Research on Cultural Continuity in Historical District Renewal

Culture, where to go during the historical district renewal

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Submitted to Blekinge Tekniska Högskola for the Master of Science Programme in Spatial Planning with an emphasis on Urban Design in China and Europe on the 18th May 2012
Karlskrona, Sweden
Abstract

The historical district is formed during a long time of the city development. It contains special architecture and human landscapes. With the process of urban modernization, the historical district imminently needs renewal by improving the building quality, repairing the space environment in order to protect the cultural information in the historical district. Historical district renewal is a most popular topic in the urban development in China. Nowadays many historical districts are going to be rebuilt. Among all the cultural, social and economic factors, the cultural continuity does not as obvious as economic or social reflection, it is easily forgotten.

This paper is seeking for the combination among the urban cultural elements, the special conditions of historical district and the theory of the sustainable development based on the analysis of problems existing in the historical districts. It is important to describe the sustainable renewal from the aspect of cultural continuity in the historical district. Based on the sum-up experience of the case studies, this paper tries to classify the renewal to different types and see the different cultural performance in those types. The theoretical tools and case studies are all taken into the paper to give the final suggestion to continue cultural elements in the historical district renewal. Finally, this paper gives a new attempt to create a residential area for elderly people after the analysis and discussion.

Key words: historical district, renewal, culture, sustainable development
Acknowledgements

This is a diploma work made by a Chinese student for master's degree of Science Programme in Spatial Planning with an emphasis on Urban Design at Blekinge Institute of Technology in Karlskrona, Sweden.

I am firstly thankful for Blekinge Institute of Technology in giving me the incredible chance to study in such high level academia.

I would like to give special thanks to my supervisor Claes-Åke Kindlund for his patient guidance during my thesis work. His comments and insights are a great source of inspiration.

I also want to thank Abdellah Abarkan, Gunnar Nyström, Lina Berglund-Snodgrass for giving the preliminary guidance to my thesis work.

I would like to thank for my parents and friends. They support me and offer some useful information for the thesis work.
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Chapter 1. Introduction

1.1 The background of the topic

As we all know that China has a long civilization for more than 5000 years. Many valuable heritages are left by our ancestors. After the reform and opening up policy in the year 1978, China came into a new chapter. Huge changes happened in the city, more and more old districts were pulled down and high-rise buildings appeared everywhere. These caused the damage to many valuable cultural heritages during the redevelopment. Soon, in order to protect the cultural heritage with historical, artistic and scientific value, the government adopted a protective policy, strengthened the protection of planning, and listed 24 first famous historic and cultural cities in the year 1982. But this is not enough, the huge economic benefits and the improvement of urban environment impulse the renewal.

Image 1.1 Temple of Heaven in Beijing as one of the most famous cultural heritages.

24 historic and cultural cities: Beijing, Jingdezhen, Qufu, Nanjing, Quanzhou, Datong, Chengde, Luoyang, Kaifeng, Suzhou, Yangzhou, Hangzhou, Shaoxing, Gangneung, Changsha, Guangzhou, Guilin, Kunming, Dali, Chengdu, Zunyi, Lasa, Xi’An, YanAan

City is the product of the human historical development, and it will also develop with the history. However, the original structure and function of building and space are difficult to adapt the need of growing population and economy. It is really a difficult task to coordinate the need of modern
life and the historical heritage. Nowadays the historical district renewal is a most popular topic in the urban development in China, many projects of urban renewal have been carried out in historical districts.

In my opinion, cultural characteristic is a most important property in the historical district and it faces all kinds of problems. These problems are not only in material aspects, such as the update of the infrastructure, the improvement of the space environment, but also in spiritual aspects, such as the continuation of historical context, the keep of authenticity in the street life. And many factors may also effect the historical district renewal. We should consider all these factors during the protection and renewal in order to protect the non-renewable cultural resources in historical district.

1.2 Problems and possibilities

1.2.1 Existing problems

Since people ignored the importance of protecting the historical district for a long time, some new buildings and streets destroyed the cultural legacies and spaces in the district. And with the increase of living cost, the original neighborhoods moved out and the historical district was occupied by some outside people. These people were not familiar with the historical district. The historical context of local residents was cut off and the feature changed in the historical district.

Another big problem was the poor living condition in old districts. The poor living condition was unable to meet the need of current urban development. The aging of old buildings caused a high maintenance charge and the fire hazard. The unreasonable road network layout impacted the traffic, and the poor infrastructure such as underground drainage facilities and not enough parking plots decreased the living quality. These negative factors caused the run off of cultural continuity.
Image 1.2 Sanfangqixiang historical district in Fu zhou
The inharmonious between the old district and the modern residential area

Image 1.3 Chaotiangong historical district in Nanjing
The poor living condition in old historical district
1.2.2 Potential possibilities

There are some useful theories that can be used to solve the problems in the district and also some cases show the opportunity of the historical district renewal during the long time of research. Some of the theories have been taken into the historical district renewal. The famous architect Liang, Sicheng put forward the overall protection theory to the old districts in Beijing. The renewal of Juerhutong in Beijing uses the organic theory of Wu, Liangyong. The sustainable development theory is a famous theory used in many areas, and its concept of sustainability suits the cultural continuity in this paper, so i choose this theory to offer some theoretical guidance. The cultural factor in the historical district has its own feature to attract the visitors. And it can be of assistance to the economic and tourism factors. The relationships with other factors may be another possibility for the cultural factor.

1.3 Research question

How to continue culture during the historical district renewal is the main research question of this paper. All this paper is trying to find out the best way to solve this question by doing theoretical study and case study. The answer will be shown in the conclusion part.

1.4 Objective and method

This paper is going to research the cultural forms in cities, the definition of historical district, the meaning and principle of sustainable development, and find the meeting point between the continuity of cultural elements in historical district renewal and the sustainable development theory based on the theoretical research. After that, this paper investigates case studies to learn the cultural continuity in different types of renewals mainly focused on the different cultural elements. Finally, this paper gives my own analysis and suggestions to continue the culture during the historical district renewal.
Chapter 2. Theoretical study

2.1 Definition of urban culture

It is difficult to have a clear definition of urban culture. Researchers divide the concept of urban culture into different ways and get different definitions of urban culture. Some of these definitions are well-known and accepted by the academia.

One opinion was that generic definitions of urban culture were bound to fail because they could not deal with the variety of urban meanings tied up with cities (Savage, 2003).

It means that the urban culture is not an independent element within the city. Urban culture has its variety and always comes with the social, economic and historical factors.

One opinion attempted to analyse urban culture by distinguishing it into three independent variables: size, density and heterogeneity. These variables could be seen as the causal factors behind urban cultural life. The city life was characterised by isolation and social disorganization, and all the cities will become large, dense, and heterogeneous due to the fact (Wirth, 1938).
Another opinion defined the cultural forms in the city by the view of human beings. The definition emphasized that urban culture was the culture of modernity and put it into four main areas: visual, modernist aesthetics, sexual identity and the nature of street (Simmel, 1980).

Sharon Zukin talked about the urban culture in *Loft Living: Culture and Capital in Urban Change*. She emphasized the symbolic economy as the cultural industry. The power of symbols and the power over the use of symbols dominated the urban culture (Zukin, 1982). Her opinion is closely linked to the symbolic economy.

In China, the academic circles have done a lot of work on this hotspot and achieved a wealth of achievement.

Some scholars considered that the urban culture was a cultural model, and this model was different from town or middle-sized or small cities. They considered that the urban cultural forms came from the city, and turned to be the advanced form of human city cultural development. Finally, the urban culture would be the center of world spirit production and consumption (Liu, 2006).

Another opinion pointed out that urban culture should rely on other cultures like national and local culture, and urban culture must have its subject. If there was no clear subject, urban culture would lose its value and significance of the existence. This opinion divided the urban culture into urban economic culture and urban community-based culture as the support of urban economy and urban society (Bao, 2006).

Historical continuity was another point of view. It considered that urban culture was an old city culture which spread from the ancient time to the current years. This opinion defined the urban culture into regions, such as the urban culture in the south of the Yangtze River came from the Wuyue culture thousand of years before. This kind of view mainly focused on the regionalism. Since the spatial distance between different cities had been reduced by the high developed technology, different cultures were tightly closed to each other (Sun, 2009).

Rao Huilin had a theory of rational culture. His urban rational culture system consisted of the soft power of urban culture, the urban cultural democracy and the urban cultural identity. His research mainly focused on the structure of urban culture (Rao, 2004).

According to all these research on urban culture, we can see that urban culture appears everywhere as the most familiar word in our daily life. It is difficult to grasp the specific definition of urban
culture. The urban culture is related to a lot of factors, and the special feature of the city is one of the most important cultural expressions.

2.2 Definition of historical district renewal

2.2.1 Definition of historical district

The historical district has always been mentioned in the renewals of old cities. When we talk about the historical district, it seems that all the traditional zones belong to this concept. So it is necessary to prescribe a limitation to the historical district in order to make the research more accurate.

It has been a long time since people started to research the historical district, here we can see some expert opinions. Historical district consisted of the buildings which played an important role in the city culture. These buildings represented the local cultural context and reflected the local characteristic in the district (Wu, 1998).

Historical district meant a region that consisted of buildings and environmental surrounding. It
played an important role in the city. Historical district represented the historical development and reflected the economic, social and cultural values of the region (Ding, 1999).

Historical district meant streets or buildings concentrate together and reflect society, economy, culture, life-style, traditional style and local characteristic in a certain historical stage (Lu, 2001).

Historical district meant the district with a certain number of historical buildings, structures, and had an unbroken style in the whole area (Li, 2001).

Historical district meant the district with a traditional style of society, economy, culture, life-style and local characteristic in a certain historical stage (Yang, 2004).

We can see that research scholars get different definitions of historical district from different emphases. In my opinion, historical district should have three main standards. At first, historical district should have a relatively completed cultural style. What's more, it should have some true historical heritages such as old buildings or traditional decorations. At last, the historical district should have a multiple value of cultural, social, economic and historical factors. Buildings, cultural heritages, traditional decorations and other material elements are the main expressions of historical district.
2.2.2 Research on the development of historical district protection

After the Second World War, many western cities used the skyscraper model to start their renewals. It is obvious that this kind of renewal gave a large damage to the original city, a large number of distinctive historical districts disappeared with memory. Then people began to think what they had done to the city.
The Venice Charter -see- For the Conservation and Restoration of Monuments and Sites (1964) became a turning point of the historical heritage protection. The Charter reaffirmed the importance of protecting the historical relics. More importantly, it expanded the meaning of historical relics. "The concept of a historical monument consists of not only the single architectural work but also the urban or rural setting with the evidence of a particular civilization, a significant development or a historical event. This is applied in not only the great works of art but also the more modest works which have acquired the cultural significance with the passing of time." The Charter also stressed to protect the environment of heritage. Since then, the heritage had closely linked to the environment.

After that, The Paris Convention -see- Convention Concerning the Protection of the World Cultural and Natural Heritage (1972) pointed out that the historical environment protection had been an important part of balanced development of human life. The convention also put forward that historical protection should tend from the local to the whole.

Some years later, The Washington Charter -see- Conservation of Urban Historical District (1987) emphasized the significance from historical zone to the real life. The charter also pointed out that the protection of historical town should be an integral part in social, economic policies and
different levels of urban plan.

In the latest General Conference -see- Proposals concerning the desirability of a standard-setting instrument on historical urban landscapes(2011) suggest to solve the question at an international level.

We can see the changing process of attitude during the past years. At first, the aim of the protection was to find the value of historical heritages and protect it from demolition and construction. Then the understanding of historical district protection became much deeper. The protection was enlarged into the physical environment, human environment and the nature features. The protection and renewal of historical district was close linked to culture, economy, society and other elements in the city. Nowadays, historical district protection has been an integrated project with all kinds of factors.

In China, the urban renewal entered a new historical stage after the reform and opening up. The rapid development of urban economy caused the accelerated speed of urban construction. This tendency comes up with a objective background and condition. Firstly, the old district cannot afford the rising need of local residents. This is mainly because of the increasing population and the high maintenance charge of aging buildings. The environment is getting poor in the district. Another reason is the limitation of the developing space in the city. It takes a high price to expand the city, so more and more attention has been taken into the old districts. Sufficient funds and lands offer the opportunity to do the historical renewal.

Massive activities during the urban renewals and transformations play an important role in improving the living environment of residential areas, recovering the old districts in the city and raising the urban competitiveness.

However, due to the objective reasons, urban renewal also needs to face some problems. Crowded dwelling houses, aging buildings, behindhand infrastructures are always in the district. At the same time, population structure have been changed a lot with the change of the use of the land. The traditional living culture has been broken. The cultural information has been run off. The stability and tranquility in the original community order has been threatened. Large-scale demolition and renovation in old districts destroyed the original urban spatial structure and the original social network. Massive construction projects including demolitions or alterations to historical buildings have been put into the historical areas. These actions severely damage the traditional style of city, and cause the losing of urban characteristics.
People gradually realize the importance of historical and cultural heritage protection, and put it deep into practice of protection and renewal when the old city renewal is continued to be a threat to the historical and cultural heritage.

Several influential theories have been produced during the practice that can be used in the historical district protection such as the sustainable development theory, the overall protection theory, small-scale renovation theory, microcirculation theory, organic renewal theory. These can be the theoretical guidance for the historical district protection.

2.3 Research on cultural expression in historical district

After we have researched the urban culture and the historical district, we can combine them to get a cultural expression in historical district. The cultural expression in the historical district can be divided into two main parts by the immediate feelings.

2.3.1 Material expression

The material expression consists of the cultural elements that we can easily see by eyes. The physical environment is a most important part of cultural landscape. The most obvious and important element of material expression is building. Building is the main support of the historical district and building shows the most cultural atmosphere in the district.

Another important part is the special form of the district. This includes not only the structure of the street, but also the form of the space. The characteristic of the special form is affected by the local cultural, social, and environmental factors.

The pavement and material are also very important because the traditional style is quite typical during the long time historical development.
2.3.2 Spiritual expression

The spiritual expression mainly consists of some cultural elements that can be felt in the district. The local language and writing belong to the spiritual expression. We all speak Chinese, but the pronunciation and the special use of the word is the local characteristic. Local residents dominate this kind of cultural expression. The run off of the local population will cause the loss of local spiritual expression. Another point is the living style and cultural concept. These will cause the different living behaviors in our daily life such as the dietary habit, aesthetic value, moral values and so on. This point of spiritual expression is formed during a long time of cultural development and has close relation to some other factors like the environment and society. All these elements will give the district a special atmosphere or feeling to the visitors.
2.4 Relevant Sustainable Development Theory

2.4.1 The produce of sustainable development

The concept of sustainable development started on the perspective of eco-environmental protection and resource sustainable use when human first proposed. During the Stockholm Conference -see- United Nations Conference on the Human Environment(1972), people with broad vision put forward the watchword 'only one earth'. It sounded like the alarm to awake the conscience of human to the environment.

More than a decade later, Brundtland Report- see Our Common Future(1987) came up with the concept of the ecological environment of globalization and formatted an influential sustainable development criterion. The criterion namely, "to meet the development needs of current people without endangering future choice of lifestyle possibilities at the same time." This concept treated a more specific attitude to the ecological environment and resources by reflecting them into two aspects. One is to have an equal opportunity to develop between current people and later generations. The other one is that the current development could not damage the living environment for future generations. These influences were mainly emphasized on an effective and moderate use of the nonrenewable resources in order to maintain a virtuous cycle of renewable resources and protect the only human living environment.

The Agenda 21 -see- United Nations Conference on Environment and Development(1992) played an important role on sustainable development. It had three salient points as follows:
(1)Concerned about the long-term carrying capacity of the environment and resources.
(2)More tended to the development and economic changes comparing with the understanding of 1972 World Conference on the Environment.
(3)Emphasized the sustainable development on three aspects: sustainable development of the natural resources and ecological environment, economic sustainable development and social sustainable development. Ecological sustainability was the base, economic sustainability was the requirement and social sustainability was the main goal.

At this point, the theory of Sustainable Development has progressed from the ecological environment and natural resources to the integrated sustainable development of economic, social cultural, ecological environment and so on. We should research on the relationships between development and sustainability in all sides of human life in order to achieve the sustainable and healthy development of human society. After the publishment of Agenda 21, Chinese's government positively responded to the agenda and combined it with the special situation of China and worked out The Agenda 21 in China -see-
State Council Executive Meeting(1994).
The agenda started from the overall situation of China's population, environment and development, put forward the following sustainable strategic aims to promote the sustainable development of Chinese's economy, society and environment:
- To improve the quality of development relying on the technological progress and improvement of the quality of workers and maintain the rapid economic growth at the same time.
- To promote the comprehensive development and advance of society, establish the social foundation of sustainable development;
- To control the environmental pollution, improve the ecological environment, and protect the sustainable use of the resource base.
According to this agenda, we can see that if we want to achieve the goal of sustainable development, we should take care of a lot of factors like society, human, culture, environment, government and so on.

2.4.2 The connotation of sustainable development
Sustainable development is neither a designation of environmental protection nor a valid green label. It contains a very wide range of important aspects of human life. This unlimited inclusion also brings almost an endless controversy in academia. Different disciplines and organizations come up with all sorts of definition of sustainable development from their own point of view.

This wide range of understanding also causes the difficulty to have a standard and authoritative concept. However, it generally formed a basic consensus with more emphasis on "development" when stressing "sustainable" at the same time. Development is the main body of the concept and sustainability is the goal.
Sustainable development has two implications from the report and agenda:
Firstly, sustainable development emphasizes that the development is used to meet human needs, the highest goal is to improve people's quality of life.
So "Sustainable" cannot be understood as to move forward slavishly following the previous path of development, it is to reverse the continued deterioration of the living quality caused by old
mode of production and the mode of life, in order to encourage a healthy virtuous circle. Secondly, the sustainable development should pay close attention to all the factors that affect the development such as environment, economy, society and culture. Although several factors have their independent sides, but in most of the time they are relied on each other. If only develop one-sided the result cannot be sustained.

2.4.3 The principles of sustainable development

The sustainable development also has its principles. Hu Report -see- Scientific outlook on development (2002) combined the sustainable development with the special national conditions. Chinese's government adopted the opinion and gave four principles to sustainable development as follows:

Principle of development: Development is the eternal theme, it is a common aspiration and rights for human. Development is the most effective way to provide the necessary technical and financial solutions in order to solve the environmental problems. The principle of development is suitable for developing countries.

Principle of fairness: Fairness means the equality of opportunity. The equality of people in different areas, in different generations and in different living conditions.

Principle of continuity: The goal of human activity is to achieve a high unity of economic, social and ecological environment sustainable development. Human activities cannot exceed the carrying capacity of the natural environment. People should reasonably use the source to achieve a healthy sustainable development under the premise of protecting the ecological balance.

Principle of holistic: Development and environmental protection form an organic whole. The use of resources is the basis for the development, and environmental protection is an important component of the development process. They are related with each other. Sustainable development does not advocate us to pay the price for the long-term environment compared with the short-term economic benefits.

The sustainable development looks at the global issues beyond the barriers of culture and history. It devotes its to solve problems in all mankind. So these principles of sustainable development are suitable for many countries.
2.4.4 The sustainable development theory in historical district

Sustainable development theory can be used into the historical district as a well-known theory in China.

The goal of sustainable development is to protect the ecological environment. To the historical district area, sustainable development should firstly protect the cultural environment. This environment consists of the spatial environment with the historical cultural information, local conditions and customs. The protection of the cultural environment is the base of the sustainable development in historical district.

The historical district is different from other cultural relics. It has been a part of human life and the city. This urges us to consider the problems of development as follows.

- How to let the aged buildings meet the living need of modern life.
- How to continue the customs and cultures in the erosion of modern society.
- How to ensure the fairness for both developers and local residents during the historical district renewal.
- How to arouse the energy in the district and let it contribute to the economic development in the city.

The sustainable development in historical district should concentrate on the protection of historical feature and cultural context, take positive and safe steps to improve the building quality in the district, complete the infrastructure of living, offer better living conditions for local residents, arouse the energy in the district, pay attention to the social characteristics, achieve the fairness in the development in order to solve these problems. Measures could be taken under the leadership of the connotations and principles of sustainable development theory.

In a word, the aim of sustainable development in the historical district is to make the sustainability in different aspects of culture, economy, society, environment and so on. And this paper mainly focuses on the cultural aspect.
Chapter 3. Research on cultural continuity in historical district

We cannot grasp culture as an object, so the base for the historical cultural continuity is to protect and explore the elements. These elements reflect the historical district cultural views and let the historical cultural informations pass through generation. As we talked before, these cultural elements in historical district can be divided into material expression and spiritual expression.

3.1 Cultural continuity in material expression

After a long time of free development, the historical district presents an unordered situation not only in the expansion of spatial form but also in the innovation to the buildings; we cannot simply deal with buildings in different gradations, different qualities and different styles. So during the material cultural protection in historical district, we need to take different ways to these different buildings in the district, to save it, to protect it, to renew it or in other ways. At the same time, we should research the spatial form in the district and pay attention to the decorations and historical relics remains in the district.

3.1.1 Management on buildings

The old buildings, as the most important material heritage in the historical district should be treated carefully. There are some different processing mainly used in the historical district renewal to different types of buildings. (Chen, 2002)

To save
"Save" means to keep the original appearance, it is a kind of absolute protection in order to reflect the true historic preservation. It is used to protect excellent traditional buildings with high historical and cultural value. To save the buildings we must follow the related provisions of cultural relic's protection to pass their information to the next generation.

To protect
"Protect" means to keep the traditional style and features of building, to preserve the historical cultural relics in part of the building such as facade, roof and other architectural appearance outside. "Protect" mainly focus on historical buildings located in important areas such as approaches the river or the street. These building play an important role in forming the style and features of the district. We should carefully repair and fix the outside part of building according to the protection requirement and do reasonable transform to inside facility and spatial distribution
according to the current requirements.

To update
"Update" means to update buildings according to the traditional style and features. It mainly takes steps on buildings in general or poor quality, to repair, to replace and to transform architectural appearance according to their original style and use the traditional material as more as possible.

To reconstruct
"Reconstruct" mainly focus on buildings completed damaged, to rebuild them according to their morphological characteristics. Land of reconstruction building should be controlled within the original courtyard boundary or building boundaries, and to maintain the overall style harmonization on the pattern, volume, shape, color and blocks.

To decorate
"Decorate" is to keep the style unify in the district. This measure mainly focuses on new buildings that affect the whole style of the historical district to make a coordination of appearance in color, material, style and so on.
Among all those processing method, reconstruct will do the most damage to the original building culture, so we should take care of this method during the renewal.
3.1.2 The spatial fabric in the district

The spatial fabric in the district is the spatial feature of all kinds of social outdoor activities. It reflects the combination of different groups of buildings, the relationship between building and external space and the spatial forms of street. This is not only the most important living space to the local residents but also the environmental experience to the visitors.

The spatial fabric consists of a lot of elements. Some scholars researched the spatial fabric in urban level and separated it to different spatial levels (Xu, 2007).

In order to help the analysis, we can divide the spatial fabric into three main elements: points, node and street space specific to maintain the spatial fabric in the historical district level.

Point means the single building or building group with close connections of function in the street. They are the basic elements and the end of the activities in the street. These buildings are combined in some specific ways to create the whole street space style with the alley.

Node usually locates in the intersection of the network, it has different types such as corner store, roadway intersection, tea houses, or some ancient trees, ancient wells and so on. Node is the main public space to gather the local residents together.

Street space is a combination of points and nodes, and it is responsible for the function of outside contacts in the district at the same time. Street space is the most important element of spatial fabric in the historical district. The street in the historical district usually has its specific sense of direction, this sense of direction can be acquired by regular transformation of buildings in both sides of the street and the guidance of some marks such as the similarity in facade or mass.
We should find out the elements of spatial fabric in the district based on the previous analysis to keep the spatial fabric in the district. We should treat these elements as the basic role to reflect the spatial fabric and strengthen them during the historical district renewal.

At the same time, since the spatial fabric is formed in the old living background, some functions of the elements can not satisfy the need of modern life, so it is important to improve the quality of these elements to meet the need of modern life.

### 3.2 Cultural continuity in Spiritual expression

#### 3.2.1 Human environmental protection in the district

Human environment is the reflection of historical cultural information on human activities. More specifically speaking, the residential activities in the district are affected by the traditional value, faith, custom and other factors. These factors come together and form the specific local art. Human environment becomes an important part of historical street life. It keeps the vitality of life in the district and show the charm of district at the same time.
The human environment is different from the building environment in the district. It is mainly expressed as the behavior in the daily life of residents. Since we want to protect the human environment in the district, we should start with the authenticity of life in the district. The composition of the living group is closely related to the living style. People with different cultural backgrounds constitute different living styles, only people with the same cultural background will constitute the stable living style. Human is the main body in historical district life. It is important to keep the local residents from moving out of the district in order to keep the facticity of street life. We should improve the living conditions in the district to keep the local residents. The living condition in the historical district has not been improved for a long time. Many young people and some residents with a better economic condition move out of the district to seek for a better living environment when the living environment takes a turn for the worse in the district. The run off of local residents causes not only the decline of energy but also the absence of original living style in the district. The particular culture and custom cannot continue in the district. So it is important to improve the living environment in historical district. We should meet the demand of urban life and the life authenticity in the district.

Another point that we should take care of is the relocation of local residents depending on different types of renewals in the historic district. The resettlement of local residents easily causes contradiction and bad influence.

### 3.2.2 The protection and promotion of city feature

The cultural continuity not only reflects the street or district, but also affects the whole city cultural atmosphere during the historical district renewal with the especial focus on the feature part. So it is important to protect the feature of city. Historical district usually goes through a long-time process of development, its styles and features
are formed by the local culture and environmental condition, such as the quadrangle courtyard in Beijing. And some other factors may also produce special feature of the district. For example, the foreign settlements in Shanghai and Tianjing are affected by the political factor. These factors are considered as the important elements to form the historical features of city.

We should face the grim reality that during the massive reconstructions of old cities, a lot of historical districts were destroyed, so causing the extensive damage to historical feature.

3.2.2.1 The formation of city feature

"The city is a special structure from its origins. It used to store and spread human cultural achievement. In order to adapt more complicated forms which come with the changing of social demand, and to keep the constantly accumulating social heritage"(Ni, Wenyan, 2005).

City gradually grows with the combination of cultural tradition, local natural environment and political factor.

The essence of city is to provide space for human social communications. The urban morphology like the building and space hold the human behaviour as the outsider status. The city feature, as the characteristic to separate one city from other cities, is formed by the difference factor such as the local culture and natural condition. The cultural difference is mainly caused by the choice of human factor comparing with the natural factor.

Because of the limitation of communication in the past years, the feature of old city is more obvious and represented in different positions with different expressions. The artistic charm of the city increases with the rise of history and historical building heritages. The cumulative historical environment plays an important role in forming the feature of the city.

General speaking, the outsider status and inside cultural meanings of the city always have some relations with each other. The social culture is formed by the long-time development of history and let local residents understand these relations. The new buildings come up with the social cultural development at the same time. They are reflected by the original building and city morphology. So the more steady the city culture developed, the more obvious the city feature will
be, and the more local residents will understand the special environment of district and city in order to form a stable sense of belonging.

### 3.2.2.2 The function of city feature

If all cities are in the same style, it will not only make people feel boring, but also causes the chaos of the city image, and finally does harm to the city. The function of city feature is mainly represented in three aspects.

On the one hand, to the local residents, the city feature benefits them to distinguish the city environment and strengthens the sense of belonging to the city.

We can start on the importance by the concept of "place." The "place" is our daily living place consists of two parts, place and space. Place includes not only a variety of material properties, but also cultural relations of an environmental atmosphere which is produced during the long-time development. This emotional content exceeds material properties, edges or limited perimeter so called spirit of place or Genius Loci.(Christian Norberg-Schulz, 2005)

On the other hand, to the visitors, the city feature in favour of increasing the attraction of city, and form the special competitiveness of city.

The essence of design is to show the spirit of place, and create a meaningful place to help people to have a sense of belonging and identity on the environment. The place with some kinds of feature is the base to show the Genius Loci.

Another important point is the psychological need of the local residents. "Except for the sunlight, air, green spaces and other material requirements, people need the sense of security, direction, belonging and other deeper levels of psychological demands in the living environment "(Abraham H. Maslow, 1943)

According to Maslow's theory, we can also find the human psychological demands in the district as follows:

Safety needs: Except for the basic material survival requirements, the local residents need the safety both in the family and in the district. To match to safety need of city, we should keep the safety of spatial environment.

Affiliation needs: This sense of belonging includes the need of living environment, different scales of district and the whole city.
These are the basic needs for citizens. The city feature satisfies both of those needs and creates a sense of belonging to the local residents. People will identify and love the district with this sense.

3.2.2.3 The way to protect and promote the city feature

We have talked about the importance of city feature in the historical district. In order to protect and promote the city feature, we should firstly protect these elements that could present the city feature in the district to keep them during the historical district renewal. At the same time, we should take care of the new built building that may promote the feature by mirroring the original feature. All these efforts continue the feature in the district.

After the research of cultural forms, we will learn from some different types of historical district renewals and see the current situation of cultural continuity.
Chapter 4. Case studies

On the case studies part, we choose four different types of renewals to research the continuity of the cultural elements.

4.1 An example study in Nanjing 1912 district

Nanjing is the capital city of ROC (Republic of China). A lot of historical districts are remained with the ROC culture, there are more than 1000 buildings of this kind of culture in Nanjing. These buildings had a higher research value by reflecting the design method and special cultural characteristic of ROC (Xu, 2008).
4.1.1 Introduction of the district

Nanjing 1912 district is located in the crossroads of Changjiang road and Taiping road. The whole district covers an area for more than thirty thousand square meters. The district consists of 17 buildings with the ROC style and four plazas. These buildings with cinerous and brick-red color surround the presidential palace of ROC, form a district with ROC culture.

The district has a long history. The old district called Banqiao district, it was a high-grade district built in the 1930s. That district was designed by the famous architecture Liu, Futai. The whole district covered 7144 square meters. All the 16 buildings in the district were double residential and centre on a concentrated courtyard. There are 48 families in the old district.

4.1.2 Cultural elements in the district after the renewal

4.1.2.1 Physical elements

(1) Buildings with ROC culture

The district is just near the presidential palace, and all of the buildings are in the ROC style. "No matter from the point of characteristics in the big city location, or the cultural characteristic in the district, this areas contains a remarkably rich cultural atmosphere of ROC. The district has unparalleled human values, cultural values and historical value "(Qi Kang, 2006).
The ROC building style is mainly reflected on the design of building forms. According to the section of the presidential office, we can see the typical ROC style start on pitched roof. It is the important characteristic of ROC building. Low-rise buildings are often made of a pitched roof. This is because of the needs of architectural modeling and properties of keeping warm, and pitched roof roofing is not easy to leakage.

Another characteristic is the arch that we always see it in the western country such as buildings in Roman style and Gothic style. It is often used as a combination of Chinese and western culture in the ROC style buildings. Buildings in ROC style often use the brick wall especially for black brick without plastering as its main building materials. Black brick forms a great sense of historical depth and nostalgia.
(2) Spatial fabric in the district
To my opinion, there are two main kinds of space in the district. One is the plaza as the gathering space in the district. All the plazas are new built in order to offer a place to relax. These plazas are treat as land marks in the district. Another type of space is the street inside the district. Different from the capacious street outside the district, these quiet lanes as wide as 4-6 meters form a historical atmosphere in the district just like the traditional winding path leads to a secluded quiet place. Most of those lanes are used to be in the district, some of them have been rebuilt but the sense of culture is still living there.

(3) Decoration and relics
There are many decorations in the district, some are original and some are new built. All of them offer the most intuitive cultural impression in the district. The biggest problem is to protect and maintain them from the natural erosion or human damage as other historical heritages.
4.1.2.2 Spiritual elements

(1) The name of 1912
Maybe to many Swedish, the memory of 1912 is the Olympic Games held in Stockholm, but to our Chinese, especially for native Nanjing residents, 1912 really has a special meaning. The ROC government was established in that year and Nanjing was the capital city of ROC. It was the most proud time for people in Nanjing. Nanjing 1912 condensed the historical context and nostalgia, and became a symbol to connect past and present.

(2) Local resident
After the renewal, the new district is mainly for the commercial use. Some high-grade restaurants and pubs for young people appear in the district, only a few numbers of buildings are still for living and we can't find vitality in it. Most of the local residents moved out of the district. The floating population fills up with the district.

(3) Feature of the district
Before the renewal, the district is unknown to the public and all the visions are attracted by the presidential palace nearby. After the renewal, 1912 district is famous for its young contemporary type especially for the night life in Nanjing and it keeps the relation with the presidential palace as the historical cultural attraction at the same time.
4.1.3 Influence of 1912 district

Since the district business started on December 24, 2004, it rose to fame overnight. Nowadays, the 1912 district has become the synonym of brand district and continues its legend in one after another city. The district has a huge influence in different areas.

4.1.3.1 Social influence

The Nanjing 1912 district is named as the Chinese characteristic commercial district by the government. According to the incomplete statistics, the district received almost one hundred delegations to visit, to communicate and to learn, received more than one hundred cooperations from other cities in the year 2009. The average daily traffic population of the district reached nearly ten thousand, and more than 50 thousand during the holidays. By the end of the year 2008, the district was reported by media for more than two hundred times.
4.1.3.2 Economic influence

The most obvious economic influence of 1912 district is the rise of the land price. The rent in the
district increased more than seven hundreds RMB during one year. The district has more than 50
merchants and creates more jobs. The district activates the scale and quality of night consumption
in Nanjing.

4.1.3.3 Branded influence

Now the 1912 district becomes an
important channel to show the city
energy of Nanjing. With the
success of Nanjing 1912 district,
the follow-up extend of brand 1912
has came on the agenda. In the
year 2007, the Wuxi 1912 district
open near the old canal, and the
Yangzhou 1912 is the third one.
We cannot simply treat 1912 as a
number of year during the brand
extend of 1912, it is a cultural
flirtatious expression from the ROC culture and beyond the ROC culture. It is the combination of
ROC culture and modern fashion.

4.1.4 Conclusion

According to the analysis we can see that the 1912 district is a commercial district with the cultural
elements of ROC after the renewal. The commercial profit is the main aim of the renewal, and the
culture is one kind of method. After the renewal, the original buildings are mainly remained
through the repairing or upgrading. The inside space and decorations also keep the traditional style.
So we can say that the physical cultural elements are kept well during the renewal. In the spirit
side, although the district has a significant name, the moving out of the local residents and the
huge change of the feature end the cultural continuity and start a new type of cultural feature in the
district. The 1912 district has a huge influence of social, economic and branded, and becomes a
typical case in the historical district renewal.
4.2 Case study of Tunxi district

Tunxi district is located in the central area of city Huangshan in Anhui Province. The city is named by the famous Mountain Huang. Huangshan is the birth land of Hui culture. The environmental design and the building style in the old district carried on the traditional Hui culture and meet the commercial need. The district had a distinguishing feature (Yang, 2004).

4.2.1 Introduction of the district

Tunxi district lays between the Mountain Hua and Xinan River. The whole district is more than two hundred thousand square meters. The district has a most famous commercial pedestrian street for more than seven hundred years. It is the national historical cultural district evaluated by China's Ministry of Culture. This district is most famous for its building style of Hui (The traditional style in Anhui Province). There are tea houses, theatres, taverns, museums and other traditional cultural heritage in the district. The government and local residents pay a lot of attentions to the renewal of the old district from 1950s. The maintain of the infrastructure never stop.

Image 4.13 Location of Tunxi old district in city Huangshan

Image 4.14 Detail plan of Tunxi old district. Circles represent the hot node, pink area is commercial and violet one is for the residential use.
4.2.2.1 Physical elements

(1) Buildings with Hui style
Buildings in the district continue the style of traditional Hui style after the renewal, the quality of buildings has been improved by completing the supporting facility such as kitchen and toilet at the same time. The typical features of Hui style buildings have been kept such as the wall like the head of the horse, white-wall, grey tile and the exquisite carving loft.

(2) Spatial fabric in the district
The street in the district always uses the traditional material stone as the pavement and the street always as wide as 5-8 meters. This kind of street gives the sense of compact and warmth in such a small space. Tea houses and the taverns are the traditional gathering spaces in the district. And all the buildings are controlled less than two floors that give a harmonious feeling to the visitors.

(3) Decoration and relic
We can easily find the decoration with traditional style such as the Chinese guardian lions and red lanterns on both sides of the street. These decorations create a festive atmosphere in the district.

4.2.2.2 Spiritual elements

(1) The local resident
We can find the native residents everywhere in the district. With the travelling influence by Huang mountain, many local residents choose to move back to the district and set up a shop after the renewal. Most of the buildings in the district have two floors. The host sells things on the ground
floor and lives on the second floor. This forms a unique landscape in the district

(2) Food culture
Food culture takes an important part in the Hui culture. The local snack attracts visitors from all parts of China, and some tea businessmen will introduce the history of Hui tea, show the competitive products of Hui tea, and even produce and sell the tea on the spot. If you are lucky enough, you may have the opportunity to produce the tea yourself.

(3) Other elements
Historical eminent persons are important cultural heritages that embody the regional characteristics. The museum and the former residence of those eminent persons become a cultural tourism element in the district.

The "scholar's four jewels" (writing brush, ink stick, ink slab and paper) is another important cultural element, we can find them with the Hui style in shops in the district.

(4) Feature in the district
As we said before, the Hui culture is the most important feature in the district. The culture is a big combination of business, food, history and other elements that shows the gentle and reserved character of Anhui people.
4.2.3 Influence of Tunxi district

4.2.3.1 Social influence

After the renewal, the new national historical cultural district attracted a lot of tourists to go sightseeing and shopping. According to the government report, more than six million tourist came to the district each year. The district is the communicated center of Hui tea. Tea businessmen come together when the fresh tea are produced each year. Traditional local festivals such as Jingyang festival and Lixia festival are hold in different seasons and bring the tourist to the local culture. And the district creates a Hui-Cultural tourism circle with the nearly traditional district Hongcun, and Xidi.

4.2.3.2 Tourism economic influence

When we talk about the economic influence of Tunxi district, we should link it to the tourism situation. Tunxi district has an advantaged tourism resource for the special location near Mountain Huang. Millions of the tourist promote the economic swift development. Food, scholar's four jewels and other traditional products bring a considerable income to the district. The government sells the right of the district management to a company at the price of 100 million for 30 years, so more and more fund will flow into to the district to promote the economic development in the district.

4.2.4 Conclusion

According to the above analysis, we can see that the historical district renewal in Tunxi protects the physical body of the old district itself by improving the building quality, keeping the traditional street, creating the spatial hot spots in the district, completing the living facilities. So we can say that the physical cultural elements have been continued well in the district. And in the spiritual part, the district keeps most of the local residents and the spiritual connotations such as the traditional operating characteristics, the local folk. Hui culture, as the most important feature in the district has been continued well by keeping and promoting its branch like tea, snacks, handicrafts, history and others. This feature is really a mix of all the elements. The district is a successful renewal case to continue the culture by focusing on tourism and combining with the commerce and culture.
4.3 Nanbuting district in Nanjing

Nanbuting used to be the name of police office in the Qing dynasty. The old office was destroyed by the war in the 20th century, but the name and buildings in the old district had been kept.

4.3.1 Introduction of the district

Nanbuting district is located in the south of Nanjing, inside the old city wall and near the Qinhuai River. The whole district is about 300 thousand square meters. There are more than 10 thousand local residents in the district. The district has the famous landscape style of Ming dynasty. Gan Family Courtyard is the typical buildings inside the district. We can also find the traditional folks like the Chinese opera, precious historical books, traditional artistic crafts, delicious snacks and so on. The old district also has a lot of problems, crowd and aging buildings, damaged cultural relics, dirty environment. All these problems promote the Nanjing government to renew this historical district. The renewal comprehensively considered the situation of the old district, to protect the cultural heritage, create the new commercial street, and build a new populated area.

4.3.2 Cultural elements in the district after the renewal
4.3.2.1 Physical elements

(1) Building situation
There are three main kinds of handing method about the buildings in the district. Buildings with great cultural value like Gan Family Courtyard have been kept and repaired. The whole style of those building hasn't changed a lot. The renewal mainly focuses on the quality of those buildings.

Buildings in the new built commercial street have been upgraded and decorated. The original styles of old buildings have been kept. These buildings take up a heavy responsibility to attract the business into the area.
Buildings in the new populated area have been teared down and reconstructed. You cannot find the original trace in the high-rise buildings. These high-rise buildings are used to arrange the local residents and have no relation with the old cultural atmosphere.

(2) Spatial fabric in the district
The spatial fabric in the district is also quite different in commercial street and historical courtyard. The space in the commercial street is spacious and bright. The business shops are arranged one by one, well-organized and directional space leads the customer go forward. The space is narrow and quiet in the historical courtyard. This gives the visitor a sense of relaxed and happy. The old trees and old wells are located on the meeting point in the district.

(3) Decoration and relic
Many decorations have been put into the new commercial street to attract people like the relief and lantern, and in the old area, most of the relics have been preserved. Traditional spring festival scrolls on the door, traditional paper-cut to decorate the window, and so many other decorations. You will enjoy the different feelings in the district.
4.3.2.2 Spiritual elements

(1) The local resident
Most of the local residents move into the high-rise buildings and a few of them still live in the historical courtyard. A lot of businessman move into the commercial street and enrich the composition of local population. But the living atmosphere is quite different from the original one.

(2) Feature in the district
The district is located in the south of Nanjing, our native citizens always call there Laochengnan which means that area is the old and traditional area comparing with the others in Nanjing. The local feature there is most like the street life, people always get together in the street and enjoy sunshine especially for elderly people. And there are also some traditional entertainment, delicious food and traditional craft. After the renewal, the commercial atmosphere gradually instead this kind of feature in the district and now the luxury and the craft are living together in the district.
4.3.3 The influence of the district

The Nanbuteing district, as several remain old districts with the traditional cultural and living style, its renewal attracts people's attention from the staring point of the renewal. Even the central government gave the suggestion to the renewal. It's really an eye-catching project.

4.3.3.1 Social influence

The arrangement of the local resident is the most important question during the renewal. Fortunately, more than one thousand families accept the agreement and move into the new buildings, and a few people in the district still live in the old buildings. Although some of the residents are not satisfied with the new houses and some of them always missed their old house, the integral remove is successful. The infrastructure construction, ecological and environmental treatment and control also become the hot social issue. A large number of funds have been put into the renewal, new kindergartens have been built, old wells and other relics have been protected, street environment and the Qinhuai river have been cleaned. For this high price of the renewal, the district gets a good social influence.
4.3.3.2 Economic influence

The economic influence of the district mainly focuses on the new commercial street and the old Gan Family Courtyard. The former one consists of different types of business like restaurants, hotels, brand clothing stores. All these shops inject the fresh energy into the district and bring considerable economic income to the district. The latter one is also an important economic support in the district by attracting visitors as a cultural characteristic in the district.

4.3.4 Conclusion

The Nanbuting district renewal is a complicated project closely related to social, economic influence. The new district consists of residential, commercial, tourism areas. It is a mix-use project. From the analysis we can see that the cultural elements in physical part do not continue very well. Some of the buildings and streets are totally destroyed, and some of them are changed a lot in the district. The situation is quite similar in the spatial fabric part. Fortunately, the whole image of the district has been kept. And in the spiritual part, most of the local residents have moved back and the feature in the district has not changed a lot even new commercial elements have been added into the district. You can still find the leisurely and comfortable life with traditional style in the district. So the culture in spiritual part continued well in the district. For a long time, the arrangement of local residents is the biggest problem in the historical district renewal. All kinds of contradictions are produced by the local resident and the developer. I think this is mainly because the developers cannot balance the economic benefit and the social responsibility well. How to satisfy most of the residents and make sure the self-benefit, the Nanbuting district gives a good example.
4.4 Keqiao old district renewal

Keqiao is located in the east of city Ningbo in Zhejiang Province. It is a traditional water town with the Yangtze River Delta style. The history of the old district could trace back to almost five hundred years before.

4.4.1 Introduction of the district

The center district is about 90 thousand square meters. The old district used to be a famous marketer and the local commercial center. There are old stone bridges, old trees, old boats, old Street, and wooden buildings in the old district, just like an old paintings thousand of years before. In the recent years, especially after the reform and opening up of China, the old district is facing more and more problems like the safety and quality of the old wooden buildings, the economic need, the traffic problems caused by the traditional mode of transport on the river, the district between the fast increase population and the limited living space. All these problems promote the government to start the renewal. The renewal starts from the year 2010 and hasn't finished till now.
4.4.2 Cultural elements in the district after the renewal

4.4.2.1 Physical elements

The old district has a specially physical cultural heritage. Unfortunately, the renewal chooses to change and reconstruct instead of repairing and upgrading in many spaces.

(1) Situation of wooden building

A lot of wooden buildings along both sides of the street have been changed into stone ones, only some wooden buildings near the river have been kept. And in order to solve the problem of rapid increased population, some high-rise buildings are built in the border of the district.
(2) Spatial fabric in the district

The use of the space on the river is the main spatial characteristic in the district. Old boats move on the river for the commercial use. This style of transportation continued for a long time and faced a serious challenge of the modern economy. The decline of the river transportation seems to be unavoidable. It is a pity that the main attention of the renewal does not focus on improving this situation. The renewal chooses to remain the current situation of it. Not to advance is to go back, many local residents are disappointed with such arrangement. Main actions of protecting the spatial fabric have been put into the old trees, old wells and other relics. These relics are protected well in the district.
4.4.2.2 Spiritual elements

(1) The local resident
With the renewing on the buildings in the district, many local residents lost their houses and chose to move to the new houses, and some residents living on the boat had to do the same choice for the poor living condition.

(2) Feature in the district
The local feature in the district specifically expressed in the combination of bridge, river, living houses. It is a traditional quiet and warm living style and cultural atmosphere. All these elements show us the feature of Keqiao historical district. It is the pattern of a traditional region of rivers and lakes. It's a water culture last for thousands of years. The river has been a necessary part in their lives. The interaction of water and human leads to the settlement.
And with the decrease of the local resident, the original feature in the district is declining. The government tries to create a mix-use district after the renewal. Unfortunately, the function of commercial areas covers the other functions. So the historical and cultural factors can hardly affect the feature of the district.

4.4.3 Influence of Keqiao district

Local residents had a high expectation to the renewal, but the result could not satisfy many of them. Some native scholars anticipated the ideal renewal: "The renewal should mainly focus on three points: water, tradition, market" (Fu qianyu, 2010). Unfortunately, the criticisms started from the beginning of the renewal, some of the residents queried about the aim of renewal. The government paid a lot of attentions to the new built commercial areas and ignore the desire of local residents. So only the market as the economic function has been approved during the renewal, others two points still mark time. With the incompatibility of local residents, the progress of renewal runs slowly.

4.4.4 Conclusion

The district has a special cultural formation caused by the geographical factor. According to the previous analysis, we can see that both material expressions and spiritual expressions are not continued well in the district.

Like many of the old districts, this district lost its cultural definition during the changing from a human cultural district to a commercial business district. This caused the decline of the traditional living style and the culture in the district. The most valuable cultural heritage has disappeared in the district and will never go back.

In my opinion, when we focus on the historical district renewals like Keqiao, we should keep the balance of protection and development to the district when its living and cultural style are in danger. The economic benefit and the value orientation affect the final decision of the renewed project. Our job is to seek for the reasonable measure to recover a friendly and interactive relationship between them and let the traditional culture and living style continue in the historical district.
Chapter 5. Analysis and discussion

5.1 Analysis of the cases

5.1.1 The classification of renewal

According to the previous case studies, we have learned about the different arrangements in different kinds of the historical district renewals. The aim of 1912 district renewal is to create a new commercial center with the help of cultural influence. The aim of Tunxi old district renewal is to become a tourist district, to promote its cultural influence, and to encourage the economic development by the visitors. The aim of Nanbuting district renewal is to mix the previous two kinds of renewals and to create a residential area at the same time. The last Keqiao district renewal mainly wants to develop the local economy and to improve the current situation of the district. According to the former theoretical studies and the cases, we can find some kinds of the renewal with different purposes in China:

(1) Commercial district: use the cultural elements to promote the economy
(2) Tourist attractions: combine the tourism resource and the cultural elements
(3) Residential area: processing method for the local resident

Besides those main types, many of the renewals have more than one purpose, and create a new mixed district.

5.1.2 The cultural continuity in different kinds of renewals

As we have mentioned already, the culture of the district reflected on different cultural elements in the district. We should pay attention to how these elements continued during the renewal to see the cultural continuity.

5.1.2.1 Buildings characteristic

To make the district more commercial is the most common way used in historical district renewal. Some of the renewals just transform the function of the buildings into commercial use or tear down the old street and create a new commercial street. The former one still keeps the characteristic of material civilization, and even promotes it by the commercial attractions. The latter one may create a new cultural characteristic.

The new tourist attraction always keeps the main part of original buildings and does some repairs to improve the quality. So the building's characteristic is always underlined after the renewal.

Once a new residential area is created, the old buildings will totally be pulled down, local residents will move into the high-rise buildings and will never move back to the old ones because of the economic factors. This is the common method in this type of renewal in China. And the old characteristic will disappear in the district.
5.1.1.2 Spatial fabric

The space fabric in the district always conserved well during the renewal if big changes did not take place on the street. People paid more attention to the nodes such as old trees and wells in the street when they knew the historical value of them. Changes of the fabric always happened in the residential area or some new built commercial streets when the whole street was variant.

5.1.1.3 Local resident

The arrangement of local residents has always been the social hot spots during the renewal. From the previous studies we can see that there are two common ways in the renewal. One way is resettlement, the developer offers new buildings to the local residents, in some renewals these buildings are still in the district, while others not, and residents should move to an unknown area. The local residents are saved in the former and are forced to run off in the latter. The other way is to let local residents move back to the district. This method satisfies most of local residents. But this method has its limitation. In the Tunxi district, local residents used to do the business and the new district need the commercial activities so local residents have the opportunity to move back. Not all the residents can meet the goal of the renewal and the developers will also consider their economic benefit. Some of the local residents should still move out of the district with the compensation.

5.1.1.4 Feature of the district

There is no doubt that almost every historical district has its special feature, some of the renewals keep their feature, some of them promote the feature, and some of them abandon the feature and choose a new one. The former two conditions usually happen in the tourist attractions and some transformational commercial streets while the last one often happens in the new built commercial street and residential area.

5.2 Summary of the influencing factors in historical district renewal

5.2.1 Types of the factors

Nowadays, the social-economic development is the main task for the current city. From the cases we can see that the unilateral protection cannot afford the need of the renewal, old historical district needs not only the protection but also the promotion. We should unite the protection and promotion to face the problems during the renewal. The historical district renewal faces a lot of influencing factors. These factors affect the future of the district. From the previous cases we can see the importance of economic and social influence during the
renewal. The economic influence is caused by the economic factors, and the social influence is mainly caused by local government as a political factor. These two factors are the main goals and motivations of the renewal. The historical district has its historical and cultural characteristic so the historical factor and cultural factor are also important during the renewal. These two factors are the heritages that should be kept during the renewal. Besides those four main factors, some other factors may also affect the renewal. The geographical factor appears in the Banqiao case. This factor asks us to think of the special geographical condition of the district during the renewal.

5.2.1.1 Political factor

The local government as the decision-making department plays a vital role in the renewal, it can save a district when it is on the verge of despair or totally destroy a better district. So the political factor is an important part that cannot be ignored in the historical district renewal.

5.2.1.2 Economic factor

The economic factor also plays an important role during the development and protection of historical district. How to get the original developed economic source, to create the economic benefit, to form a win-win situation for both district and developer is the performance for a successful renewal.

5.2.1.3 Historical factor

Historical district creates its own historical connotation. The historical heritage is a precious wealth to our descendant. The historical factor is the best achievement and biggest responsibility for us during the historical district development. The long history brings the cultural base and limits the economic development.

5.2.1.4 Cultural factor

The cultural factor is the most visual factor in the historical district. The district cannot find its definition without the cultural factor during the renewal.

5.2.1.5 Other factors

Besides those four factors, there are also some other factors like the geographical factor, residential factor. These factors may not as important as the previous four factors in historical district renewal. They are not obvious in all of the cases, but they will play important roles in some particular cases.

All these factors are the related factors that affect and play an essential role during the historical renewal. We should take care of the influence of these factors during the historical district renewal.
5.2.2 Constraints of the factors.

Things are not working alone. Each factor has its limitation. Factors restrict each other during the historical district renewal. When the historical district passes through the decades, the historical factor leads to the cultural development and restricts the economic development, so the renewal becomes the primary task in the district. Geographical factor affects the cultural form and the economic benefit. The political factor leads the direction of the renewal, but the economic factor also restricts the scale and direction of the renewal as the assistor when the political decision is made. And the historical factor, cultural factor, geographical factor will also affect the political decision. So these factors influence and restrict each other.

5.2.3 Promotions of the factors

Besides restricting each other, the factors also promote each other in the renewal. The political factor promotes the economic development of the district and the economic benefit helps the cultural factor by protecting the cultural heritage. The cultural heritage helps people to recognize the history of the district. All these factors take different positions and influences during the historical district renewal. The renewal will be more effective if all those factors get on well with each other.

5.3 Methods and details in cultural continuity in the historical district renewal

5.3.1 Method

The historical district renewal is a long research question. Nowadays, the renewal should take different measures according to the different situations. Some common methods are summarized as follows to make sure the cultural continuity.

5.3.1.1 Insist small-scale renewal

The historical district forms in a long period, so the renewal cannot accomplish in an action. The
renewal should be a long-term, continuous and in-depth process in order to continue the culture in
the district. New conflicts will appear in the district during the development. The renewal that
starts in a small scale and progresses step by step will help to protect the original buildings and
benefit the material cultural continuity. And the renewal in a big scale will destroy the original
spatial fabric in the district. "The project in large scale will make the architect, developer and
politician blood boil, but the masses always been the victim"(Jane Jacobs, 1961)
In Jacobs's opinion, the small-scale renewal is filled with the vitality and cannot be absent in the
city development. This opinion is also suitable for the historical district renewal. Compared with
the big project, the renewal in small scale has a great flexibility in fund and arrangement of local
residents.
So we should insist the small-scale renewal in the historical district renewal.

5.3.1.2 Increase the positivity of local resident

It is easy to have conflicts between the governmental design and the expectation of local residents.
One way to solve these problems is to increase the positivity of local residents by letting them take
part in the renewal. The local residents are familiar with cultural elements in the district, so they
can help the government to do the former research and protect the cultural elements in the district
if the renewal adopts their suggestions. Another advantage is that the local residents will be most
willing to share the responsibility of the economic pressure. In any case, the historical district is
the precious heritage left for not only the government but also the local residents.

5.3.1.3 Adjust measures to local conditions

We should take care of the different conditions of each district and do the historical district
renewals according to the own cultural and historical feature of each district. This will avoid the
similarity of the historical district renewal and form the unique feature of each district.

5.3.2 Detailed problems in historical district renewal

Details determine success or failure. We find some detail problems that should be taken care of
from the case studies in order to protect the cultural elements in the renewal.
(1) Coordinate the relationship with the original and new built buildings
(2) Protect the original historical buildings
(3) Keep the original spatial fabric in the street
(4) Strengthen the node in the district
(5) Keep the original landscape environment (plant style)
(6) Strengthen local residents' sense of participation in the renewal
(7) Strengthen the local cultural atmosphere (custom activities, snack, craft)
All these suggestions will affect the cultural continuity in the historical district renewal.
5.4 Imagination of elderly residential areas

5.4.1 The current situation of aging in China

According to the statistics of national department, the population of elderly people over the age of 60 is more than 126 millions in the year 1999, that is over 10% of the whole population, and according to some experts predict, this percentage will increase to 20% in the year 2025 (Lin, 2010).

So China has already been an aging country and the aging problem becomes more serious because of the one-child policy in China. The living condition of those elderly people attracts the vision from all sectors of the community.

5.4.2 The common living styles of elderly people

The traditional Chinese family lives together from the grandfather to the grandson, but with the development of modern society, this traditional living style is changed by the economic pressure, transformation of living rhythm and the improvement of spatial need. More and more elderly people move out of the family to live alone. Then these elderly people have two main choices.

(1) Buy a new apartment

This is not a good choice for most families. The price of the new apartment is usually too high to many of the families, and it is difficult to live in the high-rise buildings for elderly people. The communication almost disappeared in such buildings.

(2) Go to the gerocomium

Nowadays many families send their elderly people to the gerocomium. This could be a better choice but also has some problems. The material condition and the nursing personnel are intermingled both good and bad in the gerocomium. And the current number of the gerocomium cannot hold the large population of elderly people. It is still a long way to complete the system of gerocomium (Guo, 2012).

So it is necessary to offer a better choice for the elderly people. To transform the old historical district into the elderly residential may be a good attempt.

5.4.3 Advantages and disadvantages for elderly residential areas

5.4.3.1 Advantages

(1) The use of the original buildings
Most buildings in the old historical district will be used for living if they are changed into the elderly residential areas. We don't need to change a lot to those buildings, just need to improve the quality of the buildings. This kind of change will benefit both the elderly people and the buildings in the district.

(2) Social communication for elderly people
The best way to relieve the loneliness of elderly people is to increase the social communication. The modern houses always lack of communication because of the limited space. The old dwellings in historical district with special spatial features like courtyard, well, porch offers the familiar space for elderly people to communicate with each other. This will give the satisfaction to elderly people on both spatial and psychological part, and will help the elderly people to recall the memory of old-time life.

(3) The continuity of culture
The elderly people is the main force to continue the culture in the district because they have a lot of spare time. Their activities like playing chess, listening to the drama play an important role in showing the traditional cultural feature in the district.

5.4.3.2 Disadvantages

(1) Economic factor
The old district usually locates in the center of the city, if the district develops into the commercial area, the developers will own a lot of benefits, but if it changes into the elderly residential area, the developers will get little benefit or even suffer a deficit. The economic gap is so obvious. It is not hard to choose between the huge economic benefit and the need for elderly people for the developers. So economic factor is the biggest problem of elderly residential areas.

(2) Hidden danger of safety
The elderly people is the vulnerable group in society, if the district consists of elderly people, the safety problem should be considered. We should take care of the fire, crime, emergency treatment and other elements to protect the elderly people in the district.

5.4.4 Relation to the cultural continuity
Elderly residential areas not only solve the living problems for elderly people, but also continue the culture in the historical district renewal. Here are two main advantages to continue culture in elderly residential areas.

(1) More cultural carriers
Compared with the fashionable young people, the elderly people should be better to be the cultural
carrier in the historical district. The elderly people are easier to accept the traditional culture and art. So the elderly residential areas may have more cultural carriers.

(2) Low demand
As we all know that, the elderly people don’t have so many ambitions, they are easier to satisfy compared with the young people, so the elderly residential area does not need to do a huge change or development, and the cultural elements are much easier to be kept.

(3) Subsequent influence
If the elderly residential areas have good effect, it will attract more people into the district not only the elderly people but also some young people who are interested in history and culture. This will help to advertise the culture in the historical district.

5.4.5 Conclusion

Maybe it is not the best time to promote the elderly residential areas in China, but as I have shown, this is a good choice for both elderly people and cultural continuity in historical districts. If the economic condition allows, this kind of renewal is really a good choice. The continuity of culture in historical district calls for the efforts from all sides. It is the best result to create a win-win situation for historical district and other factors.
Chapter 6. Conclusion

The historical district renewal is really a large research field that includes different kinds of factors. Each renewal is a competition of those factors. When we want to continue the culture in the historical district, we cannot ignore those factors.

This paper firstly studies the definition of urban culture, historical district, sustainable development, and then focuses on researching the performance of cultural continuity in the historical district renewal combined with the sustainable development theory. After that, this paper chooses four different types of renewals to research the situation of cultural elements after the renewal. Finally, this paper analyses different types of the renewals, gives the suggestions to the renewal according to the case studies and comes up with a new attempt of elderly residential areas.

Generally speaking, according to research of this paper, building, spatial fabric, local resident and local feature are the most important elements in the cultural continuity. If the district renews around these elements, the culture will continue well in the historical district. Political, economic, cultural, historical and other factors affect the historical district renewal and decide the future of the district. There is still a long way to research the application of sustainable development and other methods which could be used to help the cultural continuity in the historical district renewal.
Reference

17. Proposals concerning the desirability of a standard setting instrument on historical urban landscapes (2011) General Conference 36th session in Paris
Development.


**Image sources**


Image 1.3 Taken by author (2011)


Image 2.3 Ming sheng (2010) Old hutongs in Beijing: the special culture that can not be forgotten [Online image] Available from: http://www.mm111.net/2010/0311/405294.html [Accessed 22/03/12]


Image 2.5 taken by author (2006)


Image 4.4-4.11 Taken by author (2012)


Image 4.18 Google Map of Nanbuting district, cut and modified by author

Image 4.19-4.21 Taken by author (2012)


Image 4.23 Baidu map of Zhe jiang province, cut and modified by author


### Basic information of four cases

<table>
<thead>
<tr>
<th>Basic information</th>
<th>1912</th>
<th>Tunxi</th>
<th>Nanbuting</th>
<th>Keqiao</th>
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</thead>
<tbody>
<tr>
<td>Area (m²)</td>
<td>7000</td>
<td>40000 (core)</td>
<td>300000</td>
<td>90000</td>
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<tr>
<td>Population</td>
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<td>278 families</td>
<td>4200 families</td>
<td>9000 families</td>
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<td>Renewal Time</td>
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<td>1950-</td>
<td>2001-</td>
<td>2010-</td>
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<td>Traditional Hui culture</td>
<td>Ming Dynasty</td>
<td>Traditional water town</td>
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<td>Driving force</td>
<td>Economic need</td>
<td>Tourism and economic need</td>
<td>Living condition and economic need</td>
<td>Fast raising population and economic need</td>
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### Total influence of four cases

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<td>↑</td>
<td>↑</td>
<td>↓</td>
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<tr>
<td>Other</td>
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<td>Tourism influence</td>
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### Conclusion of cultural expressions in four cases

<table>
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<tr>
<th>Conclusion</th>
<th>1912</th>
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<th>Nanbuting</th>
<th>Keqiao</th>
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</thead>
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<tr>
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<td>Mix use of residential, commercial, tourism</td>
<td>Mix use mainly focus on commercial</td>
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<td>Material cultural expression</td>
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<td>Well</td>
<td>Good Separate by different use</td>
<td>Bad and need improvement</td>
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<td>Spiritual cultural expression</td>
<td>Disappeared and create a new one</td>
<td>Well</td>
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<td>Overall</td>
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<td>Well</td>
<td>Good</td>
<td>Controversial</td>
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### Conclusion of cultural elements in different kinds of renewals

<table>
<thead>
<tr>
<th>Cultural elements in different kind of renewals</th>
<th>Building</th>
<th>Spatial fabric</th>
<th>Local resident</th>
<th>Feature in the district</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>Good repair/ New one</td>
<td>Good repair/ Changed in new one</td>
<td>Move out to new houses inside or outside the district./ Some may still stay</td>
<td>Keep Promote Abandon</td>
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<td>Residential</td>
<td>Tear down</td>
<td>Changed in new one</td>
<td>Move out to new houses inside or outside the district</td>
<td>Abandon</td>
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<td>Tourism</td>
<td>Good repair</td>
<td>Keep well</td>
<td>Have the opportunity to move back</td>
<td>Keep Promote</td>
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