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**Temporary Action for Long-term Change:
Urban Regeneration Strategies from the Perspective of
Interim Use**

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**Temporary Action for Long-term Change:
Urban Regeneration Strategies from the Perspective of
Interim Use**

A Dissertation Submitted for the Degree of Master

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Abstract

In China, urban construction has entered the stage of stock regeneration, and the development of traditional urban regeneration is facing more challenges and difficulties. Interim use is considered as a tool to solve the traditional problems of regeneration, promote the revitalization of the old city, and trigger the vitality of the community. It has become a research hotspot to integrate interim use with the overall goals and formal planning system of urban development and make it a catalyst for sustainable development. This study aims at exploring the phenomena of interim use and its role in promoting urban regeneration, summarizing the urban design theories and strategies derived from interim use, and providing an innovative idea for solving problems about urban regeneration.

This thesis firstly sorts out the concept, theory and development stage of interim use, and sums up three application modes of interim use in urban regeneration practice about informal interim use legalization and formal interim use. Aiming at these three application modes, this thesis deeply analyses two typical cases of interim use in urban renewal, extracts the methods and strategies of interim use in urban renewal system from three aspects of legal policy, organizational structure and business model, and analyses the Impact of interim use on subsequent planning. Based on the above theoretical research and case analysis, this thesis initially constructs the workflow and interim design strategies. Finally, this paper combines the workflow and strategy with the current situation of urban renewal in Guangzhou, selects a historical residential block in Guangzhou as the application object, solves the renewal problems encountered in the actual site, and obtains interim use guidelines and a long-term renewal plan.

This study illustrates the application scenarios of interim use in formal planning systems, mainly top-down redevelopment of key areas and bottom-up community renewal. Interim use in urban regeneration essentially acts as a complementary tool to formal planning, providing a bottom-up policy platform and potential solutions. Therefore, the interim use theory can supplement the construction of an urban regeneration system from three aspects: dynamic planning, public participation and intervention methods. In addition, interim use provides new ideas for urban regeneration design methods. On the one hand, the interim design strategy can utilize the transition period before the formal project is implemented to put temporary use into effect, and gradually realize the transformation of the area. On the other hand, interim use can make use of the remaining space to enhance the physical environment by producing new public spaces, at the same time relying on public participation to boost community cohesion to achieve urban regeneration on a social and physical level. The strategy based on interim use expands

the static planning into sustainable public participation, and provides a reference for spurring the innovation of our country's urban regeneration system, policy improvement and spatial strategy.

Keywords: Interim Use, Urban Regeneration, Public Participation, Urban Design,
Strategy

摘 要

中国城市建设已迈入存量更新阶段，传统的城市更新工作的开展面临着诸多挑战与困境。过渡使用被认为是解决传统更新问题，推动旧城复兴、激发社区活力的工具。如何把过渡使用与城市发展的整体目标和正式规划体系结合，使之成为可持续发展的催化剂成为了当下研究的热点。本研究试图探讨过渡使用现象以及其对城市更新的推动作用，总结过渡使用衍生出来的城市设计理论和策略，为解决城市更新问题提供一种创新思路。

本文首先梳理了过渡使用的概念、理论和运行机制，总结出过渡使用在城市更新实践中的三种应用模式：非正式过渡使用合法化、正式的过渡使用、过渡性设计。针对这三种应用模式，深入分析了过渡使用在城市更新中的三个典型案例，从法律政策、组织架构和经营模式三个方面提取出过渡使用在城市更新体系的应用方法和策略，并重点分析了过渡使用对后续规划的影响。基于以上的理论研究和案例分析，本文初步构建了过渡使用的工作流程和城市设计策略。最后，本文将工作流和策略与广州城市更新的现状结合，选取了广州的一处历史居住街区作为应用对象，解决实际场地中遇到的更新问题，得到过渡使用导则和一个长期更新方案。

本研究阐述了过渡使用在正式规划体系中应用场景，主要是自上而下的重点地区再开发和社区更新。过渡使用在城市更新中本质上是作为正式规划的补充工具，提供一个自下而上的政策平台和潜在解决方案。因此，过渡使用理论可以从动态规划、公众参与和介入方式三方面对城市更新体系建设的补充。此外，过渡使用为城市更新设计方法提供了新的思路：一方面，过渡性设计策略可以利用正式项目实施前的过渡期实施临时用途，逐步实现地区的转型；另一方面，过渡使用可以利用剩余空间来改善物质环境创造新的公共空间，同时依靠公众参与增强社区凝聚力来实现社会和物质层面的城市复兴。基于过渡用途的空间策略将静态的规划蓝图拓展为一种可持续的公众参与行动，为推进我国城市更新制度创新、政策完善以及空间策略提供思路参照。

关键词：过渡使用 城市更新 公众参与 城市设计 策略

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Chapter 1 Introduction

1.1 Background

1.1.1 Interim Use to Promote Urban Regeneration

The shift from rapid growth in urban construction to the regeneration of older cities has become a consensus among scholars and governments on all sides. Over the past 40 years, the urban regeneration paradigm has shifted from bulldozer-style redevelopment of the physical environment to small-scale incremental, people-centered, multi-dimensional community regeneration^[1-3]. An important theme in current urban research is the innovation of urban regeneration tools, especially the increasing emphasis on the regeneration process and public participation. In response to this trend, Western countries are exploring appropriate planning to respond to this trend and to address the realities of urban regeneration.

One way of doing this is through the 'temporary use' of vacant land and buildings. Temporary use encompasses a wide range of creative projects that bring positive attention and new energy to neglected areas. Many countries are also actively exploring the development of innovative planning systems and tools based on interim use. In Germany, a comprehensive system of temporary use regulations, known as *Zwischennutzung*, was developed in the 1990s, and in France, numerous provisions in the urban planning law support the development of temporary projects^[4]. Tactical urbanism, derived from temporary use, has become a popular approach to urban design in the United States. They are both considered an important planning tool for combining public participation and small-scale community revitalization.

A large number of temporary occupations and informal use of margin space in cities has had a huge and widespread impact on urban development and is directly related to sustainable urban development^[5]. Therefore, how to integrate interim use with the overall development of the city is a proposition worth studying. Moreover, as a special type of land use, the way of public participation in interim use should also be different from the past and needs to be further explored.

1.1.2 Experience of Western Urban Regeneration Models

In the 1980s, China introduced the concept of urban regeneration from Western countries, and its theoretical and practical approaches have gradually changed as the understanding of urban regeneration has deepened. Overall, China still lags behind the West in terms of urban regeneration institutional development and methodology. Studying advanced urban

regeneration methods from the West has been an important direction for urban research in China.

Recently, scholars have introduced similar concepts of urban regeneration, including urban acupuncture, progressive regeneration, and catalyst theory, discussing their lessons for China. In addition, Guangzhou has also developed a concept with local characteristics - "micro-regeneration". It emphasizes intervention in the existing urban environment in a small way, through the regeneration and transformation of local areas, advocating a human-centered approach and focusing on bringing into play the diversity of functions to improve the overall vitality of the area. In addition, many Chinese scholars have analyzed the collaboration between the government and the various actors involved from the perspective of role relations, or have critiqued the realities of urban regeneration, advocating socio-spatial justice and greater public participation. However, more empirical research is still needed on what specific planning techniques and tools are used in practice. The practice of traditional urban planning in China is oriented toward long-term growth. Tools such as zoning, master plans and land use plans are relatively inflexible tools designed to regulate future development^[6]. These tools were created to protect private interests and public welfare, and worked well in an environment of continuous growth. But in the face of small-scale old city regeneration projects, it is clear that the original type of static planning blueprint can no longer meet the rapidly changing urban events and needs of citizens. Therefore, there is also a need to develop more targeted planning tools.

In this new era, Chinese cities are also witnessing a lot of temporary occupation and informal use of urban space, which has a positive impact on the creation of urban vitality. This may also serve as a starting point for innovative urban regeneration strategies in China. The practice of temporary planning and urban design in the West has certain implications for our practice in China and offers new perspectives to rethink the practice in Chinese cities.

1.2 Research Value

1.2.1 Preliminary Establishment of a Theoretical Framework for Interim Regeneration

The research on interim use in China is still incomplete. On the one hand, the research mainly focuses on the analysis of urban informal phenomena, studying how they arise and what impact they have on the city, and seldom treats them as a controllable design means; on the other hand, the research results are limited to journal papers, and there are fewer systematic theories and strategies. Therefore, by sorting out and summarizing the theories related to interim use, this paper initially establishes a basic theoretical framework for studying interim use from the perspective of urban design. It also summarizes and analyses the strategies and design

practices of interim use in urban regeneration through case studies, and provides references for future urban regeneration projects.

1.2.2 Integration of Interim Uses with Overall Urban Development Goals

Because of traditional perceptions, domestic research generally views interim use as an informal behavioral phenomenon. In reality, there is no clear line between interim use and long-term use. Interim uses that are in line with local needs and historical continuity can be transformed into long-term strategies. Interim use can be seen as an experimental design practice for long-term use.

From the point of view of planning regulations, interim or temporary uses are excluded from the framework of the formal urban planning system in China, and it may be possible to exploit the policy potential of interim uses as a complement to formal planning strategies by studying the relevant legal policies on interim uses abroad.

1.2.3 Optimization of China's Urban Regeneration Theories and Strategies

There are still institutional, methodological and economic contradictions, and the specific obstacles are as follows: 1) there are no planning tools that fully match the characteristics of urban regeneration projects; 2) top-down, capital-first and expert-led planning and design are often easily disconnected from the actual situation of the site and the community, resulting in unreasonable new uses; 3) public participation objectives are only theoretical and not legally and institutionally guaranteed. 4) the promotion of public participation is only theoretical and is not adequately protected by law and institutions.

The introduction of interim uses into the theories and strategies for the regeneration of historic districts can improve the theoretical framework for the regeneration of historic districts from a theoretical perspective, and explore the regeneration of historic districts from a new perspective. At the same time, by studying the actual cases already existing abroad, a strategic approach suitable for the regeneration of historic districts can be concluded.

1.3 Literature Review

1.3.1 Trends of Urban Regeneration Theory

(1) The Development of Urban Regeneration Theories

Some scholars argue that although different countries have different social and economic conditions and historical backgrounds, and encounter different problems in the practice of urban regeneration, the basic development trends of their urban regeneration are roughly the same. Quite a number of scholars have summarized the stages and processes of western urban regeneration. Li Jianbo and Zhang Jingxiang (2003) have made a comparative study of urban regeneration in China and the West by reviewing and analyzing the development and evolution of urban regeneration in modern times (since World War II)^[7]. The stage division made by Dong Mali et al. (2009) shows the development of western urban regeneration intuitively and fully^[8]. Therefore, this thesis supplements the development in the post-1990 period based on it (Figure 1-1).

	The First Stage	The Second Stage	The Third Stage	The Fourth Stage
Features of regeneration	The “Bulldozer” Mode of Redevelopment	Neighborhood Reconstruction Under State Welfare	Redevelopment of The Old City for Real Estate Development	The environmental, Economic and Social Multi-Dimensional Community regeneration
The Age and The Background	1920 - 1960 During The Post-War Boom	1960 - 1980 Overall Growth Economy and Affluence in Society	1980 - 1990 Decelerating Economic Growth and Liberal Economics	1990- Present Humanism and Sustainable Development
Policies and Plans	Britain. Greenwood Act (1930) America. United States Housing Act (1937)	America. Model Cities program (1965) Britain. Local Government Grants Act (1969) Canada. Neighborhood Improvement Program (1973) French. Neighborhood Social Development (1981)	Britain. Urban Development Corporation, Enterprise Zone (1980) America. Tax incentives: Authorized areas, BIDs (1980)	Britain. Region Challenge (1991) Britain. Comprehensive Regeneration Budget (1995) UN. Structural Funds (1999)
Strategic Goals	Slum clearance: removing dilapidated buildings from fast-growing cities and improving the physical environment	Improvement of the living environment: addressing the social problems of the population by improving social services	Market-oriented redevelopment of old cities: The construction of iconic buildings and entertainment facilities in the city center to attract the middle class and revitalize economy	High priority to living environment: urban diversity and multi-use, the preservation of historical values and social fabric
Objects	Slum Settlements	Selected Old Town Slum Settlements	Old Town area	Declining areas, poorly planned non-declining areas

Chapter 1 Introduction

Participant	Central government-led	The central government and local government cooperation, Less community and private sector involvement	Government and private sector cooperation, the will of the community residents is neglected	Government, private, sector, community and triangular cooperation
Source of Funds	Public sector investment; a small amount of private investment	the central government; A small amount of local financial support	A large number of private companies and individual investors; a small amount of government start-up capital	Public sector subsidies, significant private sector and individual investment
Management features	Government-led; Top-down	Government-led; Top-down	Market-led; Top-down	Triangular cooperation; Bottom-up and Top-down

Figure 1-1 Evolution of Urban Regeneration in Western Cities

Source: Dong Mali et al., 2009

There are few studies on China's urban regeneration similarly, and no clear consensus has been reached. Zhai Binqing and Wu Meiqin (2009) analyzed urban regeneration according to the historical stages of China's economic development^[9], while Li and Zhang(2003) took the change of the regeneration goal as the criterion for dividing the regeneration stages, dividing the stages of the domestic urban regeneration into transitions from "Narrow Sense and Slow regeneration" to "Broad sense and Rapid regeneration" ^[7]. This study draws on the proposed three-stage division and further develops it, and roughly divides the urban regeneration after the founding of the People's Republic of China into six stages (Figure 1-2).

Stages	1949-1965	1966-1976	1978-1990	1990-2000	2000-2010	2010-date
Urban Regeneration Model	The Planned Economy Period: Planning and construction of urban physical environment in extreme repetition	“Cultural revolution”: Tortuous urban development in a political struggle	economic transition: Restoration of urban planning and institutional reform of urban regeneration	economic transition: Property development and operation-led urban regeneration	Urban regeneration transition: Rapid urbanization and integrated and diverse city building	Community regeneration: take consideration human needs
Features of regeneration	Industry-leading Urbanization; “full utilization, gradual transformation, maintenance”	Fragmented Urban Construction	Urban regeneration and redevelopment by the urban master plan	"Maximizing local economic returns in urban regeneration and redevelopment; Excessive scale, simplicity and speed	Improvement of the urban physical environment: Maximizing local economic returns; The emergence of the "bottom-up" demand for urban regeneration	people-oriented Community regeneration; Promotion of sustainable urban regeneration

Figure 1-2 Evolution of Urban Regeneration in China

Source: Zhai Binqing and Wu Meiqin, 2009, further developed by the author

It is generally believed that most countries have entered a new stage of urban regeneration. Urban regeneration has been transformed from a single goal orientation of physical space to a multi-dimensional goal orientation of a city. The current urban regeneration is based on the three-way cooperation of government, private sector and community, emphasizing the participation of community, which is a comprehensive social, economic and cultural improvement project based on small-scale redevelopment. The current trend shows that urban regeneration interventions have gradually shifted from local orientation to human orientation.

(2) Progressive and Small-Scale

After the 1860s, Lewis Mumford, Jacobs Jane and Jan Gehl questioned the urban model led by industrial civilization from the perspective of sociology and humanized space, opposed the grand plan of urban regeneration and urged social development to return to the essential needs of people^[10]. In the following 30 years, a growing number of scholars advocated a continuous and progressive pattern of urban development (Christfer Alexander, 1975; Robert Venturi, 1972)

“Small is Beautiful” written by Schumacher(1973), advocated the adoption of "human-scale production methods" and "appropriate technology", emphasizing the adoption of the small-scale urban development model^[11]. Christfer Alexander advocated replacing large-scale, single-function and rapid regeneration with small and medium-scale, multi-function and gradual regeneration. Stimulating the development of small and medium businesses and cultural facilities, new buildings in historical reserves should be strictly controlled^[12].

As a method of urban design, progressive and small-scale design has been constantly emphasized by scholars. *Collage City* (1978) by Colin Rowe criticizes the traditional model of pursuing complete and unified ideal design, holding that the cities that adopt ‘organic collage’ will be more dynamic, and the goals of urban development and construction will be also realized and adjusted easily^[13]. In *Urban Design, The American Experience* (2005), Jon Lang advocates urban design methods of "piece-by-piece" and "plug-in" to unleash/catalyze regional development potential and gradually enhance the quality of urban environment^[14].

Progressive, small-scale regeneration was submitted for the first time in China around 1990 by Academician Wu Liangyong of Tsinghua University. Wu (1989) reflected on government-led old city reconstruction project, proposed the organic update idea, paid attention to the protection of urban historical environment and suggested making reasonable adjustments community local environment and small-scale changes to improve the physical environment, place the habitable space and realize the organic regeneration of the community^[15-17](Wu, 1989,

1991). After that, many scholars advocated the progressive and small-scale regeneration planning mode ^[18-19](Zhang Jie, 1996, Fang Ke, 1999).

Urban regeneration entered a large-scale construction period dominated by the market with the rapid economic development of China, however, gradual and small-scale regeneration few scholars mentioned did not meet the requirements of economic development. In 2012, Qiu Baoxing proposed the theory of "Rebuilding microcirculation" at the "International Conference on Urban Innovation and Development" to develop an attitude that "Small is beautiful and small is ecological". In 2015, Several Opinions of the Communist Party of China Central Committee and The State Council on Further Strengthening urban Planning and Construction Management" was issued, then gradual and small-scale regeneration became widely recognized in urban planning and architectural design.

Thereafter many scholars have introduced similar concepts of urban regeneration, including urban acupuncture, progressive regeneration, and catalyst theory. Zhang Xiao (2012) analyzed the great impact of "urban acupuncture" on urban regeneration through Barcelona and Milan the two practical cases, and discussed its enlightenment to China^[20]. Many scholars repeatedly referred to "micro-regeneration"^[21-22], emphasized to intervene in the existing urban environment in a small way, advocated the human-centered attitude and stressed the diversity of functions to improve the overall vitality of the region through regeneration and transformation^[23].

(3) Public Participation and Multi-Cooperation

After the 1970s, some major Western countries showed a trend of democracy pluralism. As an embodiment of "Semi-Direct Democracy", the planning idea of public participation is widely accepted by residents, which is different from the traditional "Representative Democracy" decided by politicians^[24]. More people advocated bottom-up design, proposing that community construction should be decided by people in the environment. Nowadays public participation is considered as an essential part of urban regeneration. The current urban regeneration policies and systems have expanded from top-down to bottom-up, and the specific research mainly involves two aspects. One is to study how to incorporate public interest into formal urban regeneration plans. The other is that more scholars began to explore the multi-participation mode of government, developers and community forces.

In the decision-making process, actually, no matter how much effort is made, it is more likely to gain more public support for more lasting changes in the future if the public can actually participate in the improvement of the city^[25] (Lydon, M.at, 2012). Community should

play a role from consultation to participation, and eventually become the master of urban regeneration^[26](Hughes, Joanne, 1998). Therefore, some scholars believe that public participation and community capacity cultivation are the new directions of urban regeneration policies in many Western countries^[27] (Carley, 2000).

In recent 20 years, more scholars from China have studied urban regeneration from the sociological perspective of residents' participation and community cooperation (Dong Wei, 1996; Tan Ying, 1997; May, 1998). Urban regeneration is considered to be the redistribution of benefits such as the space. The focus of urban regeneration has shifted from material form design to how to promote the stakeholders to reach a consensus on the redistribution of spatial benefits to the greatest extent^[28].

Zhai and Wu (2009) suggested to establish the urban regeneration mechanism of multi-participation to understand the real needs of regeneration communities and form public and private power checks and balances among regeneration decision-making bodies^[9]. After that, consensus has been formed on the application of multi-participation cooperation and institutional economics in urban regeneration studies (Shao Lei, 2003; Guo Xiangmin, 2006; Zhang Jie, 2010). Recently, Guangzhou have established the community planner system, the public participation system learned from foreign countries advocated by Liu Sisi and Xu Leiqing, combining with the system and the work method of community regeneration promoted by the "community planner". It's a valuable and creative institutional practice.

1.3.2 Interim Use Research in Urban Design

(1) Interim Use as an Urban Design Tool

Since the late 1990s, interim use has attracted more and more attention in urban spatial planning. Doris Gstach^[29], Peter Bishop and Lesley Williams^[30], Rudolf Kohoutek and Christa Kamleithner^[31] regard interim use as a planning tool other than permanent or traditional planning in their studies, which may provide potential solutions to some current urban problems.

Based on this consensus, some scholars believe that interim use research in urban design can have two directions^[32]: one is bottom-up, usually unplanned^[33], isolated and dependent on local initiatives^[34]. The interim use is related to "urban acupuncture" or "pop-up", which emphasizes on public participation and spontaneous activities, and is not closely related to official planning and management. The other can also be described as a planned action that considers opportunities for urban public space activities^[35-38] (Gogishvili, 2018; Kassens-noor et al., 2019; McGillivray, 2019; Wu & Lo, 2018). For instance, Bishop and Williams (2012)

regarded the temporary design of public open spaces as a flexible pilot phase that helped to identify permanent development solutions^[30]. Lehtovuori and Ruoppila (2012) define temporary uses as “those development-oriented uses for exploring the further potential in their region.....they are an intermediate state between instantaneous events and permanent (re)developments”^[39]. Oswalt et al. (2013) emphasized that temporary design does not exclude long-term planning or traditional methods, and a combination of these two methods should be further explored. Other scholars also stressed that interim use is most effective when combined with long-term planning efforts^[40](Lydon & Garcia, 2015: 2).

There are fewer researches on interim or temporary use in China, mainly on urban informal phenomenon. Yang Shan (2019) stated that domestic researches on this phenomenon focuses on spatial form (urban villages), specific groups (rural migrants) and specific economic model (informal economy)^[41].

Besides, Chinese scholars has summarized the theories and systems of interim uses in European countries use the theory. For instance, Yang Shan (2019) introduced the domestic and international development and related researches of interims uses, summarized the meaning, characteristics and mechanism of it, and held that the researches on interim uses can provide a new way for domestic design innovation^[41]. Advice was given on adaptive reuse of urban heritage in China by Wan Tingting and Li Mingye (2020) after the study of French interim uses^[4]. Dong Nannan (2011) introduced the practical experience of Leipzig and Berlin, and further summarized the development trend of open space in Germany based on the "temporary use" strategy in terms of operation objects, operation means, operation mechanism^[42]

(2) Reuse in Derelicts

Many marginal and abandoned sections have appeared in the city center for the decline of Industrialization and reverse of urbanization in Europe since 1980. which was named "Terrain vague" by Spanish urban designer Ignasi de Solà-Morales (1995)^[43] He argues that these places are often not with specific functions, which could precisely trigger more activity and have the potential for redevelopment^[43]. The concept was subsequently discussed at the 19th International Construction Association Congress in 1996. The focus on "urban voids" has opened a new research direction in the field of European urban regeneration.

In this context, many scholars assumed that adaptive reuse of abandoned urban structures and vacant land would be possible through interim use ^[30,34,44-45](Bishop & Williams, 2012; Németh & Langhorst, 2014; Oswalt et al., 2013; Patti & Polyak, 2015), which could be an alternative to traditional urban regeneration projects(Carr & Dionisio, 2017).

The correlation between open space conditions and interim uses types is an essential direction of researches. Flavia De Girolamo (2013) studied the types of interim use on vacant land and divided interim uses into three categories: cultural use, community use and disorderly use^[46]. Németh J and Langhorst J (2014) divided the interim use into two types from the perspective of the physical impact of temporary use on the site, further studied the vacant land conditions suitable for interim use, and analyzed which vacant land was suitable for temporary use from the aspects of ownership and developability^[44]. Lehtovuori and Ruoppila (2012) gave a temporary use typology of urban central areas, underused areas or sites that have lost their meaning, and discussed how to redefine these sites by new activities^[39].

The multi-dimension evaluation of temporary use model has also attracted the attention of many scholars. Nemeth J and Langhorst J (2014) evaluated the feasibility of interim use as a solution to urban open space from the perspectives of politics, economy, society and ecology, and believed that the uses might provide a promising alternative to the approach of traditional urban open space, while this mode has certain potential risks in economic and political benefits^[44].

(3) Public Participation

Interim use is regarded as a bottom-up planning method, which not only improves facilities and space and improve economic performance, but also takes count of caring measures and social support^[47](A. De Smet, 2013). Nemeth J and Langhorst J (2014) argued that interim uses may empower hitherto marginalized communities and instill in them a sense of participating in creating "space"^[44]. Interim uses can promote shared community goals around meeting local needs rather than external interests and agendas and the tangible results of it also wins more recognition and ongoing engagement than the typical short-term community activation.

Like other urban regeneration methods, interim planning also requires appropriate public participation methods. In the process of the uses, planners should make the public fully understand the basic information of the developable land for better decisions made by residents and owners. Local governments should support these efforts by creating and encouraging community engagement groups, community coordinators, civic leaders, centers for Disease Control and Prevention, and other community non-profit organizations that can support community engagement efforts and facilitate community meetings to discuss community issues^[48](Gunwoo Kim et al., 2020). When comes to operational approaches, Pablo Costa and Eduardo Brito-Henriques comprehended and discussed the opinions and preferences of residents and urban users on temporary reuse through situational induction to facilitate the

introduction of public opinions in the decision-making process of interim use^[49].

(4) Impact of Interim Use on Cities

Interim use has influence on urban development in economy, society, culture and politics. Temporary use may be developed into long-term use of higher urban quality, encouraging economic urban revitalization. Colomb (2012) investigated the temporary use can be seen as a means of economic stimulus and a way of reducing crime occurring around open spaces. Similarly, Bishop and Williams (2012) pointed out that TLU can help reduce the destruction of vacant sites by increasing the users and pedestrian volume to an area. These non-commercial uses can attract new commercial uses, creating a sense of place and accelerating development^[30]. There are also many scholars who have studied on the social and cultural impact of interim uses. For example, Rota and Salone (2014) investigated the impact of contemporary art festivals in Turin on local social connections and cultural identity^[50]. Eizenberg and Cohen (2015) take Bat-Yam in Israel as an example and show that urban events can restore the image of public space or city^[51]. In addition, McGillivray (2019) investigated the concept and planning of a major event named "Live City" in Glasgow, Scotland, and its impact on local residents' image of the City^[37]. Wu and Lo (2018) studied the impact of different activities in Hong Kong shopping malls on social interaction and strengthening social bonds^[38].

1.3.3 Summary of Literature Reviews

Summarizing the current researches on urban regeneration, we can find that they have more consensus both ways. On the one hand, the goal of urban regeneration is more extensive with richer content, which not only refers to the improvement of the material conditions involving infrastructure, improved housing conditions, natural scenery, historical building protection and other conditions, but also involves cultural Renaissance, ensuring equity and justice, upgrading economic industrial structure and other immaterial targets^[52](Robert, 2000). On the other hand, it continues to trend toward neighborhood regeneration based on cautious and progressive small-scale reconstruction, and seeks multilateral cooperation among government, community, individuals, developers, engineers and social economists^[53-55] (Zhang Hongyan, 2001; Zhang Gengli, 2004; Yan Ruogu et al., 2009).

So why the interim use can be applied in urban regeneration?

From the perspective of planning innovation, interim use provides a new approach to planning revitalization and management for the future development of buildings and blocks. Presently, the regeneration of historic blocks in China is still mostly based on the utilization of

physical space, and there are still insufficient researches on the correlation mechanism between short-term activities and land utilization. What's more, the uncertainty of urban renaissance requires the planning and transformation gradually shifting from result to process, and the specific response should not be to seek a solution once and for all, but to provide precise intervention and continuous adjustment within a limited time^[4]. support for interim use can make programs more flexible and able to adapt to the challenges of ongoing changes, while also helping to create new governance models.

From the perspective of social demand, interim use is helpful to maintain social equity and guarantee the opportunity for many parties to participate in urban construction. Interim use provides a dynamic solution to meet social needs, linking short-term activities with local public needs, and forming a bottom-up consultation system to continuously meet local needs.

From the perspective of architectural heritage protection, historical blocks usually contain architectural heritage, which is sensitive and fragile. Any minor mistake may cause irreparable damage to cultural relics. Temporary use, as a reversible regeneration method, can well deal with this issue. Temporary use can be integrated into the local history and culture, as a kind of regional characteristics to be used to prevent the decline of the old city, so as to achieve the goal of revitalizing the old city.

There are several valuable research directions. On the one hand, the relationship between interim use and the overall goal of urban regeneration and the formal planning has not been universally answered. On the other hand, how to combine interim use with the overall development of the city is worth studying. In addition, interim use, as a special way of land use, is characterized by its temporality, which means variable and unstable, and its public participation should be different from the past.

1.4 Research Contents and Methods

1.4.1 Research Contents

(1) Concept

The term “interim use”, also known as “temporary use”. On the one hand, it represents the temporary occupation of vacant land or space by citizens. On the other hand, it represents a form of urban regeneration that emerged in Europe in the 1990s. This study focuses on interim use as a purposeful action by designers in urban design, which can also be used as a method of guiding urban regeneration and as a mode of linking past and future uses.

(2) Objects

The object of this article is the institutional construction and spatial strategies of interim use in Western urban regeneration practices. In addition, the article selects two cases for empirical analysis, they are the Grand Neighborhood of Paris and Tianzifang area in Shanghai.

The design site for this paper is Gaodi Street and the surroundings in Guangzhou. The Gaodi quarter is located in the core area of Yuexiu District, which is in the center of the Guangzhou historical city, and is also included in the development control area of the traditional central axis. Guangzhou Gaodi Street is an important material witness to the development of commercial trade in Guangzhou and is of high historical value.

1.4.2 Research Methods

(1) Literature Research:

This paper reviews domestic and international literature on interim and temporary uses, and compares relevant planning tools and urban design strategies, and develops a framework for the study on this basis. In addition, the paper examines the morphological evolution of Guangzhou's urban and Gaodi Street development by reviewing relevant materials on their development, and identifies the historical urban fabric and architectural heritage as a basis for regeneration and conservation.

(2) Case Analysis:

The case studies focus on the use of interim use strategies in urban regeneration at home and abroad, with a particular focus on successful examples already in place in European cities. Analyzing the implementation and strategy of each case according to the subsections of regulatory policy, organization, economic model and spatial approach, following this strategy as a guide, will help to better understand their approach and the patterns revealed by the similarities that can be mapped for use.

(3) Fieldwork Research:

The field survey of the historic districts is set out to obtain original images and data materials. Using a variety of methods such as photography, mapping, interviews and observation, the functions, economic elements, human settlement behavior, block fabric, external space, landscape and architectural conditions of Gaodi quarter are comprehensively recorded and examined to achieve an objective perception of the site.

(4) Summarization and Introduction

A large amount of literature is combed as the basis of the study, comparing and drawing on relevant case experiences to summarize the transition design strategies in the Western context. In response to the characteristics of the city's current planning system, this thesis then develops a framework for facilitating the implementation of interim projects in the Guangzhou context. Finally, technical guidance is provided for future urban regeneration activities in the old city of Guangzhou.

1.5 Research Framework

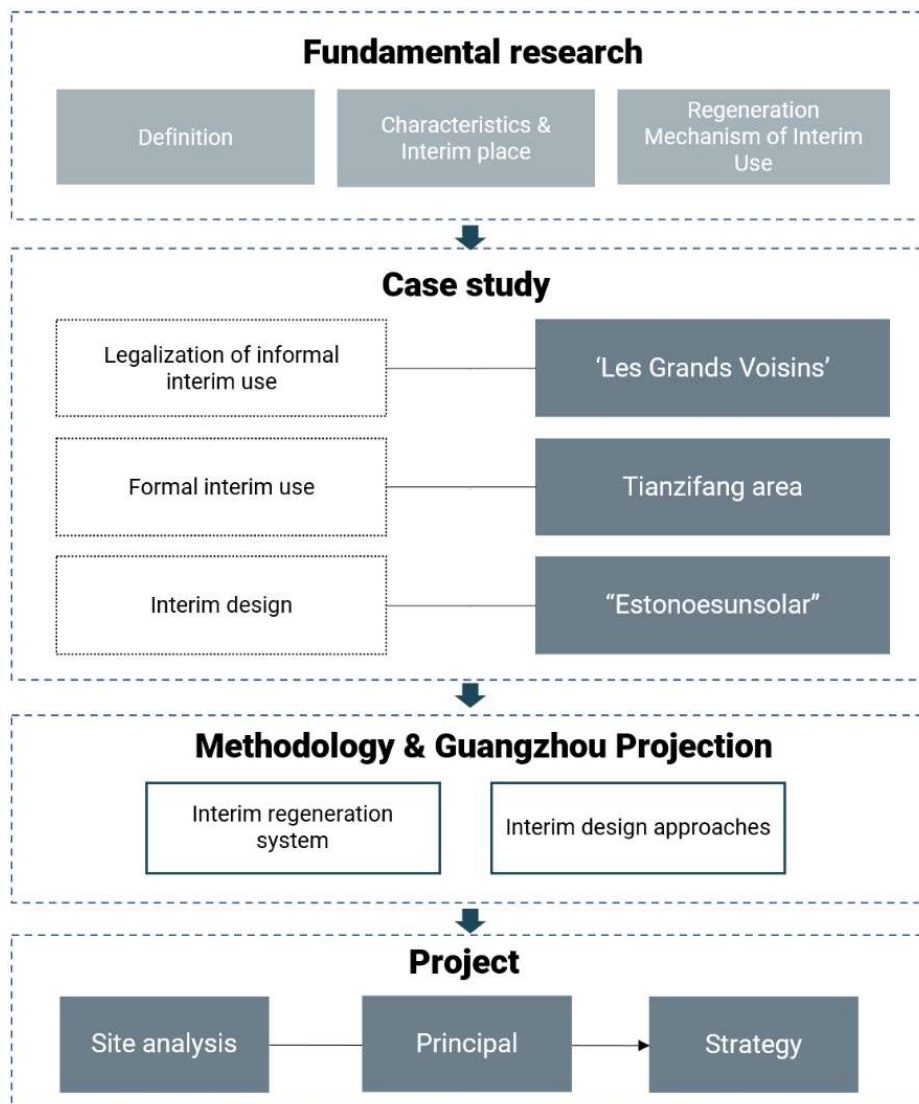


Figure 1-3 Research framework

Source: author

Chapter 2 Interim Use in Urban Regeneration

2.1 Fundamental Research

2.1.1 Interim Use, Temporary Use

Temporary use, has a wide range of uses in the field of applied urban research. Used as an informal expression related to a large number of spontaneous activities when people encounter free places at abandoned sites, the term emphasis on a land-use phenomenon in an urban area. It describes characteristics of land-use on a temporal and spatial level. However, since there would be more proactive actions, a more purposeful and programmatic definition is needed.

In the Oxford Dictionary, “interim” is intended to last for only a short time until some more permanent is found. “Interim” also means an interval gap between two events. “Temporary” is expected to describe a not permanent state, only existing for a while. It can reveal that the term “interim use” covers other more subtle and complex meanings: interim use is the term for “between” after analyzing the meanings of words. In addition, the planning term “Zwischennutzung” in Germany can also be translated as “in-between use”^[56] (Louekari, 2006), the translation highlights connections between temporary use and permanent use and supports the intention of this thesis.

Bishop and Williams view interim use as intentional action by architects and city planners over a specific and purposeful limited period of time ^[30]. They argue that the definition of interim use cannot be based on the nature of itself, or whether rent is paid, or whether the use is formal or informal, or even the scale, longevity, or durability of temporary use, but rather that the intended user, developer, or planner believes that the use should be temporary^[30].

Meanwhile, interim use has the potential to promote the future development of cities. Temporary uses are ‘those that seek to derive unique qualities from the idea of temporality^[31](Haydn, F., & Temel, R., 2006, p17), or to capture “the dynamic and open-ended sense of in-betweenness, interventions, and unexpected possibilities”^[57] (Till, K. E. 2011). It hopes to explore the use potential that cannot be achieved by traditional planning from interim use. As the Berlin Urban Catalyst claims, urban reuse is the starting point for a new type of long-term use^[58] (Urban Catalyst, 2007; p. 101).

This thesis synthesizes the results of existing research as a way to plan cities, giving the interim use to the following definition:

1. Activities that may be both temporary or intermittent, and permanent or constant, but are not definitive;

2. Functions that were originally temporary can also be transformed into permanent one. Besides, the function and the decision of its duration often occur in a particular urban space simultaneously.

2.1.2 Characteristics

Searching the bibliographic that regards interim use as a planning tool, it shows that scholars interpret interim use from various perspectives, which can be concluded into the following three characteristics:

(1) Planned Temporality

Temporary is usually understood from the temporal dimension and is interpreted as not long-lasting and non-permanent. However, the temporary nature of interim use is divided into two categories, one is temporary in the process of urban evolution and regeneration, and the other is temporary in the concept of planning. Neither of these transients can be understood purely from the temporal dimension.

In the process of urban development, there is no absolute sense of long-term use, and the use of space or the definition of functions depends on people, who often alter with the change of social needs. This means that many long-term uses are temporary relative to the stable life of urban structures and buildings, which can be called interim use. In addition, the functions of the city are diverse, and the duration of each function is also different. Thus, it is difficult to measure them with a unified time standard or to define interim use as a certain use.

In the field of planning, the temporary nature and the length of use are artificially preset, that is, the use is regarded as temporary and expedient at the beginning of the occurrence. The fact of transition is the crux of the matter. The temporary nature of interim use is not determined by the length of time of use, but by the parties involved. In addition, interim use has the potential to evolve towards long-term use, and the planned interim use is aimed to extract future solutions from the characteristics of temporary nature. Therefore, this article supports the view that the concept of temporariness is not determined by the duration of use^[31] (Haydn, Temel, 2006).

The temporary nature of interim use should be a planned temporary nature. The core value of interim use is that it is defined as temporary, which allows many events and activities that cannot be designed through traditional planning methods to exist in real life, while being "planned" to ensure that the use is for the long-term development of urban areas, and the key to being adopted to the official planning system.

(2) Experimental

The experimental nature of interim use is matched with the nature of the exploited land, and the interim use takes full advantage of the undefined characteristics of the vacant land, in other words, it is prepared to be defined. Honeck (2015) also highlighted the uncertainty and possibility of these practices, which labels a spatial use carried out for a limited time on a vacant land with no foreseeable development demands^[59].

Although interim uses are experimental, they are still development-oriented uses that are exploring further potential in their region^[39](Lehtovuori, Ruoppila, 2012). It still has the macro-strategic goal of regional development at the beginning. If a certain use method is proved to be beneficial to the long-term development of the region in terms of society, economy and culture, then it can develop to a longer-term use of a higher urban quality. This is what this experiment aims to achieve.

(3) Reversibility

Reversibility embodies a state of caution before formalizing a function. Interim uses are usually temporary and simple renovations, and the damage to the current status of the site is minimal. As stated by Németh J, Langhorst J, this method of reuse leaves no indelible marks, if any, it is fully reversible with little or no effort. Therefore, reversible reuse is particularly suitable to play a role in some neighborhoods with historical architectural heritage. Whether the result of interim uses is bad or good, they will not cause damage to precious historical buildings

2.1.3 Classification of Interim Uses

Although interim uses are recently a planning term, they have occurred earlier in history of modern cities. They are mostly informal uses of buildings and abandoned lands, and have been studied or analyzed by a considerable number of scholars in the field of urban studies (Oswalt). According to Flavia De Girolamo (2013), interim uses are classified into the following three forms^[46]:

1. Creative activities;
2. Community use;
3. Disorder and unrest.

Cultural and creative activity, which refers to the creative use of a managed space by a new contemporary user; for example, in the summers of 1971 and 1972, a group of young people

occupied the closed OVVV milk factory as a cultural center, the Melkweg Cultural Center in Amsterdam. The case is equally famous. Contemporary cultural and creative activities are more abundant, including pop-up pop-ups, impromptu theatre stages and so on. This kind of interim use was soon officially authorized and recognized because it was beneficial to the development of the city's cultural industry, and even became a means of regeneration for the revitalization of the old city.

Community use. Such interim use is often promoted by associations, civic groups and local organizations with the aim of reusing little empty urban space. For example, due to the unification of Germany, especially in Germany, a large amount of vacant land, especially around the Berlin Wall, was underutilized, while new laws and regulations had not yet been established. As a result, a large number of spontaneous activities emerged, from community gardens to informal markets, such as beer gardens, Sports venues, technical clubs, etc.^[60](Cupers, K., & Miessen, M., 2002). These projects try to meet people's needs and make up for the lack of public services. The most famous of these is the use of the Tiergarten city park, in Berlin, a community vegetable garden aiming for alleviating the city's food shortage^[6](Blumner, N. ,2006). In New York City, since 1973, a number of self-organized community groups have been creating places of rest and recreation in neglected urban neighborhoods. A self-organized group called Green Guerrillas began clearing many vacant properties on Manhattan's Lower East Side and remodeling them into gardens. Other activists have followed the practice in all five boroughs of the city. These bottom-up practices provide a catalyst for neighborhood and community development, stimulate social interaction, and create income opportunities and economic development.

Disordered and unrestful, this is an activity related to political activity. The purpose of these practices is to overturn a condition and undermine the use of a plan. For example, against the occupation of urban redevelopment projects.

In addition, some scholars divide interim use into two categories according to the physical impact on the site ^[44] (Németh, Langhorst, 2014):

1. Those procedures that do not make permanent changes to existing surfaces and structures. Temporary use leaves no indelible marks. The effects, if any, are fully reversible with little or no effort.
2. These may involve altering or demolishing existing buildings and structures, removing pavements and other impervious surfaces, altering the site's micro-topography, or constructing new structures of different scales.

2.1.4 Interim Place

The places in which interim use take place are usually those that have been underutilized for a long time, including exposed soil, abandoned land, abandoned buildings or structures, brownfields, green spaces, uncultivated land or marginal agricultural land, and recently razed land of land^[61](Bowman, 2004).

It is also related to the type, form and potential use value of space. For people in the creative class, cost is a major factor in their selection of venues. They prefer those sites that are well located but are vacant due to neglect or undervaluation in the real estate market state of the building or site, because they often lack the funds to invest in expensive leases and lots. ^[58]. Additionally, the sites they choose should reflect their innovative concepts, their signage, objects and functions improvised or specially used, which echo the rough aesthetics of abandoned buildings. For community users, interim use can be applied more in spaces that gain more public attention. Németh and Langhorst (2014) summarize the common characteristics of abandoned urban spaces that are suitable for interim use^[44].(Figure 2-1)

General categories	Characters that are more appropriate for temporary uses
Ownership of land	Public ownership
Role/influence of the city	Lack of (or poor efficacy of) public investment or incentives Slow-growth/declining cities
General economic climate	Low private development interest Times of “disruptive, stressful, social and urban change” Trial and error, flexible approach embraced Socially progressive goals (inclusion, diversity, access)
Physical characters of the space	Long-vacant land or structures Vacant land/abandoned structures Smaller scale Leftover/remnant parcels, small, fragmented spaces
Development potential of the space	Areas with a high risk of decline and “contagion effect” Non-corporate, low-capital businesses or investors likely Higher use value Areas looking to rebuild, attract new residents and businesses Active community/resident/nonprofit/small investor

Figure 2-1 the common characteristics of abandoned urban spaces that are suitable for interim use

Source: Németh and Langhorst, 2014

2.2 Regeneration Mechanism of Interim Use

Interim use also includes long-term planning and traditional methods, and it is most effective when used in conjunction with long-term planning efforts^[40,58](Oswalt, Lydon & Garcia, 2015: 2). In order to better integrate the overall development goals of interim use and urban regeneration, it is needed to study the relationship between interim use and formal planning in urban development and analyze their generation, transformation, and development patterns for providing the update system for the following chapters for laying the theoretical foundation of construction and spatial design.

2.2.1 The Position of Interim Use in Urban Regeneration

Although interim design has been widely used in urban design by using interim use as a tool to test projects, discussion here is about the positioning of interim use in urban development.

In general, the retention of functions is often not as durable as the preservation of urban structures and buildings in a planned city because there is often an alternation of functions in a characteristic site: from defined functions to abandoned, being abandoned to temporary use and temporary use to redefining the function, interim use always exists. However, it is a neglected urban metabolic process that has not been incorporated into urban management for a long time.

Identifying the relationship between interim use and formal use can help us understand its positioning in urban regeneration. Interim use occurs during a period of transition from the originally set usage of the space to a new use^[41](Yang, 2019), forming a category between transient events and permanent (re)development^[39](Lehtovuori & Ruoppila, 2012). Based on these concepts, some scholars have studied the original semantics of German ‘Zwischennutzung’^①, arguing that ‘Zwischen’ means ‘in-between’, emphasizing the gap between a series of formal and planned uses^[49,56]. These definitions support this article's interpretation of interim use, which connects two stable formal uses.

From the perspective of space, influenced by modern functional urban planning, the usage pattern is over-defined before a space is abandoned, which limits the possibility of creative misuse of space^[62] (Janson A, Tigges F, 2014). When the dynamic development of society

^① Zwischennutzung is used in Germany to describe interim use and represents a special planning method

causes places to lose the originally prescribed functions which have the potential to generate new functions and embrace an open and definable future. (Figure 2-2)

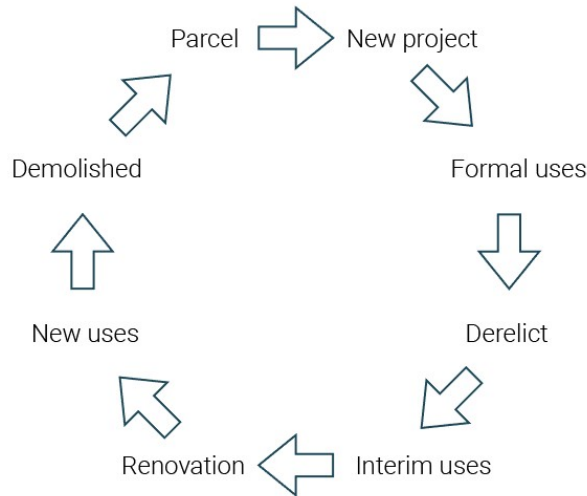


Figure 2-2 life cycle of building use

Source: Yang shan, *Development and Research of Interim Use: An Innovative Perspective for Urban Study*[J], 2019.

2.2.2 Conditions for Transition to Long-term (Formal) Use

Yang (2019) summarized the core premise of the transition from interim use to long-term use that the value of interim use rises and exceeds the possible value of the expected (planned) use of the space, and interim use then replaces prescribed use, transforming to long-term use [41]. (Figure 2-3) Along his work, this thesis discusses conditions for transition to long-term (formal) use.

Just as a building goes from being fully utilized to being abandoned, transitioning from the intermediate state called interim use to deterministic function also undergoes complex social decisions. From the perspective of space management, the resulting activities are informal and spontaneous when abandoned buildings or open spaces are rediscovered and utilized. The process of transforming them into long-term use is waiting to be recognized by managers. The social and economic benefits of its production continue to increase in the process of being used, and ultimately achieve a certain critical value where the use method is solidified into a stable formal function, replacing the planned use.

Figure 2-3 Transition from interim use to long-term use

2.3 Interim Use as a Planning Tool

The process of applying interim uses to urban regeneration has gone through three stages.

2.3.1 Legalization of Informal Interim Use

Since 1980, due to the decline of European industrialization and anti-urbanization, a large number of marginal and abandoned areas have appeared in the urban center area. They are called dead space, lost space, vacant space or derelict sites. After 1990, vacant land and interim use gradually attracted the attention of European government departments and academia. On the one hand, there are more and more theories supporting the reuse of urban space by citizens. Lefebvre's theory of space production makes people realize that space production is a continuous cycle process, and the legitimacy of spontaneous space activities should be squarely^[41]; On the other hand, newer and more flexible ways of promoting urban regeneration are needed in practice, so interim use is beginning to be accepted in the formal planning system.

In Germany, Germany has launched urban remediation strategies for various types of open spaces from the federal, state, municipal and community levels since the early 1990s. Interim use has gone through five stages of latent period, generation, fermentation, stabilization and critical period in Germany, and end up forming a set of planning rules^[59]. The most representative of them is the development and use strategy called “temporary use” (*Zwischennutzung*), and the success of practice has made it an “informal development model” for shrinking cities^[29](Gstach D., 2006: 58). The most successful implementations of this strategy are Leipzig and Berlin. To enhance the existing living environment and provide better open space facilities, Leipzig actively expands the possibility of public use of private land to attract and maintain residents and investors. In addition to enact corresponding policies about tax relief and some preferential policies, the local government also combines the approval of land use construction with the temporary use agreement, requiring the owners of vacant land that are not under construction to sign a contract to ensure that they provide use of public services for a certain period of time (usually at least 5 years)^[42].

Besides, many European cities have also passed regulatory acts to support the reuse of abandoned spaces. (Figure 2-4) In 2001, Paris decided to better the city's creative environment through an agreement for temporary use. Artists are granted the right to legally settle in the remaining space through a contract for temporary use. The London Arts Council, Development Agencies and Cultural Industries Development Agencies also use these open spaces to develop cultural and creative reuse. A dedicated office was established in Amsterdam to manage these empty spaces, in-between spaces and lost spaces, as well as to control the signing of contracts for temporary use ^[46].

City	Property	Function	Administration	Temporary users
Berlin	Government, local communities and private properties	Large-scale festivals, beach bars, youth sports grounds and leisure parks, youth leisure centers, etc.	Third-party organizations, established by private initiative, are used to ensure that the demand for and supply of open space facilities are effectively linked. Third party organizations submit a unified application for land to the competent authorities and use this to conclude temporary use agreements.	Journalists, hobbyists, teenagers, young people
Leipzig	Government, local communities	Transformation of temporary sites into a variety of garden facilities (e.g., neighborhood gardens, weekend gardens, utility gardens, arboretum awareness gardens, etc.) with pathways between gardens linking the surrounding settlements	The landowner signs a commitment agreement allowing the site to be used for public purposes for 8 to 10 years as part of the requirement to apply for a building permit for the site at a later date. The cost of civil installation and greenery planting is borne by public funds	Residents
Paris	Government	Development of cultural and creative business	Authorization to settle on this open space through a specific temporary use agreement	Non-profit organizations, NGOs and artists
Amsterdam	Government	Development of cultural and creative business	Dedicated office to manage and sign temporary use contracts	Residents
London	Government	Development of cultural and creative business	Contracting for temporary use	Artists

Figure 2-4 Temporary use practices in different cities

Sources: Temel, R.; Haydn, F; Flavia, De Girolamo

Many papers have examined the implementation of these strategies in urban policy, exploring their impact on local economic processes, city image and socio-environmental potentials, arguing that they have been somewhat successful success^[5,31,58]. These temporary use strategies deem open spaces as the basis for future urban development, extending the scope of urban development beyond the construction of remote new towns. The temporary use of open space can bring stability to local economic and social development in a shorter period of time than investment in development projects, stimulating the social dynamics of the urban area and promoting local cultural development and heritage^[42]. In economic terms, the surrounding settlements and their landowners themselves gain a locational boost as the environmental quality of these open spaces improves. Furthermore, in culturally oriented cities like London and Amsterdam, the government has combined the reuse of derelict spaces with creative industries and merged them into urban development strategies, providing a viable modus operandi for increasing the cultural soft power of the city.

2.3.2 Formal Interim Use

Temporary use was supposed to be a reuse of those lands that were vacant and as a means of increasing land use while bringing good economic and social benefits. While the temporary nature was a major reason for its acceptance by planning authorities, its long-term impact was still underestimated by many. As urban regeneration becomes more cautious, an increasing number of people notice the positive aspects of temporary use more than its temporary nature and deem that it can play a greater role in the achievement of long-term planning for the area^[34] (Urban Catalyst, 2007; p. 101).

In France, interim use has developed into a mode of interim planning. Public authorities, policy makers and developers have adopted the concept of interim uses as an integral part of formal development plans. The interim use is directly associated with the long-term objectives of regional development and can contribute to the achievement of the objectives, as well as serving to optimize the final scheme and helping to define the details of the scheme. For example, the Société Nationale des Chemins de Fer Français (SNCF) is using temporary urban planning operations to bring some of its unused properties back to life temporarily so as to test new uses and activities to adapt these sites to the city's current demands. (Figure 2-5) In the TUTUR project in Rome, the administration formulated new policies and planning tools aiming at enabling the temporary use of urban voids, integrating these uses within a more comprehensive urban regeneration process. The Rome-based project demonstrates that public administrations can support and incentivize local bottom-up initiatives in the attempt to join them into the planning process^[63].

Formal interim uses have driven the adaptation of planning procedures. In order to create a connection between temporary reuse solutions and long-term goals, various institutional arrangements have been created outside the formal planning system, with more than flexible space both in terms of functional positioning and time of use. Thanks to this flexible planning process that the general public is cable of finding and coordinating the use of urban open space facilities in accordance with their own usage needs, which also raises civic awareness and adds new ways of public participation indirectly.



Figure 2-5 Temporary art space by SNCF (left)

Source: <https://www.presse-sncf-immobilier.fr/archives/accueillir-pour-reveler/#>

Figure 2-6 Paris Plage along Seine River(right)

Source: parisdigest.com

2.3.3 Interim Design

Interim design is used to promote change through localized temporary use or to test the impact of new schemes on areas as a pilot tool.

This type of interim use is associated with the terms 'bottom-up' or 'urban acupuncture' or 'pop-up'. The emphasis is more on public participation and spontaneous transformation activities, which are not closely linked to official planning management. For example, the "Paris Plage" project, which is held annually along the river, was launched in 2002. In this case, during the summer weeks, the Seine highway along the center of Paris is transformed several times to give the public access to a beach with loungers, bars and swimming pools. In addition, the New York Department of Transportation has temporarily transformed Times Square into a pedestrian plaza, opening it up to visitors and citizens for various events. In Philadelphia, partnerships between citizens involved in urban agriculture, local government, young artists and urban planners have produced innovative experiments in temporary reuse that recreate the feeling of public space^[76](Schaller & Guinand, 2018). In the Oude Doken urban regeneration project in Ghent, the municipality facilitated and worked with the community to develop temporary activities to test the end use of the area ^[49](Costa & Cavaco, 2018).

By analyzing the three types of interim use practices above, it can be seen that many temporary operational practices have moved beyond isolated projects instead as part of a wider integrated urban regeneration strategy. As Oswalt says, the line between formal and informal use is becoming blurred. In contemporary architecture, the principle of the 'interim' concept has been widely used as a theoretical basis for planning and has given birth to new theories, practices and policies. Drawing on practical experience and theory in this field may bring new ideas to bear on the solution of urban dilemmas.

Chapter 3 Case Analysis and Comparison of "Interim Use"

Since there are no completed cases implemented according to a complete interim planning scheme, the selected cases are highly relevant cases found according to the previous definition to illustrate the interim use in the real world that how to achieve urban regeneration through the three normalized institutions above, while identifying possible strategies for wider projects. Based on these analyses, it provides a basis for the next chapter to construct a planning and design framework for interim use.

3.1 Case Study Methodology

3.1.1 Analysis Process

Step 01, Screening: Select cases ready for analysis based on selection model

Step 02, Sorting out the development process: Focus on important events and historical nodes that trigger the transformation of project planning goals and implementation plans.

Step 03: Analyzing the implementation: Analyzing each case's implementation and policy in light of the several sub-items below, following these criteria as a guide will lead to a better understanding of their approach and the patterns shown in their similarities that can be mapped for use.

- Legal and policy support;
- Project management strategy;
- Economic model

Step 04: Response/Perception: This step will describe the overall response and experience. This response will reveal how they are perceived by experts, participants, and audiences.

3.1.2 Case Selection

The case study aims to explore and explain the extent to which interim use practices may play a strategic role in promoting an integrated approach as a starting point for urban regeneration. The specific goals are to verify:

1. Whether the temporary use of urban space has a permanent impact on the environment in which it is located.
2. How the interim use makes planning more flexible and able to adapt to the challenges posed by the ongoing changes currently and how to create new governance model.

While many spontaneously organized interim uses can also provide inspiration for the establishment of formal planning structures, for the sake of a more focused study, we discuss only formal interim use, that is, interim use as a planning tool. Based on our previous definition of interim use (intentional and experimental action by architects and urban planners on urban spaces, where current activity is temporary or permanent, but indeterminate), we established a set of screening cases. The system includes the following requirements:

1. Duration: 5 months to 10 years. A project that excludes temporary events lasting only a few days
2. Management and operation: A project that involves the participation of municipal authorities and a sound operation management
3. Actual effect: A project that excludes low-level industrial and commercial use activities such as parking and warehousing, and emphasize the innovative and positive effect of interim use. Activities of spatial interest are those that can produce positive benefits in culture, ecology, society, and economy.

Based on the above classification, three different categories of interim projects in urban regeneration have been selected.

Formal interim uses	Interim design	Legalization of informal interim uses
'Les Grands Voisins' in Paris	"Estonesunsolar" in Zaragoza	Tianzifang area in Shanghai
Formal project under French interim regulations to improve social welfare and explore concrete plans for the future	An interim strategy to allow the integration of abandoned plots into a network of usable public spaces.	Interim uses originally initiated by creatives, artists and citizens, later becoming a regional "business card". They were recognized by the government, and its functional orientation was incorporated into the official urban planning.
5 years	1 year	10 years

Figure 3-1 Characteristic of the three cases

Source: author

3.2 “Les Grands Voisins” in Paris

The "Grand Neighborhood (Les Grands Voisins)" project is located in the Saint Vincent de Paul hospital, which is situated in the 14th arrondissement of Paris, next to the maternity hospital, the Observatory, the exhibition hall and other institutions, in the heart of the city. Within a 300m radius of the hospital, there is a metro station and a regional express station, making it easily accessible. Currently, the plot has a total land area of 34,300 m², a building area of 50,958 m². (Figure 3-4)

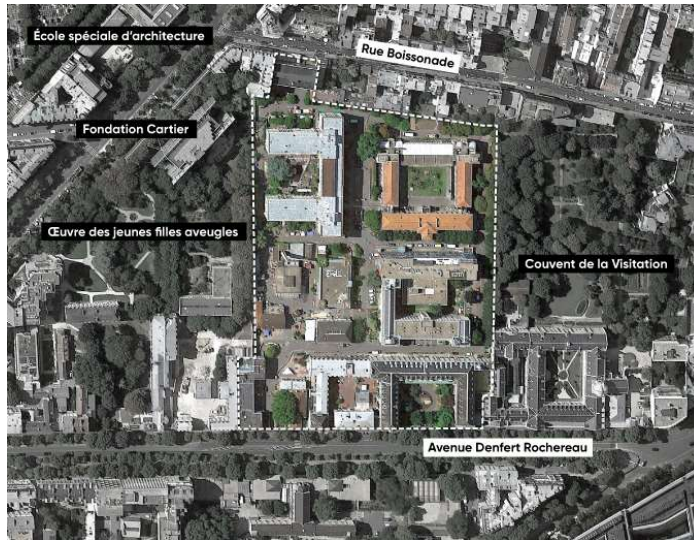


Figure 3-2 Aerial view

Source: Sergison Bates and B&G

<https://www.architectsjournal.co.uk/news/sergison-bates-fends-off-french-firms-to-land-mixed-use-scheme-in-paris>

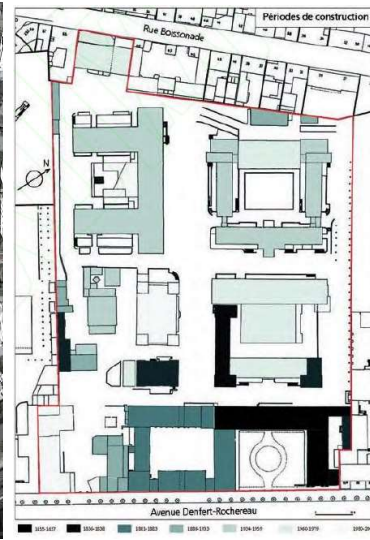


Figure 3-3 Architectural dating chart

Source: Atelier Parisien Urbanisme (APUR), L'Hôpital Saint-Vincent-De-Paul à Paris (14e arr.), Premiers éléments d'analyse, mars, 2009

Location:	14th arrondissement, Paris, France
Site Area:	34300 m ²
Floor Area:	50958 m ²
Property:	AP-HP: Assistance Publique-Hôpitaux de Paris, EPFIF: l'Établissement public foncier d'Ile-de-France, Société Publique Locale d'Aménagement
Protagonists:	City of Paris, the public association "Aurore" (the main actor), "Yes We Camp" Association
Use:	Accommodating 46,500 citizens with housing difficulties, diverse program with a cultural and artistic core
Start:	2015
Lead-In Time:	6 months

Duration:	Initial lease for 2 years since 2015, later expanded for 2 years until 2020
Total Investments:	€ 1.8m - Total annual maxi: € 40k - Subvention € 850k - Office and workshop space rental € 160k - Private Investments € 300k - Day care fees by users

Figure 3-4 Profile of “Les Grands Voisins”

Source: author

3.2.1 Development

The Saint Vincent de Paul hospital was founded in 1655 as the Institution de l'Oratoire, then converted into an orphanage and finally into a maternity hospital in 1942. These uses give the buildings on the site a rich historical character and valuable heritage value.

The transitional use period is from the closure of the hospital in 2011 to the end of the Great Neighborhood Project in 2020. The entire transitional use period can be divided into three phases:

- Phase 1 (2010-2015): The hospital is used as a social welfare facility to provide former vacant wards for people with housing difficulties.
- Phase 2 (2015-2017): The project's function shifts from singular to diverse. Four main types of functions are added: commercial, restaurants, offices and public events. A low-rent strategy is proposed to try to attract those smallholders back to the previously mono-functional neighborhood, providing convenience to the neighborhood residents and adding vibrancy to the neighborhood^[4]. These activities provide jobs for the sheltered unemployed and serve the purpose of social integration (Figure 3-5).
- Phase 3 (2018-2020): the intervention is being further scaled up. Based on previous results, a further 100 people in housing difficulty will be accommodated and 140 companies or groups will be called in (Figure 3-6).

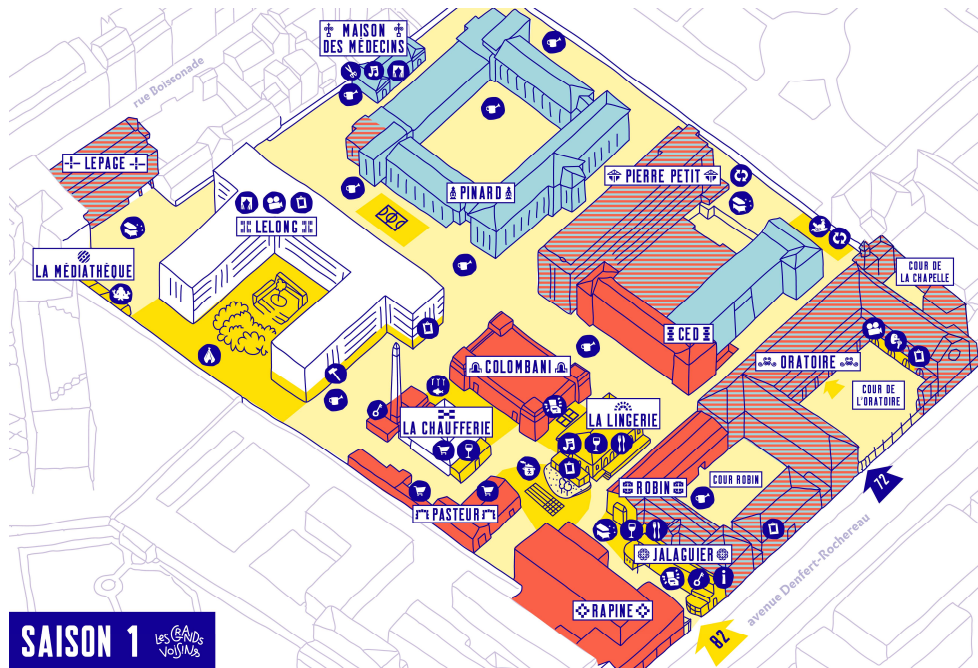


Figure 3-5 The site axonometry during season 1

Source: <https://lesgrandsvoisins.org/plans/>

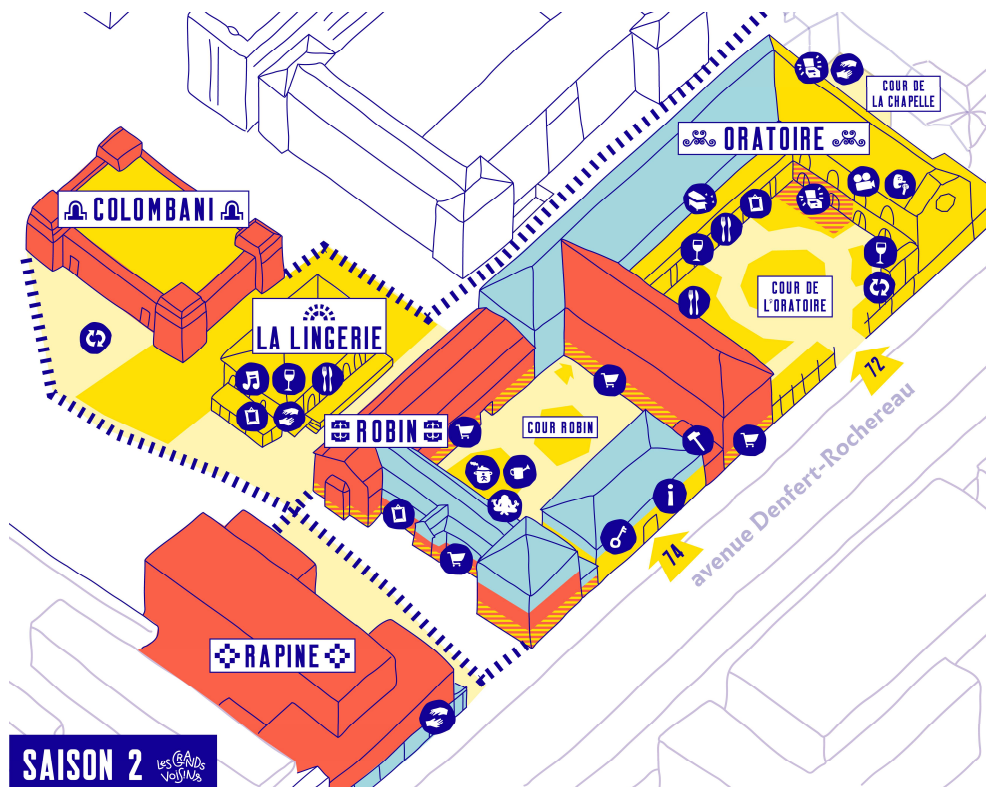


Figure 3-6 The site axonometry during season 2

Source: <https://lesgrandsvoisins.org/plans/>

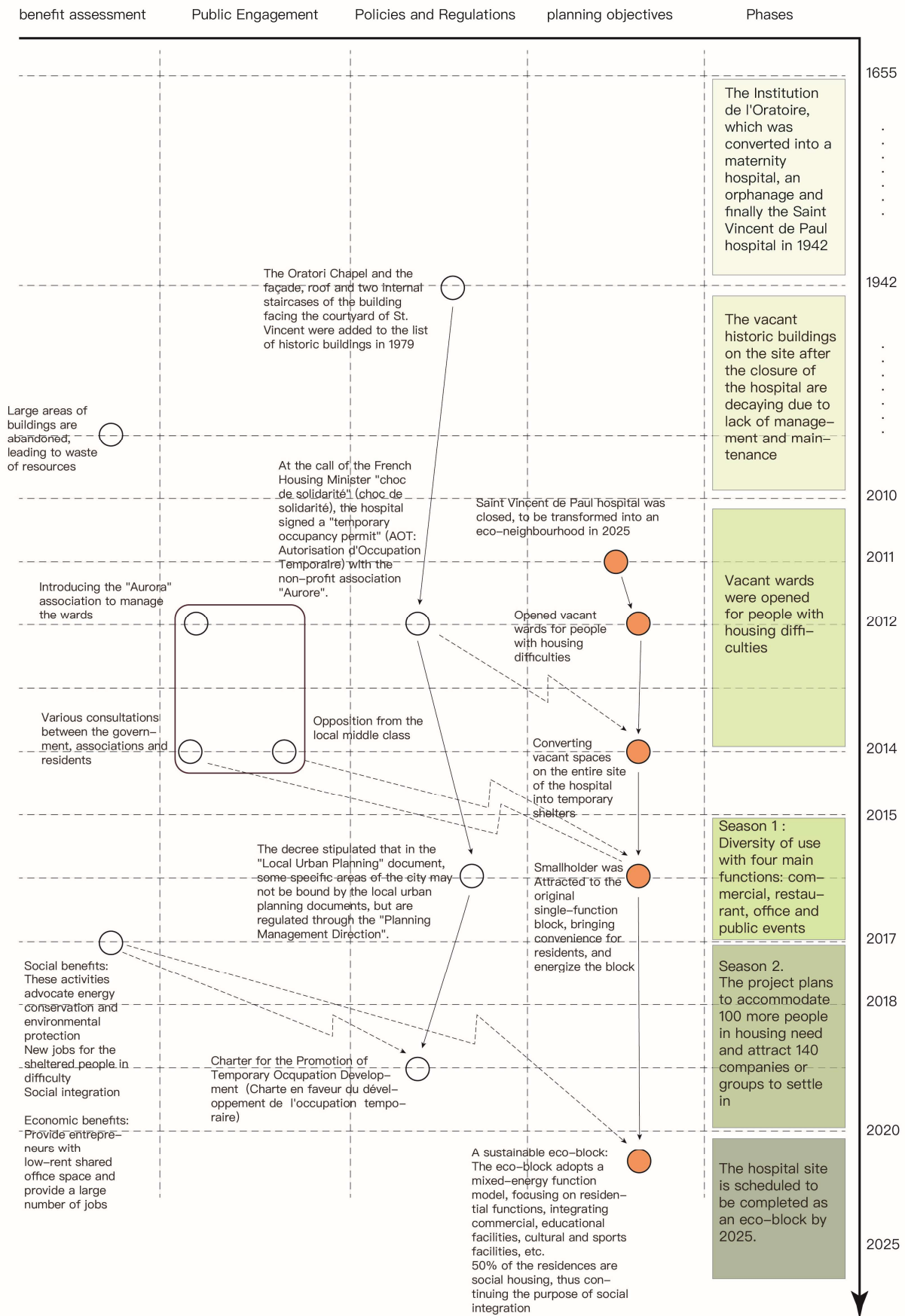


Figure 3-7 Developments and events

Source: author

3.2.2 Implement and Policies

(4) Legislation and Administration

The planning law of Paris gives legal and administrative support to the transitional use of the Saint-Vincent-de-Baule hospital. The site is classified in the Paris Local Urban Plan as a "major urban facilities site" (zone de grands services urbains). The usage of site is for the construction of large public or private urban facilities, such as hospitals, exhibition halls, etc. In general, residential, office, commercial and hotel buildings are not permitted on these plots, however, the Paris Urban Plan also provides for temporary and public-spirited functions that are not restricted by land usage, offering the possibility of legal regulation of "Grand Neighborhood" transitional use projects. In addition, the call of the French Minister of Housing for a "solidarity shock", the proposals of the Paris City Council for the function of the shelter and the requirements of the 14th arrondissement for a multifunctional use provide the upper support to adopt this interim strategy.

(5) Organization Management

The project uses a co-management model that takes the interests of multiple entities into account. The project's decision-making teams are both divided and collaborative. The main responsible teams are "Aurora (Aurore)", "Yes We Camp" and "Urban Highlands (Plateau Urbains)". "The three associations are responsible for compliance and enforcement of the planning regulations. They are jointly responsible for the observance and implementation of the planning regulations, which are drawn up by the Public Company for Metropolitan Planning (P&MA: Paris & Métropole Aménagement). At the same time, the three associations organize and coordinate the different aspects of the project: "Aurora" leads the co-run team and is responsible for the maintenance of the site and infrastructure, while "Yes We Camp" focuses on the planning and creation of shared spaces for art and culture. Finally, the establishment of the economic model and the management of the space is the responsibility of Urban Highlands.

In order to achieve public participation, the project has set up three thematic committees open to all, led by the coordinator of the coordination group. These include the Art Committee, the Social Committee and the Space & Technology Committee, who meet monthly to bring together the various requests and suggestions from the neighbors (Figure 3-8).



Figure 3-8 Seminars for public participation

Source: <https://lesgrandsvoisins.org/les-grands-voisins/gouvernance/>

(6) Economic modes

For the owners, the aim of the " Grand Neighborhood " project is not to make a profit, but to balance the huge Management costs during the transition period (approximately 1.8 million euros). "The Aurora association signed a "temporary occupation permit" with the owners of public institutions and undertook to take responsibility for the maintenance and management of the plot. Les Grands Voisins is an urban experience based on a balance of three main projects: a social component with a residential center, day care and reintegration projects, with a revenue of 300,000 euros, an entrepreneurial component offering premises at low cost, with a revenue of 850,000 euros, and an entrepreneurial component with a revenue of 850,000 euros. income of €850,000, and a catering and commercial component open to the public, which earns €450,000 per year. In addition to the operating income, the project is financially supported by the Parisian government and private investment, all of which balances the maintenance and management costs (Figure 3-9).

Modèle économique global des Grands Voisins
Représentation sur 2019, année pleine

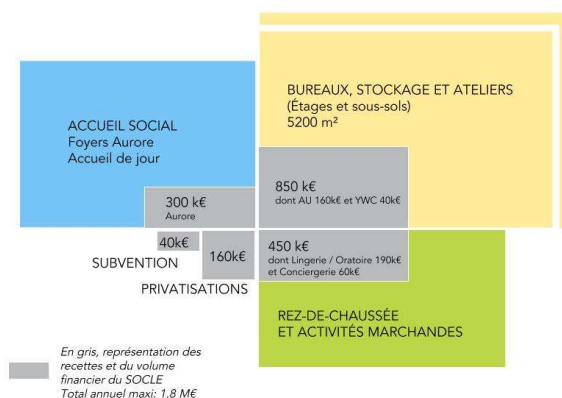


Figure 3-9 Economic mode

Source: <https://lesgrandsvoisins.org/le-modele-economique/>

3.2.3 Impacts on the Later Plan

At the end of the second phase of the "Grand Neighborhood" project, the hospital site is scheduled to be completed as an eco-block in 2025. However, this does not mean that the significance of the transitional use project is limited to a short transitional period. In fact, given the success of the transitional use, the Grand Neighborhood project has had a profound impact on the future planning and development of the neighborhood. As Jean-Louis Missika, Deputy Mayor of Paris for Urban Planning, has said, the Grand Neighborhood project has given the Saint-Vincent-de-Baul hospital a new soul.

Functionally, part of the real estate project on the site has been adapted to the inspiration of this experiment and draws a common thread between the experience of Grands Voisins and the future urban project: a strong "social and solidarity economy". Future plans will continue the differentiated rental strategy, providing a springboard for commercial premises. In addition, the new project will incorporate a housing scheme of emergency accommodation centers and boarding houses, guaranteeing that 50% of the housing will be social housing, continuing the original aim of social integration.

In terms of heritage conservation, 60% of the old buildings are being renovated to make them more adaptable to new functional and energy-saving requirements. (Figure 3-10) At the same time, the new plan will partially introduce modern architecture and take account of the integration into the original urban fabric.

Finally, the sustainable development advocated by the 'Big Neighborhood' project will also be continued in the eco-neighborhood. The management of rainwater "at source", the creation of new green spaces, the reuse of more than 50% of the existing buildings and the reuse of materials were tested during the Grands Voisins. The results of the experiments have inspired the government's arrangements for the future eco-neighborhood. Various green infrastructures and will be adopted in the eco-neighborhoods, leading to a 50% reduction in energy consumption compared to traditional neighborhoods. (Figure 3-11)

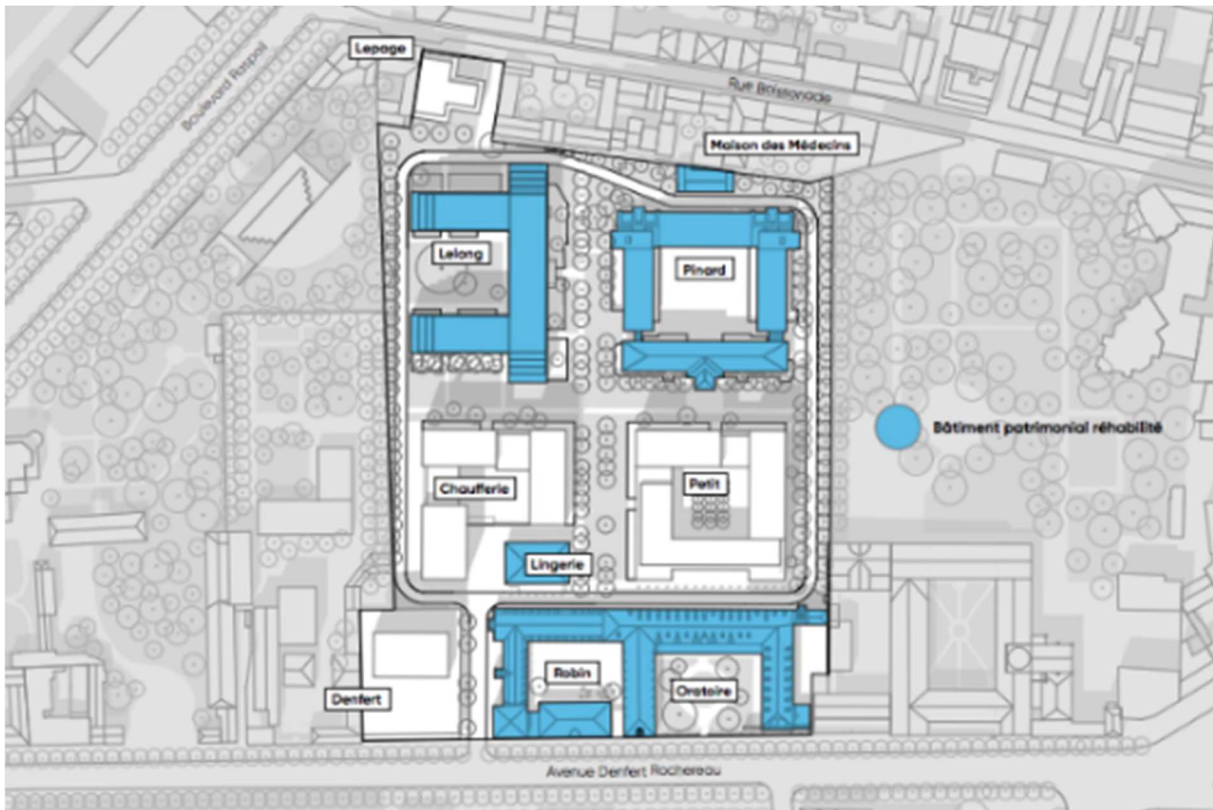


Figure 3-10 Preserved historic buildings (blue)

Source: <https://www.demainlaville.com/grands-voisins-ecoquartier-lhopital-saint-vincent-paul-paris/>



Figure 3-11 Future quarter

Source: <https://lesgrandsvoisins.org/essaimage/>

3.3 “Estonoesunsolar” in Zaragoza

The “Estonoesunsolar” project is located in the historic center of Zaragoza. The deterioration of the city has led to the emergence of a large number of apparently abandoned vacant lots. The decline of the city was accompanied by an increasing number of immigrants moving into the poorer parts of the city, while locals moved into new residential areas in the suburbs. These rapid social changes have led to profound demographic changes in the historic urban centers, resulting in an increase in the number of migrant families and children in the area. Finally, the irruption of the financial crisis led to an increase in unemployment, which initially had a greater impact on the immigrant population living in these areas. These events contributed to the decline of the city and created a series of social problems, as was the case in many other old urban areas in Europe.

“Estonoesunsolar”, which can be simply translated as “This is not a vacant lot”, is an employment scheme launched by the Zaragoza City Council to provide long-term unemployed people in the area with work to clear abandoned vacant lots on public and private land. The scheme was later transformed into a strategy to allow the integration of abandoned plots into a network of usable public spaces.

Since the initiative began, interventions have been carried out in 33 sites across the city and more than 42,000 square meters of public space have been restored and transformed throughout the city of Zaragoza, involving more than 60 civic associations throughout the process. (Figure 3-12) In this way, numerous public and private abandoned plots in Zaragoza's dense historic center have been cleared. Although these vacant plots will eventually be used for housing construction, they can still be temporarily transformed into squares, children's playgrounds and community gardens for public use until the official project is implemented.

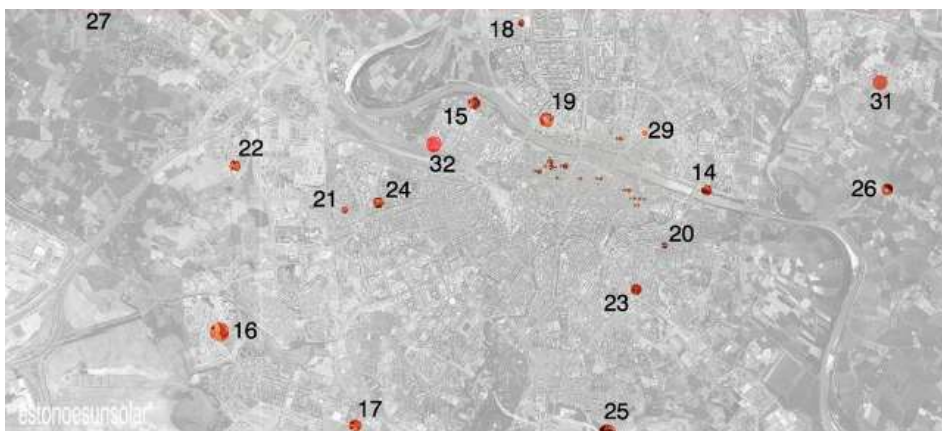


Figure 3-12 Selected sites

Source: <https://architectureindevelopment.org/project/165>

3.3.1 Development

The fact that the "This is not a vacant lot" strategy operates on land on which housing will eventually be built means that it can only be based on temporary interventions. The transitional use period, from the clearance of the site in 2009 to the end of the second phase of the project in 2010, was divided into three phases throughout.

Phase 1 (January 2009 to July 2009): During the first six months, the municipal entity Zaragoza Vivienda employed 61 workers to clear 14 abandoned public and private plots of land. They removed the fences and walls that separated these lots from the public space to make room for the subsequent transformation of the public space.

Phase 2 (July, 2009 to December, 2009): The program initiated temporary, flexible and low-cost interventions in 14 sites both public and privately owned in the historic center of Zaragoza. Abandoned plots are reused for urban gardens and simple green spaces, children's playgrounds and street bowling ("petanca") courts for the nearby senior community.

Phase 3 (2010): City Council moved to continue the program, extending it to include 14 more sites throughout the entire city of Zaragoza, not just its Old Town. These projects were slightly larger in scale and budget, with interventions including the construction of a walkway along the Ebro River, for example, and newly built plazas and squares containing permanent elements like infrastructure and lighting systems.

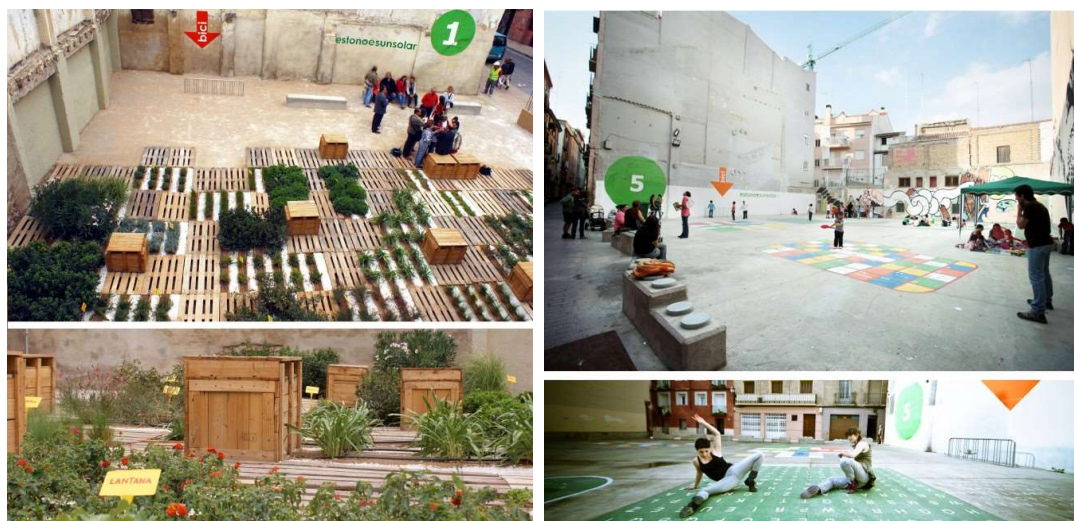


Figure 3-13 In the first intervention, an abandoned San Pablo lot became a public green space and vertical garden (Top left and bottom left)

Figure 3-14 Playground in San Augustine (Top right and bottom right)

Source: <https://www.pps.org/article/not-empty-plot-finding-opportunity-emptiness-historical-city-zaragoza-2>

Chapter 3 Case Analysis and Comparison of "Interim Use"

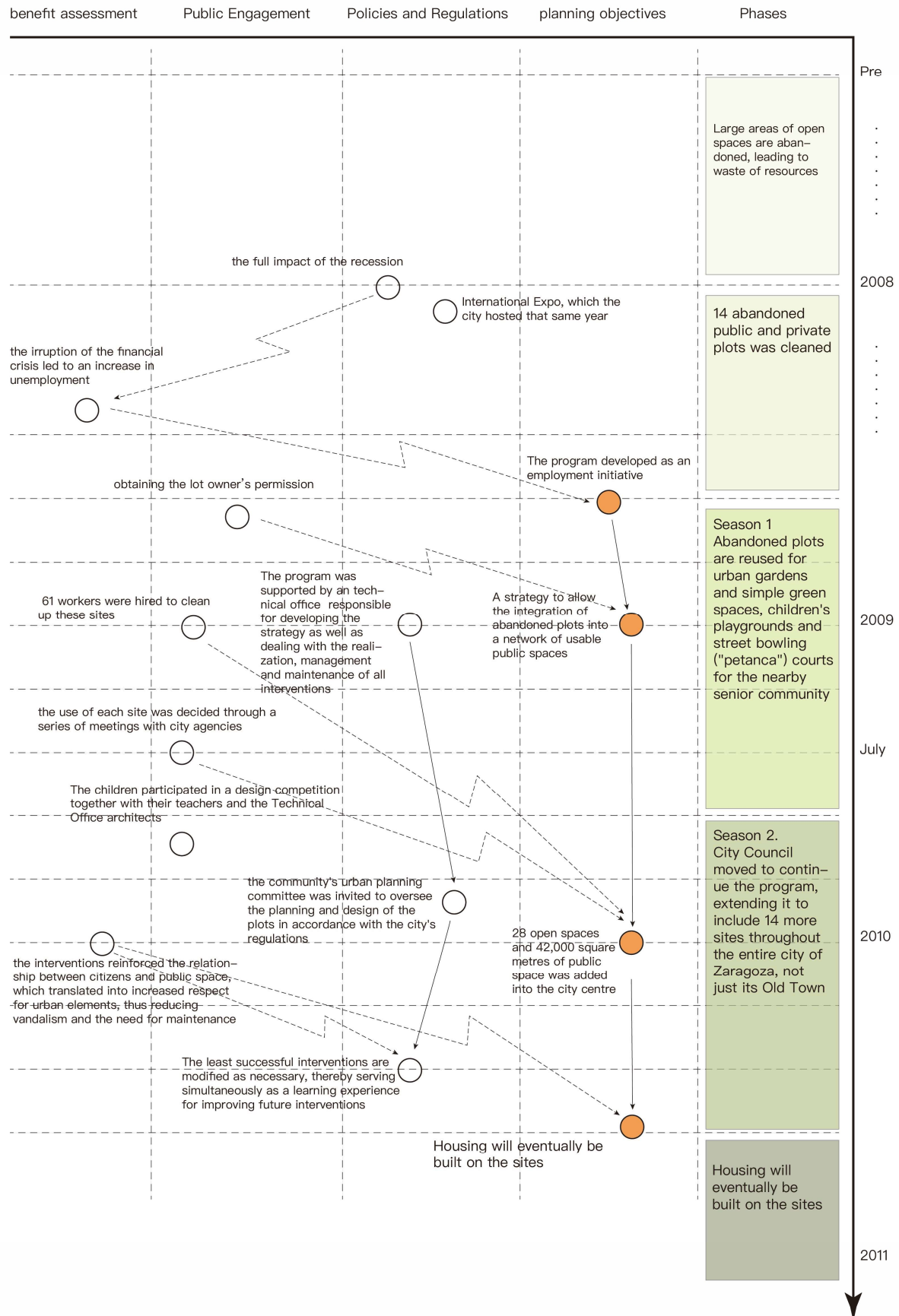


Figure 3-15 Developments and events

source: author

3.3.2 Implement and Policies

(1) Organization Management

“Estonoesunsolar” was initiated by two local architects, Ignacio Grávalos and Patrizia Di Monte, and further developed by the Zaragoza City Council. The program was later supported by an independent technical office, operating under the municipal housing entity Zaragoza Vivienda. The office is the main actor in the process and is responsible for developing the strategy as well as dealing with the realization, management and maintenance of all interventions. The realization of the interventions was carried out with a group of 40 people participating in the reintegration and unemployment plan. They learned the necessary techniques for building the interventions, assisted by the technical architect.

The temporary interventions are proposed by the technical office and discussed in the relevant municipal district council in several meetings. Once the final decision is agreed upon by all participants, the proposed intervention is carried out with a group of workers selected through an unemployment plan. The cleared and redeveloped public and private sites are then integrated into the city's network of public spaces. The average time spent on one intervention is four weeks, involving the process of obtaining the lot owner's permission, selecting a specific use for it based on various types of citizen participation, designing each intervention, as well as the subsequent construction process. The planning for an intervention is conducted by the technical office architects; the main local actors are involved by consulting them on the neighborhood's needs through a series of meetings. Moreover, the neighborhood is invited to supervise the program and design of the plot, although not always following the city's regulations, since most of the planned uses are obsolete. The least successful interventions are modified as necessary, thereby serving simultaneously as a learning experience for improving future interventions.

(2) Public Participation

Citizen participation was extensively integrated into the strategy. In order to involve local residents in the decision-making process and in the design of each intervention, the use of each site was decided through a series of meetings with city agencies, community organizations, architects and community groups. (Figure 3-16) During these meetings, the needs of the community were discussed and a plan was defined. In addition, the community's urban planning committee was invited to oversee the planning and design of the plots in accordance with the city's regulations.

Other types of civic engagement have been tested during the strategy. In one of the interventions, the final program was decided by the children of the neighborhood school. The children participated in a design competition together with their teachers and the Technical Office architects. The winning scheme was then developed and implemented by the technical office. Children's participation in the design phase of the intervention played an educational role, but it was also intended to engage parents and residents in the project. It reinforced the relationship between citizens and public space, which translated into increased respect for urban elements, thus reducing vandalism and the need for maintenance.

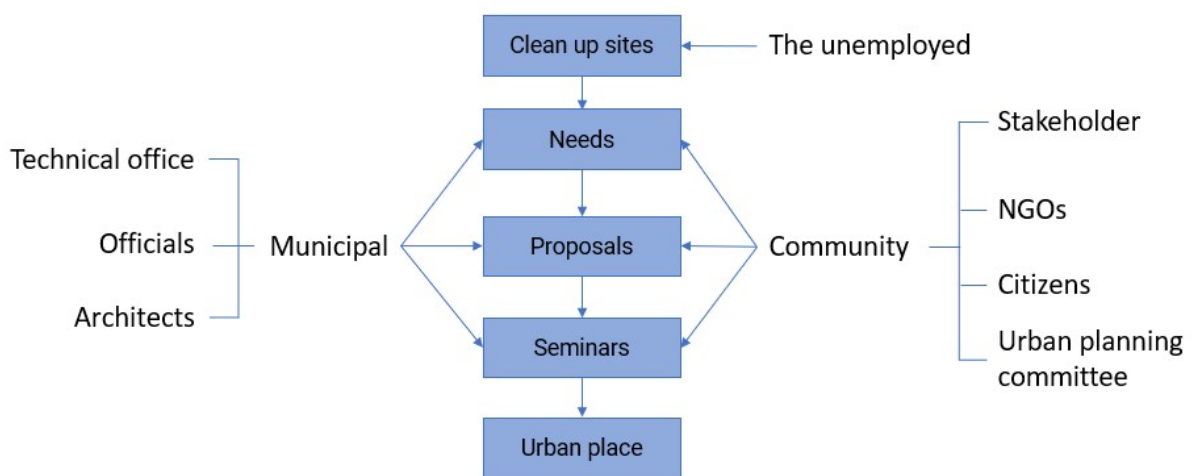


Figure 3-16 process of decision-making

Source: author

3.3.3 Impacts on the Later Plan

The "Estonoesunsolar" project has achieved significant results in terms of improving the quality of public space and enhancing community cohesion. A number of targeted projects for the reuse of vacant sites have been completed and the city has added 28 open spaces and 42,000 square meters of public space. Many new public facilities have been added to the city center, including squares, urban gardens, playgrounds and meeting places. In addition, the project has even created a new cultural event: such outdoors movie screening on the historical plots.

Although these are temporary, all projects have been conceived to yield a long-term impact. The strategy has received strong support from the public. Numerous groups and neighborhood councils are also very interested in the results. They all support the idea that the city should achieve a permanent increase in the number of public spaces. Thus, when existing facilities had to be demolished in order to build housing, citizens and councils agreed to initiate new open spaces to keep the number of temporary public spaces constant, to the extent that the technical office could not respond to the high demand for new interventions.

"This is not a vacant lot" has also had a positive impact on the development of civic awareness and innovative approaches to public management. The transformation of private and unused land into something public and useful has a strong social message. The success of the strategy in urban governance is partly based on breaking with the traditional thinking dictated by bureaucratic institutional mechanisms. The project proved the ability of the public administration to develop a new administrative mechanism that could be strongly supported by the citizens and strengthen their sense of belonging. The strategy's temporary and innovative nature promotes experimentation while enhancing learning about the social role that architecture and urban planning can play within a specific context.

3.4 Tianzifang Area in Shanghai

Tianzifang is located on Lane 210 of Taikang Road in the Luwan District of Shanghai, forming a transitional zone between the French Concession and Chinese settlements in the 1920s. It is a typical historical neighborhood in Shanghai's inner city, where factories are mixed with residential buildings. These Lilong factories bear witness to the development of modern and contemporary industry in Shanghai. Although some of the residential and factory buildings here were destroyed by artillery fire during the War of Resistance against Japanese Aggression, they were largely maintained in their original form after liberation^[64]. However, since the 1990s, the efficiency of the lane factories has been declining year by year, and the factories have begun to be left idle on a large scale, while large-scale urban regeneration and real estate development have put a large number of lane houses in danger of being demolished. (Figure 3-17)



Figure 3-17 Satellite map of Tianzifang area, highlight by author

Source: <https://map.baidu.com>

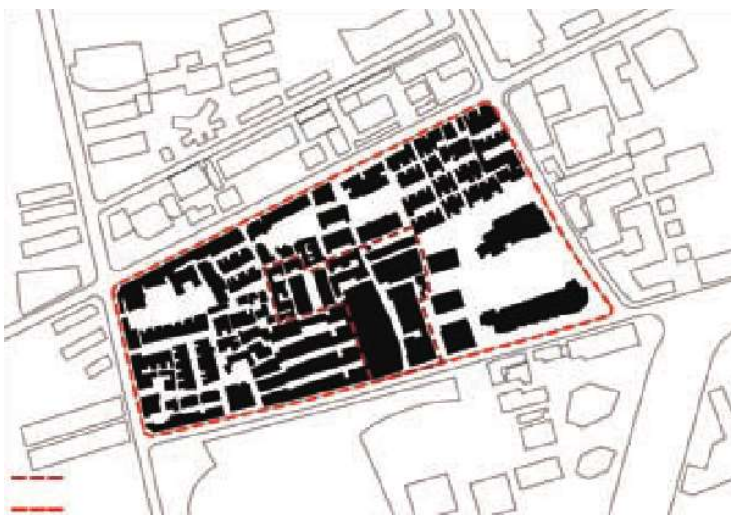


Figure 3-18 Site plan of Tianzifang area

Source: JIANG Wei, *A Comparison of Urban Regeneration of Mixed-Use Residential/Commercial/Industrial Historic Blocks in Germany and China—Case Studies of Hackesche Höfe in Berlin and Tianzifang in Shanghai*, 2012

3.4.1 Development

The contemporary history of Tianzifang has gone through four stages, the first three of which were transitional periods.

Phase 1 (1990-1998): After the 1990s, the profits of the Lilong factory declined year by year and the factory began to be idle on a large scale. During the same period, a large number of rattan and stone carving-based craft shops gradually appeared along Taikang Road. By the end of the 1990s Taikang Road had become a well-known street for handicrafts.

Phase 2 (1998-2000): In 1998, Taiwanese designer Deng Kunyan renovated an old warehouse along the Suzhou River in Shanghai, which had a great impact and attracted a large number of artists to follow. A modern art district along the Suzhou River was developed.

Phase 3 (2000-2003): In May 2000, the Puqiao Street Office, with the aim of revitalizing resources, increasing jobs and developing creative industries, transformed Tianzifang and redeveloped the old factory building by more than 20,000 square meters. During three years, 162 enterprises from 18 countries and regions, including France, the UK and Canada, settled in Tianzifang area, and most of them focused on interior design, visual arts and craft arts.

Phase 4 (2003-2005): The growing popularity and fame has attracted more and more young artists and private investors. The former residents of the neighborhood also rent out their houses to artists for renovation.

Phase 5 (2005-2012): By 2005, Tianzifang became a famous tourist attraction. With the influx of capital and endless urban marketing launched by Shanghai Municipality, local rents rose rapidly, leading to the relocation of the original residents and the artists who had moved in earlier.



Figure 3-19 Shops with street frontage

Source: <https://sghexport.shobserver.com>



Figure 3-20 Tianzifang area

Source: <https://sghexport.shobserver.com>

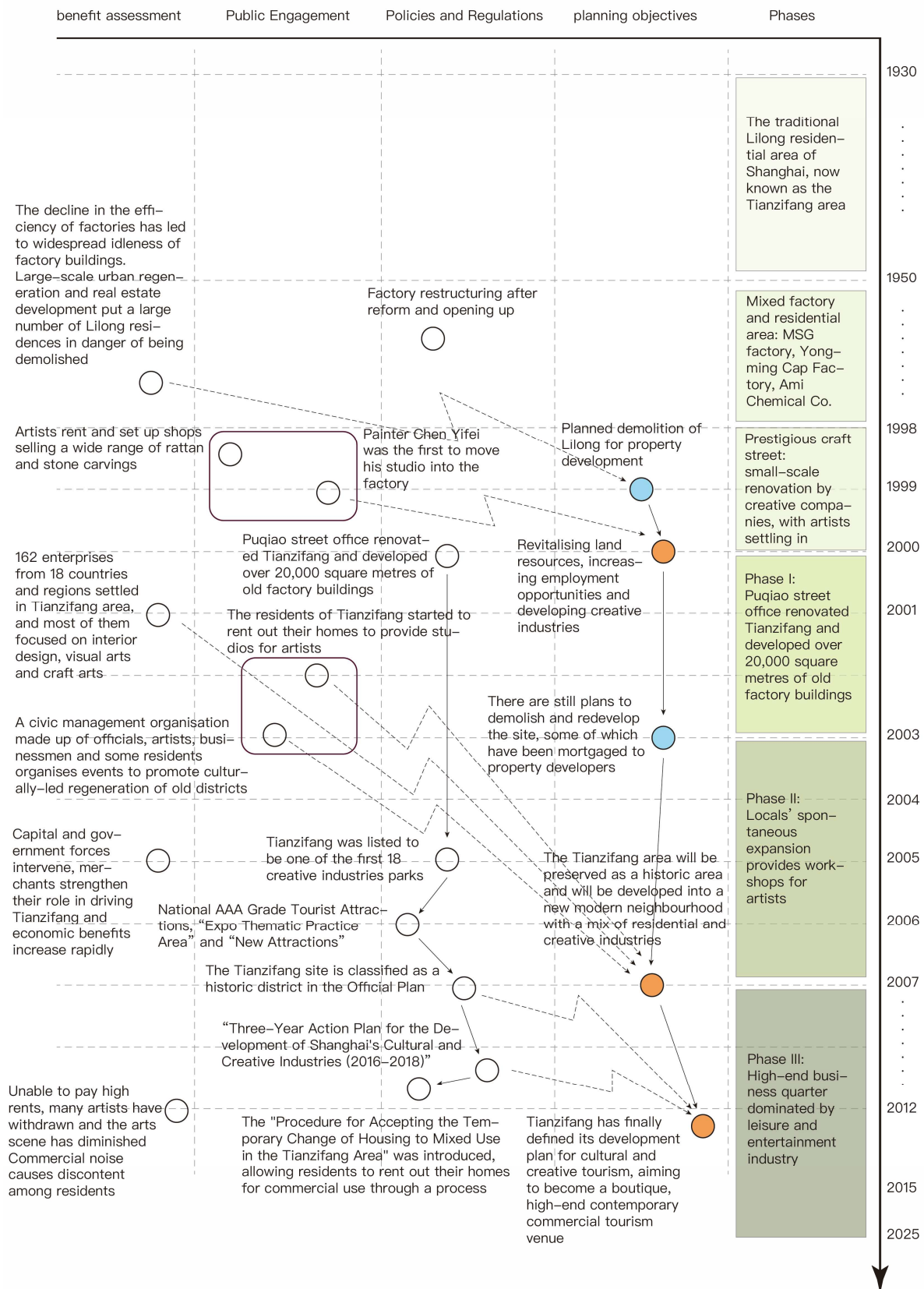


Figure 3-21 Developments and events

Source: author

3.4.2 Implement and Policies

(1) Legislation and Administration

Although much of the impetus for Tianzifang's later development came from the capital market, government support and various urban marketing activities also played a key role during this period.

With the support of the Shanghai Municipal Economic Commission and the Luwan District Government, Tianzifang was able to attract a large number of Chinese and foreign creative companies to the city. In 2008, Tianzifang was awarded the national AAA grade tourist attraction, and later became a "Thematic Practice Area for the World Expo (迎世博主题实践区)" and a "New Attractions in Luwan District (卢湾区新型景点)". The district government has also invested 10 million yuan in the upgrading of Tianzifang's infrastructure.

In terms of policy support, the Tianzifang site has been classified as a historic district. The Planning Plan for the Protection and Utilization of the Historic Landscape of Taikang Road (泰康路历史风貌保护与利用规划方案) has determined that Tianzifang will not be demolished and will be preserved as a historic district. In addition, a " " has been introduced to support artists and residents in their spontaneous renovation.

(2) Organization Management

The management of the renovation and rental of the buildings in Tianzifang is mainly the responsibility of two institutions: 1. the Management Committee of Taikang Road Art Street. 2. the Owner Management Committee, which was established by the residents themselves. The latter was formed in May 2006 by 60 to 70 owners of Lane 210 and Lane 248 in Tianzifang through voluntary organization and democratic election. It does not aim to make a profit, but to provide a platform to jointly manage the rental of the Shikumen residences in Tianzifang^[65]. It is noteworthy that the main members of the management committee are mostly landlords who rent out their own assets and pay less attention to the interests of other ordinary residents, especially the impact of commercial businesses on the residential experience, which indirectly led to the subsequent commercial-residential conflicts.

(3) Economic Modes

In the first phase of Tianzifang, the construction of the industrial buildings was mainly financed from the deposits collected from tenants, and the land needed to develop new functions came partly from old plants that were leased. The increase in the number of tenants leads to

higher rental income, which in turn drives improvements to public facilities and the physical environment, creating a positive feedback loop under a free market^[66].

3.4.3 Impacts on the Later Plan

The temporary use of Tianzifang was initiated by the residents and was bottom-up. The owners rented out the vacant buildings to artists at low rents to engage in artistic activities, which then gradually developed into a large-scale effect and a creative industry district. The cultural and social value of the whole neighborhood was greatly enhanced and the decaying neighborhood was greatly revitalised.

The active participation of the residents and the benefits brought by the cultural industries have at the same time opened up huge opportunities for urban regeneration. This has led the government administration to change its initial plans to demolish the neighborhood for real estate development and to rethink the functional positioning of the area, eventually deciding to write it into the urban planning scheme as a kind of district brand.

In terms of management, the government tourism department has continued to intervene to promote the tourism development and commercialisation of Tianzifang. As Tianzifang's influence grew, it was protected by law and the government was influenced to introduce 'temporary use regulations' to support the spontaneous transformation of the area by artists and residents.

Although Tianzifang changed its business model in the later stages of its development to a certain extent due to market changes, the self-organised regeneration by foreign creators, artists and local residents has undoubtedly had a decisive impact on the replacement of industries and the optimisation of land in Tianzifang.

3.5 Discussion

We studied three typical temporary use cases based on Legislation, Administration, Organization and Action-oriented Network to consider their possibilities for driving continuous urban regeneration. Massive temporary interventions have been used to revitalize communities, raise awareness of vulnerable groups and develop solutions, which also provide housing for the homeless and the unemployed, and promote social integration. It can be concluded into the following four aspects in common:

1. Formulate a deliberate, phased scheme to driving change;
2. Adjust measures to local conditions;
3. Make substantial progress quickly at a low cost;
4. Conduct cooperation among public and private institutions, non-profit and non-governmental organizations and their members.

Although most of the temporary actions in the three cases had a significant impact on subsequent planning, it is clear that the government's guidance of informal actions determines the extent to which they can promote regional development by comparing the results of informal actions at home and abroad. For instance, there is a lot of interim intervention in the Grands Voisins project in Paris and “This is Not Empty Space” (“Estonoesunsolar”), to revitalize the community, deepen understanding of the vulnerable and find solutions, provide jobs for the unemployed and houses for the homeless, and ultimately stimulate social integration.

Comparing domestic and foreign cases, it seems that interim planning may be less seen where strategic spatial planning is more well-designed. The disposition of planning authorities determines whether domestic interim use can play a positive role in urban regeneration. And measures are needed to consider the combination of formal and informal frameworks for interim planning to work and be feasible in Guangzhou.

Chapter 4 Regeneration Methodology of Interim Use

The previous section summarized some specific planning, techniques and regeneration strategies through the analysis of specific domestic and international successful cases. With these general studies of interim use, this chapter now turn to develop a framework for facilitating the implementation of interim projects in the Guangzhou context in the shadow of big government power. In order to achieve this, we can start with two questions:

In what ways can interim use supplement Guangzhou's regeneration system?

How to adjust the interim application framework to meet the needs of Guangzhou?

4.1 Urban Regeneration in Guangzhou

4.1.1 Current Regeneration Trends

Guangzhou's urban regeneration has been slowly turning towards a comprehensive goal similar to that of Western urban regeneration. This has to be read within the context of three related trends addressed in turn in this section:

1. Emphasis on the priority of historical and cultural conservation in the old city, avoiding endless demolitions.
2. A shift in local regeneration policies in Guangzhou toward the promotion of public participation.

Current development conditions and trends in Guangzhou appear favorable for interim uses. According to related papers of Guangzhou urban regeneration ^[67-69], Guangzhou is exploring a new mode of regeneration practice. It was called the micro-regeneration of communities, which aims to improve the housing environment and facilitate social equity. There is a brief introduction about contents of “micro-regeneration” from two aspects of the regeneration system and spatial design strategies. (Figure 4-1)

	Categories	Micro-renewal of communities
Regeneration	Sources of funding	Government subsidies; NGOs, NPOs, microfinance, community funds and other new platforms
	Regeneration orientation	Promoting social equity Improving the housing environment Preserving the Historic Heritage of the Old City

	Organization management	Fostering an identity of communities and supporting autonomous community regeneration Establishment of a system of community planners and closer coordination between professionals and inhabitants
	Development modes	Focus on catalytic effects. large-scale development only in key areas, sustainable urban regeneration strategy. Phased implementation. The phased implementation plan should be adjusted at any time during the specific spatial implementation process, in accordance with changes in external environment.
Spatial design strategies	Public space designing	Leading the whole with the part Provision of public service facilities Traffic penetration
	Community Vitality	Improving the physical environment based on existing social relations and lifestyles
	Historical and Cultural Conservation	Restoration of urban fabric Adaptive reuse Selective demolition of old buildings, keeping balance of conservation and reuse

Figure 4-1 The characteristics of micro-regeneration in Guangzhou

Source: Wang, Shifu, et al.; Tang Yang; Yang, Dong

In this context, Guangzhou's promotion of micro-regeneration, which aims to enhance the physical character of disadvantaged communities and encourage resident participation, is the best option for funding temporary use schemes, which will encourage interim uses to intervene in a more active and formal way in urban regeneration sites.

4.1.2 Issues in Guangzhou Regeneration

Guangzhou has already explored the transformation of its urban regeneration approach to some extent, but it is still facing institutional, methodological and economic problems, the specific ones are as follows.

Lack of planning tools for complex areas: There are currently no planning tools that fully match the characteristics of urban regeneration projects. Due to the constraints of the traditional planning and land management systems, it is often difficult or ineffective to implement a series of actions related to urban regeneration, such as the source of funds, the acquisition of land tenure, the demolition of properties, the compensation for residents, the change of functions of buildings or sites, and the fire safety audit and business registration for the renovation of old buildings^[69].

Static blueprints cannot cope with flexible update requirements: Appropriate new uses are not easily explored. Top-down, capital-first and expert-led planning is often easily disconnected from needs of community, resulting in illogical new uses and making it difficult

to implement. In addition, popular planning approaches currently emphasize the content of development but not the means of development, rendering actions ineffective.

Unclear ways of public participation: Many of the methods of public participation remain theoretical and are not guaranteed by law or institutions. Most current urban regeneration projects are still government-led, and the strategy of multi-participation remains unclear. Therefore, public interest is often ignored in actual urban regeneration.

4.1.3 Interim Use: Formal Planning in Reverse

This thesis demonstrated that interim planning and design approaches do represent 'complementary' approaches. In previous case studies, it seems that interim uses may be more common in Western countries where strategic spatial planning is less perfect, but not seen as out of control. On the one hand, strategic plans developed by governments often present a long-term vision with broad appeal and can identify long-term goals that cannot be determined by interim planning. On the other hand, the government in a city like Guangzhou, tends to take more control and may see interim uses as the antithesis of good planning, which may be line with China's conditions.

The interim planning and design approach is therefore intended to provide a conducive complement. Deliberate interim arrangements would encourage small-scale, rapid testing to inform the development and evaluation of alternative courses of action, well in the service of strategic spatial planning. Informal interim initiatives can provide a medium through which a wider range of participants can engage in state-led advisory activities and provide empirical and experimental data for further plans. This will require governments to include and promote alternative methods of analysis and assessment from unconventional actors, and accept things being uncertain and out of control.

There is still a lot we can do to optimize the urban renewal process before municipalities can fully embrace such an unusual approach. This study attempts to introduce interim use related methods in following three aspects in Guangzhou's urban regeneration mechanism, complementing it theoretically and mechanistically, as a solution to the dilemma faced by Guangzhou's urban regeneration.

- **Providing dynamic planning tools:** Supporting interim use allows for more flexible planning and the ability to adapt to ongoing changes, as well as helping to create new governance models.
- **Polices for public involvement:** Interim use provides a dynamic operating model that meets the needs of the community, correlates short-term actions with local public needs,

and forms a bottom-up consultation system that brings into play the autonomous rights of residents.

- **Flexible interventions:** Interim use may be able to avoid complex up-zoning and project approvals, speeding up project progress. In addition, temporary use as a light intervention can reduce damage to the built heritage and enable conservation development and use of fragile historic districts.

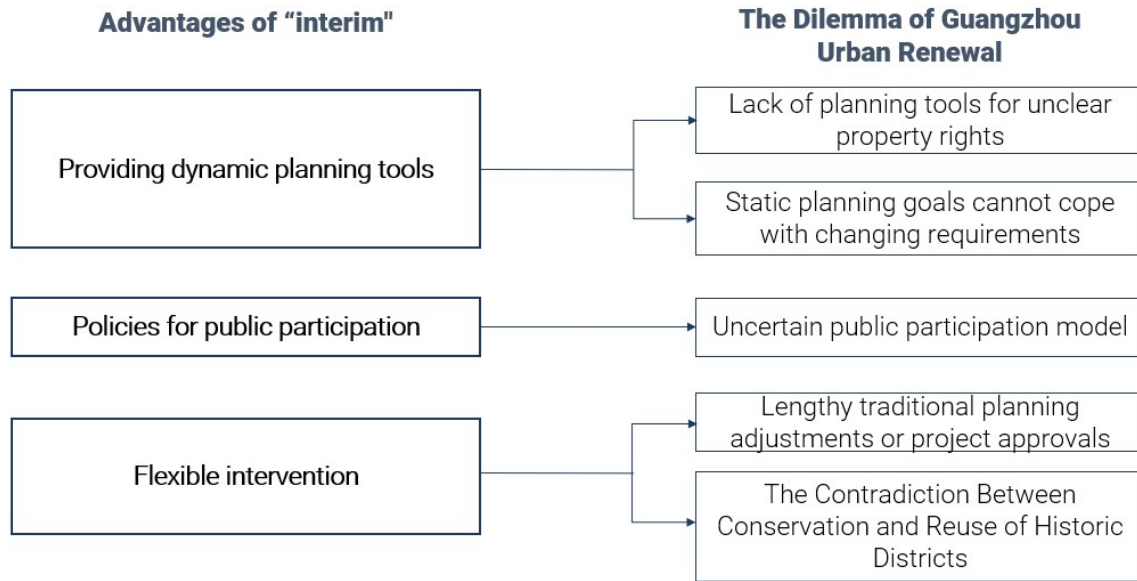


Figure 4-2 Advantages of "interim"

Source: author

4.2 Interim Regeneration System

4.2.1 Flexible Interventions

There is no uniform process for the start-up of an interim use^[6](Blumner, 2006). It is more often used in Western countries as a complementary model to formal planning to address sites where formal planning is ineffective or difficult to get into. In the context of Guangzhou's big government planning, the following recommendations are made for its application under the city's planning system. (Figure 4-3)

On the one hand, in socially beneficial projects, the implementation of interim programs can go beyond the complex and cumbersome approval process and has its own unique implementation process. The specific approach can be found in the French Local Town Plan document for additional provisions on the nature of specific sites. The document states that temporary uses or buildings that contribute to social welfare or improve the public environment may be approved to reduce the formalities.

On the other hand, interim use decisions do not require complex negotiations for the transfer of property rights and can quickly yield tangible results, intervening quickly in residential neighborhoods and changing their decaying status. In many cases where the project is less formal or has a minimal budget, such as a community garden, permits may not be required, use agreements can be extremely informal, and work proceeds when labor and materials become available^[6] (Blumner, 2006). In addition, the interim agreement stipulates that the temporary user must leave the original plot at the end of the transition period, which guarantees that rights of property are not infringed.

	Measures
Period of involvement	After the formal plan is in place and before the detailed scheme is finalized and implemented, land resources are fully utilized through interim use; A top-down regeneration system that follows the government's urban regeneration plan
Relationship to formal planning	Interim use does not change the regulatory plan or land use for a site
Legal supplement	Streamlined process for interim use approval Provisional agreements to guarantee legality
Process	Firstly, the property owner and the potential user must agree

	on a use for the site. The owner then presents a proposal to relevant city officials for their initial approval. If formal approvals or permits are needed, the owner must obtain these for the user ^[6] .
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Figure 4-3 Possible measures of interim regeneration in Guangzhou

Source: author

4.2.2 Public Participation Model

Sites and interim uses that involve public interest often need to incorporate a public participation process. This study summarizes a step-by-step public engagement process to provide a referenceable model for facilitating public participation in the discussion of interim use decisions.

(1) Step1 Identifying participants for interim use

In order to find the most appropriate new use, it is first necessary to define the participants in interim use activities. Participants can be defined as stakeholders who play a role in making decisions on 'interim use' and can generally be categorized as: users, producers, investors and regulators.

The regulator here is usually a government or departmental planner who should carefully determine the form and function of the reuse, taking into account the views and interests of other participants. Investors can be developers, community groups, non-profit organizations or the government, who provide financial support for the project. Producers are experts, including engineers, architects, planners, etc. Experts have the expertise to make reasonable judgements and future projections based objectively on the actual situation. However, to stop the decline of an old city, it is often not possible to rely only on planners or certain external investors. It is also necessary attract users to participate actively in consultations and to support the advancement of the project.

Users are the focus group in interim use decisions, generally referring to citizens of the community or other people served by the space. Unlike traditional regeneration models, interim use-based urban regeneration emphasizes community cultivation and forms a community-owned regeneration model around users. Users are placed at the heart of the process, with designers working in tandem and providing professional advice, and government and regulators providing more of a service in the process. The government and regulators are more of a service provider.

(2) Step2 Adequate displaying of plot information

In order to encourage communities to participate in the reuse of potential spaces, municipalities should take a thorough inventory and provide adequate information on the condition of their potential spaces and their potential ecological, economic and social value ^[48]. Presenting this site information to the public will enable community organizations and individuals to better understand the issues and potential of the ecological and social value of vacant urban properties, helping them to be able to think more holistically about the justification for overuse when giving advice.

(3) Step3 Building a variety of communication platforms

During the decision-making process for interim uses, citizens' opinions on the development of the project should be expressed in various forms through seminars, interviews and surveys, and questionnaires. In the course of these activities the municipality can communicate the design intentions to the public and also collect their feedback. In addition, indirect communication through self-organized social groups (NGOs) is also an important part of current planning. With their professionalism and passionate involvement in neighborhood issues, they are able to represent the public interest and make communication more professional and efficient.

Nowadays, the form of communication platforms is beginning to move from offline to online, with the creation of an online platform for design-led community engagement (Nantes Dialogue Citoyen) on the island of Nantes, facilitating dialogue between local authorities and citizens on urban interventions and/or the future of unused spaces in the Nantes metropolitan area. This web-based platform promotes co-creation and collaborative governance and allows for broader public participation in decision-making on local public space projects.

(4) Step4 Developing a preliminary proposal and then seek public feedback

The public needs to be consulted again before an interim use scheme can be implemented. Here we offer an innovative approach that is widely used in planning - the scenario-elicitation, It is about solving communication problems in planning by resorting to images (e.g. maps, illustrated schemes and sketches) as a way of communicating urban policies and interacting with participants (Dühr, 2007; Faludi, 1996)^[70-71].

This innovative participatory approach has also been applied in practice. (Figure 4-4) Pablo Costa and Eduardo Brito-Henriques (2021) used scenario elicitation to understand and discuss the opinions and preferences of residents and urban users regarding temporary reuse^[49]. In the

case of photo-inspired situations, respondents can visualize abandoned spaces and their possible conversion [49].



Figure 4-4 The scenario-elicitation in a case^①

Source: Costa P, Brito-henriques E, Cavaco C

^① Costa P, Brito-henriques E, Cavaco C. Interim Reuse in Urban Derelicts: Uncovering the Community's Attitudes and Preferences Through Scenario-elicitation[J]. Cities, 2021, 111: 103103.

4.2.3 Dynamic Urban Design and Assessment

Interim use is flexible and can respond to changing conditions and needs. The case for interim use shows us that specific planning solutions are not set in stone, but are dynamically adapted to practice.

Optimizing urban regeneration mechanisms from an interim use perspective means transforming static planning into dynamic planning, combining the process of planning preparation with planning management implementation and urban construction actions, with a view to providing city governments with long-term solutions for the construction of urban space from objectives to strategies and from programs to implementation, and seeking out the most appropriate realistic path for urban development through a flexible set-up that can, in particular, provide It is particularly important to provide decision-makers and development organizers with solutions throughout the entire process.

The application of urban regeneration for interim use is a systematic process involving all stages of the urban regeneration system, site studies and urban design. Experts and managers need to have a good understanding of the development plans of the area, as well as a well-constructed implementation mechanism and guarantee mechanism. Before a plan is drawn up, a site study needs to be carried out, which will serve as the basis for the entire regeneration strategy. The study of the current situation should consider the buildings and the neighborhood as a whole, and the study of the neighborhood should focus on the research and sorting out of its texture pattern and historical heritage, so as to build an accurate understanding of the current neighborhood system.

In addition, it is important to involve citizens in the decision-making process for interim use. Thus, in the decision-making stage, the needs and characteristics of different policy subjects need to be fully researched and their opinions and suggestions fully considered. During the interim use phase of land, the planning department needs to collect feedback from users on the use, reflect on the regeneration objectives and adjust the urban regeneration objectives if necessary.

Finally, this paper summarizes the process of urban regeneration: (Figure 4-5)

1. Determining the overall objectives of the interim use according to the development goals of the city and the overall positioning of the site.
2. On the basis of on-site research, the old city is divided into lots according to spatial characteristics and socio-cultural and economic characteristics, and the characteristics, values and problems of different lots are summarized.
3. Delineating different types of interim use areas according to the characteristics of vacant

buildings and public spaces, extracting available public spaces and activating different pieces of land with temporary design techniques.

4. Studying the needs and characteristics of different policy subjects and designing a set of spatial design guides.
5. Evaluating the actual benefits of interim use and dynamically adjust the planning scheme and spatial guidelines

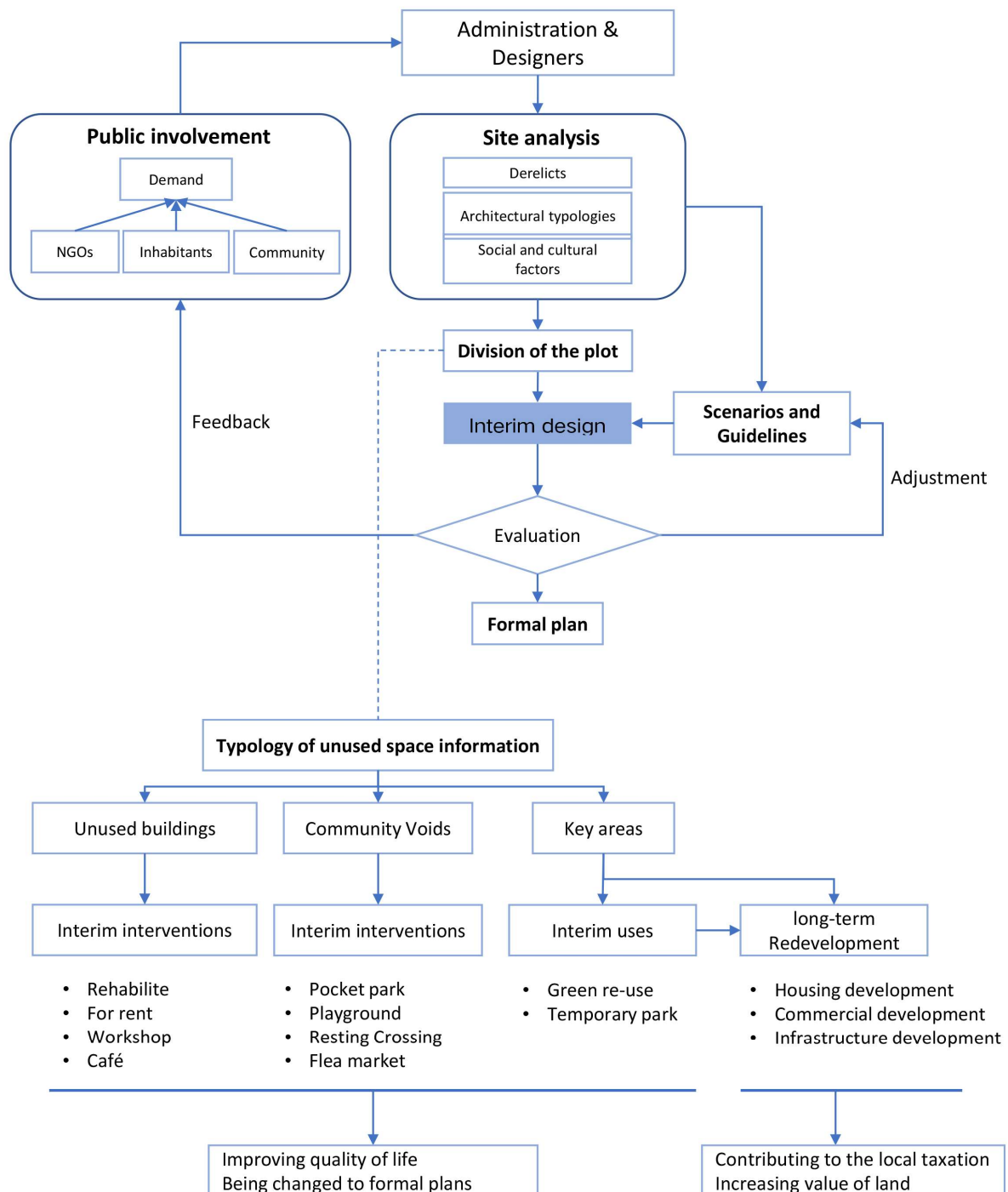


Figure 4-5 Process of interim design

Source: author

4.3 Interim Design Approaches

In order to provide a better interface between interim uses and formal uses, and to provide spatial operational strategies for formal planning, this study focuses more on how interim uses relate to future development and the built environment, and how they meet the needs of the area. Based on this idea, the following three categories of design strategies for interim uses are summarized.

4.3.1 Interim Use for City Marketing

Generally speaking, the main goal of such interim use is to increase the value of land and increase the competitiveness of the region. Government departments utilize the experience of developers to attract investment, promote the economic growth of the plot, and drive the [30]economic benefits of the surrounding areas, therefore, they play a leading role in the transformation of the entire block. Developers can use it to increase assets and bring initial capital to the project as a stepping stone for later development. And these non-commercial uses can attract new commercial uses, create a sense of place and accelerate development. In addition, large companies will also choose unused space for temporary opening of stores and restaurants to increase brand awareness and increase users and traffic in an area, which is a marketing method in economic competition.

Thus, the adopted design strategy should be broadly relevant to future planned uses, so as to remain continuity of influence after the temporary activities disappear. Based on this characteristic, the following design strategies are proposed: (Figure 4-6)

Warm-up: Before the formal function is confirmed, preparing for the official function through temporary activities or events.

Experiment: Test new uses and activities to adapt these places to the current requirements of the city

Consolidation : Temporary spaces or areas developed for more permanent use by protecting public or private interests, providing affordable space for temporary use by culture, science and/or artists.

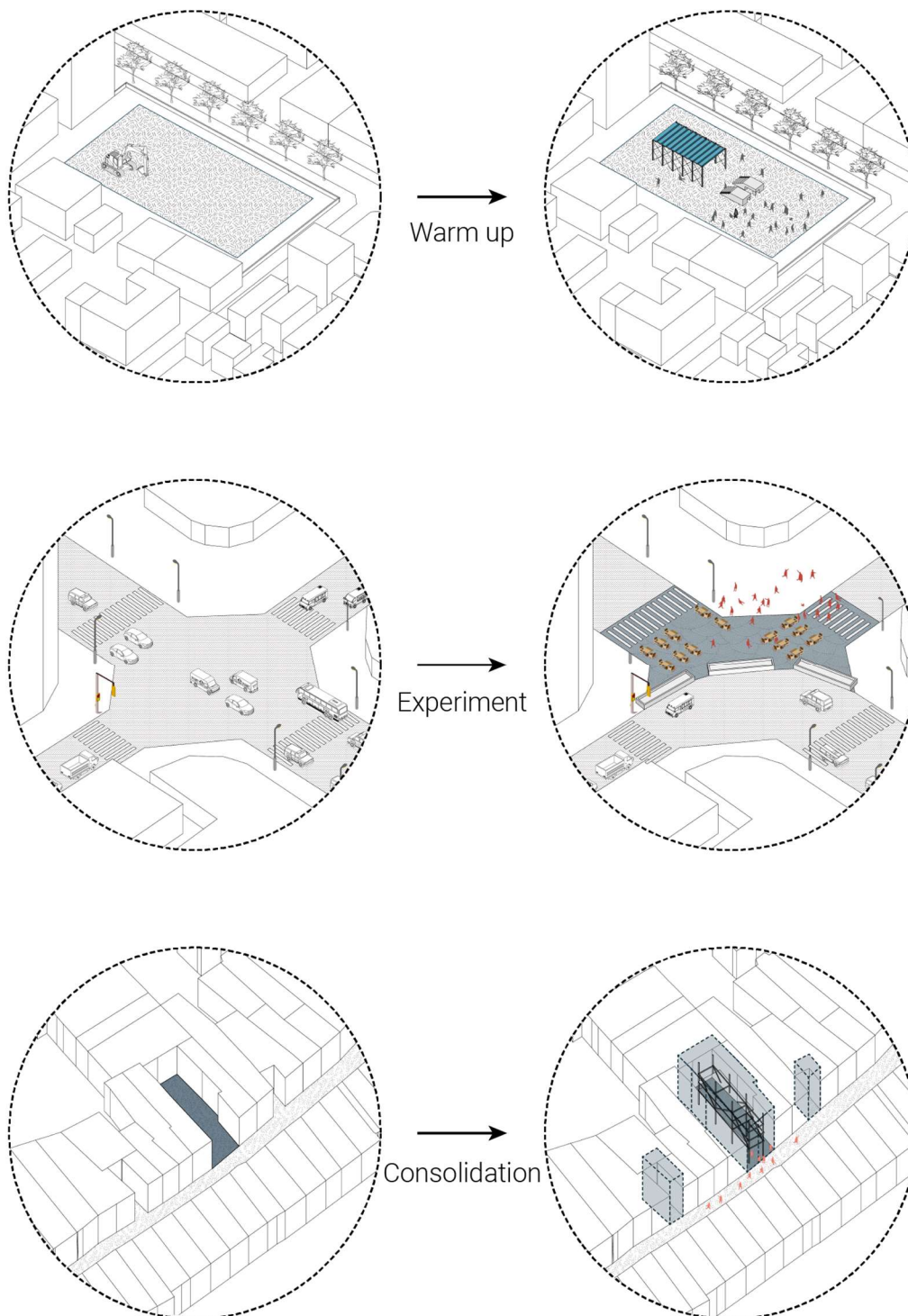


Figure 4-6 Interim design strategies for city marketing

Source: author

4.3.2 Interim Use for Public Space

This type of design strategy is mainly to create new public spaces by reusing the remaining space to improve the physical environment, while relying on public participation to enhance community cohesion to achieve urban regeneration on a social and physical level.

The specific realization process is to select a transition space inside the plot to provide space for residents to transform autonomously. Through negotiation and cooperation among residents, potential spaces are quickly built into public facilities or activity spaces that can respond to residents' needs. Expert intervention needs to be introduced in construction activities, and experts need to issue design guidelines based on the conditions of buildings and open spaces, and the ownership of property rights for excluding unsuitable temporary uses.

In this process, the government and experts mainly play a service role to protect the autonomy of residents. Here are three specific design strategies:

PLUG-IN: Inserting an interim use between buildings or in an open space;

Replacement: A permanent use that is removed from its permanent site for an interim period, therefore operating for a short time as temporary use;

Flow: A temporary use that persists by moving to new locations.

The type of PLUG-IN incorporates local installations in public spaces that are mobile or easy to install and remove. For example, the Common Unit project in Mexico City, under the condition of controlling the construction of the basic framework, encourages the active participation of users through the selection of facades with different functions, and stimulates diverse activities within a limited space. For the Paris Grand Neighbors project, the architects set up a large number of sports equipment and games in the outdoor space in order to create meeting places among the various users of the site.



Figure 4-7 Large terrace in the hospital(left)



Figure 4-8 Temporary campsite(right)

Source: <https://lesgrandsvoisins.org/>



Figure 4-9 a temporary meeting place(left)



Figure 4-10 a temporary playground(right)

Source: <https://lesgrandsvoisins.org/>

The practices of replacement usually take place in those buildings that are abandoned or the original functions that cannot meet the needs of residents. In this case, residents replace the original functions with interim uses under the guidance of experts. For example, the Great Neighbor Project offers classes and lectures in historic buildings, debates and film screenings. Or temporarily convert a portion of the room into a workshop where builders, signalmen and artists from the Grands Voisins coordinating team can work there.



Figure 4-11 a lecture in the lecture theatre(left)



Figure 4-12 Dining room in the corridor(right)

Source: <https://lesgrandsvoisins.org/>

Another kind of interim uses in public space are the activities related to portable facilities. These practices provide a flexible complement to functions by providing movable units for eating, sitting and shopping on the street. As the pace of contemporary urban life increases and people become more mobile, the street is not only a space for commuting, but also a space for socializing and living. The improvised mobile installation instantly and effectively enhances the convenience and social function of the street.

A typical example of a portable facility is the food truck of a street vendor. In the late 20th century, food trucks proliferated on the streets of Portland to provide meals for workers. Now known as "food truck heaven", the food truck hub has become a must-see destination for

Portland's tourists, with its unique food and environment attracting many visitors.



Figure 4-13 Food Truck in Portland(left)



Figure 4-14 Market Day(right)

Source: [https://traveler.marriott.com/portland/portland-street-food/\(left\)](https://traveler.marriott.com/portland/portland-street-food/(left)), [https://lesgrandsvoisins.org/\(right\)](https://lesgrandsvoisins.org/(right))

4.3.3 Interim Reuse for Historic Buildings

The interim use of the historic building is a re-use according to the functional requirements of the new temporary users. Unlike the renovation process used in conservation or only conservation, which buildings are kept in the same physical condition as before, adaptive reuse or reuse of buildings is modified and refurbished to suit the activities and needs of new occupants^[72]. The degree of building renovation when using adaptive reuse or reuse depends on the new tenant. Renovation can involve any degree of transformation from simple adaptation, façade design or full conservation.

Due to the fragility of the building, the physical structure of the interim use scheme adopted should not cause irreversible damage to the historic building. The added physical structure can be removed without leaving a trace. The physical structure during interim use does not make permanent changes to existing surfaces and structures. This requires an analysis of the existing structure, including original functions, physical characteristics, adaptive reuse potential and regional needs. The original function of heritage buildings and the history behind them should be deeply questioned. Then, the physical properties of the building should be studied. Architecture should be interpreted for each heritage value.

In addition, this type of use needs to discover the historical and cultural value of the block, make it a regional business card or brand, and create a wider range of influence. The adaptive reuse of historical buildings needs to make people aware of the value of the architectural heritage existing in the block, and stimulate the public's awareness of protection and cultural identity. This kind of interim use should be thematically combined with the local cultural characteristics to reflect the cultural characteristics and play a publicity role.

Chapter 5 Site Analysis in Gaodi Area

Through the discussion in the previous chapter, a preliminary theoretical model for promoting interim projects in the context of Guangzhou's regeneration system has been developed, and three spatial strategies for promoting urban regeneration have been summarized. The next step is to apply the model and the three spatial strategies to practice. A contextual study and site analysis of Guangzhou Gaodi Street is essential before formally proposing a scheme.

5.1 Why Gaodi Area?

In order to explain the choice of Gaudy Street, it is necessary to start with two aspects.

There is a need for urban regeneration in Gaodi Street. Firstly, Gao Di Street is strategically located in the city, its physical space and economic situation can hardly meet the requirements of the city's long-term development, and urban regeneration is needed to unlock the economic value of the district; secondly, Gao Di Street urgently needs to improve its physical environment to increase its infrastructure to improve the quality of life of its residents and promote social equity; thirdly, Gao Di Street is the physical proof of Guangzhou's history as a thousand-year merchant capital, and its street pattern and Thirdly, Gaodi Street is the material proof of Guangzhou's history as a thousand-year-old merchant capital, and its street pattern and architecture are of high cultural value, but it is currently being damaged by illegal urban construction and needs to be repaired and maintained, and subjected to strict management.

Gaodi Street belongs to the old city and faces increasingly complex urban problems. This makes it very difficult for the municipality to address all these problems through static planning blueprints. On the one hand, it is difficult to obtain access to land and buildings or to go through lengthy negotiations when carrying out public interest projects, so many concrete actions and strategies are difficult to actually achieve. On the other hand, many of the urban regeneration proposals put forward by experts and academics for Gaodi Street are bottom-up or independent decisions by experts, which leads to huge resistance from residents in the actual implementation process.

Taking into account the above reasons and the discussions in the previous two chapters, this paper argues that these problems can more or less be solved through interim regeneration strategies to speed up the urban regeneration process.

5.2 Context

5.2.1 Location

The research object of this paper is Gaodi Street and its surrounding areas. The Gaodi quarter is located in the core area of Yuexiu District, which is in the center of the Guangzhou historical city, and is also included in the development control area of the traditional central axis. (Figure 5-1) Moreover, it is adjacent to Beijing Road, which is an important commercial street in Guangzhou. Its southeast side is adjacent to Beijing Road Station of Metro Line 6.

Historically, there is no clear definition of the block range of Gaodi Street. In this study, the research range is set as the area to the north of Danan Road, to the west of Qiyi Road, to the south of Taikang Road, and to the east of Beijing Road. The land is about 18 hectares. The total population is about 11,400 people. There are 1,842 houses, the floor area is about 500,000 square meters, and the building density is 64%.

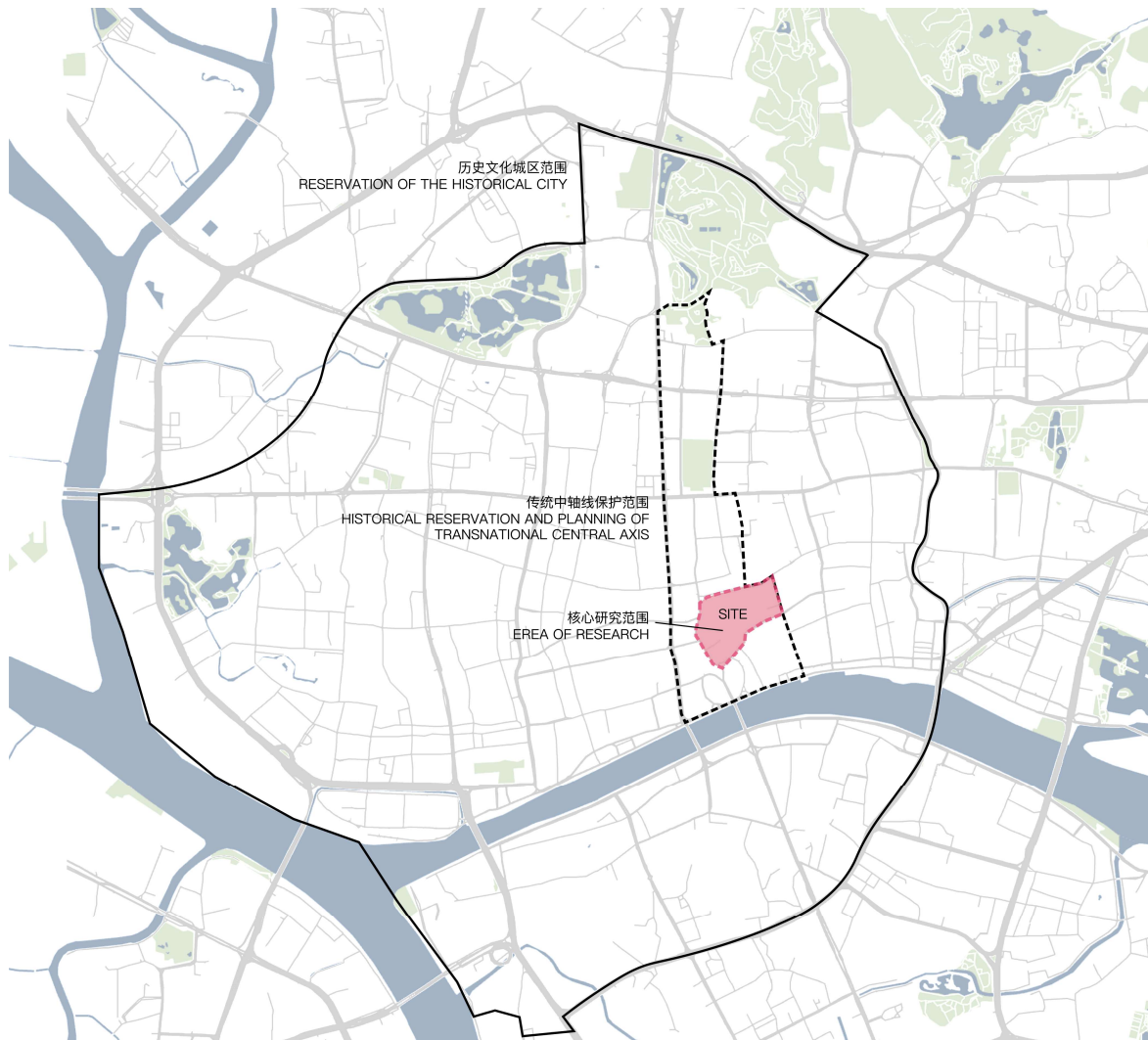


Figure 5-1 location

Source: author



Figure 5-2 Images in Gaodi area

Source: all by author

5.2.2 Chronological Development

Gaodi Street is a commercial street, which was born with the prosperity of foreign commerce and trade in Guangzhou. To understand the contextual background of Gaodi Street, it is reasonable to start with the business history of Guangzhou.

10th - 13th century Gaodi Street was formed on the riverside outside the city in the Song Dynasty (10th century to 13th century). During this era, Guangzhou underwent rapid development. The urban population increased, and commercial business was prosperous. At the same time, the shoreline of the Pearl River gradually moved south, and the north river bank was silted. Citizens began to trade spontaneously along the river bank, and a long commercial street arose, which runs from east to west, accompanied by a water lane perpendicular to the river bank^[73]. At this time, the street faces the river, with a wide wharf for loading and unloading bulk cargo, and facing the Jade Belt canal in the north, which can be used as a sheltered inner port for ships. This unique traffic advantage makes the Gaodi Street area gradually become a local commercial wharf area^[73].

In the Ming Dynasty, in order to strengthen the defense, the South City was built in the 42nd year of Jiajing (1563), causing Gaodi Street to be a part of the South City^[73]. Due to the different functional divisions between the inner city and the outer city, the former one is the center of power and politics, while the latter one is the center of commerce and economy. Compared with the inner city, the southern city is more open. There are no sluice gates in the canal, so boating is possible, which facilitated prosperity of business.

13th - 16th century. At the end of the Ming Dynasty, as the river bank continued to move south, the Jade Belt Hao in the north was blocked by silt, therefore, ships could not shelter from bad weather in ports. Gaodi district was no longer served as an important trading port but instead transferred into a diverse settlement for gentry, merchants and ordinary people^[73]. However, Gaodi district still has the advantage of road traffic. The four corners of the boundary of the plot are connected to Danan gate, Guide gate (to the inner city), Yongqing gate, and Wuxian gate (to the outer city), which was convenient to reach the core area of the city, so Gaodi Street was used as a transit point for water and land transportation, and then developed into a comprehensive commercial street, serving the daily life of officials, businessmen and residents in the city^[74].

1700 – 1911. In the Qing Dynasty, the wide area between Gaodi Street and Yudai canal was favored by various wealthy businessmen and giants^[74], which included the famous Salt Merchant - Xu Family. Xu Baiting, the first head of the Xu family, purchased a plot from the Ni family in the northern part of Gaodi Street with the wealth of his wealth accumulated in the

salt business. After years of land acquisitions, the Xu family became the first family on Gaudi Street. It is also the largest existing Qing Dynasty mansion on Gaudi Street, and the family land occupies 1/10 of the entire quarter. (Figure 5-4)

1911-1950. During the period of the Republic of China, Gaudi Street became a commercial center selling shoes and hats, clothing, stationery, medicines, and food. There are many time-honored brands on the long street of a few hundred meters, and the business formats are extremely rich. Gaudi Street became the representative of Guangzhou's commercial civilization during the Republic of China.



Figure 5-3 The bustling commercial port of Guangzhou in an export painting

Source: 王次澄, 宋家钰 等. 大英图书馆特藏中国清代外销画精华 [M]. 广州: 广东人民出版社. 2011

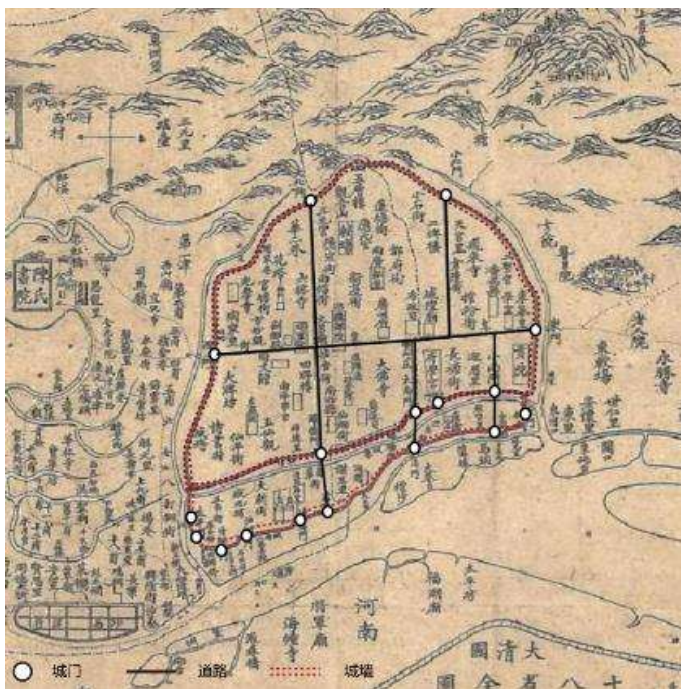


Figure 5-4 Urban Patterns in the Qing Dynasty (1888, 14th year of Qing Guangxu)

Source: 图说城市文脉--广州古今地图集

1950-1980. In the 1950s and 1960s, the central government implemented new policies to foster semi-public enterprise and adjust commercial network. Business of Gaodi Street declined for a short time, but compared with the macroeconomic environment at that time, it was still prosperous^[75]. During this period, Gaodi Street was dominated by state-owned stores, and its business formats were comprehensive and diversified, including small department stores, cloth stores, grain and oil stores, and bridal stores. During the Cultural Revolution from 1966 to 1976, most of the daily necessities shops on Gaodi Street were closed down, and the rest of the state-owned shops became designated shops for special agencies, like hospitals, factories, and troops. They maintain operations mainly by bulk wholesale.

1980-2000. In the early days of reform and opening up (the 1980s), Gaodi Street ushered in a new era of rapid development. As the establishment of stalls was encouraged by the administration, 329 vending vehicles were added to the street^[75]. After 1984, a small family workshop gradually became the most popular Business model which usually had a store in front and a factory in the back. At first, in addition to clothing, Gaodi Street also had a variety of business formats such as watches, food, haircuts, and sundries. However, after 1984, it gradually changed into a well-known, clothing-based, wholesale and retail market in the country. From 1986 to 1997, the prosperous period of Gaodi Street, the market expanded to more than ten inner streets on both sides, and developed two indoor markets, with more than 2,000 fixed stalls^[75]. However, in 1999, due to a serious fire, the district government issued an order to cancel those stalls due to a terrible fire. With the industrialization of clothing production, small workshop-style factories became unsustainable and turned into warehouses. The small workshops behind the shops on Gaodi Street were replaced by warehouses to store goods from large factories.

2000-present. In 2002, the subway station Haizhu Square opened to traffic, pushing the business of Gaodi Street to a new peak. At this time, the business of Gaodi Street was booming. There were stalls that used auction methods when leasing. However, after 2014, with the rise of e-commerce platforms and online shopping and the upgrading of China's consumption, the business model of Gaodi Street no longer has an advantage. Nowadays, the format of Gaodi Street has not met the requirements of the area until urban development.

The development of Gaodi Street reflects the influence of factors such as the nature of the city, industrial agglomeration, traffic conditions, cultural traditions, and policy orientation on the wholesale market. It can be said that the business of Gaodi Street is the uninterrupted embodiment of Guangzhou's thousand-year-old business culture.

5.2.3 Urban Analysis

(1) Buildings of interest

As part of the traditional central axis of Guangzhou, there are a considerable number of modern historical buildings distributed in and around the plot, and they have been incorporated into the protection planning of historical cities. and most of the buildings in the site represent historical dwellings of Guangzhou characteristics. These historic buildings should be considered holistically in the urban regeneration process.

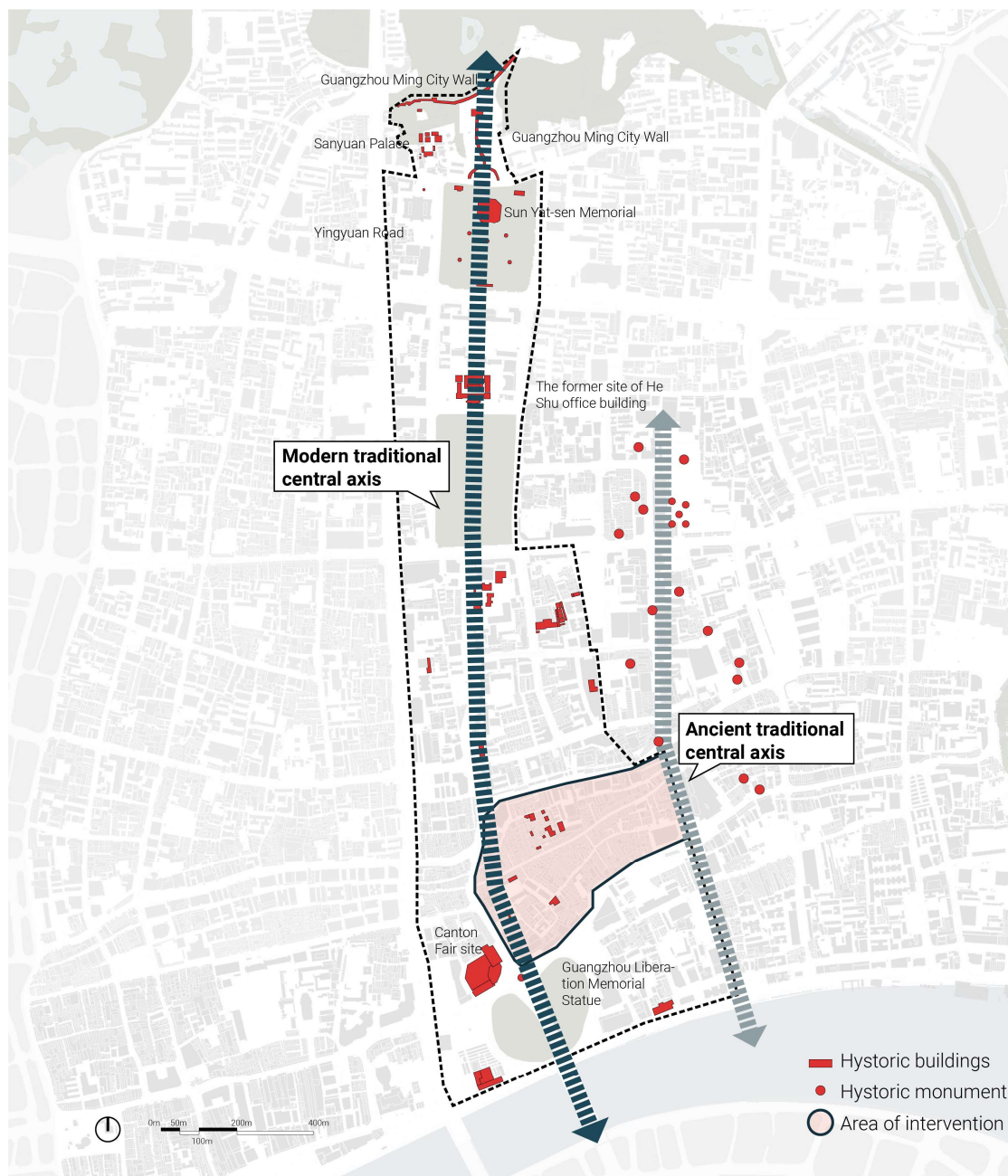


Figure 5-5 Buildings of interest

Source: author

(2) Mobility

Thanks to its central location in the city, there are two subway lines (Line 2 and Line 6) that have been built nearby the site area, of which Line 2 runs through the entire central axis area, connecting the administrative center and many historical sites. In addition to the metros, there are many bus lines near Gaodi Street, and buses can also provide alternative options for short-distance travel for surrounding residents. The subway stations directly connected to Gaodi Street are Haizhu Square Station and Beijing Road Station, one of which is the starting point for tourists to visit Beijing Road Pedestrian Street. Further analysis of the service radius shows that, except for the northwest, the interior of the site can be easily reached on foot within 5 minutes from subway station.

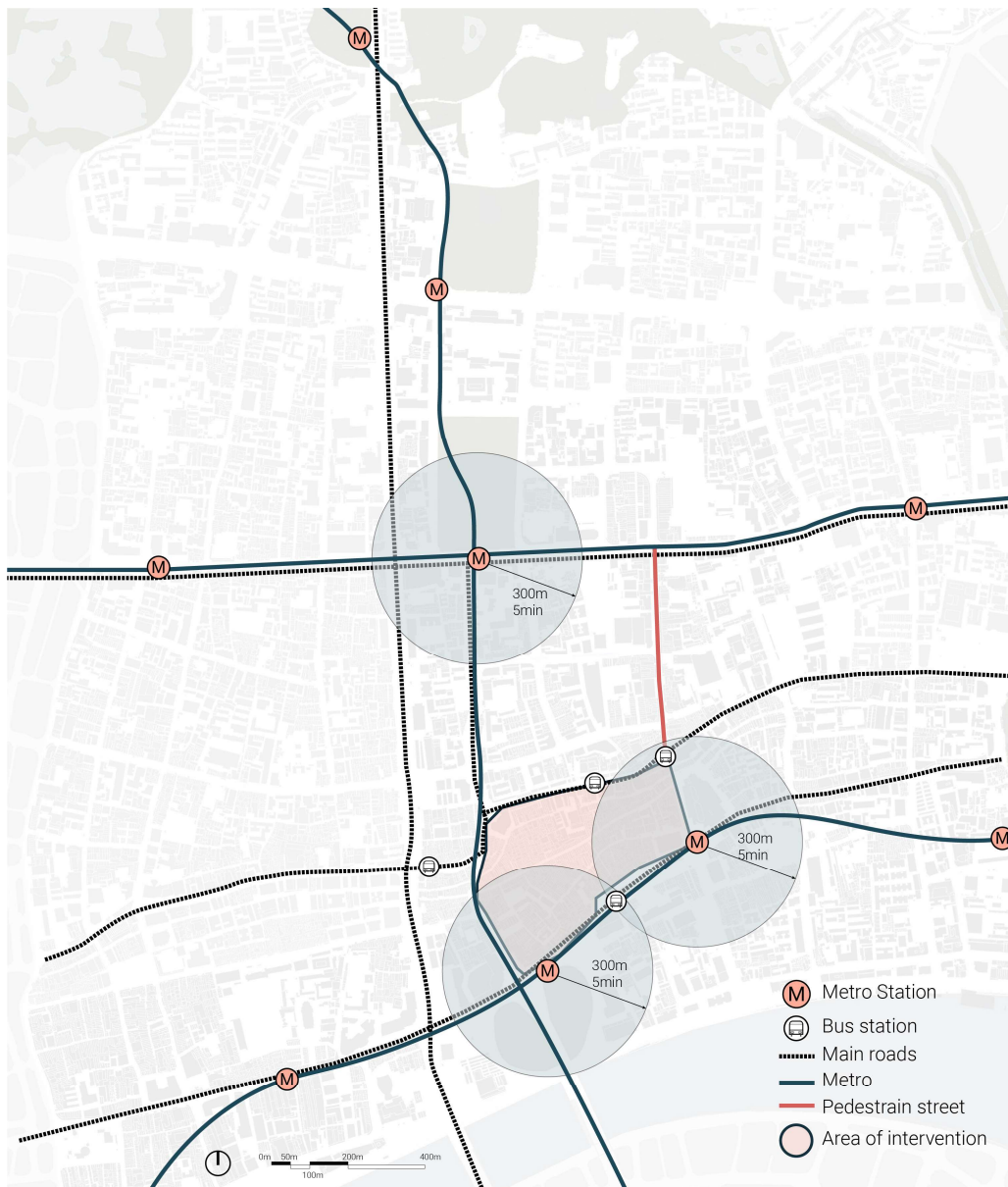


Figure 5-6 Mobility

Source: author

(3) Green Areas

Gaodi Street is located on the landscape axis of Guangzhou. The squares and green spaces are mainly distributed in the north and south of the axis, and constitute a complete landscape system. Because it is close to the municipal government and the Sun Yat-Sen Memorial Hall, the square here mainly reflects commemorative value, with large scale and high quality of landscape. The south of the central axis is Haizhu Square, which is enclosed by curved roads, treated by the planners of the municipality as a public park. Compared with the rich landscape and public space in other areas, there is almost no green space or square on the site of Gaodi Street. Green infrastructure mainly consists of street trees and a small amount of tree pools. The boulevard that was planned to connect People's Park and Haizhu Square was twisted by irregular residential buildings, forming a greenbelt fracture.

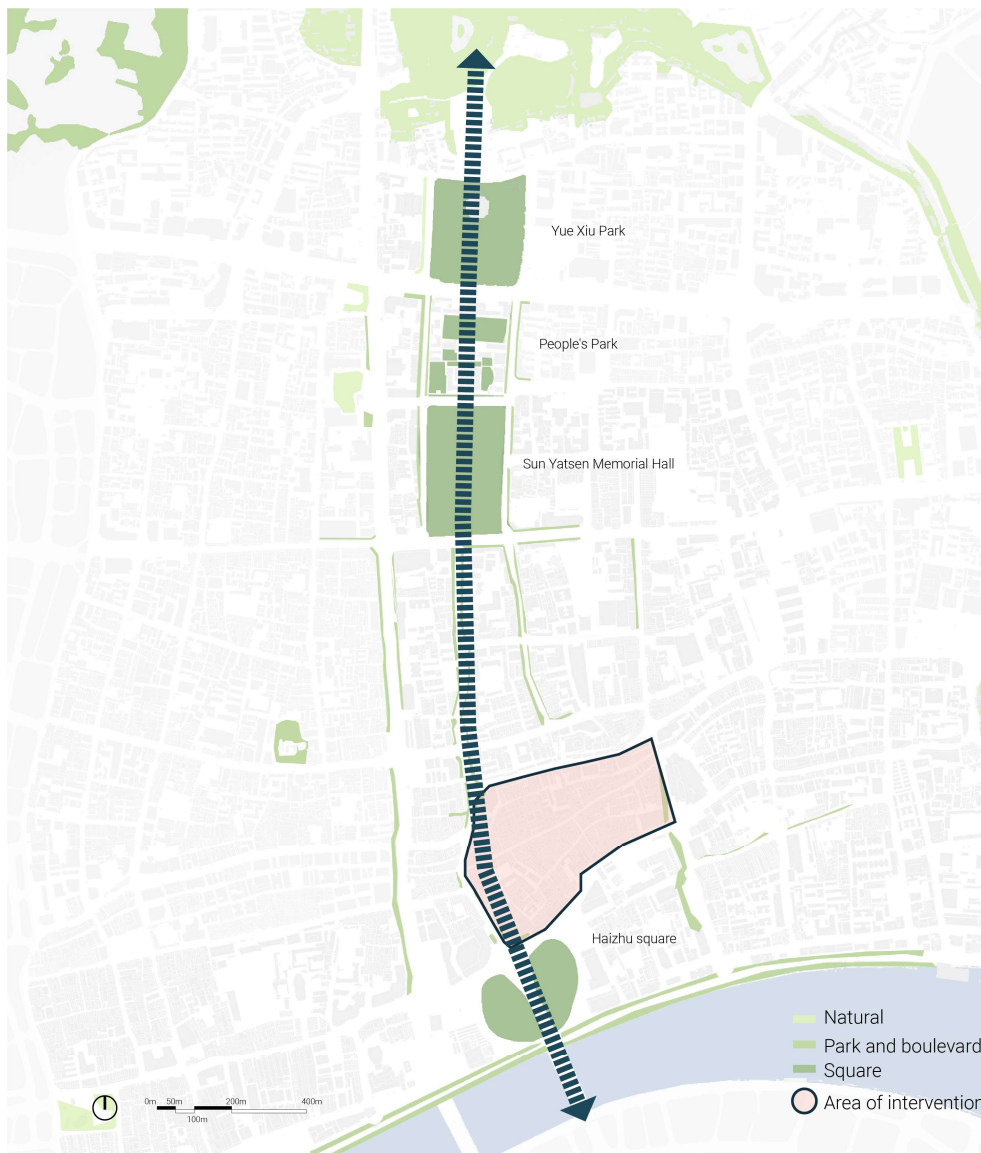


Figure 5-7 Green areas

Source: author

(4) Ground Uses

In terms of current land use, the use of Gaodi Street is clearly not in line with its geographic location. On the one hand, it is not in harmony with the surrounding bustling commercial atmosphere. The most buildings of Gaodi quarter are used as residences. The main street is actually a clothing wholesale market. Contrast to the outdated uses in the site, Beijing Road Commercial Street has become one of the most popular tourist destinations in Guangzhou where the population of visitors can reach 400,000 on weekends. Finally, As can be seen from the picture, the eastern residential land on Gaodi Street cuts off the continuity of the Beijing Road commercial street.

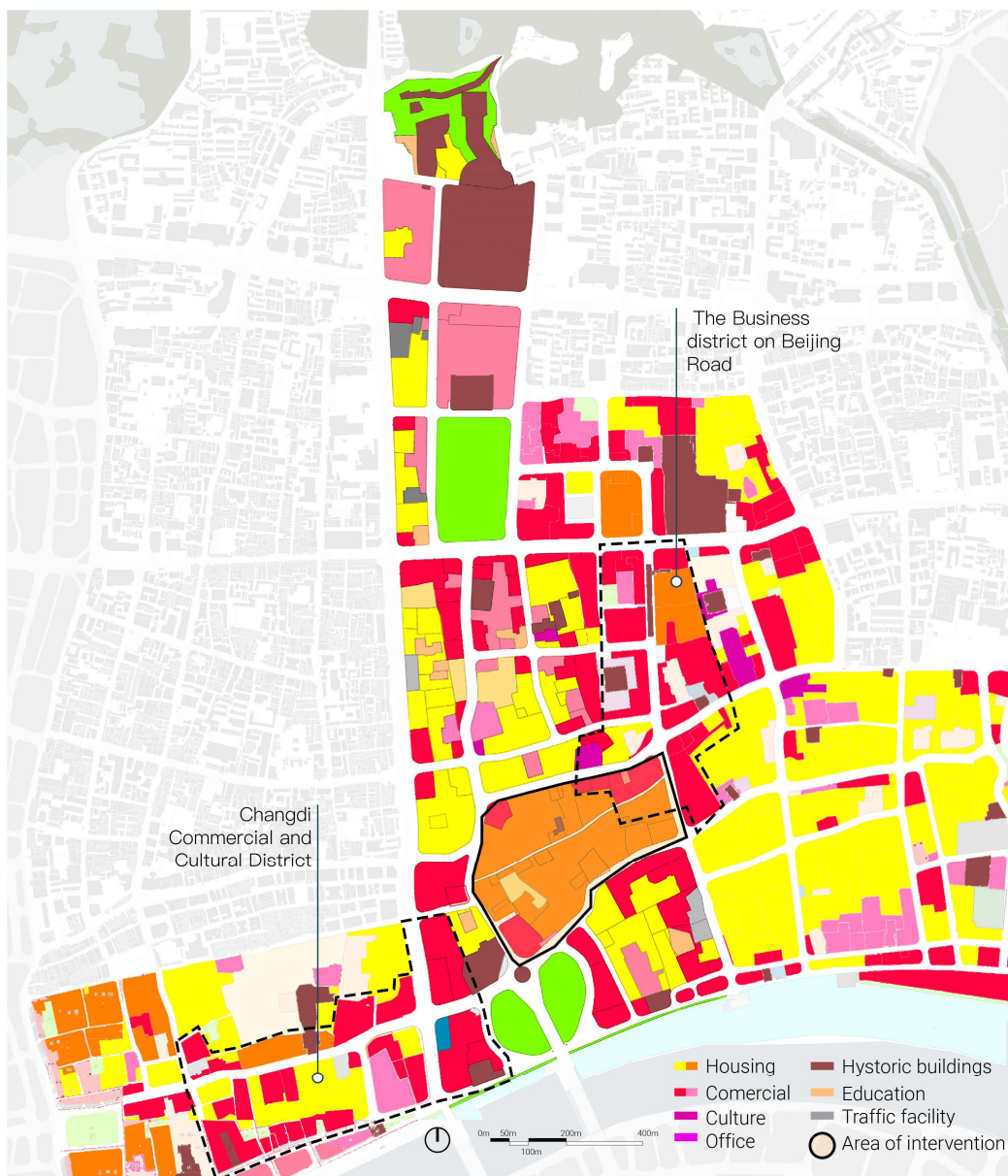


Figure 5-8 Ground uses

Source: author

5.3 Site Analysis

5.3.1 Actual Plan

Regulatory Detailed Planning defines the intended land use for the urban fabric, which sets the rules for its development, and contains strategies for urban regeneration. It is an important urban planning tool that not only contributes to controlling built environment in cities but also creates a vision of future urban form.

Rather than depicting the functions of each building in detail, functions of buildings is complex and changeable in fact. By comparing the two charts mentioned above, we can figure out that most of the buildings among the plot, which is planned as a commercial land, are currently residential. More importantly, the planned urban green space is large and involves building demolition, which is quite difficult to realize.

In fact, the current planning is difficult to guide specific update practices. It may take a long time to fully realize the projected land use pattern.



Figure 5-9 Actual land usage

Source: author

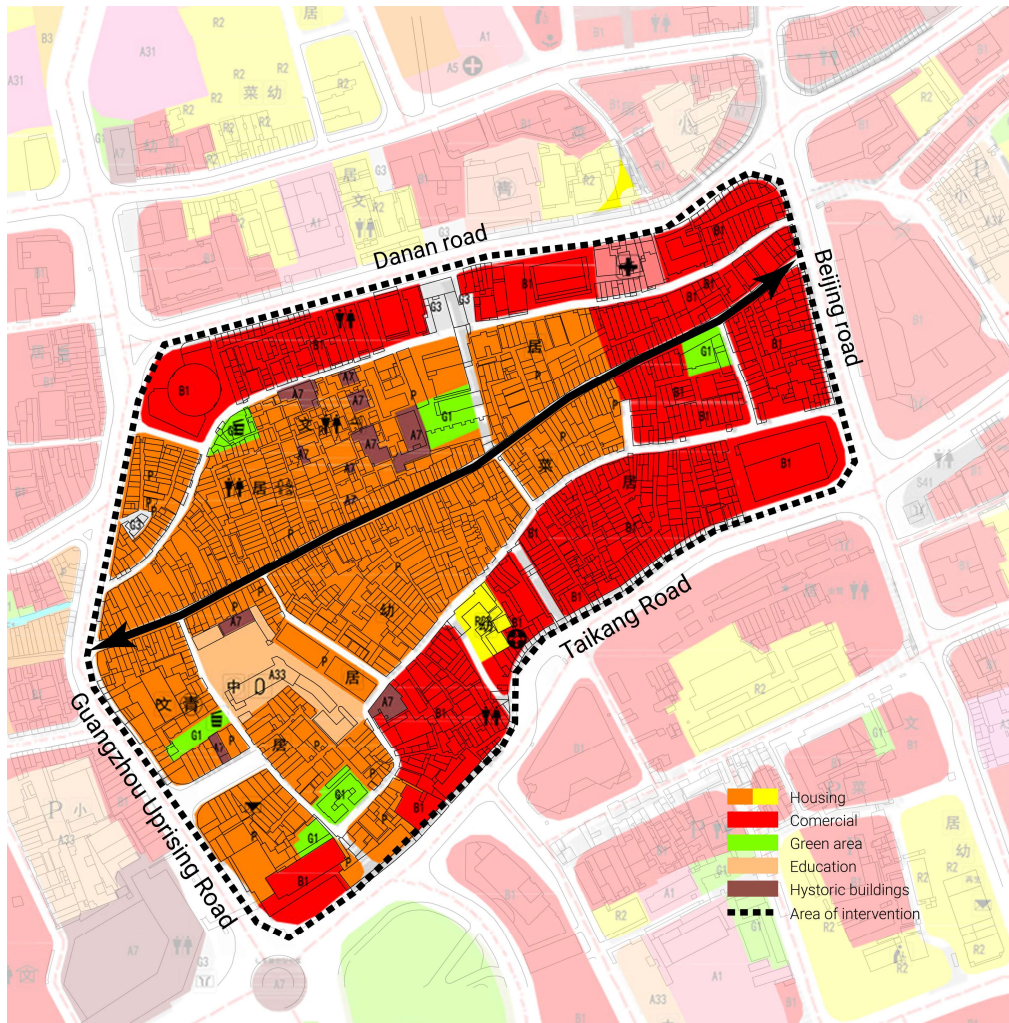


Figure 5-10 Regulatory Detailed Planning (传统中轴线历史文化街区保护规划, 2016)

Source: author

5.3.2 Economic Sectors

The format in the block is mainly wholesale trade, including from underwear industry on both sides of the main street of Gaodi Street, to the lighting industry along the Danan Road, from the leather products along the Uprising Road, to the wholesale of decorative items along the Taikang Road. The overall format of the wholesale market is low-end, which is dominated by retail businesses of the private economy, with high social management costs and low tax contributions. The entire street of Gaodi Street is only 100,000 to 200,000 yuan a year in tax, and most of the more than 270 shops do not meet the threshold ^[75].

The industrial structure, economic efficiency and spatial linkages of the Peking Road area reflect the development requirements for the transformation and replacement of the wholesale sector. The development of trade in the Beijing Road area is largely dependent on the wholesale sector (Fig 27, but this also reflects the over-commercialization of the Beijing Road area. The Peking Road shopping area has emerged on the basis of the central scale agglomeration effect,

but its further development is limited by space and trade patterns, and must use culture to enhance^[75]。

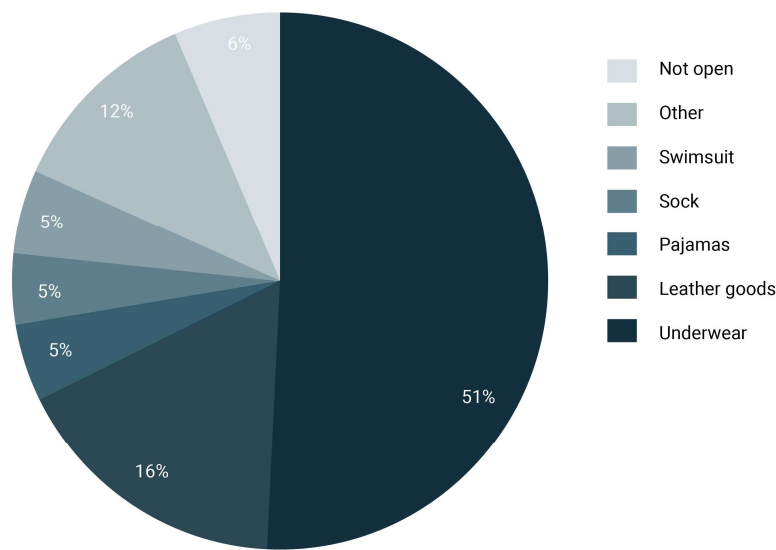


Figure 5-11 Product Types in Gaodi street
Source: author

表 6.22013 年北京路文化核心区文化产业增加值				
单位：亿元、%	越秀区	增速	北京路核心区	增速
文化及相关产业	169.88	9.0	50.49	9.2
一、新闻出版发行服务	38.72	7.8	11.14	9.0
二、广播电视电影服务	24.27	10.6	7.59	10.7
三、文化艺术服务	18.40	9.1	1.91	7.6
四、文化信息传输服务	16.20	10.5	2.55	5.3
五、文化创意和设计服务	52.82	9.7	14.84	10.4
六、文化休闲娱乐服务	4.30	0.7	2.36	-0.4
七、工艺美术品的生产	1.66	-1.8	1.42	-2.4
八、文化产品生产的辅助生产	9.78	2.7	7.10	10.8
九、文化用品的生产	2.77	13.5	1.49	15.8
十、文化专用设备的生产	0.95	6.1	0.08	-0.1

资料来源：北京路战略规划课题组调研资料清单。

Figure 5-12 The added value of cultural industry in Beijing Road Cultural Core Area
Source: 吴俊妲. 广州高第街保护与产业更新研究[D]. 清华大学, 2016.
Research on the Historical District Protection and Industrial Renovation of Gaodijie in Guangzhou, 2016



Figure 5-13 Ground floor residence converted into a warehouse

Source: author



Figure 5-14 Ground floor clothing retail street

Source: author

5.3.3 Functions

The land use functions of Gaodi Street and surrounding blocks are mainly commercial, storage and residential.

Commercial land is mainly distributed in the frontage around the block and on both sides of the main street of Gaodi Street, and the main business format is the wholesale market. The Gaodi neighborhood is famous in Guangzhou for its inner commercial street. Like most of the spontaneously formed commercial streets, the commercial space is mainly transformed from the ground floor of the residential building, which the upper part is still used for living. Restricted by the traditional residential building form, most of the storefronts are not wide, but the depth of the building is large. Therefore, the rear of the building is often used as a warehouse.

Another major functional use is warehousing. There are two main types of warehousing buildings: one is to store goods on the main street building, and the other is the ground floor or the whole building of a residential building located in an inner alley. According to a survey by scholars, there are about 700 warehouses in Gaodi Street, accounting for 60 to 70% of Beijing Street^[75]. They mainly store goods from Gaodi Street Underwear Wholesale Market and Gaodi West Street Footwear Wholesale Market. The construction area of warehouses in the block is about 67,000 square meters, accounting for 13.4% of the total construction area of the block, and the area covers 41,000 square meters, accounting for 22.6% of the total area of the block.

Arcade Street on the periphery of the block and close to the main road has more functions, including dessert shops, breakfast shops, banks, hardware stores, etc. Especially on both sides of Guangzhou Uprising Road and Beijing Road, more modern high-rise office buildings and high-end hotels have appeared, and they are particularly prominent in the face of relatively low-quality low-rise buildings. There is a middle school in the southwest corner of the quarter, Guangzhou No. 10 Middle School, whose playground provides the only open space inside the block.

The building as a whole is dominated by buildings with less than 3 floors, which basically continued the construction height of the construction period of the Republic of China. High-rise buildings are mainly distributed on the periphery of buildings and they are generally rebuilt under the influence of market forces in modern times.



Figure 5-16 Building Height
Source: author



Figure 5-15 functions
Source: author

5.3.4 Architecture Conditions

Most of the buildings were built during the Republic of China, with bamboo-tube houses and arcade-style dwellings in the period of the Republic of China as the main buildings, which have a certain historical and cultural value. The current context protection is facing challenges.

On the one hand, due to modern urban construction and commercial-led urban regeneration activities, the traditional style of the streets and alleys of Gaodi Street and surrounding blocks has been seriously damaged. A few decades ago, the protection of street texture and the coordination of historical features did not attract the attention of the municipality and citizens, and a large number of new high-rise buildings around the block destroyed the continuity of the overall façade. In particular, the newly-built office buildings on Danan Road and Beijing Road completely break through the city skyline, which is incompatible with the overall low-rise image of the block.

On the other hand, some of the historical buildings that have not been demolished have not received the attention of the government and residents, and have not been maintained and repaired for a long time. Especially in the northeast corner of the block, the building quality is poor, and some buildings have collapsed and damaged naturally.

In addition, Xudi residential buildings, as architectural cultural relics, have been illegally occupied for a long time. The original entrance was blocked by various illegal temporary structures, and visitors had to walk through crooked alleys to reach the main entrance. The facade of the house was severely damaged, and the exterior walls were blocked by many ventilation ducts and air conditioners, making it impossible to identify the original appearance.

Overall, the building needs to be renovated and maintained urgently, and the historical and cultural resources need to be mobilized urgently.



Figure 5-17 abandoned historic buildings



Figure 5-18 Collapsed building

Source: author



Figure 5-19 Harmony of architectural style

Source: author



Figure 5-20 Conditions of buildings

Source: author

5.3.5 SWOT Analysis

This paper combines a SWOT analysis with a STEEP analysis to summarize the challenges and opportunities facing Gaodi Street. The following points will be addressed in the subsequent design.










	 Strengths	 Weakness	 Opportunities	 Threats
 Social	Numerous young workforce Good business reputation Valuable historical culture	Public security issues Informal settlements and illegal construction Neglected historical culture High cost of social management for itinerant vendor	Take advantage to historical and artistic assets Open spaces can be used by different activities Enhance the possibility of enjoying landscape views	Difficult integration different classes The departure of low-income people due to Gentrification Abusive allotment in neighborhood Abandonment of historical areas
 Technology	Easily accessible from the subway Direct connection with Subway station	Poor quality architectures Narrow internal roads and High-density buildings Insufficient lighting Traffic congestion Lack of parking lots	Renovation or reuse of vacant buildings Take advantage to public transportation	Enhance the possibility of enjoying landscape views Renovation or reuse of vacant buildings
 Environment	Presence of the traditional green axis	Absence of green open space Waste of wholesale industry Air contamination Noise	Integration in the system of the traditional green axis Use of open space	Integration in the system of the traditional green axis in Guangzhou Use of open space
 Economics	Absence of green open space Waste of wholesale industry Air contamination	Low Profits in Wholesale Industry Low tax contribution	Proximity to commercial district Enhance the possibility of attracting citizens and visitors	Private land owners that want to make profits No remediation funds
 Policy	Strategic position in the city	Complicated bureaucracy problem Unflexibility of the proposed municipality plan	Take advantage to the strategic position can gain more important role in Guangzhou municipality Incorporation into the core development zone of Beijing Road	Frequent change of relevant policy

Figure 5-21 SWOT Analysis

Source: author

(1) Irrational land use structure

- The land use function of the Gaudy Block is mainly wholesale, warehousing and residential, generating poor economic benefits that do not match the superior central location of the site.
- The business model of individual retail and wholesale is characterized by high social management costs and low tax contribution.

(2) Poor quality of physical environment

- Extremely dense buildings and narrow roads in the neighborhood result in poor lighting and a poor experience of environmental space.
- Poor quality of residential buildings
- The transportation and storage of goods brings noise pollution, traffic congestion, fire hazards and poor hygiene conditions to Gaodi Street.

(3) Inadequate public services and infrastructure

- Lack of motor vehicle parking in the neighborhood and serious lack of transport facilities
- Lack of public space and green areas

(4) Serious damage to the historic landscape

- The cultural and artistic value of the buildings in Gaodi Street has been neglected for a long time
- Historic buildings have been damaged due to lack of maintenance and the street fabric has been destroyed by new construction

5.4 Derelicts

5.4.1 Vacant Space

In order to provide a basis for the selection of catalytic sites for interim use in the design phase, this paper researches and summarizes the vacant sites in the Gaodi neighborhood and divides them into the following four categories.

Category	Images	Description	Index	Characteristics
Abandoned dwellings		Buildings or houses kept vacant or unused; previously developed land now vacant and often wasted or unused buildings;	A-1	Size: 1820 m ² Property: real estate company Structural condition: good State of maintenance: no visible maintenance
		Unsafe, illegal activity sites	A-2	Size: 632 m ² Property: real estate company Structural condition: poor Maintenance status: No maintenance
		Unsafe, illegal activity sites	A-3	Size: 1223 m ² Property: real estate company Structural condition: poor Maintenance status: No visible maintenance
Vacant lots		Vacant and unused land. The site may have relatively high development potential	B-1	Size: 1756 m ² Property: real estate company Maintenance status: No visible maintenance
		Vacant and unused land. The site may have relatively high development potential	B-2	Size: 335 m ² Property: real estate company Maintenance status: No visible maintenance
Neglected alleyways		Open alleyway nodes	C-1	Size: 145 m ² Poverty: collective Maintenance status: No visible maintenance
		Open alleyway nodes	C-2	Size: 237 m ² Property: collective Maintenance status: No visible maintenance



Vacant historic building		Buildings identified as worthy of conservation or a historic building that has been.	D-1	Size: 156 m ² Property: private Structural condition: good State of maintenance: with simple maintenance
		Heritage listed for heritage conservation. Currently in derelict or vacant condition.	D-2	Size: 76 m ² Property: private Structural condition: good Maintenance status: no visible maintenance

Figure 5-22 Information of vacant Space

Source: author



Figure 5-23 Distribution of vacant space

Source: author

5.4.2 Typologies of Open Space

Even though Gaodi Street is very short of open spaces, after careful research and analysis we can still find spaces between buildings that have the potential to create community places. This paper selects a number of plots of appropriate scale, based on certain filtering criteria, and divides them into four categories.

1. Alleys: Buildings on both sides of the road are more than 3m apart.
2. Half enclosed 'harbors' by buildings: greater than 3m in length and width.
3. Plots fully enclosed by buildings: greater than 5m in length and width.
4. Gaps between buildings: greater than 3m in length and width.

If considering intervention on those types of buildings, it needs to consider the issue of interim use, which will be explained in more detail in the next chapter.

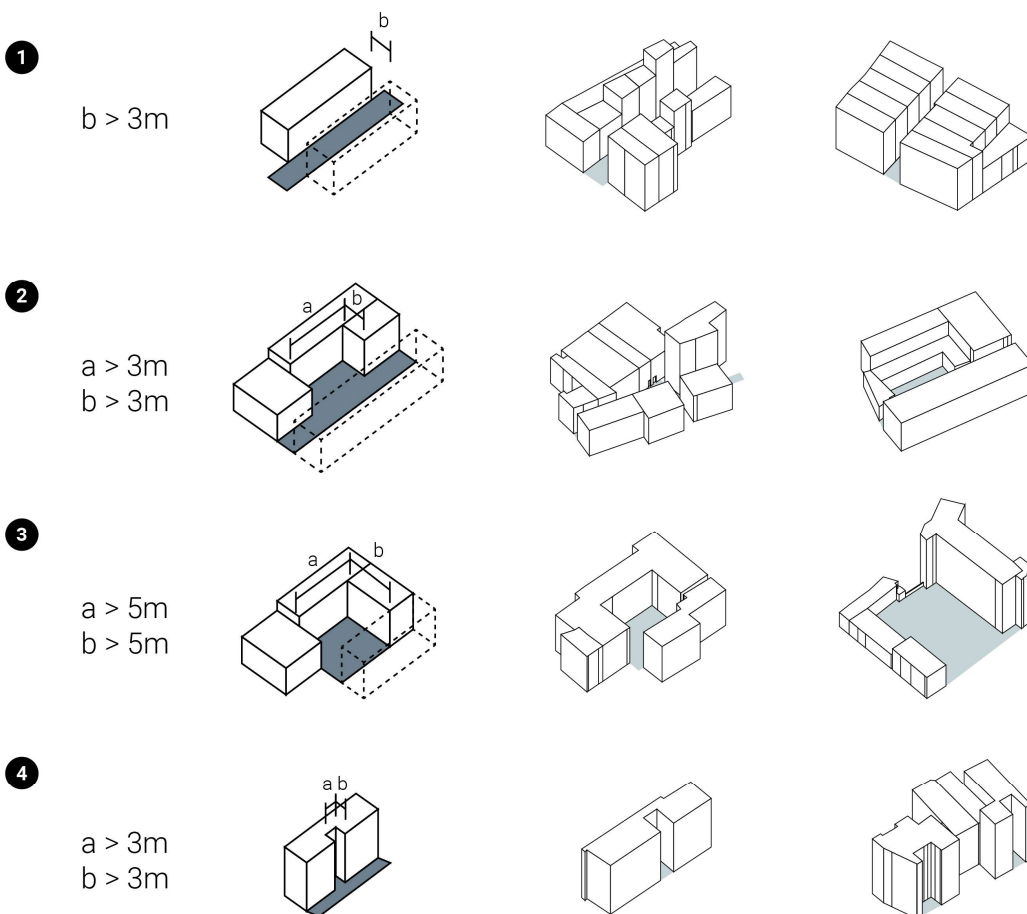


Figure 5-24 Open space types

Source: author

5.4.3 Potential Area for Redevelopment

The municipality and the developers began work on the regeneration of Gaudy Street early on, but due to changing policies, many previously approved schemes were overturned in a complex and repetitive bureaucratic approval process. A representative case of this is located on the north-eastern site of Gaudy Street. The transformation of this site is also indicative of the changing attitude of the Guangzhou government towards the urban regeneration of historic districts.

In 2004, a land grant agreement was signed between the municipality and Guangzhou Jin Hongshun Real Estate Development Co. The planned use of the land was determined as a business office site. The plan at the time was to demolish all the buildings on the site and convert them into a 10-storey office building with a floor area of 35,882 m². However, during the subsequent administrative approval process, the demolition of the historic buildings was constantly questioned. It was not until 2017 that the scheme was rejected by the more senior planning authorities, who demanded that the historic buildings and fabric be preserved as far as possible and that a new regeneration scheme be proposed. This year, the site was included in the Work Programs for the Second Phase of the Beijing Road Pedestrian Street Renovation and Upgrading (2021-2022), which established the Gaodi Street Renovation Project, and is now awaiting renovation and improvement work. The new scheme plans to retain the building façade on the periphery of the site to form an enclosed business park.

The current state of the site looks unusual as the demolition process is only halfway through due to the unclear ownership of the buildings and the subjects of interest. The current residents have all moved out, leaving the interior of the site in a derelict state with abandoned buildings awaiting renovation or demolition. The huge empty space left by the demolition of the buildings is used as a car park for the project department of the real estate company and is fenced off and not allowed to be entered by outsiders.

This huge urban void is shown not to be as valuable as it should be, and in stark contrast to its decay is a shopping center building across Peking Road. While we await the official construction, we may be able to bring this area to life early with an interim use project.



Figure 5-25 Vacant lot as a car park

Source: author



Figure 5-26 location of the blank lot

Source: author



Figure 5-27 Beijing Road (1)

Source: author



Figure 5-28 Beijing Road (2)

Source: author



Figure 5-29 Beijing Road(3)

Source: author



Figure 5-30 Beijing Road(4)

Source: author

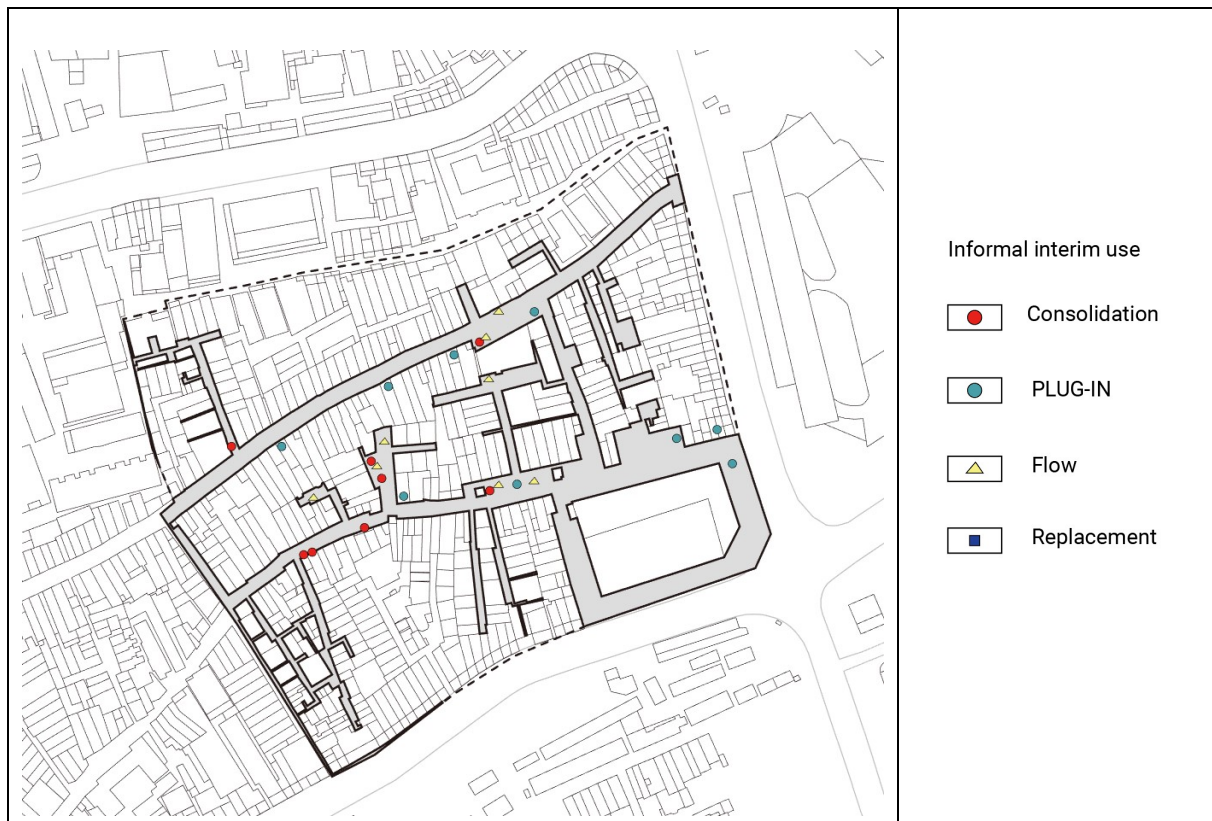
5.5 Participatory Design Process

5.5.1 Informal Interim Uses in the Community

In July 2022, an observation and study of activity in the street space within Gaodi Street was carried out. The on-site observation is concentrated in two periods: 12:30-14:30 (weekdays) 16:00-17:00 (weekends). The six types of interim use and their strategies to utilize sites, which are listed in Chapter 4, are as follows: Warm-up, experiment, consolidation, PLUG-IN, replacement and flow. Following this strategy as a guideline will develop a better understanding of the patterns in Gaodi area.

To further investigate the link between temporary behavior and space on the street. In this paper, two samples of streets were selected and different types of temporary uses on the streets were marked based on the research and records in the field. This is shown in the table below.

The study shows that the replacement of informal temporary building functions is more likely to occur on the main street. As a commercial street, Gaodi Street is more susceptible to market forces for street-level buildings to be converted by owners into other non-residential types of commercial buildings. Relying on commerce to gather footfall, the ground floor of the building opens up completely towards the street side, and businesses set up their goods out of their shopfronts, with all temporary commercial activity taking place in the street.



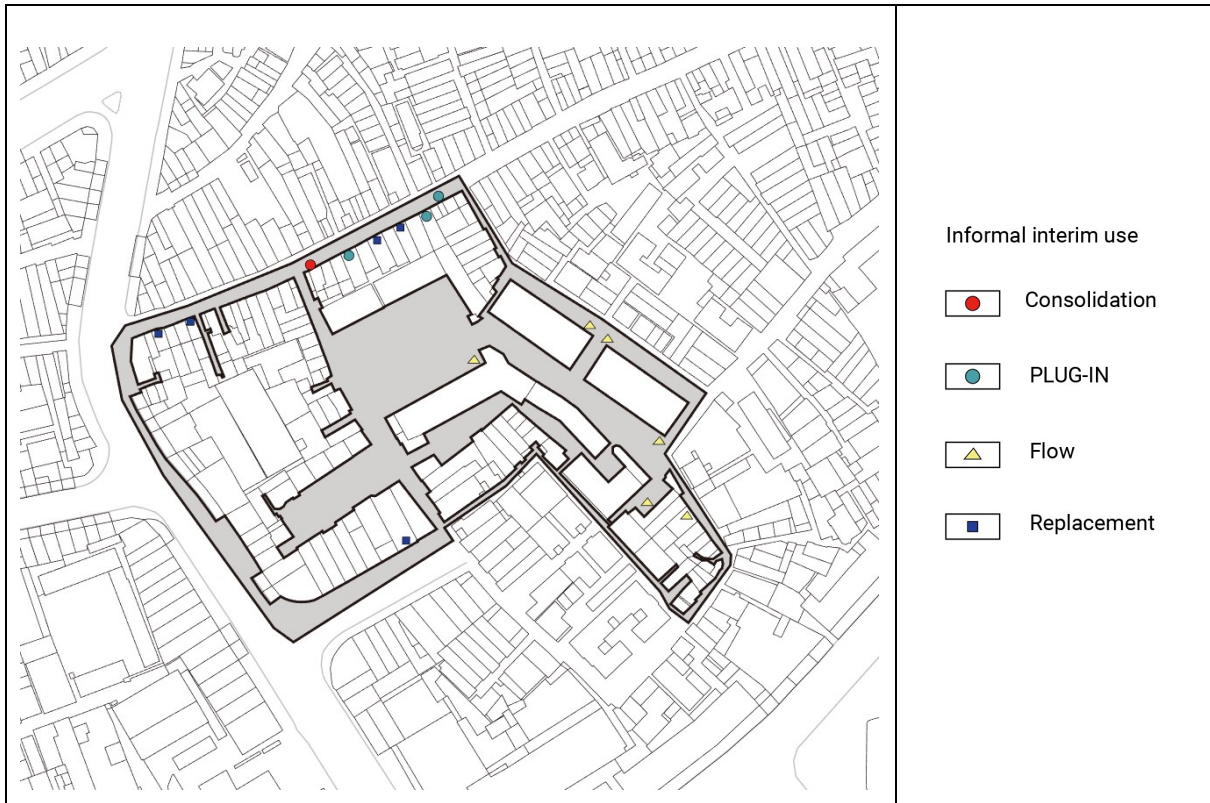


Figure 5-31 Distribution of interim uses

Source: author

This thesis observed strategies in the utilization and selection of sites that resulted in a subcategorization of the types of use. The strategies discovered from the study are identified as:

1. Consolidation: Temporary garbage collection point, bicycle parking, temporary store attached to the architectural heritage
2. PLUG-IN: Potted plants Occupying a public passage
3. Replacement: Temporary warehouse
4. Flow: Temporary nucleic acid test point

Interim uses can fill in the gap in buildings or structures, such as temporary garbage collection points, bicycle parking and temporary stores attached to the architectural heritage. A type of interim uses prefers to utilize new locations. Uses of this type usually are adopted in the open space of the block like the concave of the ground floor building interface and the spacious roadway node. Nucleic acid detection points, mobile garbage collection points are listed in these types of interim activities. There is also a category of interim uses that operates next to another permanent use. For example, a residential home has been converted into a convenience store attached to a tourist attraction, the former residence of the Xu family. which echoed the considerable adaptability of informal interim uses to changes in the physical, social and economic conditions.



Figure 5-32 Temporary garbage collection point

Source: author



Figure 5-33 The house was temporarily used as a warehouse

Source: author



Figure 5-34 Potted plants Occupying a public passage

Source: author



Figure 5-35
Temporary nucleic acid test point

Source: author



Figure 5-36
Bicycle parking on alleys

Source: author



Figure 5-37 A temporary convenience store attached to the architectural heritage

Source: author

Temporary behavior is often closely related to the inner needs of residents' work and life. The spontaneous construction is carried out in the old city residential area according to the internal needs of the residents. Since spontaneous construction has not a concept of “top-down” or policy guidance, all construction activities are implemented orderly with the users as the center. Therefore, it is necessary to fully investigate the needs of temporary users to guide urban regeneration with the method of interim design. Furthermore, questionnaires and interviews in the next part would be required to lay a foundation for the method.

5.5.2 Questionnaire Investigation and Interview

In order to promote more inclusive design process, a participatory approach was introduced to the decision-making process, in form of the site survey and interviewing, taking place in July 2022. In the questionnaire, the following points were highlighted.

1. Evaluation of community space and living elements by different groups of people;
2. visitors' evaluation of the wholesale clothing market;

3. lack of activities and uses;
4. Shop operations and the livelihoods of shop owners.

The gender composition and identification information of the survey respondents is shown in the following chart.

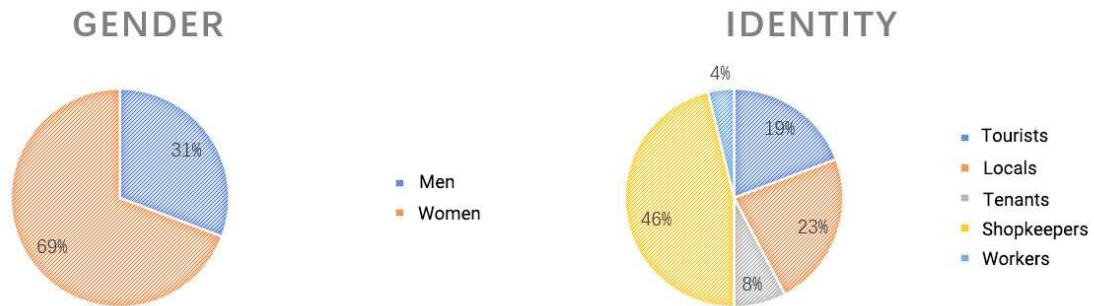


Figure 5-38 Gender

Source: author

Figure 5-39 Identity

Source: author

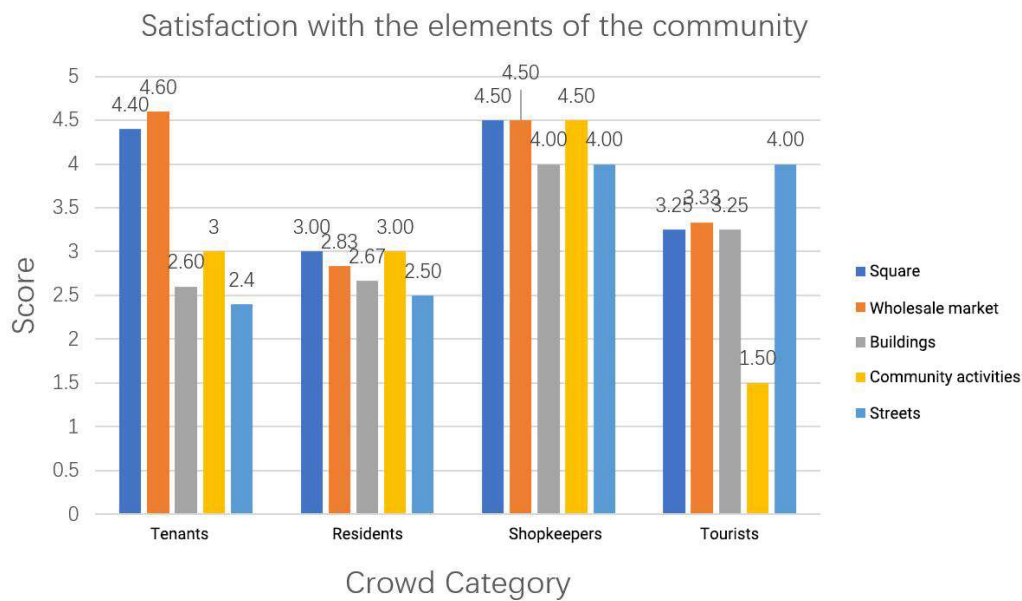


Figure 5-40 Satisfaction with the elements of the community

Source: author

Although the research on respondents is somewhat random and contingent, the findings are relatively macroscopic in reflecting the attitudes of people who use public space towards community space. Combining the questionnaires and interviews, the paper draws the following conclusions.

Tenants show low satisfaction with wholesale markets, which they believe bring noise pollution, while opposing the conversion of housing into storage space, which can create a fire hazard. They support the addition of parking facilities, plazas, accessibility and fitness

equipment.

Locals gave low scores to all elements of the community. In terms of architectural quality, they felt that their rooms were too cramped, with insufficient habitat area and poor ventilation and lighting. Residents have a good understanding of historic buildings and consider the neighborhood they live in to be a historic building neighborhood, and would like to extend the life of the buildings by means of restoration and reduce the impact of demolition and construction activities on the neighborhood. They share a similar view with the tenants and want to improve the living environment by removing the wholesale market. Residents' children tend to play in the streets of the neighborhood and most feel that there is not a relatively safe space in the neighborhood for small children to play.

Shop owners were more satisfied with the wholesale market, probably because it is their main source of income. For production and business reasons, they would like to be able to shop with insufficient storage space but are reluctant to move their warehouses elsewhere in the city. They generally lack knowledge of the historic buildings and their focus is only on the trading activities on both sides of the street, ignoring the cultural and artistic value of the buildings on Gaudy Street for a long time. But they have a consistent dissatisfaction with the physical quality of the building and hope that the business environment of the shops can be improved by renovating the building. Shop owners almost never participate in the public activities organized by the neighborhood committee for business reasons, leading to their alienation from local residents and lack of a sense of identity.

Visitors are more satisfied with the community. Most of them have heard about the historical background of Gaodi Street and come to visit the cavalry streets and the architectural heritage of the historic district. However, after coming to visit the local area, they all agree that the physical space environment of Gaodi Street needs to be improved.

Chapter 6 Interim Design in Gaodi Area

6.1 Design Intentions

In reality, urban regeneration always faces a conflict between the old and the new. On the one hand, it is necessary to consider saving for social and economic growth. On the other hand, it is essential to improve degraded historic centers and to respect the urban form and heritage. In reality, however, the future of historic urban landscapes requires the combined efforts of decision-makers, urban planners, urban developers, architects, heritage conservationists, property owners, investors and concerned citizens to maintain their cultural and historical identity. In addition, it is sensitive to consider social modernization and social development in order to maintain and enhance urban character and social cohesion. At the same time, the spiritual and emotional connection between people and their environment and their idea of place ensures the quality of urban habitat. It is also crucial for the economic development and the reproduction of the social and cultural dynamism of a city.

Therefore, based on the workflow, the following ideas for the regeneration of Gaodi Street are proposed and hoped to be realized in the plot:

1. The integrated development of the land plot and the Beijing Road business district, and the introduction of commercial activities;
2. Industrial upgrading, the low-end wholesale industry is gradually transformed into a clothing design and sales industry centered on creative production;
3. Open workspaces for emerging practices;
4. Provide free cultural and art experience venues;
5. Retain the existing planning structure of the community. Protect, restore and reuse the characteristic architectural heritage of Guangzhou, and highlight the historical significance and identity of the area;
6. Strengthen the connection of the remaining spaces, transform them into a new public space system, and set a stable development vector for the region;
7. Initiate a chain reaction among residents to maintain and update the environment;
8. Safeguard public interests and repair neighborhood relations;

6.2 Principles for Interim Designing

6.2.1 Fundamental Principles

The method of interim use should follow certain guidelines. Generally speaking, the following basic guidelines should be followed:

1. Management
 - The Interim Plan, as a temporary urban design, needs to be easy to change and adjust;
 - Transition needs to be aligned with regional development goals.
2. Neighboring communities
 - Clearly delineate the Territory into areas of responsibility as interim public spaces;
 - Increase the activities and interactions between the residents of the neighborhood.
3. Historical fabric
 - No irreversible damage to historic buildings
 - Interim use follows the historical texture of the street.

6.2.2 Division of the Area

Taking into account different special quality and historical value, the plot is divided into functional and topological areas for hierarchical management and development. The actions depend on both the previous planning positioning, land ownership, architecture conditions, social space and other factors.

Category	Description	Measures
Interim fusion zone	Areas with close links to neighboring cities and with a high potential for integration and development	Bringing in developers for urban redevelopment
Spontaneous regeneration zone	predominantly residential buildings, on both sides of the main street of Gaodi Street and in the area within the block	Encourage residents to reuse old buildings and abandoned spaces. Provide spatial design guidance for different construction entities
Heritage reserve	Areas with a high concentration of historical heritage and significant cultural value	Restoration, conservation and adaptation of architectural heritage, restoration of buildings and streets according to the historical fabric
Buffer zone	Remaining areas	Maintaining the status quo

Figure 6-1 Categories of Gaodi area

Source: author

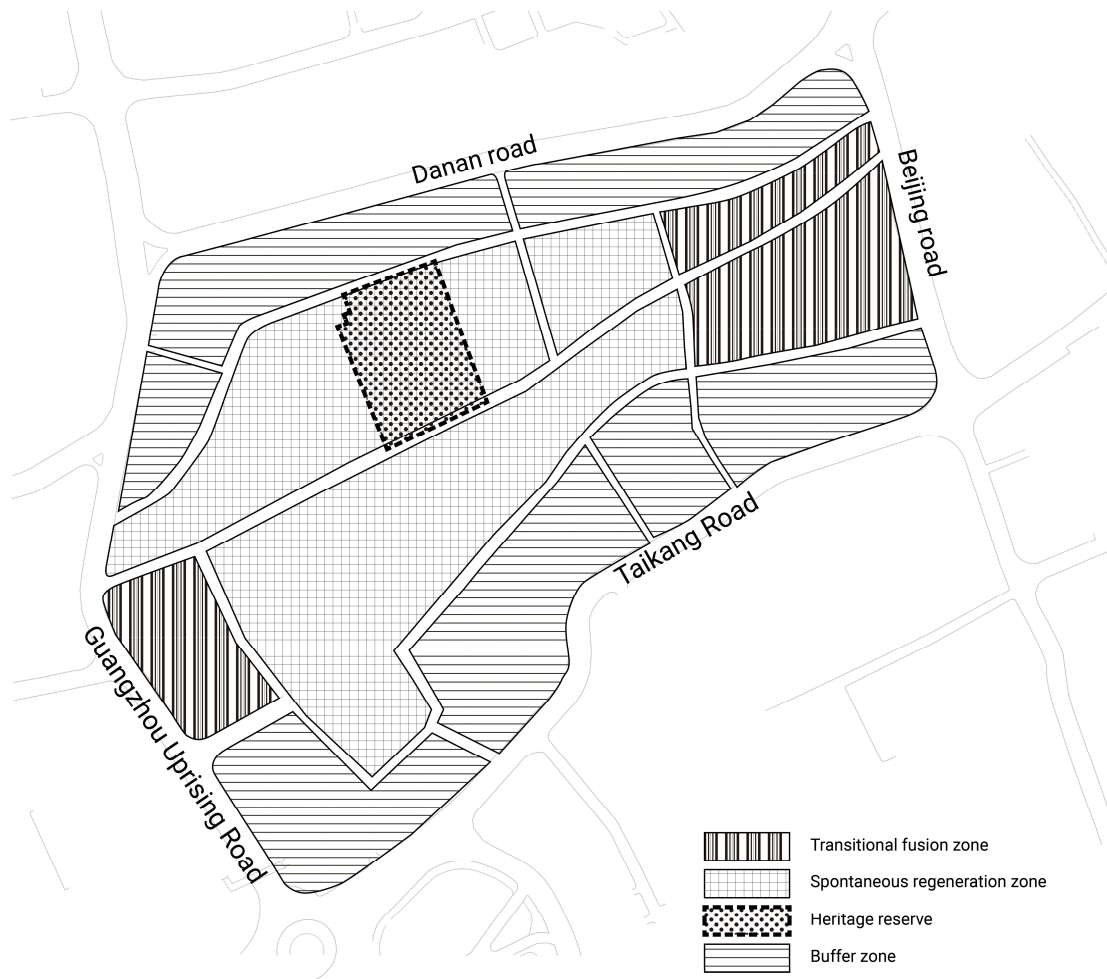


Figure 6-2 Parcel division

Source: author

6.2.3 Historical Street Front Changes

Regeneration construction on historical streets should maintain their traditional patterns and continue their historical styles. According to their architecture appearance in the previous site analysis, the following categories have been established, giving a rough overview of the solutions:

Category	Description	Measures
First class traditional street	Gordy Street, Mu Pai Tau West Cross Street, Yuen Deng Lane, Pat Wo Fong (460m)	Old buildings and new buildings are not allowed to be demolished. During the interim period, on the premise of keeping the main style and architectural features of the street unchanged, and maintaining the diversity of the street buildings, the facade repair and partial transformation of the buildings with poor quality along the street can be carried out.
Second class traditional street	Beijing Road (110m)	Interim Use of Traditional Streets For individual sections where conditions permit, a few buildings of poor quality and style features can be demolished to make way for new buildings. The height, volume, scale, architectural forms, materials and colors of new buildings along the streets should be strictly controlled to be in harmony with the overall style and appearance of the street.

Figure 6-3 Measures for each type of historical Street

Source: author



Figure 6-4 Traditional Street Division

Source: author

(1) Height Controlling

New construction, extensions and alterations to the Riding Street should be carried out to control the height of additional buildings. The height of new buildings, extensions and alterations should not exceed 18 meters,

The width of Beijing Road is 15.5m. Based on the angle of view from the opposite side of the street, the addition on the original two-storey rider building meets the following conditions: the outer edge of the third-storey building is greater than 8.4m from the horizontal distance of the outer wall of the rider building, and the outer edge of the fourth-storey building is greater than 14.45m from the horizontal distance of the outer wall of the rider building. The addition to the original 3-storey ride meets the following condition: the external edge of the fourth storey building is greater than 4.3m from the horizontal distance of the external wall of the ride.

The width of the main street of Gaudi Street is 5m, according to the view angle across the street, the addition on the original two-storey rider meets the following conditions: the outer edge of the third storey building is more than 2.5m away from the horizontal distance of the outer wall of the rider, and the outer edge of the fourth storey building is more than 4.3m away from the horizontal distance of the outer wall of the rider; the addition on the original three-storey rider meets the following conditions: the outer edge of the fourth storey building is more than 1.6m away from the horizontal distance of the outer wall of the rider 1.6m.



Figure 6-5 elevations of Beijing Road

Source: author

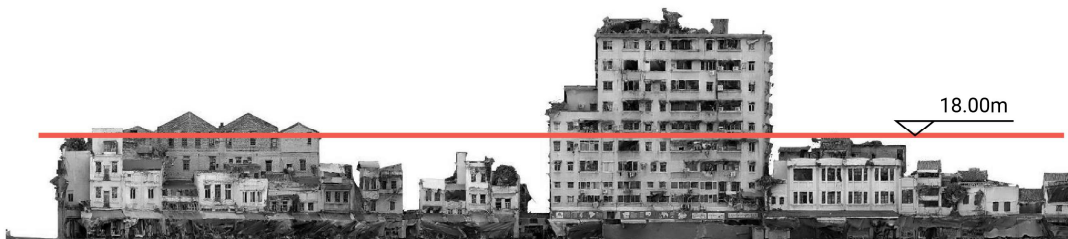
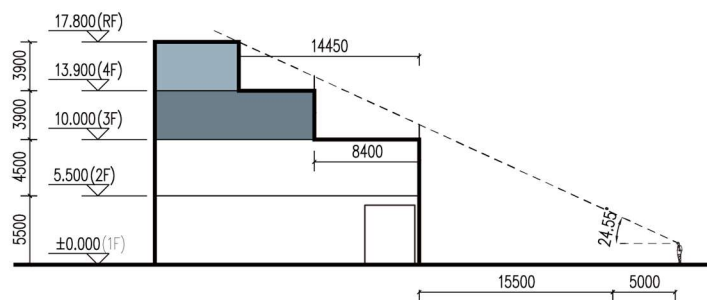
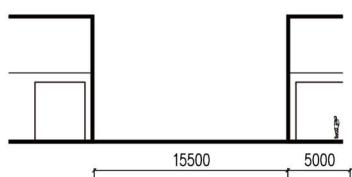


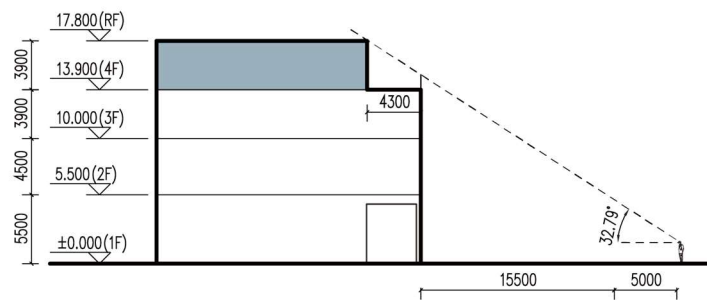
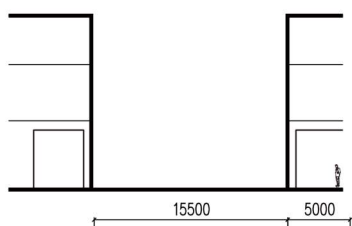
Figure 6-6 elevations of Gaudi Street

Source: author

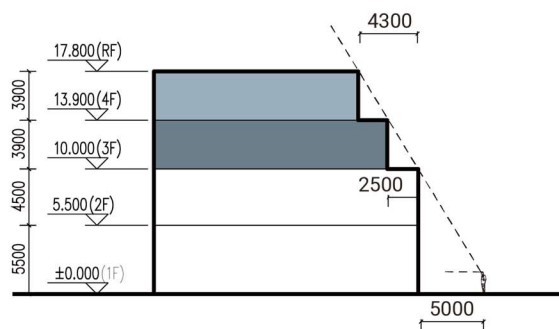
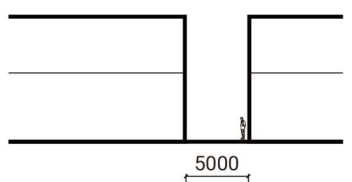
① Height Control in Beijing Road



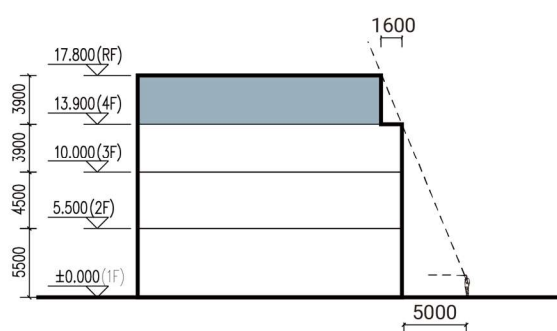
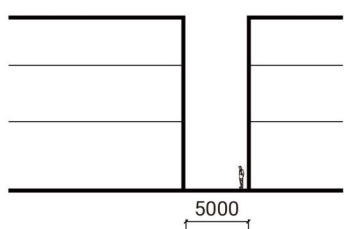
② Height Control in Beijing Road



③ Height Control in Gaodi street



④ Height Control in Gaodi street



Interim changes

Figure 6-7 Height controlling

Source: author

(2) Façade Appearance

The temporary building follows the original scale and texture with a modern façade that recreates the rhythm of the traditional building.

Facade width control. New construction, extensions, alterations and other construction activities on Ridgewood Street control the width of traditional Ridgewood façade units from 3.6m to 5.6m.

Floor height control. The height of the ground floor should be no less than 4.5 meters, the height of the first floor no less than 4.2 meters and the height of the third floor no less than 3.0 meters. Control of the modern cavalcade façade with unit widths of no less than 6 meters, ground floor storey heights of no less than 4.5 meters, first floor storey heights of no less than 4.2 meters and third floor storey heights of no less than 3.5 meters.

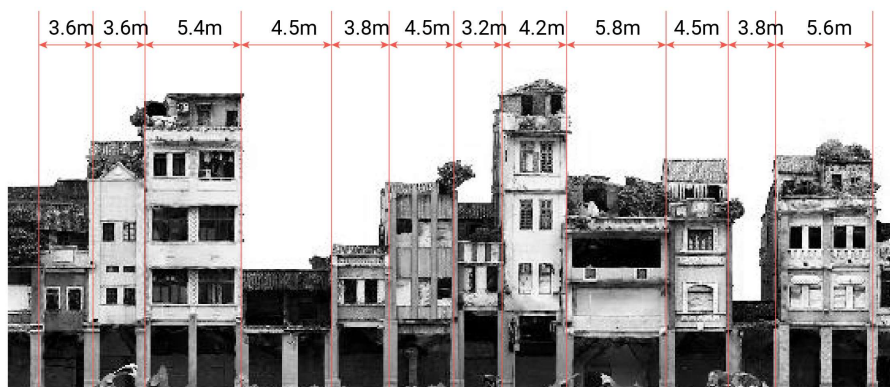


Figure 6-8 Division of elevations

Source: author



Figure 6-9 Story height

Source: author

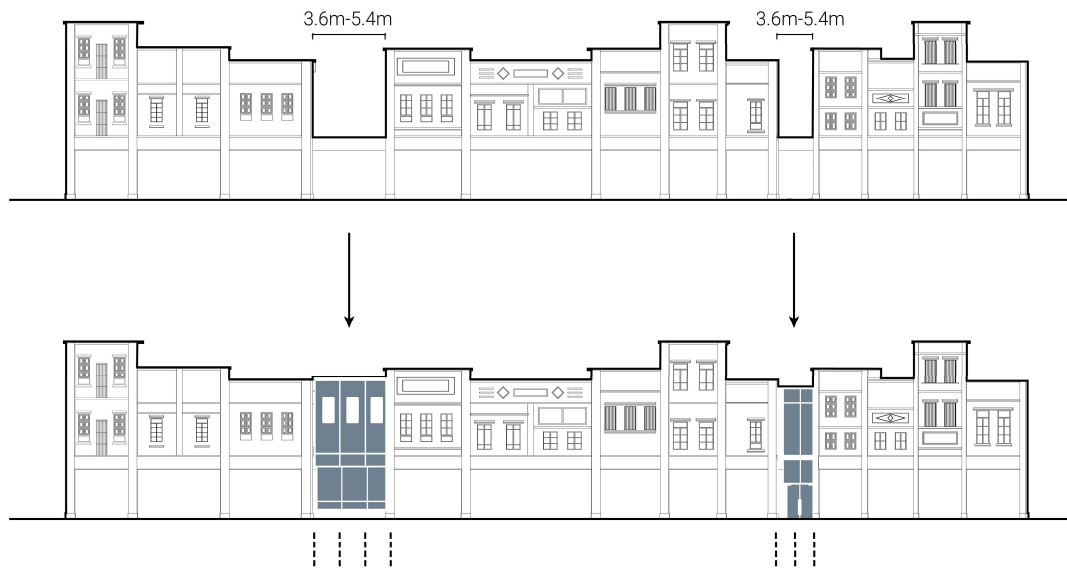


Figure 6-10 renovation examples 01

Source: author



Figure 6-11 renovation examples 02

Source: author

6.2.4 Interim Design in Vacant Land

In the previous section, we summarized the four types of vacant land and we can now, based on the previous site research and analysis, propose a plan for the transformation of the four types of urban void on the plot, which will be implemented according to a number of geometrical principles. Their main purpose is to create new contemporary places in the community, which in addition can also serve as locations for the placement of public infrastructure (e.g., rubbish bins, recycling points for old clothes, charging posts).



Figure 6-12 urban voids

Source: author

(3) Geometrical principles

In this scheme, the reuse of the first category of open spaces will be closely integrated with the building facades and the physical structures adopted should not destroy the original structure of the house; the second and third categories of open spaces can be used in schemes involving major alterations, but without affecting the light of the surrounding occupants or blocking the necessary building entrances. If possible, it is preferable that the footprint of the temporary structure does not extend beyond the short side of the surrounding buildings; the fourth category of open space is in the use of smaller gaps in the building form and the basic requirement to be met is that it does not encroach on the public right of way.

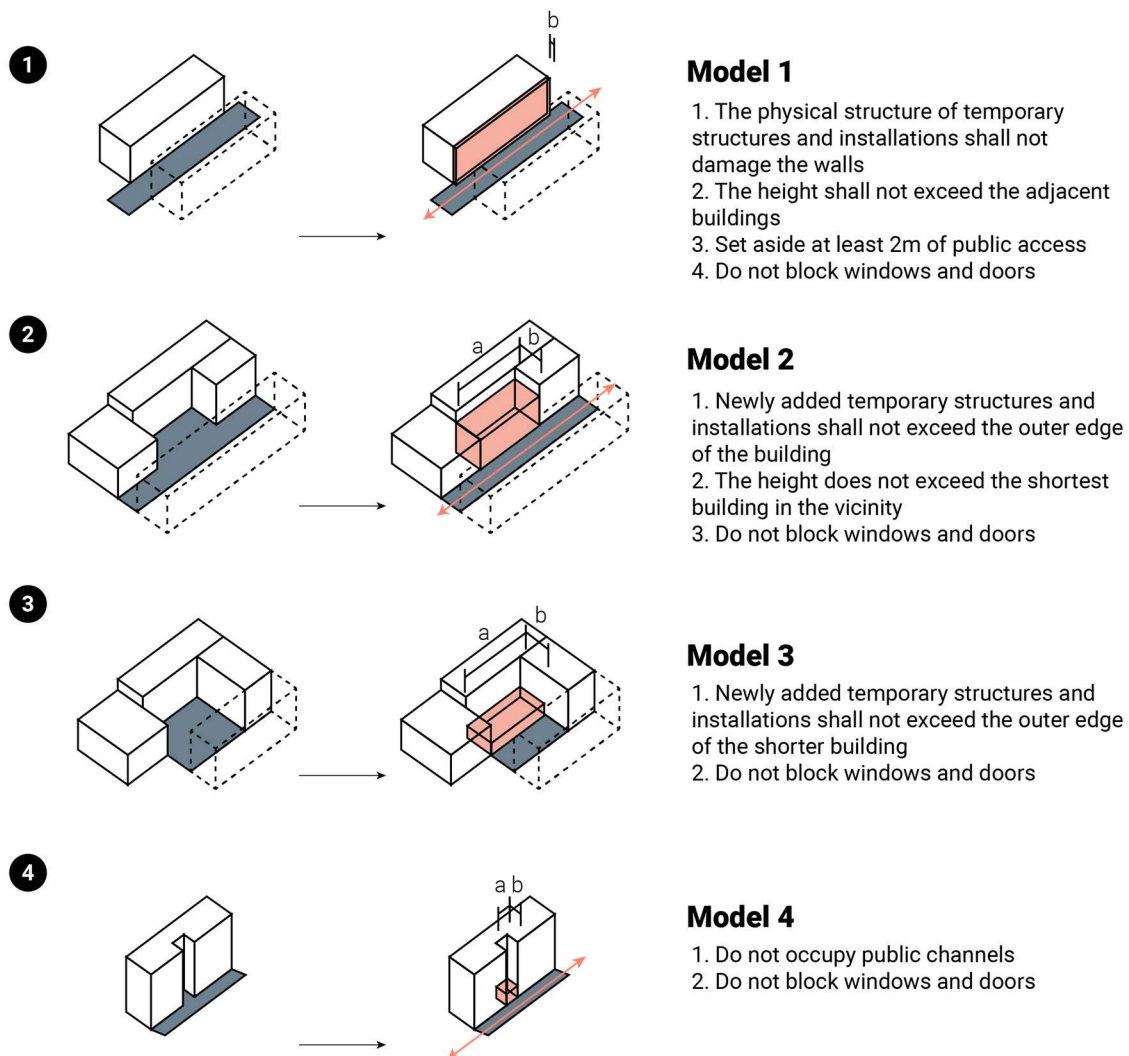


Figure 6-13 Geometrical principles

Source: author

6.3 Overall Strategy

6.3.1 Interim Development in Key Area

Large vacant plots of land with relatively clear ownership are selected for interim use design to connect with the surrounding commercial environment, enhance the value of the land and initially activate the community.

The conservation and restoration and adaptive re-use of historic heritage areas to showcase the history and culture of Gaudi Street to the public.

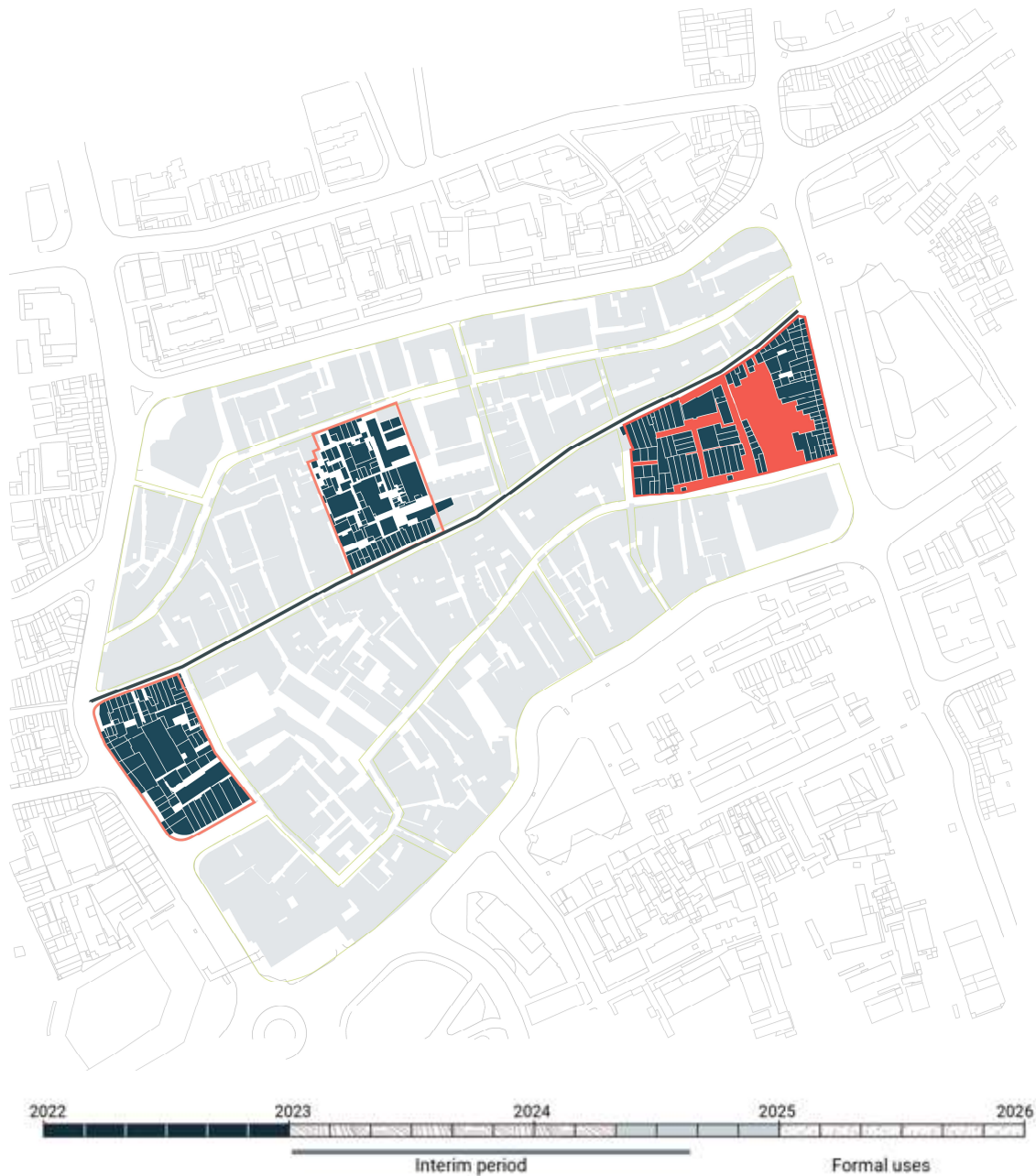


Figure 6-14 Phase-01: interim development in a key area

Source: author

6.3.2 Public Space

Creating a public space system. Light intervention approaches are used to enhance the quality of the remaining spaces, improve the public space environment and meet the daily needs of the residents through a multi-participation model.

Harmony between the physical environment and the neighborhood is achieved through a multi-participant model that respects the interests of each participant.



Figure 6-15 Phase-02: public space improvement

Source: author

6.3.3 Regeneration of Buildings

The plots on both sides of Gaodi Street are renewed by the residents themselves according to the design guidelines provided by the designer. The initial transformation and upgrading of the industry have been followed by the introduction of cultural and creative industries and the regeneration of deeper street interiors.

The houses recommended for historical architecture will be renovated, while those with more serious alterations or additions will be renovated or facade refurbished under the principle of harmonizing the overall traditional style.



Figure 6-16 Regeneration of buildings

Source: author

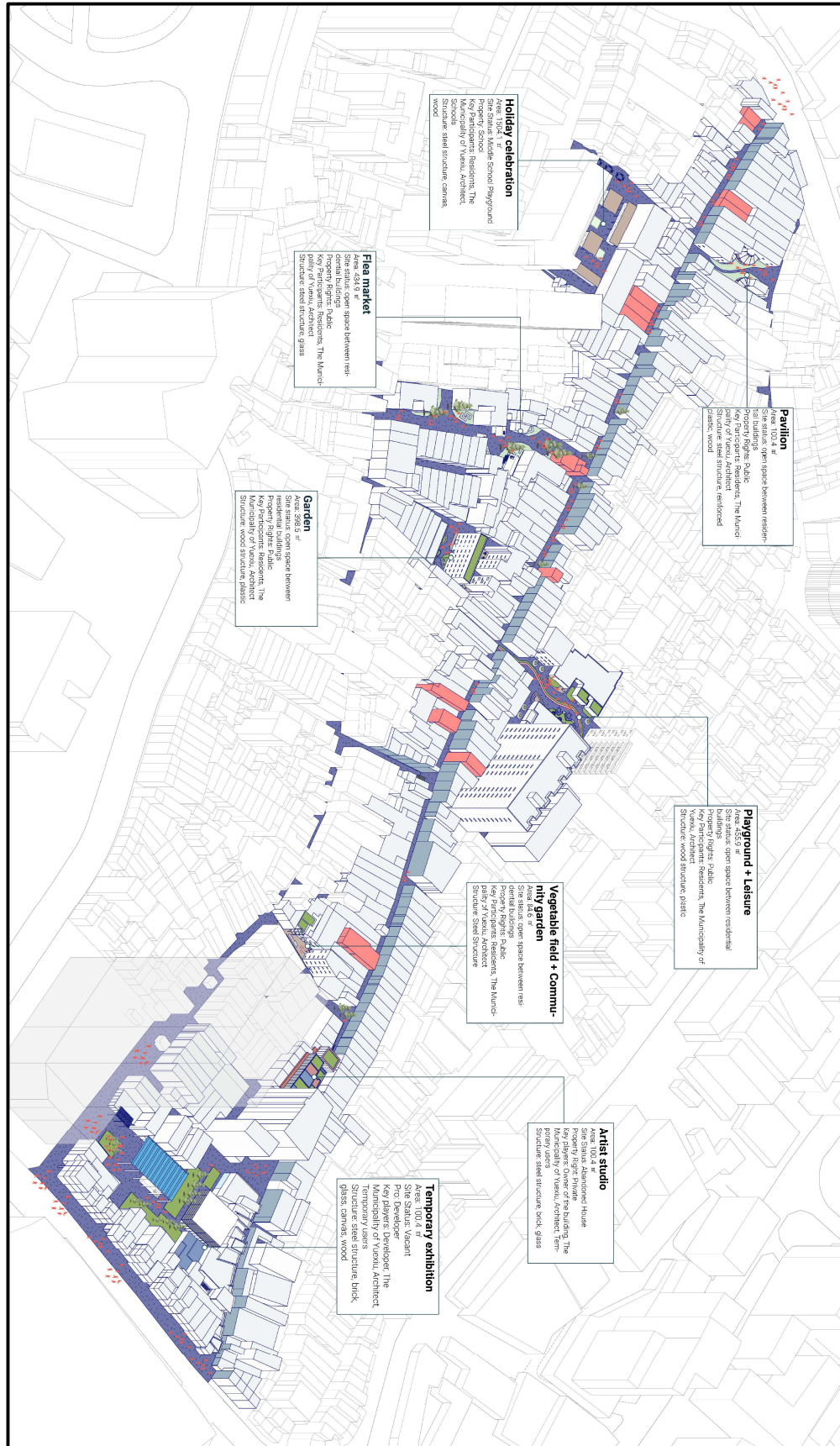


Figure 6-17 Axonometric Drawing of overall strategies

Source: author

6.4 Interim Intervention

6.4.1 Interim Intervention 01: Interim Development

(1) Status quo

This plot of land was left vacant by the property company's expropriation of the land. By law, the property company needed to reach an agreement with all the residents on the transfer of the property in order to start the development project. The project has remained abandoned for ten years due to the difficulties in negotiating the demolition and eviction.

In this case the aim was for the interim use to play a leading role in the urban regeneration of Gaodi Street. In order for the idea to be viable, the whole scheme needs to be able to benefit the developer, the residents and the government. For the residents, it creates a contemporary urban space and provides a place for recreation. For the developer, the interim use will stimulate commercial activity in advance and increase the value of the site. For government, interim uses can quickly change the status quo of vacant land being wasted and can achieve certain political goals. Finally, during the transition phase, designers can explore innovative and permanent solutions, gaining a deeper understanding of the functions of the buildings on the site and the possible uses of the vacant land.

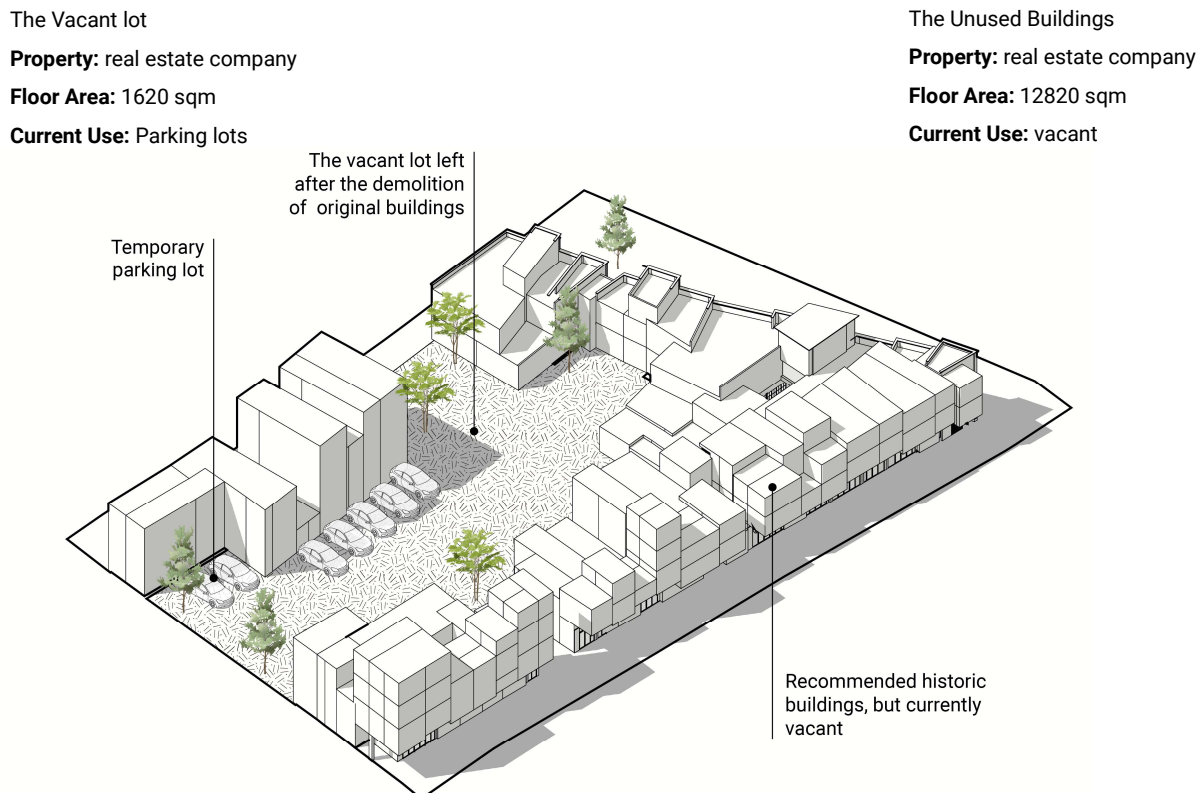


Figure 6-18 Status quo

Source: author



Figure 6-19 Plots to be developed

Source: author



Figure 6-20 Aerial view of the site

Source: author

(2) Axonometric View of the Exhibition

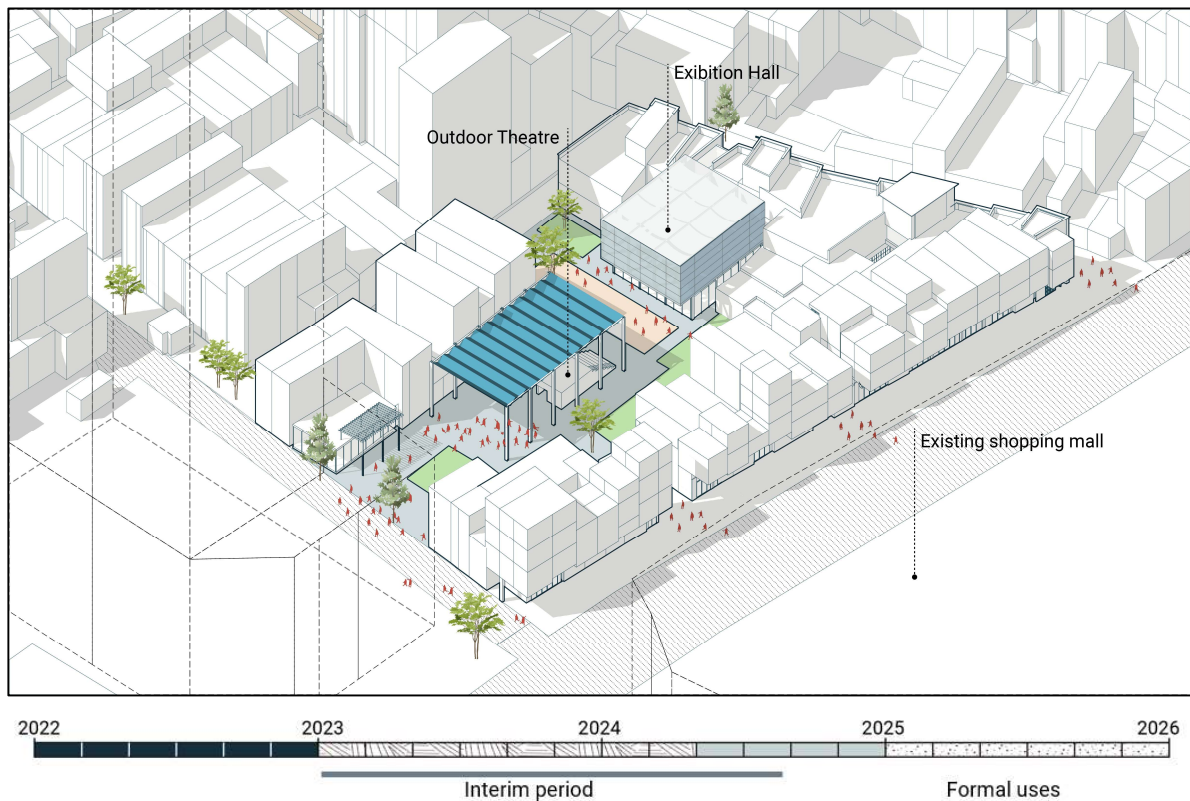


Figure 6-21 Axonometric view of the exhibition

Source: author

(3) Alternative Proposals

Urban designers and architects design different modules or solutions for the use of the site according to the needs of different groups of people and the current situation of the site. These solutions are then presented and explained to the stakeholders and the final choice is left to the residents.

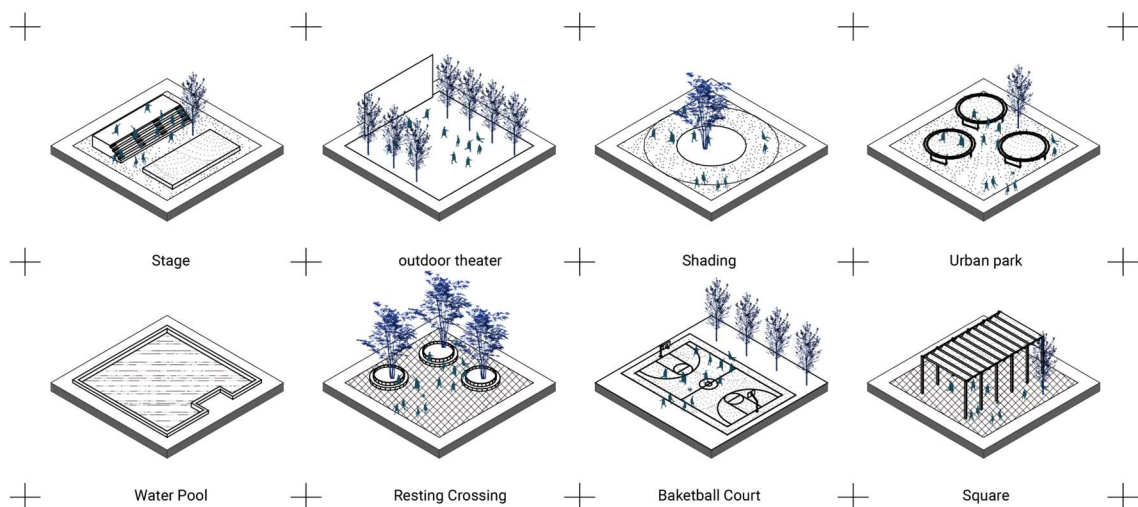


Figure 6-22 New urban spaces for everyone

Source: author

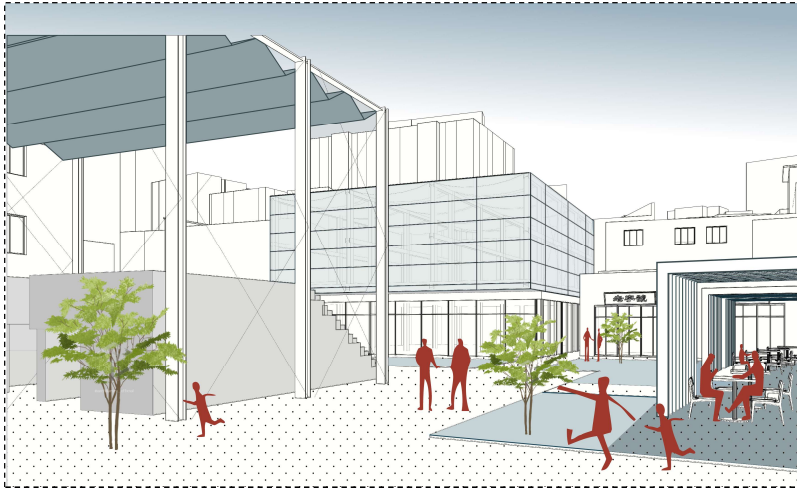


Figure 6-23 Café
Source: author

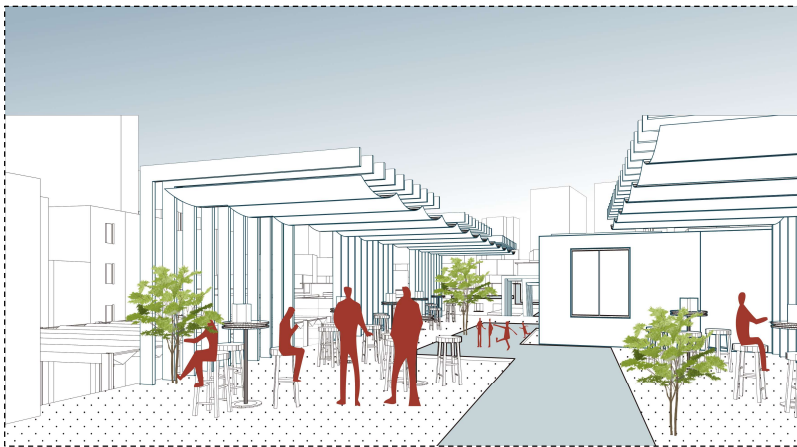


Figure 6-24 Rooftop Restaurant
Source: author

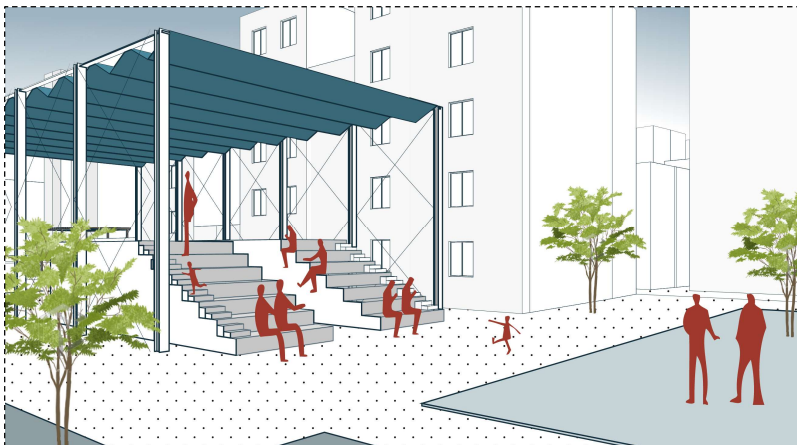


Figure 6-25 Outdoor Theatre
Source: author



Figure 6-26 Souvenir Shop
Source: author

(4) Implement

Phase 01——Urban Park

The original bare land is transformed into a green park. The combination of the green areas and the urban ruins create a unique landscape. Outdoor furniture is provided in the park to attract the citizens to meet and relax here.



Figure 6-27 Urban Park

Source: author

Phase 02——Clothing Exhibitions

A clothing exhibition pavilion is built in the remaining space to host regular art exhibitions. At the same time, another pavilion provides various public services, so that residents, visitors and temporary users can eat in the café and restaurant or shop in the souvenir shop.

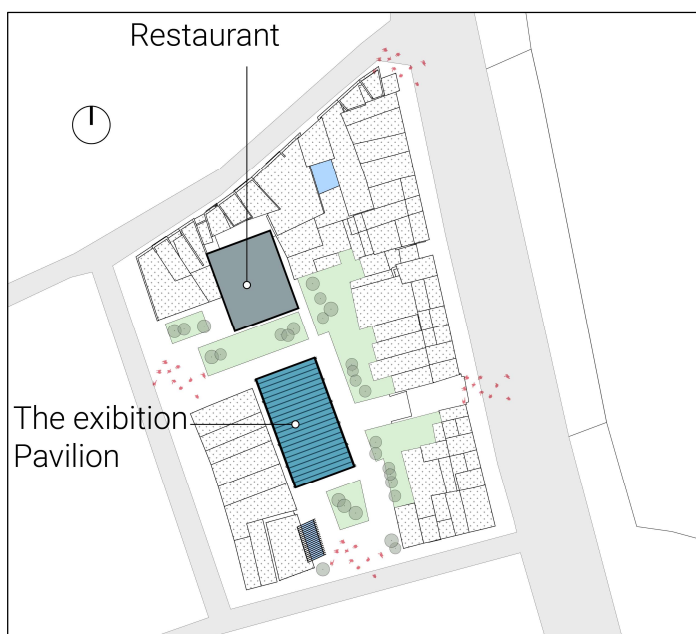


Figure 6-28 Clothing exhibitions

Source: author

Phase 03——Clothing Stores

The interiors of the buildings along the street are renovated and additions are made to the roofs of the buildings. The updated function will be that of a clothing shop, integrated into the Beijing Road business district. The exhibition pavilion will also be retained temporarily.



Figure 6-29 Clothing Stores

Source: author

Phase 04——Artistic Quarter

Thanks to a long period of art exhibitions, the site has developed a cultural inertia. Therefore, artists' studios introduced into the north of the site. Finally, the site will become an art district where clothing design and sales are integrated.



Figure 6-30 Artistic Quarter

Source: author

(5) Evaluation

An assessment of the actual effects generated by each interim function facilitates the determination of long-term plans. This paper presents a simulated assessment of the benefits over the next five years.

The four phases of interim use are predicted to have different impacts on the development of the area. When the site is used as an urban park, it creates a community place that provides sufficient activity space for the surrounding residents and can bring good social benefits. And art galleries and artists' studios can create a cultural attraction for enhancing the cultural value of the site. After the superimposed impact of the previous three stages, the commercial value of the site is greatly enhanced. The inclusion of commercial activities at this point can bring in high economic income.

Finally, due to a certain inertia of previous activities, artistic activities will not disappear quickly as the venue is transformed into a shopping mall. When specific functional positioning is reconsidered in the future, perhaps the venue can be turned into an art district, leading to an overall upgrade of the Gaudi Street industry.

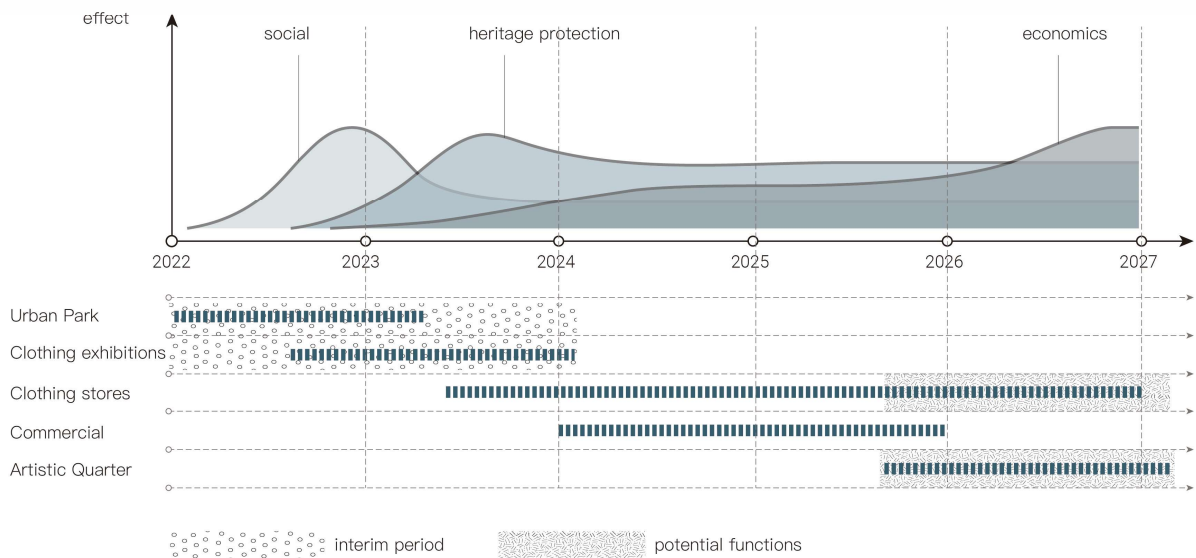


Figure 6-31 Evaluation

Source: author

6.4.2 Interim Intervention 02: Public Space Design

(1) Urban Voids

Despite the extremely high density of buildings within the Gaodi neighborhood, some open spaces still exist. The municipality and planners have compiled a list of vacant buildings and open spaces by conducting research on the base. These spaces can be used as potential public spaces. So, how can these urban open spaces be reused?

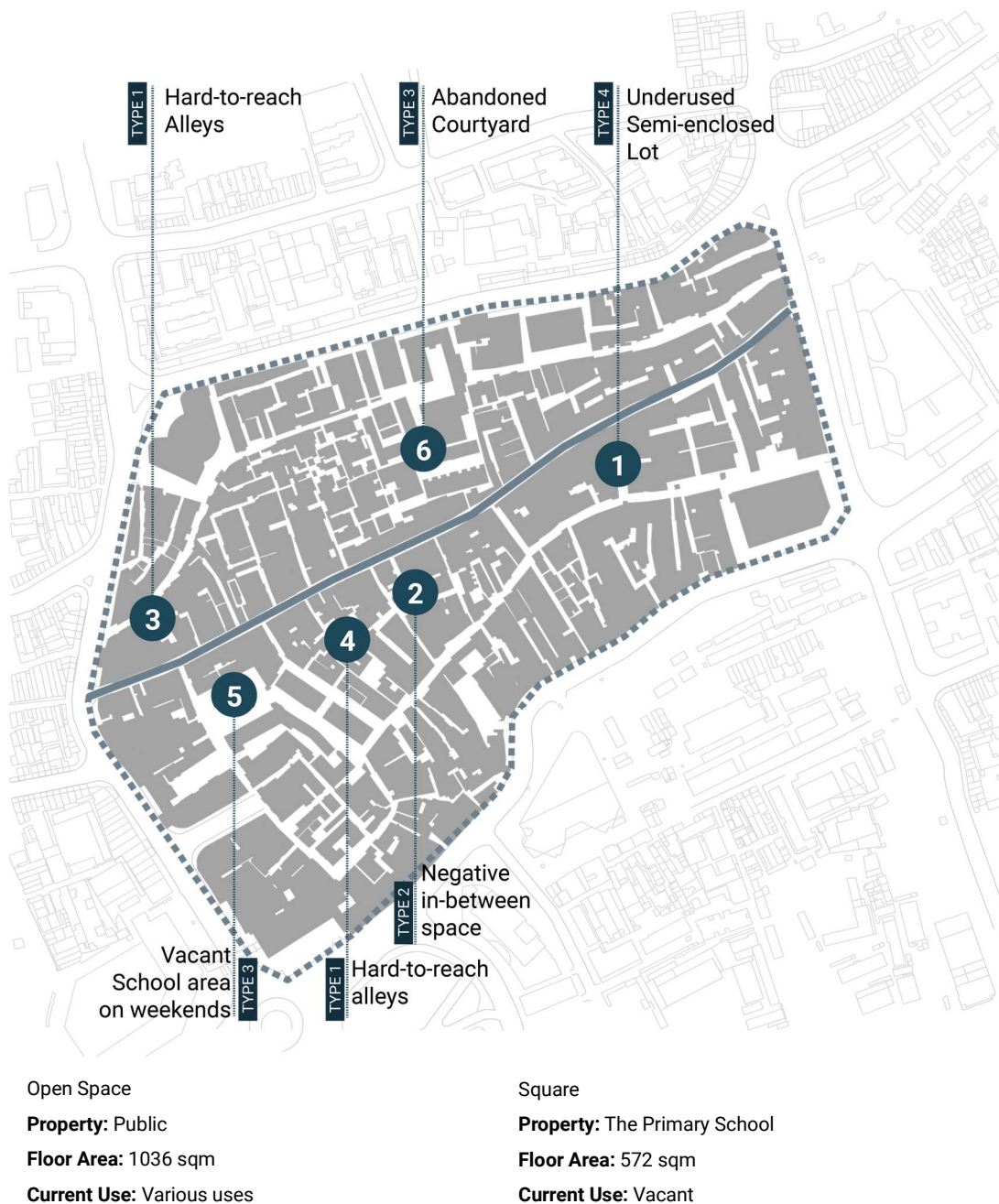


Figure 6-32 Open space and squares

Source: author



Figure 6-33 an abandoned alley (1)

Figure 6-34 an abandoned alley (2)

Figure 6-35 an open courtyard (3)

Figure 6-36 an unused basketball Court on weekend (4)

Figure 6-37 an open node (5)

Figure 6-38 a lane (6)

Source: author

(2) New public spaces for everyone

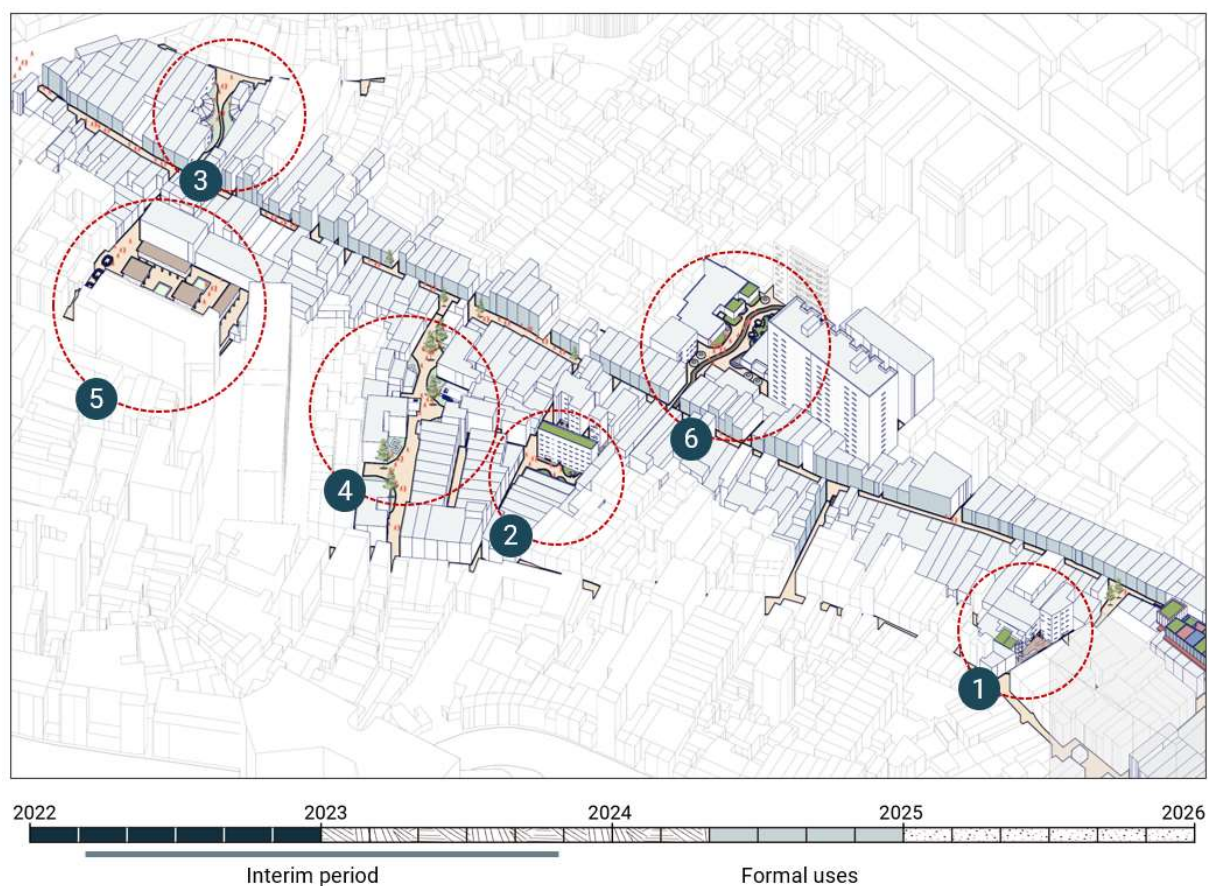


Figure 6-39 Public spaces

Source: author

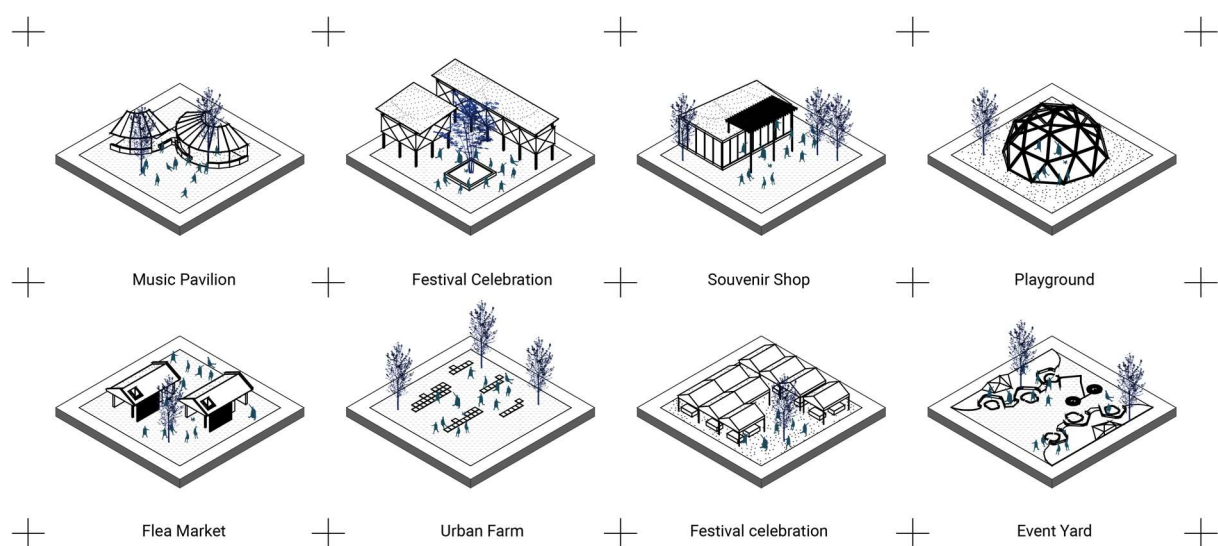


Figure 6-40 New urban spaces for everyone

Source: author

(3) Decision-making Process of Interim Uses

After the on-site study, the municipality will have an initial idea of the potential sites that can be developed. The next step is be to involve more stakeholders. The key to the decision-making process is to build a platform for multi-stakeholder participation and to ensure that the public is fully informed about what will happen to the environment in which they live. Moreover, managers should fight for the rights of vulnerable groups in the community. After the program has been implemented, it is important that the benefits of the interim features are evaluated in a timely and effective manner, which will determine what inspiration this interim transformation can bring to the long-term or formal program.

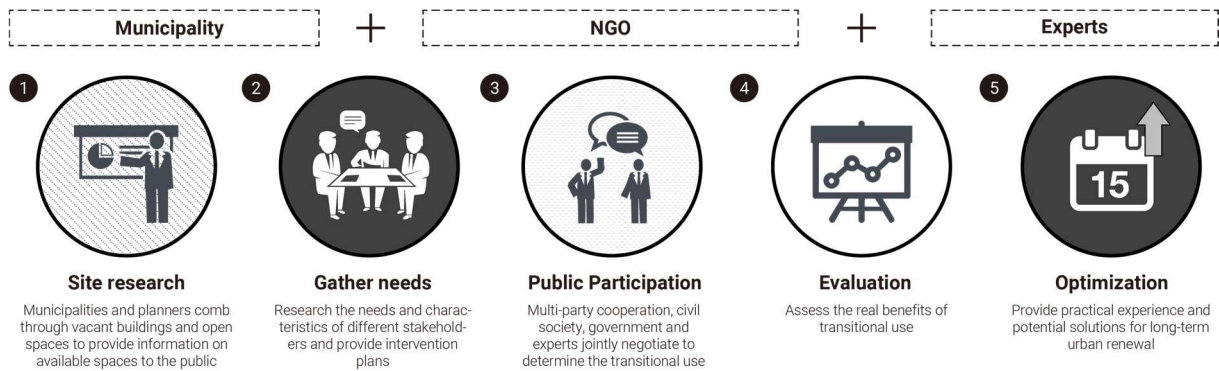


Figure 6-41 Decision-making Process of Interim Uses

Source: author

(4) Scenarios

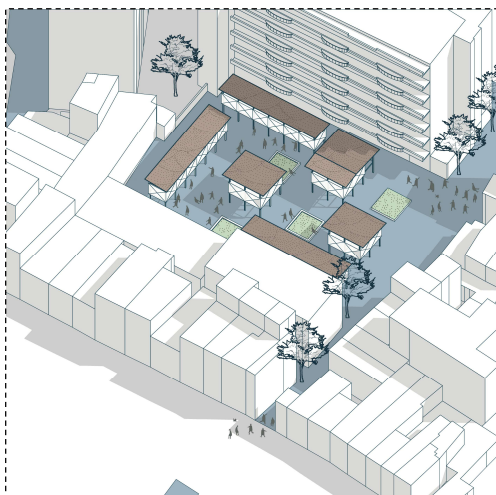


Figure 6-43 Flea market

Source: author

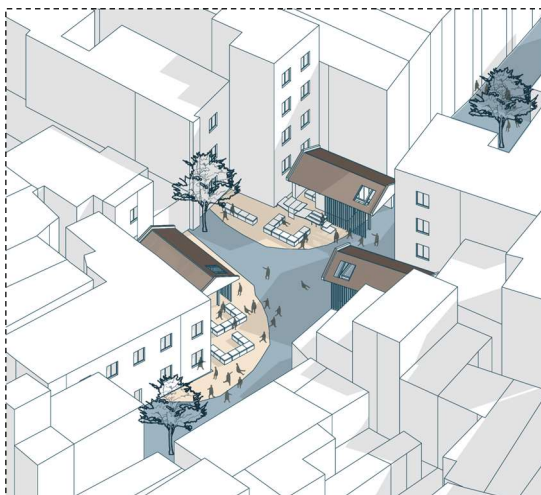


Figure 6-42 Festival celebration

Source: author



Figure 6-44 Resting Crossing

Source: author

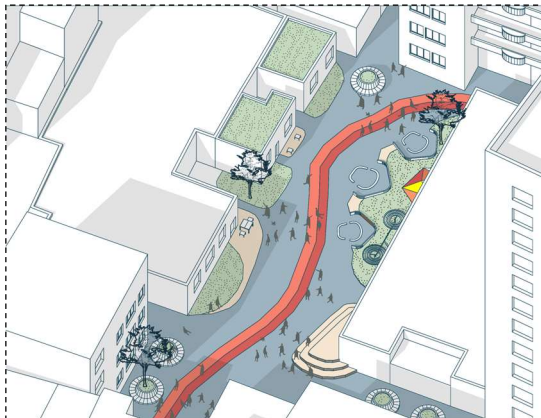


Figure 6-45 Playground

Source: author

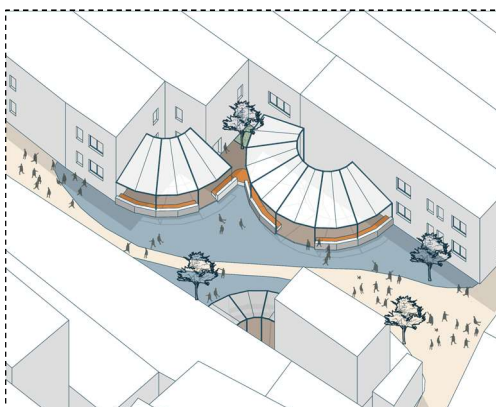


Figure 6-47 Music Pavilion

Source: author

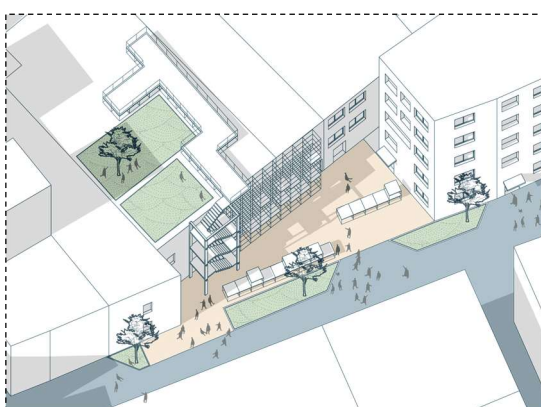


Figure 6-46 Vegetable Field

Source: author

(5) Phasing

Firstly, most of these open spaces are within neighborhoods, are not connected to the main roads and are poorly accessible. Many of the former roads are already occupied by illegal structures, making it difficult for the open spaces to be accessible to the wider public. Therefore, the first task is to remove the illegal buildings that occupy the historic streets and reconnect the urban open spaces with Gaudy Street.

Secondly, it is essential to renovate the façade of the buildings. By renewing the street façade and restoring the façade features of the historic buildings, it will not only improve the physical environment of the street and enrich the emotional experience of the pedestrians, but will also enhance the cultural identity of the citizens of Gaudi Street.

Thirdly, the reuse of vacant sites as public space can create new opportunities for interaction and community spaces, stimulating more social activities and enhancing neighborhoods.

Reconnecting Places

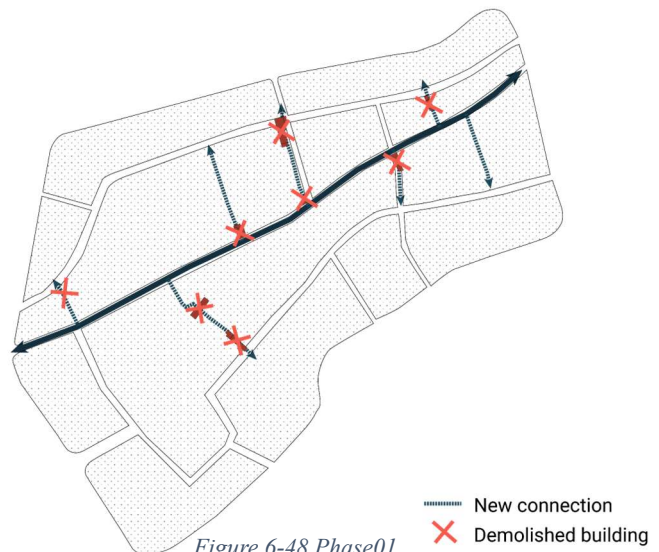


Figure 6-48 Phase01

Source: author

Reconnecting People

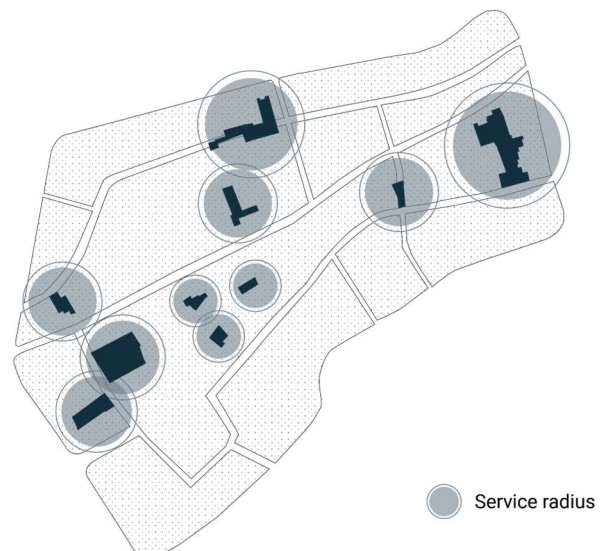


Figure 6-49 Phase02

Source: author

Reconnecting History

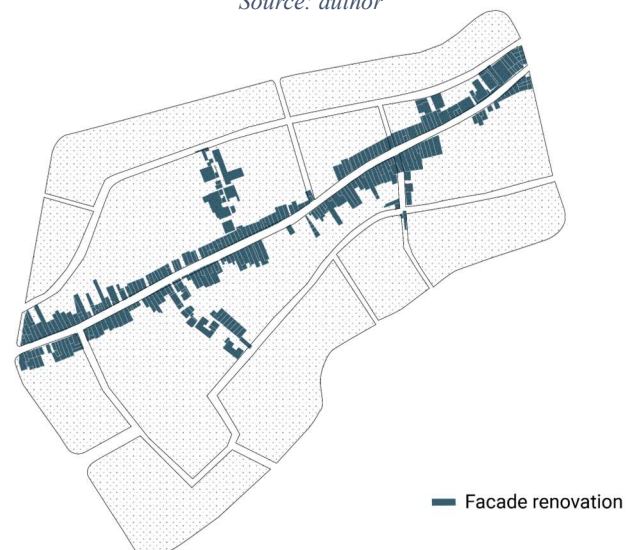


Figure 6-50 Phase03

Source: author

6.4.3 Interim Intervention 03: Architectural Renovation

The third phase of regeneration is concerned with the sustainable regeneration of buildings. Past experience has shown that it is difficult for the government to invest large sums of money to bring all dilapidated buildings back to life at once, and even if this could be done, traditional buildings would still need to be maintained for a long time to come. In addition, it is difficult for external help to make local residents appreciate the significance of preserving built heritage and to inspire a sense of community identity. Once again, the regeneration of the physical environment will not do much to transform Gaodi Street into an industrial area, and improvements to the physical environment should be combined with a change in the business model in order to fundamentally change and promote the regeneration of Gaodi Street.

Therefore, innovative regeneration models need to seek market forces and endogenous community dynamics. Industrial upgrading and building improvement will be achieved through residents' own consultation and public participation.

(1) Status que

The buildings are in good condition and are in a position to be adapted. The target buildings are located on the main street of Gaudy Street and, according to the previously mentioned zoning of the regeneration area, these buildings belong to a category II protected street, which can be appropriately demolished and adapted while preserving the façade.

The building is largely surrounded by traditional buildings of similar mass and height opposite and around it, with the exception of an international-style residential building on the left, which is detached to the rest of the street.

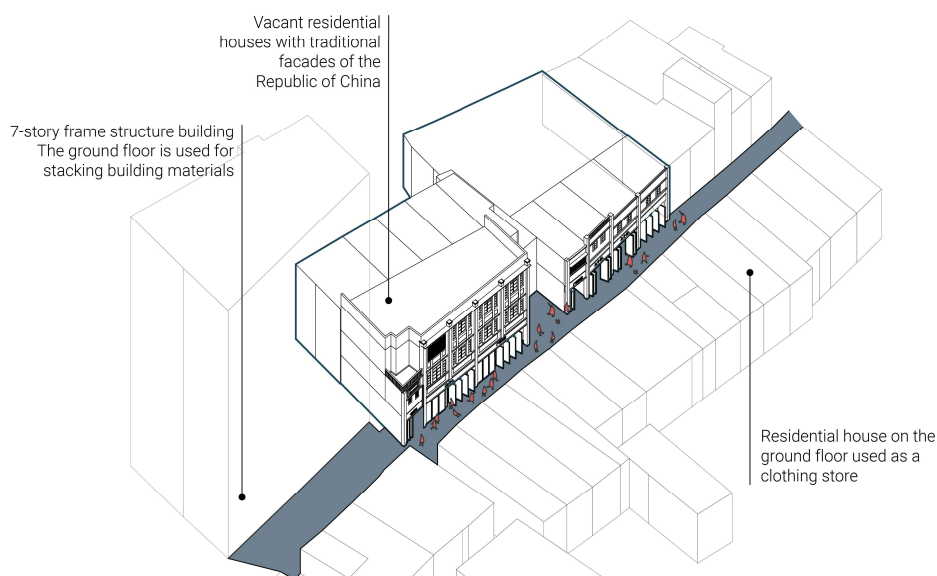


Figure 6-51 Status que

Source: author



Figure 6-52 The building before Architectural Renovation

Source: author

(2) Operation Mode

This case tries to establish a continuous regeneration workflow, so that the regeneration cycle of the building happens as much as possible within the community, including the balance of funds and the distribution of benefits.

the government appropriately compensates residents for a certain amount of floor area and allows for the construction of additional temporary structures that do not affect the traditional appearance of the street. These renovations or additions can be run to operate some industries related to industrial transformation, such as renting to creative groups for creative businesses and startups at low prices, running B&Bs, etc. The inhabitants can thus receive a portion of the additional income. The government stipulates that part of the proceeds are used for the repair and conservation of the façade.

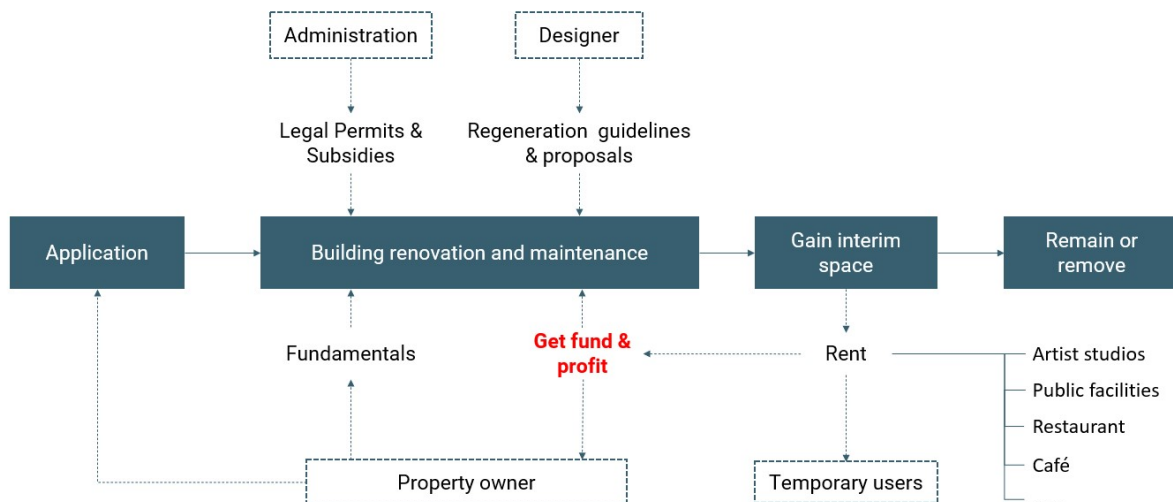


Figure 6-53 Continuous regeneration workflow

Source: author

(3) Process of Renovation

Dividing the building into original and interim layers, residents are allowed to add to the building up to 18m high, subject to the guidelines for interim use. The additional space is used for subsequent rentals, helping the owner to increase income. Subsequent owners can choose to demolish or retain the building depending on the changing social and economic environment.

As the overall strategy of Gaodi Street comes to fruition in the early stages, Gaodi Street industry will be transformed into creative design and cultural leisure. As a result, the addition may be used as an artist studio or a café.



Figure 6-54 Original façade

Source: author

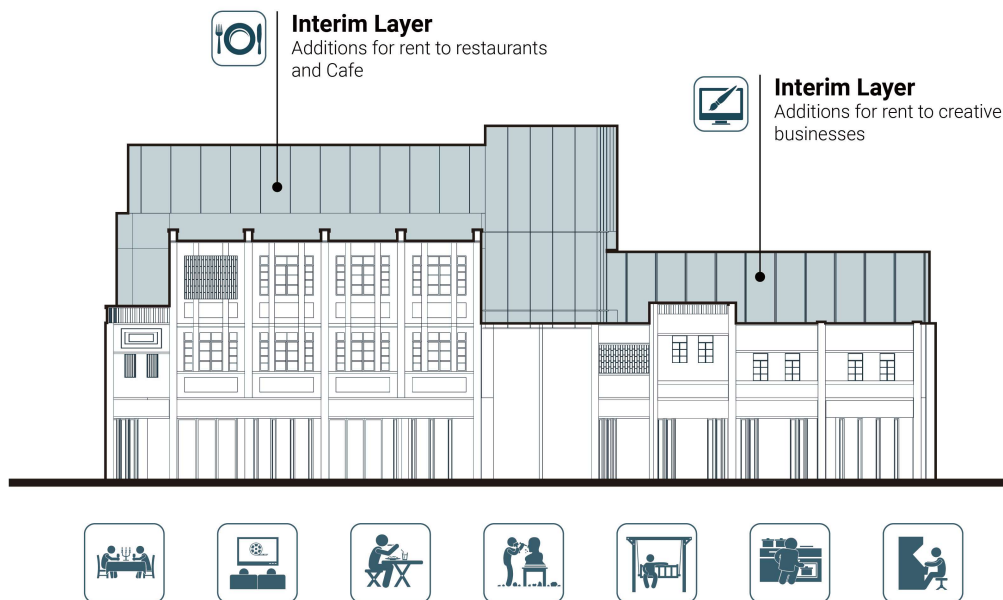


Figure 6-55 Rent for temporary users or startups

Source: author

(4) Explosion Diagram of Structure

The building was renovated using a steel structure system. The addition is made above the roof of the building. It is important to note that the new addition has to be built at a certain distance from the building façade, as specified in the previously mentioned guidelines.

The rear part of the building retains its facade. A steel structure is added to the interior of the building to act as a support for the new structure. The original floor slab will be replaced by a new reinforced concrete floor slab and will be connected to the adjacent seven-storey building by means of a new corridor addition. The renewed building will thus be able to borrow the building's staircase to improve fire protection and also to improve accessibility to the rear part of the building.

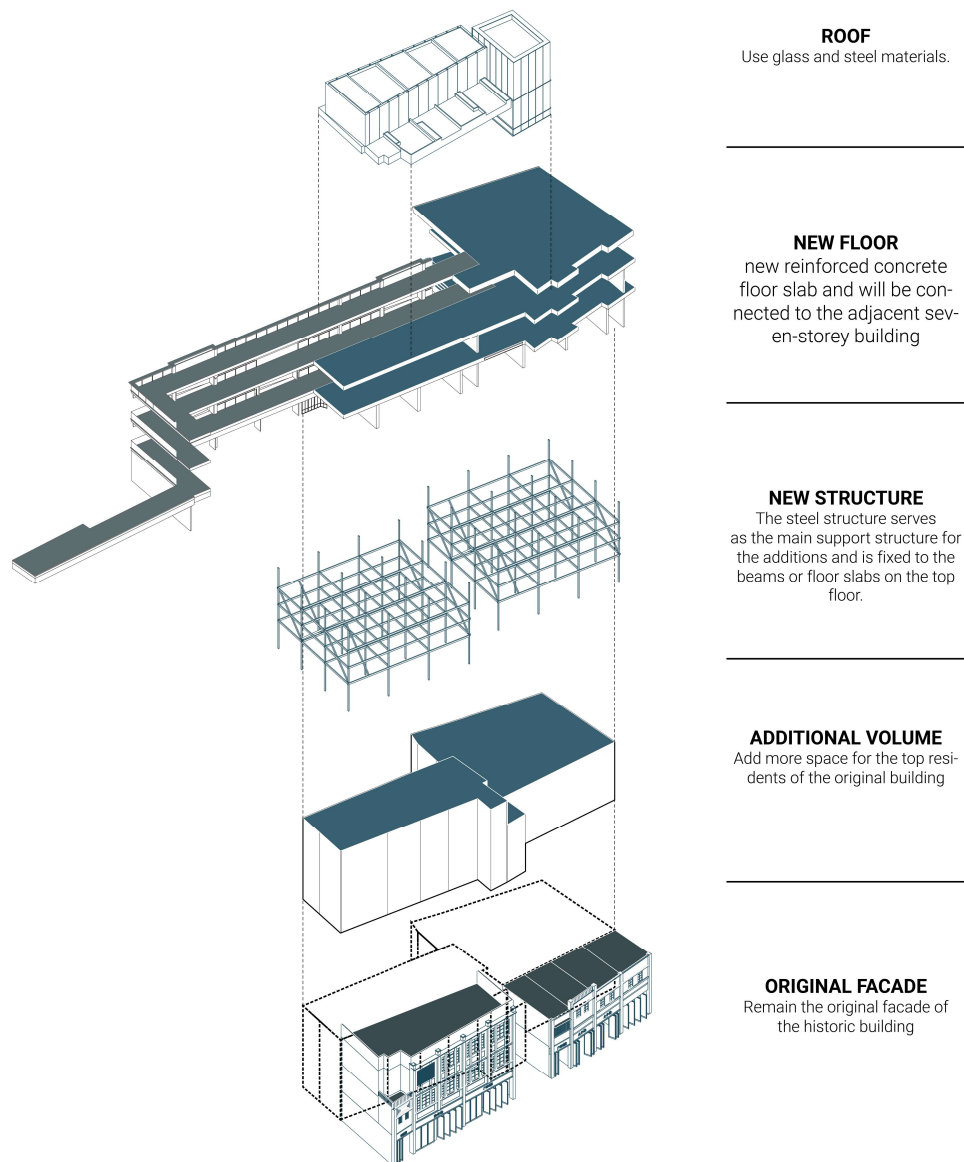


Figure 6-56 explosion

Source: author

(5) Axonometric drawings

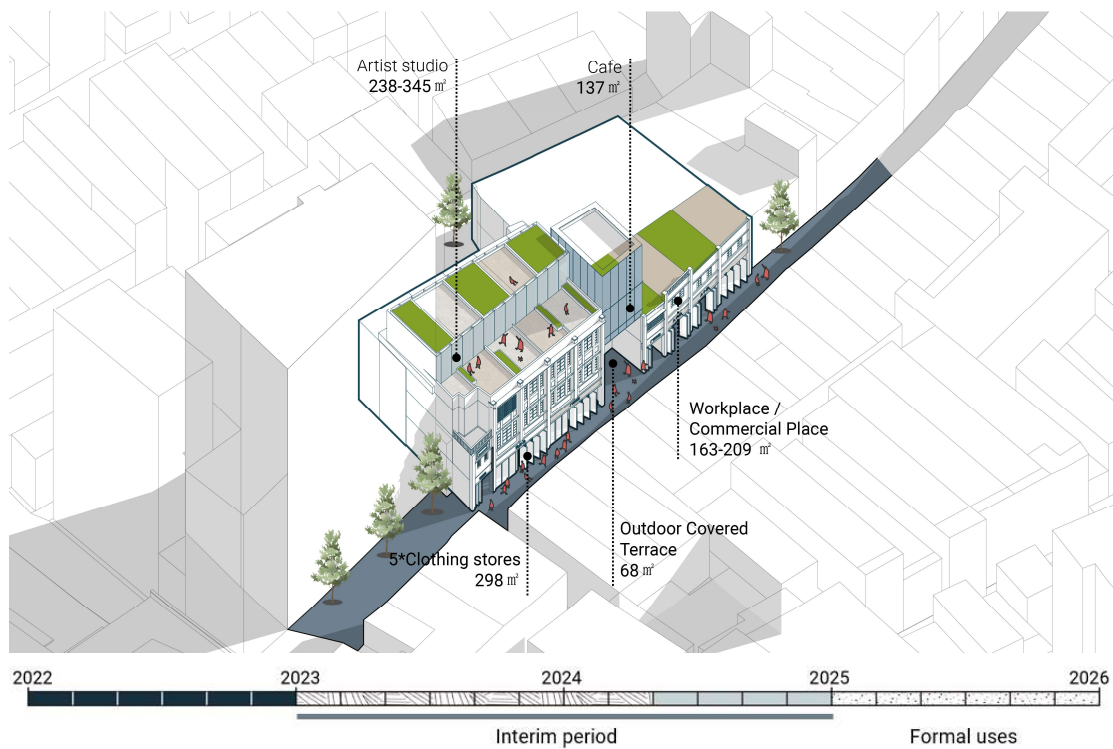


Figure 6-57 Axonometric drawings

Source: author

(6) Perspective view



Figure 6-58 Perspective view

Source: author

Chapter 7 Conclusion

7.1 Conclusion

(1) Interim Use as an Urban Regeneration Tool in The West

The review of the literature on interim uses and related urban regeneration practices reveals that temporary uses are used as innovative and experimental solutions to give new life to abandoned facilities and spaces. The value of interim projects lies in their symbolic energy to transform the area through participatory processes. Furthermore, there is a trend towards the integration of interim uses into formal planning systems, and current researches are also promoting the integration.

There are three models of interim use in Western urban regeneration practice. The first is the legalization of informal interim uses, where legislation supports small-scale and informal temporary use of urban space by citizens. This second type of temporary use is implemented to facilitate regeneration or optimize schemes until a formal and detailed planning scheme is decided and implemented, at the same time including a long-term vision of urban regeneration in a closely monitored plan. The third model is adopting those localized temporary uses to boost renovation or as a pilot tool to test the impact of new schemes on the area.

Based on the three models, an in-depth analysis of three typical cases of interim use in urban regeneration reveals that they differ from ordinary urban regeneration projects in terms of legal policies, organizational structures and business models, and produce unique results. They advocate new governance models with variable, flexible, strategic and collaborative institutional and territorial characteristics. They give the public a chance to participate in urban planning, provide a sustainable and bottom-up transformation dynamic for the area, and enable a multidimensional regional regeneration with physical environmental surprises. Finally, the actions taken during the interim use of these projects could have a significant and positive impact on the subsequent formal planning.

(2) Interim Urban Regeneration Strategies Applicable to Guangzhou

Current development conditions and trends in Guangzhou are conducive to interim uses, particularly in the context of bottom-up community micro-regeneration practices. Guangzhou's promotion of micro-regeneration, which aims to enhance the physical environment of disadvantaged communities and encourage resident participation, is best served by funding temporary use schemes and urges interim uses to be involved in urban regeneration sites in a more active and formal way. However, in the context of big government, interim urban design

is recommended as a complementary tool to formal planning, offering a range of bottom-up policies and potential solutions.

From this point of view, Guangzhou's interim use strategy can be unfolded in three ways: intervention approach, dynamic planning and public participation. Firstly, interim use can be used before detailed plans are finalized and implemented, and the decision-making of it only requires a streamlined approval process as a way to quickly intervene in residential neighborhoods and alter the decay of residential areas. Secondly, a closely related public participation model needs to be established. Not only does it need to expose the public to participate in decision-making, it also must render the public adequate information about the potential ecological, economic and social value and the conditions of vacant spaces. Thirdly, a dynamic planning system to answer to ever-changing conditions. This strategy requires that planning objectives and design guidelines can be adjusted to actual results.

Additionally, interim use lends new perspective for urban regeneration design approaches. Firstly, developers can implement temporary uses for urban marketing and progressive transformation of the area by utilizing the interim period before the implementation of formal projects to. Secondly, designers can use the remaining space to optimize the physical environment to create new public spaces and offer a variety of options, with the final solution dependent on collective consultation. Such a public participation process can enhance community cohesion to achieve social urban regeneration. Finally, historic buildings can be retrofitted on a temporary basis to incorporate new functions and avoid continued neglect and decay.

(3) Regeneration Principles and Strategies for Gaodi Street

This paper proposes principles and strategies for the regeneration of Gaodi Street in Guangzhou based on research findings, which will help to unlock the geographical advantages of its location, improve the physical environment and increase infrastructure to enhance the quality of life of residents and promote social equity. At the same time, the strategy will preserve its historic street pattern and architectural heritage.

The urban design component actively uses interim design strategies to break through the limitations of traditional regeneration processes. The design avoids assets that are subject to property disputes and focuses on derelict spaces and urban 'voids'. Then, the strategies in the thesis respond to the selection of derelicts. The overall strategy is divided into three parts: firstly, the selection of large vacant plots with relatively clear property rights for interim redevelopment, and the integration with the surrounding commercial environment. The first is to select large

vacant plots of land with relatively clear titles for interim redevelopment, to connect with the surrounding commercial environment, enhance the value of the land and initially activate the community. Secondly, a series of light interventions will be used to enhance the quality of the abandoned spaces, improve the public space environment and meet the daily needs of the residents. Thirdly, the plots on both sides of Gaudy Street are spontaneously renewed by the residents according to the design guidelines provided by the designers. In addition, the status of residents' participation in interim use decisions also affects urban spatial change, and the scheme therefore provides a long-term framework for public participation.

The design outcome gives guidelines for long-term regeneration, expanding the static planning blueprint into a sustainable public participation initiative. Through the study of the historical heritage, architectural status and industry of Gaodi Street, the regeneration scheme pays special attention to the dynamic process in order to achieve a reasonable balance between overall urban development and heritage conservation, and between industry and people's livelihood.

Gaodi Street represents a typical old wholesale commercial street in Guangzhou, and its regeneration problems also arise in other similar neighborhoods. Innovative strategies for such historic districts can perhaps be extended to the broader context of old cities, providing a reference for advancing institutional innovation, policy improvement and spatial strategies for urban regeneration in China.

7.2 Reflection

There is some debate about the effectiveness of the interim use model as applied to urban regeneration. Some scholars argue that an over-emphasis on temporary use can hinder long-term urban development. Others argue that it is unrealistic to institutionalize temporary use because cases vary so much from one another. Economic development and social context all have an impact on temporary use, so it is difficult to generalize a framework for practice under different conditions. Furthermore, even if a development incorporates temporary uses into larger planning initiatives and official master plans, some wonder whether this form of planning is still dominated by the mindset of developers and commercial real estate investors, producing a top-down approach.

As interim planning in the West has its own particular national legal context, the migration to Guangzhou's urban regeneration system requires a deeper understanding of the regeneration policies and planning systems of both countries, so the localized proposals presented in this paper may have some poorly thought-out aspects, and it is hoped that more scholars will delve

into them in the future. In addition, there are some shortcomings in the study of Gaodi Street. For example, the preliminary analysis is mainly qualitative and the quantitative analysis is inadequate, and it is hoped that future relevant studies will supplement this aspect.

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