

## 論文の内容の要旨

論文題目：COMMUNITY PRESERVATION AND RENOVATION WITHIN  
LIMITATION: STUDY ON THE REVITALIZATION OF SHANGHAI  
SHIKUMEN LANE NEIGHBORHOOD BASED ON THE SYMBIOSIS OF  
MULTIDIMENSIONAL VALUES

(コミュニティの保全と刷新に関する研究：上海石庫門里弄界隈の活性化に  
おける多元的価値の共生)

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The development, transformation and expansion of urban society are one of the most important and profound aspects of Chinese urban transitions today. The description of such a change process from the multiple dimensions of history, geography, market, policy and daily life, as well as the corresponding interpretation of its connotation are the work to be carried out in this study. For the urban society, not only the contents of population, space and social behavior are involved, but also the regionalism and the commonality of different cities and locales under the globalization background are covered. Therefore, based on the aforementioned five dimensions, various comparison and analysis between different times, internationally, typologies, policies and spatial locations are accordingly conducted in this study.

Shanghai, as a microcosm of China, its history represents the historical evolution of modern China to a certain extent. In other words, the history of modern China actually starts from Shanghai, and Shanghai is undoubtedly the main starting point and important content for the study of Chinese modern development process. The greatest construction boom in recent history has resulted in earth-shattering changes that had affected almost every corner of the city of Shanghai. Therefore, Shikumen lane neighborhood, which has been blended into the everyday life of Shanghailanders, shaping their cultural characters, forming the basic tone of Shanghai urban lives, and becoming a mainstream living space in Shanghai, is selected as the research object in the thesis. Additionally, from the points of the changes in its spatial forms, housing types and social spaces, the reason why it is facing violent shocks during the process of urban renewals and urban regeneration is analyzed. On one hand, the multidimensional system of history, geography, market, policy and daily resistance is placed under the process and practice of urban transformations in Shanghai to conduct further investigation, identifying the constraints and limitations for the preservation and renovation of Shikumen lane neighborhood in each dimension. Among them, the bilateral interaction between government agencies and grassroots' power in the process of Chinese transition is emphasized in the thesis, aiming to explain how the national policy and market economy penetrate into the daily life of local residents, and present how the daily struggles and resistance from the bottom promote the reform of the national power and economic form. On the other hand, the influence of Shikumen

lane neighborhood on the urban style and features of Shanghai, the possibility of Shikumen lane neighborhood continuing to be a popular living space, and the dialectical relationship between Shikumen lane neighborhood and the transformation modes of urban redevelopment are further discussed. Based on which, the transformation methods and regeneration conditions of Shikumen lane neighborhood under the dual context of urban renewal and social transformation are correspondingly explored. The thesis proposes that, as a cultural heritage and a popular living space, Shikumen lane neighborhood is required to concentrate its regeneration research on the heritage attribute and the community attribute, achieving the cooperation of historical preservation and relevant urban affairs under the common goal of promoting urban community development collectively.

The thesis believes that only the renewal strategies based on the understanding of the complexity and diversity of urban society can help Shikumen lane neighborhood to enhance its sustainability. Therefore, the ultimate goal of this study is to analyze the economic, social, political and cultural benefits of preservation and regeneration of Shikumen lane neighborhood from a multidimensional perspective, with the diverse values of Shikumen lane neighborhood being considered. As a result, starting from the complex urban management systems, the rational identity of Shikumen lane neighborhood is explored and repositioned when the current transformation modes are reconsidered. In the end, an autonomous participation platform which can coordinate the three-party relationship between the government, the market and the individual is planned to be constructed in the thesis, achieving the dual goals of heritage preservation and community development in Shikumen lane neighborhood.

Starting from the discourse of urban development history of Shanghai, the first chapter describes the contemporary research backgrounds of Shikumen lane neighborhood. Under the premise that the study object and research range are further clarified, existing studies on lane neighborhood are systematically analyzed in this chapter, and research gaps are then elaborated by the means of classification analysis. After a discussion of the research questions, a study system based on a rectangular pyramid structure is correspondingly formed. At the end of this chapter, it demonstrates the significance and objective of the study that the construction of various participation channels involving multiple parties and the respect to the interests of vulnerable groups are the most feasible way to coordinate the authority-responsibility relationships between different stakeholders.

Chapter two tries to conduct the analysis from the historical dimension. So starting from the discourse of social transitions after the port opening of Shanghai, the second chapter discusses the vicissitude of lane neighborhood based on the deconstruction of its identity characteristics and spatial forms from the perspectives of etymology and urban development. The methodology of dichotomy is adopted in the chapter to card and arrange the evolution processes both of the classical Chinese group living patterns and the western town houses. Believing lane neighborhood is resulted from the eastern and western cultural and technological

communications, this chapter points out rethinking and reevaluating its origin and evolutionary process is of great importance to clarify the status and position of lane neighborhood throughout the history of residence development in China. At last, this chapter uncovers the images of three kinds of Shanghai which have gone through continuous cultural changes, with the hope that the characteristics relevant to the times and the social issues related with the lane neighborhood can be reviewed from different perspectives.

Chapter three tries to execute the study from the historical and market dimensions. So this chapter chooses Shanghai in the 1930s and 2010s as the research objects, in order to evaluate the vicissitude of the social constitution as well as the residential and commercial spaces within Shikumen lane neighborhood during the evolutionary process from an international city to a global metropolis. Moreover, three kinds of business districts in each period, namely the high-grade, mid-grade and low-grade, are selected in this chapter so as to depict the differences of Shikumen lane neighborhood's symbiosis patterns during the two periods from the perspective of social-spatial logic. By pointing out Shanghai in the 1930s was lack of political integration, while it in the 2010s is short of social integration, the thesis believes the dual integration of politics and society is a feasible way for Shanghai to becoming a globalized metropolis. At last, this chapter proposes the transformation of Shikumen lane neighborhood should rely on the daily living pattern based on the social structure and traditional habitats, so as to create a regional compound network constituted by the multi-centered symbiotic structure.

Chapter four endeavors to implement the research from the geographic and market dimensions. Following the studies of four rounds of urban regeneration and four waves of gentrification in Anglo-America, the fourth chapter discusses Shanghai Shikumen lane neighborhood against the background of urban regeneration in downtown Shanghai since the 1990s. By comparing existing transformation methodologies, five design methods, namely the mediation, transposition, preservation, reposition and juxtaposition, are identified for the transformation of Shikumen compound. In addition, this chapter dissects the changes of consumption level in five communities utilizing the before-and-after cross-sectional analysis method, and points out Shikumen compound is a combination of commercial district and residential area and has the nature of commerce-community symbiont. At last, this chapter introduces a two-stage strategy as a viable solution which can benefit both localities and inhabitants, and concludes by merging the community with the commerce, as well as the old with the new, based on the value of binary symbiosis, the balance between preservation and development can be ultimately fulfilled.

Chapter five tries to carry out the study from the policy dimension. In this chapter, after pointing out the defects and limitations of the aforesaid morphological analysis, the thesis attempts to explore the multiple transformation and regeneration patterns of Shikumen lane neighborhood on the institutional level. It first traces back the reasons to the dilemmas related to the property rights of Shikumen lane neighborhood from a historical perspective. Then, by

scrutinizing the major dilemmas regarding the transformation of Shikumen compound on the institutional level, two kinds of urban administration systems that may coordinate and restrain the development of Shikumen compound are correspondingly introduced in this chapter, namely the urban renewal system and heritage preservation system. Subsequently, four kinds of transformation patterns based on different property forms and land usages are proposed in this chapter from the perspective of the diversification of the property rights allocation as soon as the institutional factors that restrain the development of Shikumen lane neighborhood are combed through. At last, it suggests defining Shikumen lane neighborhood as a kind of ‘heritage community’, and believes that the importance of preservation and development for Shikumen compound can be simultaneously emphasized by connecting the concepts of heritage and community commensurately.

Chapter six endeavors to launch the research from the dimension of daily living space. Therefore, after sorting out the historical evolution and cultural transitions of the lane neighborhood in Hongkou creek area, this chapter selected the daily living space within the neighborhood as research object, so as to scrutinize the complex relationships between the community construction and residents' livelihood, heritage preservation as well as urban regeneration. Based on the phenomenon of social segregation that commonly appears in the contemporary cities, this chapter points out the problem of adjacent segregation occurring in Shanghai historic lane neighborhood, and discusses the dialectical relation between adjacent segregation and mixed habitation. Then through the measurement of the community cognitive domain and the daily spatial utilization pattern, this chapter discusses the phenomena of dissimilation and adjacent segregation occurring in the daily living space based on the residents' perception of ‘three discrepant worlds’. At last, it concludes the maintenance of daily living space on the material level and the support of community empowerment on the social level are a viable solution for Shanghai historical lane neighborhood to redress the issues of adjacent segregation as well as to unify the public space against the modern context of rapid urbanization.

Chapter seven is the epilogue of the thesis. In this chapter, the process of community construction in Shanghai is discussed. Meanwhile, based on the scrutinization of the current community involvement, the core elements determining the contradictory relationship and destiny of lane neighborhood are further clarified. Then under the context of social transitions in China, the community participation patterns and routes in Chinese styles are analyzed in this chapter. Finally, the experience of the community construction in Shikumen lane neighborhood is summarized, and the public participation channels for the transformation and renovation of Shikumen compound under the current Chinese context are correspondingly constructed.

**Key words: Shikumen lane neighborhood, Symbiosis values, Community preservation and renovation, Historical dimension, Geographical dimension, Market dimension, Policy dimension, Daily life dimension.**