.

SKYLIGHT
- by regenerating the property, more skylight should be introduced to interior space by spatial design. in order to promote interior living conditions.

COURTYARD
- by regenerating the property, courtyards could be introduced in combination with skylight. especially those longer properties.

MIX- USING SPACE OPTIONS

TRANSPARENT FACADE
- by deciding mix-using the property, new proposal has to have transparent facade on ground floor in order to be well perceived as mix-using function.

EXTRA SPACE
- as bouns for regenerated project with functional transition, owners could have more transitional space(part private part collective) to support new functions.

FUNCTIONAL TRANSITION
- as bouns for regenerated project, owners could choose to change the function. preference of new functions would be related to the conditions and locations of property.

SPACE & FACILITY OPTIONS

MIX-USE
- for mix-used regenerated projects, all mix-used functions should have ground floor accessibility. mix-used functions should well-perceived by ground floor.

PRIVATE GARDEN
- as bouns for regenerated project without choosing mix-using options, owners could take the transitional space into their private garden, partly supported by public investment.

OPEN SPACE
- for redeveloped property, owners could choose to have more ground floor turned into open space for multiple uses.

FACADE & GREENARY OPTIONS

FACADE INVESTMENT
- for regenerated projects without choosing mix-using options, owners could have facade investment from government. by renovating facade according to guidelines given.

STREET GARDEN
- as bouns for regenerated project with mix-using options, owners could turn transitional space into street garden. in order to have more facade investment.

STREET FACILITY
- as bouns for regenerated project with mix-using options, owners could have street facilities provided by public investment. on condition that facade materials are choosing according to guidelines given.

FACADE MATERIALS
- as bouns for regenerated project with mix-using options, owners need to propose their facade materials according to guidelines. in order to have public invested street facilities.
STEP 3
Private Owner Consulting

What are the informations I need to provide in the consulting step?

I WANT A COMFORTABLE HOUSE!!!

WHAT IS THE POTENTIAL OF MY HOUSE?

INFORMATION OF PROPERTY
- Cultural value

INFORMATION OF ACTORS
- Perception value

- Property Owner (also as user)
- Property Owner + User as inhabitants
- Property Owner + User as shop owner
"UP 2.0" PLAN

CONSULTING PROCESS

property value

- HERITAGE
  - HERITAGE building
  - Street control area

- LOCATION
  - Neighborhood preserved area
  - Neighborhood Core
  - Neighborhood Edge

- CONDITIONS
  - Good
  - Bad

- FUNCTION
  - Residential
  - Mixed Use

- SIZE TYPE
  - Short (4m wide)
  - Long (4m wide)
  - More than 4m wide

REGENERATION TYPE

- Renovation
- Reconstruction
- Redevelopment

THESE CONDITIONS HELP YOU INVEST WISELY.

WHAT ARE THE OPTIONS I CAN CHOOSE?

Prototype #1 potential

WHAT ARE THE OPTIONS I CAN CHOOSE?

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WHAT ARE THE OPTIONS I CAN CHOOSE?
STEP 4
Cooperation projects

Who I can discuss with to fulfill my expectation of my property?

REGENERATION TYPE
- Renovation
- Reconstruction
- Redevelopment

COOPERATING ACTORS
- Property Owner (other)
- Architect
- Financing Consultant
- Urban Planning & Public facility
- User as inhabitants; User as shop owner

LIVING OPTIONS
- RT
- B1
- ES
- B2
- SL
- S1
- CY
- S2
- PG
- B8
- S5
- OP
- S6

MIX-USE OPTIONS
- TF
- B3
- S4

Suggestions for
Property Owner
Suggestions for Architect

Bouns to engage
Bouns to engage
Urban Regeneration "UP" version 1.0 of Urban regeneration in Chinese context.

CONCLUSION
From both theoretical perspective of the management of change in historic urban quarters and a practical perspective according to the problems observed, urban regeneration process is a potential solution in this paper.
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From both theoretical perspective of the management of change in historic urban quarters and a practical perspective according to the problems observed, urban regeneration process is a potential solution in this paper.
WHAT IS THE POTENTIAL OF MY PROPERTY?

LIVING SPACE OPTIONS
How to promote interior living conditions?

MIX-USING OPTIONS
How to make more profits out of the property?

PROFITS IN DIFFERENT OPTIONS

Renovation

Reconstruction

Redevelopment

COOPERATING ACTORS

Owner

Ar Architect

CD Community Designer

FC Financing Consultant

Property Owner

Property Owner (other)

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Redevelopment

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Ar Architect

CD Community Designer

FC Financing Consultant

Property Owner

Property Owner (other)
"UP 2.0" PLAN

How can I enjoy my house?

COOPERATING ACTORS

CD Community Designer

O Property Owners

Ar Architect

UP Urban Planning & Public facility

R User as inhabitants; User as shop owner

SPACE-USING OPTIONS
How does space support the activities?

SPACE-USING OPTIONS
How to build perception value visually?

User

1M

3M

SF

FM

B7

3M

SG

FI

B8

3M

SG

FI

B8

32
The manual for
Regeneration Professionals
Who are the regeneration professionals that can help private owners in "UP 2.0" PLAN?

**Architect**

My variation proposals would be selected based on Mediation.

Architects as the main designer in these housing projects of private owners’, will be hired freely. Once architect starts to design, they will have all the information provided by the private owner, as well as the result of consultancy from the community designer. This include the possibile regeneration types. In their design process, they will be required to have at least two variations based on the design rules of certain aspects of this property. These rules and options in different aspects actually provide a process for their design. Within this process, the dialogue between architects and private owners, also between architects and community designers are suggested.

The placemaking stage, will also invite architects to participate. The community designer will assess their variations and make the decision after the discussion.

**Financing Consultant**

Sometimes same costs proposals would have different values in a lot of perspectives!

Financing consultant is also hired by the private owners. In certain conditions when private owner will not hire a financing consultant, the community designer could provide some suggestions on these investment options. The financing consultant will mainly work on the evaluation of the property, as well as the calculation of the profits on different regeneration options.

Besides, financing consultants could provide the suggestions on how to get other investment. For instance, besides the government funds, bank and crowdfunding could also be options for private owners.
REGENERATION PROFESSIONAL JOURNEY MAP

STEP 1
Community Visions

STEP 2
Community Guidelines

STEP 3
Private Owner Consulting

PRIVATE PROPERTY REGENERATED

 Owners

regeneration choices
spatial economic potentials

design variations (2)
design rules & suggestions

owners

Architect

Financing Consultant

redevelopment
renovation
reconstruction

regeneration models

current

design variations

design rules & suggestions

living promotion options
mix-using options
transitional space options

model suggestion

housing design project

spatial requirements

property value
perception value
cultural value

Community
Designer

Co-design
within your community!
"UP 2.0" PLAN

STEP 3
Private Owner Consulting

PRIVATE PROPERTY REGENERATED

Architect
Financing Consultant

STEP 4
Cooperation projects

STEP 5
Public Design

PLACE MAKING
Community Designer
Owners
Users

MEDIATION over place making

STEP 6
Mediation

PLACE MAKING

My variation proposals would be selected based on Mediation.

Sometimes same costs proposals would have different values in a lot of perspectives!

Sometimes same costs proposals would have different values in a lot of perspectives!

My variation proposals would be selected based on Mediation.

innovation proposals would have different values in a lot of perspectives!

sometimes same costs proposals would have different values in a lot of perspectives!
LEVEL 2 --- # 13 HOUSE

- HERITAGE
  - Neighborhood preserved area

- LOCATION
  - Neighborhood Core

- CONDITIONS
  - Bad
  - Residential

- FUNCTION
  - Social Connections
  - Mix-using Property

- SIZE TYPE
  - Long (4m wide)

Property Owner

User

Family tenants
Elder tenants
Young tenants

INFO FROM PRIVATE OWNER CONSULTING
Architect

My variation proposals would be selected based on Mediation.

Financing Consultant

Sometimes same costs proposals would have different values in a lot of perspectives!

- renovation
- reconstruction
- redevelopment

Prototype #1
**Prototype #1**

**CO-DESIGN THIS PROJECT WITHIN YOUR CLIENT LIVING SPACE OPTIONS**

Limitations of expanding your envelope

**MIX-USING OPTIONS**

encouragement of mix-using your building

---

**COOPERATING ACTORS**

- **Community Designer**
- **Property Owner**
- **Property Owner (other)**
- **Architect**
- **Financing Consultant**

---

**RULES FOR ARCHITECT IN DESIGN**
"UP 2.0" PLAN

CO-DESIGN THIS PROJECT WITHIN YOUR COMMUNITY

SPACE-USING OPTIONS
mediating the needs conflicts spatially

SPACE-USING OPTIONS
mediating the perception conflicts socially

COOPERATING ACTORS

- Community Designer
- Property Owners
- Architect
- Urban Planning & Public facility
- User as inhabitants;
  User as shop owner

1M

100%

3M

100%

50%

3M

50%

3M

50%
Suggestions are used for engaging architects in contributing to fabric change in regeneration projects.

types of profits private owners could get with these bouns.

investment:

square meters:

space use right

property values:

perception values:

cultural values:

What are regulations and suggestions in the design I need to follow?

Suggestions for Architect

- by regenerating the property, more skylight should be introduced to interior space by spatial design. in order to promote interior living conditions.

- by regenerating the property, courtyards could be introduced in combination with skylight. especially those longer properties.

- for mix-used regenerated projects, all mix-used functions should have ground floor accessibility. mix-used functions should well-perceived by ground floor.

- as bouns for regenerated project with mix-using options, owners need to propose their facade materials according to guidelines. in order to have public invested street facilities.

- as bouns for regenerated project without choosing mix-using options, owners could take the transitional space into their private garden, partly supportted by public investment.

- for redeveloped property, owners could choose to have more ground floor turned into open space for multiple uses.

RULES AND SUGGESTION EXPLANATION

- LIVING SPACE OPTIONS
- MIX- USING SPACE OPTIONS
- SPACE & FACILITY OPTIONS
- FACADE & GREENARY OPTIONS

Conflicts of Needs
- create space to support activities within places

Conflicts of Perceptions
- readable visual perceptions for places
**LIVING SPACE OPTIONS**

**ROOF TERRACE**

<table>
<thead>
<tr>
<th>RT</th>
<th>B1</th>
</tr>
</thead>
</table>
- as bonus for regenerated project
- indicating the size of RT and possible components from current needs.

**EXTRA SPACE**

<table>
<thead>
<tr>
<th>ES</th>
<th>B2</th>
</tr>
</thead>
</table>
- as bonus for reconstructed and redeveloped projects, private owners could have one extra floor on top of their current structure floor.

**SKYLIGHT**

<table>
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- by regenerating the property, more skylight should be introduced to interior space by spatial design. In order to promote interior living conditions.

**COURTYARD**

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**MIX-USE SPACE OPTIONS**

**TRANSPARENT FACADE**

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**EXTRA SPACE**

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- as bonus for regenerated project with functional transition, owners could have more transitional space (part private part collective) to support new functions.

**FUNCTIONAL TRANSITION**

<table>
<thead>
<tr>
<th>FT</th>
<th>B3</th>
<th>B4</th>
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- as bonus for regenerated project, owners could choose to change the function. Preference of new functions would be related to the conditions and locations of property.

---

**SPACE & FACILITY OPTIONS**

**MIX USE**

<table>
<thead>
<tr>
<th>MU</th>
<th>S3</th>
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**PRIVATE GARDEN**

<table>
<thead>
<tr>
<th>PG</th>
<th>B8</th>
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</thead>
</table>
- as bonus for regenerated project without choosing mix-using options, owners could take the transitional space into their private garden, partly supported by public investment.

**OPEN SPACE**

<table>
<thead>
<tr>
<th>OP</th>
<th>S6</th>
</tr>
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- for redeveloped property, owners could choose to have more ground floor turned into open space for multiple uses.

**FACADE & GREENARY OPTIONS**

**FACADE INVESTMENT**

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**STREET FACILITY**

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- as bonus for regenerated project with mix-using options, owners could have street facilities provided by public investment. On condition that facade materials are choosing according to guidelines given.

**FACADE MATERIALS**

<table>
<thead>
<tr>
<th>FM</th>
<th>B7</th>
<th>S4</th>
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- as bonus for regenerated project with mix-using options, owners need to propose their facade materials according to guidelines. In order to have public invested street facilities.
ACTIVITY
private intentions

private social life intentions

public social life intentions

semi-private social life intentions

OWNERS

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"UP 2.0" PLAN
The manual for
Design Rules
Currently, a lot of houses in HUQs have their roof terraces. Only that these terraces are not designed to easily get accessed and used in daily life. Besides, most of the time, these rooftops are used for hanging wet clothes or saving staff.

In the new regeneration process, most of the renewed houses would have their new roof terraces, which is a good chance to design them. The references are showing that these roof terraces could be on different location or even floors. This diversity would help the fabric to be more attractive and at the same time add more green to our daily life.
- as bouns for reconstructed and redeveloped projects, private owners could have one extra floor on top of their current structure floor.

As one of the bouns to encourage private owners to invest in their own properties, this one extra floor is an important move to be guided. Only two types, reconstruction and redevelopment, of regeneration are encouraged to have an extra floor in this plan. Since these two types will provide more ground floor space for their social life.

As an extra floor, which will be counted from the current main structure top height, it could go up for another 3 meters. However, in order to keep the ground floor and streets livable, the new extra floor will set back for 3 meters. This will provide the street same amount sunlight as they have now.

In this sense, when all the properties are regenerated, the community will have a slightly higher FAR. However, they will also have less density on the ground floor, which will provide them more space for their social life.
As a very crucial problem for current living conditions in HUQs, the skylight in their interior space are not enough. This is also one of the reason why transitional space is popular with all intentions. Hence, the regeneration process for these properties is a good chance for them to get some skylight in the interior space.

Besides, most of the properties are closely attached together. Sometimes, two attached properties would share the wall in between them.

Hence, in terms of introducing skylight, the suggestion of this plan is to setback on upper floors from all possible direction.
- by regenerating the property, courtyards could be introduced in combination with skylight, especially those longer properties.

The traditional typology of property would always have one courtyard in the one third deep of the property. However, some of them are occupied by different stuff and other uses, in stead of introducing skylight and promote air quality.

Differ from a one full height courtyard, this plan suggest muore courtyards on different levels. With these courtyards, more skylight and fresh are possible to be introduced. Besides, these courtyards could be used in different functions. For instance, some could be used as space for hanging blankets and clothes, some could be used for storage, and some could be used as leisure space.
TRANSPARENT FACADE

- by deciding mix-using the property, new proposal has to have transparent facade on ground floor in order to be well perceived as mix-using function.

The traditional property have relative small entrance and windows, in order to have a good protection for private safety and avoid strong sunlight. However, when this very residential-oriented facade is changed into an attractive function, this traditional facade is not well-perceived. For the legibility and common sense, the new changed facade with the function other than residential, will be required to have a transparent facade on the ground floor.

Besides, with different types, namely reconstruction and redevelopment, this transparent facade are required in different length. For the reconstructed property, all the facade on the ground floor will be required. For the redeveloped property, since they have double-size of the facade, only 50% of the facade are required.
EXTRA SPACE

- as bouns for regenerated project with functional transition, owners could have more transitional space (part private part collective) to support new functions.

ACTIVITIES AND SIZE

REFERENCE AND REGULATION

This extra space is mainly the transitional space on the ground floor. Currently, most of the activities are extending from the transitional space, and occupying the public street.

In the new regeneration process, the street public space, including the vegetation and facility, will be defined and restored. This means the activities will be limited.

However, the plan also provides a good chance to design and organize the transitional space. And this transitional space will still accessible for inhabitants. The reconstruction and redevelopment types of property will have the right to use this transitional space as they want.

Include the 2 meter set back in the regeneration process, these properties will have a three meters deep transitional space attached.
FUNCTIONAL TRANSITION

- as bouns for regenerated project, owners could change the function. Preference of new functions would be related to the conditions and locations of property.

As mixing the residential function and commercial function is already a tradition in Guangzhou for hundreds of years, the functional transition will be largely encouraged, on diverse directions. For instance, some abandoned land with no property on it, could be restored into the community garden. The undesigned open space is also an opportunity to promote the community life.

Besides, the functional transition needs to consider the mixing with residential at the same time. This will guide the street life and legibility of the community.
MIX-USE

- for mix-used regenerated projects, all mix-used functions should have ground floor accessibility. mix-used functions should well-perceived by ground floor.

ACTIVITIES AND SIZE

REFERENCE AND REGULATION

Fig 10 reference for mix use
https://i.pinimg.com/564x/a6/43/ec/a643ec782919ce4e8a4773f9f0ec2920.jpg

Fig 11 reference for mix use
https://i.pinimg.com/564x/2f/6d/c1/2f6dcd50e12bdc13cd50ed3c2ab52ece.jpg

The mixed-use, especially those mixed with residential, need more attention in the design process. For instance, in the current situation, residents have no separate entrance on the ground floor with their mixed commercial function. This will bring them with conflicts. In the new regeneration process, this plan suggest designers consider more accessibility for residents as well as other functions.
PRIVATE GARDEN

- as bouns for regenerated project without choosing mix-using options, owners could take the transitional space into their private garden, partly supported by public investment.

ACTIVITIES AND SIZE

REFERENCE AND REGULATION

For the transitional space, as private owners will have the right to use this space, it is possible to turn it into private gardens.

Since a set of vegetation suggestion in the local community will be provided by the community designer, private owners could choose some of them. With the aligns to the suggestion of vegetation, the private owner may apply for the government investment, for restoring these gardens.
FACADE INVESTMENT

- for regenerated projects without choosing mix-
  using options, owners could have facade investment 
  from government. by renovating facade according to 
  guidelines given.

For those private owners change their transitional space into gardens and 
aligned with community suggestion, they can at the same time apply for 
some investment from government, in order to restore their facade.

With this fund, the new facade needs to meet some regulations from 
the community designer. Such as the height of their ground floor will be 
required between 3.5-5m. the top floor of their facade will be required 
with some ornament. At the same time, the colour of their facade will be 
limited in a colour plate.
OPEN SPACE

- for redeveloped property, owners could choose to have more ground floor turned into open space for multiple uses.

ACTIVITIES AND SIZE

REFERENCE AND REGULATION

Since this plan provides the opportunity to lower the BCR on the ground floor, this open space rule is an advanced suggestion for designers. This suggestion, together with the enlargement of the ground floor pedestrian system, will change the urban fabric, in terms of providing more ground floor accessibility for inhabitants.
For those properties with an also functional transition, they can still apply for the facade investment from the government. As long as their facade could also fit into the community plan. Similarly, this regulation includes also the height of the ground floor, the details on the upper floor, and the colour of the facade.
STREET GARDEN

- As bouns for regenerated project with mix-using options, owners could turn transitional space into street garden, in order to have more facade investment.

ACTIVITIES AND SIZE

REFERENCE AND REGULATION

For the reconstructed and redeveloped properties, which are always accompanied by the functional transition, they can turn their transitional space into a street garden, in order to have some investment from government. This fund is special for the street facilities within this transitional space.
Currently, the street facility is in poor conditions and with no good maintained. For the private owners who have their transitional space turned into the street garden, they can apply for the special fund from the government for street facilities. Besides, the private owners with no street gardens in their transitional space, could also apply for this fund, if they would like to follow the suggestions on their facade materials given by the community designers.
FACADE MATERIALS

- as bouns for regenerated project with mix-using options, owners need to propose their facade materials according to guidelines. in order to have public invested street facilities.

ACTIVITIES AND SIZE

REFERENCE AND REGULATION

For all the private owners in this new regeneration process, the facade materials are not required, since new materials may promote the quality and enlarge the square meters better. Instead of materials of the facade, the colour of the facade is limited.

However, for those private owners who want to apply the government fund for street facilities, they have to follow the regulations on their facade materials.