**General Project Introduction**

The urban renewal of Guangxiang historical district in Changsha is an avant-garde project. Old-town renewal is a historical district in the old town which has thousands of years of history. The overall area is around 165,000m². Most of the area is covered by shacks and buildings in poor condition. It has been in the spontaneous-developing condition for years due to a lack of regulation and maintenance. The low-quality buildings, crowded traffic, fire control insufficiency, poor sanitary condition, and outdated business operation mode are all in badly need of improvement and renovation. There are 3,610 households in the area, in which 2,211 households are low-income families. Now the project has been approved by the government and established as the pilot project of organic reconstruction of the downtown. The pilot ratio required by the real estate developer should be higher than 3.5.

Preservation and renewal of the historical scene in Changsha is one of the projects' goals. It should be a vital historical block for people and environment, and be able to attract the attention of tourists and media from all over the country. After the renovation, the old-town district is supposed to be a multifunctional district with the features of new times. It is expected that a new mode of conservation and redevelopment of old town can be created, which integrates local characteristics of Changsha.

**The Operation Modes of Urban Renewal in China**

Since the primary task for China at present is economic development, no matter new development or urban renewal of old town aim at pursuing maximum profit. Basically there are two ways of urban renewal:

- **spontaneous redevelopment**

  This usually happens in some residential areas with buildings in traditional style (such as Taoranting, Shanghai) or abandoned factories (such as M50, Shanghai and 798, Beijing).

  Architects and designers race for the cheap rent and special atmosphere. Gradually, unique cultural effect is formed, which attracts diverse groups such as foreigners, tourists, and so on. Then government and developers may intervene to develop it as a cultural industry park. The prerequisite for this mode is a good base of building quality.

- **redevelopment by government and developers**

  In most cases, the redeveloping of old town is supervised by government and developers. They demolish all old buildings for reconstruction, including a lot of traditional buildings. This negative development results in the disappearance of valuable historical blocks as well as traditional folk customs and culture. At the same time, relative legislation, policy and management system do not come to maturity. So there are always lots of contradictions and conflicts in the process. For example, original residents in the area would be relocated to some new residential areas in suburbs in most cases. It always causes an amount of problems, which can sometimes delay the projects for years. However, it is gradually accepted that only by conserving and redeveloping historical blocks carefully and effectively can traditional culture and humanistic spirit be continued. Thus the concept of organic renewal is put forward. The successful example is Xintiandi in Shanghai.
Research Question
In China’s current situation, how to reach the maximum sustainability in the urban renewal of historical districts.

Aim
The purpose of this study is to research and discuss the sustainable redevelopment method of the historical block suitable for China through using professional methods of urban design to combine commercial district and historical block for a development assumption.

Theory
Organic urban renewal (Wu Lianyong)
- Sustainable development under the premise of conservation:
  - The spatial pattern, natural environment and historical buildings of historical districts should be protectively developed.
- Organic order of renovation:
  - Organic order comes from the continuous and ordered new development according to the original context, and the renovation of historical blocks is not ultimate, which will leave the characteristics of the times.
- Cultural inheritance:
  - Include the tangible carrier such as spatial and architectural pattern and intangible cultural morphology such as lifestyle and customs.

Working Procedure
1. Background information collection;
2. Field study and compile architecture archive;
3. Urban context analysis;
4. Case study;
5. Urban planning and design;
6. Design interpretation.
BACKGROUND

- Site Location
- Urban Context
- Surrounding Situation
- Site Situation
- Features of Urban Space
- Existing Issues
Location & Climate

Gudaoxiang district is located at the central city (next to the busiest commercial pedestrian street) in Changsha, the capital city of Hunan Province. It is in south-central China, located on the lower reaches of Xiangjiang River, a branch of Yangtze River. Its municipality covers an area of 11,819 km² with a population of 7,044,115 (2010).

The terrain of Changsha is high in the west and south and low in the east and north. Xiangjiang River passes the city from south to north, Mt. Yuexi lies in the west, and Luyang River and Laoxi River are seated in the east.

Changsha experiences a humid subtropical climate, with annual average temperature being 17.3 °C. Seasons are distinct in Changsha. The summer is long and hot with heavy rainfall, and autumn is comfortable with abundant sunlight. Winter is comparatively dry (but somewhat damp and overcast) and rather brief.
History of Changsha

3,000 years’ history and time-honoured civilization of Changsha leave the city an extraordinarily rich cultural heritage. It is famous for breeding numerous outstanding talents since ancient times. In addition, agricultural resources such as rice and tea abound in Changsha.

For all the time, Changsha is closely bound up with the cultural and political progress in China. It is Changsha where Mao Zedong, the founder of the People’s Republic of China, began his political career. However, a big fire in 1932 almost destroyed the city.

Development of Changsha

As the capital city, Changsha is the political, economic, cultural and technology center of Hunan province. It is also a consumer city, a commercial city and a city for new economy and tourist distribution.

The government’s plan of integrating Changsha, Zhuzhou and Xiangtan as a city group gives the new possibility to Changsha, aiming to make Changsha an international metropolis.

"The city is an open book in which to read aims and ambitions. Show me your city, and I will tell you what are the cultural aims of its population.”

— E. Saemann
Humanistic Features of Changsha

Huxiang Culture
The city spirit of Changsha is tightly linked with huxiang culture, which generates the new Confucian school and Huxiang school. Numerous outstanding scholars and revolutionaries kept coming to the fore.

Mass Culture
Changsha is famous for the flourishing popular culture. Teahouses, bars and clubs for laokoutourism are distributed all over the city.

Historical Districts and Architectural Feature

The great names in the long history of Changsha are supposed to leave many buildings of historical value, but Wenel contem-}


**Feature Spots**

There are several famous feature spots in and around the site, including Huating’s historical street, Yu-huo Academy with thousands of years of history, No. 1 Teacher-teaching School which Chairman Mao used to attend.

**Commercial Environment**

Guodaoxiang district is located in the central commercial district in Changchun. It lies east to Huanggang commercial pedestrian street and south to Wany plaza. In addition, Huating's historical street is known as the bar street which is quite lively in the evening.
**Surrounding Traffic**

The north and south sides of the site are important motorways. Huanggang Road is a commercial pedestrian street. And the distance from the site to the urban arterial roads (Wuyi Road and Fuzhou Road) is only 500m. The future metro station for Line 1 is planned at the southwest corner.

**Historical Heritage and Stories**

Nearly all of the historical heritages were destroyed, but at certain spots, we can find stone tablets with the historical stories on them. And some streets were named by the historical stories.

- **Xiaya Hill**
  It is said that Sun Simiao, one of the greatest doctors in the ancient times, washed herbs in the well here. The well was destroyed in the fire.

- **Nanyue Palace**
  Nanyue Palace was built in Ming Dynasty (1368 - 1644), which is the main place for people in Changsha to worship the god of fire.

- **Meiguan (White Horse Cave)**
  This place is a part of the mausoleum in Tang Dynasty (618 - 907), which is a millstone-shaped cave. Thus it was named millstone cave.
**Land Use**

- Residential Land
- Land for Administration
- Commercial Land
- Land for Cultural Entertainment
- Land for Sports
- Land for Medical Treatment and Sanitation
- Land for Education
- Land for Railways
- Land for Public Works
- Land for Squares
- Parking Land
- Municipal Facilities
- Public Street Space
- Protective and Productive Green Space
- Land for Special Use
- Land for Railway Station
- Water Area
- Cultivated Land
- Land for Construction of Trenches
- Other Land
- Vacated Land

**Program**

The commercial buildings on Huanging commercial pedestrian street are mainly made up of middle-class stores, restaurants and entertainment venue. Inside the site, the first floor of buildings facing streets are usually opened up for small businesses. This place is quite livelier than along Huastingji Street are quite famous in Changsha. But people like to drink outside of the building. So the street is bustling with noise and excitement at night.
Architecture Archive

No. 220-B-19
House No.: 4-A, Meiguopu
Age: Early 20th century
History: 
Style: Style of the Qing Dynasty
Pattern: Courtyard style
Area: 960 sq m
Location within the building complex: Clear post
Usage: Commercial & Residential

Evaluations:
The building has historical value. Although it is old, the space is spacious and the original wood structure is preserved.

Suggestions:
Preserve and repair.

Architecture Archive

No. 326-1
House No.: 4-B, Meiguopu
Age: Early 20th century
History: 
Style: Style of the Qing Dynasty
Pattern: Courtyard style
Area: 160 sq m
Location within the building complex: Clear post
Usage: Commercial & Residential

Evaluations:
The building has historical value. Although it is old, the space is spacious and the original wood structure is preserved.

Suggestions:
Preserve and repair.
SITE SITUATION

- Building Storey
  - Low-rise Building (1-3 stories)
    - The age and pattern of buildings are quite different. The first floors are commonly developed for commercial use.
  - Multistorey Building (4-6 stories)
    - Most of them are built in the 1980s and 1990s. In addition to residential buildings, there are some multi-functional buildings along Huangpu pedestrian street.
  - High-rise Building (over 6 stories)
    - Except for several new office buildings, most of them are residential buildings in recent years.

- Building Quality
  - Low-quality Building
    - Most of the area is covered by shacks. Many of them are built or rebuilt by residents privately.
  - Medium-quality Building
    - Most of these buildings are multistorey residential buildings, but there is big problems in the housing interval and internal space.
  - High-quality Building
    - Buildings along the street were newly constructed in recent years.

- Characteristic Architecture
  - Despite of low quality due to a lack of proper maintenance, these buildings have distinctive characters.
SITE SITUATION

Treatment Suggestions of existing buildings

- **Demolished**
  Those house in poor condition and old buildings of low quality are suggested to be demolished. But some distinctive character of vernacular architecture can be abstracted and learned.

- **Repaired & Reconstructed**
  Characteristic architecture and some mullionized buildings functioning well can be repaired or reconstructed.

- **Preserved**
  Historical buildings must be carefully preserved.

- **Replaced**
  There is no necessary to cost anything on the new and high-quality buildings. They can remain as they are.

Based on the architecture archive, suggestions are given to the treatment of existing buildings.
**Features of Urban Space**

**Irregular layout**
Due to a lack of regulation and management, this area is developed in a more spontaneous way for years. Instead of regular geometrical pattern, the layout and the vertical growth of urban space and architecture are both quite free. Yet it appears disordered, the diversity is valuable.

**Architectural Typology**
The building style coming down from late 19th century and early 20th century is mainly red-brick and black-brick style. Red-brick buildings play a leading role since the soil color of Hunan is red. The treatment of the internal space, roof and door facade is also traditional and concise.

**Courtyard**
The current situation of the site is quite disordered, but still, essential features of local urban space and architecture can be seen. Most usually have courtyards, even some modernized buildings have small courtyard in the middle to get more daylight. The scale of public open space is small, so rather than squares, it is more close to public courtyard. It is quite intimate space. Residents are seated around the tree chatting with each other.

**Corridor**
Although the quality of multistory buildings built in late 20th century is not that good, they keep the traditional architectural characters. The corridor on the ground floor directly connects the external and internal environment, the public and private space, which becomes the grey space.
**EXISTING ISSUES**

**Poor Quality and Condition of Buildings**
Urban residential construction in the area is in the spontaneous-developing condition for a long time. Temporary constructions without overall planning make the block more crowded. The hidden troubles exist in traffic, fire safety, infrastructure, landscape. In addition, living condition, such as lighting, ventilation, sanitation, can not satisfy the needs of modern life.

**Lack Protection for Buildings with Historical Values**
Most residential buildings with historical value in the site are not protected, some are subdivided into several units for different use.

**Lack Public Open Space**
There is a lack of open space for residents' recreation and public events, which leads to the shortage of outdoor urban life. In addition, green can be hardly seen.

**Blocked Transportation System**
There are few streets in the area able to afford motor traffic. Most streets and lanes are too narrow for travelling, not to mention parking. Thus the accessibility is quite poor.

**Inappropriate Commercial Orientation**
The price and quality of these small businesses in the site are quite low, which is inharmonious with the big commercial environment in this district.

**Confused Functional Zones**
Although Huating Road bar street is quite welcomed, it is not separated with residential area, which disturbs residents' normal life at night. And it lacks connection with Huangpo River commercial street.

**URBAN NETWORK**
- Green & Blue Network
- Infrastructure Network
- Urban Function Network
- Agents & Actors Network
- Social & Cultural Network
- Top Planning
Green & Blue Network

Yuelu Mountain at the west bank of Xiangjiang River is the most important green system, while on the other side, fragmentary green space is scattered in the urban space. The branches of Xiangjiang River stretch into the land on both sides of the river. For the urban part, the green and blue system can hardly form a network. The natural environment is good on the west bank, but as the municipal government moved to the west bank, the city is expanding to the west, the area which was green in the past is already developed for construction.

The site is next to a community park. According to the green space classification in China, the radius of service of the community park is 1,000m. However, it’s far from enough for this ecological function. No matter from environmental or visual aspect, the green and blue network is broken in the central city.
Infrastructure Network

Guangzhou district has convenient communications with other parts of the city. The road network is also the most dense in the old town and the bus lines widely cover the city. After the metro construction is finished, the public accessibility can be further improved.

Urban facilities and infrastructures are all in roadlines around the site.
**Urban Function Network**

The functions of the area around the site are various. It can be seen that the site is located at the center of functional interaction. But the cultural function can be a shortage and lack of linkage with other parts of the city.

**Agents & Actors Network**

Procedure of old town reconstruction:
1. The local authority tenders bids for the land from government;
2. According to the top planning by the government, the developer submits design department to do the planning;
3. take the plan and other relevant documents to Municipal Urban Planning Bureau for examination and approved;
5. demolish and reconstruct;
6. marketing.

*The plot ratio is sold by the developer and controlled by the government. In this case, it should higher than 2.5, the compensation and relocation of original residents should be made by the real estate developer. If there are conflicts, the final decision should be made by the management department of demolition and relocation.*
Social & Cultural Network

The site is situated at a very important and active spot in the social and cultural network. With the rise of middle-class, the cultural industry is starting with the combination of commerce, but still in a quite small scale and the influence is not that great. In addition, the level of consumption in the site is obviously not appropriate to the area.

Taiying Street

Taiying street is a historical and cultural block renovated in the ancient style. The houses, antique shops, restaurants and stores have formed a traditional lifestyle in combination with the ancient buildings. The cultural and creative industry has started here, but in a very small scale.

Post Street

The culture of traditional residence is disappearing on Post street. A lot of traditional buildings are dissembled. The old street is integrated into the modern city, becoming a street famous for gathering local food. Hugong Temple which is still lively in the midnight is the most famous to tourists, but local people barely come.

Beijing Garden

There are only several old buildings in this area, but the building quality is good. The classic architectural pattern brought people back to the old days. There are only a teahouse, a restaurant and a cafe in this area, but they are refined and tasteful, which forms an elegant atmosphere.

Huangshi Street

This is the most famous bar street in Changsha. Although the building quality is not that good, the facades are decorated and functional well. Since people in Changsha prefer staying outside of the building, the street is bustling with noise and excitement in the evening.
**Land Use Plan**

The site is located in the central commercial district, but the fact that most area is planned as residential use poses a situation where the site is heavily dominated by commercial areas. The urban area cannot readily integrate the site into the entire commercial environment and residents' lifestyle will also be disturbed. On the other hand, it counters against the sustainable development for Huangpu commercial street from linear commercial mode to network structure which has more potential.

**Traffic Plan**

The plan with no motor traffic in the site is not suitable because of the poor accessibility. And there is not enough parking which can not help with the parking problem of Huangpu pedestrian street. The plan doesn't really solve the problem that cars can't turn left into the site due to the tunnel on People's Road.

**Green Space System Plan**
**Functional Orientation**

The site is located in the central city which has good commercial environment and diverse social groups (mobile class is the major one). As a historical district, it is easy to create great cultural and humanistic atmospheres. With all of these conditions, the site can be renovated as a mix-used block integrating residential, commercial and recreational functions:

- partly retain and repair the existing residential buildings and improve the environmental quality;
- build commercial blocks with traditional cultural features and historical urban context retained;
- create characteristic tourist district as the new name card of Changsha, and provide a high-quality recreational area for citizens as well.

**Strategy**

Conservation can not be understood simply conserving without any changes. If we just pay attention on the single heritage building, cultural atmosphere and historical environment are difficult to conserve. Combining conservation of heritage buildings with redevelopment of adjacent areas would be an effective method. At the same time to conserve historical buildings and local urban features, we also need to dig the potential of commercial and tourist development to realize economic sustainability through self financing. The historic block occupies in downtown and commercial center. Thus new activities attracting different social groups should be injected to interact with neighbouring areas and approach social and culture sustainability. For the sake of improving residential and recreational environment, green element should be brought in to reach environmental sustainability.
CASE STUDY

Omotesando, Japan

Omotesando is famous for its elegance and luxury. It was the original exclusive street to Meiji Shrine. Now it is the most prominent fashion center in Tokyo—small galleries surrounded by old apartments, characteristic stores, cafes, fashion flagship stores designed by internationally renowned architects.

Inspiration

The spatial scale of streets and buildings in the most noteworthy. The distance between streets is 20-30m, and the width of streets is 4-6m. Surrounding buildings are mainly 2-3 stories. Thus the spatial ratio of the width to the height is 1:1 to 1:2, which both meets function requirements and has good sense of closure and shelter. This is a very comfortable scale of commercial pedestrian street.

Scale of Road Network (m²) (m) Road Width (m)

Clarke Quay, Singapore

Clarke Quay is a historical riverfront quay in Singapore. Most buildings are warehouses and shophouses. Today the Singapore River hosts a number of adaptive reused projects which have turned the area into one of the city’s best-loved tourist spots with restaurants and businesses housed in the restored traditional shophouses.

Inspiration

Although some functions of buildings have changed, the original spirit, life, and intense activities of the quay have been kept alive, which becomes a selling point in the recreation and tourism industry.

Xintiandi, Shanghai

Xintiandi covers an area of 30,000m² next to Huashan commercial street in the central city. The old buildings are built in early 20th century and worn down by years without repair. The living condition is quite poor. The internal structure and function were renovated and modern architecture is brought in. The traditional U-shaped and modern architecture are well combined to create a characteristic block integrating history, culture, tourism, commerce and entertainment. It also connects Huashan Road and Taipinggong park.

Inspiration

The fact that keep the exterior of traditional architecture and replace with new functions realizes the combination of conservation and commerce for redevelopment of the historical block. It presents an integral strategy of development - environment and culture go ahead of gaining economic benefits. The preservation and reconstruction of classified architecture revive traditional space and culture in Xintiandi. In addition, the appropriate retail distribution is a great factor for the commercial success.
Organic Renewal Integrating Old and New

Instead of complete demolition and reconstruction, history and culture should be inherited. Facade and exterior elements should be repaired according to historic condition. Interior can be reused and reconstructed to suit modern life. Based on the treatment suggestion of existing buildings, reorganize space system of streets and alleys in a sustainable way to reach the harmonious symbiosis, which can save development cost at the same time.

Keep Local Urban Features & Inject Cultural Industry

The features of urban space abstracted from the current situation can be reapplied in the reconstruction to continue the urban context. New buildings in traditional patterns not only keep the classic morphology but also add the commercial element for tourism and recreational development. Facilities and environment should be improved to keep intangible urban features, such as local customs and historical stories.

In addition, cultural industry such as creative shops, artist and designer’s studio can be brought in to create cultural atmosphere and promote the grade of the district.
**Increase Open Space & Green Space**

For recreational and esthetic function, more green space and open space should be developed. However, the green plot ratio is quite high. The vertical development can be a solution, such as roof garden and vertical green. The roof garden can be combined with commercial buildings to create a pleasant shopping and recreational environment.

**Separated Paths for Vehicles and Pedestrians**

Motorway and parking lots should be added to improve the accessibility, but the dimension of old streets is not suitable for vehicles' need. Simply widening traditional streets which would make the block lose the classic charm is not the solution. Thus motor roads and pedestrian streets should be separated in reason and planned as a whole. The pedestrian streets and open space can be combined to build complete pedestrian and landscape system, linking important buildings, neighborhood, scenic spots and service facilities.

**Gradually Progress the Construction in Small Scale**

Since there are many problems existing in the large-scale reconstruction such as the unsteadiness and unfeasibility on economy and the damage on urban community's vitality. However, small-scale and gradual progress can keep the continuity and diversity of urban development and avoid various problems caused by large-scale relocation of residents. Also, it can cooperate with the historical context to realize a natural growth of urban space. The flexibility gives the traditional historical block the opportunity of social, economic and environmental sustainability.
**Function**

- **Commercial & Business Zone**
  This is the transition zone from Huagong commercial road to the historical district.

- **Historical District**
  This is the core of the area with the traditional and classic architectural style, emphasizing catering, shopping, and cultural industry to provide various recreational activities.

- **Residential Area**
  The existing residential buildings are retained and improved for residential function. The first and second-floor storefronts can be developed as shops.

**Program**

- **Department Store**
  Department stores are located along Huagong commercial road for mass consumption.

- **Boutique**
  Small-scale, boutique-style fashion, designer's brand, handicrafts, and home accessories are situated in the historical district.

- **Office Building**
  

- **Culture and Education Center**
  The history and culture of the area can be exhibited in this cultural center.

- **Restaurant**
  Characteristic restaurants such as themed restaurants and homemade cuisine are mainly located in the historical district, while chain restaurants such as McDonald's are set in the west part.

- **Cafe, Cafeteria & Bar**
  Cafes, tearooms, and bars are more flexible to combine with the outdoor environment. They are an important role to bring vitality to the area. Hoarding at the bar street keeps the medium consumption level, and top-grade bars and tearooms can be developed in the historical district in the south.

- **Studio & Gallery**
  

- **Health & Beauty Preservation and Longevity Club**
  

- **Park & Square**
  Open space of different scale is added to the area to improve the outdoor environment for people's recreational activities.

- **Residential Area**
  The existing residential areas are improved with enclosure walls and special garage entrance in case of being disturbed by other parts.

- **Information Center**
  

- **Parking Lot**
  Most parking space of the area is underground. The parking lot near the south entrance is mainly for the tourist buses.
**Building Classification**

- Historical District
- Preserved
- Repaired & Reconstructed
- New

<table>
<thead>
<tr>
<th>Category</th>
<th>Area (m²)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area of Historical Buildings</td>
<td>246,920 m²</td>
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<tr>
<td>Area of Repaired Buildings</td>
<td>6,674 m²</td>
</tr>
<tr>
<td>Area of New Buildings</td>
<td>172,892 m²</td>
</tr>
<tr>
<td>Total</td>
<td>426,486 m²</td>
</tr>
</tbody>
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**City Skyline Control**

Qingyinxiang district is seated in the central city where space resource is quite valuable. For the sake of keeping traditional spatial scale and architectural style, the height of buildings in residential area, commercial and business area and historical area are respectively restricted.
**Traffic**

The pedestrian system is separated from vehicle systems in the area so that the traditional street scale can be kept and people’s recreational activities won’t be disturbed by motor traffic. The vehicle entrances are set on the east and south sides because cars can not turn left into the area for the tunnel on People Road. In addition, the residential area has relatively independent traffic systems for the safety reason.

**Spatial Structure & Feature Spots**

Instead of stone tolet, historical stories are interpreted by landscape structure, which also becomes the feature spots in the area.

- 1-grade Open Space – Important Square Node
- 2-grade Open Space – Small Square
- 3-grade Open Space – Street & Public Courtyard
- Park
- Small-scale Green Space
- Residential Green Plot

- Huanglong Pool (Huanglong Old Street)
- Pedestrian Bridge
- Dongshihuang
- Shopping Park
- Ancient Wall Pool
- Moparun (Mibaihe Cove)
- Yu Garden
- Nancunfutou Aley
- Yanjiating Lane
- Yihulangta Bridge
Urban Space Vs. Local Life

People in Changsha are ebullient and enjoy bustling scenes. The climate is quite warm and people love stay outside, thus outdoor environment and open space is quite important.

Bar/Hotel
Combine with the original old street, pieces of small yards are penetrated into buildings and street to provide places for drinking and fun.

Public Courtyard
The local people love social life, such as mahjong, tea and chatter. Public courtyard is reorganized to meet the traditional custom.

Intimate Space
The traditional street scale is retained and property widened for outdoor seating area.

Urban Space Vs. Modern Life

Yet, Gulou area is a historical district, it also needs to meet the requirements of modern life.

Community Park
The park and green space between residential buildings are added to improve the residential environment.

Roof Garden
For meeting the requirement of plot ratio and creating pleasant recreational and shopping environment, roof garden can be a solution.

CBD
Each inch of central business district is quite precious, thus the land needs to be reasonably used, some open space like Dunke square integrated with office buildings is designed to create great working environment.
Central Square

Maximum Sustainability: Organic Urban Renewal of Qibei Historic District in Changha
South Entrance - Section
DETAIL DESIGN

North Square

Maximizing Sustainability: Organic Urban Renewal of Goddessing Historical District in Shanghai
NEW URBAN NETWORK

- New Functional Network
- New Social & Culture Network
Urban Function Network

The area is integrated into the commercial environment and becomes the subsidiary node of Hanggang Commercial Road. Instead of single residential function, the mix-up functions of the area improve the interaction in the city center and make up the missing part in terms of culture and business.

Agents & Actors Network

New actors are added and scene of the existing ones are further promoted, and the interactions are strengthened, especially the connection between culture and commerce.
**Social & Cultural Network**

The site is seen as a very important and active spot in the social and cultural network. With the rise of middle class, the cultural industry is starting with the combination of commerce, but still in a quite small scale and the influence is not that great.

**Green & Blue Network**

Through adding two pieces of green space and some scattered landscape, the recreation and environmental function of open space can be roughly satisfied in and around the district.