

A narrow alleyway in Gaoqiao Town, Pudong New Area, Shanghai. The scene shows traditional architecture with tiled roofs and a prominent chimney, alongside modern buildings with metal window grilles. A dense network of power lines crisscrosses the sky. In the foreground, a person's profile is visible on the left, and laundry is hanging in the distance. The overall atmosphere is one of urban renewal and the coexistence of old and new.

# The root-seeking of the city

Urban renewal in Gaoqiao Town, Pudong New Area,  
Shanghai

ASBM01: Degree Project in  
Sustainable Urban Design; LTH; 2021;  
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Supervisor: Johnny Åstrand



**LUND**  
UNIVERSITY

The root-seeking of the city

**Urban renewal in Pudong New Area, Shanghai**

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# *Table of contents*

## **01 INTRODUCTION**

01.1 Acknowledgement .....	3
01.2 Table of contents .....	4
01.3 What, why and how? .....	5
01.4 Abstract .....	6
01.5 Research questions .....	7
01.6 Research methods .....	8

## **02 URBAN CONTEXT**

02.1 Urban renewal in China .....	10
02.2 Urban renewal in Shanghai .....	11
02.3 Urban renewal in Pudong New Area .....	12
02.4 Urban renewal in Gaoqiao Town .....	13

## **03 UNDERSTANDING THE SITE**

03.1 Site analysis ——the city scale.....	15
03.2 Site analysis —— the district scale .....	20
03.3 Site analysis —— the neighborhood scale .....	25
03.4 Site visit .....	36
03.5 Site interviews .....	52
03.6 Conclusion .....	54

## **04 CASE STUDIES**

04.1 Cangxia “Haiyuejiangchao” .....	56
04.2 Rejuvenation of Shajing Ancient Fair .....	58
04.3 The Renovation of a Little House in a Historical Neighborhood of Guangzhou...59	

## **05 STRATEGY**

05.1 My vision .....	63
05.2 My reflections .....	64
05.3 My design strategy .....	66

## **06 DESIGN PROPOSAL**

67

## **07 CONCLUSION**

92

## **08 BIBLIOGRAPHY**

95

## 01.2 What, why and how?

Urban renewal is a process that every city will inevitably go through, but how to retain the historical values in the renewal? Gaoqiao town is a historical and cultural town in Pudong New Area, Shanghai. The history of houses has more than 80 years old. In 2001, the “One City Nine Towns Development Plan” was introduced in Shanghai. The Pudong New Area government aims to develop Gaoqiao Town into a Dutch theme town.

When visiting the site, we can see the modern and western architectural style on one side of the street, but on the other side, the environment is old and shabby; it seems they are not in the same town. The north street is prominent, the house conditions are deplorable, the streets between houses are very narrow, and the residents do not have public space to socialize. People rarely interact with the river among north street. Nowadays, the leading group lives here are mainly old local people and immigrants who come here for the low house rent.

In this project, I aim to address those difficulties and create an attractive and sustainable community without taking its historical values.



## 01.3 Abstract

The project is inspired by my grandmother's aunt; she lives in this old community for more than 80 years, she lives in poor housing conditions, but she never wants to leave because she said that this is the whole memory of her life. Her story has made me consider how to do the urban renewal without taking its historical identity.

In this work, I am focusing on the theoretical background and the design process; the proposal combines urban& landscape design, and house design. The proposals may not be the best way to solve these problems, but I want to provide this as a reference for future construction.



## 01.4 Research questions

The research questions are formulated in order to enable the design of the urban renewal, landscape and house.

The design will build on a combination of information from the literature overview, websites, analyses on site, field trip, observation and interviews carried out on site in Pudong New Area.

- **What qualities can be added or keep in this design site?**
- **What kinds of building types do they live now? How big is their house?**
- **How many people live in here today and how many people will live in the future?**
- **Who will live in this area in the future and how can they afford these new typologies?**
- **What is needed for different people to live?**
- **Where are the public/private spaces?**
- **How to make people interact with water?**
- **What is people's income condition? How much do they pay for rent, electricity and heating, etc.**

The questions will be answered in my work and I will connect back to them in end of this report.



## 01.5 Research methods

### (1) Literature analysis method

The literature analysis method is a method based on a certain research purpose or theme. It is a method of obtaining data and maps by investigating literature, so as to fully and correctly understand and organize the problem to be studied.

### (2) Measurement method

Conduct research and analysis on the site, street, and house measurements.



### (3) Interview method

The interview is a method of collecting actual or past state data of the surveyed people in a targeted and planned way. It is a plan for analyzing, integrating, comparing, and implementing specific user groups, comprehensive and systematic understanding, and survey results.

### (4) Observation method

The observation method is to observe the actual characteristics of the site and the use of the site by the residents in a planned manner under natural conditions and without disturbing the local residents and summarize the SWOT analysis from it.

## 02 URBAN CONTEXT

**Urban renewal is a necessary and planned reconstruction of areas in the city that are no longer suitable for modern urban social life.**

**In August 1958, at the first urban renewal seminar held in the Netherlands, the urban renewal was explained: people living in the city are concerned about the buildings they live in, the surrounding environment, or travel, shopping, entertainment and other life activities have different expectations and dissatisfaction.**



## 02.1 Urban renewal in China

China, is a country in East Asia. It is the world's most populous country, with a **population of around 1.4 billion** in 2019. Covering approximately **9.6 million square kilometers**, it is the world's third or fourth-largest country by area.

China's urbanization process is accelerating, and **the urbanization rate** has gone from **10%** in the early days of the founding of the People's Republic of China to more than **60%** in 2020.

From the perspective of the updated content, under different political, economic, and social conditions, the connotation of urban renewal continues to become more in-depth and detailed. From the large-scale adjustment of the function structure of the old city and the transformation of old residential areas; to the renewal of old areas, the cultural and creative development of old industrial areas, and the protective renewal of historical locations during the period of rapid urbanization; the transition period of quality development emphasizes the comprehensive urban governance and the development of the community itself.

Among them, **historical and cultural blocks** are also one of the important renewal types. On the one hand, it is an important carrier for the expression of urban cultural vitality and is crucial to the shaping of urban characteristics; on the other hand, this type deeply explores the organic continuity of the city in the past and the future, and actively explores the organic unity and coordinated development of "value protection and functional renewal" update method.



**145 / km<sup>2</sup>**

**Population density**



**39.8 m<sup>2</sup>**

**Average per capita living space**



## 02.2 Urban renewal in Shanghai

Shanghai is located on the southern estuary of the Yangtze, with the Huangpu River flowing through it. With a **population of 24.28 million** as of 2019, it is the most populous urban area in China and the third most populous city proper in the world. Shanghai is a global center for finance, research, technology, manufacturing, and transportation, and the Port of Shanghai is the world's busiest container port.

Since 2010, **Shanghai's urban renewal has mainly included house expropriation, industrial land transformation, and urban village reconstruction.**

**Housing difficulties** have always been the **biggest problem** faced by Shanghai, an international metropolis. Health problems. The Shanghai Municipal Government has been exploring this issue. Currently, In downtown Shanghai, there are **approximately 25.59 million square meters of historic buildings over 50 years old**. Most of these buildings need to be protected and it is difficult to renovate.

In 2017, The Shanghai Municipal Government has made clear requirements for the protection of historical features, The new concept of the city's renewal promotes **the transformation of old districts, and requires demolition, but focusing on demolition, changed to “reform, demolition, and retention, but with retention mainly”**.



**3,823 / km<sup>2</sup>**    **Population density**



**37.2 m<sup>2</sup>**    **Average per capita living space**



## 02.3 Urban renewal in Pudong New Area

Pudong is a district of Shanghai located east of the Huangpu River across from the historic city center of Shanghai in Puxi. The name refers to its historic position as "The East Bank" of the Huangpu River, which flows through central Shanghai, although it is now administered as the Pudong New Area, a state-level new area which extends all the way to the East China Sea.

In the document "Shanghai Pudong New Area Planning" published by the government, the historical and cultural protection and overall urban planning are emphasized. The overall layout **takes historical towns and villages as the main carriers, systematically integrates and protects various historical and cultural heritage and carriers.** Three Chinese historical and cultural towns, Xinchang, Chuansha and Gaoqiao, will be protected.

Source from: General Territorial And Spatial Plan Of Pudong New Area, Shanghai, 2017-2035



**4,585 / km<sup>2</sup>**    **Population density**



**27.6 m<sup>2</sup>**    **Average per capita living space**

上海市行政区图



Location map of Pudong New Area in Shanghai

## 02.4 Urban renewal in Gaoqiao Town

The protection scope is the Gaoqiao town area, including a historical and cultural area of Gaoqiao Old Street. It is a famous Shanghai town at the turn of the river and the sea. It **has the characteristics of a water town** in the late Qing Dynasty and the early Republic of China.

It is necessary to protect **historical and cultural resources** based on **traditional houses** in the late Qing Dynasty and the beginning of the Republic of China, protect historical and cultural information on coastal defense such as Jiebang and Hanhaidi, and **protect the style of the "Dingzi River and Dingzi Street" pattern**. Favorable areas, to protect villages with traditional patterns, to protect the overall natural base and topography; to **carry out organic renewal**, to play a synergistic and leading role in the protection of ancient towns and the development of central towns.

Source from: General Territorial And Spatial Plan Of Pudong New Area, Shanghai, 2017-2035



**4,392 / km<sup>2</sup>**    **Population density**



**23.5 m<sup>2</sup>**    **Average per capita living space**



# 03 UNDERSTANDING THE SITE

## Background

Gaoqiao is a **small fishing village** which dates back over 800 years. It is strategically located near the mouth of Yangtze River and Huangpu River in a low, flat landscape featuring locks, dams and pasturelands. As a result of establishing a **free trade zone**, the town swelled in just a few years into a **mid-sized industrial town** on a polluted river. Since the Dutch port city of Rotterdam is an official sister city of Shanghai, it seemed only natural that local authorities would select a **Dutch theme** for the pilot urban project within One City – Nine Towns development plan.



# 03.1 Site analysis — The history of housing development in Shanghai

The "Nanjing Treaty" was signed and Shanghai was designated as a "trade port".

1842



From 1949 to 1978, the housing area per capita of Shanghai only increased from 3.6 square meters to 4.5 square meters.

After 1978



1998

The era of residential commercialization in Shanghai

The Chinese economic reform



The rows of **Shikumen** formed the earliest alleys and the unique alley style of Shanghai.



“**Tingzijian**” is a room on the second floor in Shikumen, the size is **seven or eight square meters**.

1949-1978

After the founding of the People’s Republic of China, **Shanghai began to build new workers’ villages for the working class**. These houses were also called “**Laogong houses.**” **The houses in design site are mainly from this period.**



The housing area per capita is over 6 square meters.

1991

The Provident Fund Center was established in 1991, and it became possible to buy a house.

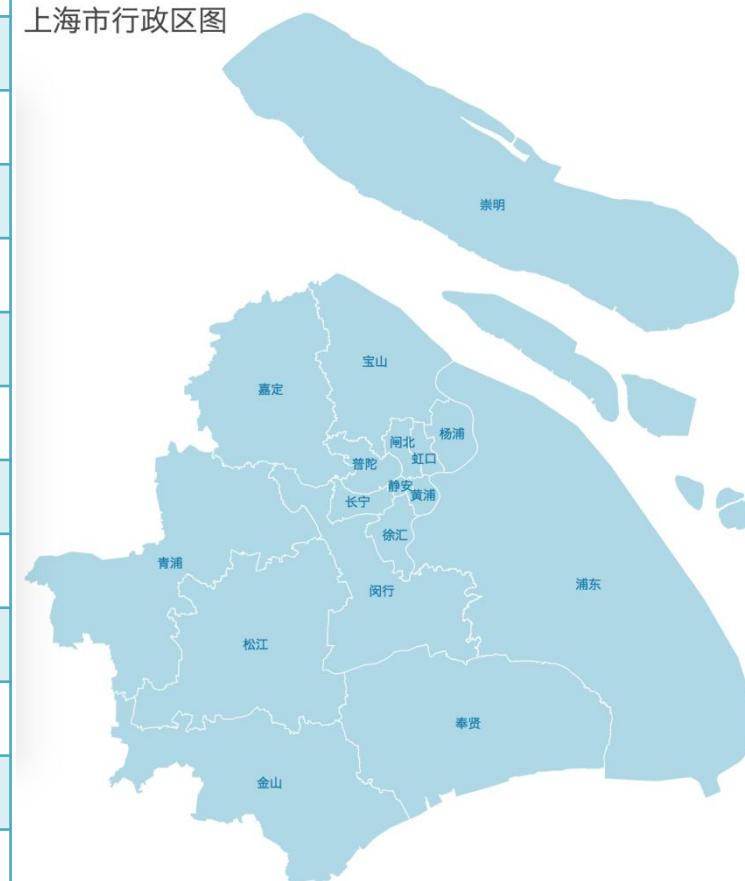


The houses in Shanghai give people two impressions, one is **expensive** and the other is **small**. This is because Shanghai has a large number of immigrants, a small supply of land, and the supply and demand of housing have been in an unbalanced state for many years.

## 03.1 Site analysis — House prices of different districts in Shanghai

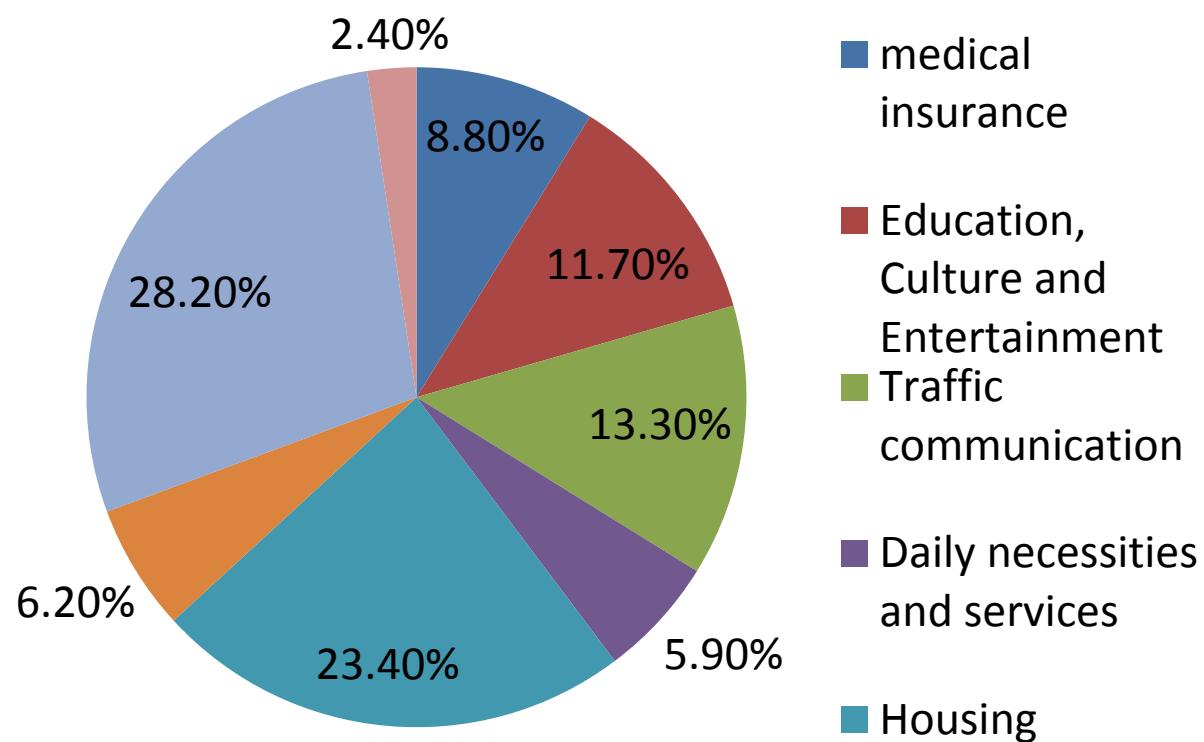
Rank	Administrative District	The average unit price (RMB/m <sup>2</sup> )
1.	Huangpu	108,298
2.	Xuhui	83,942
3.	Jingan	79,793
4.	Changning	77,511
5.	Hongkou	72,213
6.	Yangpu	68,258
7.	Putuo	66,007
<b>8.</b>	<b>Pudong New Area</b>	<b>65,675</b>
9.	Minhang	55,592
10.	Baoshan	46,155
11.	Jiading	38,504
12.	Songjiang	38,313
13.	Qingpu	37,930
14.	Fengxian	25,331
15.	Chongming	23,517
16.	Jinshan	18,071

上海市行政区图



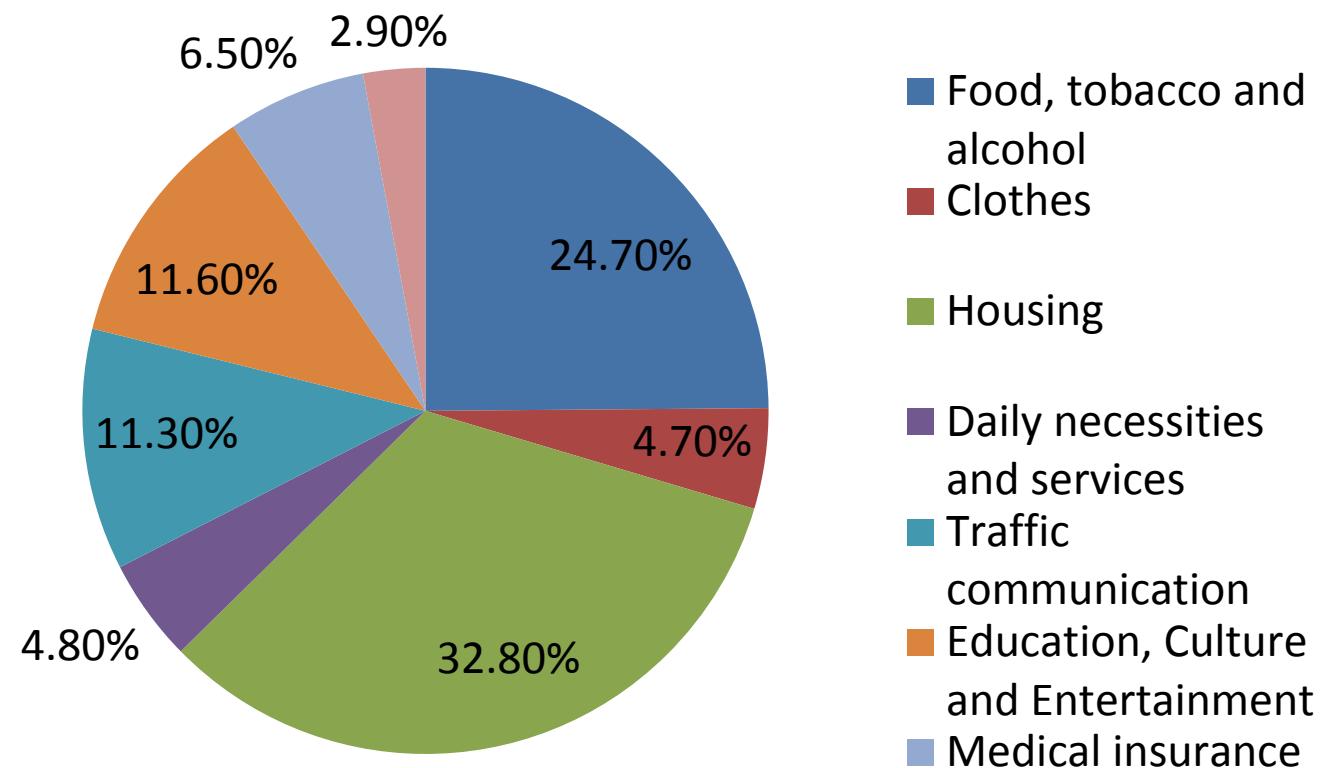
### 03.1 Site analysis — Economical structure

**China - National per capita consumption expenditure and composition in 2019**



Source: National Bureau of Statistics

**Shanghai - residents' consumption expenditure and its composition**

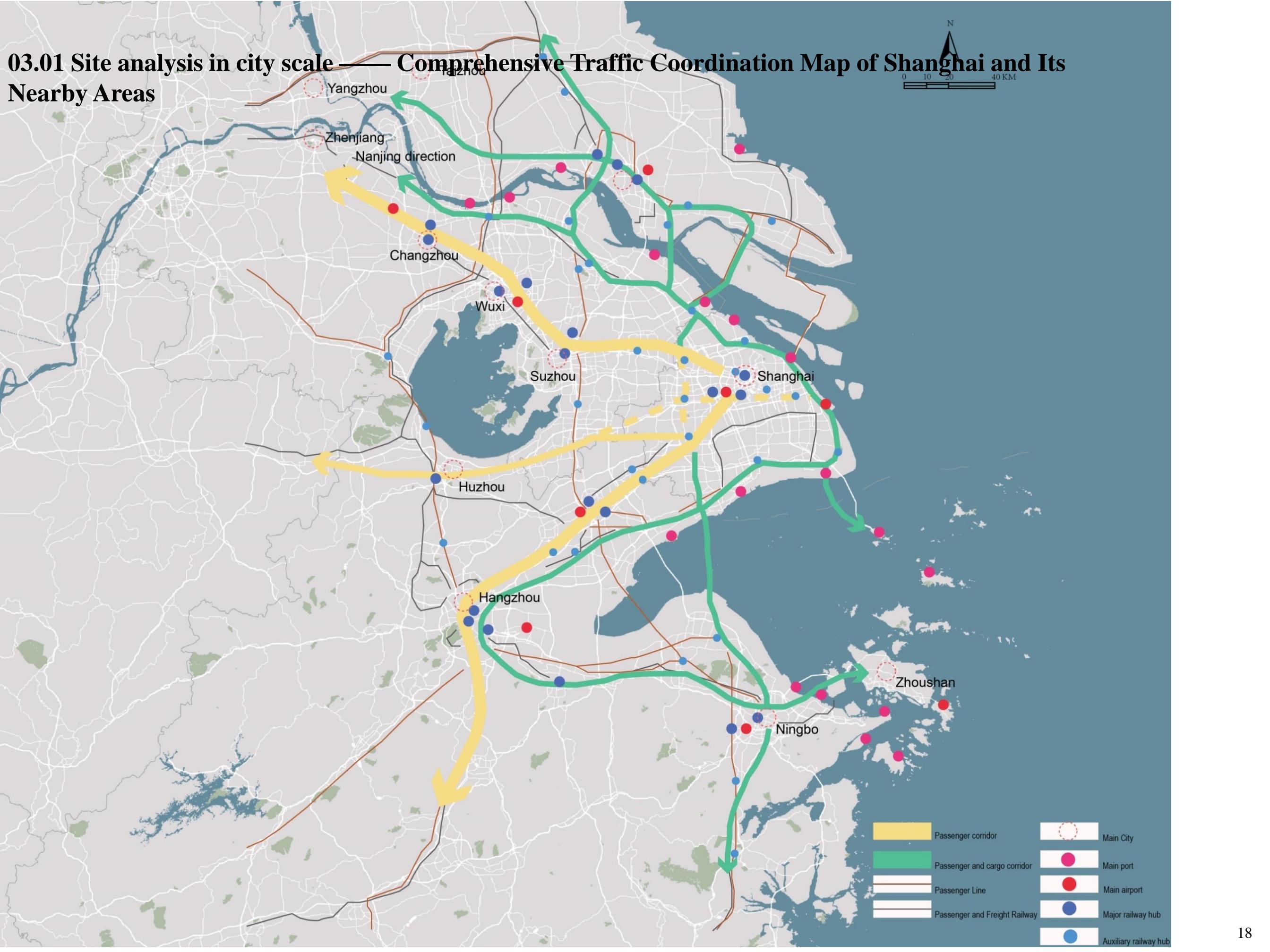


Source: <http://tjj.sh.gov.cn/tjnj/nj19.htm?d1=2019tjnj/C1013.html>

# 03.01 Site analysis in city scale

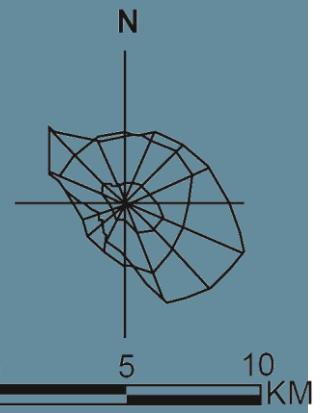
## Nearby Areas

# Comprehensive Traffic Coordination Map of Shanghai and Its



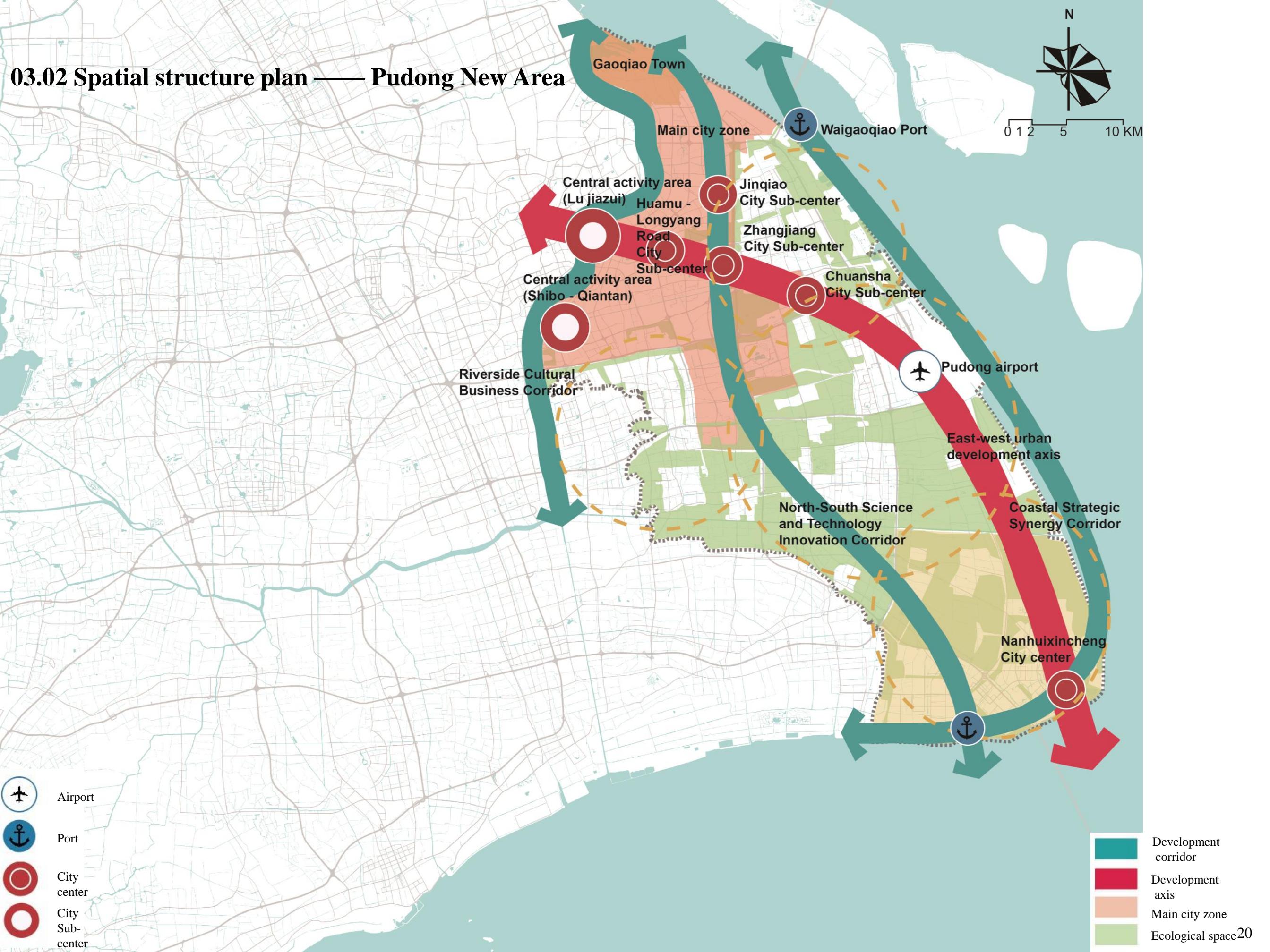
- Passenger corridor
- Passenger and cargo corridor
- Passenger Line
- Passenger and Freight Railway
- Main City
- Main port
- Main airport
- Major railway hub
- Auxiliary railway hub

# 03.01 Site analysis in city scale — Blue and green structure

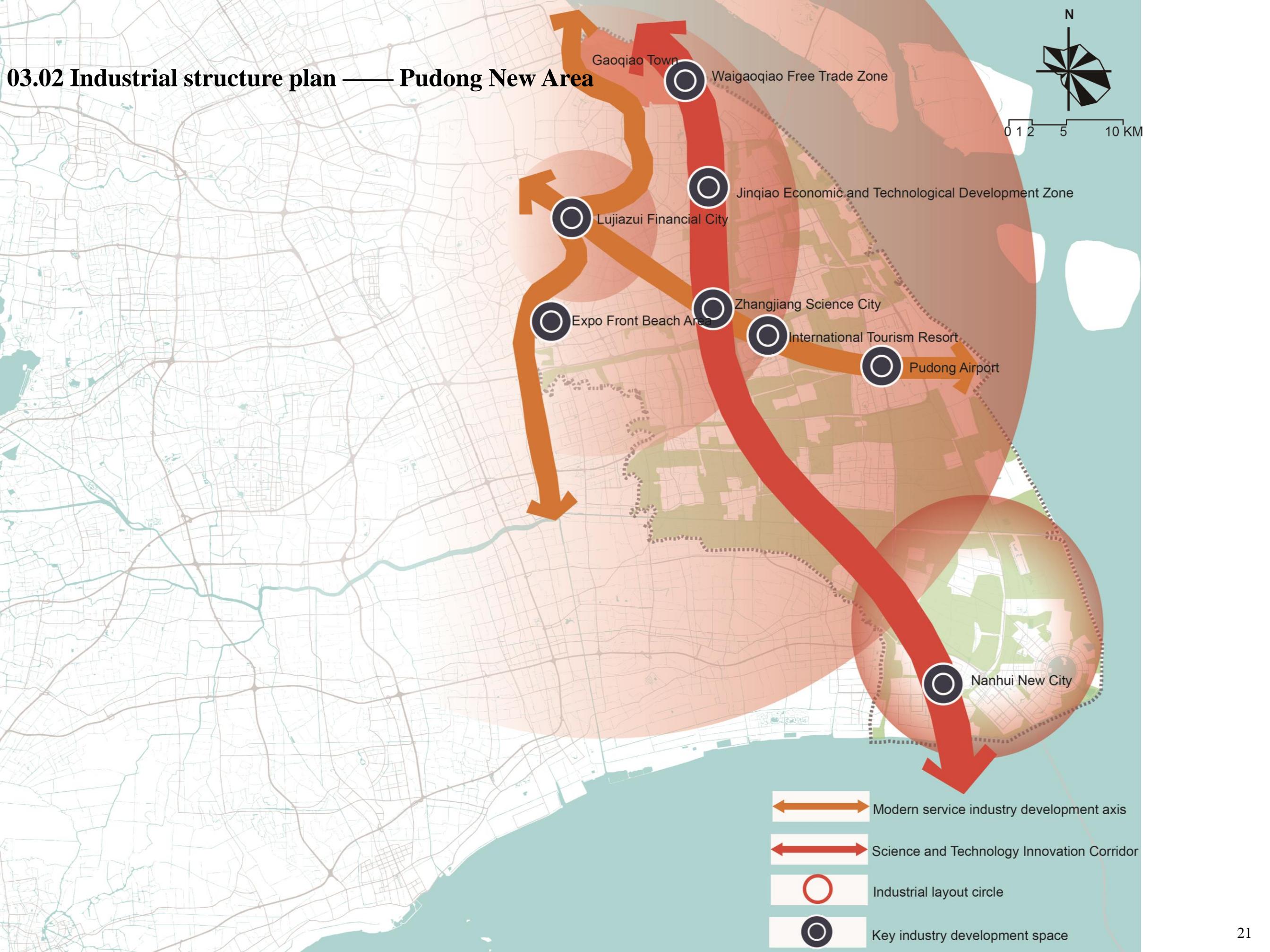


-  Green corridor
-  Main river
-  Country parks
-  Bicycle lane

# 03.02 Spatial structure plan — Pudong New Area



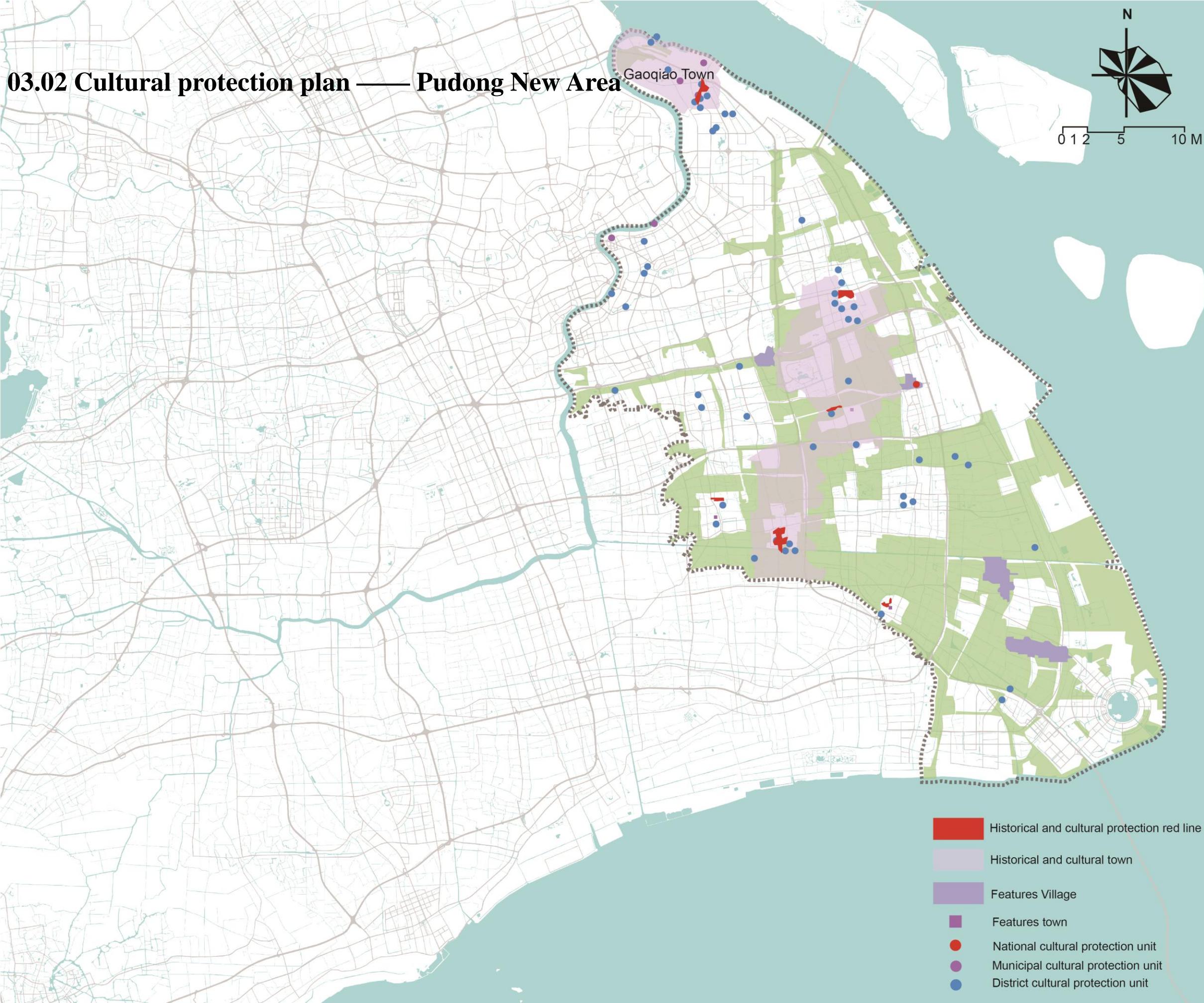
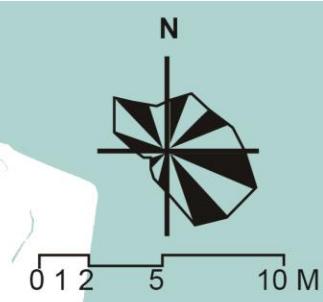
# 03.02 Industrial structure plan — Pudong New Area



- Modern service industry development axis
- Science and Technology Innovation Corridor
- Industrial layout circle
- Key industry development space

# 03.02 Cultural protection plan — Pudong New Area

Gaoqiao Town



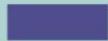
- Historical and cultural protection red line
- Historical and cultural town
- Features Village
- Features town
- National cultural protection unit
- Municipal cultural protection unit
- District cultural protection unit

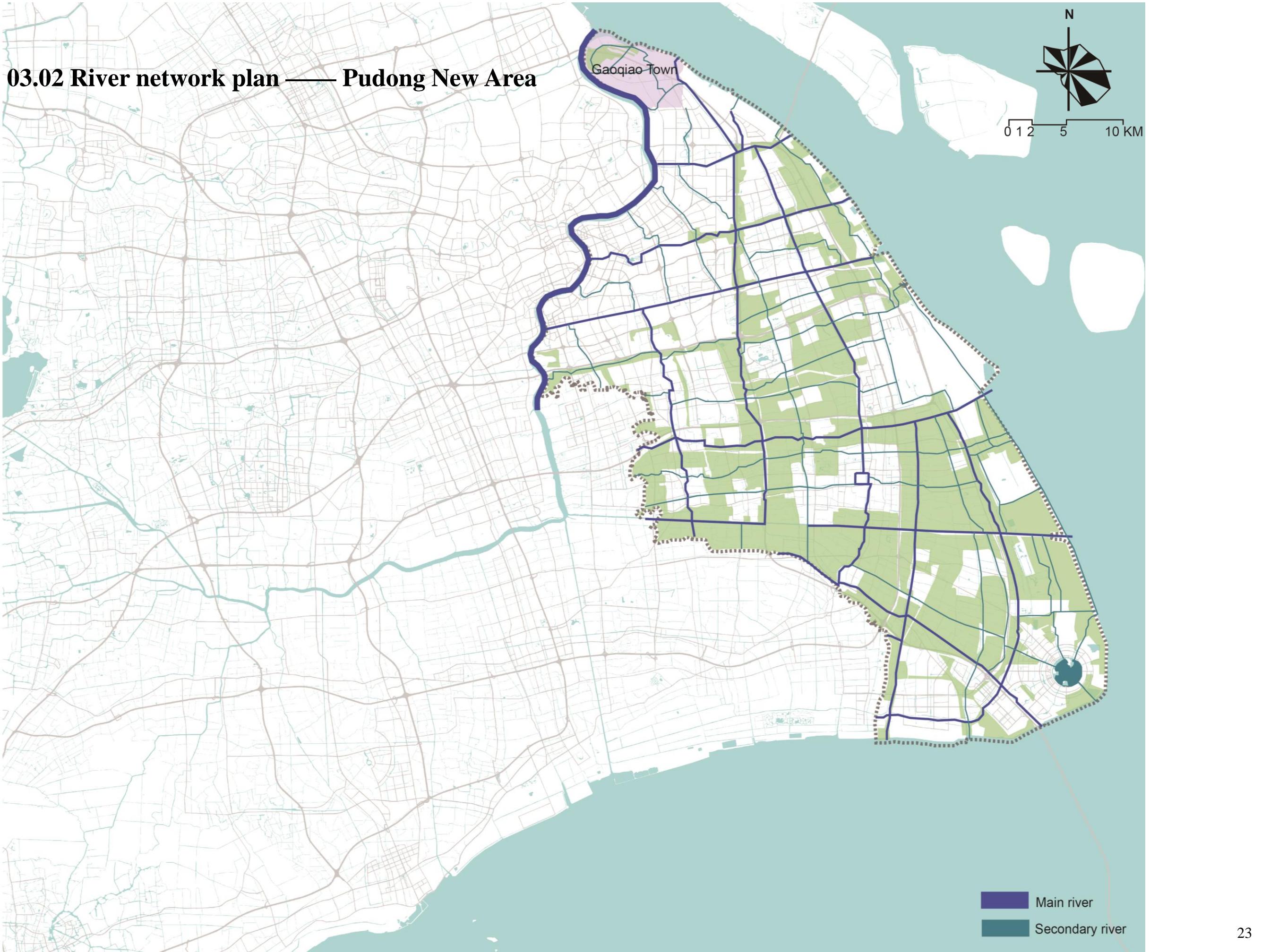
# 03.02 River network plan — Pudong New Area

Gaoqiao Town



0 1 2 5 10 KM

-  Main river
-  Secondary river

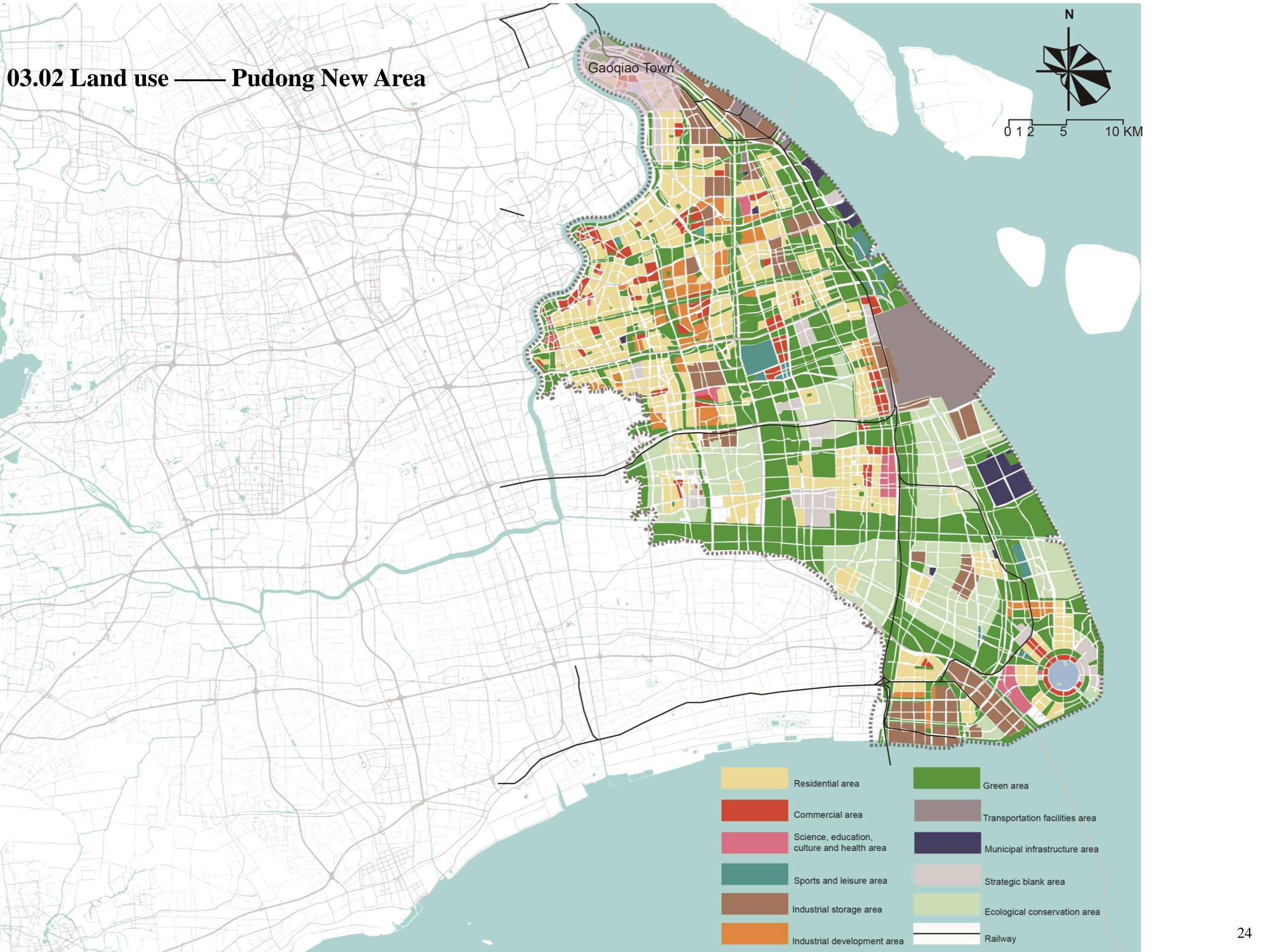


# 03.02 Land use — Pudong New Area

Gaoqiao Town

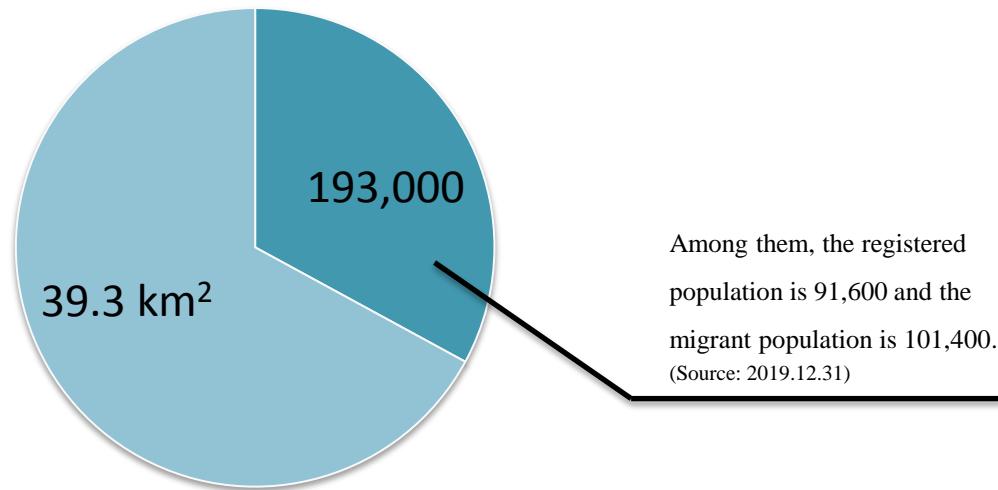


0 1 2 5 10 KM



### 03.3 General information of Gaoqiao Town

■ Total population ■ Total area



13 villages



33 neighborhood committee



29 schools



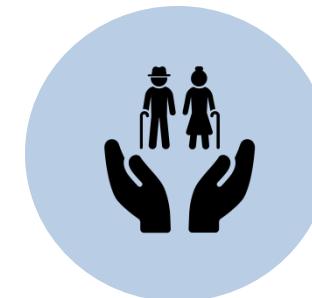
1 tertiary hospital



2 community health centers



2 police stations



4 elderly care institutions  
956 beds



30 military families



5017 industrial and commercial registered enterprises



3705 individual industrial and commercial households



6548 party members

### 03.3 The government's plan for Gaoqiao Town

“One City Nine Towns Development Plan” introduced in 2001. As part of this urban experiment, each town within the plan features a specific international identification in an economic and architectural sense.

The Pudong New Area government aims to **develop Gaoqiao Town into a port logistics town and a modern agricultural base**, an attractive new town for residence and tourism and leisure area, and a **"Holland"** by learning the **experience of Dutch logistics and modern agricultural development.**

Planning concept—— Shaping city characteristics

1. **Pay attention to water :** In the construction of residential areas, the water system was used as a belt. The green space allows urban residents to return to the waterfront space; in the design of the town center area, a variety of waterfront public spaces are provided.
2. **Bicycle friendly:** In this plan, the design of parks and towns is compatible with the green space and river system, and special lanes for non-motor vehicles are set.
3. **Diverse buildings**



Figure 1 The original ideas behind the One City Nine Towns Plan reflected in the comprehensive Plan of Shanghai Metro-Region 1999-2020. The urban structure of cities and towns differ slightly from the implementation and the overview of cities and towns in figure 2.

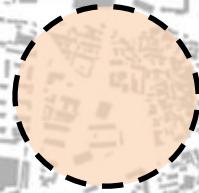
	Name	Distance to People's Square, km	Planned Size, km <sup>2</sup>	District	Planned Population	Development Goals	Style
4	Songjiang New City	34	21	Songjiang	500,000	Research, Education	British
	Lingang New City	57	75	Nanhui	800,000	Logistics	European
3	Anting Town	28	68	Jiading	50,000	Automobile	German
	Zhujia jiao Town	44	9	Qinpu	2,000	Tourism	Chinese
2	Gaoqiao Town	15	39	Pudong	7,000	Residential	Dutch
5	Pujiang Town	16	15	Minhang	100,000	Residential	Italian
	Fengcheng Town	39	9	Fengxian	96,000	Trade/Export	Spanish
	Fengjing Town	58	14	Jinshan	40,000	Trade	North American
1	Luodian Town	21	12	Baoshan	30,000	Tourism, Residential	Swedish
	Zhoupo Town	15	-	Nanhui	30,000	-	North American
	Baozheng Town	-	-	Chongming	-	-	North American
	Dongtan Eco-City	44	40	Chongming	200,000	Eco-Housing	-

Figure 2 The Cities of the One City Nine Towns Plan according to Schulz (2012, p 53)

### 03.03 Site analysis — Important nodes around site



Shanghai Gaoqiao Long Distance Bus Station



Design Site



Gaoqiao Public Park



Gaoqiao High School



Hospital



Yumin Middle School



Dutch Style Town



Gaoqiao Middle School

### 03.3 The old street forever forgotten?

Gaoqiao Old Street is built on the **T-shaped river channel**, divided into **East, West and North Streets**, with a total length of more than 2,000 meters.

Although the district and town governments have invested more than 20 million RMB to complete the preliminary 150-meter renovation project of West Street and the restoration of some buildings, and the West Street has indeed undergone major repairs, the remaining **half of the North Street is still keeping it secluded and closed, there is helplessness as if forgotten forever.**

The old house is in disrepair for a long time and is not easy to renovate, and there is no plan to demolish it. The whole is dilapidated. **The equipment in the house is aging, and there is no basic sanitary equipment, but the low rent has attracted more and more migrants to gather here, and there are very few local residents in the entire North Street.**



03.3 Satellite photo for the site



### 03.3 Urban fabric — design site



Size: Approximately 75722.39 m<sup>2</sup>

Population: Approximately 800

The design site has high density with low rise buildings.

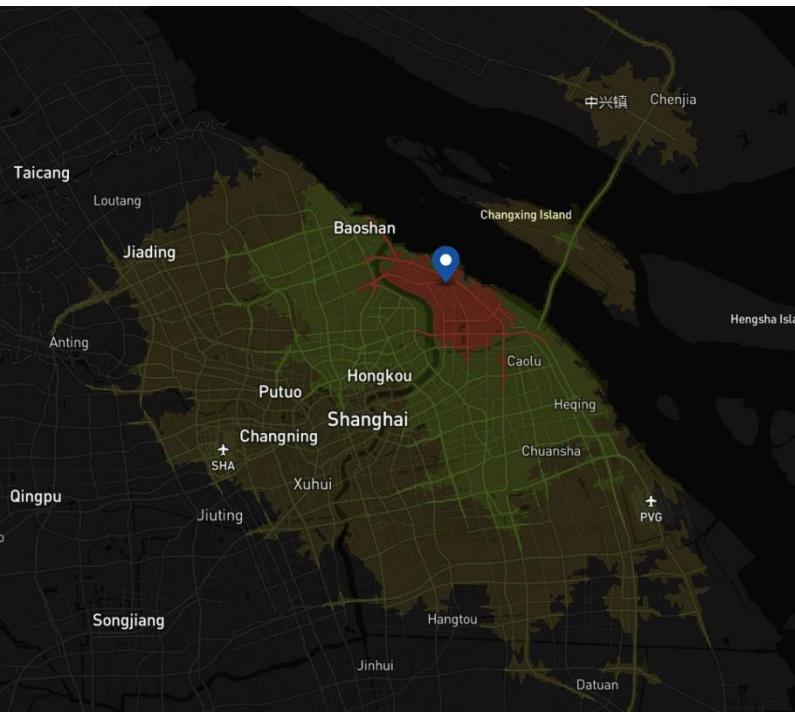
### 03.03 Site analysis



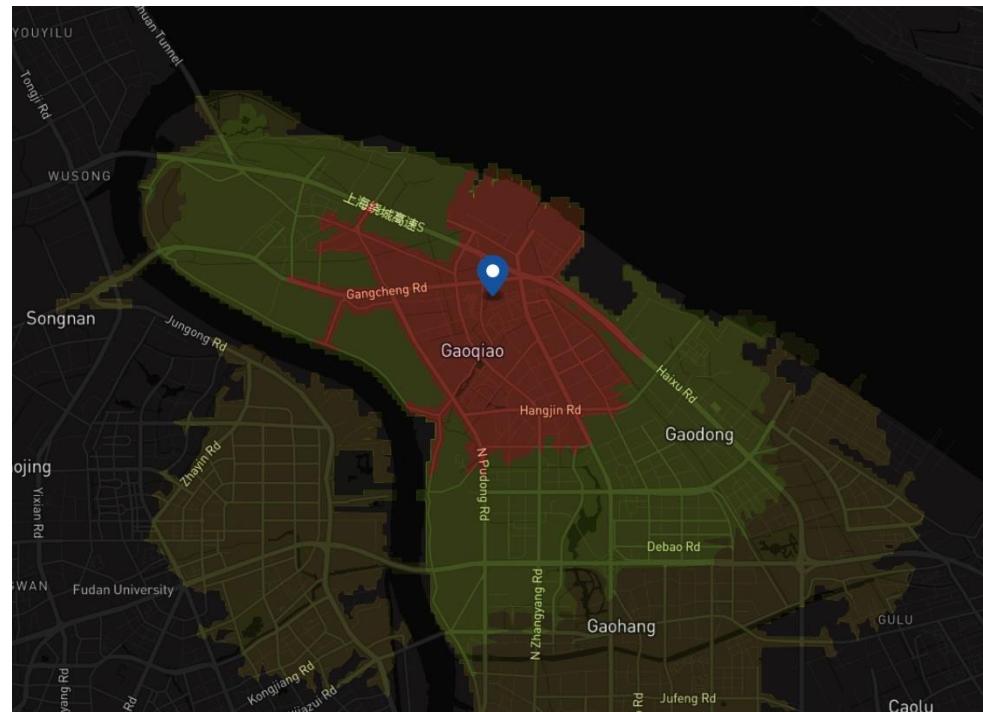
- Keep historical buildings
- First class historical buildings
- Second class historical buildings
- Other buildings ( suggest keep)
- Other buildings (suggest renovate)
- Other buildings (suggest demolish)
- Demolish

Here is the building map from the government to show which buildings need to be kept, renovated, and demolished. When I started my master plan, I based it on this government map.

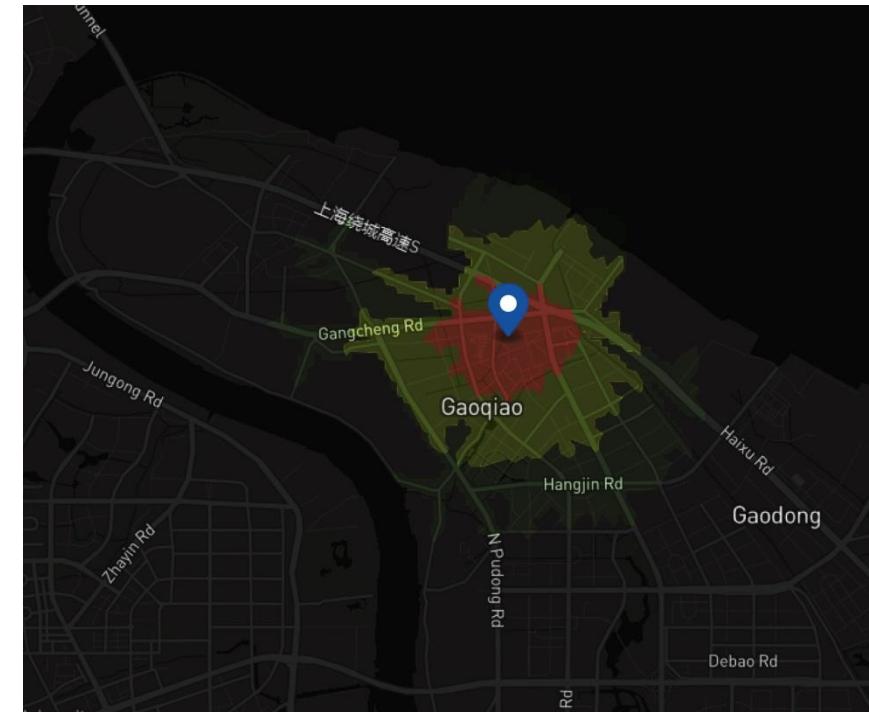
### 03.3 Site analysis — Accessibility



Driving: red 15min  
green 30min  
yellow 45min



Cycling: red 15min  
green 30min  
yellow 45min



Walking: red 15min  
green 30min  
yellow 45min

I calculated the range that can be reached in 15, 30, and 45 minutes and used three different modes of transportation.

### 03.3 Site analysis — Traffic condition of the design site

Purple means metro line  
Green means smooth  
Yellow means slow



Monday 08:00 am



Monday 11:00 am



Monday 14:00 pm



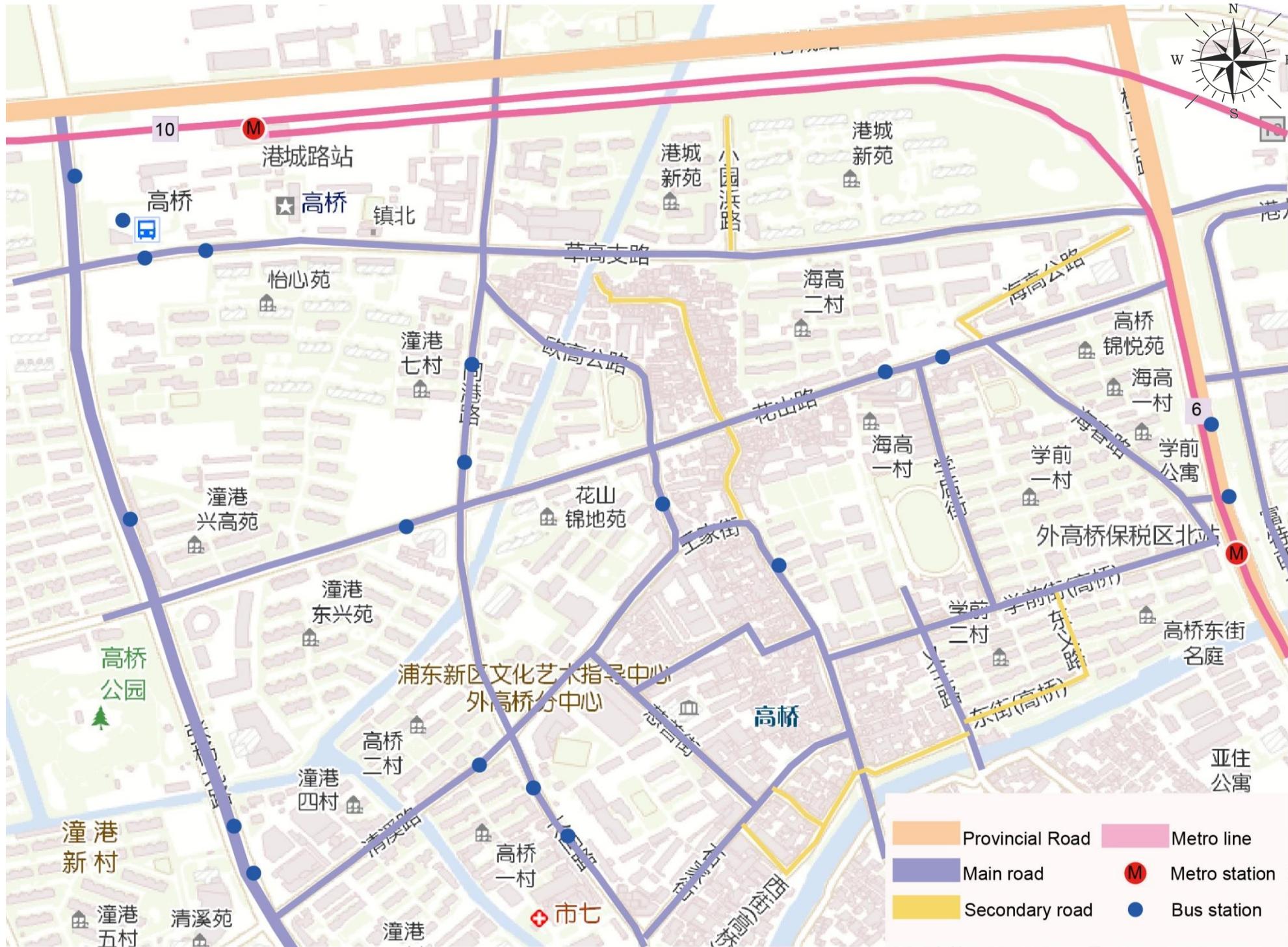
Monday 17:00 pm

### 03.3 Site analysis — Connection



The design site has a good connection with surrounding services; residents can reach them within 15 minutes.

### 03.3 Site analysis — Mobility



The design site has good transportation, with metro stations and bus stops around it.

## 03.4 Site Visit

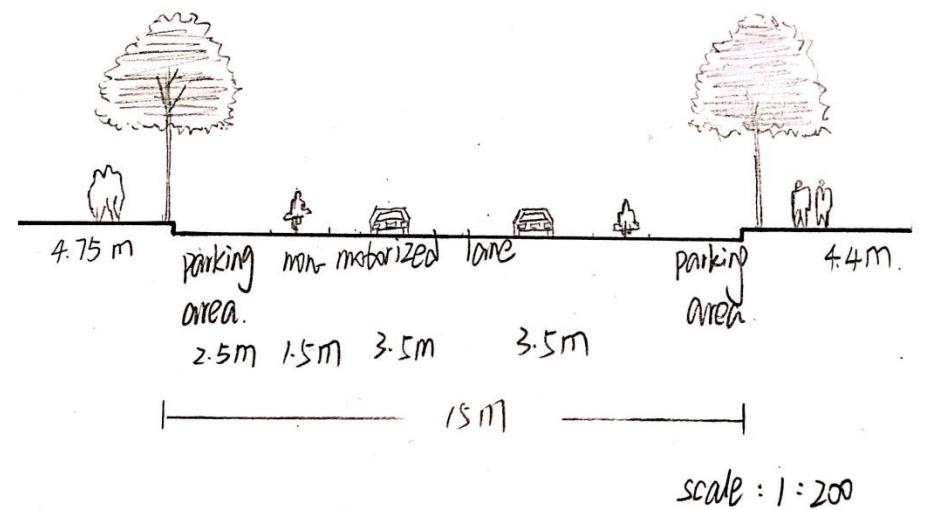
### Current condition

Fly to Shanghai on 2021.01.26



# 03.4 Site visit —— current situation

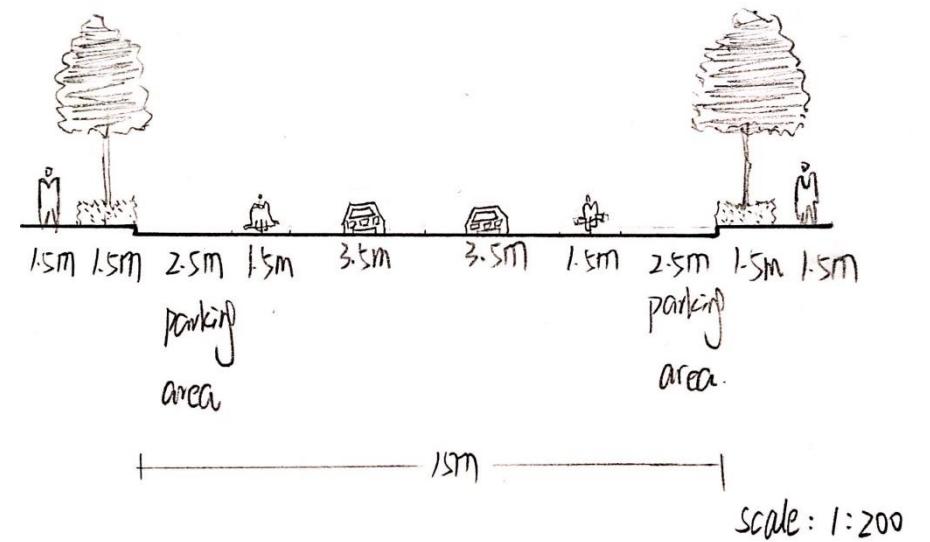
The main streets —— Huashan Road



First, I measured the three main roads in my design site.

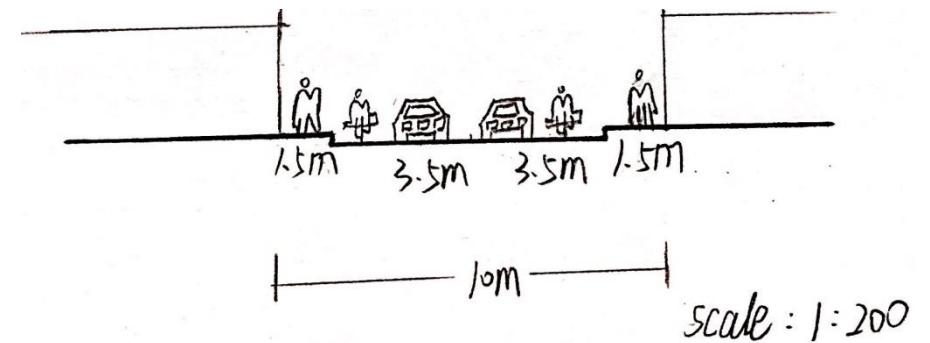
# 03.4 Site visit —— current situation

The main streets —— Caogaozhi Road



### 03.4 Site visit —— current situation

The main streets —— Ougaogong Road



- The problem with this road is that non-motorized lanes and car lanes are mixed, and people like to park on non-motorized lanes.

# 03.4 Site visit —— current situation

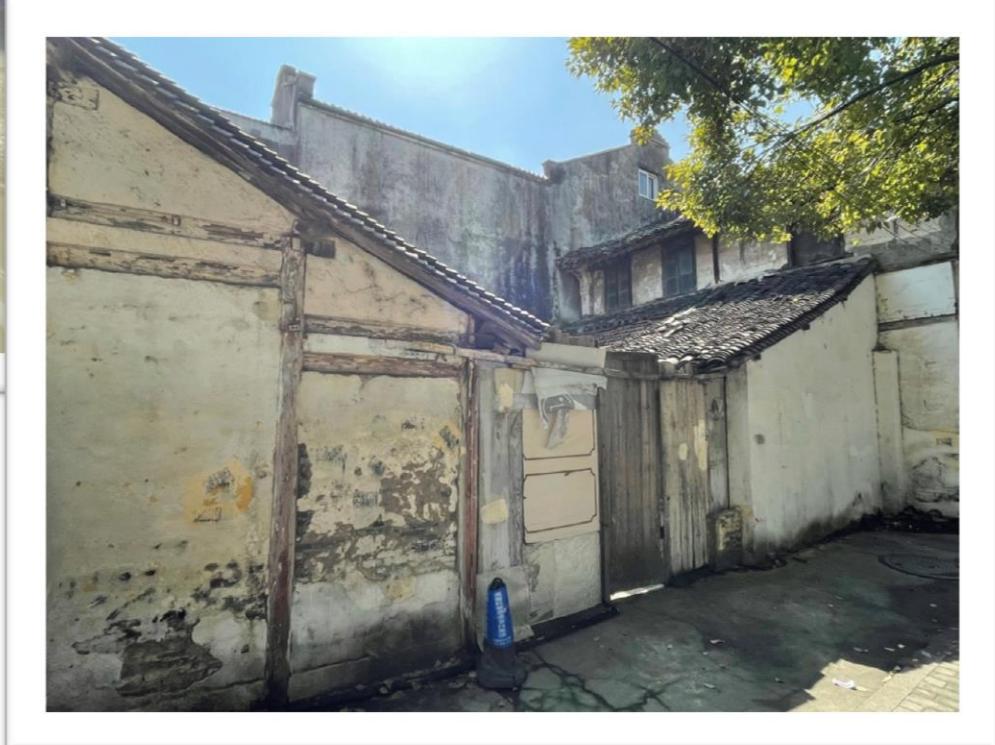
## Local characters



Ancient Gaoqiao Ruins



Live close to the river



White walls and black tile

## 03.4 Site visit — current situation

### Local house typology



- Two-story house
- House user: local people, she opens a barber shop on the ground floor for income
- She lives on the first floor



- The ground floor for rent.
- House size : 10m<sup>2</sup>
- House user: migrant workers, came to Shanghai for over 20 years
- House rent for commercial activities : 40000 CNY each year
- House rent for living: 500 CNY

Exchange rate: 1 SEK= 0.78 CNY

## 03.4 Site visit —— current situation

### Local house typology —— Three-story house



- Residents: two elderly people( 60 and above), their children only come back during the holidays.
- This house used to have only one story, but it was expanded to three-story house later.
- House orientation: southwest
- Size: 56 m<sup>2</sup>
- Ownership of the house belongs to the government
- The right to use the house belongs to the residents

- Water price: 3.45 CNY/ton
- Electricity price: 0.3 CNY/kW h
- Gas costs: 3 CNY/m<sup>3</sup>

- Door orientation: South
  - Kitchen window orientation: East and South
  - Height from window to ground: 0.8 m
  - Window size: 0.9 x 1 m
- ❑ Living experience: The overall environment of the house is relatively cold and humid, requiring heating.
  - ❑ Living expenses:
    - 1) Pay 300 CNY house rent to the government every year.
    - 2) Income condition: get a pension, spend 8% on water, electricity and gas each month.

Exchange rate: 1 SEK= 0.78 CNY

## 03.4 Site visit — current situation

Local house typology — One-story house.



- Resident: My grandmother's aunt, she lives alone
- House orientation: south
- Size: 18 m<sup>2</sup>
- Ownership of the house belongs to the government
- The right to use the house belongs to the residents



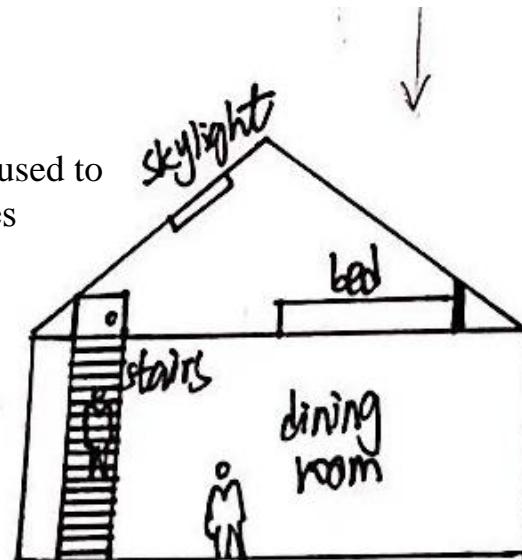
- Public corridor to enter their own house
- Public courtyard
- Public old kitchen device

### 03.4 Site visit —— current situation

Local house typology —— One-story house.



- There is a skylight in the dining room
- There are stairs to the small bedroom on the first floor. It used to be the daughter's bedroom, now it is used to store sundries



- ❑ Living experience: The overall environment of the house is relatively cold and very humid when it rains. It is dark in the house. Because the house is old, there are often have rats.
- ❑ Living expenses:
  - 1) Pay 200 CNY house rent to the government every year.
  - 2) Income condition: get a pension, spend 8% on water, electricity and spend 50% on nursing each month.

Exchange rate: 1 SEK= 0.78 CNY

## 03.4 Site visit — current situation

Local house typology — One-story house.



- She uses this old toilet device and the nursing worker goes to the public toilet every day to help her pour the this device.
- There is no place to take a shower in the house. The nurse regularly bathes her with a tub or her children take her to the public bathroom.
- There is a public toilet on the site, and it opens from 5.00 am to 10.00 pm.

- She built her own kitchen later.
- Kitchen window orientation: South
- Height from window to ground: 2 m
- Window size: 0.85x 0.95 m

### 03.4 Site visit —— current situation

Local house typology —— One-story house for rent.



- Width of public access: 0.7m



1



2

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>• 1.Rent house:</li> <li>• House orientation: south</li> <li>• Size: 10 ~ 20 m<sup>2</sup></li> <li>• Price: 500-1000 CNY</li> <li>• Do not have kitchen, no toilet.</li> </ul> | <ul style="list-style-type: none"> <li>• 2.Rent house:</li> <li>• House orientation: south</li> <li>• Size: 20 ~ 30m<sup>2</sup></li> <li>• Price: 1000-2000 CNY</li> <li>• Build their own kitchen, open window. No toilet. Exchange rate: 1 SEK= 0.78 CNY</li> </ul> |
|--|--|

## 03.4 Site visit —— current situation

### Local architecture



Roof structure



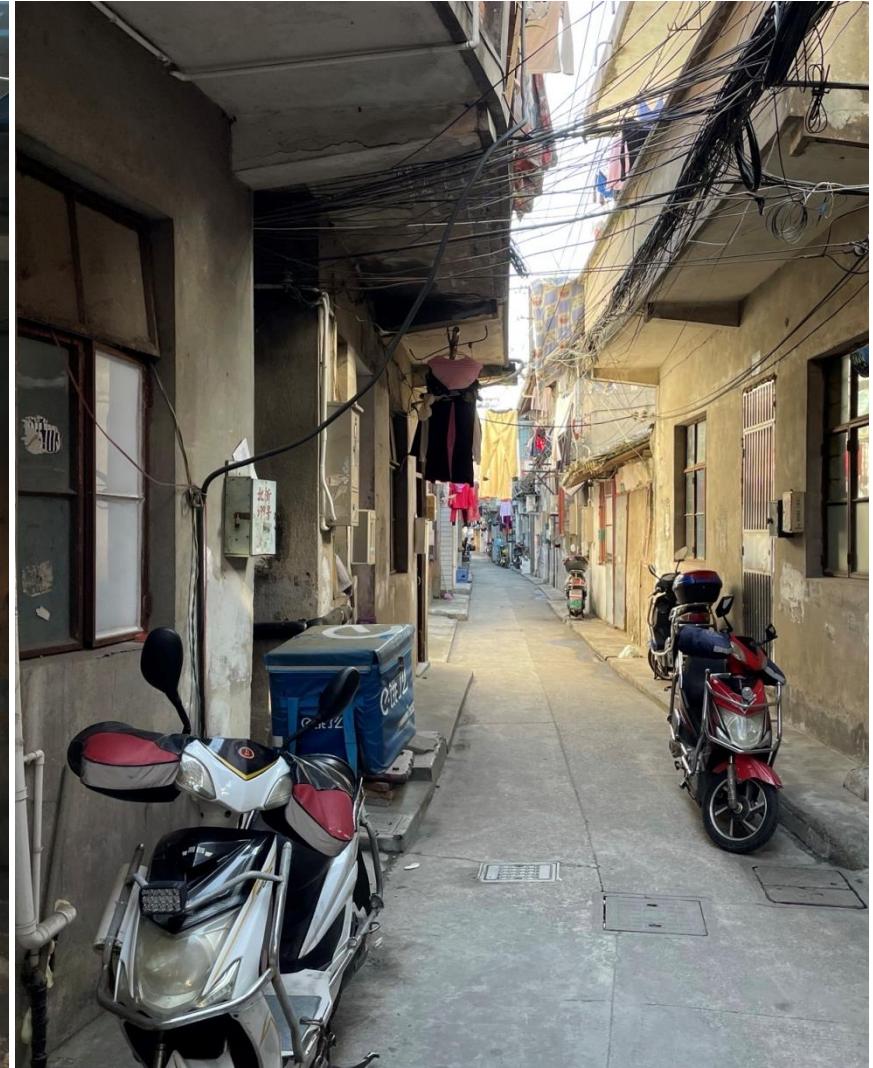
Common corridor towards inside



Brick-wood house materials

## 03.4 Site visit — current situation

### Local alley



- There is no place to dry clothes, residents hang clothes on electric wires.

- The alley between houses are very narrow.
- Poor drainage on rainy days

- People like to park in the alley.

## 03.4 Site visit —— current situation

### Local people & activities



- People like to grow vegetables in these boxes, but no place to put them; they have to put them in front of their houses.
- Residents who live here are local older people and migrant workers. Old people usually chat or sunbathe in front of their homes.

## 03.4 Site visit —— current situation

Intangible Cultural Heritage —— woolen needlepoint tapestry



## 03.4 Site visit —— current situation

Intangible Cultural Heritage —— Gao muffin



## 03.5 Interview Guide

1. Gender:

A. Male B. Female C. Others

2. Age:

A. Under 18 B. 18-59 C. 60 and above

Neighbourhood level:

3. What is your feeling of your neighbourhood?

4. What do you usually do in your neighbourhood?

5. How is the connection with your neighbours?

6. Where are the public/private spaces?

7. Where do you usually spend most time?

8. What do you think about the qualities and problems in your neighbourhood?

9. What are your dreams about the future? Where/how would you like to live? And also what needs?

House level:

10. How long have you lived here?

11. What kinds of building types do you live? (apartment, single family house or other building types)

12. What do you think of your home? What would you like to improve or change anything in your home?

13. How is the temperature in your house? Is it ever too hot or cold?

14. What is your income condition? How much do you pay for rent, water and electricity?

## 03.5 Interview collection

I live with my husband here for more than 60 years. My house condition is poor, I want to live better, but the government makes me disappointed because they do nothing to improve my life.



The reason we did not choose to update this area is that it has historical value and we want to keep it. But now the housing in this area has become more informal and the population is difficult to count because they often build and rent out to make money. Now most of the residents here are migrant workers.



I am a migrant worker. I rented a room near street to do my own business. The house rent for business is high, but the house rent for living is cheap.



My family lives by the river, my wife and I have retired. In the past, my house was one-story, but later we had children so we expanded it to three floors. Although my children have their own family now, I do not want to rent out my house because it is not very convenient. My wife's daily activity is to play mahjong. I do housework and grow vegetables at home. We hardly interact with the water because it is not attractive.



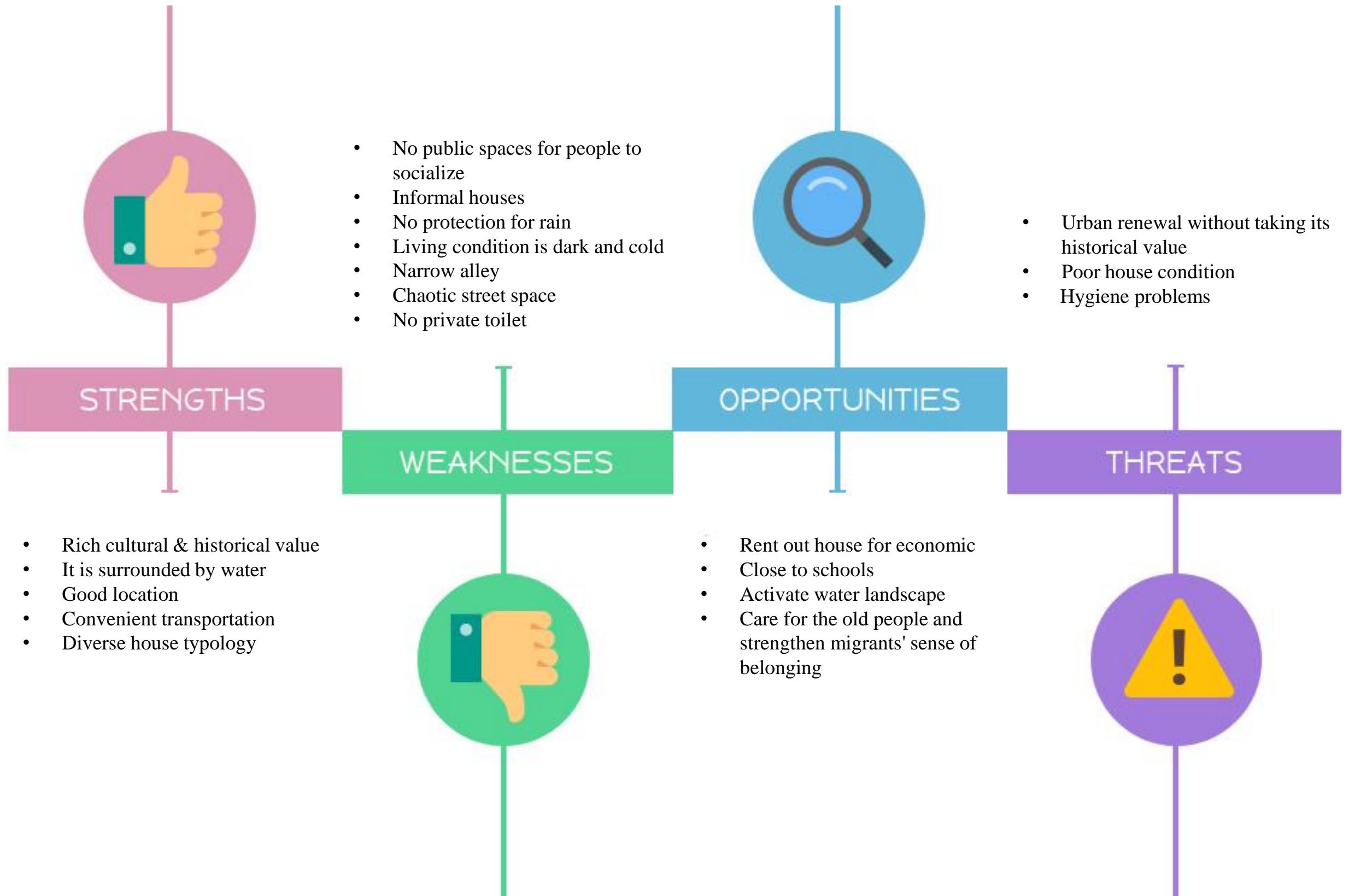
I like the life here and I live alone. I live here for more than 80 years. It is my whole memory, although my children have big houses, I do not want to move. I often feel lonely and bored because there are no interesting activities to socialize with others. I usually sit at the door of my house, basking in the sun, and chatting with my neighbors.



I came to Shanghai for work, because of the low price rent, I choose here although the living condition is not good. But I only sleep here. I spend nearly 10% on rent and 30% on food and transportation each month.



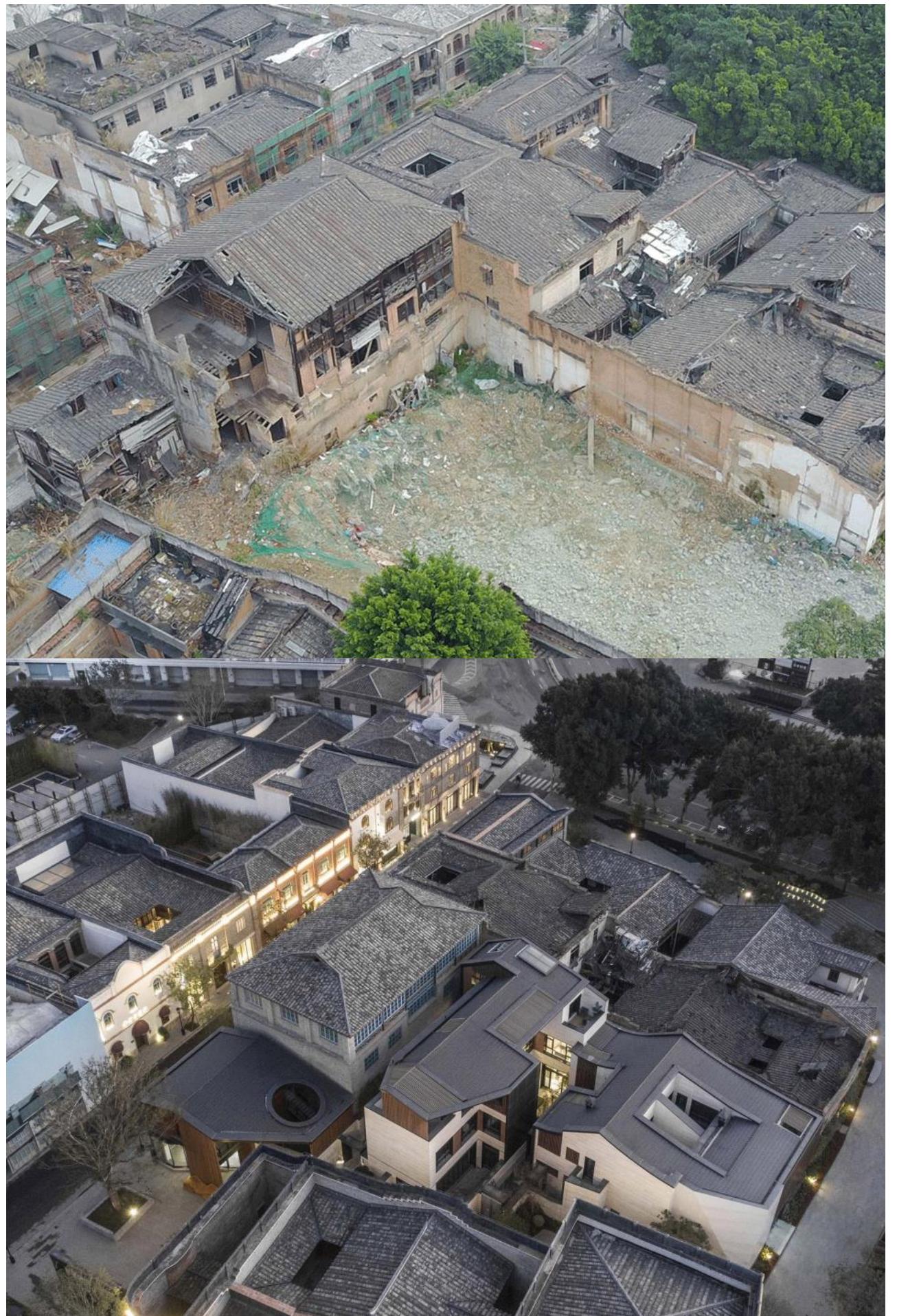
### 03.6 Conclusion — SWOT



# 04

## CASE STUDIES

The case studies are about the preservation of historic districts and urban renewal.



## 04.1 Cangxia "Haiyuejiangchao"



Project: Cangxia "Haiyuejiangchao" Historic District Protection and Urban Renewal

Architecture Design: Shanghai JUND Architects Co.,Ltd.

Landscape Design Consultant: Shanghai Langdao Landscape and Planning Design Co., Ltd.

Location: Zhongping Road, Taijiang District, Fuzhou City, Fujian Province, China

Building Area: 106,000 m<sup>2</sup>

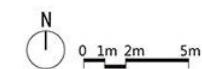
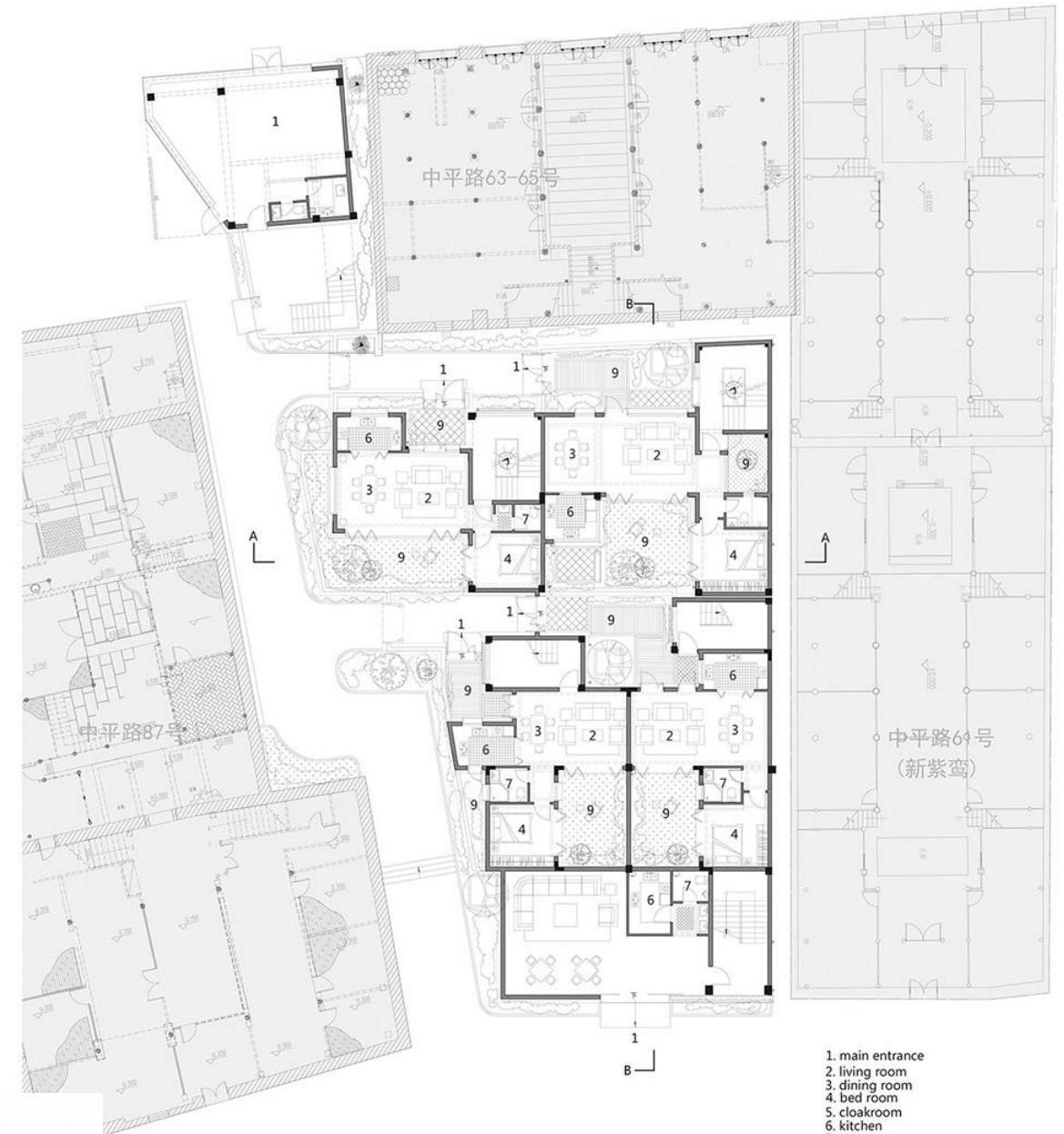
Year of Design: 2017-2019



The project focuses on historic preservation and urban regeneration in Cangxia, Fuzhou, where used to be a prosperous trading port.

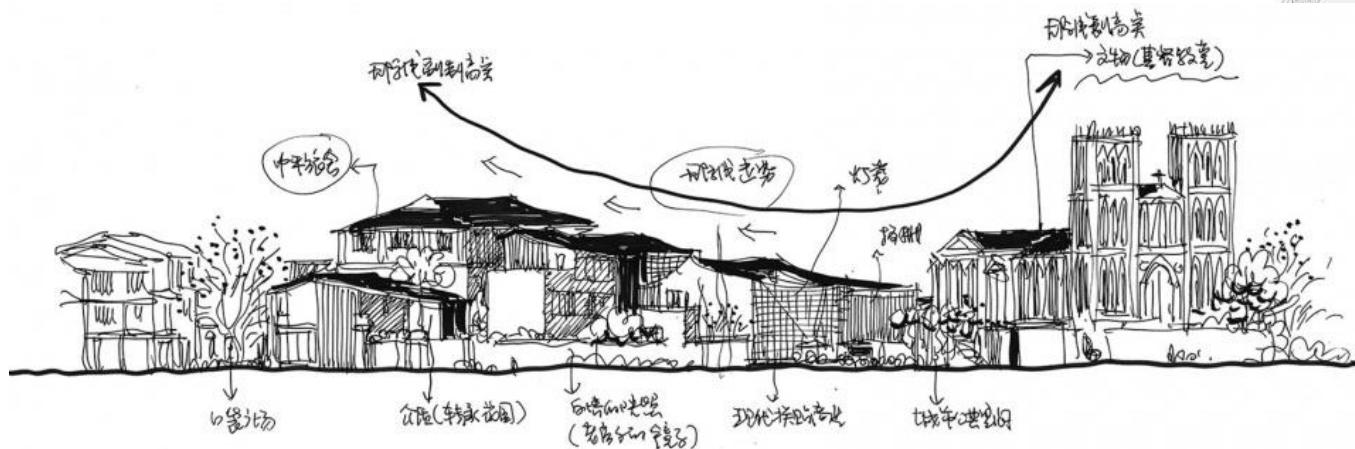
In the vertical and horizontal streets and dense textures, public spaces of different sizes and sizes are set up. Under the maintenance of the original site form, different degrees of point activation are activated to provide more sizes for people. A convenient, versatile shared place. **The way it dealing with functions of buildings is good to learn. Diverse building typologies.**

# 04.1 Cangxia "Haiyuejiangchao"



1F Floor Plan

- 1. main entrance
- 2. living room
- 3. dining room
- 4. bed room
- 5. cloakroom
- 6. kitchen
- 7. restroom
- 8. terrace
- 9. courtyard
- 10. negotiation room
- 11. meeting
- 12. shop



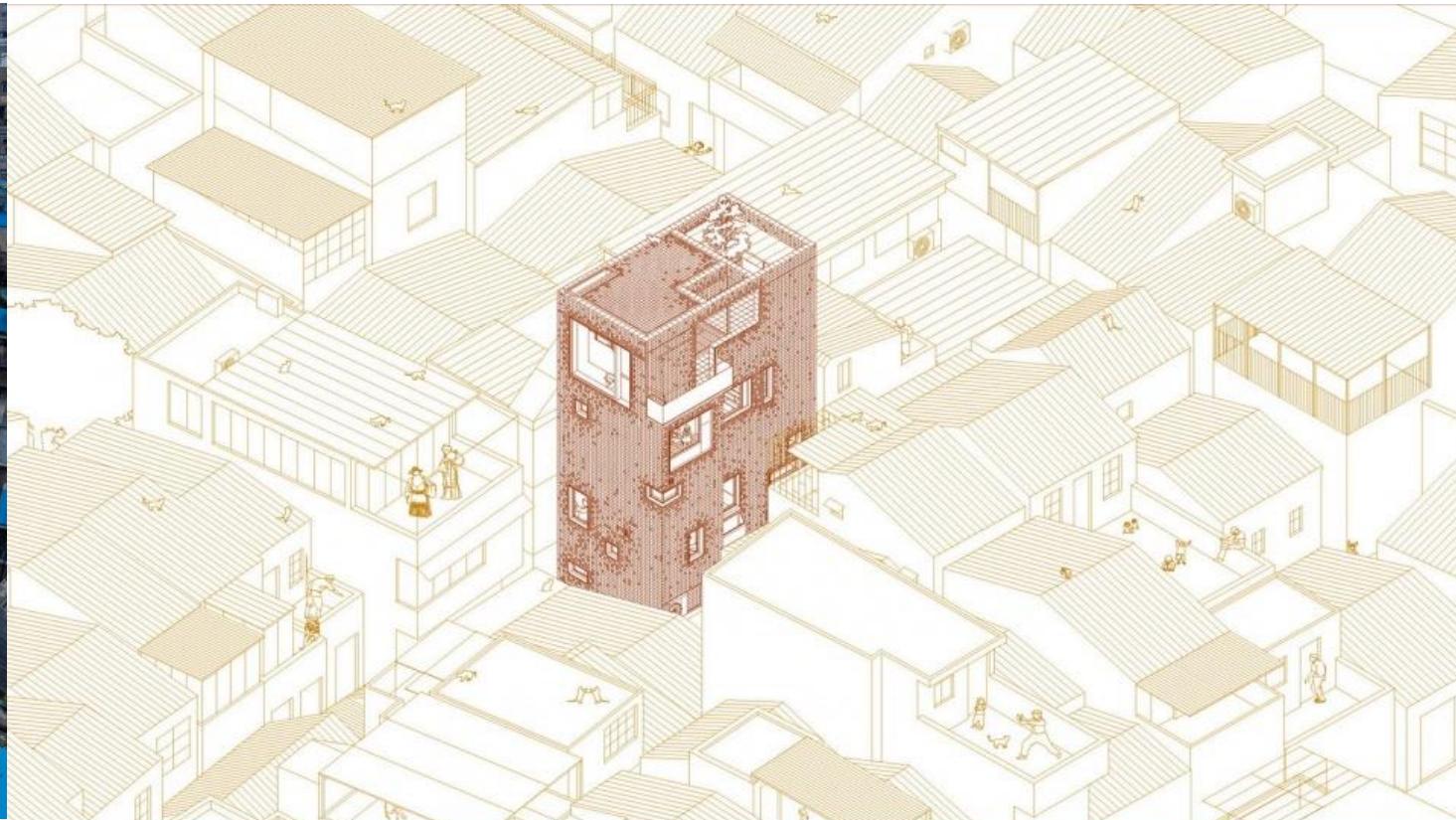
## 04.2 Rejuvenation of Shajing Ancient Fair



Project: Rejuvenation of Shajing Ancient Fair  
Architect: ARCity Office  
Location: Shajing Street, Bao'an District, Shenzhen, Guangdong, China  
Building Area: 1000.0 m<sup>2</sup>  
Area: 3000.0 m<sup>2</sup>  
Year of Design: 2019

**The case consists of urban villages, temporary buildings and informal immigrant communities. The way it dealing with water and the space between buildings are good to learn.**

## 04.3 The Renovation of a Little House in a Historical Neighborhood of Guangzhou



east-north axonometric

Serene Residence in a Bustling City: The Renovation of a Little House in a Historical Neighborhood of Guangzhou

Architect: URBANUS

Location: The 18 Shang Meng Sheng Street of the Guangzhou Meng Sheng Community

Site Area: 27.9m<sup>2</sup>

Floor Area: 96.4 m<sup>2</sup>

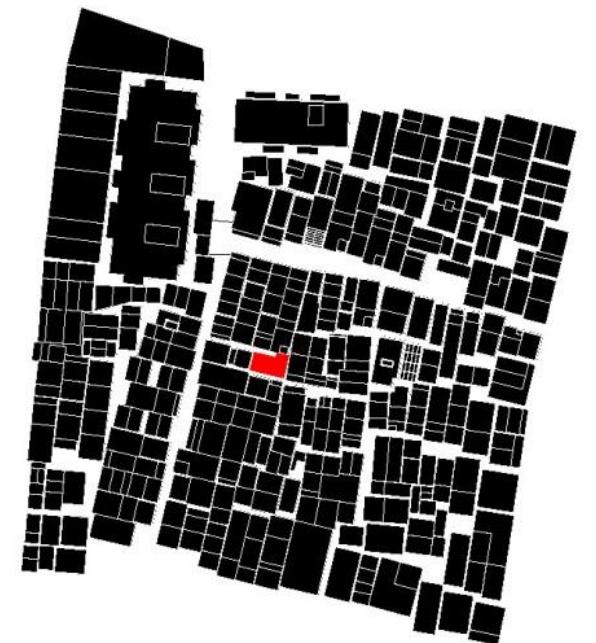
Building Levels: 4 floors

Building Height: 12.7m

Building Function: Housing

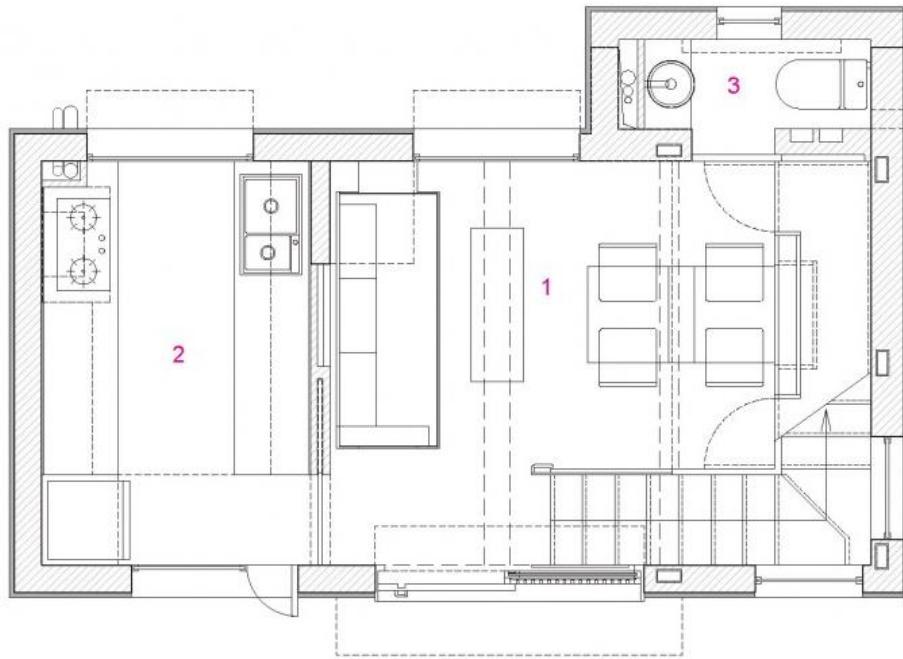
The original house was a three-story brick and concrete structure that the owner built in 1985 with each story having a floor area of merely 22 square meters. It is closely surrounded by its neighboring buildings.

**The urban fabric of this case is very close to my site. It is worth learning how to create more space by house design for more people to live in.**

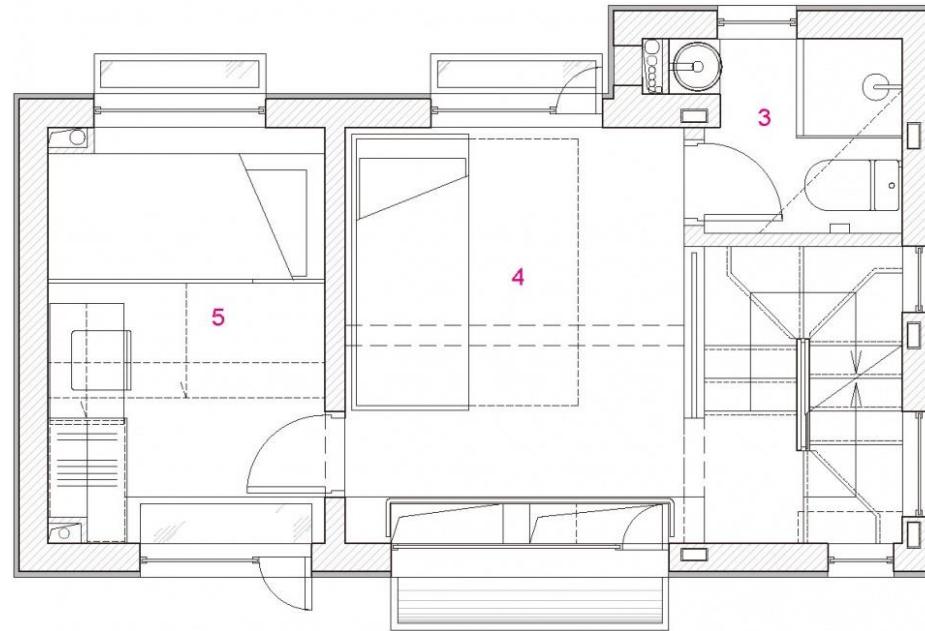


site map

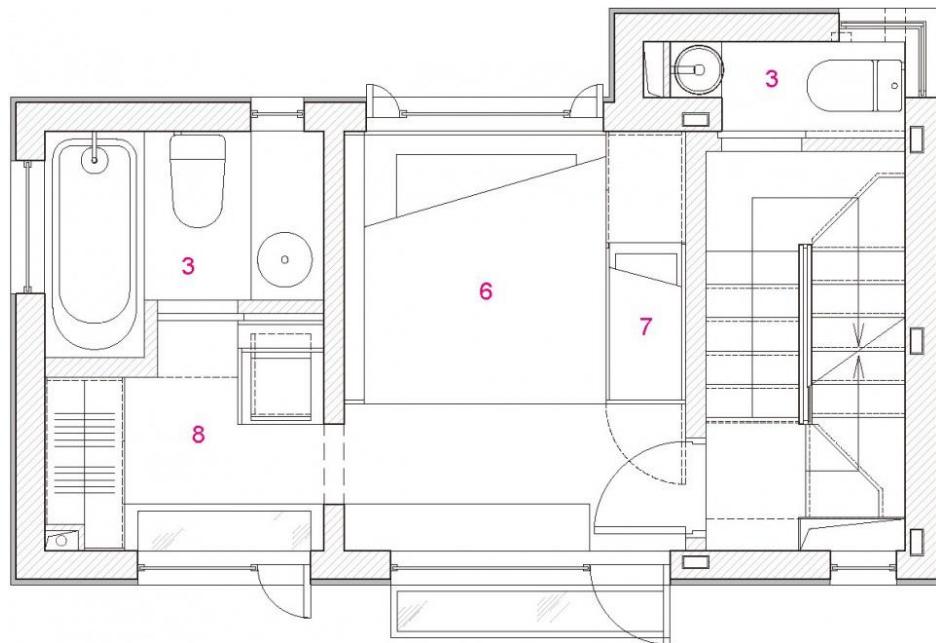
# 04.3 The Renovation of a Little House in a Historical Neighborhood of Guangzhou



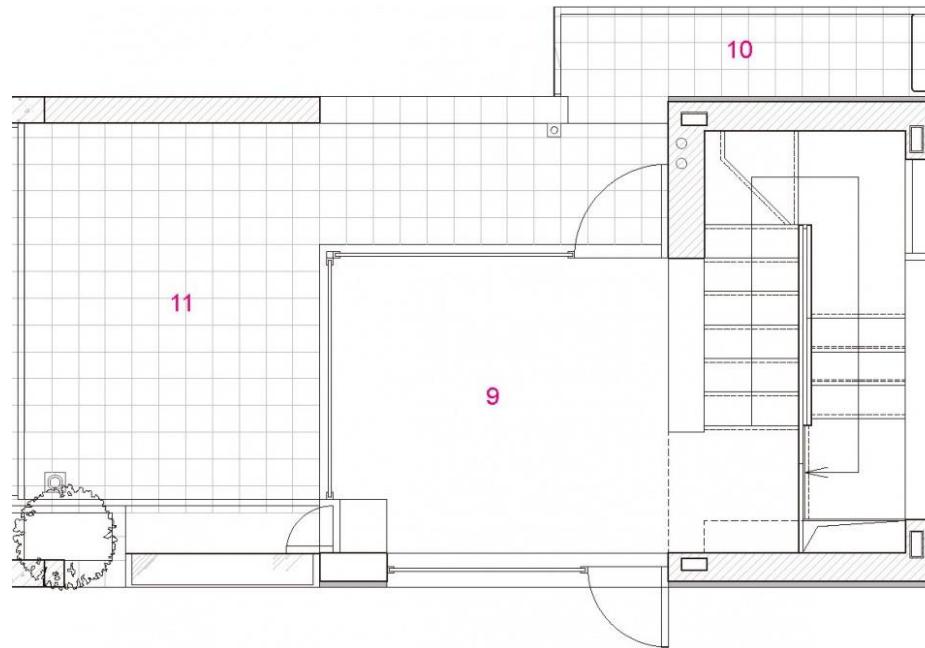
1F plan



2F plan



3F plan

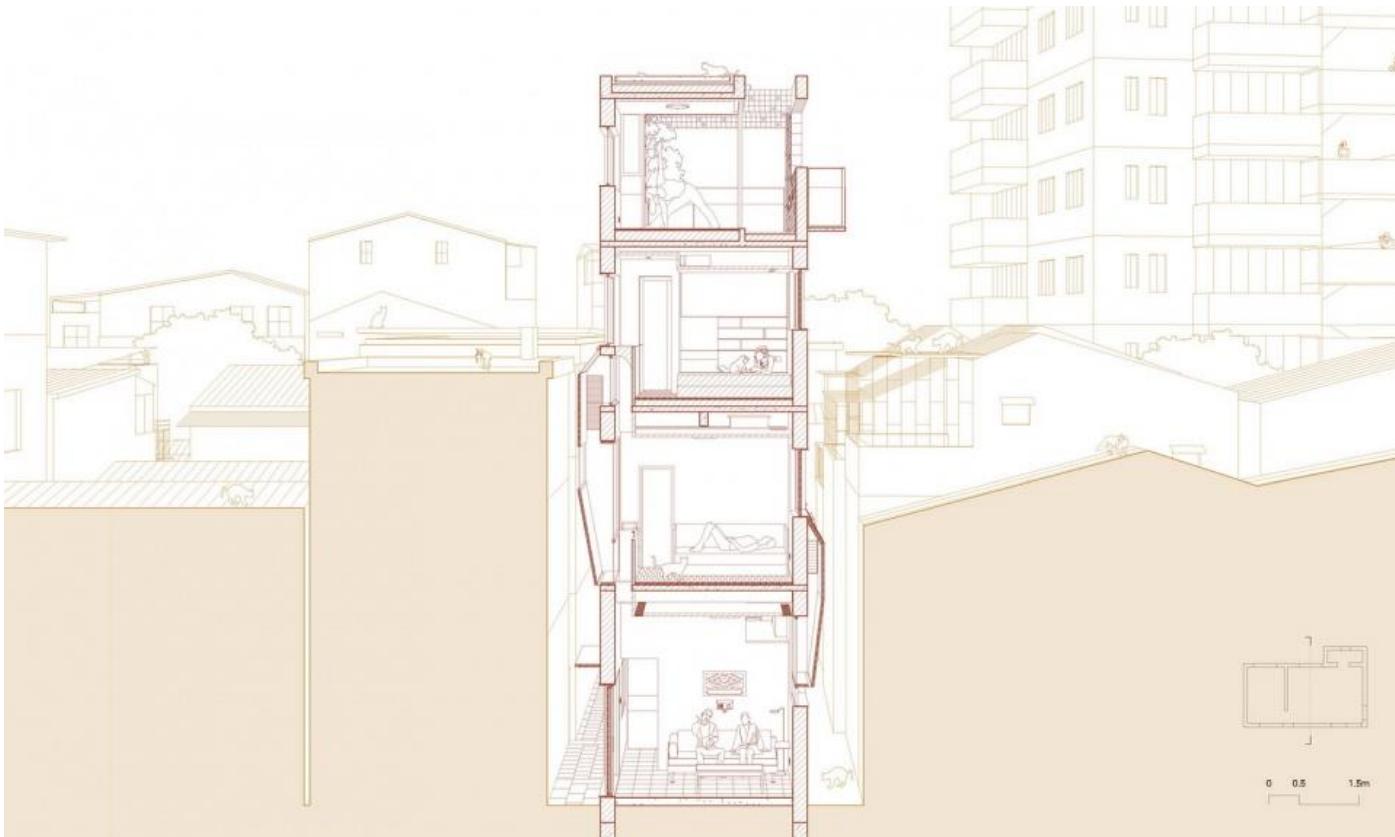


4F plan

- 1 起居室 / 餐厅
- 2 厨房
- 3 卫生间
- 4 活动室
- 5 儿童房
- 6 主卧
- 7 婴儿床
- 8 衣帽间
- 9 阁楼
- 10 晾衣阳台
- 11 露台

- 1 Living / Dining Room
- 2 Kitchen
- 3 Bathroom
- 4 Family Room
- 5 Children's Bedroom
- 6 Master Bedroom
- 7 Crib
- 8 Cloak Room
- 9 Penthouse
- 10 Balcony
- 11 Terrace

## 04.3 The Renovation of a Little House in a Historical Neighborhood of Guangzhou



south-north sectional perspective



east-west sectional perspective

# 05

# STRATEGY

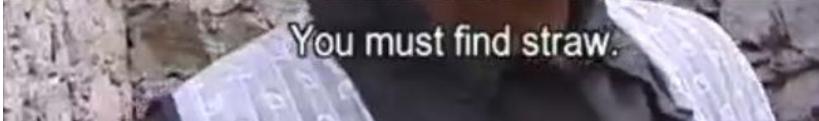
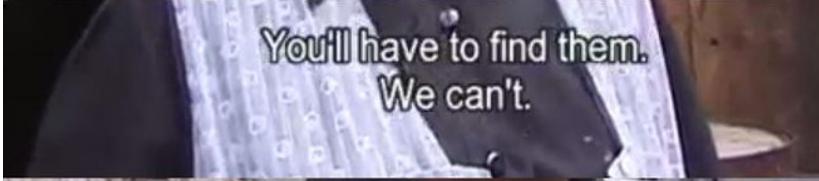
The chapter shows my vision, my reflections and design strategies.



# 05.1 My vision

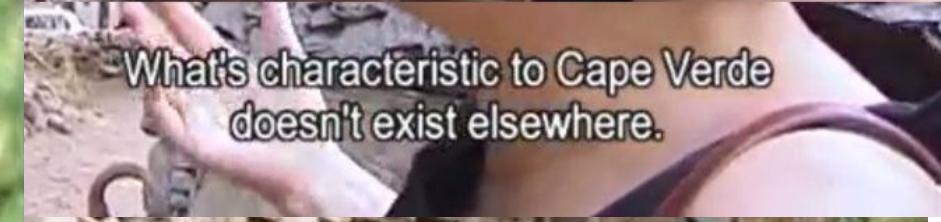


## 05.2 My reflections



“Of course, we will doubt whether it is correct to preserve this atmosphere and way of life in the evolution of the village. I think that if you claim to protect the heritage, repair and strengthen the ruins of the monastery and church, it is not allowed to be reasonable, to **protect the existing social structure**, everything will be lost.”

—— Siza



**SIZA VIEIRA**  
O ARQUITECTO E A CIDADE VELHA

um filme de CATARINA ALVES COSTA

COLEÇÃO ARQUITECTURA

midas DVD



## 05.2 My reflections



- The 2030 Agenda is an imperative to transform the framework of cultural heritage protection. **Cultural heritage is not just monuments.** It has a crucial role for the well-being of communities, which must be harnessed for sustainable urban and socio-economic development.

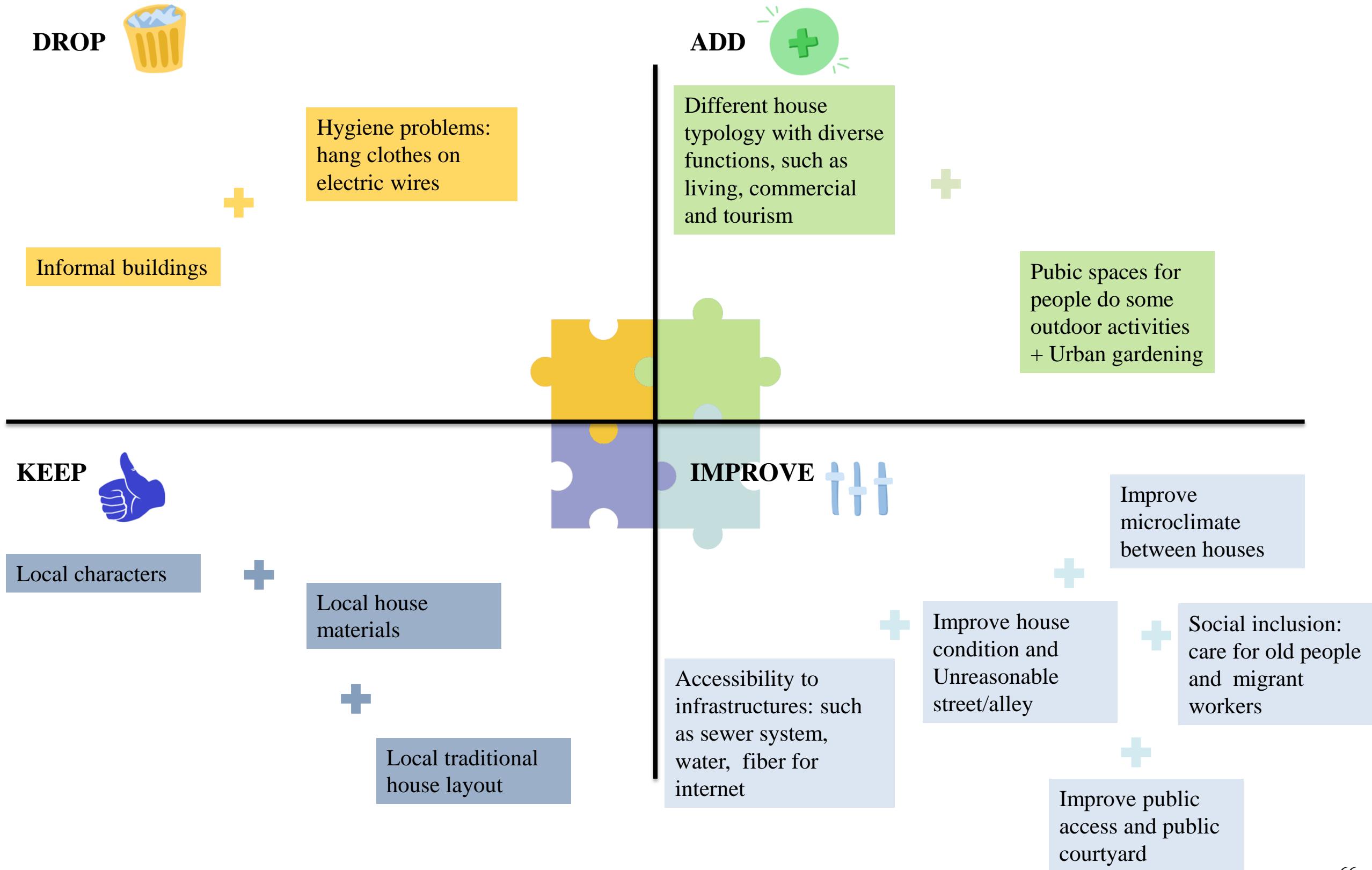
Source: <https://www.icomos.org/en/focus/un-sustainable-development-goals/76821-cultural-heritage-and-sustainable-development-2>

### Principles:

- Commands higher real estate values for their uniqueness and ‘sense of place’
- Attracts tourism, employment, and local investment
- Rehabilitating older housing stock can be a much more viable option than tearing them down and building anew
- Build a sense of community and provide a space for exchange

Source: Cultural Heritage, the UN Sustainable Development Goals, and the New Urban Agenda

## 05.3 My design strategy

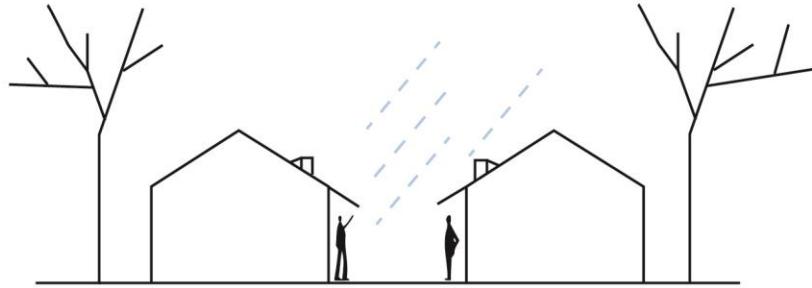


**06**

**DESIGN PROPOSAL**



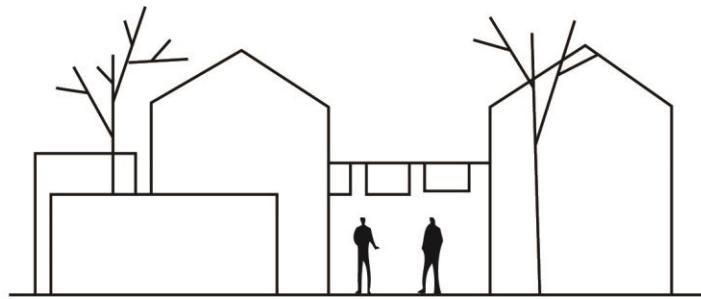
## 06.1 The spatial mode and communication mode



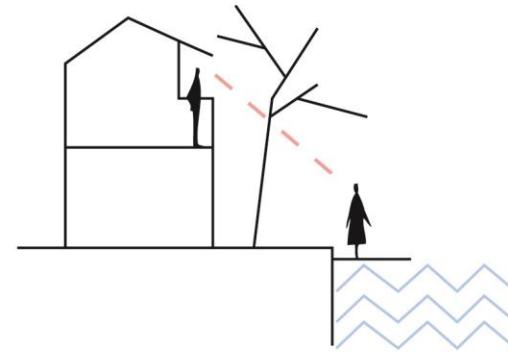
Shelter from the rain under the eaves



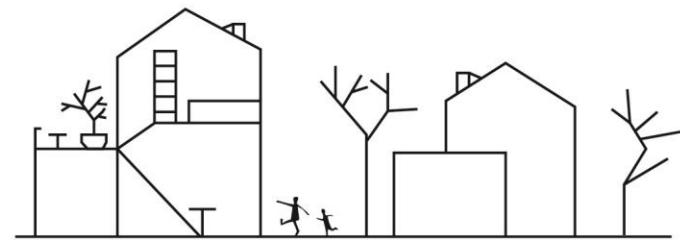
Cooking in the courtyard



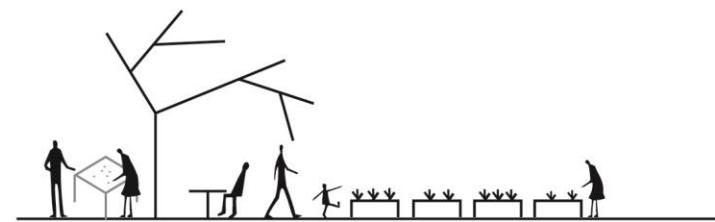
Chatting in the alley + hang clothes between houses



Watching from the balcony + platform over river

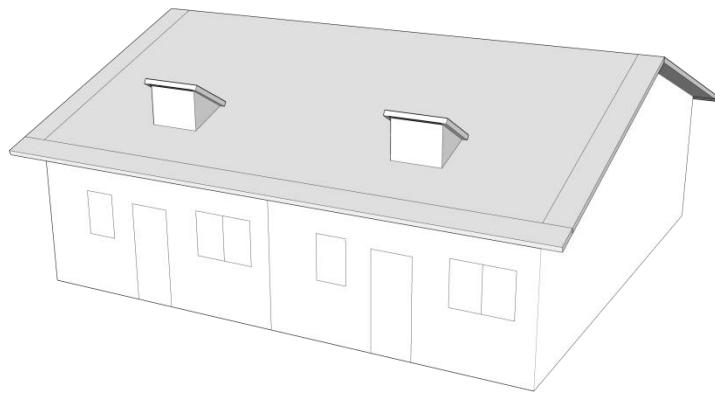


Playing in the alley

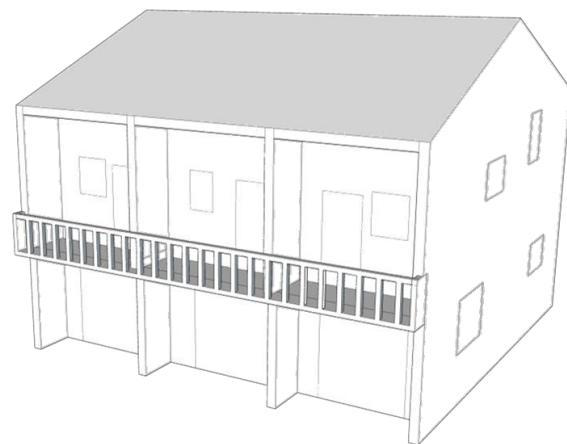
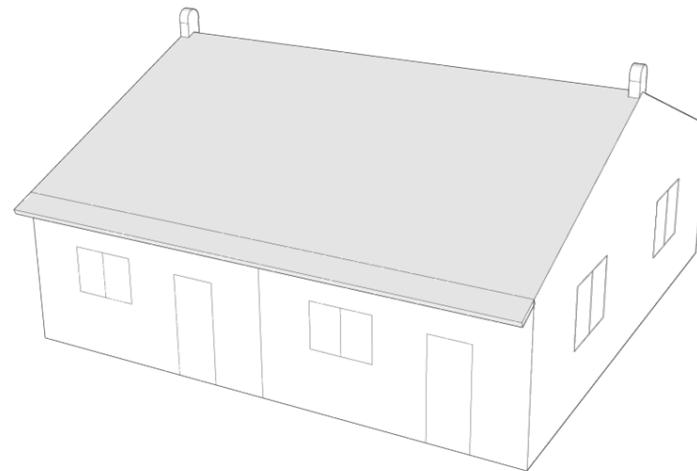


Garden/park + community garden

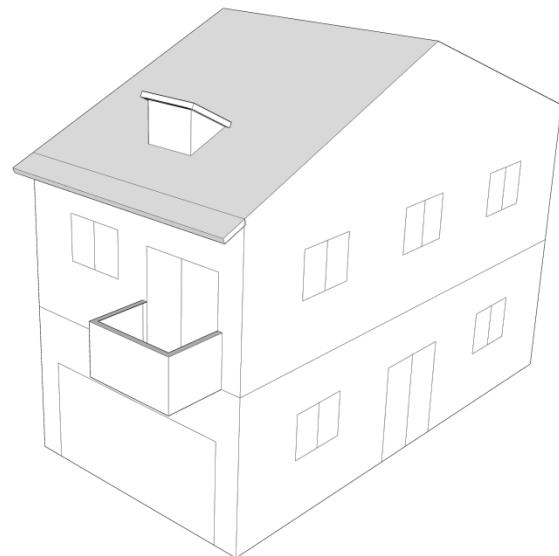
## 06.2 House typology



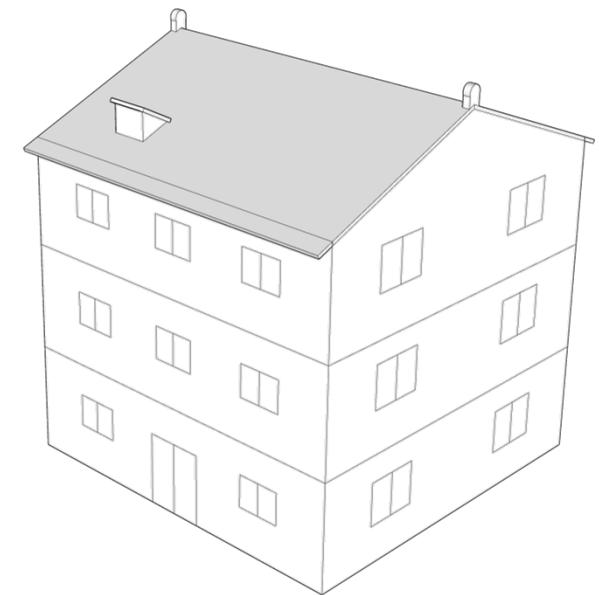
1 story  
Living, mainly for old people



2 floors  
close to the water  
Rent for commercial + tourism



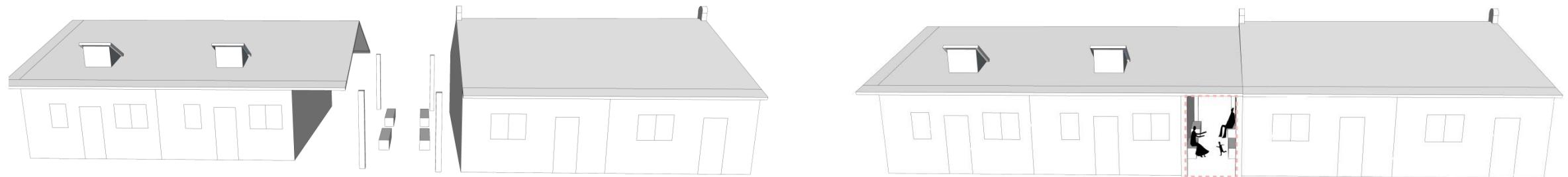
2 floors  
close to the main road  
Rent for commercial + living



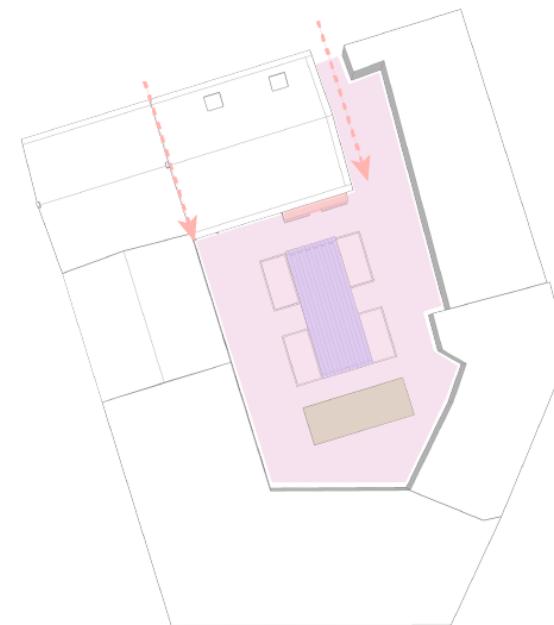
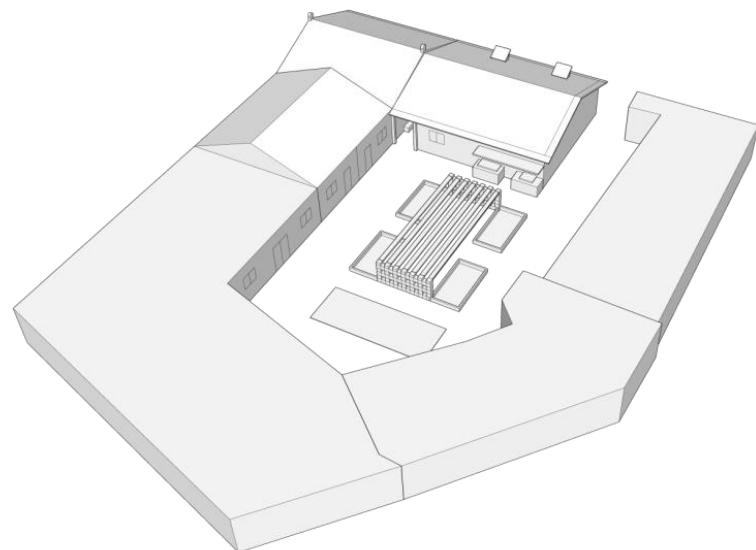
3 floors  
Living (accommodate more people)

## 06.3 House groups

My goal is to improve the existing house and merge it with the new house.



Houses share the common corridor towards inside  
Remove parking in the corridor, add the chairs for people to sit and chat



Houses with semi-public courtyard: add shelves for hanging clothes/ potted plants + outdoor common kitchen + greenery + community garden area  
Living

-  entrance
-  courtyard
-  community garden
-  shelves
-  outdoor common kitchen

# 06.4 Site plan for buildings



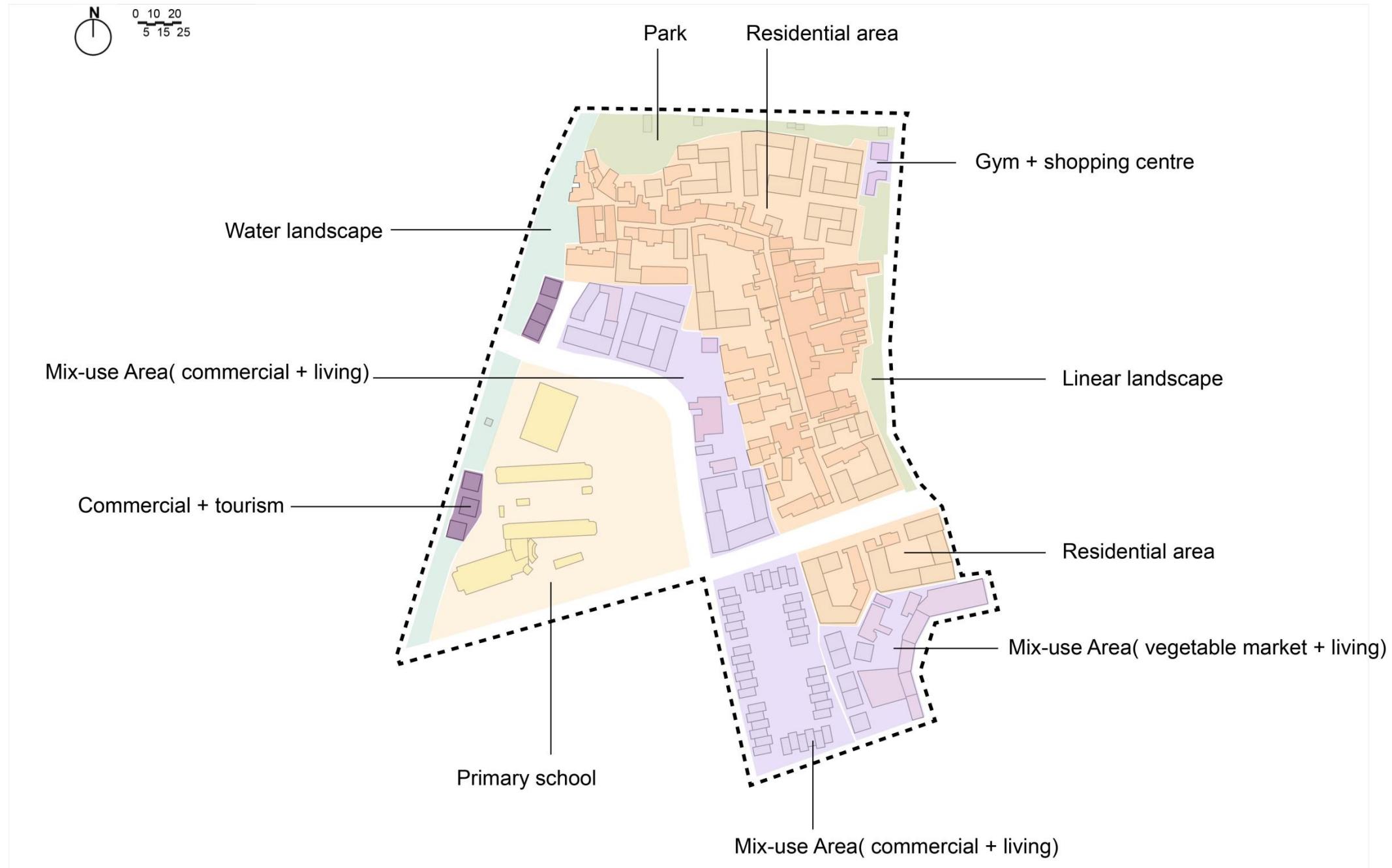
## 06.5 Arial perspective for buildings

The new buildings keep the existing identity with low rise (1-3 floors).

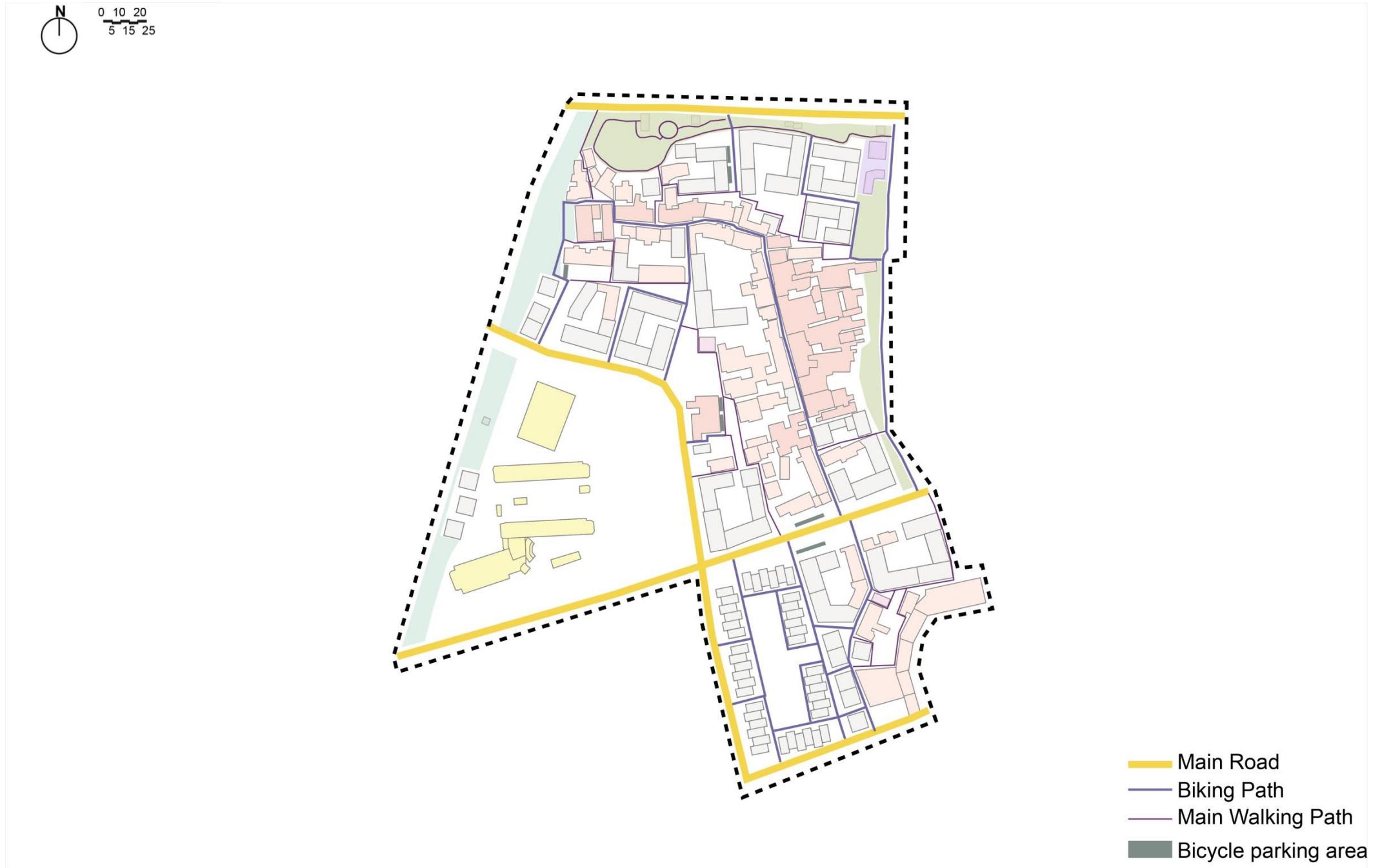


If the per capita living area of Gaoqiao Town (23.5) is used as a reference, the type of new houses can accommodate 854 people.

# 06.6 Proposal of functions



# 06.7 Proposal of road system



# 06.8 Proposal of green and blue structure



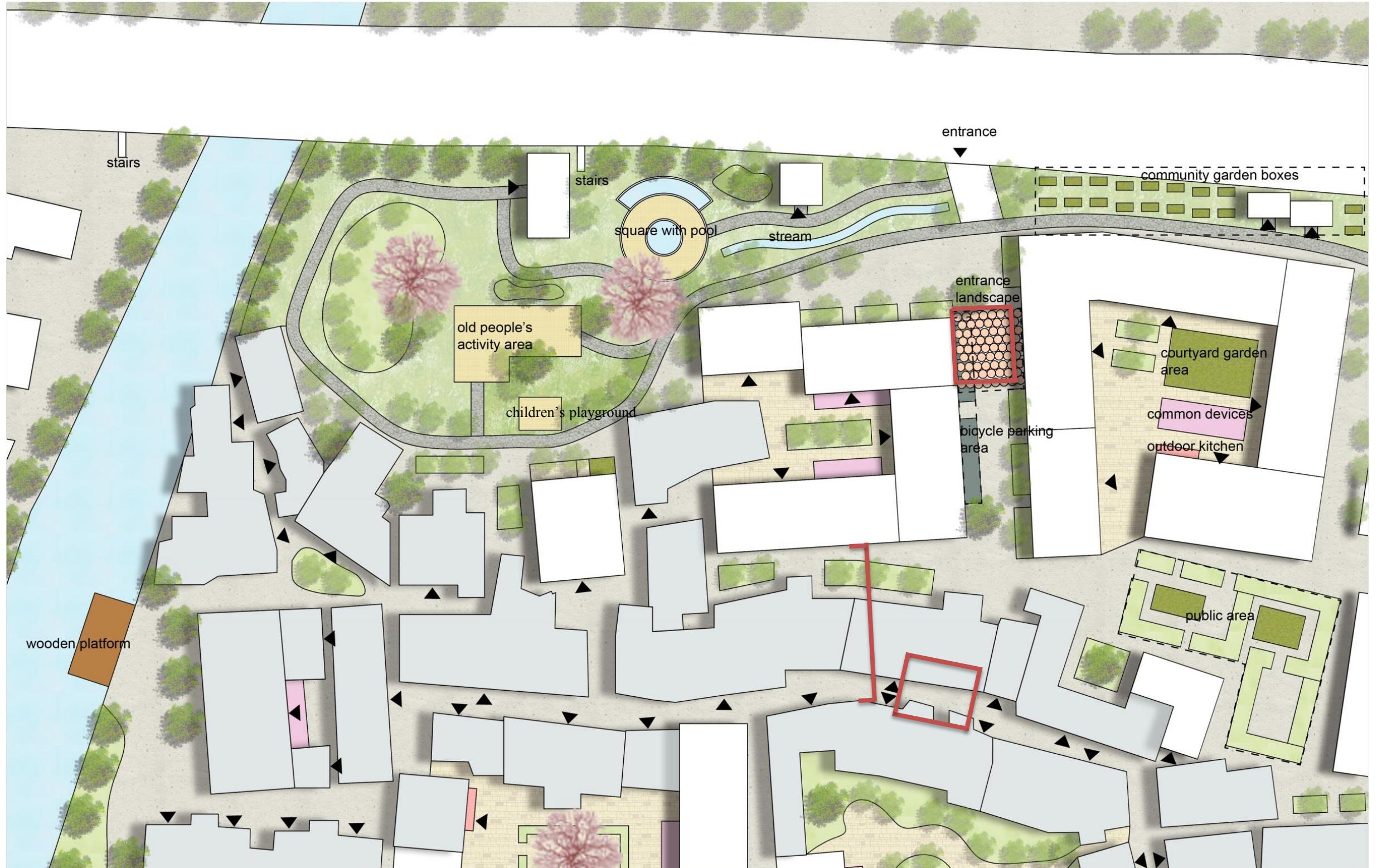
# 06.9 Proposal of public Space



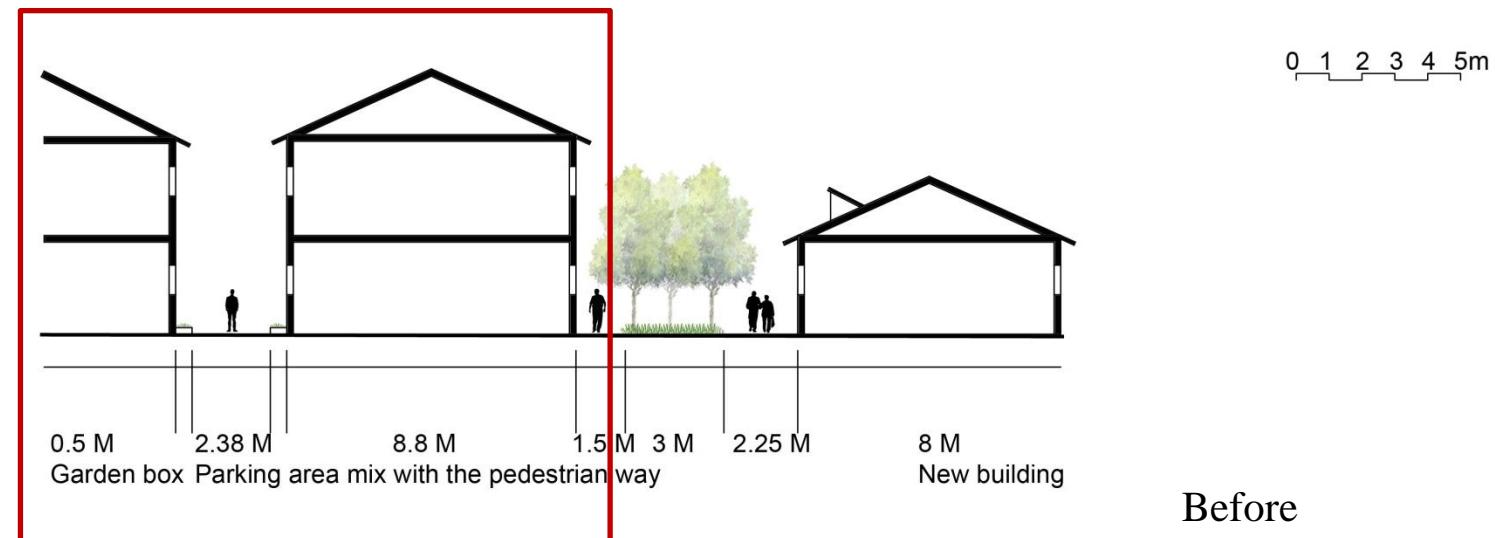
# 06.10 Proposal of Masterplan



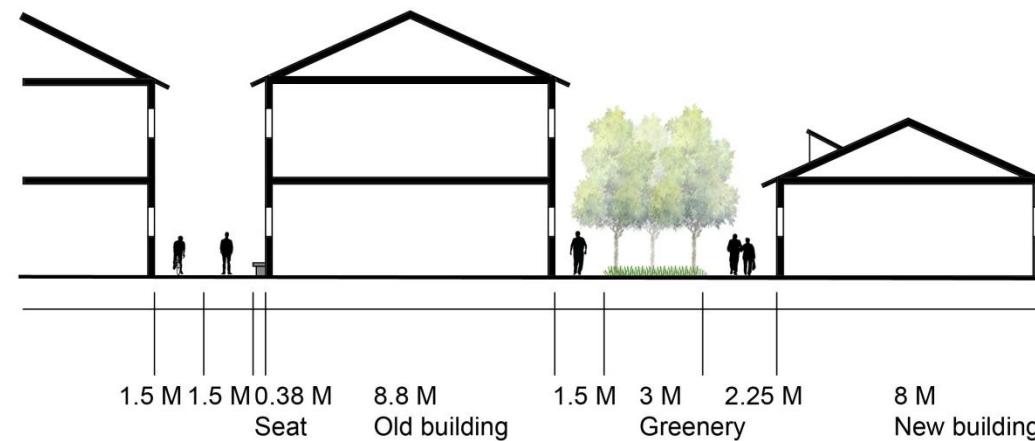
# 06.11 Proposal of Detail Plan



## 06.12 The Improvement of the old alley



Before



After

I remove the garden box on two sides and remove the parking area in the alley, to transform it into pedestrian and bicycle-friendly; I also add a seat for people to sit.

## 06.13 Sketch of perspective



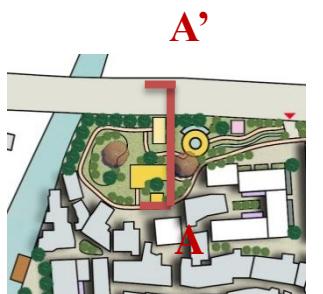
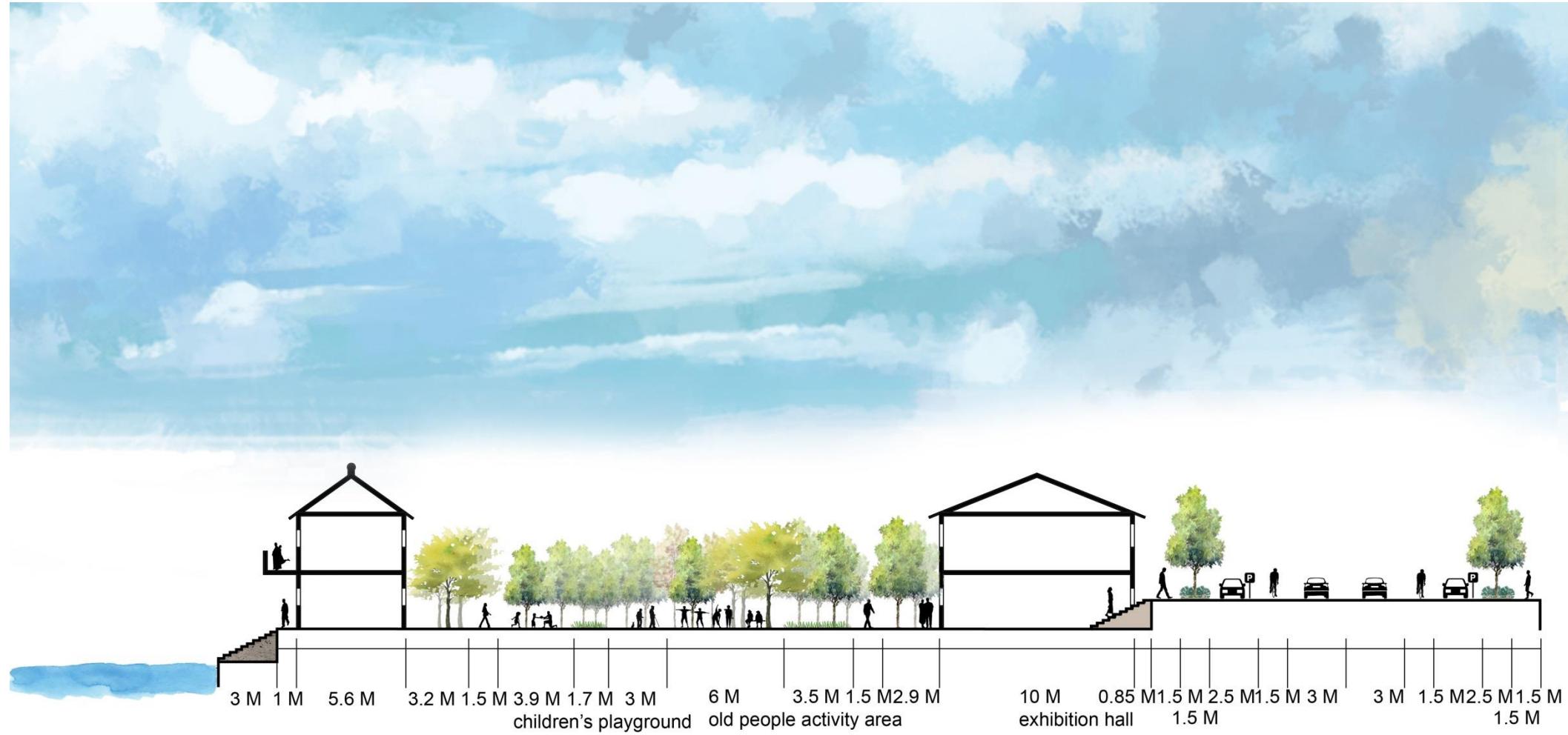
## 06.13 Sketch of perspective



# 06.14 Sections

## Section A — A'

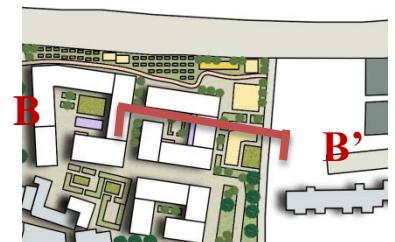
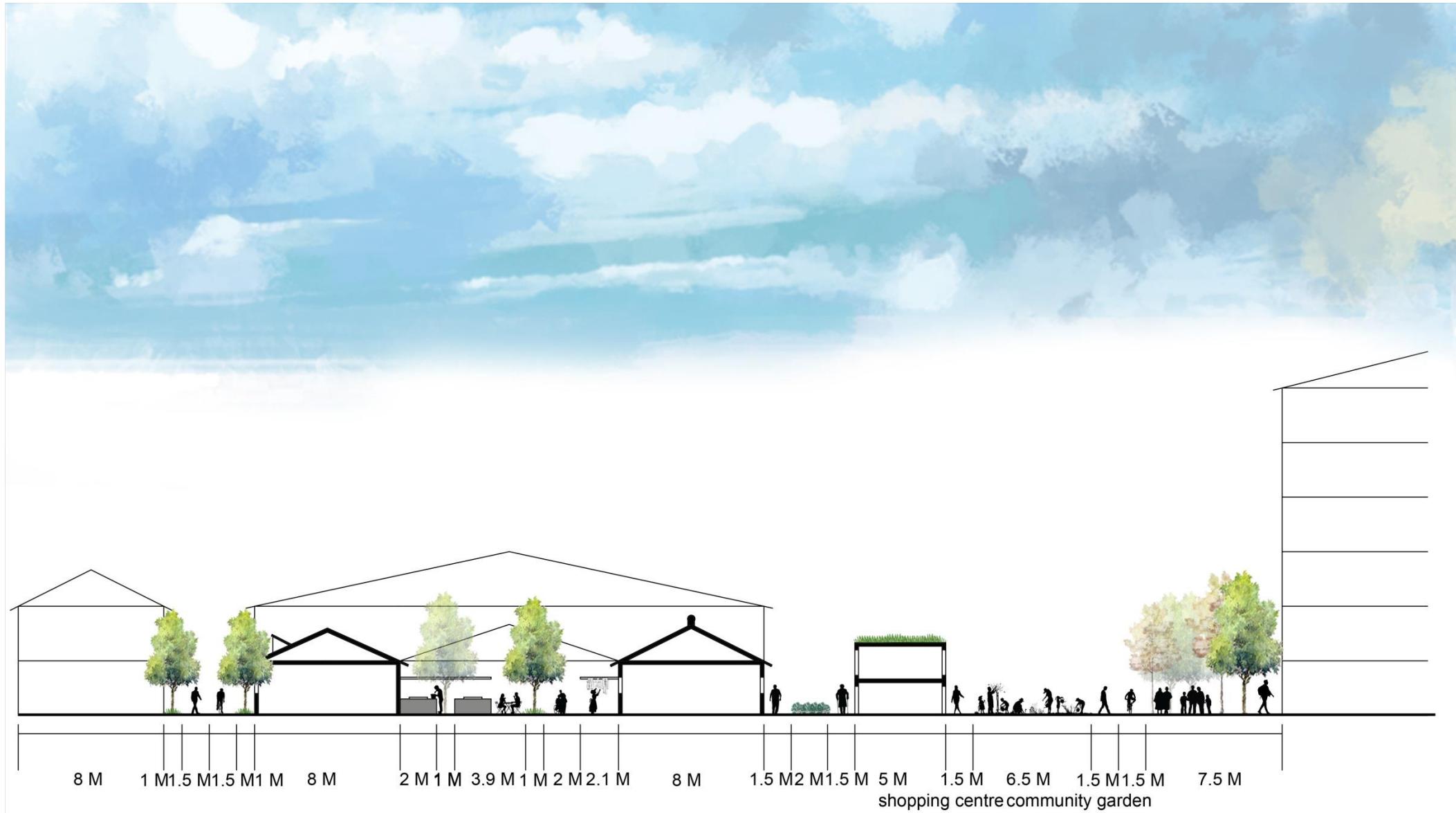
0 1 2 3 4 5m



# 06.14 Sections

Section  
B — B'

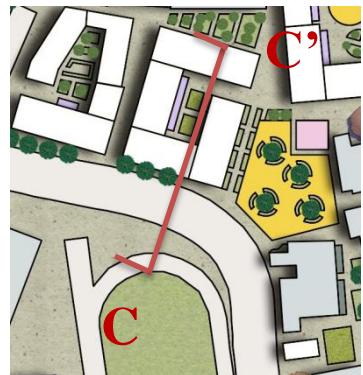
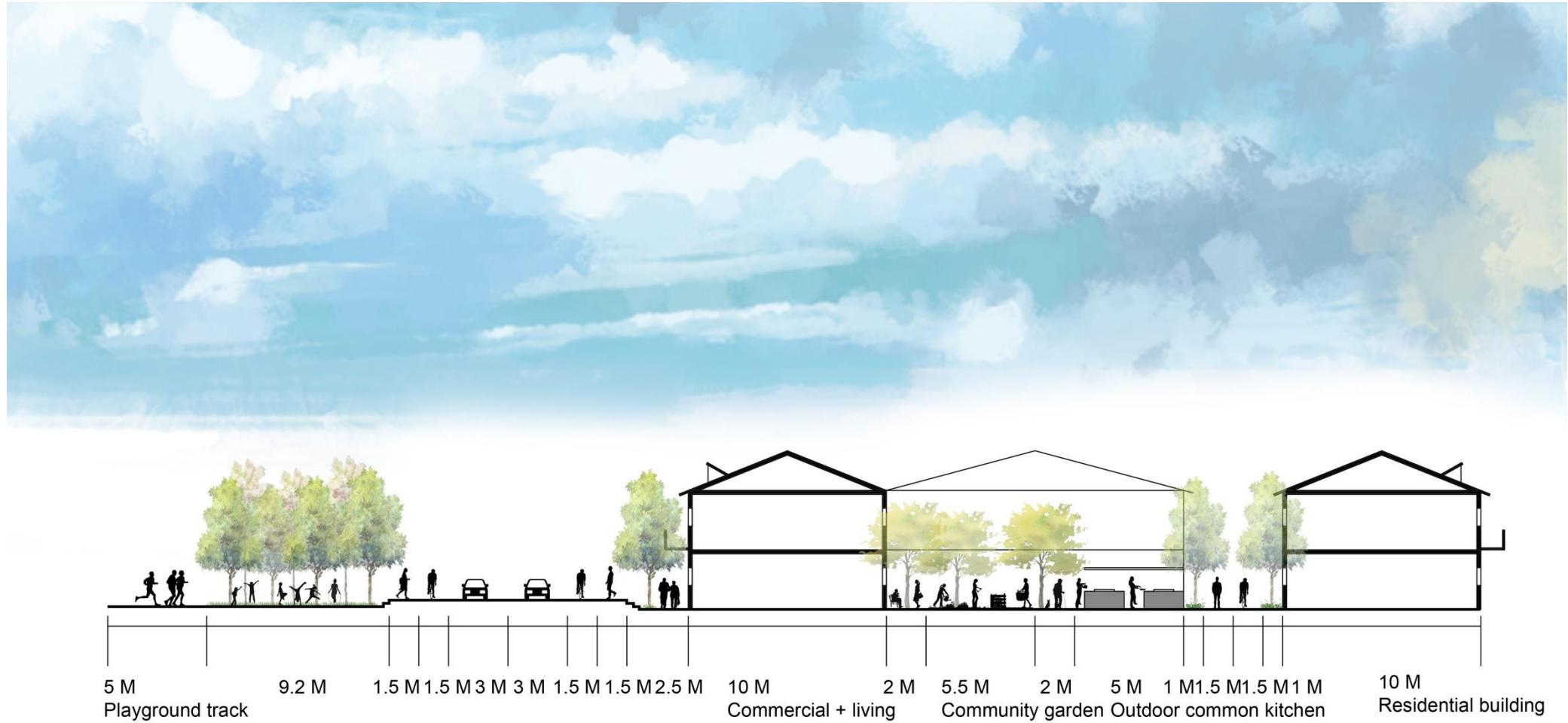
0 1 2 3 4 5m



# 06.14 Sections

## Section C — C'

0 1 2 3 4 5m



# 06.15 Improvement

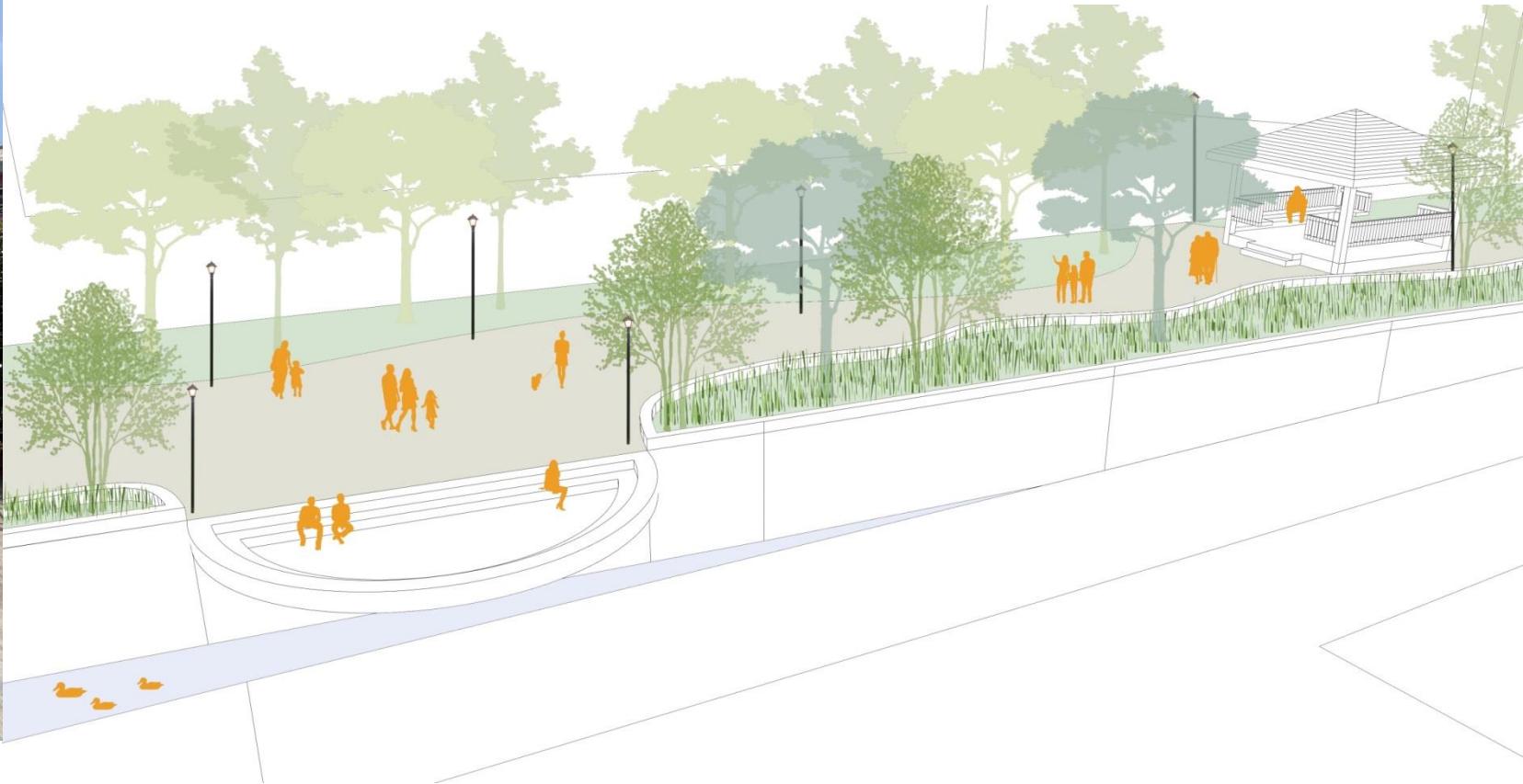


There are three examples to show the before and after.

## 06.15 Improvement A



Before



After

This location is the river behind the school. To increase the intimacy between people and water, I removed the railings and used pavilions, water platforms, and abundant greenery to increase the interest in the river landscape.

## 06.15 Improvement B



Before



After

This location is opposite the school and is also one of the entrances to this old community. My idea is to demolish the dilapidated houses and turn the entrance into a square for people to rest and entertain. This is a good place for children to stay after school, and it is also a good place for parents to wait for their children and communicate with each other.

## 06.15 Improvement C



Before

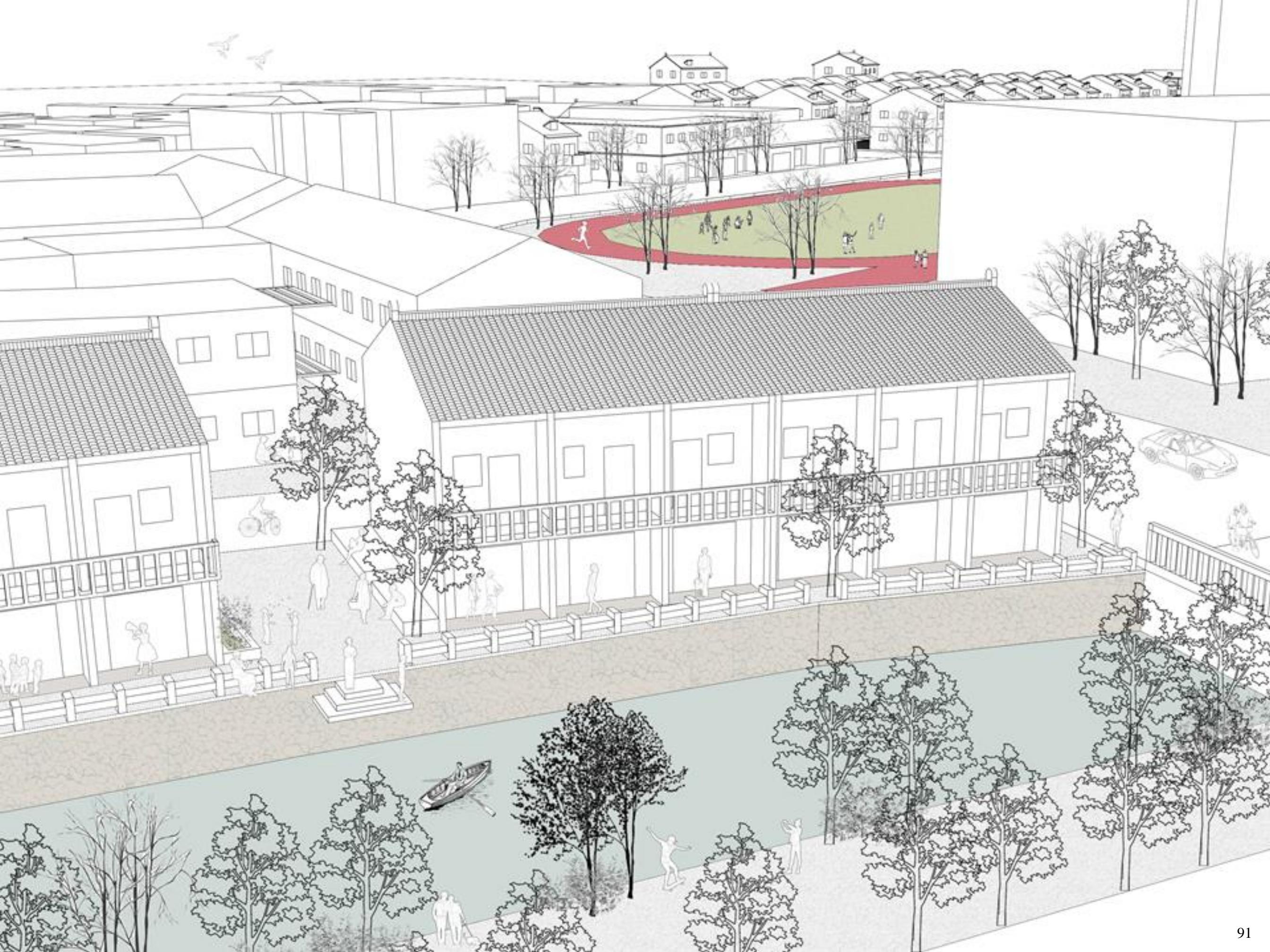
After

This location is behind this old community and is now a small forest. My idea is to transform it into a park with an exhibition hall for visitors to learn about the history of the town and provide activities and recreational spaces for people of different ages.

# 06.16 Location of perspective







**07**

# CONCLUSION

This chapter shows what I learned from my master thesis project.



## 07.1 Conclusion

Looking back at the problems I wanted to solve at the beginning of the project,

- What qualities can be added or keep in this design site?
- What kinds of building types do they live now? How big is their house?
- How many people live in here today and how many people will live in the future?
- Who will live in this area in the future and how can they afford these new typologies?
- What is needed for different people to live?
- Where are the public/private spaces?
- How to make people interact with water?
- What is people's income condition? How much do they pay for rent, electricity and heating, etc.

•Keep the traditional house characters, such as roof structure, the sky window, the black tiles. The public courtyard for neighbors to communicate with each other is also what I want to keep. But residents lack public spaces to spend their free time, lack formal places to do community gardening.

•I demolish many informal houses, and I add the new house typologies to accommodate a little more people. Different people have different choices, so I design diverse house typologies for people to choose from. Some of them may like to live alone or live together with their families. And I also design diverse public spaces, some of them are open to all people, and some are semi-open or semi-private.

•I aim to combine this old community with commercial and tourism functions for an economic strategy. Through community gardens and flexible markets, people can also exchange things and socialize with each other. I hope this community with good connection with the surroundings, such as schools or communities nearby, so I cancel the border through attractive urban design to bring people together.

**•The most important thing I learn from this project is participatory design(such as field trip, interviews, and observation methods) and respect for the existing identity, connect old memories with new memories.**

## 07.2 Imaginations from my grandmother's aunt

If the government conduct my design in real life, my grandmother's aunt will say something like the below:

Now I can get close to the water landscape!

Now I can take a walk and exercise in the public park.

Now I have different social spaces to chat with my neighbors; I am delighted!

Thank you for letting the government know about improving the existing infrastructure. I like my new home, it keeps the old memory and improves my living conditions, now I can rent some part of my house for extra income.

Wow! I really like the new life here. Although I am still live alone, I have more interesting things to do! Thank you, Yu Chen!

Now I can grow vegetables and fruits in my courtyard!



**08**

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