

博士論文（要約）

**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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COMMUNITY PRESERVATION AND RENOVATION WITHIN LIMITATION:

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Abstract

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.

Summary

With further development of globalization, urbanization and informatization, market capital, authority power, social equity and spatial issue are intertwined with each other, making the simply unitary analysis of society, economy or geography incompetent of understanding and

resolving the complicated issues emerging in contemporary cities. Under such a background, the chiasropic fusion society and space has become a hotspot for current urban studies. However, on the other hand, as physical space in contemporary cities is constantly being created and transformed, urban social space is undergoing a corresponding evolvement which is interwoven with multiple challenges. As a result, urban development is usually believed to be intricate and multidimensional. Therefore, based on such a cognitive basis, the thesis has selected five dimensions which are relevant to the development of Shikumen lane neighborhood so as to examine how the western strategy of gentrification has interacted with the urban regeneration of Shanghai under the Chinese mode.

The first dimension, historical dimension, is analyzed in chapter 2, during which the vicissitude of Shikumen lane neighborhood is thoroughly depicted. Meanwhile, the cultural identities and positioning issues of Shikumen compound are elaborated with the hope that the characteristics relevant to different times and the social issues related with lane neighborhood can be reviewed from different perspectives. In chapter 3, the market dimension, accompanied with the historical dimension, is dissected by selecting two eras of Shanghai as research object so as to anatomize how urban construction power and development logic control and affect community lives and cultural practices within the city. Afterwards, the geographic dimension is described in chapter 4 by placing the perspective on urban regeneration process as well as the phenomenon of gentrification in western countries. In addition, after analyzing its influence on urban construction in Shanghai, spatial and social transformation strategies of Shikumen lane neighborhood are specifically parsed by intertwining with the market dimension in this chapter. While in chapter 5, the political dimension is accordingly explained by systematically analyzing the administration institutions of the urban renewal and heritage preservation policies in Shanghai. After perusing the proprietary conundrums of Shikumen lane neighborhood which were caused by historical reasons, it tries to raise four reconstruction patterns based on different ownership strategies and land usage systems from the perspective of diversifying the proprietary allocation. At last, in order to understand how the local residents perceive and experience the aforesaid urban transformations, chapter 6 conducts an empirical study from the daily life dimension, through which it believes the maintenance of daily living space on material level and the support of community empowerment on social level are a viable solution for the future transformation of Shanghai historical lane neighborhood. Therefore, it can be thusly seen that the first two dimensions, namely the historical and market dimensions, are actually functioning as the research background, while the other three dimensions, namely the geographic, market and political dimensions, are serving as the referential systems. As to the last dimension, the daily life dimension, it is functioning as an interior detector to examine the feasibility of the aforesaid discussions and proposals by measuring local residents' cognition and perception towards such transformations. On the other hand, the last chapter, which is serving as the research consequence of the whole thesis, launches a negotiation platform

between different stakeholders and develops a new transformation method under an appropriate value concept. Such a research conclusion indeed give clear responses to the research objectives raised in the first chapter, namely the issue related to methodology which can be solved by establishing a new theory on the transformation modes, and the issue related to value concept which can be settled by re-orienting Shikumen compound under two urban administrative systems.

In conclusion, the thesis believes that the historical lane neighborhood is a product of eastern and western cultural and technological communications, and the rethinking and revaluation on 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 as well as the significance of current studies on the transformations of lane neighborhood. Meanwhile, the thesis has pointed out the multi-centered symbiotic structure has been a mainstream trend for urban development in China. Therefore, it believes the transformation of Shikumen lane neighborhood should rely on the daily living patterns based on the territorial social structure and traditional habitats, so as to create a regional compound network constituted by such symbiotic structures. While on the other hand, gentrification, as a popular urban reconstruction phenomenon whose theory was originated and developed in Anglo-America, has widely spread all over the world. And the exact aim of the thesis is to investigate how such a western method when introduced to China has shaped and affected the urban landscapes in Shanghai during the past years through massive transformations of historical lane neighborhoods. Since it is widely believed that the development of a Chinese-mode civil society is actually leaded by the Chinese Communist Party under the condition of firmly maintaining the national core political system, thus the public participation story in China should present in a specific way, that is a civil society with both vitality and order under Chinese mode is not realistic without the support and cultivation of authorities. Therefore, the thesis concludes that the solution to lane neighborhood needs to focus on the common interest of local residents. Meanwhile, residents' participation access should be improved by the intervention of the third party and the self-organization of residents, so that the democratic level of the grassroots society can be expanded to make the fruits of urban development shared by all residents.

The old urban areas in Shanghai were once the frontier where the city's old generations met the new immigrants. Meanwhile, the thirst for the shaping of a new urban pattern has removed the old social-spatial system. With the exploration of rapid urban development, the city has become an experimental field, while the attribution of interests was both the target of urban reconstruction as well as the source of all conflicts. As we have known that Shanghai has gone through three kinds of continuous cultural changes. After the city has constantly transformed from a modernized city in the period of concessions, to an industrialized city during the period of socialist planned economy, and then to an international metropolis under the era of globalization, the authentic meaning of local residents in Shikumen lane neighborhood has

shifted dramatically. Who are the local residents? Whose neighborhood it is? Whose voice should be considered? These ambivalent questions are quite hard to answer as when the old inhabitants who have lived there since the concession times claim they the real local, socialist workers who has settled down there after the socialist transition in the 1950s, and the so-called gentrifiers who moved to the neighborhood only recently also assert they have a certain right and an exact voice in the neighborhood's future. Furthermore, under the Chinese context, authorities declare they have the determining rights in the neighborhood when considering the justicial development of the city. Therefore, when transforming the historic lane neighborhood, whose voice should be taken into account? In this thesis, it is believed that the selection of social value standards cannot be announced merely by those in power, it should also take the rational choices of each kind of residents into account. Therefore, the rational choice model is to mobilize the government, market and various residents to this multi-game platform, and ensure the direction of the final plan to be jointly determined by all the relevant parties, which could ultimately combine the bottom-up participation channel with the top-down governance pattern under the realistic Chinese mode

Limitations and Expectations

Our experiences and perceptions about the community living patterns have undergone crucial changes from the class stratification, community decline to the maturing stranger community that is becoming increasingly diverse. The maturing market-oriented economy, scientific and technological development, diversifying living groups and market demands all lead to the continuous appearance of new things and lifestyles which in turn have been constantly reshaping our concepts of living, consumption, travel, education, elderly care and safety. During the process, the definitions of habitat, community and public space are constantly being redefined. And in the first round of Shanghai's urban renewal, separation of residence and indifference in the neighborhood gradually became the keywords of discussion during this period of time. From the perspective of urban scale, the large street blocks and roadway-oriented development patterns in this period have seriously damaged the historical textures of the city and threatened the preservation and development of lane neighborhoods. As for daily consumption, the emergence of centralized purchasing forms such as large-scale shopping malls and community-based supermarkets have altered the traditional consumption patterns and living habits in lane neighborhoods. In such a type of life track, the contact in the neighborhood and families is often confined to a nodding acquaintance or a superficial communication, while the public space in lane neighborhoods is unable to meet the daily activities of local residents because it has no clearly-defined functional organizations and directional guidance. The development of informatization since 2000 has brought about an efficient community life. And the brand new operating platforms and models have brought new products to community life. Meanwhile, the relative relations among residents and residential districts started to change

from being passive to active, and they gradually adapted to and transformed the given space patterns. Therefore, community building and functional integration became the keywords of this period, and generated a series of integration patterns of resources and space during the process from production to consumption. New things and people are shaping each other, and the urban development continues to refresh our understanding of residence, consumption and socialization. At present, the development of IoT technology has made our life more network-based. The activities of residents have also become less restricted by the physical space. Cross-boundary lifestyles and shared behavioral patterns have become the new development direction for community building nowadays. However, the streamline structure and functional layout which were originally designed and completed in old communities have deviated from the actual living needs of local residents. As a result, community empowerment and urban micro regeneration have become the keywords of current residence discussions. It can thus be seen that in the near future, the renovation and reconstruction of lane neighborhoods shall not only meet the requirements for multi-purpose, multi-center, network and spatiotemporal integration of residential activities, but also have a certain degree of openness and integrity in the design strategies, as well as take the guidance and systematicness of the future transformation into account.

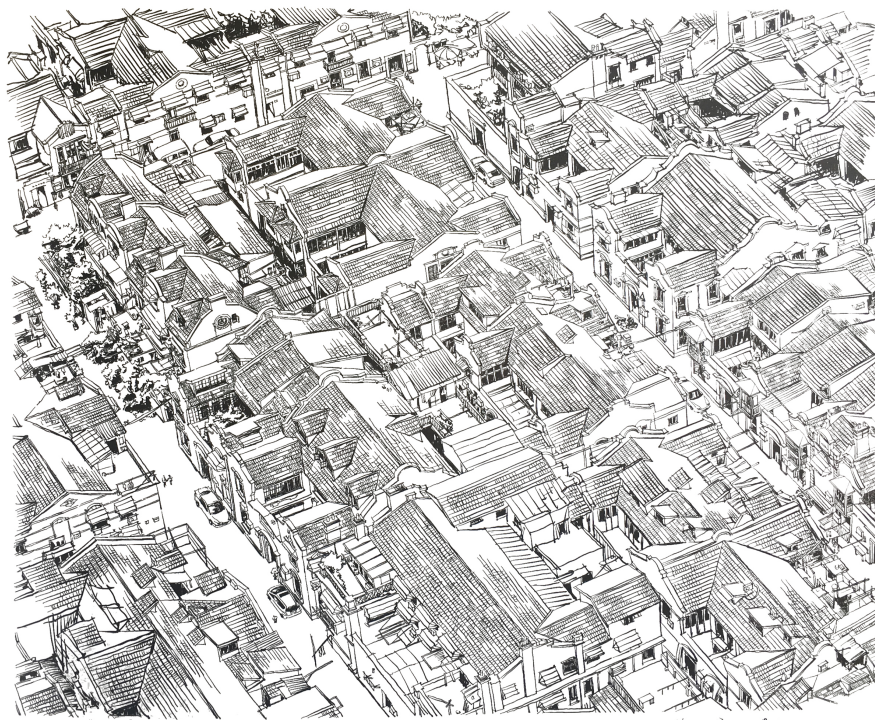
The old urban areas are a sophisticated complex associated with common issues as well as peculiar problems. Common issues include the multiple dilapidated, squatter and crude housing, as well as the chaotic social order and poor living quality, while peculiar problems include various geographical factors such as regional values, cultural connotations, traditional customs, etc. Ordinary methods such as demolition or maintenance to deal with the social-spatial issues in old urban areas are often too simplex to solve the complicated issues. On the one hand, there are significant funding shortages for the renewal due to the wide range and excessive large number of buildings involved, so the demolition of many sections cannot be done; on the other hand, many historical buildings are stranded in an awkward situation where they are hardly protected due to the lack of solutions on maintenance and preservation. Although this paper attempts to elaborate the comprehensive values of lane neighborhoods from the perspective of multiple values, and wishes to propose feasible approaches for the preservation and regeneration of lane neighborhoods on the basis of multi-dimensional argumentation, it needs to be acknowledged that careless omissions in certain aspects are inevitable in the elaboration of this paper: as discussed above, lane neighborhoods have good spatial patterns and operational experiences for reference in terms of balancing commercial openness and residential privacy. However, how should lane neighborhoods deal with the contradiction between the government requesting them to build open neighborhoods and the property owners wanting to create gated communities, and how can lane neighborhoods apply their previous experiences and patterns to the construction of modern communities? All of these questions are worthwhile further discussing. In addition, the interests and conflicts resulted from the

relocation process of lane neighborhoods have already been transferred to the inside of families and in between generations, and the consequence of the sharpening of conflicts may lead to the split of a family from the inside. During such a process, the elders may lose their property rights, so do their voices and dignities. While the younger generations would like to merely obtain practical benefits, and they recognize the values of money and show no interest whatsoever in their own families. Thus, the detailed social observations regarding the family issues resulted from the relocation process are still far from enough. On the other hand, the decline of the physical space and social classes in lane neighborhoods are worthwhile further discussion too. In fact, the decline of the physical space has been in existence since the birth of lane neighborhoods. The current situation is merely a continuation of the situation. While the declining social classes are mainly the result of the high density of old-age population and migrant workers. Therefore, how to innovate the population structure and housing system in order to meet the development needs of the aging society and a well-supported society are what we have to further discuss for the studies on lane neighborhood in terms of physical space and social space.

The development of a city is often accompanied by the renewal on the spatial level, and what lies behind the massive demolition and construction is usually the contest of rights and powers. However, the structure of right and power tends to be reconstructed with the development of politics, policies and public opinions. Therefore, questions like who's weak and who's strong, and who's the loser or the winner, do not have a fixed answer with different subjects of interest and under different spatiotemporal conditions. In view of the evolution of Shanghai's urban space, the city has transformed from the urban outlook of a colony to the practices of socialist urban space, and then to the shaping of a global city blueprint, with the fact signifying the crucial transition from a consumption-based city to a production-based city and then a service-based city, and the constant changes of the scenarios of lane houses and neighborhoods in Shanghai. During the historical process, private and public ownerships were shifted several times under different spatiotemporal conditions. And the daily life of local residents has also undergone several changes that are either related or unrelated to lane neighborhoods, under which Shanghai's urban spatial forms were therefore shaped. Nevertheless, what is certain is that the increasingly down-to-earth and more localized cultural landscape of Shanghai is undoubtedly the life of the common people and territorial culture of the lane neighborhoods in old urban areas, which are of smaller scale, slow pace, with the existence of ancient and modern elements as well as Chinese and Western elements, and being humble and courteous, mutual benefits and co-existence with the rich folk beliefs. These are the cultural elements that keep inspiring and being used by the service industry, innovative culture and designers who are seen to represent the style of Shanghai. However, it is not just the houses that carry those cultural elements, but more importantly, it should be the people living in them. The most natural and

rich diversity is often reflected on the ‘inefficient users’ in the cities. Where does the style of a city lie if they are forcibly dispelled by the market and administrative powers?

Historical preservation should be more socially involved instead of selecting which buildings are more aesthetically pleasing. As a certain category of architecture, Shikumen compound’s life cycle had come to an end at the moment when its construction came to a cease in the 1930s. For those who lived in the space and those who were very much attached to it, however, their emotions shall be recognized. History implies the sum of people’s rights and interests, including all the facts formed throughout history. Individuals are also part of them and they should be respected, instead of picking those needed to be included in historical narratives, or connected with interests of the moment. When the city’s managers take the initiative to choose what kind of person to accept and exclude, they do not only violates the laws of the market, and creates inequity artificially, but in fact contributes to a lose-lose. For example, when the entry threshold for immigrants to settle down in the city is raised, and low-skill laborers are rejected, and as a result, the service prices related to the daily life will be directly increased. Hence, the decline of labor productivity and quality of life for highly-skilled laborers occurs, and ultimately the entire city becomes less attractive to talented people.



* Source: Drew by Shen, L. retrieved from Lou, C. and Tao, Y. (2017). Gorgeous Transformation of A Road: Century Vicissitudes from Jing'an Road to High-end Commercial Enterprise Concentration. Hua Architecture, 07(10):38-43.

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

CHAPTER 1

RESEARCH INTRODUCTION

Abstract

Starting from the discourse of the urban development history of Shanghai, the paper discusses the contemporary research backgrounds of Shikumen historical lane neighborhood: first, the decline of the residential function of Shikumen compound; second, the ambiguous positioning for the protection of Shikumen compound; and third, the transformation of Shanghai urban construction patterns. Under the premise that the study objects and research ranges are further clarified, existing studies on lane neighborhood are systematically arranged in the paper, and the defects and gaps of these lane studies under different study viewpoints are elaborated by means of classification analysis. The paper points out that the widely admitted transformation patterns of Shikumen lane neighborhood lack the basis for broad promotion, while the identification of Shikumen compound usually falls into a dilemmatic dimidiate situation. With the discussion of these two questions, a total of five analysis dimensions are introduced, including history, geography, market, policies and daily lives, and a study system based on a rectangular pyramid structure is therefore formed. Lastly, the paper wishes to eliminate the value conflicts and cultural disagreements during the process of heritage preservation and community development via diverse viewpoints. Also, the construction of various participation channels involving multiple parties and the respect to the interests of vulnerable groups are emphasized when we coordinate the authority-responsibility relations between different interest bodies.

Key words: Shikumen lane neighborhood, Research background, Research overview, Research question, Research objective, Research method, Research framework.

CHAPTER 2

WHEN EAST MEETS WEST:

MORPHOLOGY TRACEABILITY AND IDENTITY DECONSTRUCTION OF SHANGHAI LANE NEIGHBORHOOD UNDER THE PERSPECTIVE OF DICHOTOMY AND FUSION OF DWELLING CULTURES

Abstract

Starting from the discourse of the social transitions after the port opening of Shanghai, this chapter discusses the formation process of the new immigrant society of Shanghai and the history of the birth and development of lane neighborhood which took place almost at the same time. Subsequently, it suggests the multidimensional deconstruction of the identity characteristics and the spatial forms of lane neighborhood to be carried out from the perspectives of etymology and urban development. Therefore, the method of dichotomy is adopted in this chapter for the carding and arrangement of the evolution processes both of the classical Chinese group living patterns and the western town houses. On the basis of the speculations on the discourse paradigms of existing studies on lane neighborhood, it proposes that lane neighborhood is a modern residential form resulted from the division of traditional Chinese residential forms which evolved from a single storyline to two threads under the dual effects of eastern and western residential cultures. The thesis believes that lane neighborhood is the product of eastern and western cultural and technological communications, and the rethinking and revaluation of 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 as well as the significance of current studies on the forms of lane neighborhood. At last, it discusses the images of three kinds of Shanghai that have gone through continuous cultural changes after carding and arranging the development sequence and identity transitions of lane neighborhood, in the hope that the characteristics relevant to the times and the social issues related with the lane neighborhood can be reviewed from different perspectives.

Key words: Etymology, Dichotomization, Classic Chinese inhabitation system, Western townhouse, Development patterns, Cultural transition, Identity change.

CHAPTER 3

FROM INTERNATIONALIZATION TO GLOBALIZATION: ELIMINATION AND RECONSTRUCTION OF THE CIVILIANIZED SHIKUMEN LANE NEIGHBORHOOD FROM THE PERSPECTIVE OF SOCIAL-SPATIAL STRUCTURE, SHANGHAI IN THE 1930S AND 2010S

Abstract

Throughout the urban history of Shanghai, it has experienced two distinctive waves of modernization movements both aiming to promote the city into the stage of the world. The first wave appeared in the 1930s, when it formed the modern urban civilization of Shanghai and initially gained the city a world-class title of internationalized metropolis. The second wave started after the country's reform and opening up, which prompted the city to announce the grand prospect of becoming a globalizing metropolis in the 2010s. In order to evaluate the prominent transitions 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, Shanghai in the 1930s and 2010s are respectively chosen as the research objects. Meanwhile, three kinds of business districts in each period are accordingly selected as case studies, namely the high-grade, mid-grade and low-grade business districts, so as to depict the differences of Shikumen lane neighborhood's symbiosis patterns in the international and global periods from the perspective of social-spatial logic. Furthermore, this chapter endeavors to interpret how the logic and potency of urban construction control and influence the community lives and cultural practices under different spatiotemporal conditions. Additionally, by pointing out Shanghai in the 1930s was lack of political integration, while Shanghai 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, the thesis proposes the multi-centered symbiotic structure has been a mainstream trend for urban development. Therefore, it believes the transformation of Shikumen lane neighborhood should rely on the daily living patterns based on the territorial social structure and traditional habitats, so as to create a regional compound network constituted by such symbiotic structures.

Key words: Internationalization, Globalization, Social-spatial logic, Business district, Consumption level, Political integration, Social integration, Symbiosis pattern, Regional compound network.

CHAPTER 4

DIVERSIFIED EXPLORATION ON THE TRANSFORMATION AND GENTRIFICATION OF SHIKUMEN LANE NEIGHBORHOOD IN CONTEMPORARY TIMES:

A STUDY OF URBAN REGENERATION AND GENTRIFICATION IN SHANGHAI FROM MARKET DIMENSION

Abstract

The old urban areas in Shanghai were once the frontier where the city's old generations met the new. Meanwhile, the thirst for the shaping of a new urban pattern has removed the old social-spatial system. With the exploration of urban development, the city has become an experimental field, while the attribution of interests was both the target of reconstruction as well as the source of all conflicts. Following the studies of four rounds of urban regeneration and four waves of gentrification in Anglo-America, this 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 analyzes the changes of consumption level in five communities utilizing the before-and-after cross-sectional analysis method, and suggests that spatial transformation strategies adopted in the five cases not only affect the integrity of social-spatial structure in the community, but also convert the connections between original neighborhoods and adjacent areas. It also points out that Shikumen compound is a combination of commercial district and residential area and has the nature of commerce-community symbiont. Therefore, the thesis believes the binary symbiosis value is the essential bridge between urban regeneration and gentrification, which can avoid urban regeneration completely resulting as a path to gentrification. Meanwhile it is actually the key to integrate distressed neighborhood with a broader urban area. At last, the thesis 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.

Key words: Historic lane neighborhood. Transformation strategy, Urban regeneration, Gentrification, Binary symbiosis value, Two-stage strategy.

CHAPTER 5

FROM MORPHOLOGY TO INSTITUTION:

REFLECTING ON THE REPOSITIONING OF THE URBAN FUNCTIONS OF SHANGHAI HISTORICAL LANE NEIGHBORHOOD DURING THE TRANSFORMATION OF THE PROPERTY SYSTEM AND LAND USAGE

Abstract

In the previous chapter, five relatively typical transformation methods of Shikumen lane neighborhood are analyzed on the morphological level. In this chapter, after pointing out the defects and limitations of the aforesaid morphological analysis, the thesis attempts to explore the transformation and regeneration patterns of Shikumen lane neighborhood on the institutional level. First, it traces back the reasons to the dilemmas related to the property rights of Shikumen lane neighborhood from a historical perspective. Second, it analyzes three types of major dilemmas regarding the transformation of Shikumen compound on the institutional level. Then, 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. And among them, the policy characteristics and the transformation of the development concepts at different periods are elaborated by classifying the vicissitude into several stages. Moreover, 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. Finally, it starts from the dual dilemmas of modern urban heritage preservation and community development to discuss the repositioning of the appropriate identity of Shikumen lane neighborhood through the elaboration of the transitions of the role played by the government during the process of urban development. The thesis 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.

Key words: Morphology, Institutional theory, Urban regeneration, Transformation mode, Property right system, Land usage, Heritage community.

CHAPTER 6

BETWEEN STATE AND FAMILY:

DISCUSSION ON THE SEGMENTATION AND UNIFICATION OF THE DAILY LIVING SPACE WITHIN SHANGHAI HISTORIC LANE NEIGHBORHOOD

Abstract

Based on the discussion in the previous chapter, it can be concluded that the urban regeneration and heritage preservation of Shanghai in the near future will be focused on the study of the comprehensive values of the heritage community, and will be linked with a wider range of social and economic environments. Therefore, the historical lane neighborhoods in Shanghai Hongkou creek area are selected as the case study in this chapter, 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. Subsequently, it indicates that physical proximity does not necessarily result in social mix. Then 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. Furthermore, through the measurement of the community cognitive domain and the daily spatial utilization pattern, the thesis discusses the phenomena of dissimilation and adjacent segregation occurring in the daily living space based on the residents' perception of 'three discrepant worlds'. Then, by reaffirming the social values of daily living space, the thesis endeavors to summarize the organization mechanism on account of community cohesion from the perspective of state and family. Finally, 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.

Key words: Adjacent segregation, Mixed habitation, Large-scale heterogeneity, Small-scale homogeneity, Social mix, Community cognitive domain, Life-circulation pattern in a day, Perception of three discrepant worlds.

CHAPTER 7

CONCLUSION:

FROM LINEAR PARTICIPATION LADDER TO MULTIDIMENSIONAL RIPPLE, ESTABLISHMENT OF THE PUBLIC PARTICIPATION PLATFORM AND THE COMMUNITY CONSTRUCTION WITHIN SHIKUMEN LANE NEIGHBORHOOD

Abstract

In the previous chapter, the focus of the thesis has been shifted towards the observation of daily lives and the study of neighborly communities. Meanwhile, after pointing out the problems of adjacent segregation and mixed habitation within contemporary urban communities, the previous chapter proposes that resident empowerment and community participation are the feasible ways to preserve and renovate the historical lane neighborhood in Shanghai. In this following chapter, which acts as the epilogue of the thesis, the process of community construction in Shanghai will be further discussed. Based on the analysis of the current community involvement in Shanghai, the core elements determining the contradictory relationship and destiny of lane neighborhood are further clarified. Subsequently, under the context of social transformation in China, the composition of the civil society with Chinese characteristics as well as the community participation patterns and routes in Chinese styles are correspondingly analyzed in this chapter. Finally, the experience of the community construction in Shikumen lane neighborhood is summarized, meanwhile the public participation channels for the transformation and renovation of Shikumen compound under the current Chinese context are constructed.

Key words: Community construction, Public participation, Participation ladder, Participation degree, Participation form, Participation channel, Chinese mode.

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