华南理工大学

South China University of Technology

专业学位硕士学位论文

基于乔万诺尼城市遗产理论的广州耀华大街历史文化街区城市设计研究

作　者　姓　名	马司琪
学　位　类　别	建筑学硕士
指　导　教　师	导师组
所　在　学　院	建筑学院
论文提交日期	2026 年 4 月

A Study on the Urban Design of the Yao Hua Street Historic and Cultural District in Guangzhou Based on Giovannoni's Theory of Urban Heritage

A Dissertation Submitted for the Degree of Master

Candidate：Ma Siqi

Supervisor：Mentor Group

South China University of Technology

Guangzhou, China

分类号：TU98 **学校代号：10561**

学　号：202321006310

华南理工大学硕士学位论文

基于乔万诺尼城市遗产理论的广州耀华大街历史文化街区城市设计研究

作者姓名：马司琪　　指导教师姓名、职称：导师组

申请学位级别：建筑学硕士　　学科专业名称：建筑学

研究方向：城市设计

论文提交日期：2026 年 4 月 17 日　　论文答辩日期：2026 年 5 月 22 日

学位授予单位：华南理工大学　　学位授予日期：　　年　　月　　日

答辩委员会成员：

主席：苏平教授

委员：李敏稚副教授、庄少庞副教授、孙永生教授级高级工程师、A.Prof. Mauro Berta

华南理工大学
学位论文原创性声明

本人郑重声明：所呈交的论文是本人在导师的指导下独立进行研究所取得的研究成果。除了文中特别加以标注引用的内容外，本论文不包含任何其他个人或集体已经发表或撰写的成果作品。对本文的研究做出重要贡献的个人和集体，均已在文中以明确方式标明。本人完全意识到本声明的法律后果由本人承担。

作者签名：马司琪　　日期：2026 年 5 月 25 日

学位论文版权使用授权书

本学位论文作者完全了解学校有关保留、使用学位论文的规定，即：研究生在校攻读学位期间论文工作的知识产权单位属华南理工大学。学校有权保存并向国家有关部门或机构送交论文的复印件和电子版，允许学位论文被查阅（除在保密期内的保密论文外）；学校可以公布学位论文的全部或部分内容，可以允许采用影印、缩印或其它复制手段保存、汇编学位论文。本人电子文档的内容和纸质论文的内容相一致。

本学位论文属于：

□保密（校保密委员会审定为涉密学位论文时间：___年__月__日），于___年__月__日解密后适用本授权书。

☑不保密，同意在校园网上发布，供校内师生和与学校有共享协议的单位浏览；同意将本人学位论文编入有关数据库进行检索，传播学位论文的全部或部分内容。

（请在以上相应方框内打“√”）

作者签名：马司琪　　日期：2026. 5. 25
指导教师签名：　　日期：2026. 5. 25
作者联系电话：15689708065　　电子邮箱：15689708065@163.com
联系地址(含邮编)：广州市天河区五山路 381 号建筑学院（510640）

摘　　要

在我国城市发展由增量扩张转向存量更新的背景下，历史文化街区作为承载城市记忆与日常生活的重要空间，其保护与发展面临新的挑战。快速城市化过程中，传统空间肌理被削弱、功能结构失衡、居住环境品质下降以及社区活力衰退等问题日益凸显，既有以历史文化保护或小微更新为导向的模式难以回应当代城市发展的综合需求。如何在延续历史价值的同时实现遗产价值增值与生活品质提升，成为当前城市遗产保护研究的关键议题。

本研究以乔万诺尼城市遗产理论为为切入点，以此作为一种都市主义发展观，构建本土城市遗产保护与发展的分析框架。通过梳理中外城市遗产保护理念的演进过程，明确城市遗产由纪念物保护向整体性、动态性保护转变的理论路径，并以巴黎玛黑保护区为案例，总结其在遗产保护观念转变、城市功能混合与可持续发展方面的规划经验。在此基础上，以广州耀华大街历史文化街区为研究对象，通过历史演变分析与实地调研，系统识别其在空间形态、业态结构、公共空间与风貌连续性等方面存在的主要问题。以上述研究为基础，从形态着手，提出以遗产价值增值为导向的保护与发展方法体系，并进一步转化为涵盖土地利用弹性调控、形态准则、建筑遗产外观及景观保护以及街道空间组织的设计导则。通过整体性保护、弹性调控等方式与现代生活需求相结合，探索历史街区在当代城市语境中的更新路径。

研究表明，城市遗产保护应转向嵌入城市发展过程的动态调控，通过形态调控与功能多样化融合的协同作用，在一定程度上重构街区空间秩序并激发其潜在活力，实现城市遗产保护与现代生活的有机融合。本研究在理论视角层面丰富了都市主义下的城市遗产研究框架，并在实践层面为历史文化街区的精细化更新提供了具有较强可操作性的参考方法与路径。

关键词：城市遗产；都市主义；城市设计；耀华大街

Abstract

Against the backdrop of China's urban development shifting from incremental expansion to stock-based urban regeneration, historic and cultural districts—as vital spaces that embody urban memory and everyday life—face new challenges regarding their conservation and development. Amidst rapid urbanization, issues such as the erosion of traditional spatial fabric, functional imbalances, declining quality of the living environment, and the waning vitality of communities have become increasingly prominent. Existing models, which focus on historical and cultural conservation or small-scale regeneration, struggle to meet the comprehensive demands of contemporary urban development. How to preserve historical value whilst enhancing heritage value and improving quality of life has become a key issue in current research on urban heritage conservation.

This study takes Giovannoni’s theory of urban heritage as its starting point, employing it as a perspective on urbanism to construct an analytical framework for the preservation and development of local urban heritage. By tracing the evolution of urban heritage conservation concepts both in China and abroad, it clarifies the theoretical trajectory of the shift from the protection of individual monuments toward holistic and dynamic conservation. Using the Marais conservation area in Paris as a case study, the research summarizes its planning experiences regarding the transformation of heritage conservation concepts, mixed-use urban functions, and sustainable development. Building on this foundation, the study focuses on the Yaohua Street Historic and Cultural District in Guangzhou. Through historical evolution analysis and field research, it systematically identifies the primary issues regarding spatial form, commercial structure, public space, and the continuity of the built environment. Building upon this research, and from a morphological perspective, a methodology for conservation and development oriented toward enhancing heritage value is proposed. This is further translated into design guidelines covering flexible land-use regulation, morphological guidelines, the conservation of architectural heritage facades and landscapes, and the organization of street space. By integrating holistic conservation and flexible regulation with the demands of modern life, this study explores pathways for the regeneration of historic districts within the contemporary urban context.

The research indicates that urban heritage conservation should shift toward dynamic regulation embedded within the urban development process. Through the synergistic

integration of morphological regulation and functional diversification, the spatial order of the neighborhood can be reconstructed to a certain extent, thereby stimulating its latent vitality and achieving the organic integration of urban heritage conservation with modern life. At the theoretical level, this study enriches the research framework for urban heritage within the paradigm of urbanism; at the practical level, it provides highly actionable reference methods and pathways for the refined regeneration of historic and cultural neighborhoods.

Keywords: Urban Heritage; Urbanism; Urban Design; Yaohua Street

CONTENTS

CHAPTER 1 INTRODUCTION 1
1.1 Background of the Study 1
1.1.1 Research Background 1
1.1.2 Research Objectives 3
1.1.3 Significance of the Study 4
1.2 An Urbanist Perspective on Urban Heritage Conservation 5
1.2.1 Giovannoni's Theory of Urban Heritage 5
1.2.2 Urbanism Development Perspective 9
1.2.3 Review of Urban Heritage Conservation Research 10
1.2.4 Review of Urbanism Research 12
1.2.5 Summary 15
1.3 Research Object and Content 16
1.3.1 Research Object and Scope 16
1.3.2 Overview of Research Content 17
1.4 Research Framework and Methodology 18
1.4.1 Research Framework 18
1.4.2 Research Methods 20
CHAPTER 2 EVOLUTION OF URBAN HERITAGE CONSERVATION CONCEPTS IN CHINA AND ABROAD 22
2.1 Evolution of Concepts in European Urban Heritage Conservation 22
2.1.1 14th–15th Centuries: The Emergence of Monument Preservation and the Concept of "Historical Monuments" 22
2.1.2 16th–18th Centuries: Architectural Heritage Conservation Thought Catalyzed by Transformation 23
2.1.3 The 19th Century: The Debate Between Restoration and Anti-Restoration 24
2.1.4 The 20th Century: Heritage Conservation Expands Its Scope 26
2.1.5 The 21st Century: Reflection and Conceptual Expansion in Heritage Conservation 29
2.2 Evolution of Urban Heritage Conservation Concepts in China 30
2.2.1 Antiquities Collection and the Emergence of Cultural Self-Awareness Before the Modern Era 30
2.2.2 Static Preservation of Cultural Relics Under Modern State Institutional

Framework 31
2.2.3 Scientific Preservation of Historic Architecture Promoted by the Chinese Society of Architectural History 32
2.2.4 From the Founding of New China to the Pre-Reform and Opening-Up Era: A State-Led Cultural Heritage Protection System 33
2.2.5 Holistic Conservation Under the Influence of Urbanization and International Trends Following Reform and Opening-Up 34
2.2.6 The 21st Century: Gradual Refinement of a Multi-tiered Cultural Heritage Protection System 36
2.3 Comparative Summary 37
CHAPTER 3 PLANNING FOR THE MARAIS CONSERVATION DISTRICT IN PARIS, FRANCE 41
3.1 Overview and Historical Background of the Marais District in Paris 41
3.1.1 Overview of the Marais District 41
3.1.2 Historical Background of the Marais District 43
3.2 Historical Development of the Marais Conservation Area Policy 45
3.2.1 The 1969 Conservation Plan: The Image of a Museum City 46
3.2.2 The 1976 Conservation Area Plan: From Utopian Vision to Legal Management Tool 49
3.2.3 Conservation Area Planning Studies from 1979 to 1981: Conditional Exclusion 51
3.2.4 1994 Conservation Area Plan: Incorporation of the Urban Landscape 52
3.2.5 The 1996 Conservation Area Plan: Multiple Compromises and Compatibility 52
3.2.6 Evaluation of the Implementation Results and Continuous Update of the Marais Conservation Area Plan 54
3.3 The Evolution of Planning Philosophy in the Marais Conservation District 59
3.3.1 Reinterpreting the Concept of Urban Heritage 60
3.3.2 Maintaining Urban Functional Diversity and Social Cohesion 60
3.3.3 Integration of Environmental Protection and Sustainable Development into the Planning Framework 61
3.4 The Plan for the Preservation and Enhancement of the Marais District under a New Approach 61
3.4.1 Form Control under the Concept of Broad Urban Heritage 62
3.4.2 Dynamic Balance of Urban Functional Mix 63
3.4.3 Ecological and Transportation Measures for Sustainable Development 67

3.5 Analysis of the Applicability of the Marais Conservation District's Experience to the Renewal of Domestic Historic and Cultural Districts 68
3.5.1 Analysis of Differences in Urban Heritage Conservation Between China and France 70
3.5.2 Analysis of the Applicability of the Marais Conservation Area's Transformation Experience 71
CHAPTER 4 OVERVIEW AND PROBLEM ANALYSIS OF THE YAOHUA STREET HISTORIC AND CULTURAL DISTRICT 75
4.1 Location of the Yaohua Street Historic and Cultural District 75
4.2 Historical Development of the Yaohua Street Historic and Cultural District 78
4.2.1 Initial Formation and Evolution from the Qing Dynasty to the Republican Era 78
4.2.2 Functional Transformation from the Late Republic of China Period to the Early Years of the People's Republic 79
4.2.3 Development and Impacts Following Reform and Opening-Up 79
4.3 Analysis of the Current Status of the Yaohua Street Historic and Cultural District 81
4.3.1 Surrounding Environment 81
4.3.2 Road Traffic 82
4.3.3 Business Types in the District 84
4.3.4 Overview of the Conservation Plan and Revitalization 85
4.3.5 Architectural Form 88
4.4 Development Challenges Facing the Yaohua Street Historic and Cultural District 92
4.4.1 The Loss of Social Interaction in Residential Historic and Cultural Districts 92
4.4.2 Lack of Economic Vitality in the Neighborhood's Business Sector 93
4.4.3 Low Utilization and Quality of public space 94
4.4.4 Deterioration of the Historic District's Character 95
4.4.5 Deterioration of the Original Residential Environment Quality 96
CHAPTER 5 EXPLORING THE APPLICATION OF URBAN DESIGN METHODS 98
5.1 The Shift in Development Goals for Historic and Cultural Districts 98
5.1.1 Design Interventions Aligned with Holistic Conservation 98
5.1.2 Sustainable Development for the Appreciation of Urban Heritage Value 99
5.1.3 New Community Lifestyles Under Local Context 102
5.1.4 Implementation Mechanisms with High Applicability at the Design Level 103
5.2 Design Guidelines for Value-Added Design 104
5.2.1 Overall Diagram of the Design Guidelines 104

5.2.2 District Classification and Framework System 104
5.3 Historic Buildings and Traditional Streets 106
5.3.1 Plot Function 106
5.3.2 Architectural Form 108
5.3.3 Street and Alley Spaces 110
5.3.4 Design for the Renovation of General Residential Buildings in Historic Building and Traditional Alley Districts 111
5.4 Traditional General Buildings 114
5.4.1 Plot Function 114
5.4.2 Architectural Form 117
5.4.3 Street and Alley Spaces 123
5.4.4 Node Design for Traditional General Building Areas 123
5.5 Modern General Architecture 126
5.5.1 Plot Function 126
5.5.2 Architectural Form 128
5.5.3 Street Space Design 129
5.5.4 Design of Street Spaces in Front of Modern Residential Buildings 132
5.6 General Schematic of Thinning Strategies Under Flexible Regulation 134
CONCLUSION 137
Summary and Outlook 137
Research Innovations and Limitations 137
REFERENCES 139

LIST OF FIGURES

Fig. 1-1: Redevelopment Plan for Via Coronari and the Surrounding Area 8
Fig. 1-2 Research Framework 19
Fig. 3-1 Boundaries of the Marais Conservation Area 42
Fig. 3-2 Exclusion Plan 48
Fig. 3-3: Planning Map of the Saint-Paul Block Exclusion Project 49
Fig. 3-4 1996 Marais Conservation Area Plan 54
Fig. 3-5 Location of the test blocks 55
Fig. 3-6 Diagram illustrating the annotation change process for Test Block 1 56
Fig. 3-7 Channel conditions in Test Block 1 in 2003 57
Fig. 3-8 Map of Commercial and Employment Protection in the Marais Conservation District, Paris 66
Fig. 3-9 2013 Marais Conservation Area Plan 68
Fig. 3-10: Photograph of the western part of the Marais district 74
Fig. 4-1 Location of the Xiguan Historic District in Guangzhou 76
Fig. 4-2 Location of the Yaohua Street Historic and Cultural District within the Historic District 77
Fig. 4-3 Protected Sites in the Yaohua Street Historic and Cultural District 78
Fig. 4-4 Historical Development Analysis 81
Fig. 4-5 Overview of the surroundings of the Yaohua Street Historic and Cultural District 82
Fig. 4-6 Road Traffic Analysis of the Yaohua Street Historic and Cultural District 83
Fig. 4-7 Photograph of an entrance to the Yaohua Street Historic and Cultural District .. 84
Fig. 4-8 Analysis of Business Formats Surrounding the Yaohua Street Historic and Cultural District 85
Fig. 4-9 Historic Buildings and Alleys in the Yaohua Avenue Historic and Cultural District 87
Fig. 4-10 Building Heights in the Yaohua Avenue Historic and Cultural District 88
Fig. 4-11 Photograph of a low-rise bamboo-tube house 89
Fig. 4-12 Traditional wide-fronted bamboo tube house and schematic diagrams of its floor plan and elevation 90
Fig. 4-13 Photograph and floor plan of No. 11 Yaohua Street 90
Fig. 4-14 Photograph and schematic floor and elevation plans of a front-courtyard-style bamboo tube house 91

Fig. 4-15 Multiple stacked bamboo tube houses 92
Fig. 4-16 Distribution Map of Rental and Sold Properties in the Yaohua Community 93
Fig. 4-17 Vacant storefronts along Wenchang North Road 94
Fig. 4-18 Underutilized public space 95
Fig. 4-19 Public space eroded by unauthorized additions and encroachments 95
Fig. 4-20 Visual disharmony caused by modern-scale buildings 96
Fig. 4-21 Schematic diagram of horizontal and vertical extensions to bamboo tube houses 97
Fig. 5-1 Schematic diagram of moderate additions under flexible residential regulation 101
Fig. 5-2 Schematic diagram of moderate extensions under flexible regulation of street-facing shops 101
Fig. 5-3 Overall Diagram of the Design Guidelines for Conservation and Development 104
Fig. 5-4 Schematic Diagram of Area Classification 105
Fig. 5-5 Schematic of Building Outlines for Additions Under Sight-line Control 108
Fig. 5-6 Schematic Diagram of Form Control Around Historic Buildings 109
Fig. 5-7 Schematic diagram of cantilevered sunshade elements 110
Fig. 5-8 Restricting building boundaries to prevent the destruction of historic streets and alleys 111
Fig. 5-9 Location of No. 5 and No. 7 Yaohua Street within the Historic and Cultural Districts 112
Fig. 5-10 Schematic diagram of the functional renovation of No. 7 Yaohua Street 113
Fig. 5-11 Floor plan of the renovation at No.7 Yaohua Street 113
Fig. 5-12 Section view of the renovation of No. 7 Yaohua Street 114
Fig. 5-13 Land Use and Planning Control Map 116
Fig. 5-14 Schematic diagram of the facade form of traditional wide-fronted bamboo-tube houses 117
Fig. 5-15 Schematic diagram of the facade design of a Sino-Western hybrid bamboo tube house 118
Fig. 5-16 Schematic diagram of the balcony form for a Sino-Western hybrid bamboo tube house 118
Fig. 5-17 Analysis of the East Facade of the Jixiang Section of Guangzhou Yongqingfang 119
Fig. 5-18 Analysis of the South Facade of the Jixiang Section of Guangzhou Yongqingfang 119
Fig. 5-19 Photograph of the facade of the Jixiang Section of Guangzhou Yongqingfang 120

Fig. 5-20 Schematic diagram of billboard placement on building facades 121
Fig. 5-21 Schematic diagram of the residential bamboo tube house 122
Fig. 5-22 Schematic diagram of the front zone layout for commercial buildings 122
Fig. 5-23 Schematic diagram of the form of commercial or mixed-use bamboo tube houses 122
Fig. 5-24 Design nodes in a traditional general building district 124
Fig. 5-25 Design nodes of a traditional general building district before renovation 124
Fig. 5-26 Design nodes of a traditional general building district after renovation 125
Fig. 5-27 Analysis diagram of design nodes in a traditional general building district 126
Fig. 5-28 Schematic Diagram of Open Space and Green Space Design Strategies 128
Fig. 5-29 Facade renovation of the Xinhepu Historic and Cultural District Core Area Quality Enhancement Project 129
Fig. 5-30 Schematic Diagram of Street Cross-Section Division 130
Fig. 5-31 Schematic diagram of the front zone of street-facing building 131
Fig. 5-32 Schematic diagram of street space design in front of modern residential buildings 133
Fig. 5-33 Schematic diagram of visual screening through street landscape greening 133
Fig. 5-34 Map of the block's original building fabric and green spaces 135
Fig. 5-35 Schematic of green spaces after applying the thinning strategy 135

TABLE OF CONTENTS

Table 3-1 Comparison of Urban Heritage Conservation Planning in China and France ...69
Table 4-1 Protection and Renovation Measures for Buildings and Structures in the Historic and Cultural District 86
Table 4-2 Protection and Improvement Measures for Traditional Streets and Alleys 87
Table 5-1 Functional and Business Category Classification Guidelines for Historic Buildings and Traditional Alleyways 107
Table 5-2 Guidelines for the Classification and Control of Functional Types in Traditional General Building Plots 114
Table 5-3 Guidelines for the Classification and Control of Functional Types in Modern General Building Plots 126

Chapter 1 Introduction

1.1 Background of the Study

1.1.1 Research Background

(1) Urban Heritage as a Key Vehicle for Urban Renewal

Against the backdrop of large-scale urbanization in China, urban heritage, as a vital carrier of urban history and culture, has gradually become one of the core issues in urban planning and management. On the one hand, the protection of urban heritage has increasingly become a key consideration in urban policy-making; on the other hand, planning concepts aimed at preserving urban fabric and cultural continuity are being put into practice more and more frequently. At the same time, the phenomenon of incorporating cultural industries—represented by tourism—into urban development strategies is becoming increasingly common. This series of changes reflects the growing intrinsic demand for historical and cultural heritage in modern urban life.

However, China's rapid urbanization has led to a surge in urban populations. To accommodate the influx of people, housing construction has expanded within historic districts where urban heritage is located, resulting in structural damage to traditional urban fabric. Consequently, the capacity of public service facilities and the overall environmental quality of these districts have steadily declined. The construction of commercial housing has caused irreversible damage to the fabric of original residential communities, and the composition of the community population has once again shifted. Since historic and cultural districts are typically located in the heart of cities, land values continue to rise with urban development, inevitably making them prime targets for commercial development. Against this backdrop, a pressing contradiction has emerged between industrial development and the improvement of living environments. The loss of the distinctive character of old cities serves as a constant reminder to avoid the erroneous approach of sacrificing urban heritage in exchange for incremental development. The protection and development of urban heritage are not only closely intertwined with daily life but also reflect the most prominent core issues in the urban renewal process. Therefore, taking urban heritage as the primary perspective for practical action is a crucial step in urban renewal.

(2) Urban Heritage Preservation as a Form of Urbanism

In the early stages of urbanization in the West, the Industrial Revolution and wars led to increasingly severe issues of population concentration, land use, and environmental degradation. This prompted reflection on the fact that urban renewal methods involving

large-scale demolition and reconstruction could not adequately address the practical challenges of housing and employment. At the same time, the unique character of cities was gradually being lost. How to satisfy the current and future living needs of residents while preserving the city's distinctive character and structural fabric became a prominent contradiction. "Development through preservation, and preservation through development" became an urgent imperative for urban renewal in the West. Heritage conservation practices in Western countries, particularly Italy and France, set an exemplary precedent. Under varying national conditions and institutional frameworks, they developed distinctive principles, management strategies, and implementation methods, whose experiences hold significant reference value and offer valuable lessons.

From its inception, the concept of urban heritage has focused on organic historic cities and their environments, consistently examining existing actions from a dynamic, evolving perspective to drive the evolution of its principles. Urbanism encompasses various forms of development stemming from different perspectives and reflecting diverse values, but it similarly addresses the severe challenges facing cities. It embodies distinct social ideals and reflections, using its critical discourse to drive urban design practices and thereby intervene in urban development. In the process of urban renewal, urban heritage that is gradually declining must find development approaches aligned with contemporary lifestyles to activate its latent value. Passive "museum-style" preservation no longer meets the demands of the times; urban heritage must actively integrate itself into contemporary urban production and daily life with a more proactive stance. Urban heritage preservation, as a form of urbanism, drives planning and construction toward multidimensional transformation.

(3) Gaps in Domestic Research on Modern Urban Heritage

The concept of heritage conservation in China emerged relatively late, with its theoretical framework largely influenced by Western conservation systems. It has generally evolved from the restoration and preservation of individual buildings to the protection of broader, holistic districts and the built environment. Although the academic community has reached a relatively unified understanding of urban heritage conservation and accumulated rich theoretical and practical experience, domestic research on modern urban heritage remains insufficient. It is generally concentrated in the field of architectural conservation; while there is widespread attention to urban heritage, a comprehensive theoretical system has yet to be established. Western practices in urban heritage conservation generally began around the 1930s, while China's relevant practices started roughly in the 1960s—a timeline that is not particularly late by comparison. Specifically, architectural conservation practices, primarily

centered on nationally designated key cultural relics protection units, have been widely implemented; however, research on modern urban heritage from a holistic perspective remains insufficient. Existing conservation plans for historic districts delineate different zones, and relevant technical documents provide a relatively clear picture of the current state of heritage sites. However, these plans offer very limited guidance for the specific design and implementation phases. Current practices do not strictly follow the red-line boundaries outlined in the plans, and an effective connection between planning and urban design has yet to be established. Top-down renewal approaches in local projects—such as Nanluoguxiang in Beijing, Xintiandi in Shanghai, and Yongqingfang in Guangzhou—have achieved certain results, yet they have led to the alienation of traditional neighborhood life and lack universal applicability. Subsequently, the concept of "acupuncture-style," small-scale, and incremental renewal gained significant popularity. However, an exclusive emphasis on small-scale and micro-level interventions is not suitable for every stage of urban heritage renewal and cannot meet urban development needs through such approaches.

In recent years, the focus of urban development has shifted from incremental expansion to enhancing the quality and efficiency of existing stock. The renewal process now places greater emphasis on improving environmental quality and fostering multi-dimensional participation, which are also key priorities for the renewal of historic and cultural districts. Faced with common challenges such as over-development of old urban areas, loss of spatial continuity, and the erosion of social interaction, China urgently needs to develop indigenous theories and innovate in practice. Modern research and practice in urban heritage conservation should transcend traditional conservation concepts and adopt a more open and inclusive perspective. Continuously monitoring new international trends in heritage conservation, exploring the core demands of modern urban spaces and institutional management, and understanding the local context of urban heritage represent new fields that domestic research urgently needs to explore.

1.1.2 Research Objectives

(1) Exploring the theoretical framework of urban heritage conservation from an urbanism perspective

Using urbanism-related theories as a starting point, this study systematically traces the evolutionary logic of urban heritage conservation concepts and analyzes and synthesizes them in conjunction with typical Western case studies. On this basis, it shifts the focus of urban heritage conservation from a singular historical and cultural orientation and static preservation

toward holistic coordination and dynamic regulation. This approach complements current theoretical perspectives in the study of historic districts and attempts to provide theoretical support for constructing a comprehensive conservation pathway that integrates form design, functional enhancement, and social dimensions.

(2) Exploring Heritage Renewal Mechanisms Aligned with Contemporary Lifestyles

Based on the practical needs of urban heritage in contemporary society and focusing on the interplay between residents' daily lives and neighborhood renewal, this approach analyzes the diverse interests of various stakeholders from the perspective of the community itself, proposing an urban renewal philosophy oriented toward lifestyle transformation. By embedding conservation strategies within modern living systems, it promotes a shift in historic neighborhoods from passive preservation to active adaptation, thereby reconciling the tension between urban heritage conservation and the demands of contemporary urban development.

(3) Exploring a Value-Enhancement-Oriented Design Approach

Based on an analysis of urban form, this study examines the spatial structure and evolutionary characteristics of the Yaohua Street Historic and Cultural District to identify its core historical values and renewal challenges. Building on this foundation, and with value enhancement as the core guiding principle, the study explores design strategies that balance the continuity of spatial form with functional optimization. This approach aims to develop targeted conservation and renewal methods, providing a practical pathway for the detailed design of historic districts.

1.1.3 Significance of the Study

(1) Enriching Theoretical Perspectives on Local Urban Heritage Conservation

By introducing theories of urbanism to re-examine urban heritage conservation, this study reflects on current heritage-related initiatives. It reveals the essence of urban heritage conservation as a dynamic, multidimensional process of urbanism, addressing the lack of research perspectives on modern urban heritage in China. Consequently, it helps bridge gaps in the theoretical framework of heritage conservation in China and offers new directions for exploring urban renewal theories with local characteristics.

(2) Addressing the Renewal Needs of Historic Districts in the Stock Development Phase

Against the backdrop of urban development shifting from incremental expansion to the optimization of existing stock, historic and cultural districts face issues such as functional

decline and spatial imbalance. Through a systematic analysis of the Yaohua Street Historic and Cultural District and the proposal of strategies, this study constructs a renewal pathway that balances community living needs with the enhancement of heritage spatial quality. It provides a reference for avoiding excessive development or a tendency toward single-dimensional commercialization, thereby helping to promote the transformation of historic districts toward value appreciation, sustainability, and refined development.

(3) Enhancing Practical Feasibility at the Urban Design Level

Using morphological typology as a tool, this study translates macro-level conservation principles into implementable spatial design guidelines, thereby strengthening the connection between planning and design. By clarifying the specific expressions of neighborhood morphological controls and renewal strategies, the study enhances the practicality of design implementation and provides a methodological framework for the renewal of similar historic and cultural districts, aiming to achieve the synergistic development of heritage conservation and contemporary living.

1.2 An Urbanist Perspective on Urban Heritage Conservation

1.2.1 Giovannoni’s Theory of Urban Heritage

Renowned French architectural historian and urban planner Françoise Choay argues that the concept of "urban heritage" was coined by Italian engineer, architect, and restoration specialist Gustavo Giovannoni. Its introduction marked the dawn of a new era in urban heritage conservation, representing a fundamental shift in the history of Western urban conservation thought and serving as a milestone in the field of European urban conservation[1]. Its core idea is that people-centered historic urban districts, as a form of urban fabric, can be embedded within contemporary or future large-scale urban development while still maintaining and fulfilling their "present" social value and "past" heritage value[2] .

To understand the revolutionary nature of this concept, one must first discern its fundamental difference from traditional European conservation perspectives. Prior to Giovannoni, European attention to historic urban spaces focused primarily on two types of objects: first, "monuments" of outstanding historical and artistic value, such as churches and palaces; and second, a few exemplary cases, like Rome and Florence, which were regarded as cities of art in their entirety. The former approach isolates conservation objects from the urban fabric in which they exist, while the latter, though concerned with the whole, often treats the city as a static "container" meant solely for contemplation; the complex, dynamic composition within—the very shape of the "container"—has not received genuine theoretical attention.

Giovannoni's concept of "urban heritage" represents a reflection on and synthesis of these two perspectives. He explicitly states that a historic city constitutes a monument in itself, and moreover, a "living fabric"[2] . This implies that the value of urban heritage lies not only in its commemorative nature as a historical witness, nor solely in its artistic value as a collection of artworks, but rather in its status as a continuously evolving living entity that carries "history in the making." This understanding rejects the outdated notion of viewing historic cities as "static museums" frozen in a single moment, fundamentally transforming the object of conservation from isolated entities into a dynamic, evolving organism. Defining the historic city as an organism lies at the core of Giovannoni's concept of "urban heritage." It profoundly analyzes the dialectical relationship between history and the present, as well as between conservation and development; urban heritage encompasses not only the historical and artistic legacy of the past but must also accommodate the functional needs of the present.

Furthermore, urban heritage places an emphasis on respecting the environment and "secondary architecture," prioritizing the architectural and spatial context in which a monument is situated during the restoration process."Secondary architecture" typically refers to non-monumental and privately owned buildings, encompassing a wide variety of architectural forms. Giovannoni keenly observed that it is precisely this backdrop—often overlooked by traditional conservation approaches—that constitutes the "environment" upon which both urban daily life and monuments depend. The significance of a monument, as a "primary architecture," derives not only from its own form but also from its interaction and interdependence with the surrounding "secondary architecture." Consequently, he posits that "the surrounding environment is the most important external factor for a work of art" and vehemently opposes "decontextualization" in the restoration of monuments—that is, any practice that "isolates" or "clears" a monument from its environmental context. Such an approach not only fails to highlight its value but, in most cases, actually destroys it. This holistic quality, arising from the interdependence of "primary" and "secondary" buildings, is what he termed "architectural atmosphere." It embodies the "spirit of place" in urban heritage and serves as the fundamental source of its character and authenticity.

Based on this, Giovannoni criticized the modernist movement that was gaining momentum at the time. He believed that modernist planning, with its reliance on functional zoning and large-scale demolition and reconstruction, disregarded the historical fabric, scale, and local context of the existing urban “organism.” Such brutal interventions would only exacerbate the “conflict between two different orders,” ultimately leading to irreparable destruction and sowing the seeds of a crisis that would result in the loss of urban character.

Consequently, Giovannoni's view of urban heritage rejected blind conservatism, advocating instead for a balance rooted in respect between continuity and development. The specific strategy for achieving this balance is embodied in his famous theory of "diradamento" (thinning out). This theory serves as a crucial method for reconciling the contradictions between historic urban preservation and modern renewal. Grounded in the recognition that "the historic city is an organism," he opposes the "clearing" approach—characterized by large-scale demolition to create new roads—that characterized late 19th-century urban renewal in Italy. Instead, he believes that historic districts should be renewed through a gradual and prudent process.

"Diradamento" does not entail comprehensive demolition, but rather selective removal within the historic fabric. By locally reducing building density and introducing small plazas, gardens, and open spaces, it aims to improve lighting, ventilation, and sanitary conditions while preserving the original street fabric and spatial continuity. Giovanoni argued that street renovations in historic districts "should not be standardized," but rather should create "small lungs within the old city" by demolishing individual buildings, thereby striking a balance between preserving the city's artistic character and meeting the demands of modern life. At the same time, influenced by Howard's "Garden City" philosophy, he advocated for the separate development of old districts and new centers, using peripheral satellite towns to relieve pressure on the historic core.

In practice, Giovannoni applied his "thinning" theory to the planning of Rome's Renaissance district and Via Coronari, substituting comprehensive clearance with localized, selective demolition. This approach improved the spatial environment and pedestrian connectivity while preserving the historical fabric and environmental characteristics, and created new urban vistas through open spaces (Fig. 1-1). His "thinning" theory essentially seeks a balance between preservation and renewal. By carefully determining which elements to "retain, modify, or demolish," it achieves a unity of historical fabric preservation, environmental improvement, and enhanced urban vitality. Through this approach, Giovannoni was the first to expand historical preservation from individual monuments to the entire urban system and to integrate urban planning with historical preservation, exerting a profound influence on subsequent European urban conservation theory and practice[1].

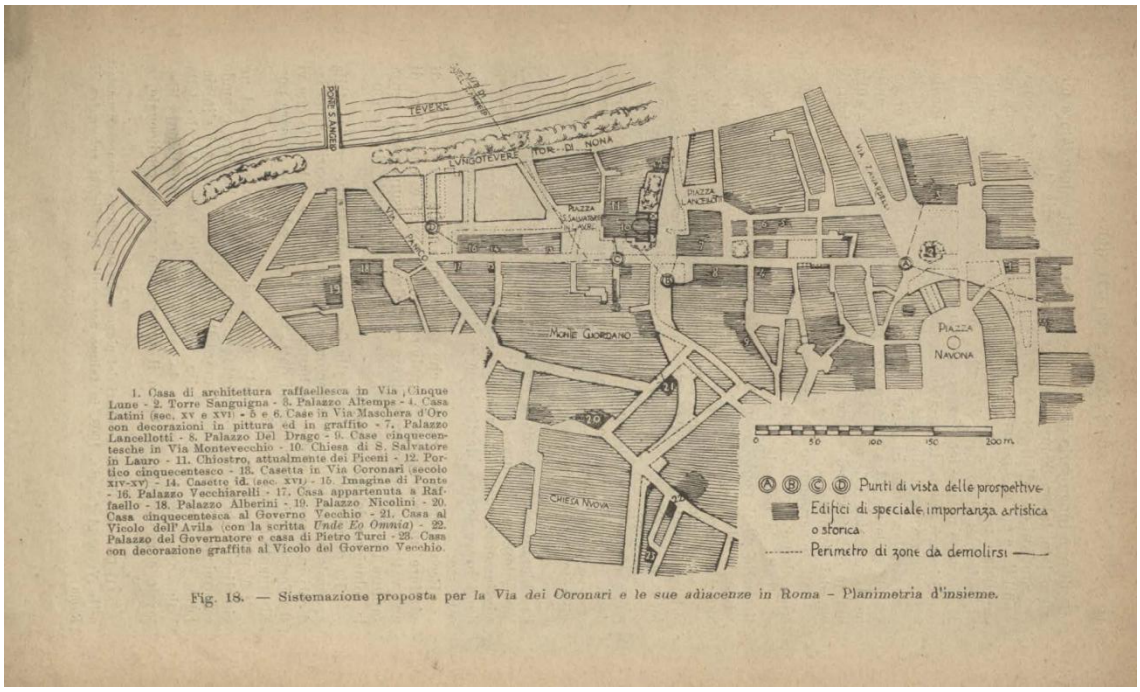


Fig. 18. — Sistemazione proposta per la Via dei Coronari e le sue adiacenze in Roma - Planimetria d'insieme.

Fig. 1-1: Redevelopment Plan for Via Coronari and the Surrounding Area (Source: *Vecchie città ed edilizia nuova*)

In his book: *L'allégorie du Patrimoine,* Choay synthesizes Giovannoni's ideas, translating the concept of "urban heritage" into concrete conservation principles and revealing its profound historical influence and contemporary value within the context of urbanism. The three principles distilled by Xiao Yi form a coherent logical system: First, the principle of integrated guidance requires incorporating "fragments" of the ancient city into broader regional planning, granting them legal status through their connection to the land and their significance in preserving the social characteristics of the local population; Second, the concept of historic monumental architecture emphasizes its inseparability from its environment, requiring protection to shift from individual structures to the whole; Finally, provided the first two conditions are met, the built environment of urban heritage as a whole should undergo conservation and restoration procedures, with interventions kept to a minimum. while respecting spatial scale, form, and the spirit of place[3] . This theory on the conservation and restoration of urban heritage laid the theoretical foundation for the diverse historical conservation policies implemented across European nations after the 1960s. Giovannoni's concept of "urban heritage" represents, in essence, a profound paradigm shift: it shifts the focus of conservation from questions of "what is beautiful" or "what is ancient" to the proposition of "how historical cities can organically exist in the present," thereby providing a crucial reference point for critical reflection on future practices in the conservation of historic districts.

1.2.2 Urbanism Development Perspective

Urbanism, as an academic concept derived from the French term "Urbanisme," is a theoretical category that gradually took shape within the framework of modernist thought alongside the rise of modern cities; it is, in essence, an extension and unfolding of modernism at the urban level. Modern cities first emerged in Europe, and their social structural characteristics—distinct from rural life—were identified by early social theories. However, urbanism did not truly become a distinct academic concept until the historical phase when the urbanization rate in the United States exceeded 50%[4] . In 1937, American sociologist Louis Wirth proposed "urbanism as a way of life," viewing the city's population size, density, and social heterogeneity as key factors shaping urban behavioral patterns and social relationship structures, and regarding urbanism as an important marker of a nation's maturation. This definition not only sparked decades of theoretical debate but also led to the formation of a school of urban sociology research centered on urban lifestyles[5] . Thus, urbanism initially manifested as a general explanation of urban social forms and a theoretical understanding of the outcomes of urbanization.

Since the 1980s, as the problem of urban sprawl in the United States intensified, the urbanism movement gained momentum, and in the 1990s, the concept of "New Urbanism" was introduced, transforming urbanism from a descriptive sociological concept into a spatial intervention framework with clear value orientations. Focusing on practical fields such as regional planning, new town development, old town renewal, and community building, New Urbanism proposed strategic approaches represented by the Traditional Neighborhood Development (TND) and Transit-Oriented Development (TOD) models[6], emphasizing intensive land use, mixed-use organization, and the creation of pedestrian-friendly spaces, using a compact and orderly urban form to address the environmental and social issues caused by low-density sprawl. Subsequently, various theoretical branches—including Landscape Urbanism, everyday urbanism, integrated urbanism, and tactical urbanism—have emerged, enriching the concept of urbanism from different dimensions such as ecosystems, everyday practices, and social equity. Urbanism has gradually become a significant theoretical discourse in the fields of planning, architecture, and landscape architecture, and has been institutionalized in European and American universities through degree programs and research institutions, demonstrating a trend toward interdisciplinary integration. Jonathan Barnett systematically categorized contemporary urbanism theories into multiple categories—including systemic, green, traditional, community-based, socio-political, and thematic—reflecting the diverse expansion of the urbanism theoretical spectrum. Over the

past two decades, related discussions have become more nuanced, delving deeply into topics such as ideal urban forms, sustainable development, and quality of life. However, the rapid proliferation of theories has also led to issues of fragmentation and homogenization. While many new concepts strive for novelty and distinctiveness in their naming, they often lack lasting impact; differences in core perspectives are not particularly pronounced, and the logical relationships and pathways of knowledge accumulation among various theories have yet to be fully clarified[4] .

From a theoretical perspective, urbanism can be understood as a cognitive framework centered on the interplay of ideas, actions, and outcomes within the urbanization process. Urbanist thought stems from empirical observations of the characteristics of urban lifestyles; it is not merely a summary of urban phenomena and planning practices, but rather a reflective process of knowledge construction. Early research focused on the potential changes in interpersonal relationships and social structural transformations brought about by the urban environment, while recent studies have emphasized the role of urban density and diversity in driving innovation and economic development.As modern urban issues grow increasingly complex, urbanism has gradually shifted from theoretical explanations of "outcomes" to proactive interventions in "actions," manifested as continuous exploration of urban issues through spatial design. The rise of New Urbanism marks urbanism's transition from social theory to practical strategy. Subsequent schools of thought, such as Landscape Urbanism and Everyday Urbanism, approach the subject from the perspectives of ecological processes, everyday practices, and social equity, respectively, constructing a diverse and inclusive system of planning interventions[4]. In the Chinese context, while relevant research has begun to focus on the practical experiences of urbanization and social transformation, there remains a lack of systematic analysis of urbanism from a planning perspective and the development of a local theoretical framework. Therefore, understanding urbanism involves not only inheriting the Western theoretical tradition but also re-examining and reconstructing the complex interplay of ideas, actions, and outcomes in local urbanization practices.

1.2.3 Review of Urban Heritage Conservation Research

Regarding theoretical research on urban heritage conservation abroad, existing studies have systematically explored the subject across multiple dimensions, ranging from theoretical origins and institutional mechanisms to practical pathways. Overseas research has shifted toward emphasizing holistic, process-oriented, and multi-stakeholder collaborative dynamic regulation, while also focusing on the intrinsic unity between heritage conservation and

sustainable development. Cheng Xiaomei and Zhang Song, drawing on Giovannoni's major theoretical works and relevant academic literature, trace the background, theoretical implications, and related practices of Giovannoni's urban conservation philosophy. They use this to elucidate the reflections and insights that Giovannoni's urban conservation theory offers for contemporary historical urban conservation and renewal practices and Na Ziyue reveal the evolution of concepts, methods, and practices in the conservation of Italian historic towns, pointing out that the holistic nature of conservation objectives and strategies, as well as the collaborative mechanisms and participation pathways among various stakeholder groups, are worthy of reference for China's historic town conservation and built environment renewal efforts under the new normal[8]. Zhang Song, by examining the formation and development of urban heritage and built heritage in Europe, reveals the consistency between the conservation of urban built heritage and sustainable development. He emphasizes the need to learn from relevant European practices and conduct practical explorations tailored to local conditions[2]. Zhang Xiaoping and Yan Fengying, starting from the perspective of bounded rationality, establish a game-theoretic evolutionary mechanism among different stakeholders in urban heritage conservation. They propose that urban heritage conservation should be "tailored to specific circumstances" while establishing a mechanism for collaborative participation among the government, professional elites, heritage users, and the public to resolve the "stakeholder dilemma" currently facing urban heritage conservation[9]. Jiang Jiayao analyzes the severe social realities and opportunities Italy faced after World War II, selecting Venice, Bologna, and Urbino as three exemplary cases to analyze and summarize the instructive significance of Italy's urban heritage conservation experience[10] .Dang Xinyuan and Chen Xuemin examined the concepts and practices of multi-category and multi-level protection of built heritage in the UK, holistic protection of heritage and its dependent environment, the coordination of historic environment conservation with sustainable development, and public participation and multi-stakeholder collaboration. They summarized insights regarding protection targets, scope of intervention, and participating entities[11] .Wang Zhugen and Li Baihao interpret the conceptual connotations of urban heritage and modern urban heritage. From the dual perspectives of universality and particularity, they distill and summarize the common planning values of eight distinctive urban heritage projects, further deriving conservation insights in three aspects: theoretical foundations, action guidelines, and practical considerations[12]. Zhang Song reviewed the formation process of European urban conservation resolutions, charters, and documents since the 1960s, comprehensively examining concepts of urban heritage and conservation management policies, thereby

providing references for comprehensively advancing systematic conservation policies and improving institutional mechanisms for China's cultural heritage[13] .Mo Zhejuan and others analyzed the planning transformations of the Marais conservation district in Paris, pointing out that approaches to urban heritage must take into account multidimensional social demands. They argue that China's urban heritage conservation requires establishing a new development philosophy and incorporating the principle of "authenticity" into practice[14] .

Regarding domestic urban heritage conservation practices, domestic research—drawing on international experience and incorporating specific urban case studies—has gradually shifted its focus to the relationship between heritage conservation and land use efficiency, spatial revitalization, and daily life. Xi Yueying and Wei Fengqun, using the Xi'an Small Wild Goose Pagoda Historical and Cultural District as a case study, introduced Pareto optimality theory to explore the formation mechanism of a phased equilibrium between heritage conservation and land use efficiency[15] . Cui Chong and others conducted research on urban heritage and the construction of its protection system using Shenzhen as a case study, proposing strategies for systemic responsiveness and coordination[16] . Xia Wen adopted the perspective of the urban heritage footprint, using the old city area of Nanchang as a case study to explore methods for constructing cultural walking routes[17]. Feng Jiang and others focus on a series of heritage initiatives carried out in the old neighborhoods of Xiguan, Guangzhou, discussing how to reconstruct the public space system from a more proactive, contemporary perspective of heritage urbanism to serve the daily lives of residents in these old neighborhoods. Drawing on the Xiguan case, they analyze the theoretical framework and core concepts of heritage urbanism and its potential implications for the conservation and utilization of urban heritage in China[18]. However, existing research remains largely focused on conceptual introductions and case studies. Further exploration is needed regarding how to establish systematic approaches that balance conservation and development in the context of rapid urbanization, particularly in achieving multi-objective coordinated regulation at the specific spatial level.

1.2.4 Review of Urbanism Research

In the field of theories of urbanism, research has generally shifted from the construction of diverse theoretical paradigms to the exploration of spatial strategies at the practical level, and is increasingly moving toward a trend of spatial synergy that integrates social dimensions. Wang Xiaochuan systematically elaborates on the core concepts and practical framework of the Smart Guidelines of American New Urbanism, focusing on the constituent elements and

development process of the form guidelines. Using the Smart Guidelines of Montgomery, Alabama, as a representative case study, he demonstrates their specific application and implementation outcomes in community planning[19]. Lu Quan traces the background and core tenets of American New Urbanism to analyze the causes and characteristics of developer-led "New Urbanist communities" in China. He reveals their fundamental differences from American communities and the contradictions with China's current stage of development, and proposes localized planning and design recommendations based on practical experience[6]. Mo Zhejuan and others examine the conceptual understanding of urban heritage through Xiao Yi's "allegory" theory, revealing the "urbanist" essence attributed to it by Giovannoni. They analyze the institutional evolution of French conservation area planning from "regulation" to "integration" and, through an analysis of "socio-spatial" barriers, explore the potential for reforming China's historical and cultural district protection mechanisms in contemporary urban renewal: The Protection of Urban Heritage as a Form of Urbanism[20]. Chen Xuan and Margaret Crawford point out that contemporary Chinese urban design has failed to substantively address the expression of meaning and creativity inherent in the humanistic dimensions of Western urban design. Through literature and case studies, they explore the development of everyday urbanism in the United States and its current status in China, noting that China's latent knowledge of everyday practices far exceeds the scope of existing technical expertise. Everyday urbanism not only complements existing urban design frameworks but also provides inspiration and challenges for design innovation[21] .Wang Shifu and Wu Tingting argue that urban design in the context of China's rapid urbanization has been oriented toward the construction of physical spaces and planning implementation. While this approach has yielded rich experience, it also faces the dilemma of a theoretical void. Urbanist discourse, they contend, helps recognize the missing "anti-urban" spirit in China's urbanization and inspires reflection on future urban design trends and the construction of indigenous theories.[5] .Zhou Xiang and others focus on the role of temporary urbanism and everyday urbanism in fostering the social nature and equity of residual spaces. They analyze practical cases across four dimensions—including goal orientation and participation methods—and classify practices in San Francisco, London, and Kyoto into three types. They propose that a renewal path starting from "temporariness" and aiming for "everydayness" is a crucial approach to putting the concept of a "people's city" into practice.[22] .Huang Jingtao and others systematically introduce "Lean Urbanism"—a small-scale, low-cost, and incremental urban renewal model from the United States. They elucidate its historical context, conceptual framework, and implementation steps, analyze its practical outcomes using Detroit as a case

study, and further explore its implications and reference value for China's urban renewal efforts in mobilizing market and social forces and promoting sustainable development.[23] .Whether it be New Urbanism, Everyday Urbanism, Landscape Urbanism, or Lean Urbanism, all emphasize human activity and social processes as the core, prioritizing small-scale interventions, incremental renewal, and multi-stakeholder participation.

At the level of practical research, Mo Zejuan and others point out that, under the influence of modernist architectural thought, platform urbanism serves as a conceptual vehicle for studying urban three-dimensional spatial design. By critiquing dogmatic models such as vertical segregation, the death of the street, and the decentralization of building massing, it synthesizes their morphological characteristics and inherits their underlying principles. Consequently, it explores the conceptual scope from a spatial perspective, proposing a new design paradigm that moves toward comprehensive three-dimensional urban spatial design and reconstructs design by transcending from the spatial dimension to the resource dimension[24] . Dong Hexuan and others, from the perspective of Landscape Urbanism, analyze the key issues in the revitalization of idle urban railway lines at the macro, meso, and micro levels. They propose design strategies centered on spatial network integration, boundary connectivity, and spatial interconnection, using the renewal of the Wuhan-Jiujiang railway section as a case study to provide references for the reuse of existing spatial resources[25]. Gong Wei traces the development and essence of New Urbanism community theory in the United States. Through spatial surveys of two typical case studies—Nan Village and Meadowmont—he summarizes their spatial characteristics under a walk ability-oriented approach, including mixed-use development, community centers, residential diversity, grid-patterned road networks, and public space systems, and derives corresponding spatial design methodologies.[26]. Hao Mengyuan uses the Shuanglongxiang Historic and Cultural Districts in Kaifeng, Henan, as a case study to explore renovation methods within the frameworks of urban renewal and landscape urbanism. The study emphasizes the protection of intangible heritage such as folk culture and, by integrating digital landscape technology, proposes a vision for a virtual new landscape aimed at injecting new vitality into the sustainable development of Historic and Cultural Districtss[27]. Yang Chao and Liu Moqing, using landscape urbanism as a theoretical backdrop, combine the "block development" model with the concept of "integrated residential communities" to propose "carpet communities" as a new type of residential planning. They elucidate the essence of park communities, their holistic design characteristics, and the form of horizontal public space;Drawing on practical case studies from Xiamen, they distill the "connect-dissolve-stack" design strategy and

implementation principles, construct a technical-theoretical framework, and advance the practice of landscape urbanism while reshaping China's distinctive residential culture[28] . Based on an interview with Professor Han Meyer, Tai Yuting and others introduce the theoretical framework of Delta Urbanism and its application in the transformation of port cities into maritime cities, elaborate on Rotterdam's experience in addressing climate change and water resource management, and, drawing on Dutch practices, propose insights for China's modern maritime city development regarding sediment management, ecological hydraulic engineering, and regional design strategies[29] .In the Chinese context, relevant research has been reflecting on planning models dominated by physical space amid rapid urbanization while actively exploring localized pathways and practical tools. However, overall, conceptual ambiguities persist among the myriad urbanism theories, and there remains a lack of systematic summarization and targeted responses regarding their specific application and methodological adaptation mechanisms in complex heritage spaces such as historic and cultural districts.

1.2.5 Summary

Based on the above review, it is evident that a consensus has largely been reached in academia regarding the intellectual origins of "urban heritage." Specifically, its theoretical foundations can be traced back to Giovannoni's ideas on urban conservation and have been continuously deepened and institutionalized through historical conservation practices in Europe. Existing research primarily unfolds across theoretical interpretations, policy evolution, and case studies, emphasizing a holistic conservation perspective that views urban heritage as a "living organism," as well as the intrinsic connections between heritage and the environment, social participation, and sustainable development. The concepts of holistic, systematic, and collaborative conservation have become a universal consensus. In the field of urbanism, the research trajectory has shifted from sociological discussions of "urban lifestyles" toward explorations of spatial planning and practical strategies.Particularly since the rise of New Urbanism, related theories have continued to diversify, giving rise to multiple branches, with research covering various dimensions such as community building, spatial renewal, and ecological transition. However, existing literature generally exhibits characteristics such as a proliferation of theoretical branches, unclear interconnections, and insufficient exploration of core mechanisms; a systematic analysis of the fundamental issues and implementation mechanisms of urbanism still requires further deepening.

Overall, against the backdrop of China's rapid urbanization, the urban heritage conservation system remains in a stage of continuous refinement, and the construction of localized theories has yet to mature. At the same time, research aimed at systematically integrating and theoretically advancing urbanism from the perspective of urban heritage conservation remains relatively limited. Therefore, it is necessary to build upon existing theoretical achievements to further explore pathways for the protection and development of urban heritage under the framework of urbanism, thereby providing support for the construction of an urban theoretical framework that balances historical and cultural continuity with contemporary development needs.

1.3 Research Object and Content

1.3.1 Research Object and Scope

In China, there is now a consensus on incorporating "communities" into heritage conservation and management, particularly in the case of "living heritage" where residents still live within these communities[30]. This study takes the Yaohua Street Historical and Cultural District in Xiguan, Guangzhou, as its specific research subject. It systematically examines the conceptual frameworks of urban heritage and urbanism, as well as the current state of domestic and international research. Through a detailed analysis of the evolution of planning policies in the Marais conservation district in Paris, France, the study summarizes the insights and lessons learned regarding planning philosophies and implementation mechanisms. Building on this foundation, and in light of China's rapid urbanization and existing research, this study explores the transformation pathways of urban heritage conservation concepts from an urbanism perspective, as well as specific practical strategies and methodological applications within the Yaohua Street Historic and Cultural District.

As a typical traditional residential and commercial mixed-use district in Guangzhou's Xiguan area, the Yaohua Street Historic and Cultural District embodies the trajectory of urban development from the modern to the contemporary era. Its street layout, architectural typologies, and daily activities collectively constitute a historical environment characterized by continuity. Through long-term urban evolution, the district has gradually formed a spatial structure characterized by continuous bamboo-tube houses along the street, interwoven with internal fishbone-like alleyways and courtyard spaces, reflecting the typical urban fabric and lifestyle features of Lingnan. Based on the aforementioned historical evolution and spatial characteristics, and in conjunction with the current demarcation of the historical and cultural district's protection zone and the results of on-site surveys, this study defines the scope as the

alleyway spaces extending from both sides of Yaohua Street—the main thoroughfare—and the block areas they enclose. This scope encompasses not only representative historic buildings and the traditional alleyway system but also the closely associated public space and venues of daily life, thereby fully reflecting the interactive relationship between the neighborhood's morphological structure and social activities. On this basis, this study explores specific implementation pathways for conservation and renewal strategies within this scope from an urbanism perspective.

The Yao Hua Street Historic and Cultural District in Guangzhou exhibits the typical characteristics of a traditional Lingnan residential neighborhood; its spatial form, architectural typology, and community lifestyle collectively constitute a coherent historical environment. Compared to historic districts that have become highly tourist-oriented or commercialized, Yao Hua Street currently retains strong attributes of daily residential life and community character. However, it also faces multiple challenges, including the decline of public spaces, insufficient economic vitality, deteriorating living conditions, and a loss of historical character. This representative characteristic—where the neighborhood structure remains intact but lacks modern adaptability—allows it to authentically reflect the common challenges currently faced by a large number of residential historic districts in China. At the same time, the issues on Yao Hua Street are not limited to the preservation of individual buildings but involve an overall imbalance between urban development, spatial structure, functional organization, and daily life. Therefore, its renewal needs align closely with the “socio-spatial-lifestyle” synergy emphasized by urbanism. Compared to the mere restoration of historic buildings or minor landscape updates, the urbanism perspective is better equipped to address the dynamic developmental needs of Yao Hua Street as a living heritage site. This is a key reason why this study selected Yao Hua Street as its research subject.

1.3.2 Overview of Research Content

The study revolves around the core proposition of urban heritage conservation and development from an urbanism perspective. Combining theoretical review, case analysis, and empirical research, it systematically explores methods for the conservation and renewal of the Yaohua Street Historic and Cultural District. The research content primarily includes the following aspects:

Chapter 2 traces the evolution of urban heritage conservation concepts in China and abroad from a theoretical perspective. It systematically reviews the transformation of conservation concepts in Europe and China across different historical periods, focusing on the

developmental trajectory of urban heritage expanding from individual monuments to the built environment as a whole. By integrating the formation and evolution of theories of urbanism, the chapter clarifies the theoretical foundation for the shift in urban heritage conservation from static preservation to dynamic regulation.

Chapter 3 uses the Marais conservation district in Paris as a case study to trace the policy evolution and conceptual shifts in its conservation planning across different phases. It focuses on analyzing its planning practices regarding the holistic understanding of urban heritage, the regulation of mixed-use functions, and ecological and sustainable development. The chapter summarizes its experiences in form control and institutional implementation to provide a reference for local practices.

Chapter 4 takes the Yaohua Street Historic and Cultural District as its research subject. Combining historical records with field research, it conducts a systematic analysis of the district's historical development, spatial structure, architectural typologies, and current characteristics. It further identifies its developmental challenges from the perspectives of social life, economic activities, public space, and the continuity of its character, revealing the primary contradiction between historical value and contemporary needs.

Chapter 5 builds upon the preceding theoretical and case analyses by introducing an urbanism perspective to reconstruct the goal system for the preservation and development of historic and cultural districts. It proposes a value-enhancement-oriented design methodology and establishes specific design guidelines covering land use, form control, the preservation of architectural heritage facades and landscapes, and the organization of street spaces, thereby transforming abstract concepts into actionable spatial strategies.

Chapter 6 summarizes and reflects on the entire study, summarizing the applicability and limitations of the urbanism approach in the conservation and development of historic and cultural districts, and outlines future research directions and practical pathways.

1.4 Research Framework and Methodology

1.4.1 Research Framework

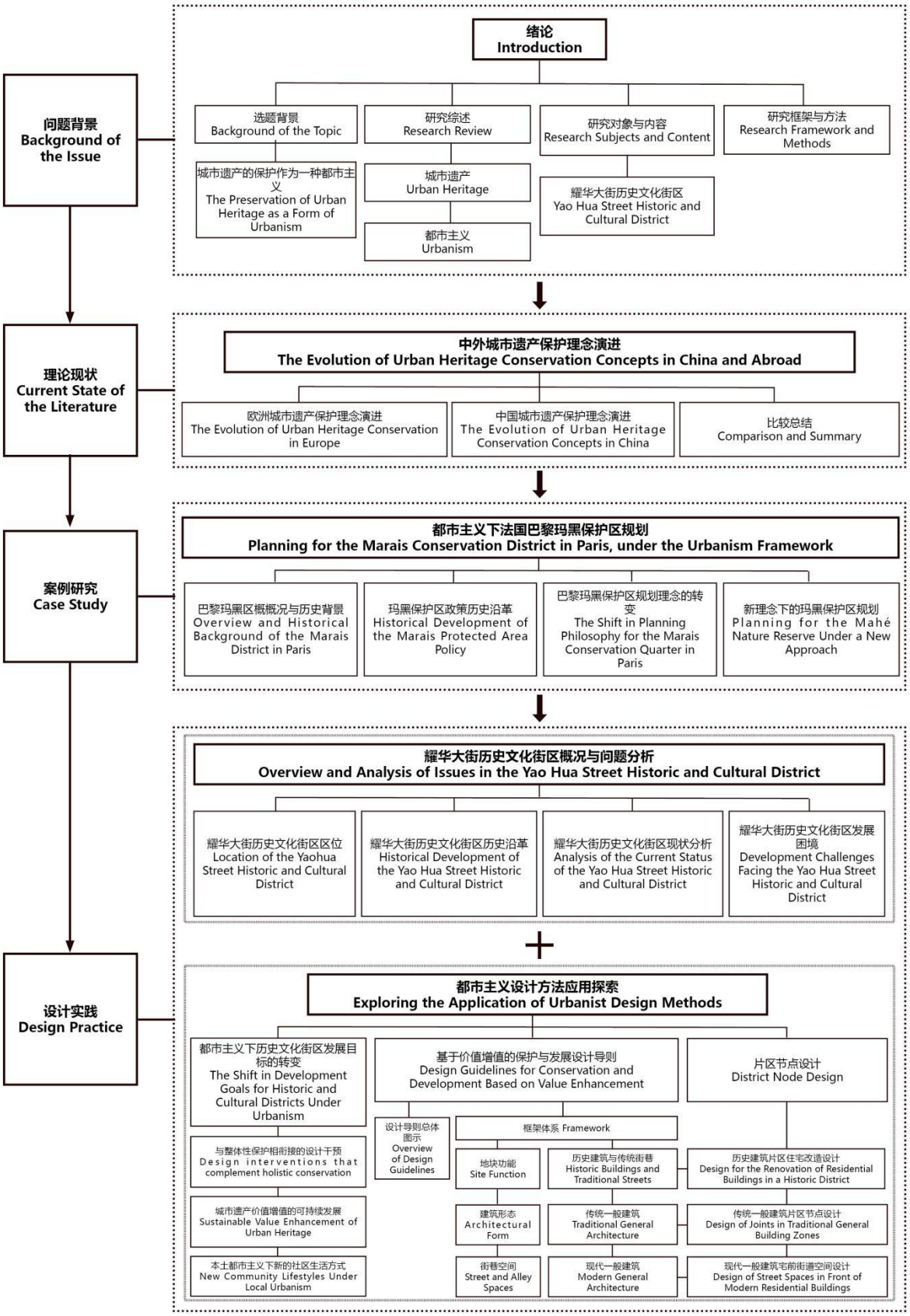


Fig. 1-2 Research Framework (Source: Author's own illustration)

1.4.2 Research Methods

(1) Literature Review Method

By systematically reviewing classic theoretical literature, policy documents, and relevant academic achievements on urban heritage and urbanism both domestically and internationally, this study focuses on analyzing the theoretical implications of Giovannoni's ideas on urban heritage and their evolution in European conservation practices. Based on this, the study summarizes the core perspectives of various theories regarding planning concepts, spatial strategies, and implementation mechanisms, clarifies the current consensus and gaps in research, and lays the foundation for constructing the theoretical framework and problem orientation of this paper.

(2) Comparative Analysis

This method traces the historical development of urban heritage conservation concepts both domestically and internationally. Taking the planning of Paris's historic preservation districts in France as a case study, it examines the evolution of relevant policies and conducts a comparative analysis across dimensions such as institutional context, planning philosophies, implementation mechanisms, and design methodologies. Through the comparison of these different experiences, this study summarizes the divergent approaches and common characteristics regarding the coordination of urban heritage conservation and urban development. By integrating these findings with the practical context of urban renewal and historic district conservation in China, the study distills a system of planning principles and methodologies with practical implications.

(3) Field Research Method

Taking the Yaohua Street Historic and Cultural District in Xiguan, Guangzhou, as the research subject, this study conducts field surveys and spatial investigations, focusing on documenting the district's spatial form, building types, functional structure, usage of public space, and characteristics of residents' daily activities. Additionally, through methods such as oral interviews, the study gathers insights into the perceptions and demands of various stakeholders regarding preservation and renewal. Based on a systematic analysis of existing issues, we will examine the contradictions and potential between the district's historical value and contemporary development needs, providing a practical foundation for proposing actionable urbanist design strategies.

(4) Case Study Method

Building on the aforementioned theoretical review and comparative analysis, representative case studies of urban heritage conservation and urbanism practices will be

selected for systematic research. By examining the lessons learned and challenges reflected in these cases regarding the coordination of value preservation and urban development, we will distill actionable methods in areas such as spatial scale control, renewal strategies, land use regulation, and community participation mechanisms. Building on this foundation, and in conjunction with the specific conditions and practical needs of the Yaohua Street Historic and Cultural District, we will develop targeted and actionable design strategies and implementation pathways to propose practical planning and design solutions for the study subject.

Chapter 2 Evolution of Urban Heritage Conservation Concepts in China and Abroad

2.1 Evolution of Concepts in European Urban Heritage Conservation

As a key interdisciplinary field at the intersection of modern urban planning and cultural heritage studies, the theoretical framework of urban heritage conservation did not emerge overnight but was gradually formed through long-term social change, the impact of industrialization, and the development of institutional frameworks. As a major cradle of modern urban civilization, Europe's evolution of urban heritage conservation concepts has not only shaped contemporary international conservation paradigms but also provided the institutional and methodological foundation for global urban conservation practices. European urban heritage conservation has undergone a historical transition from the restoration of individual monuments to the preservation of historical character, and from an understanding of urban fabric to the holistic conservation of historic urban landscapes. This shift in understanding reflects a profound transformation in the paradigm of urban conservation. In recent years, academic interest in European urban conservation concepts has gradually intensified within China. Building upon the foundational understanding outlined above, it is necessary to conduct a further systematic review of the historical evolution of European urban heritage conservation concepts within their historical context, in order to reveal the internal logic and phased characteristics of their theoretical transformation.

2.1.1 14th–15th Centuries: The Emergence of Monument Preservation and the Concept of "Historical Monuments"

Prior to the 14th century, European society's understanding of historical time and space remained deeply influenced by a theological worldview. Time was viewed as an eternal order governed by the will of God, and ancient relics were largely regarded as symbols of power, religious artifacts, or reusable building materials. Although there was a tradition of collecting artifacts from periods such as ancient Greece and Rome, such preservation was primarily motivated by the accumulation of wealth, the display of status, or spiritual veneration, rather than a conscious historical consciousness. By the late Middle Ages, with the rise of humanism, people began to examine classical civilization from a new perspective. Through methods such as searching for and organizing classical texts to systematically document Roman ruins, scholars gradually recognized that history was not a mixture of myths and legends, but an objective reality that could be studied and understood through texts and physical artifacts. As a result, ancient Roman ruins were freed from the functional

understanding of being merely ruins or sources of materials and were reestablished as symbols and material testimonies of classical civilization. Remnants such as colonnades, theaters, and triumphal arches were imbued with the significance of historical memory, becoming important mediators connecting the present with the ancient world. Although no systematic legal protection mechanisms had yet been established during this period, voices calling for the preservation of ancient sites and opposing their destruction began to emerge at the societal level, and the core of conservation awareness gradually shifted toward respect for ancient civilization itself.

As classical studies deepened, the status of Roman antiquities in public consciousness continued to rise. Humanists persistently advocated for the protection of ancient Roman remains, and popes repeatedly issued decrees to uphold Rome's glory. Although these measures faced limitations in implementation—with antiquities still frequently exploited as quarries—a proactive consciousness of heritage preservation had already emerged during this period. Architectural remains began to be understood as entities that embody historical memory and the spirit of civilization; their value was no longer confined to practical functions but lay in the historical significance accumulated over time. Under this shift in thinking, the concept of "historical monuments" gradually took shape. Monuments no longer merely symbolized power or religion; instead, they became cultural mediators that bore witness to history and bridged the past and the present. The Renaissance thus marked the awakening of historical consciousness, establishing the cognitive foundation that history possesses independent value and affirming the status of ruins as historical witnesses—a crucial prerequisite for the development of architectural heritage conservation thought.

2.1.2 16th–18th Centuries: Architectural Heritage Conservation Thought Catalyzed by Transformation

If the Renaissance marked a renewed appreciation of ancient civilizations, then the Enlightenment and the French Revolution propelled the rationalization of conservation thought and the systematization of historical concepts, gradually giving architectural heritage conservation its theoretical framework. The most critical shift during this period lay in the rational reconstruction of historical concepts: architectural heritage gradually transformed from a symbol of civilization into an object of study possessing both historical and artistic attributes, while conservation thought shifted from cultural and religious sentiment toward scientific and rational argumentation.

During the Enlightenment, ongoing debates centered on the relationship between the ancient and the modern. Early scholars of that era focused more on the present, believing that

history could be transcended through the accumulation of knowledge and experience. It was not until the French Revolution that this perspective was overcome, and a linear view of history gradually took hold. History was no longer an untouchable canon but became an object capable of analysis and gradual development. The value of monuments began to move beyond symbolic significance and was incorporated into the realm of public cultural heritage. This shift in perspective also granted architectural heritage clear historical research value. Scholars such as Winckelmann emphasized the artistic value of antiquity and established scientific research methods to distinguish between original remains and later additions. Subsequently, issues of authenticity gradually came into focus in archaeological surveying and restoration design; architectural heritage was no longer subject to arbitrary destruction but was to be respected for its historical information and artistic characteristics. Consequently, the Enlightenment is also regarded as the period when the concept of architectural heritage conservation truly emerged. Respect for history, scientific research methods, and the principle of aesthetic diversity collectively constitute the intellectual origins of modern conservation theory.

2.1.3 The 19th Century: The Debate Between Restoration and Anti-Restoration

The emergence of European urban heritage conservation principles is inextricably linked to the dramatic changes in modern urban structures. From the late 18th to the 19th century, the Industrial Revolution drove profound transformations in production methods and social structures. The construction of large-scale industrial facilities, the expansion of railway systems, and the growth of municipal engineering projects led to a restructuring of traditional urban spatial patterns. The historical environment—composed of the original scale of streets and alleys, religious buildings, and residential dwellings—was gradually demolished or altered under the pressure of road widening and functional redevelopment. As cities rapidly modernized, they lost the spatial continuity that had persisted for centuries. Against this backdrop, people developed complex and contradictory feelings toward the relationship between the past and the present. Conservation thought gradually diverged amid eclectic explorations, ultimately evolving into a systematic debate centered on "restoration" versus "anti-restoration." This phase not only established several core theoretical positions but also laid the intellectual foundation for the institutionalization of conservation principles in the 20th century.

From the late 18th to the early 19th century, the leap in productivity brought about by the Industrial Revolution coexisted with the deterioration of the urban environment. While

technological progress enhanced construction capabilities, it came at the cost of creativity; rapid industrialization gave rise to "urban ills" and a sense of spiritual loss, fostering a societal nostalgia for the past. Against this backdrop, the eclectic approach to restoration emerged. Its leading proponent, E.A.Freeman, advocated for the removal of deformities or elements deemed detrimental to ideal aesthetics through restoration, thereby reshaping the building's complete image with a unified style. This approach effectively treated historic buildings as a repository of materials to be reassembled, emphasizing the restoration of form and an ideal state while paying less attention to the historical process itself. The emergence of eclecticism reflected society's attempt to find a path of reconciliation between modern progress and historical tradition, but its "collage-style" restoration strategy also sowed the seeds of controversy.

The controversy surrounding the eclectic approach to restoration gradually evolved in the mid-19th century into a far-reaching debate between "restoration" and "anti-restoration." The French architect Eugène Viollet le Duc was a leading figure in stylistic restoration. In projects such as the restoration of Notre Dame de Paris, he emphasized an understanding of the building's original construction logic, advocating for "restoring the old as it was." He believed in supplementing and refining the structure while respecting its original principles to restore its intrinsic order. Le Duc's practice provided restoration activities with a strong foundation of technical rationality; however, this approach—which aimed for stylistic integrity—was also questioned for potentially obscuring authentic historical traces and was criticized as overly idealistic.

In sharp contrast to this stands the anti-restoration stance advocated by the British thinker John Ruskin. Ruskin viewed architecture as a vessel for the human spirit and historical memory, emphasizing respect for the authenticity inherent in historical traces and reflection on their value. He believed that so-called "restoration" often meant erasing the historical process, and that blind adherence to the past and nostalgia led to a loss of creative autonomy. In his view, restoration was an act of forgery and a deception of history; rather than reconstructing an ideal form through human intervention, it was better to refrain from restoration to preserve the building's authenticity. Ruskin's ideas are linked to the artistic aesthetic concept of the "picturesque," emphasizing the architectural character and emotional memories formed by natural weathering and historical accumulation. His anti-restoration stance is not only a critique of stylistic restoration but also represents a reflection on industrial rationalism. However, this philosophy has certain limitations, and its applicability may be restricted to ancient buildings that can no longer be used[31,32] .

It is precisely through these intellectual exchanges that the fundamental issues of modern heritage conservation theory were repeatedly raised and discussed, laying the theoretical foundation for the codification and institutionalization of conservation principles in the 20th century.

2.1.4 The 20th Century: Heritage Conservation Expands Its Scope

The 20th century was a pivotal stage in which the concept of architectural heritage conservation evolved from ideological debate to institutional construction, and from the restoration of individual monuments to systematic management. Compared to the 19th-century value debates centered on "restoration versus anti-restoration," the core issues of the 20th century were no longer limited to whether or how to restore, but expanded further to include: how to define the value of heritage, how to determine the scope of protected objects, and how to integrate conservation activities into modern urban and social development systems. Relevant principles were institutionalized through a series of international charters. In this process, heritage conservation gradually broadened in scope, and its theoretical framework matured.

Entering the 20th century, heritage conservation gradually moved beyond mere stylistic disputes and began to reconstruct its theoretical framework from a value-based perspective. At the turn of the century, the Austrian scholar Alois Riegl proposed a systematic theory of heritage value, distinguishing the significance of historic buildings into two major categories: "historical value" (Erinnerungswerte) and "contemporary value" (Gegenwartswerte), and further subdividing them into specific types. The core significance of this system lies in its recognition of the diversity and dynamism of heritage values. It no longer relies on a single aesthetic or historical standard as the basis for judgment but instead fosters a deep understanding of heritage through the interplay of various values. Riegl emphasized the traces of time embodied in historical value, assigning different weights to various values through careful balancing, thereby laying the theoretical foundation for the later principle of authenticity. It can be said that the proposal of this heritage value system provided a basis for making trade-off decisions in conservation activities, thereby driving the further development of heritage preservation. At the urban scale, Camillo Sitte's research on the spatial art of traditional European cities reinforced respect for historical fabric and urban spatial forms. He opposed the large-scale demolition of old towns in the name of administrative and economic efficiency, advocating for urban design guided by artistic principles and viewing historic towns as spatial systems possessing holistic aesthetic value.

Sitte's theory extended the scope of conservation from individual buildings to the urban spatial structure, providing a morphological foundation for subsequent theories of urban heritage conservation. At the same time, Italian scholar Camillo Boito gradually developed the concept of "documentary restoration" through his restoration practice.He emphasized that the construction traces left behind at each historical stage of a building possess distinct values, advocating for the distinction between original elements and later additions during the restoration process. New additions should be identifiable, avoiding imitation and fabrication. While inheriting Ruskin's anti-restoration philosophy, this stance provided a more operational framework for restoration practice, enabling conservation efforts to avoid both the excessive reconstruction of stylistic restoration and the dilemma of completely rejecting intervention, thereby preserving the authenticity of heritage.

Building upon Boito's advocacy of documentary restoration, Gustavo Giovannoni further developed the theory of "Scientific Restoration." He sought a "third way" between Le Duc's stylistic restoration and Ruskin's anti-restoration, emphasizing necessary interventions while respecting historical information and examining monuments within their urban context. Giovannoni proposed that "minor architecture" also constitutes an important part of the value of historic cities. He understood the historic city as an "organism," emphasizing its continuity and dynamic adaptability throughout the long course of history. The city is not a superimposition of relics from a single period, but rather the result of multiple interwoven historical layers. He was the first to propose the development of new centers beyond the historic city core. These concepts drove the transition of conservation objects from "monuments" to "urban heritage," a shift that foreshadowed the emergence of a holistic approach to urban conservation. His participation in the drafting of the Athens Charter propelled his theoretical influence beyond Italy's borders, integrating it into the international discourse on heritage conservation.

As theoretical thinking gradually matured, conservation principles began to be formalized through international documents in the first half of the 20th century. The 1931 Athens Charter on the Restoration of Historic Monuments was a significant document developed against the backdrop of postwar reconstruction. The Charter explicitly rejected the validity of stylistic restoration, emphasized the need to preserve the historical, artistic, and scientific value of monuments, and for the first time proposed the protection of the surrounding environment of historic buildings, noting that the use of buildings should respect their historical or artistic characteristics. Although its focus remained on individual structures and building complexes, the inclusion of the urban environment surrounding heritage sites

laid the groundwork for the comprehensive protection of cities. With the promulgation of the 1964 Venice Charter, the systematization of international heritage conservation thought was further refined. Building upon the Athens Charter, this charter explicitly articulated core principles such as authenticity, integrity, discernibility, and minimum intervention, emphasizing that the purpose of conservation and restoration is to protect the physical entities that serve as historical witnesses. The Venice Charter regarded heritage as "a common heritage of all humanity," driving the expansion of conservation responsibilities from the national level to a broad international consensus on principles and technical standards. Based on this, the International Council on Monuments and Sites (ICOMOS) was formally established in 1965 with the mission of "protecting the common heritage of humanity," dedicated to the theoretical reflection, development, and dissemination of fundamental consensus on world heritage conservation.

Since the 1970s, the concept of heritage conservation has continued to evolve on an international scale. In 1972, ICOMOS assisted UNESCO in drafting and adopting the Convention Concerning the Protection of the World Cultural and Natural Heritage (commonly known as the World Heritage Convention), which introduced an evaluation system based on Outstanding Universal Value (OUV) and spurred international cooperation in heritage conservation. In 1976, UNESCO adopted the "Nairobi Recommendations," emphasizing that historic districts and their surrounding environments should be protected as a whole and regarded as an organic entity integrated with modern social life. The document further reinforced the concept of holistic conservation and incorporated social and economic factors into the conservation framework. In 1987, the International Council on Monuments and Sites (ICOMOS) adopted the Washington Charter, formally recognizing the significant status of "urban heritage" as an independent category and clarifying the principles for the conservation of historic towns and urban districts. Cities were no longer viewed merely as collections of monuments but as heritage objects possessing holistic structures, spatial forms, and characteristics of social life. By this point, the concept of holistic urban conservation had been further expanded. The 1994 Nara Document on Authenticity, issued against the backdrop of globalization, further deepened the principle of authenticity. The document noted that authenticity assessments should be based on the principle of cultural diversity, acknowledging that expressions of authenticity vary across different cultural traditions. Authenticity is no longer confined to material integrity but encompasses multidimensional elements such as form, materials, function, and spirit. This revision broadened the theoretical framework of the Venice Charter, making heritage conservation more inclusive of diverse cultural contexts.

Looking back at the developments of the 20th century, it is evident that heritage conservation underwent an evolutionary process, progressing from the construction of value theories and the standardization of restoration methods to the establishment of international institutions and fundamental consensus. The scope of heritage expanded from individual monuments to historic districts and entire cities; the perception of value shifted from a singular aesthetic judgment to the coordination of diverse values; and methodological principles evolved from empirical summaries into international consensus. The 20th century not only established the basic theoretical framework for modern heritage conservation but also laid the theoretical and ideological foundation for the further expansion of concepts in the 21st century.

2.1.5 The 21st Century: Reflection and Conceptual Expansion in Heritage Conservation

Since the beginning of the 21st century, heritage conservation concepts have continued to deepen within the existing framework of holistic conservation. This theoretical evolution is primarily manifested in the interdisciplinary integration and hierarchical expansion of concepts such as urban heritage, built heritage, historic urban conservation, cultural landscapes, and planning heritage. Heritage value has been incorporated into the broader contexts of cultural diversity, social inclusion, and sustainable development, emphasizing the differing interpretations of heritage's significance among various groups. Related research indicates that contemporary perceptions of heritage have shifted from a focus on the physical form of historical monuments to a systematic consideration of the built environment as a whole and aspects of social governance.

The theoretical foundation for the concept of urban heritage was established by the end of the 20th century. Entering the 21st century, the academic community began to re-examine evaluation systems centered on authenticity, and the scope of heritage conservation expanded further from specific historic districts to the overall spatial structure and morphological systems of the city. The city is understood as the material sedimentation of historical processes—a complex organism composed of historical fabric, spatial structure, and social activities. The objects of protection are no longer limited to buildings of outstanding value but emphasize the holistic interconnections within the urban environment. On this basis, the concept of "built heritage" has become a pivotal point in the theoretical development of the 21st century. Built heritage broadly refers to cultural remnants formed through construction, encompassing three levels: architectural heritage, urban heritage, and landscape heritage, with its scope corresponding to the overall framework of the concept of "historic

environment."In 2004, the European Commission's report "Sustainable Urban Integration of Historic Areas (SUIT)" introduced concepts such as "extended heritage" and "urban fragments," emphasizing the synergy between conservation and sustainable development through environmental assessment guidelines, thereby reflecting a dynamic balance among conservation, renewal, and development.

At the same time, cultural landscapes offer a broader perspective on heritage conservation. Relevant studies indicate that the city itself can be regarded as a type of cultural landscape, with heritage viewed as a foundational resource for sustainable development. European conservation philosophy has gradually moved away from the logic of preserving physical forms, shifting instead to emphasize the maintenance of contextual continuity and the structure of social life. Building on the further development of the cultural landscape concept, UNESCO introduced the protection of "Historic Urban Landscapes" (HUL), emphasizing that cities are multi-layered systems formed by the interplay of natural and cultural elements, and focusing on the construction of urban cultural landscapes. Subsequently, European scholars proposed integrating heritage protection into urban development strategies, achieving comprehensive management through planning tools, policy mechanisms, and public participation. Furthermore, the recent introduction of the concept of "planning heritage" has prompted a re-examination of the value of the built environment from the perspectives of social governance and the history of planning. Planning heritage is defined as built heritage that embodies planning wisdom, bears witness to historical processes, and reflects planning functions. This concept links heritage conservation with the historical development and practice of the planning discipline, thereby expanding the dimensions of heritage value assessment[2,31-34] .

2.2 Evolution of Urban Heritage Conservation Concepts in China

The formation of China's cultural heritage conservation philosophy has undergone a developmental process, progressing from the static preservation of cultural relics through collection, to modern institutionalized conservation influenced by Western conservation systems, and finally to the development of a domestic heritage conservation system within an international context. Overall, China's heritage conservation ideology has been shaped by both indigenous cultural traditions and social transformations, while continuously absorbing international heritage conservation theories and institutional experiences in modern times, thereby gradually forming a conservation system with Chinese characteristics.

2.2.1 Antiquities Collection and the Emergence of Cultural Self-Awareness

Before the Modern Era

Early heritage conservation activities in China primarily stemmed from the ancient tradition of collecting and preserving "antiquities," with the imperial family and high-ranking officials serving as the main custodians. A vast number of historically significant artifacts, classical texts, and ritual vessels were preserved within the imperial court or private collections. These collection practices were closely tied to the ritual order, symbols of power, and cultural identity, and thus carried political significance. Historically, the ancient Chinese view of cultural relics was closely tied to the ritual and musical systems. Ritual vessels, epitomized by bronze tripods, were imbued with significant political symbolism, while inscriptions on bronze artifacts served to commemorate achievements, record historical events, and educate the populace, thereby endowing antiquities with vital historical documentary value. Beyond their political significance, ancient artifacts also held economic and historical-reconstruction value, making them crucial physical materials for historical research and verification.

At the institutional level, although ancient China did not develop a systematic legal framework for cultural heritage protection, early texts already reflected an awareness of such preservation. However, the emphasis on cultural relics during this period stemmed primarily from the need to uphold imperial authority or religious rituals, rather than a conscious appreciation of their historical and artistic value. Consequently, throughout history, numerous ancient artifacts were destroyed or recast. On the other hand, traditional Chinese philosophical thought also profoundly influenced ancient concepts of heritage. Unlike the Western conservation philosophy, which emphasizes the authenticity of physical artifacts, traditional Chinese culture places greater emphasis on the continuity of spiritual significance. Under the influence of this concept, the ancients often regarded restoration and reconstruction as important means of preserving historical architecture, such as the renovation of temples, the recasting of Buddhist statues, or the rebuilding of pavilions. Take Yueyang Tower as an example: it has been renovated multiple times since the Song Dynasty, and while its physical form has continuously changed, its spiritual significance as a cultural symbol has been preserved. This approach to preservation, which prioritizes cultural connotations while relatively neglecting the original physical state, constitutes an important feature of China's traditional view of heritage.

2.2.2 Static Preservation of Cultural Relics Under Modern State Institutional Framework

From the mid-19th century onward, social upheaval caused by the invasions and wars waged by Western powers during the late Qing Dynasty led to the loss of a vast number of cultural artifacts overseas and the severe destruction of traditional cultural heritage. This historical context prompted Chinese society to re-evaluate the value of cultural relics and historic sites, gradually fostering a sense of conservation. By the early 20th century, the late Qing and Republican governments began attempting to establish a cultural heritage protection system through state institutions. The "Measures for the Preservation and Promotion of Historic Sites," promulgated in 1909, is regarded as one of the earliest cultural heritage protection regulations in modern China, reflecting a shift from private collection to government-led public management. Subsequently, a series of institutional regulations and organizations were established, such as the Archaeology Research Office under the Department of Chinese Studies at Peking University in 1922, the Central Committee for the Preservation of Antiquities in 1928, and the Palace Museum. The establishment of these institutions facilitated the development of archaeological research and the formation of a cultural heritage management system. The 1930 "Law on the Preservation of Antiquities" further expanded the concept of antiquities, defining them as all remains related to archaeology, history, and paleontology. Through the 1931 "Implementing Rules for the Law on the Preservation of Antiquities," it required the registration and cataloging of antiquities, thereby establishing a mechanism for the survey, registration, and management of cultural relics at the institutional level. The 1935 "Provisional Outline of the Scope and Categories of Antiquities" proposed "scientific, historical, and artistic value" as key criteria for the identification of cultural relics; this principle of value judgment was influenced by international heritage conservation concepts and gradually converged with them.

2.2.3 Scientific Preservation of Historic Architecture Promoted by the Chinese Society of Architectural History

In the 1930s, the protection of China's architectural heritage made significant progress both in theory and practice, with the establishment of the Chinese Society of Architectural History being the most representative development. Since modern times, influenced by Western architectural history research methods and heritage conservation philosophies, Chinese scholars began to re-examine traditional architectural heritage from an academic perspective. Even before the Society was established, Mr. Zhu Qiyin had recognized the significant value of China's ancient architectural system at an early stage. He spearheaded the collation and reprinting of the Song Dynasty architectural treatise "Yingzao Fashi" ("Methods of Construction"), thereby bringing ancient Chinese architectural practices back into the

academic spotlight. This sparked widespread attention to traditional Chinese architecture within both domestic and international academic circles and provided a crucial documentary foundation for the study of Chinese architectural history and heritage conservation.

Against this backdrop, Zhu Qiyin founded the Society for Architectural Studies in 1925, which was officially renamed the "Chinese Society for Architectural Studies" in 1930. Subsequently, scholars such as Liang Sicheng, Lin Huiyin, and Liu Dunzhen joined the society, gradually establishing it as a leading academic institution for the study of traditional Chinese architecture in modern times. The Chinese Society of Architectural History combined historical documentation with field surveys to systematically survey and document ancient architecture across the country. Through case studies, it gradually established a historical framework for the development of ancient Chinese architecture, providing crucial empirical evidence for research in this field. In terms of conservation practice, through systematic surveys and scientific research, the Society systematically analyzed the forms, structures, and historical value of ancient Chinese architecture. It developed a conservation philosophy centered on "restoring the old as it was" and "returning to the original state," while also employing modern materials when necessary to ensure structural safety. This laid a crucial academic foundation and provided technical expertise for the conservation of ancient Chinese architecture. Furthermore, the Society's publication, "The Journal of the Chinese Society of Architectural History", served as a central repository for survey reports, surveying drawings, and research findings, becoming a vital body of literature for the study of modern architectural history and the development of ideas in cultural heritage conservation.

Overall, by combining the collation of historical documents with field surveys and restoration practices, the Chinese Society of Architectural History filled gaps in the study of ancient Chinese architecture, advanced the development of research and conservation concepts, and guided the protection of China's architectural heritage toward a more scientific and systematic approach, thereby laying a crucial foundation for heritage conservation efforts following the founding of the People's Republic of China.

2.2.4 From the Founding of New China to the Pre-Reform and Opening-Up Era: A State-Led Cultural Heritage Protection System

Prior to the founding of the People's Republic of China, Chinese society had long been mired in a historical environment marked by political turmoil and frequent wars. This severely disrupted the national economy and social order, leaving urban development largely stagnant or progressing at a slow pace. Against this backdrop, it was difficult to establish a stable institutional framework for cultural heritage preservation. At the same time, public

awareness of the value of cultural heritage had not yet become widespread, and heritage preservation efforts largely relied on the initiatives of a small number of scholars and cultural institutions, resulting in a fragmented and localized approach.

After the founding of the People's Republic of China in 1949, the state gradually restored social order and began to re-emphasize cultural heritage protection at the institutional level. Through measures such as establishing specialized agencies, formulating laws and policies, and conducting nationwide cultural relic surveys, a relatively unified and comprehensive cultural heritage protection management system was gradually established, ushering China's heritage protection efforts into a new phase of development. The "Interim Measures for the Survey and Excavation of Ancient Cultural Sites and Tombs," promulgated in 1950, explicitly stipulated that the government should take the lead in strengthening the protection of sites and conducting surveys and registrations of such sites. Subsequently, documents such as the 1951 "Administrative Measures for the Protection of Local Cultural Relics, Scenic Spots, and Historic Sites" and the 1956 "Notice of the State Council on the Protection of Cultural Relics in Agricultural Production and Construction" were successively issued. These introduced the concept of "cultural relic protection units" and, through the first nationwide cultural relics survey, gradually established a graded protection system. The 1961 "Interim Regulations on the Administration of Cultural Relics Protection" further established a protection system for immovable cultural relics, making the system of State Key Cultural Relics Protection Units a crucial foundation for China's cultural relics protection and management.

2.2.5 Holistic Conservation Under the Influence of Urbanization and International Trends Following Reform and Opening-Up

Following the launch of reform and opening-up in 1978, China's social and economic development accelerated rapidly, and the scale of urban construction continued to expand, leading to a growing conflict between cultural heritage protection and urban development. Driven by rapid urbanization and infrastructure construction, some historical sites were damaged due to economic development, and heritage protection issues began to attract widespread attention from both society and the government. Against this backdrop, the state gradually adjusted its conservation approach, shifting from a passive model of "balancing protection with urban construction" to an active integration of cultural heritage protection into urban development and planning systems. By considering heritage protection within a broader urban context, a multi-tiered protection system was gradually established, laying the institutional foundation for contemporary heritage conservation practices.

During this period, international heritage conservation concepts had a significant impact on China's conservation practices. Discussions on heritage authenticity in international documents such as the Athens Charter, the Venice Charter, and the Nara Document on Authenticity helped align China's heritage conservation philosophy with the international framework. After incorporating these international heritage conservation ideas, China underwent a transformation in institutional development. The promulgation of the Law of the People's Republic of China on the Protection of Cultural Relics in 1982 marked the entry of China's cultural heritage protection efforts into a phase of legal institutionalization. This document, in the form of national law, clearly defined the basic principles, management systems, and protective measures for cultural heritage, providing a legal foundation for cultural heritage protection nationwide. In February of the same year, the concept of "Historical and Cultural Cities" was first proposed, expanding the scope of heritage protection from individual cultural relics to urban spaces possessing holistic historical value. Subsequently, the 1984 "Regulations on Urban Planning" called for the formulation of protection plans for historic cities and emphasized the importance of preserving historical and cultural heritage during old city renovations and urban development, thereby integrating cultural heritage protection into the urban planning system at the institutional level. In 1985, China acceded to the UNESCO Convention Concerning the Protection of the World Cultural and Natural Heritage, further deepening the influence of international heritage conservation concepts on domestic academic and policy spheres. In the following year, China formally introduced the concept of "historical and cultural conservation areas," gradually establishing a three-tiered protection framework comprising cultural relic protection units, historical and cultural conservation areas, and historic and cultural cities. In 1987, China successfully submitted its first World Heritage nomination, with six sites—led by the Great Wall—being inscribed on the World Heritage List.

These institutional developments and achievements shifted China's approach to heritage conservation from focusing on individual cultural relics and their immediate surroundings to emphasizing the holistic value of historical environments, with historic districts and traditional towns and villages gradually being incorporated into the scope of heritage protection. Entering the 1990s, as the pace of urbanization accelerated, the relationship between heritage conservation and urban development received increased attention. Subsequent heritage conservation efforts emphasized the protection of important sites and their overall environments on a larger scale, while exploring pathways to integrate heritage conservation with local socio-economic development.

2.2.6 The 21st Century: Gradual Refinement of a Multi-tiered Cultural Heritage Protection System

Since the beginning of the 21st century, against the backdrop of deepening global cultural exchanges and rapid domestic socioeconomic development, China's cultural heritage conservation has gradually integrated with urban development, entering a phase of diversification. As the status of history and culture in national development has continued to rise, the value of cultural heritage as a vital cultural resource has been re-recognized, and the relationship between heritage conservation and urban development has gradually shifted from conflict to coordination.

In terms of institutional development, China's legal framework for heritage protection has been continuously refined. The Guidelines for the Protection of Cultural Relics and Historic Sites in China, promulgated in 2000, systematically standardized concepts of cultural relic protection, restoration methods, and technical principles by incorporating international heritage protection principles—such as those of the Venice Charter—and integrating them with Chinese conservation practices. The 2002 revision of the "Law of the People's Republic of China on the Protection of Cultural Relics" further refined the cultural relics protection system and formally established a three-tier protection framework covering cultural relics, historic districts, and urban and rural settlements, thereby clarifying the spatial hierarchy of heritage protection. The 2008 promulgation of the "Regulations on the Protection of Historic and Cultural Cities, Towns, and Villages" legally enshrined this three-tier protection system, further perfecting the institutional framework for the protection of historic cities.

In terms of conservation philosophy, China has gradually strengthened exchanges and dialogue with the international heritage conservation system. The "Beijing Document of the International Symposium on the Philosophy and Practice of Cultural Heritage Conservation in East Asia," released in 2007, further explored issues of authenticity and integrity in cultural heritage conservation, promoting the alignment of China's heritage conservation philosophy with international conservation principles. At the same time, the scope and types of heritage conservation objects have continued to expand. The "Administrative Measures for National Archaeological Site Parks," promulgated in 2009, introduced the concept of "archaeological site parks," exploring a new model that integrates the protection of large-scale sites with public exhibition and cultural dissemination. The "Law of the People's Republic of China on the Protection of Intangible Cultural Heritage," enacted in 2011, marked the formal entry of China's intangible cultural heritage protection into a legal framework, establishing a coordinated protection system for both tangible and intangible cultural heritage. In the same

year, the Sixth Plenary Session of the 17th Central Committee of the Communist Party of China explicitly called for enhancing cultural self-awareness and cultural confidence, emphasizing the development of the soft power of Chinese culture, thereby further highlighting the role of cultural heritage in urban development and the cultural industry. Additionally, living heritage, rural heritage, industrial heritage, cultural routes, and the Grand Canal have gradually been incorporated into the scope of protection, continuously enriching the types of cultural heritage conservation.

At the level of indigenous theory and practice, Chinese academia has also gradually developed heritage conservation concepts with distinct local characteristics. The philosophy of historic city conservation proposed by Mr. Wu Liangyong of Tsinghua University, known as "active conservation and holistic creation," emphasizes achieving a unity of urban development and cultural heritage transmission on the basis of preserving the overall value of the historic environment, while maintaining the holistic order of the historic urban environment through organic renewal. At the same time, China has continuously strengthened international cooperation. By hosting sessions of the International Council on Monuments and Sites (ICOMOS) and international conferences on urban heritage conservation, China has actively participated in global cultural heritage conservation practices and gradually developed theories and experiences with Chinese characteristics in the field of international heritage conservation.

In summary, the evolution of China's heritage conservation philosophy has undergone a developmental process from the collection of antiquities to institutionalized cultural heritage protection, from the conservation of individual heritage sites to the holistic protection of historic cities, and finally to the coordinated protection of diverse types of cultural heritage. With the deepening of urbanization and international exchanges, China has gradually established a comprehensive conservation framework grounded in a legal system, centered on holistic conservation, and balancing the protection of both tangible and intangible cultural heritage. This system not only embodies China's assimilation and adaptation of international heritage conservation concepts but also reflects the localized development path of China's historical and cultural conservation practices[2,31,34-37] .

2.3 Comparative Summary

Against the backdrop of an expanding global heritage conservation discourse, Eastern and Western concepts of urban heritage conservation have reached increasing consensus in areas such as the scope of protection, value recognition, and international cooperation. A

comprehensive examination of the evolution of urban heritage conservation concepts in Europe and China reveals that both have undergone a common shift from the protection of individual cultural relics toward holistic urban conservation, and from a focus on single material forms toward the coordination of diverse values. Their similarities are broadly reflected in the following two aspects: (1) The evolution of the scope of protection. Since the Renaissance, Europe has gradually evolved from the protection of "historical monuments" to a holistic understanding of urban fabric, historic districts, and even historic urban landscapes; China, meanwhile, has expanded from the collection of antiquities and the system of protected cultural relic sites to include multi-tiered objects such as historic and cultural cities, historic and cultural districts, famous towns and villages, as well as major archaeological sites and intangible cultural heritage. These developments indicate that urban heritage is no longer understood as isolated monuments, but rather as a complex system composed of buildings, their surroundings, cultural contexts, and social life. (2) The trend toward deepening value recognition. European conservation theory evolved from the 19th-century debates over "restoration versus non-restoration" to principles such as authenticity, integrity, and minimal intervention. Following a period of reflection in the late 20th century, it gradually shifted toward emphasizing cultural diversity and social significance; In China, building upon the continuous absorption of these international concepts since modern times, heritage conservation has shifted from the static preservation of cultural relics toward the protection of living heritage, with increasing emphasis placed on new types of heritage such as intangible cultural heritage, industrial heritage, vernacular architectural heritage, and cultural routes. This indicates that, in both Europe and China, the assessment of heritage value has shifted from a purely historical and artistic perspective to a comprehensive evaluation that takes into account social, cultural, and sustainable development considerations.

However, the concepts of urban heritage conservation in China and the West differ in terms of their historical context, implementation approaches, and institutional priorities. These differences stem not only from variations in urbanization processes and social structures but also from distinctions in cultural traditions, heritage awareness, and governance mechanisms. Specifically, these differences are manifested in the following ways: (1) The driving forces behind the shift in heritage awareness differ. In Europe, urban heritage conservation emerged directly from a sense of crisis triggered by industrialization and large-scale urban redevelopment. The general public, academia, and civil society organizations played a significant role in driving the conservation movement, which had a strong bottom-up character. In contrast, modern heritage conservation in China has largely evolved against the

backdrop of national crises, the loss of cultural artifacts, and the construction of state institutions. Particularly since the founding of the People's Republic of China and the launch of reform and opening-up, it has been advanced primarily through top-down measures such as legislation, the publication of heritage lists, and the refinement of planning systems. While public participation has steadily increased, the process remains, on the whole, in a phase of gradual deepening.(2) The historical stages of maturity in conservation philosophy and their developmental contexts differ. Europe completed its industrialization and urbanization earlier; its heritage conservation philosophy, following prolonged debate and institutional accumulation, had entered a phase of internationalization, standardization, and reflective expansion by the mid-to-late 20th century. In contrast, China only entered a period of rapid urbanization after the Reform and Opening-Up, yet simultaneously faced the practical pressure of an already mature international heritage conservation system. Consequently, within a relatively short timeframe, China had to address heritage destruction caused by rapid urban development while also swiftly absorbing and adapting international conservation concepts. This has resulted in a characteristic parallel development in China's urban heritage conservation, where rapid urban expansion proceeds hand-in-hand with the catch-up and refinement of conservation systems.(3) Differences in cultural forms lead to differing interpretations of conservation. The European tradition places greater emphasis on the preservation of physical entities and historical traces, with authenticity long centered on materials, construction, and the continuity of the original state. In contrast, the traditional Chinese view of heritage places greater emphasis on spiritual significance and cultural continuity, often maintaining the atmosphere of a site and its ritual order through restoration and reconstruction. In the contemporary era, with the dissemination of international conceptual consensus—such as the Nara Document on Authenticity—the differences between China and the West regarding authenticity have gradually been reconciled. International heritage conservation has shifted from a Western-dominated, single standard to a pluralistic framework that respects cultural diversity.

European concepts of urban heritage conservation emerged earlier, with deeper roots in public participation and a more continuous theoretical evolution. This has provided a systematic theoretical foundation and international rules for modern heritage conservation, driving the further expansion of the World Heritage strategy. In contrast, China has achieved institutionalized, leapfrog development against the backdrop of state-led initiatives, rapid urbanization, and the infusion of international concepts. In recent years, China has continuously strengthened public education and social participation. While absorbing

international experience, it has gradually formed a multi-tiered protection system with local characteristics. However, overall, the approach remains primarily driven by government governance and institutional initiatives, and there is still room for improvement in public heritage awareness and the professional education system.

Chapter 3 Planning for the Marais Conservation District in Paris, France

In the mid-20th century, as France grappled with the impacts of urban modernization and the degradation of its historical environment, it gradually established a comprehensive regulatory mechanism centered on “conservation districts.” This planning approach was not specifically labeled as “historical and cultural preservation,” but rather functioned as an integral component of the urban planning system, closely integrated with urban development, land use, and social governance. Within this institutional framework, the Marais district, as a representative area that pioneered this mechanism, demonstrates a clear evolutionary trajectory in its planning—shifting from museum-style preservation toward comprehensive governance that emphasizes spatial and social relationships and responds to contemporary needs. Simultaneously, leveraging the specialized statutory planning tools of the conservation district, the district has established a dynamic balance between preservation and development by maintaining functional mix and social diversity while safeguarding historical layers. This study selects the planning of the Marais conservation district in Paris as a case study not only because of the exemplarity of its planning practices but also because these experiences offer significant insights for China’s current urban heritage conservation: Under the pressures of rapid urbanization and urban renewal, the conservation of historical and cultural districts in China still tends to prioritize objectified preservation guided by historical and cultural labels, lacking systematic regulatory mechanisms that integrate with urban development. The institutional approach embodied by the Marais District demonstrates that urban heritage conservation should return to a framework of urbanism. Through planning regulation and institutional integration, it should establish a continuous interactive relationship between the preservation of historical character and contemporary urban development.

3.1 Overview and Historical Background of the Marais District in Paris

3.1.1 Overview of the Marais District

The Marais conservation district (Marais) is situated between Paris's 3rd and 4th arrondissements (Fig. 3-1). It constitutes a vital component of Paris's historic center and is a historic district characterized by a high concentration of population and urban activity. The area accounts for more than half of the resident population across the two arrondissements, though its overall population has long been in decline, primarily due to deteriorating housing conditions and reduced residential density. In recent years, some parts of the area have seen a slight population rebound, and the overall demographic structure has undergone certain

changes, exhibiting characteristics typical of a central urban district: a high proportion of young working-age adults, a relatively low proportion of children and the elderly, generally small household sizes, a significant proportion of single-parent or two-person households, and a moderate overall population density. At the same time, the area exhibits a certain degree of international character, with foreign residents and immigrants constituting a higher proportion than in the Paris region as a whole. The social class structure generally leans toward high-income groups, primarily consisting of business owners, senior executives, and professionals.

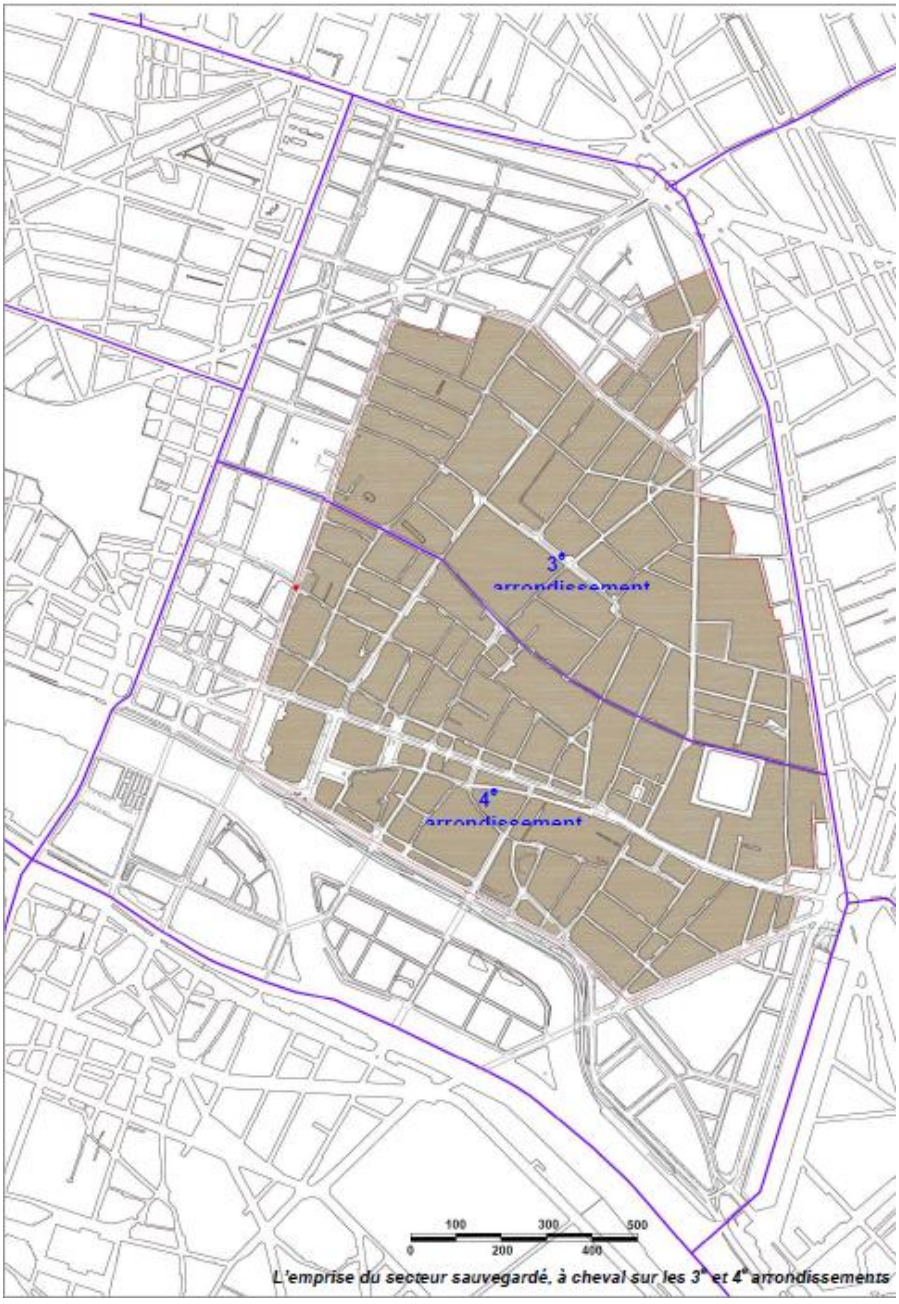


Fig. 3-1 Boundaries of the Marais Conservation Area (Source: PSMV)

In terms of housing, the housing structure in the 19th arrondissement is dominated by historic buildings; the vast majority of residences were built before the early 20th century, reflecting the distinct characteristics of a historic neighborhood. Housing renewal is primarily achieved through partial restoration and renovation; the proportion of new construction is low, land values are high, and both housing density and building density are relatively high. Since historic buildings in the area are generally low-rise, the overall building density is slightly below the Parisian average; however, the neighborhoods still maintain a high building density and a compact urban form. At the same time, the Marais exhibits distinct characteristics of mixed-use development, with residential, commercial, and office functions coexisting within the same neighborhood and even within the same building. This allows the area to maintain a stable residential character while also serving as a vital hub for commercial, cultural, and tourism activities in the city center. This spatial structure, characterized by the coexistence of multiple functions, positions the Marais as a crucial transitional zone within Paris's urban fabric, linking the commercial center with the surrounding residential areas.

In terms of economic activities, the Marais still maintains a high employment density and intensity of urban activity, though its employment structure has undergone a significant transformation over the past few decades. As traditional handicrafts and wholesale trade have gradually declined, some jobs have been lost; however, the growing strength of commercial services, cultural tourism, and administrative services has ensured that the area's overall economic vitality remains high. The distribution of employment spaces shows distinct differences: commercial and wholesale activities are concentrated in the northern and western neighborhoods, while the southern area is dominated by administrative institutions and public services, with relatively lower employment density in the residential core. As the Marais is located in central Paris and boasts a well-developed public transportation network, overall accessibility is high, and residents primarily rely on public transportation and walking for daily travel. However, due to limited road space in the historic district, coupled with dense tourism and commercial activity, traffic congestion and public space issues remain significant challenges in urban management.

3.1.2 Historical Background of the Marais District

The Marais is one of Paris's oldest and most heritage-rich urban districts. It first took shape during the Middle Ages on the low-lying marshes of the Right Bank of the Seine. In ancient times, it was a peripheral area outside the city center; during the Roman period, as the city expanded, several east-west transportation routes gradually emerged. With urban

expansion and the arrival of the Church, settlements gradually emerged in the area. From the late 10th to the 13th century, defensive walls were constructed, and as the city on the Right Bank expanded, the area was gradually incorporated into the urban perimeter and a new road network was formed. This also spurred the growth of commercial activity, with centers of craftsmanship and commerce developing around churches and monasteries. The construction of the third city wall in the 14th century and the relocation of the royal residence to the Right Bank gradually transformed the Marais into a key residential area for the royal family and nobility.

During the 16th and 17th centuries, the Marais entered a phase of rapid development, during which its street network and urban structure were largely established. Prior to this, the western part of the district still retained extensive farmland and gardens, but beginning in the mid-16th century, as land was subdivided and blocks developed, numerous new streets were opened, many residential blocks were planned and built, and urban development expanded rapidly. In the early 17th century, Henry IV commissioned the construction of the Place Royale (now Place des Vosges), which became Paris's first comprehensively planned square and spurred the urbanization of the northeastern part of the Marais. In the late 17th century, the remains of the city walls were transformed into tree-lined boulevards, connecting the newly built neighborhoods with the surrounding areas. During this period, not only did the street system gradually improve, but a large number of aristocratic mansions and religious buildings were also constructed, making the Marais a key residential area for Parisian nobility and creating a distinctive urban landscape.

However, beginning in the early 18th century, the district began to decline, and the social structure of the Marais underwent changes. The wars of the first half of the 18th century did not entirely halt construction activity; some nobles and high-ranking officials continued to build or renovate residences within the district. In the mid-to-late 18th century, commerce and crafts gradually flourished. Many merchants, artisans, and builders constructed or renovated residences and income-generating buildings in the district, resulting in a large number of residential structures lining the main streets. Construction during this period focused primarily on urban renewal; the urban space gradually shifted from an aristocratic residential area to a zone of commercial and artisanal activity. Simultaneously, the sale and redevelopment of religious properties laid the groundwork for subsequent urban renewal.

In the 19th century, the Parisian nobility gradually migrated to the western part of the city. Their mansions were occupied by artisans, merchants, and laborers, and the neighborhood gradually lost its aristocratic residential character. The Marais district thus

evolved from an aristocratic residential area into a hub for handicrafts and small-scale industry. Following the French Revolution, religious institutions largely disappeared, and old buildings and courtyards were converted into workshops, warehouses, and factories, forming an industrial structure centered on textiles, leather, and metalworking. From the mid-19th century onward, urban redevelopment in Paris further altered the spatial structure of the neighborhood, strengthening transportation links through the creation of new streets and the widening of existing roads. The gradual increase in commercial activities, workshops, and small-scale industries within the neighborhood established the Marais as a key commercial and artisanal district in Paris. As Paris expanded and new urban development projects were implemented, modern residential buildings began to appear within the traditional neighborhood, particularly along wide avenues and at the edges of the district. These new structures adopted more modern architectural forms and construction techniques, often combining residential, office, and commercial functions within a single building.

By the mid-20th century, the Marais was characterized by dilapidated buildings, overcrowded spaces, and poor sanitary conditions. Its population density far exceeded the Parisian average, and living conditions were among the worst in the city, with a severe shortage of basic public services. At the same time, the government began to address housing issues in historic districts, implementing remediation, restoration, and cleanup projects in neighborhoods deemed "unsanitary."It was precisely against this backdrop of coexisting urban decay and pressure for modernization that the issue of the Marais's modernization was gradually brought to the forefront. These measures to address the environmental and architectural conditions of the old city gradually guided the Marais into a phase of development that combined urban heritage preservation with urban renewal, laying the foundation for the subsequent formulation and implementation of policies related to the preservation district plan.

3.2 Historical Development of the Marais Conservation Area Policy

Awareness of the need to preserve the Marais district dates back to the latter half of the 19th century, a period during which the district underwent extensive demolition and renovation of historic buildings, resulting in the loss of several significant structures. At the same time, the Paris City Council began implementing limited preservation measures by acquiring and renovating individual buildings for public cultural use, and gradually recognized, through planning discussions, the potential for the destruction of the traditional urban fabric. The 1905 Law on the Separation of Church and State made people realize that if

these heritage sites were not maintained, they would face the threat of decay, and that state measures must be taken to protect them. Nearly a century after the first attempts to survey and protect ancient buildings, the Law on the Protection of Historic Buildings, enacted on December 31, 1913, established for the first time a system of "classified protection" and "registration" for historic buildings.

In the 1930s, to improve conditions in the city's inner-city slums, Paris hosted numerous conferences on sanitation and urban renewal. At the same time, the International Congresses of Modern Architecture (CIAM), which brought together architects and urban planners from around the world, was dedicated to drafting the Athens Charter. At the 1937 World's Fair, the Paris City Council proposed a plan to renovate unsanitary neighborhoods. At the same time, modernist ideas driven by technological change had a profound impact on the city's landscape, and people began to recognize the importance of the historical context in which heritage sites were situated. A law enacted on February 25, 1943, established a protection zone within a 500-meter radius of historic monuments, further expanding the scope of heritage protection.

During the post-war reconstruction period, housing damage was severe, and demand for new housing surged. On December 31, 1958, relevant authorities issued a decree on urban renewal. A large number of historic districts were designated as "unsanitary neighborhoods" and cleared away. This approach of large-scale demolition and reconstruction led to the near-total disappearance of the city's heritage character, and historic districts gradually declined under the pressure of modernization and transportation infrastructure development. A turning point came in 1962 with the enactment of the Malraux Law in France. This legislation introduced the concept of "preservation zones" (Secteur Sauvegardé) for the first time, incorporating urban areas of historical, cultural, or aesthetic value into a comprehensive protection framework for restoration and enhancement. These zones were managed through specialized preservation plans (Plan de Sauvegarde et de Mise en Valeur, PSMV). Pursuant to this law, the Paris City Council approved the establishment of the Marais Preservation District in 1964—one of France's earliest such districts—and expanded its boundaries to the current 126 hectares in 1965. The creation of the preservation district not only marked the Marais's transition from a decaying old town to one of preservation and development but also initiated a decades-long process of drafting and revising the "Plan for the Preservation and Enhancement of Historic Districts" (PSMV).

3.2.1 The 1969 Conservation Plan: The Image of a Museum City

The "Permanent Plan for Preservation and Enhancement" (Plan Permanent de Sauvegarde et de Mise en Valeur, PSMV) for the Marais district, submitted to the Paris City Council in 1969, was guided by the vision of creating a "museum city." It was one of the largest and most complex historic district preservation plans in France at the time. Using blocks and individual buildings as units of analysis, the plan conducted a systematic survey of the Marais district and, for the first time, attempted to depict the long-term development of the historic district from a holistic perspective. Although the plan was not formally approved following a public review, the principles and directions it proposed remained an important basis for guiding the renovation and renewal of the district's architecture for a considerable period and, to a certain extent, contributed to the revitalization of the Marais. In terms of content, the plan emphasized the protection and restoration of historic buildings and sought to prevent their destruction by planning measures such as road widening through the adjustment or repeal of certain urban planning regulations. Simultaneously, the plan proposed using a "curetage" approach to clear internal spaces within the district, addressing issues such as excessive density, insufficient natural light and ventilation, and sanitary concerns arising from dilapidated buildings. It aimed to restore gardens of some aristocratic mansions or create new green spaces, and to establish a network of public green spaces and pedestrian pathways connecting the streets (Fig. 3-2). Furthermore, the plan allows new buildings to harmonize with their surroundings in terms of scale and massing while adopting contemporary architectural forms. It also proposes the construction of modern residential and artisanal spaces within certain blocks to improve living and employment conditions.

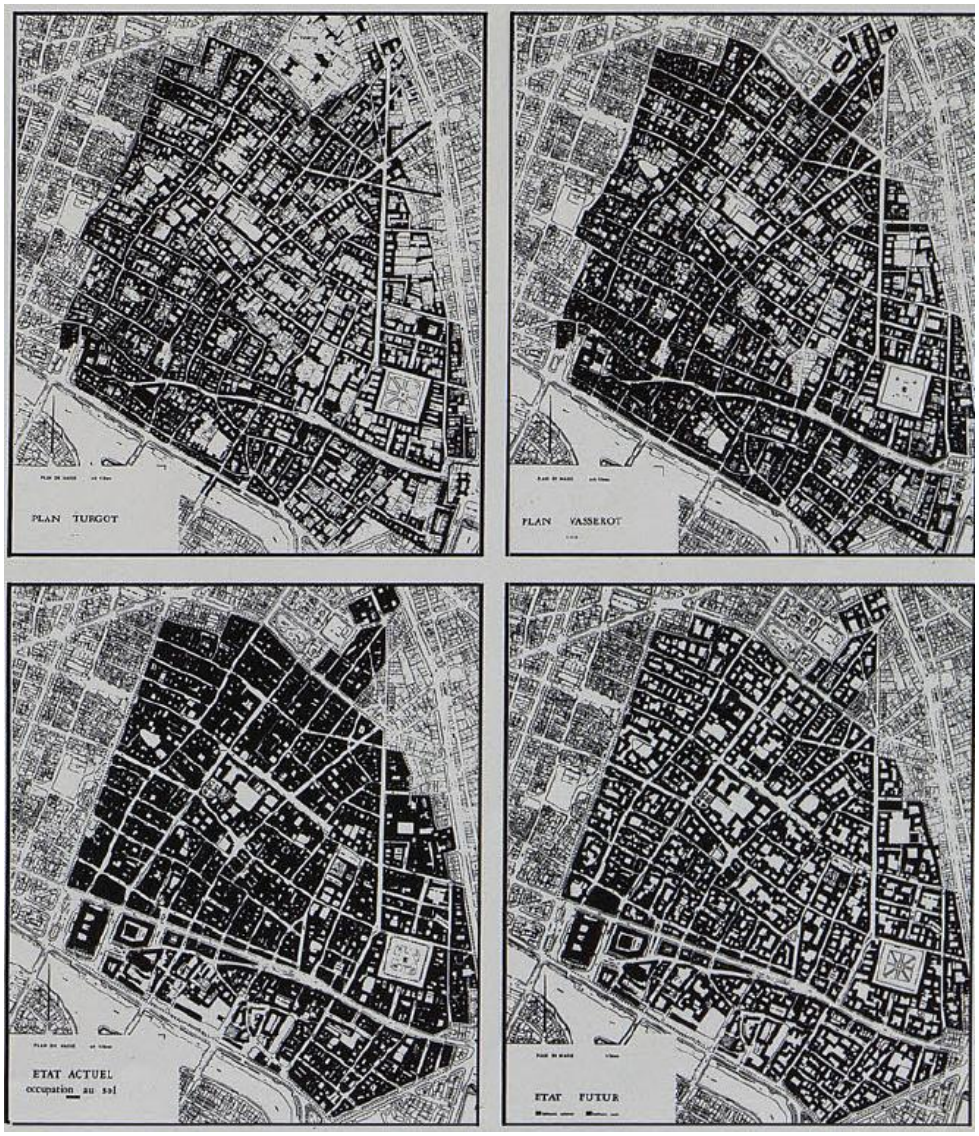


Fig. 3-2 Exclusion Plan (Source: *Paris Projet Aménagement Urbanisme Avenir Numéro 2*)

In the urban renewal project of the Saint-Paul neighborhood in the 16th arrondissement (formerly known as the "16th Insalubrious District"), the "extraction method" was implemented as a key approach to distinguish it from modernist renewal projects based on wholesale demolition. The Saint-Paul Gardens restoration project, launched in 1972, abandoned the initial plan for wholesale demolition and shifted to a comprehensive renewal approach combining "restoration and extraction," While restoring historic buildings from the 16th to 18th centuries, the project reclaimed the neighborhood's internal spatial environment by removing later additions that had long encroached upon courtyards and internal open spaces. This created pedestrian walkways, green spaces, and public activity areas, thereby improving living and environmental conditions in the high-density historic neighborhood (Fig. 3-3). This approach to renewal—which releases internal space through selective demolition, enhances environmental quality, and preserves the overall historical fabric—shares

similarities with Giovannoni's theory of "thinning out," which avoids wholesale clearance and reconstruction and emphasizes incremental environmental improvement.



Fig. 3-3: Planning Map of the Saint-Paul Block Exclusion Project (Source: *Paris Projet*)

However, the plan faces significant implementation challenges. Due to insufficient consideration of the highly fragmented land parcels and dispersed property ownership in the Marais district, many comprehensive interventions are difficult to implement. The plan also covers approximately 10 hectares of urban renewal areas, requiring direct public sector intervention and raising issues such as resident relocation and industrial relocation. Precisely because of insufficient consideration of the city's socio-economic structure, the Paris City Council ultimately regarded it only as a conceptual plan of a principled and guiding nature, and demanded the proposal of specific measures to improve housing conditions, maintain the social and economic balance of the neighborhoods, and formulate resident relocation plans. Overall, the plan manifests more as an idealized vision for the development of historic neighborhoods.

3.2.2 The 1976 Conservation Area Plan: From Utopian Vision to Legal Management Tool

The 1976 revision of the Marais District's "Plan for Preservation and Enhancement" (PSMV) emerged against the backdrop of criticism that the 1969 plan was difficult to implement. The new study incorporated feedback from the Paris City Council and, in accordance with the new legal framework for conservation districts, adjusted the plan to confer clear legal authority. The plan required the formulation of specific regulations based on individual parcels (Parcelle), rather than prescribing comprehensive renovation schemes spanning multiple parcels as in previous plans. At the same time, the plan drew upon practical experience from previous localized renewal projects, which had revealed pressures arising from rising land prices as the neighborhood's appeal increased, as well as difficulties in retaining original residents and economic activities and addressing resident relocation. At the same time, following the 1973 oil crisis, the decline of the handicraft sector, the deindustrialization of the textile and apparel industries, and the challenges faced by the metal and furniture sectors signaled a profound transformation in the socio-economic structure of the Marais district.

In terms of specific planning measures, the new plan is more pragmatic than the 1969 plan, reducing large-scale block-level clearances (curetages) and urban renewal projects, and eliminating the remaining road-widening proposals, which in some cases were replaced by organizing pedestrian traffic through arcades in existing buildings. At the same time, the planning regulations gradually aligned with the regulatory framework of the Land Use Plan (Plan d'Occupation des Sols, POS) then under development; however, these rules were not fully suited to the historical characteristics of the Marais district in terms of building volume control and other aspects. The plan carried stronger legal binding force, and its provisions had to be strictly enforced at the parcel level, thereby cementing planning decisions.

However, this strict, plot-based legal management model also created new problems: large-scale clearance measures originally intended to improve the internal spaces of entire blocks were fragmented into individual plot regulations, losing their holistic significance. At the same time, due to the lack of foresight regarding specific construction projects, the precise delineation of buildable land in the plan proved difficult to implement in practice. The plan retained a large number of clearance measures, affecting approximately 1,000 of the 1,900 properties, including residential buildings, commercial spaces, and public facilities. Because these measures were difficult to implement directly, they led, to some extent, to a reduction in building maintenance by property owners, accelerating the deterioration of the neighborhood's architecture and resulting in the disappearance of some residential buildings. Overall, the 1976 plan marked a shift in the Marais district's conservation planning from an idealistic

vision to a legally binding management tool; however, a clear contradiction persisted between the citywide level and practical implementation.

3.2.3 Conservation Area Planning Studies from 1979 to 1981: Conditional Exclusion

The 1979–1981 study was conducted following the review of the second edition of the 1977 plan, with the aim of further adjusting and refining the plan. The study first addressed the working group's recommendation that greater emphasis be placed on urban design intentions and that certain planning regulations be moderately relaxed. At the same time, the Paris City Government explicitly stated in 1978 that the plan should better safeguard the continuity of artisanal and industrial activities within the Marais district. Consequently, the study focused on adapting building control regulations to better suit the spatial structure of the Marais's historic neighborhoods, moving beyond a purely plot-based planning approach, and readjusting the large-scale "exclusion strategy" cleanup measures outlined in the original plan to prevent the systematic elimination of industrial and artisanal activities.

In terms of specific measures, the plan introduced a tiered approach to adjust the original clearance strategy. The emphasis shifted to creating open spaces around historical monuments and key urban areas, rather than requiring comprehensive interventions across entire city blocks. The original plan to create gardens within city blocks was partially canceled or postponed to preserve existing production activities or facilitate residential renovations. Additionally, regarding the industrial buildings previously designated for demolition in the original plan, the new version introduces a system of "conditional clearance" (Les curetages conditionnels). Under this system, buildings may be retained or renovated as long as they continue to be used for industrial, artisanal, or commercial activities; demolition may only be carried out if these activities cease. This system ensures the preservation of existing production spaces while aligning with the long-term goal of improving the neighborhood's spatial environment.

Compared to the previous plan, this version significantly reduces the scale of demolition. Approximately 20% of the originally planned demolition projects have been canceled, affecting about 150 buildings and approximately 47,000 square meters of floor area. About 40% of the original demolition projects have been reclassified as conditional clearance, primarily involving buildings used for productive activities. Additionally, approximately 90,000 square meters of floor area remains designated for demolition, primarily to create courtyard and garden spaces that highlight certain significant historic buildings. Overall, this phase of the study incorporated practical and management experience to make more flexible

adjustments to the plan, better addressing practical issues in multiple aspects while placing greater emphasis on the restoration of existing buildings, the integration of new structures, and the organization of green spaces and pedestrian areas within the neighborhood.

3.2.4 1994 Conservation Area Plan: Incorporation of the Urban Landscape

The 1994 conservation plan for the Marais district, made public that year, was the final revision of the 1984 plan. The most significant change in this revision was the inclusion of the 19th-century urban landscape within the scope of protection, aiming to maintain the continuity and harmony of the overall street landscape by preserving the facades of buildings along the streets. The plan introduced the provision of "facades to be preserved" (façade à conserver), applicable to numerous streets built or widened after the mid-19th century, to maintain the uniformity of building scale, facade materials, and architectural elements (such as balconies, horizontal moldings, eaves, and the rhythm of window openings). However, this conservation approach, which centers on the overall street landscape, focuses primarily on building facades while giving less consideration to the overall value of the building itself, thereby creating room for the phenomenon of "facade-centric renovation" (façadisme) to some extent.

In addition, this revision includes detailed adjustments to planning drawings and regulations, such as updating drawing content and clearly distinguishing management rules for existing and new buildings in the regulations, thereby providing greater flexibility for the introduction of contemporary architecture. At the same time, the "comprehensive development zones" in the original plan have been replaced with "development scope zones." Within these zones, new buildings enjoy greater planning flexibility and are permitted to be constructed in areas previously designated as blank or to-be-cleared zones, while vacant lots outside these zones must remain undeveloped. Overall, the 1994 public draft, while maintaining the existing conservation framework, adjusted the mechanisms for urban landscape protection and planning implementation, making the plan more explicit in terms of legal management and operational implementation.

3.2.5 The 1996 Conservation Area Plan: Multiple Compromises and Compatibility

The 1996 "Plan for the Preservation and Enhancement of the Marais" (PSMV, Fig. 3-4), approved in 1996, was the result of a 32-year research process, and its content reflects multifaceted compromises between the national government and the Paris City Government. The PSMV, approved in 1996, was the result of three interrelated factors: first, the

long-standing demand for heritage preservation that had existed since the enactment of the Malraux Law and the initial studies for the PSMV; second, the “concern of residents in the Marais district regarding the historical, architectural, and urban value of the neighborhood,” as highlighted in the 1994 public inquiry report; and third, the Paris City Council’s desire to preserve the area and its dynamic character. At the national level, there was a greater emphasis on shaping historic urban landscapes with commemorative characteristics through heritage policy, while the Paris City Government simultaneously focused on preserving historical heritage, maintaining residential living conditions, and retaining economic activities. During the planning process, the Marais district also underwent changes such as population decline and economic stagnation, creating a tension between the plan's objectives and the realities of urban development. Although the idealized plan proposed in 1969 treated the entire city as a museum-like monument and sought to reshape the urban structure by clearing inner-block spaces, this approach was gradually adjusted in subsequent planning phases and was transformed into a legally binding planning document in 1976. Many of the originally envisaged demolition measures were retained, resulting in the 1996 approved plan still listing a large number of buildings as "to be demolished"—a situation not entirely consistent with the gradually expanding concept of heritage. At the same time, during the drafting process, the planning regulations partially drew on standards from the Paris Land Use Plan (POS), such as building height and floor area ratio controls; however, these provisions did not fully align with the historical characteristics of the Marais district, and as a result, the plan quickly revealed certain limitations after its implementation.

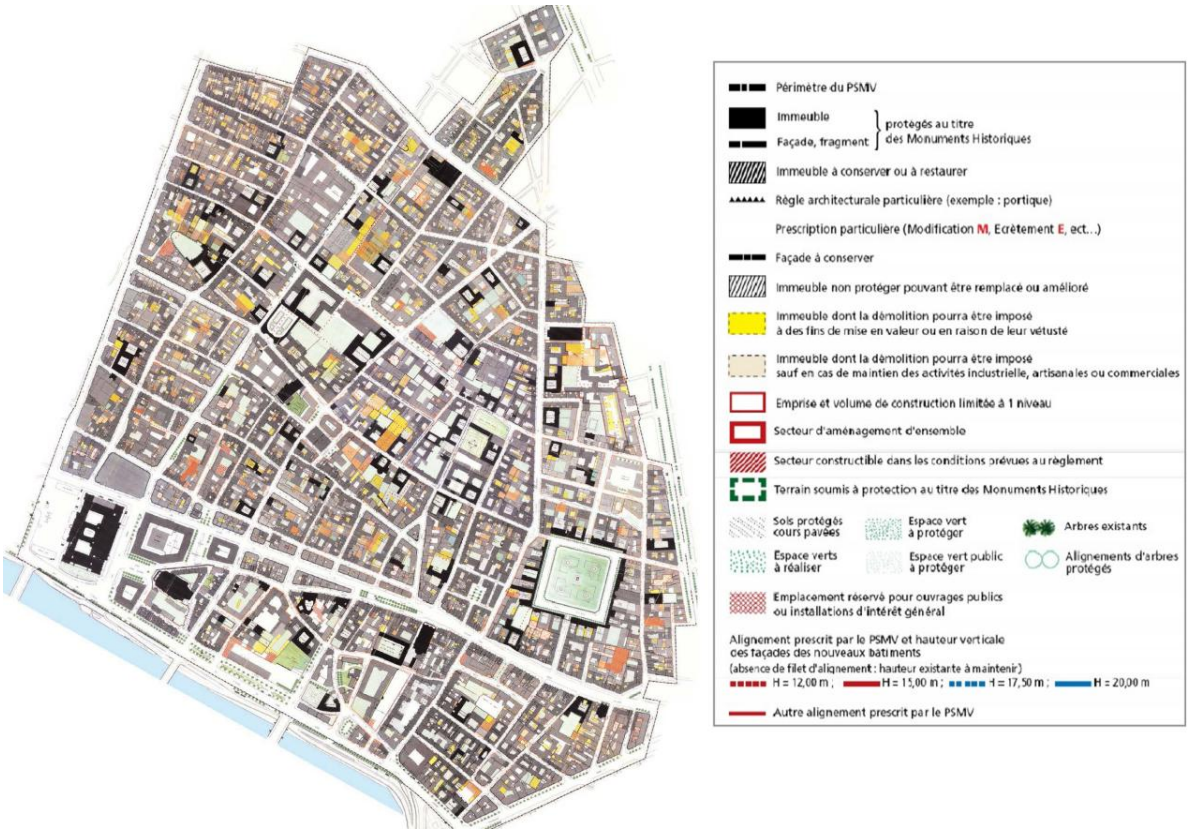


Fig. 3-4 1996 Marais Conservation Area Plan (Source: PSMV)

3.2.6 Evaluation of the Implementation Results and Continuous Update of the Marais Conservation Area Plan

With the implementation of the 2000 Social Cohesion and Urban Renewal Act (SRU) and adjustments to Paris's urban planning system, the POS was replaced by the new Local Urban Plan (PLU), and the PSMV must now align with the Territorial Cohesion Plan (SCoT) and the Plan for Sustainable Development and Revitalization (PADD) within the PLU. In the PADD drafted in 2003, the planning philosophy emphasized preserving urban vitality while protecting historical heritage, maintaining diversity in residents, employment, and functions to avoid the "museumification" and single-use issues in historic districts. With regard to the Marais district, the policy document noted the need to reassess provisions in the plan that called for the demolition of a large number of buildings, as these included many 19th-century structures or buildings that, while unremarkable, possessed historical significance. Furthermore, without adjusting the planning regulations for these historic neighborhoods, it would be difficult to achieve the PLU's urban development goals in areas such as housing, transportation, employment, and public facilities. To clarify the direction of the revision, the Paris City Government and relevant agencies began re-examining the implementation outcomes of the Marais conservation area over the past three decades and conducting a

systematic assessment of its relationship with contemporary urban development needs. The core objective of this assessment is to understand the changes in building fabric, urban form, landscape, as well as population, social, and economic activities over the past few decades, while analyzing the role played by the PSMV and identifying discrepancies between it and new urban policies.

To assess the effectiveness of the PSMV's implementation, the study selected four test blocks—three located within the PSMV area and one outside its boundaries (Fig. 3-5)—to conduct a comparative analysis of differences in architectural form, functional structure, and spatial organization between the protected area and the surrounding areas. The survey covered not only building restoration and changes in the block landscape but also specific planning measures such as internal pedestrian walkways, internal green spaces, building roof removal and modifications, internal demolition, and new construction areas. Through a detailed comparison between the current situation and the PSMV plan, the study sought to assess the extent to which these control measures have been implemented in reality and their actual impact.

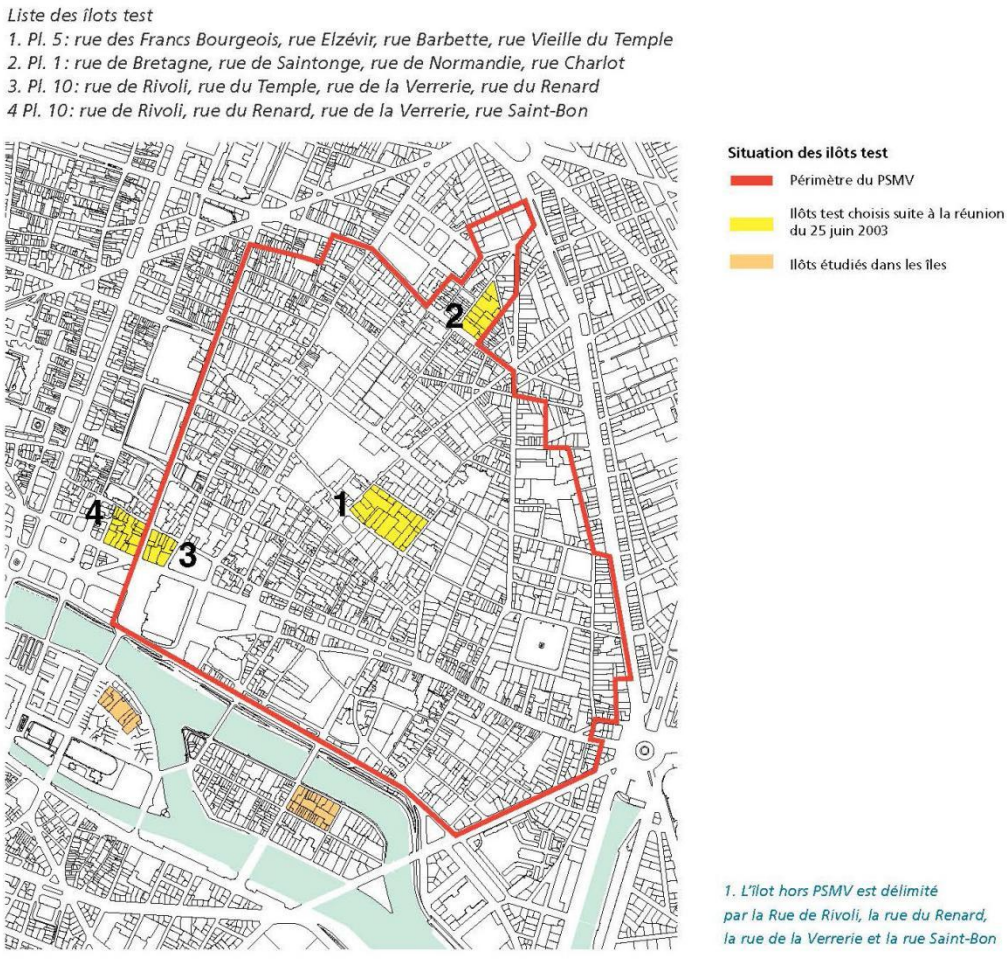


Fig. 3-5 Location of the test blocks (Source: Reference [56])

Regarding building restoration and demolition status, the survey indicates that approximately 80% to 90% of the buildings within the test blocks across the three conservation areas have been restored or improved. Most building facades and internal courtyards have been renovated, and the paved courtyards and rear gardens of some historic residences have been restored. At the same time, the study also found that a large number of buildings marked in yellow on the PSMV as slated for demolition remain well-preserved in reality and serve functions such as commercial, office, warehousing, parking, and some residential uses. Most of these buildings are located within courtyards or deep within plots; their demolition would directly impact existing economic activities and the neighborhood's usage structure. Therefore, the study further introduced a special category of "buildings listed for demolition but with protected uses," marked in orange, noting that this mechanism has, to some extent, sustained the continuity of commercial, corporate, and artistic activities within the neighborhood (Fig. 3-6).



Fig. 3-6 Diagram illustrating the annotation change process for Test Block 1 (Source: Reference [56])

Regarding internal pedestrian pathways and green space systems, the evaluation mechanism focuses on assessing their practical feasibility. The study notes that the PSMV's vision for pedestrian systems and internal green spaces traversing the block was primarily formed in the 1960s, with the goal of restoring courtyards and open spaces through internal demolition and establishing pedestrian connections away from street traffic. Among the 21 internal pedestrian passages surveyed, only 13 exist in full, 3 exist partially, and 5 have never been implemented. The study also documented that a large number of pathways are difficult to truly open to the public due to the involvement of multiple private property rights, existing building layouts, and residents' usage patterns (Fig. 3-7). Some historically open pathways have gradually been closed off by access controls, iron gates, and residential management systems following restoration. Regarding open green spaces, constructing pedestrian pathways through private courtyards and gardens is difficult to implement; only existing pathways in the gardens of historically significant residences with a stronger public character have been restored.



Fig. 3-7 Channel conditions in Test Block 1 in 2003 (Source: Reference [56])

The evaluation mechanism also included a detailed review of architectural form control measures. The study conducted a systematic investigation of roof-topping restrictions, roof

modifications, facade alterations, and new construction zones within the PSMV. The findings indicate that most roof-topping regulations were not actually enforced, while certain facade modifications and minor adjustments were relatively easy to implement because they did not involve a reduction in floor area. At the same time, the study found that some new construction zones overlapped with existing buildings, and that there were contradictions between certain building modification regulations and the actual situation; therefore, it was concluded that relevant rules needed to be recalibrated based on the current status.

In addition, the study analyzed changes in population structure, housing conditions, economic activities, and the real estate market from a socio-economic perspective between 1970 and 2003, and conducted a comparative analysis of the Marais district with other central urban areas of Paris. A specialized study was also conducted on buildings subject to demolition measures in the plan, pointing out that extensive internal demolition and demolition regulations would directly impact employment and economic activity; consequently, mixed-use development and the maintenance of economic vitality have become critical issues in the renewal of the conservation area. By comparing the PSMV with Paris's PLU, the study proposed a series of planning regulations requiring adjustment and, based on consultations with relevant agencies, put forward recommendations for modifying and updating the plan's content, thereby refining this tool for the protection and management of the historic district through compatibility coordination.

Based on the above assessment, the study's final conclusion does not reject the PSMV itself, but rather asserts that it requires continuous adaptation to the new context of urban development. The text notes that certain concepts in the early plan regarding interior demolition, pedestrian pathways, and overall green spaces bear distinct characteristics of 1960s planning and are difficult to fully implement in reality. At the same time, a large number of buildings originally slated for demolition have become integral components of current economic activities and neighborhood life; simply enforcing existing demolition regulations could adversely affect employment and the vitality of the neighborhood. Consequently, subsequent updates have gradually shifted toward a re-examination and adjustment of existing rules. By reassessing measures such as demolition, building modifications, internal access routes, and new construction, the PSMV is being brought into alignment with the new PLU system and the development objectives of the PADD.

Ultimately, the renewal of the Marais Preservation District no longer revolves solely around the historic buildings themselves but has gradually shifted toward the ongoing regulation of the relationship between the overall spatial structure of the urban heritage,

functional diversity, and urban life. This shift also reflects how the planning of the Marais Preservation District has evolved from an early model focused primarily on spatial clearance and historical restoration to a dynamic renewal process that places greater emphasis on the realities of urban operations and social activities. In summary, the development of the Marais conservation area plan is not a mature scheme that was finalized in the 1960s, but rather a framework that has gradually taken shape over decades of revisions against the backdrop of long-term urban decay, pressures for modernization, innovations in legal systems, and evolving socio-economic demands. Its fundamental logic has consistently revolved around the core imperatives of urban development: preserving and utilizing the urban heritage accumulated since the Middle Ages while ensuring that neighborhood life meets modern needs, thereby preventing the area from becoming a static, museum-like space. Precisely because the Marais district is rich in urban heritage, characterized by a high concentration of people and activities, and features a complex social structure, the planning must carefully strike a balance among preservation and restoration, industrial development, residential spaces, and urban life.

3.3 The Evolution of Planning Philosophy in the Marais Conservation District

The overarching objective of the revision to the Marais District's "Plan for Preservation and Enhancement" (PSMV) is grounded in the profound changes the neighborhood has undergone over the past three decades. With the completion of large-scale building restoration projects, the Marais has achieved significant success in architectural preservation. Consequently, the focus of the plan has gradually shifted from mere "preservation" to "enhancement" and addressing new challenges of 21st-century urban development, including raising standards for interventions on protected buildings and strengthening the understanding and protection of interior spaces. At the same time, perceptions of heritage have evolved, with the scope of urban heritage gradually expanding to include 19th- and 20th-century architecture as well as industrial and artisanal heritage. Architectural layers once viewed as detrimental to the historical environment are now recognized as integral components of the city's history.

On the social and economic fronts, the urban fabric of the Marais has also undergone significant changes. The resident population has become younger and higher-income, while traditional industries and crafts have gradually declined; tourism, cultural commerce, galleries, and high-end services have emerged as new economic drivers. While a large number of

buildings have been restored and housing conditions have improved markedly, real estate prices have risen sharply, making the Marais one of the most expensive neighborhoods in Paris. At the same time, the 1996 PSMV was formulated without fully accounting for these changes; some of its provisions are inconsistent with the policy objectives of the Paris Local Urban Plan (PLU), and its implementation has faced significant difficulties, necessitating a revision. In terms of planning objectives, the revised PSMV proposes three key priorities.

3.3.1 Reinterpreting the Concept of Urban Heritage

With the expansion of the concept of heritage, the revised PSMV proposes a re-examination and tiered management of the list of protected buildings. Rather than categorizing protected sites solely by historical period, it places greater emphasis on the architectural layers formed by the city's evolution across different historical stages. Consequently, 19th- and 20th-century architecture, as well as industrial and artisanal heritage, are gradually being re-evaluated and incorporated into the scope of protection. The revised plan reassesses the list of protected buildings, re-examines previously slated structures for demolition, and makes adjustments based on heritage value, current usage, and health and safety considerations. Concurrently, restoration principles have evolved: the emphasis is no longer solely on restoring buildings to their original appearance, but rather on preserving the historical layers and urban memory formed during the city's development. Furthermore, the plan emphasizes respect for and continuity of the urban landscape structure, block patterns, and the overall urban fabric.

3.3.2 Maintaining Urban Functional Diversity and Social Cohesion

To align with Paris's PADD (Plan d'Aménagement et de Développement Durable), the plan proposes protecting economic activities while strengthening residential functions. As the proportion of floor area dedicated to residential use in the Marais is slightly below the Paris average, the plan encourages the enhancement of residential functions through housing protection policies. In line with the goal of gradually increasing the proportion of social housing, the plan promotes social mixing by requiring residential development projects of a certain scale to include social housing and by setting social housing quotas for specific plots, thereby preventing the homogenization of the social structure in the historic center. At the same time, in response to the potential pressure on commercial and artisanal activities caused by rising real estate prices, the plan proposes measures to protect the development of these sectors and allows for the modernization of existing commercial spaces. Regarding economic activities, studies indicate that the industrial structure of the 3rd arrondissement has

undergone significant changes; over the past twenty-five years, industrial and artisanal employment in the 3rd arrondissement has decreased by approximately two-thirds. To address this shift, the plan introduces specific measures in its regulations to protect spaces of significant employment value, such as commercial districts and artisanal workshops, in order to maintain the diversity of the neighborhood's economic structure.

3.3.3 Integration of Environmental Protection and Sustainable Development into the Planning Framework

Regarding the environment and sustainable development, the revised plan integrates ecological and climate objectives into the management system of the urban heritage conservation area. The plan encourages the reduction of energy consumption through energy-efficient retrofits of existing buildings and promotes the development of green spaces while preserving the historic environment, thereby advancing the protection and development of urban ecological habitats. At the same time, the plan aligns with Paris's overall transportation policy by reducing the impact of motor vehicle traffic on historic districts through measures such as reducing parking supply and restricting parking, thereby achieving a balance between heritage conservation and sustainable development.

3.4 The Plan for the Preservation and Enhancement of the Marais District under a New Approach

The Plan de Sauvegarde et de Mise en Valeur (PSMV) for the Marais district in Paris serves as the core statutory planning document for France's historic preservation districts. Its content framework primarily consists of a planning explanatory report, planning regulations, planning maps, and technical appendices. The planning explanatory report provides a systematic analysis of the conservation area's historical evolution, urban structural characteristics, landscape heritage, the value of urban building complexes and architectural heritage, industry and employment, transportation conditions, and the ecological environment. It also articulates planning objectives and conservation principles, providing a theoretical basis for the implementation of the plan. As the core regulatory document of the PSMV, the planning regulations set forth specific requirements for building restoration, renovation, expansion, and new construction within the conservation area. These include control provisions regarding land use and compatibility, form guidelines, landscape heritage, open spaces and green areas, as well as public service facilities, to ensure the continuity of the historical environment and the overall characteristics of the urban fabric. Concurrently, the accompanying regulatory drawings delineate building protection classifications and spatial

control measures, clearly defining buildings and streets requiring protection, restoration, or permitted renovation, while exercising comprehensive control over street spaces, courtyard layouts, and the urban fabric. Furthermore, the PSMV includes appendix documents that primarily compile technical materials such as municipal infrastructure, public facilities, and relevant management data, providing supplementary support for planning implementation and administrative management. Through this system of documents, the PSMV establishes a detailed planning framework that integrates textual provisions with graphic controls, thereby enabling comprehensive management of the conservation area's preservation and renewal. Guided by new planning objectives, the conservation area plan provides specific guidance based on a shift in philosophy.

3.4.1 Form Control under the Concept of Broad Urban Heritage

The PSMV has established a relatively systematic set of planning measures regarding building height control, architectural facade management, and landscape heritage protection. Through corresponding form control regulations, it creates a comprehensive management system for the spatial form and landscape environment of historic districts, with the core objective of achieving moderate urban renewal while preserving the historic urban landscape.

Regarding building height control, the plan first establishes an overall height limit. Located in the central district of Paris, the 17th arrondissement (Marais) is subject to a building height limit of 25 meters in principle. This restriction continues the existing planning framework and imposes a fundamental constraint on the skyline of the historic district. Limited exceptions are permitted only in specific cases, such as to achieve height continuity with adjacent buildings, to install landmark elements for public facilities, or to accommodate necessary technical equipment and energy-saving facilities; however, all such exceptions must meet the conditions of not increasing the building floor area and not compromising the urban landscape. In addition to the overall height limit, the plan implements refined management of building facade heights through a street-level height control system. Height control lines of different colors are designated on the planning drawings to specify street-facing facade heights (e.g., 5 meters, 12 meters, 15 meters, 17 meters, 19 meters, etc.). These heights are determined based on the primary facade heights of existing buildings on both sides of the street, ensuring that new buildings maintain a harmonious scale with historic structures. Furthermore, the plan uses form regulations to control roof shapes and building volumes, requiring that roof heights not exceed the gables of adjacent buildings and imposing restrictions on roof-mounted structures to ensure new buildings integrate into the existing

street space. The plan also establishes landscape sightline protection corridors by reducing building heights in specific areas to safeguard important urban sightlines—such as the Louvre's historic axis and the view of the Saint-Jacques Tower—thereby preserving Paris's overall historic landscape.

Regarding architectural facade management, the PSMV sets forth clear requirements for the restoration of existing buildings and the design of new structures. For existing buildings, the plan emphasizes the preservation of the authenticity and integrity of historic structures. During restoration, facade materials, decorative elements, and significant architectural details must be retained, and standardized restoration measures must be employed to restore the building's original form. For new buildings, the plan does not require the replication of historical styles but instead permits contemporary architectural expression provided that the scale, materials, and spatial structure of the neighborhood are respected, thereby avoiding formulaic neo-classical architecture. Building facades should clearly distinguish between the base, main body, and upper structure, while maintaining overall harmony with surrounding buildings. Furthermore, the plan places particular emphasis on the visual quality of the street frontage, setting specific requirements for ground-floor spaces, such as stipulating a minimum clearance of 3.20 meters beneath beams or lintels. At the same time, restrictions are imposed on ancillary elements such as balconies and canopies; for example, the maximum projection depth of balconies has been reduced from 1.20 meters to 1 meter to maintain the overall order of the street frontage.

Regarding the protection of landscape heritage, the plan focuses not only on the monumental buildings themselves but also incorporates courtyards, public gardens, and open green spaces into the overall conservation framework. It establishes a tiered protection system for open spaces, formulating differentiated maintenance, restoration, and enhancement measures based on different levels. Courtyards and gardens of significant historical value are regarded as integral components of the building's overall spatial structure. In principle, above-ground or underground construction within these areas is prohibited, and the original geometric layout, paving materials, and wall structures must be preserved. For general courtyards or gardens, moderate renovations are permitted provided they do not disrupt the overall landscape layout, in order to meet the needs of residents and public use and to enhance their value.

3.4.2 Dynamic Balance of Urban Functional Mix

(1) Local Floor Area Ratio

In terms of planning and regulation of urban functional mix, the plan manages the proportional relationships between different land uses by establishing a Local Floor Area Ratio (C.O.S.) system. From a developmental perspective, there has long been a marked imbalance between residential and employment functions within Paris. Employment density in the city center and western districts is far higher than in the eastern districts, while eastern Paris has experienced a significant loss of industrial and artisanal jobs over the past few decades. Particularly in the 1990s, Paris lost approximately 126,000 jobs. Against this backdrop, the planning system needs to adjust land use regulations based on the balance between residential and employment functions, making them more aligned with the objectives of the PADD and the Master Plan regarding the improvement of this balance. In terms of spatial control structures, the Paris Urban Plan (PLU) divides relevant areas into two categories with distinct functional orientations: one category encourages the mixing of residential and employment functions, while the other prioritizes the protection of residential functions. The Marais Conservation Area is located within a planning zone dominated by residential protection; therefore, its planning regulations align with the PLU and employ the same regulatory mechanisms.

In specific planning regulations, the PSMV distinguishes between land use categories and classifies offices, retail, crafts, industry, and warehousing under the umbrella of "employment-related uses." The total floor area for these uses must not exceed a local floor area ratio of 1. This provision means that, in most cases, unless a project has a low density, a single plot cannot be entirely dedicated to employment-related uses, thereby limiting the excessive concentration of employment functions. Compared to the 1996 version of the PSMV, the new rules are more conducive to achieving mixed-use development, as introducing a certain proportion of employment functions into a project does not reduce the maximum allowable overall density of the building. At the same time, the plan includes an exception for existing employment sites: if certain plots already contained employment-related floor area exceeding a floor area ratio of 1 prior to the implementation of the plan, this local floor area ratio restriction no longer applies. These existing areas may be retained or rebuilt, but may not be further expanded. This system serves multiple purposes: on the one hand, it protects residential functions by limiting the proportion of employment uses; on the other hand, it promotes urban functional diversity by allowing different uses to coexist on the same plot. At the same time, the retention and renewal of existing employment spaces provide conditions for the continued use and modernization of these spaces. Thus, while protecting the residential

environment, the PSMV also balances the renewal of employment spaces with the sustainable development of urban economic activities.

(2) Employment-Related Protection Mechanisms

In addition to establishing local floor area ratios, the plan has established a regulatory mechanism that combines restrictions with guidance. This mechanism serves to protect the historical landscape and heritage value of the Marais district while balancing the quality of the residential environment with regional economic vitality, and simultaneously reinforces the rational allocation of urban functions through institutional measures.

On the one hand, this involves tiered protection for commercial and artisanal functions. Unlike the 1996 plan, which did not impose separate controls on these functions, the current PSMV implements differentiated management of ground-floor spaces along streets by designating different types of protected streets: on general protection streets, the conversion of ground-floor commercial or artisanal spaces to other uses is prohibited to maintain the daily vitality of the neighborhood; on Enhanced Protection Streets, it is further required that, except for necessary entrances and exits, the ground floor must be designated for commercial or artisanal use to ensure the continuity of the commercial frontage and prevent closed-off ground floors from disrupting the street structure, with the sole exception being hotels; on Specific Artisanal Protection Streets, even stricter restrictions are imposed on changes of use, prohibiting the conversion of artisanal spaces to other purposes to preserve artisanal activities with local characteristics. Through these measures, which regulate street-facing facades and changes in land use, the continuity and diversity of the commercial network are effectively safeguarded.

On the other hand, there is a focus on preserving the continuity of employment-related functions. The PSMV (Fig. 3-8) identifies certain buildings as eligible for demolition through zoning regulations and establishes a conditional demolition mechanism for those designated as specific categories: as long as they continue to house employment-related uses such as offices, retail, crafts, industry, or warehousing, they may remain; once these uses are discontinued, they may be demolished in accordance with general regulations. This mechanism ensures the continuity of existing employment spaces during the renewal process while preventing their premature replacement before they are fully utilized. At the same time, since the decision to demolish is directly linked to employment functions, such buildings may not be converted to residential use, and relevant regulations explicitly prohibit the establishment of residential functions within them, thereby preventing employment spaces from being displaced by residential functions at the institutional level.

Overall, regarding urban functional mix, the Marais conservation district employs multiple mechanisms—including ground-floor interface controls, restrictions on use conversion, and the preservation of existing employment spaces—to maintain employment functions while protecting the spatial structure and commercial vitality of the historic district. This promotes a reasonable mix of different functions, thereby achieving a dynamic balance among residential preservation, economic activity, and spatial quality.

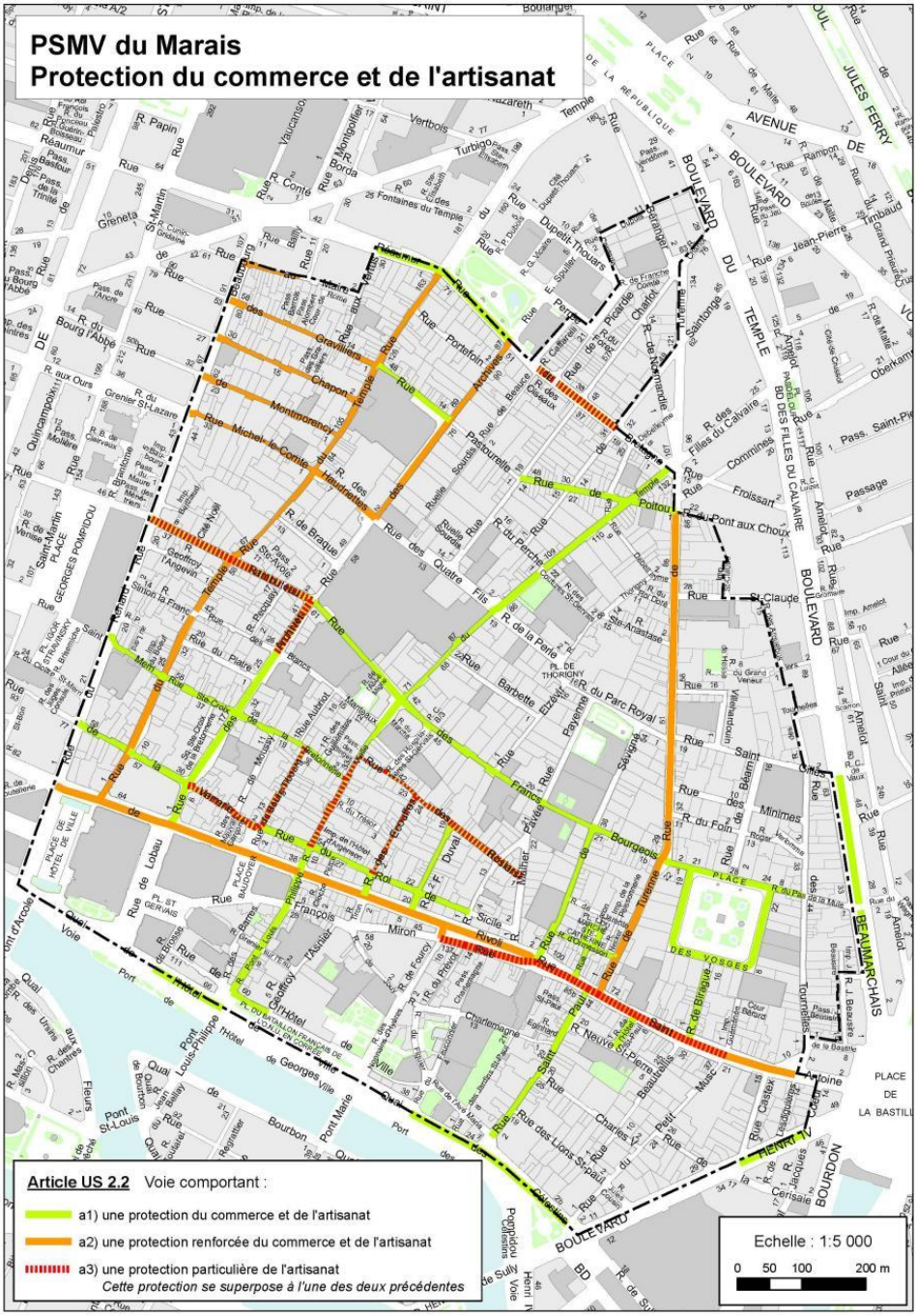


Fig. 3-8 Map of Commercial and Employment Protection in the Marais Conservation District, Paris (Source: PSMV)

3.4.3 Ecological and Transportation Measures for Sustainable Development

In terms of the environment and ecology, the PSMV translates the sustainable development principles proposed by the PADD into concrete planning measures. The plan improves the ecological environment by increasing the proportion of open spaces and green areas, as well as by protecting and enhancing soil permeability. New regulations require that a larger proportion of open space be retained in land development projects and explicitly mandate the provision of a certain percentage of natural soil green spaces to reduce surface hardening and enhance ecological permeability. Additionally, parts of the area are equipped with a district heating network, which plays a significant role in eliminating pollution caused by individual heating systems. Furthermore, the plan reduces urban carbon emissions and improves the urban ecological environment through measures such as encouraging energy-efficient renovations, promoting the use of recyclable materials, and limiting parking supply.

Regarding transportation and public facilities, the PSMV (Fig. 3-9) implements the urban operation and public service objectives proposed by the PADD through relevant institutional arrangements. The plan guides a shift in transportation modes by adjusting parking policies: it sets minimum parking standards only for residential projects, while no minimum standards are established for non-residential uses such as offices and commercial spaces, thereby reducing motor vehicle use and encouraging public transportation. At the same time, the plan encourages the construction of bicycle parking facilities to promote green modes of transportation. In terms of public services, the PSMV reserves land for the construction of public facilities such as schools, daycare centers, and sports facilities to improve the living service system in the historic district. These measures enable the historic district to maintain its heritage conservation value while possessing comprehensive living and service functions, reflecting the PADD's emphasis on comprehensiveness and livability in urban development.

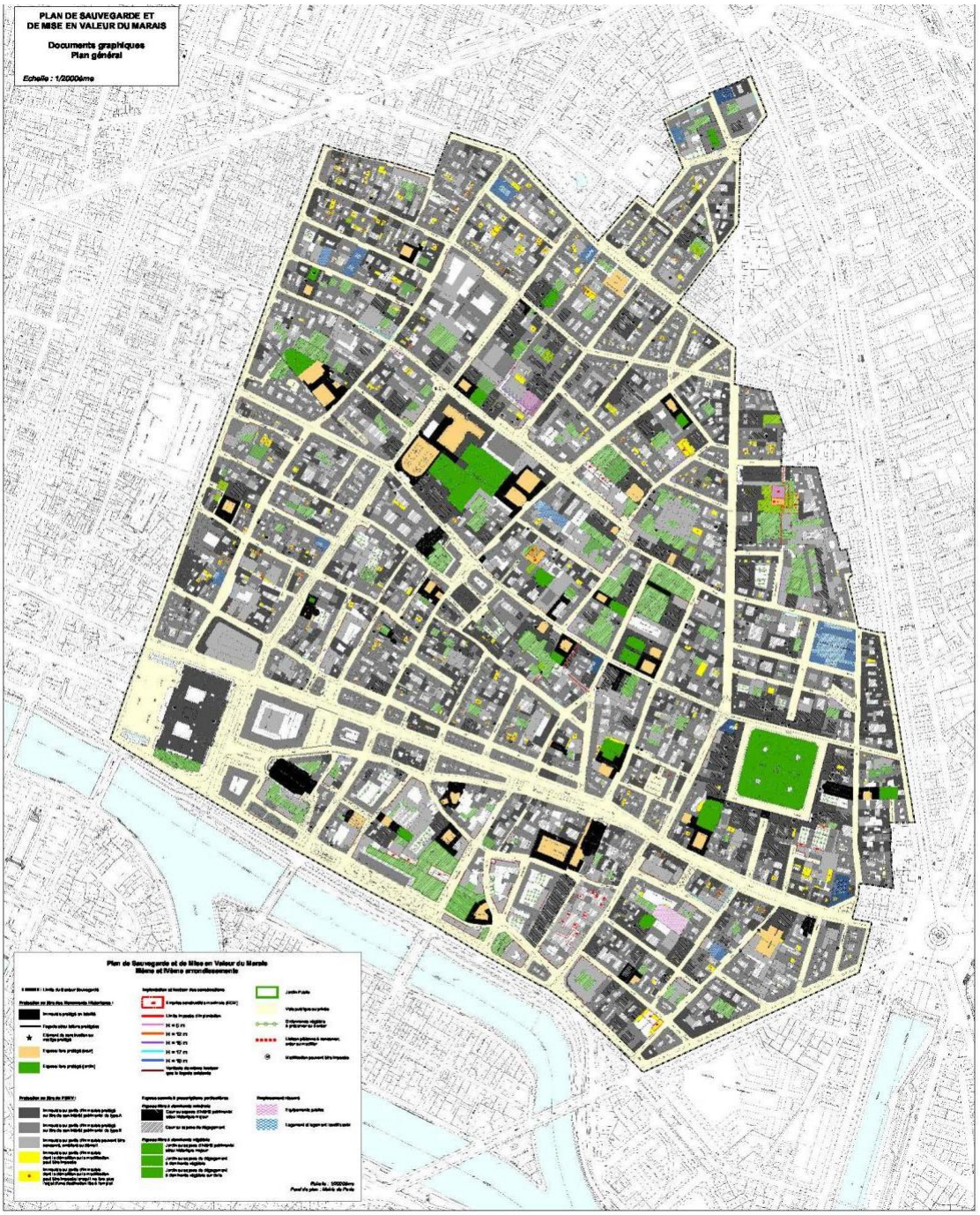


Fig. 3-9 2013 Marais Conservation Area Plan (Source: PSMV)

3.5 Analysis of the Applicability of the Marais Conservation District's Experience to the Renewal of Domestic Historic and Cultural Districts

This chapter takes the Marais Conservation District in Paris, France, as its subject of study, systematically examining its historical evolution, the development of its conservation system, and the transformation of its planning philosophy. Based on this analysis, it explores specific implementation pathways for conservation district planning in the new era. The conservation practices in the Marais hold significant implications for the protection and

development of China's historic and cultural districts. In contrast, China's current approach to planning such districts remains heavily construction-oriented, centered on control plan indicators, making it difficult to address the complex spatial and social attributes of historic districts at the micro-level. There is an urgent need to strengthen the legal status of conservation planning and shift from a purely protective approach to one that achieves conservation through actionable guidance and regulation (Table 3-1). The conservation of historic and cultural districts should not be viewed as a special domain separate from urban development, but rather as an urbanist practice oriented toward urban renewal. Through planning regulation and institutional innovation, a dynamic balance should be established between historical heritage and contemporary development. This is not only the core insight from the experience of the Marais district, but also provides an important theoretical framework and practical direction for the conservation and renewal of China's historic and cultural districts.[14,20,38-44]

Table 3-1 Comparison of Urban Heritage Conservation Planning in China and France

(Source: Author's own compilation)

Dimension	France (Taking the Marais District in Paris as an example)	China (Taking the Protection of Historic and Cultural Districts as an Example)
Conservation Philosophy	Guided by local urban needs, shifting from the preservation of historical value to the realization of practical value and social functions, emphasizing the broader heritage environment and living heritage	Centered on historical and cultural value, planning focuses primarily on historic buildings, advocating for small-scale, incremental micro-renewal; conservation philosophy lags behind urban development, and conservation efforts tend to be disconnected from urban development
Planning System	Conservation area planning and local urban planning are both independent and integrated; legal boundaries are clear and enforceability is strong	Conservation plans are often subordinate to master plans, lacking legal force, with ambiguous boundaries, and prone to conflicts among multiple plans; they often remain at the level of technical documents, making it difficult to establish effective connections with urban renewal practices
Implementation Mechanism	The approach has shifted from government-led initiatives to one where individuals and small-scale capital participate in a coordinated manner under government guidance. Tax incentives are used to stimulate market participation,	Still primarily government-led redevelopment, with insufficient market and social participation, which can easily lead to excessive commercialization and urban hollowing-out

	balancing employment and residential needs, and protecting heritage while safeguarding industrial employment	
Social Dimension	Emphasizes employment protection, social integration, and residential diversity; enhances residents' awareness of urban heritage; and ensures planning responds to evolving social needs	Overemphasizes the preservation of the physical status quo, with insufficient attention to urban development needs, shifts in social structure, and improvements in residents' quality of life
Heritage Zoning	Protection zones are relatively large and not restricted by administrative boundaries, reflecting the principle of holistic preservation; their boundaries are legally defined and institutionalized	Historic and cultural districts are more finely subdivided, with smaller scopes; they often overlap with building control zones, resulting in blurred boundaries that make them difficult to use as effective planning tools, and lack coordination for the protection of the overall environment
Land Ownership	Land Ownership The cadastral management system is relatively well-developed; while property rights are subdivided, the legal framework is clear, facilitating small-scale renewal	While the physical form is clear, property rights are complex and boundaries are ambiguous; cadastral management lags behind, creating practical operational challenges for renewal

3.5.1 Analysis of Differences in Urban Heritage Conservation Between China and France

The development process of the Marais conservation area in Paris demonstrates that urban heritage conservation is not a static, one-time planning endeavor, but rather a dynamic process of continuous refinement and adjustment through long-term urban renewal practices. Since the establishment of the conservation area in the 1960s, the Marais has undergone decades of planning studies, implementation feedback, and ongoing revisions; the “Plan for Conservation and Value Enhancement” (PSMV), finally adopted in the 1990s, is itself a phased outcome of this long-term renewal practice. Since then, the relevant plan has continued to undergo evaluation and feedback, while new renewal projects have been integrated to advance implementation and develop market-oriented operational mechanisms. Consequently, the preservation of the Marais does not entail a static “freeze” of the urban fabric; rather, it maintains the neighborhood’s capacity for continuous renewal through functional adjustments, land value enhancement, and improvements to public spaces, all while safeguarding the historic environment. Essentially, the PSMV is closer to a statutory detailed control plan for historic districts. Its technical logic and regulatory framework are closely aligned with and highly consistent with Paris’s PLU. Its core lies in using urban planning

tools to implement long-term, dynamic regulation of historic districts, rather than serving as a traditional Chinese-style protection plan for historic and cultural districts centered on the preservation of key cultural relics.

In contrast, China's protection system for historic and cultural districts is largely built upon the framework of overarching urban planning and historic city preservation policies, with a long-standing emphasis on controlling the historic character and protecting the physical heritage itself. Under this system, the renewal of historic districts is often subject to stringent construction controls and approval constraints, resulting in relatively limited flexibility for land development, functional adjustments, and spatial renewal. Particularly for historic and cultural districts that remain primarily residential, the goal of renewal is not to replicate the urban development path of the Marais district, but rather to identify potential spaces that balance preservation and development through urban design methods, within the framework of existing district conservation plans, control plans, and relevant regulations. Therefore, the "value enhancement" discussed in this study is not oriented toward large-scale capital development. Instead, it aims to enhance the value of the district, improve quality of life, and boost spatial vitality under limited conditions through functional mixing, improvements to the residential environment, and the reconfiguration of daily life, thereby forming a gradual renewal path better suited to local realities.

The significance of the Marais conservation area for the renewal of historical and cultural districts in China lies not in the direct transplantation of its specific systems and development models, but rather in its approach to problem recognition—shifting from a focus on social issues to an urban spatial perspective—as well as the corresponding guidelines and regulatory methods. Throughout its long-term renewal process, the Marais has consistently viewed the historic district as a dynamically evolving urban spatial system, focusing on issues such as the relationship between existing industries and the built environment, safety and health concerns in residential settings, the decline in public space quality, and the loss of urban vitality. It has implemented comprehensive regulation through measures such as form control, mixed-use development, optimization of open spaces, and the addition of public facilities. This urbanist mindset, rooted in the logic of holistic urban development, offers significant insights for the current renewal of China's historic and cultural districts.

3.5.2 Analysis of the Applicability of the Marais Conservation Area's Transformation Experience

For historical and cultural districts in China, the real issues are not merely architectural deterioration or the aging of the streetscape, but rather involve multiple contradictions such as the long-term inefficient use of public spaces, the loss of social interaction, the alienation of the living environment, and a disconnect from modern urban development. Therefore, this study does not attempt to directly apply the French conservation district system to China's historic and cultural districts. Instead, by integrating local institutional conditions and district realities, and through the adaptation of the Marais District's diagnostic logic for "socio-spatial" issues, its planning guideline system, and its morphological control methods, it explores an urbanist renewal path suitable for Lingnan residential historic districts. This translation does not emphasize formal imitation but rather, based on respect for China's historical and cultural district conservation system and actual governance conditions, seeks to achieve coordinated regulation of space, function, and the needs of daily life through urban design measures. This approach aims to avoid the rigid, misapplied adoption resulting from the simple transplantation of foreign experiences.

The primary characteristic of Parisian urban planning at the "socio-spatial" level is that it bases the diagnosis of urban issues on the holistic relationship between spatial form, functional structure, and social structure, rather than remaining confined to architectural style or physical renewal. The study posits that Paris's core features lie in its high-density, highly mixed-use, and continuous urban structure; the problem does not lie in density itself, but rather in the potential for socio-spatial segregation, functional homogenization, and the "museumification" of historic districts that may arise during modernization and renewal processes. Although Paris has developed an overall pattern of employment concentration in the center and residential concentration in the periphery, it still maintains a high degree of mix of residential, office, commercial, service, and even production activities at the neighborhood and building levels. This "dense yet orderly" structure is regarded as a vital source of the city's vitality. Consequently, the plan focuses on issues such as the imbalance between housing and employment, the uneven distribution of social housing, the decline of traditional industries, and population outflow. It emphasizes that the preservation of historic districts involves not only the protection of the physical environment but also the continuity of demographic structures, social activities, and urban life.

At the level of planning guidelines, Paris consistently adheres to the principle of balancing the preservation of character with the enhancement of urban quality—that is, emphasizing both the protection of existing urban spatial structures and the maintenance of neighborhoods' practical functions and residents' daily needs. The conservation plan states

that both the preservation of historic neighborhoods and urban renewal must fully respect spatial elements—such as existing buildings, roads, squares, courtyards, and green spaces—and their spatial relationships, while maintaining a reasonable population size, accommodating emerging functions, promoting mixed-use development, and sustaining neighborhood vitality. Consequently, the scope of conservation in Paris extends beyond legally designated historic buildings to include ordinary buildings, courtyards, streets, and even the socio-economic activities they host, fostering a holistic approach to conservation. The plan even permits the protection or adaptation of non-historic buildings to preserve the overall spatial character of the neighborhood, ensuring spatial continuity and harmony with the surrounding environment. This approach implies that the preservation of Paris's urban character is not merely about preserving facades, but rather about achieving the sustainable development of historic districts by maintaining the connection between spatial structure and social life.

In terms of form-control methods, Paris has developed a refined planning system that combines form control with the regulation of social functions. On the one hand, the plan maintains the overall spatial scale, street landscape, and continuity of the historical fabric through detailed regulations on building height, building profiles, eave continuity, sightline protection, and courtyard layout. It also ensures sunlight, ventilation, and open space in high-density built environments through building setbacks, courtyard greening, and volume control. On the other hand, the planning explicitly rejects strict functional zoning at the land-use level. A localized floor area ratio (FAR) system permits the coexistence of residential, commercial, office, and service functions to promote the reconfiguration of urban functions and the continuation of neighborhood vitality. Simultaneously, the plan regulates population distribution, work-residence relationships, and social structure through measures such as mandating social housing quotas, promoting industrial renewal, and protecting traditional commercial streets, thereby mitigating social spatial fragmentation and maintaining the city's overall balance. Consequently, Paris's planning management regarding urban character is not merely about visual landscape control, but rather achieves the joint continuity of historical urban character and urban life through the coordinated regulation of spatial form, land use, and social structure. Thanks to the conservation zone policies implemented over the past three decades, the existing urban structure not only highlights the continuity of major streets and urban spaces (such as Place des Vosges and Rue Saint-Antoine) but also reflects a significant increase in land-use density. At the architectural fabric level, the Marais district has not seen the emergence of any "modern" buildings (Fig. 3-10).



Fig. 3-10: Photograph of the western part of the Marais district (Source: *Paris Projet Aménagement Urbanisme Avenir Numéro 2*)

Chapter 4 Overview and Problem Analysis of the Yaohua Street Historic and Cultural District

4.1 Location of the Yaohua Street Historic and Cultural District

The Yaohua Street Historic and Cultural District is located in the Xiaxiguan area of Liwan District, Guangzhou (Figs. 4-1,4-2). Its planned boundaries extend south to Changshou West Road, north to Hejia Ci Road and Tianliao Ancient Road, west to Baohua Road, and east to Yaohua East Street and Yaohua Middle-East Street, covering a total area of approximately 8.28 hectares. Guangzhou's Xiguan, now part of Liwan District, is a traditional urban landscape area that has long been a quintessential embodiment of the city's cultural vitality, including commercial and folk activities. It is home to a cluster of predominantly residential historic districts and holds significant importance for preserving the city's spirit and sustaining traditional culture. At the time, with the prosperity of trade at the Thirteen Factories in Guangzhou, the wealthy merchant class in the Xiguan area gradually expanded their residential spaces northward. Yaohua Avenue was developed and constructed against this backdrop, becoming a key node in the northward expansion of Xiguan's traditional residential areas. This neighborhood was once a major gathering place for Guangzhou's modern merchant class and attracted many social elites and cultural figures to live here, reflecting the typical features of modern Guangzhou's commercial culture and urban life. The neighborhood as a whole retains a fishbone-shaped street layout centered on Yaohua West Street, with east-west alleys branching out on both sides. It features a concentrated distribution of bamboo-tube houses in a fusion of Chinese and Western styles, as well as dense granite-paved alleys, embodying the typical traditional residential form and historical environment of Xiguan. In addition, the district preserves revolutionary relics such as the former site of the Guangdong Provincial Provisional Committee of the Communist Party of China and is associated with the lives of numerous historical figures. possessing significant historical and cultural value as well as distinctive local cultural characteristics.

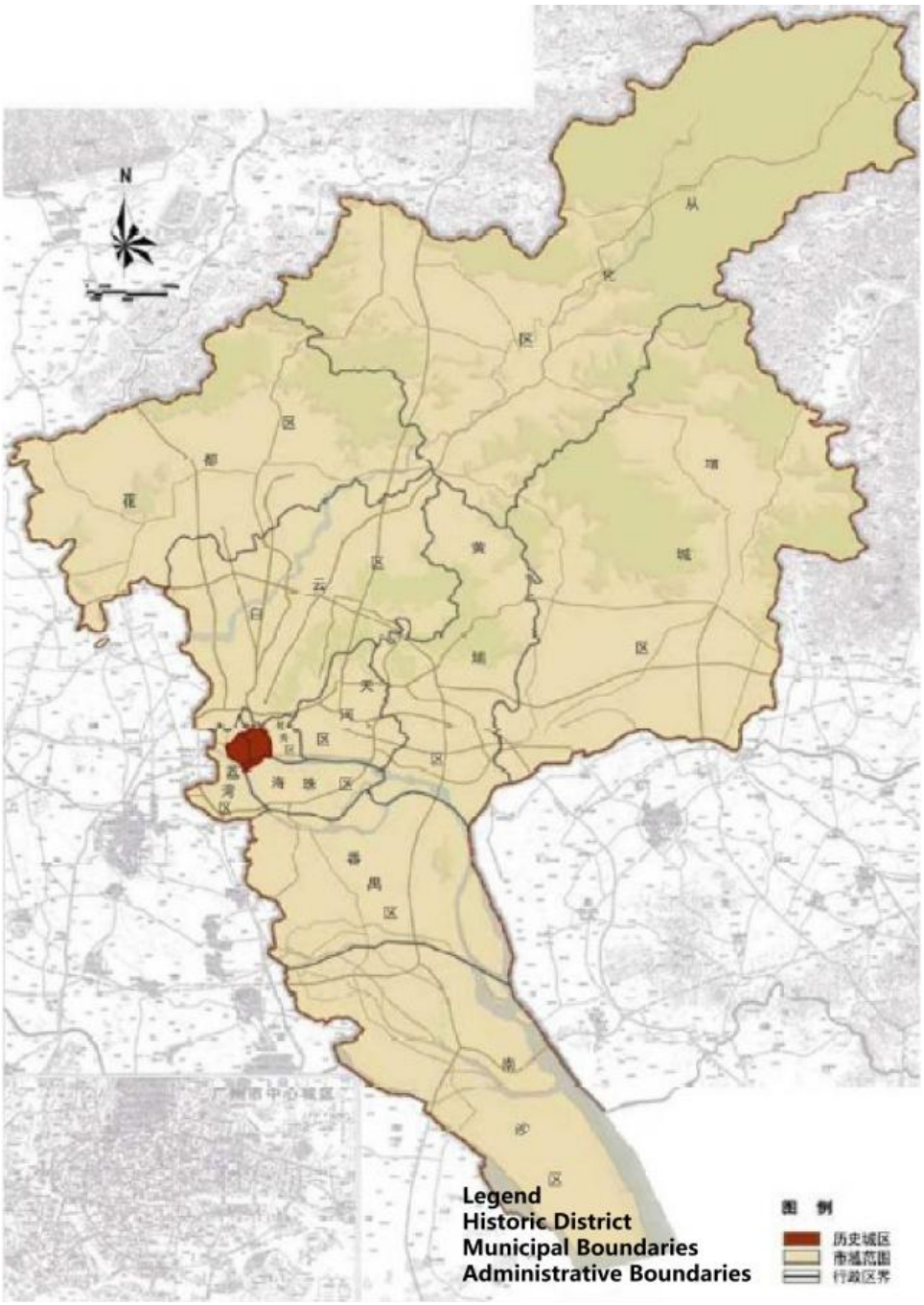


Fig. 4-1 Location of the Xiguan Historic District in Guangzhou (Source: Yaohua Street Historic and Cultural District Conservation and Utilization Plan)

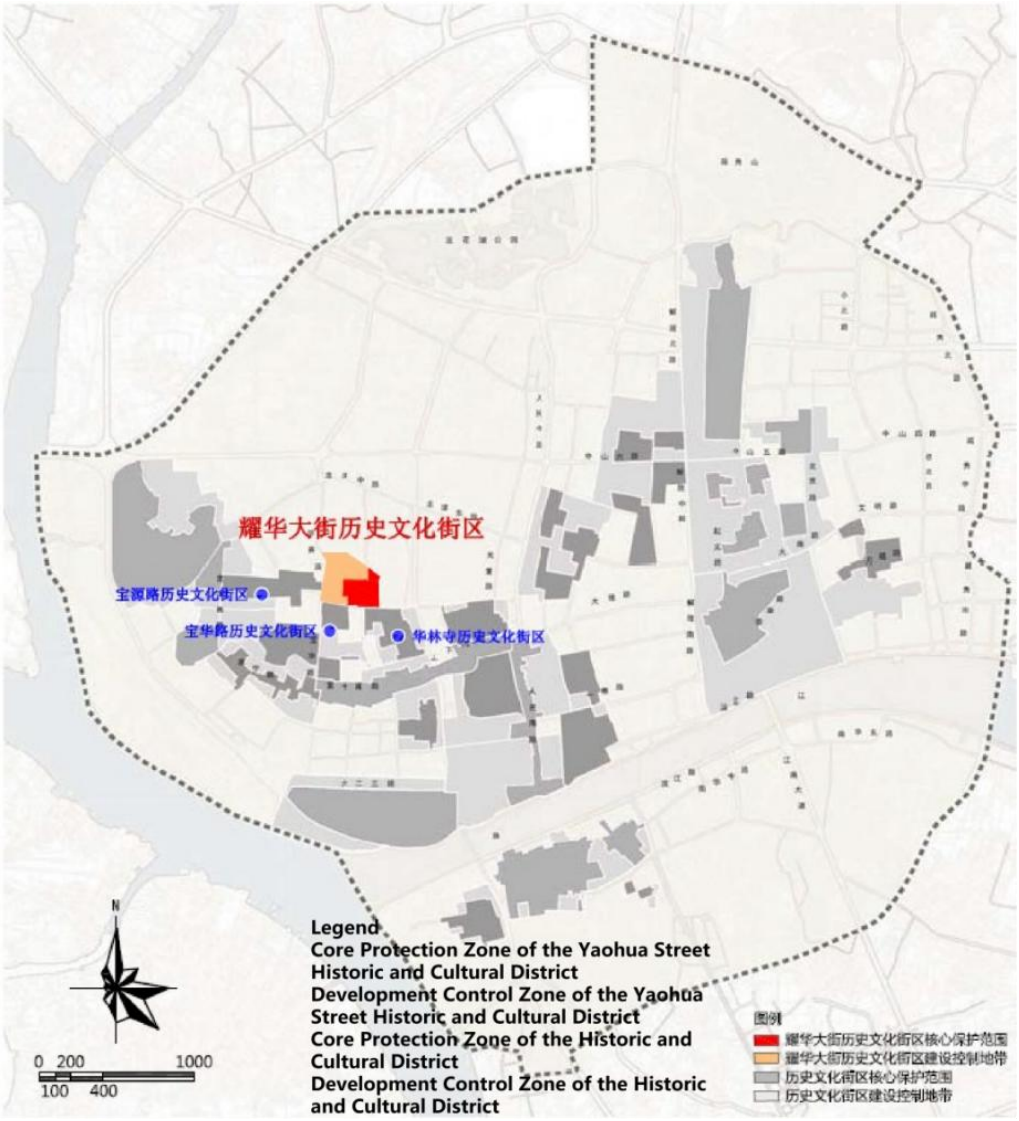


Fig. 4-2 Location of the Yaohua Street Historic and Cultural District within the Historic District (Source: Protection and Utilization Plan for the Yaohua Street Historic and Cultural District)

In recent years, the district has undertaken revitalization and renovation projects for its protected heritage sites (Fig. 4-3). Adhering to the principle of "restoring the old to its original state," historical buildings centered around Yaohua Street have undergone "clearing, restoration, repair, and reconstruction." While preserving the historical character, the district has prioritized improving residents' livelihoods and enhancing public service facilities. The district's planned functional orientation centers on traditional Chinese medicine culture and commerce, traditional residential areas, and experiences of the Xiguan cultural atmosphere, serving as a historic district that showcases and preserves regional characteristics and traditional Xiguan culture. Following the renovation, the district has been organized into three major functional zones and features seven distinctive pedestrian-friendly streets and alleys.

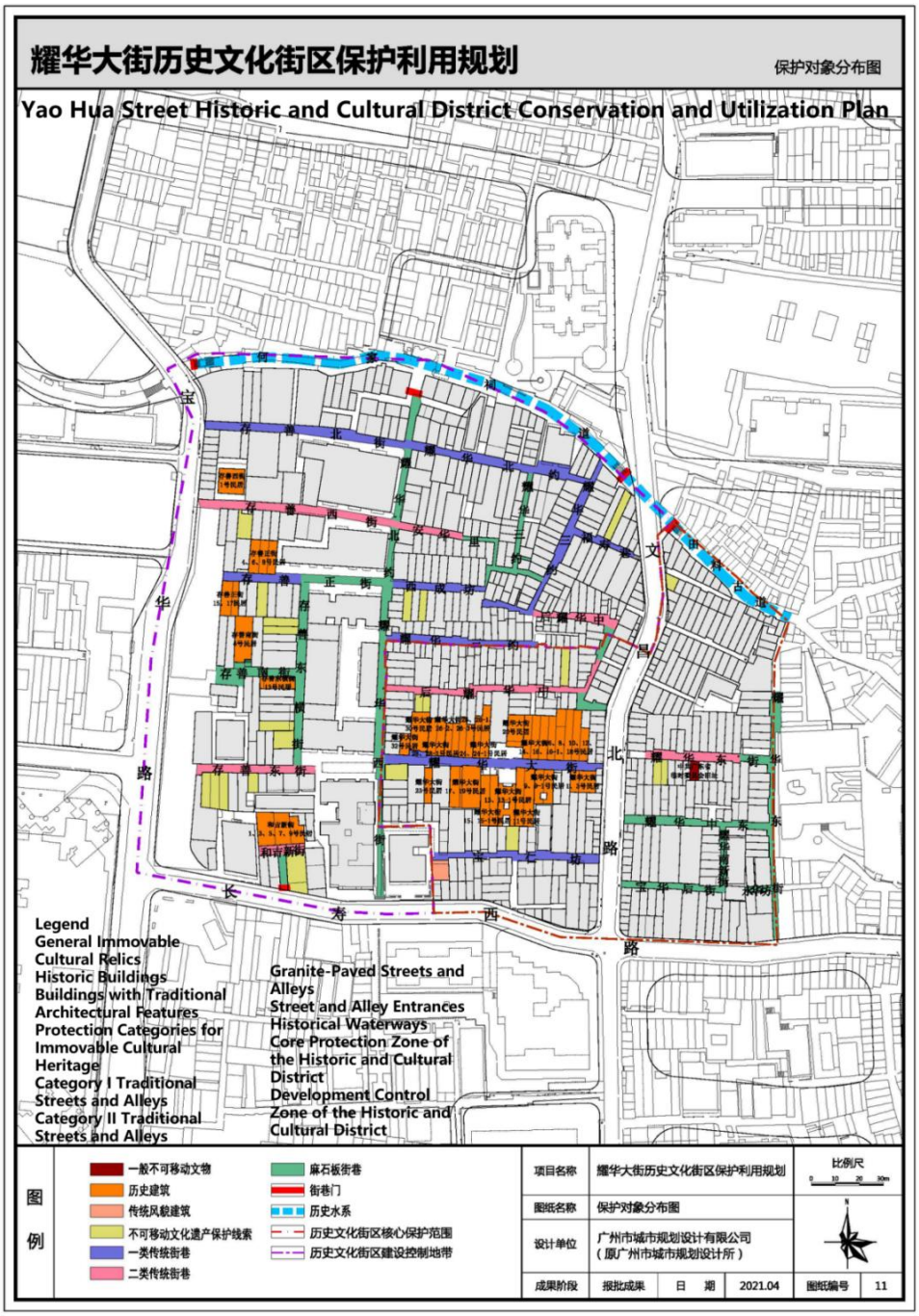


Fig. 4-3 Protected Sites in the Yaohua Street Historic and Cultural District (Source: Yaohua Street Historic and Cultural District Conservation Plan)

4.2 Historical Development of the Yaohua Street Historic and Cultural District

4.2.1 Initial Formation and Evolution from the Qing Dynasty to the Republican Era

During the Qing Dynasty, "Xiguan" was farmland; after 1860, it was gradually developed into a residential area. Commercial activity originated in the Song Dynasty's Xiuyi

Lane and the Ming Dynasty's Ninth to Eleventh Fupu. During the Republic of China era, Shangxiajiu, the Tenth Pu, and Enning Road gradually became bustling, comprehensive commercial streets, while Changshou West developed into a jade market. The architectural fabric of Xiguan is primarily composed of row houses, including traditional Lingnan dwellings from the late Qing Dynasty—such as bamboo-tube houses and Ming-style houses—as well as modern townhouses blending Chinese and Western architectural styles constructed in the 20th century. In 1888, the Yaohua Community, situated between Baohua Fang and the transverse waterway at Guanyin Bridge, exhibited a typical water-town spatial configuration characterized by permeable spaces. Between 1901 and 1907, the streets and alleys of the Yaohua Community gradually took shape, their boundaries became increasingly defined, and the street grid came to closely resemble its current form. Street names from that era, such as Cunshan street, served as the origin for the names of many streets in later periods.

4.2.2 Functional Transformation from the Late Republic of China Period to the Early Years of the People's Republic

During this period, the streets, alleys, and river network formed a linear public space system. Between 1926 and 1934, eight municipal roads were successively opened, laying the foundation for the study area's current road network layout and road widths, with roads evolving into commercial public space. In 1942, street names were updated (e.g., Wenchang Street, Huagui Road), alleys were further connected, and the community fabric gradually took shape. Around 1949, due to social upheaval and out-migration, the original large houses, which had been occupied by single families, gradually shifted to multi-family occupancy. In some cases, extensions were even built on rooftops, within courtyards, and in surrounding areas for residential use, resulting in changes to the functions of historic buildings and the demographic structure. At the same time, under economic policies prioritizing industrial development, 18 factories were established to produce small goods. However, due to a lack of funds and available land for new factory construction, existing buildings were repurposed—either by converting ground floors or adding extensions to transform residential spaces into factories or warehouses. After the 1980s, economic policies shifted, and specialized markets became the dominant business format, leading to the gradual emergence of 10 specialized market-style buildings.

4.2.3 Development and Impacts Following Reform and Opening-Up

From 1984 to 1985, the renovation of Hexi Creek created Hejia Ci Road, expanding the community's public space, and Wenchang Huayuan was completed as the community

activity center. In the early 1990s, the establishment of the Dada Di commercial market on the western side brought a thriving street-level culture to the Yaohua Community, but it also altered the demographic structure and architectural character, with some historic buildings being replaced by modern residential towers. From 2000 to 2014, high-rise buildings and large-scale commercial structures emerged. Following the opening of the subway, various commercial formats flourished, including shopping malls, street-front retail, and specialty markets. Dense and vibrant commercial activity now fills the main roads and has even penetrated into the alleys. High-rise buildings or large-scale shopping malls were constructed on the side or corner of the community with higher commercial value, adjacent to subway stations. At Exit B of Changshou Road Station, development stalled after the demolition of a narrow, 20-meter-deep plot. A temporary wholesale market was established on the site and remained there for over a decade. Buildings in prime locations that could not be developed or rebuilt were forced to adapt to commercial use within their existing spaces. To accommodate new commercial functions and maximize the use of all indoor and outdoor spaces, property owners spontaneously converted residential buildings into commercial spaces. In 1998, No. 12 Yaohua Street was converted into a community service center, beginning to provide public services. Between 2002 and 2003, the Fengyuan Street Community Service Center and the Neighbors Empowerment Center were established successively, organizing community activities to strengthen neighborhood interaction and integration. In 2014, the Dadadi Commercial Market closed and fell into disrepair, impacting the environment along the community's western boundary and leading to the replacement of some building functions (Fig. 4-4).

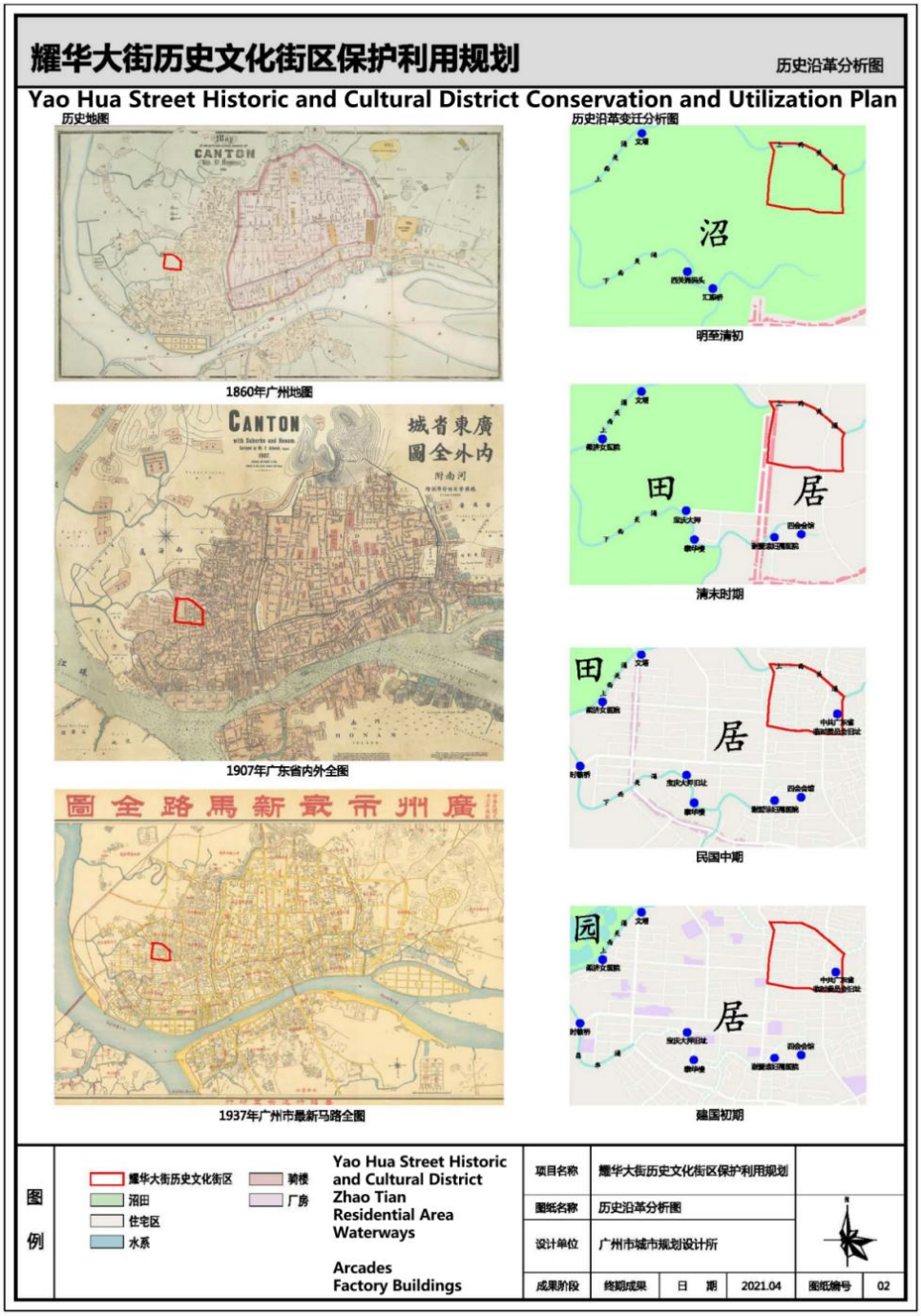


Fig. 4-4 Historical Development Analysis (Source: Yaohua Street Historic and Cultural District Conservation Plan)

4.3 Analysis of the Current Status of the Yaohua Street Historic and Cultural District

4.3.1 Surrounding Environment

The area surrounding the Yaohua Street Historic and Cultural District is predominantly residential, with shops lining the outer perimeter of the street. The district is bordered on the east, west, and south by vehicular lanes, while the north side features green pedestrian

paths—Hejiaci Road and Tianliao Ancient Path—which serve as community service corridors and follow the route of the original historic waterway. The Baohua Road section on the west side includes Exit B of the Changshou Road Metro Station. This area was formerly the site of the Dadaodi Wholesale Market and has now been transformed into a plaza in front of the metro station that serves as a temporary rest area and a venue for community activities and cultural promotions. The southwest corner is home to the Xiguan Traditional Chinese Medicine Clinic and the Liwan District Traditional Chinese Medicine Hospital, with the street-facing businesses primarily consisting of large supermarkets and restaurants. The Wenchang North Road section on the east side is home to shops selling solid wood furniture, cultural artifacts, jade, gold, and gemstones. The Tianliao Ancient Path to the north is an open-air craft street primarily dedicated to the sale of jade and jewelry, hosting a large number of merchants (Fig. 4-5).

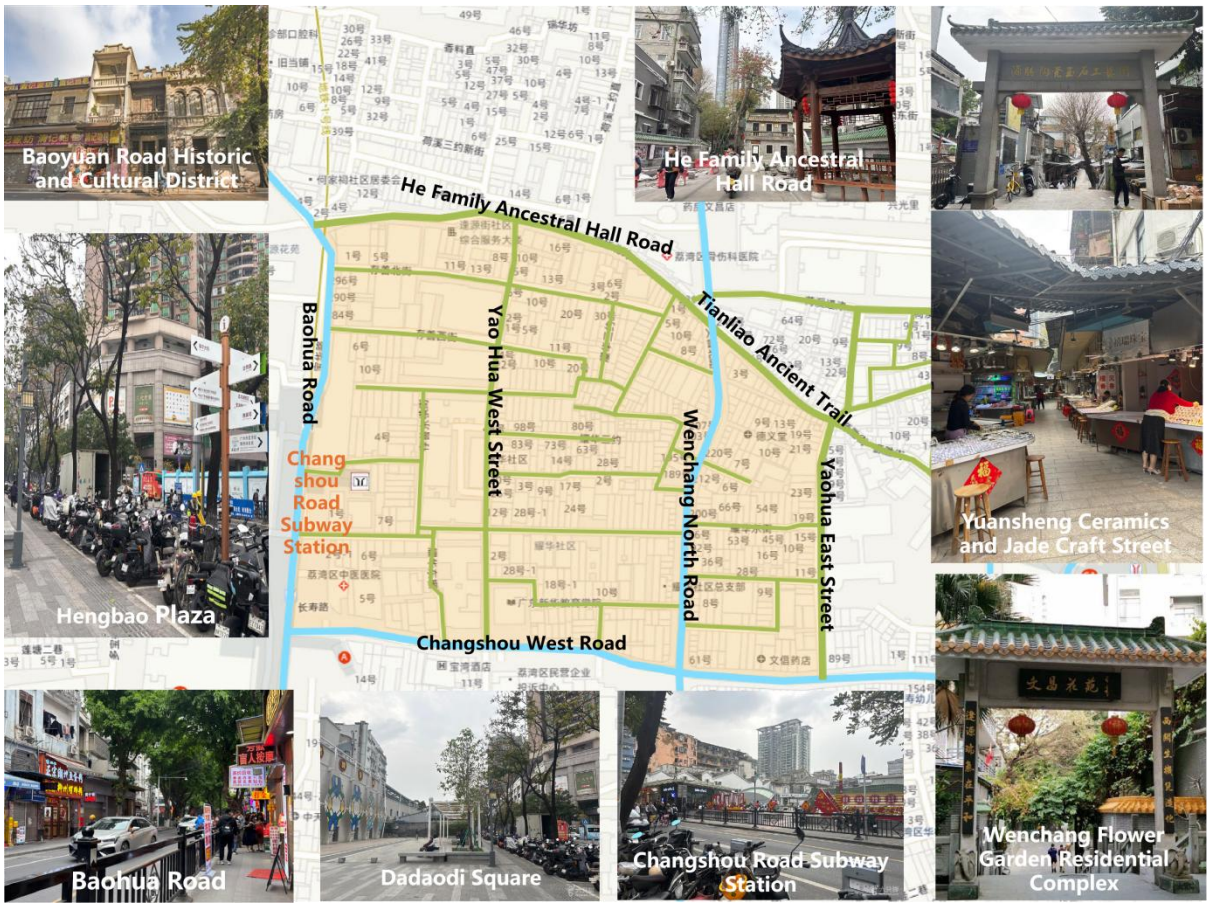


Fig. 4-5 Overview of the surroundings of the Yaohua Street Historic and Cultural District (Source: Author's own drawing)

4.3.2 Road Traffic

The internal streets and alleys of the district radiate out in a herringbone pattern. The width of the historic alleys is generally around 2–3 meters. Due to elevation differences and

the scale of the streets, non-motorized vehicles and pedestrian traffic dominate within the district. Yaohua West Street, which runs north-south, serves as the main thoroughfare. The streets and alleys to its west mostly run east-west, connecting to the Changshou Road subway station and Dadaodi Square, and also house the primary entrances and exits for public access. The architectural fabric on the eastern side has largely remained undisturbed by modern construction, and the alleys have largely retained their historical character. However, accessibility is relatively poor, as the areas on both sides of the entrances and exits are often encroached upon by clutter and non-motorized vehicles, resulting in connectivity to the main street that is relatively weaker than on the eastern side. Entrances and exits on the north and south sides are relatively scarce and are primarily located near commercial and public service facilities (Figs. 4-6, 4-7).



Fig. 4-6 Road Traffic Analysis of the Yaohua Street Historic and Cultural District (Source: Author's own drawing)



Fig. 4-7 Photograph of an entrance to the Yaohua Street Historic and Cultural District (Source: Author's own illustration)

4.3.3 Business Types in the District

The primary business types within the district consist mainly of convenience-oriented services such as express delivery, fast food, hair and beauty salons, fruit and vegetable shops, and convenience stores. Influenced by the distinctive culture of traditional Chinese medicine, the district also features many wellness shops specializing in acupuncture and massage. The outer perimeter is dominated by restaurants and retail shops. In the northeast, influenced by the nearby Craft Street, the area is clustered with shops selling jewelry, jade, and woodworking furniture (Fig. 4-8).

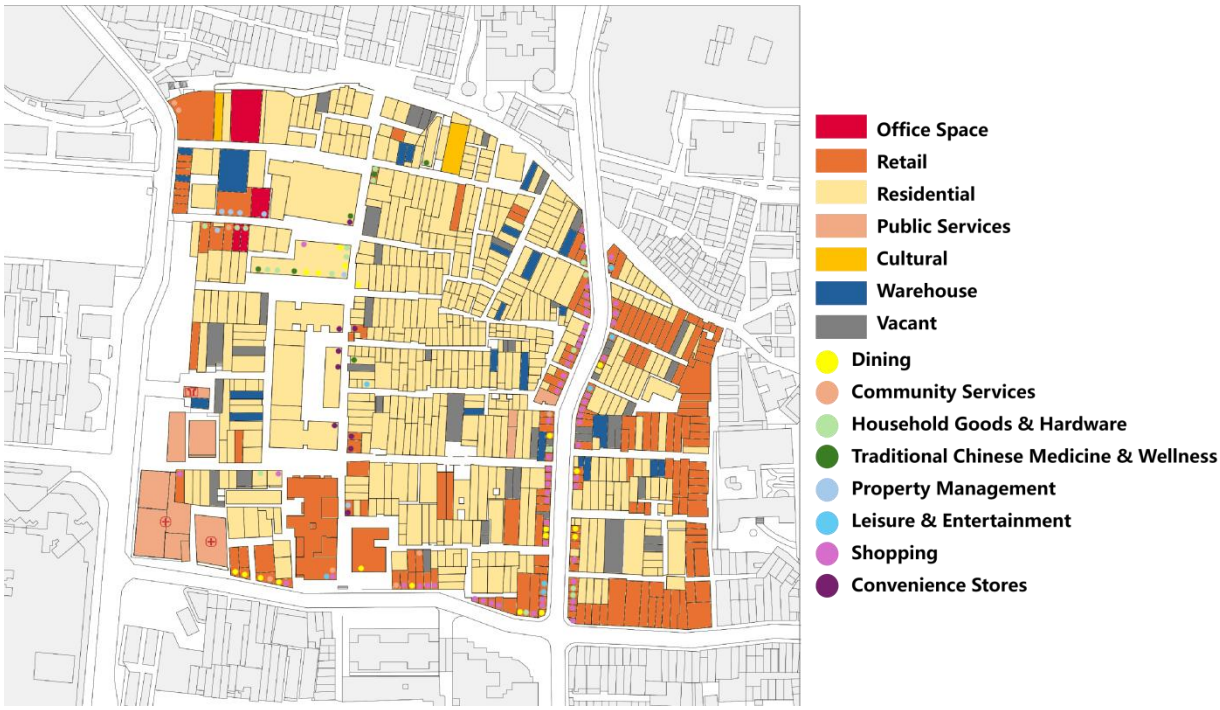


Fig. 4-8 Analysis of Business Formats Surrounding the Yaohua Street Historic and Cultural District (Source: Author's own illustration)

4.3.4 Overview of the Conservation Plan and Revitalization

The Conservation and Revitalization Plan for the Yaohua Street Historic and Cultural District conducted a detailed statistical analysis of the urban heritage within the district and formulated corresponding conservation and restoration measures. Existing buildings in the district are classified into five categories based on their heritage value, with corresponding conservation and restoration measures established. Category I, II, and III buildings are all designated as historic buildings. For Category IV and V buildings, this study classifies them into traditional general buildings and modern general buildings based on plot form and scale. There are a total of 13 traditional historic alleys within the district, which are similarly classified into three categories. Appropriate adjustments have been made to their original spatial dimensions, overall appearance, and textural characteristics (Tables 4-1,4-2; Figs.4-9,4-10). Regarding building controls, large-scale new construction is to be avoided; renovations and expansions must harmonize with the traditional character, restoring or continuing traditional architectural forms. Building heights and their relationship to the alleyway space are strictly controlled, and access and environmental quality are moderately improved while prioritizing preservation.

Table 4-1 Protection and Renovation Measures for Buildings and Structures in the Historic and Cultural District (Source: Yaohua Street Historic and Cultural District Protection and Utilization Plan)

Category	Category I	Category II	Category III	Category IV	Category V
Applicable Building Categories	Cultural Heritage Sites	Historic Buildings, Traditional Architectural Landmarks	Protection Categories for Immovable Cultural Heritage, and Other Buildings of Preservation Value	Other buildings and structures	
				Other buildings and structures that do not conflict with the historical character	Other buildings and structures that conflict with the historical character
Conservation and Restoration Measures	Restoration	Restoration, maintenance, and improvement	Retention, maintenance, and improvement	Repair and improvement	Renovation (on-site reconstruction of dilapidated buildings, renovation and remodeling)
	Emphasis on preservation in situ, maintaining the original condition, and minimal intervention	Prioritize the protection of facades, structures, and historical features; moderate updates and adaptive reuse are permitted provided they do not compromise core values, subject to legal approval	As a general rule, relocation or reconstruction is prohibited; if absolutely necessary, it must be justified and approved. Exterior facades may be refurbished and internal usage improved, and non-conflicting functions may be developed, provided the authenticity of the historic character is not compromised.	Exterior refurbishment and improvement of usage conditions may be carried out without compromising the historical character; on-site reconstruction of dilapidated buildings may be permitted when consistent with planning requirements, subject to approval in accordance with the law	Implement exterior refurbishment, renovation, or reconstruction on-site in accordance with the landscape guidelines; illegal structures must be rectified, and adjustments may be made in conjunction with the improvement of public facilities, subject to approval in accordance with the law

Table 4-2 Protection and Improvement Measures for Traditional Streets and Alleys (Source: Yaohua Street Historic and Cultural District Protection and Utilization Plan)

Category	Category I Traditional Streets and Alleys (8)	Category II Traditional Streets and Alleys (5)	Granite Slab Lanes
Conservation and Improvement Measures	Maintain the scale, alignment, and names of Category I traditional streets and alleys; protect the height, facade continuity, and traditional character of buildings on both sides; prohibit widening of streets and alleys; implement categorized restoration of street-facing buildings	Maintain the alignment and names of Category II traditional streets and alleys; protect and restore the character of street segments; control the spatial scale of streets and alleys. The massing and color schemes of new buildings should harmonize with the traditional character	Preserve the existing granite slab paving of the alleys and gradually restore the traditional paving while maintaining historical authenticity

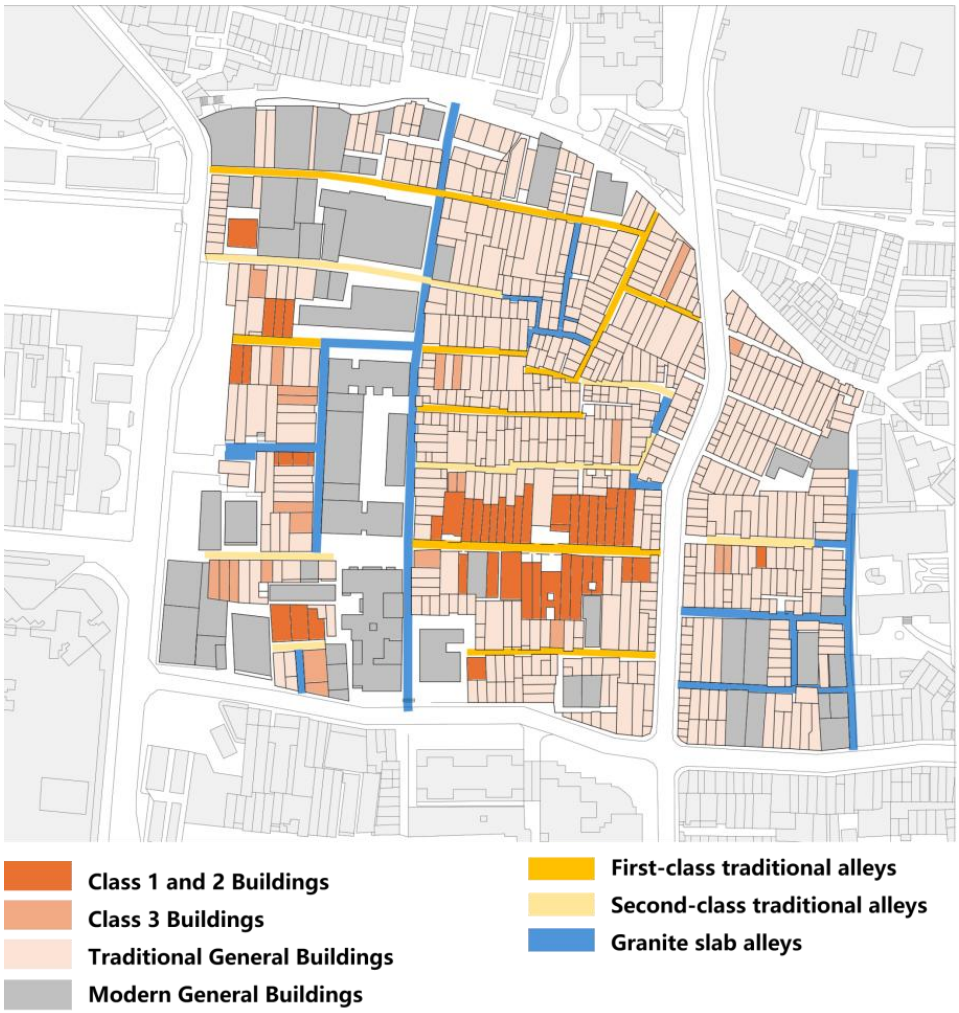


Fig. 4-9 Historic Buildings and Alleys in the Yaohua Avenue Historic and Cultural District (Source: Author's own drawing)

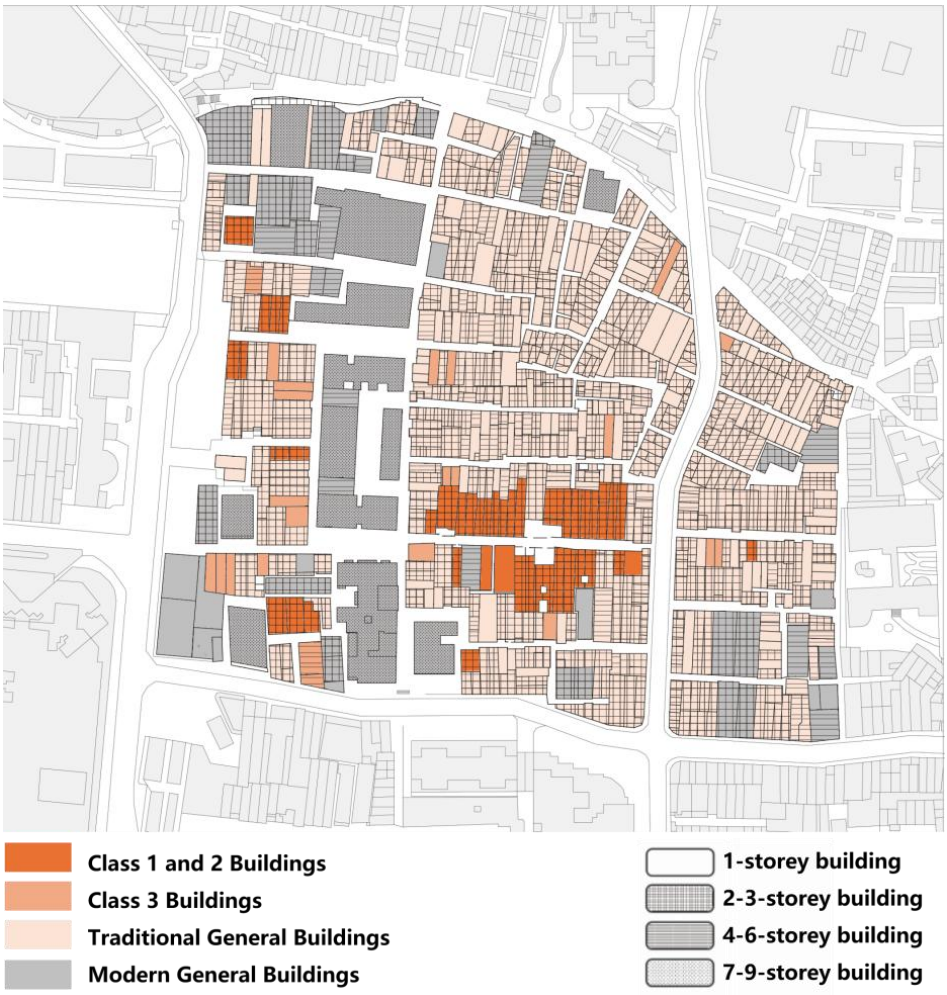


Fig. 4-10 Building Heights in the Yaohua Avenue Historic and Cultural District (Source: Author's own drawing)

4.3.5 Architectural Form

The historic buildings in the Yaohua Street Historic and Cultural District are primarily traditional Xiguan residences constructed during the Republican era. The predominant style is the bamboo-tube house, which blends Chinese and Western architectural elements. Most of these structures are one- or two-story residential buildings arranged in continuous rows along the street, embodying the typical form of Lingnan residential architecture. In terms of height, the district is predominantly characterized by low-rise bamboo-tube houses, with a typical frontage of 3–4 meters and a depth of 7–20 meters, extending up to 30 meters at its deepest. The floor plan generally comprises a living room, bedrooms, kitchen and bathroom, an inner courtyard, and corridors. In terms of materials and construction, historical buildings predominantly employ traditional brick-concrete and brick-wood structures using local materials, with a small number constructed of reinforced concrete. The facades primarily feature gray bricks, granite, and wrought-iron components. Western elements are integrated

with traditional Lingnan decorative techniques, creating an architectural style with distinct regional characteristics (Fig. 4-11)[45-53] .



Fig. 4-11 Photograph of a low-rise bamboo-tube house (Photo credit: Author's own photograph)

However, there are some exceptions. The neighborhood also contains traditional bamboo-tube houses with wide facades, built during the late Qing Dynasty, with facades reaching 5–6 meters in width. Among these, No. 11 Yaohua Street exemplifies the traditional "Ming-style" house, a residential form that flourished in the late Daoguang period as wealthy merchants developed the Xiguan residential area. It consists of two bamboo-tube houses—one on the first floor and one on the second floor—combined into a single structure (Figs. 4-12, 4-13).



Fig. 4-12 Traditional wide-fronted bamboo tube house and schematic diagrams of its floor plan and elevation (Source: Author's own photograph and reference [52])



Fig. 4-13 Photograph and floor plan of No. 11 Yaohua Street (Source: Author's own photograph and reference:[52])

Modified front-courtyard-style bamboo tube houses are also distributed along both the north and south sides of Yaohua Street. Their building footprints do not fully cover the entire

lot, creating a private inner courtyard at the front of the structure. Among these, the residential buildings at No. 13 and 13-1 Yaohua Street have been converted into a café and are now open for business, injecting vitality into this historic district (Fig. 4-14).



Fig. 4-14 Photograph and schematic floor and elevation plans of a front-courtyard-style bamboo tube house (Image source: Author's own photograph and Reference:[52])

In addition, the neighborhood features several terraced bamboo tube houses. Their facades are largely similar, with second-floor balconies that do not project outward, reflecting a trend toward multi-family cohabitation. The bamboo tube house form has thus evolved to accommodate diverse residential needs (Fig. 4-15).



Fig. 4-15 Multiple stacked bamboo tube houses (Source: Author's own photograph)

4.4 Development Challenges Facing the Yaohua Street Historic and Cultural District

4.4.1 The Loss of Social Interaction in Residential Historic and Cultural Districts

The original sense of community in historic districts was built upon long-standing, stable social networks and reinforced through repetitive activities in daily life. As cities continue to develop and the proportion of homes for sale or rent increases (Fig. 4-16), the demographic structure of neighborhoods has shifted. The public space in the Yaohua Street Historic and Cultural District face significant challenges of declining social interaction and an aging population. Although some spaces have undergone environmental improvements, such as the addition of public service facilities, these efforts have failed to effectively stimulate resident interaction, and public space are gradually losing their appeal. Statistics show that Yao Hua Community has 2,028 households and a population of 5,958, of whom 1,298 are elderly, accounting for 21.8% of the total population, while more than 1,000 are non-local residents, accounting for one-quarter of the total population. With population turnover and the migration of original residents, the long-established neighborhood relationships and social network structures among acquaintances have been weakened or even dismantled, leading to a decline in the frequency of interactions and making it difficult to sustain traditional social habits. At the same time, against the backdrop of development pressures and rising residential density, public interaction spaces have been compressed, and the supply of public services has been insufficient, resulting in a reduction in venues that originally facilitated daily interactions.

The commercial functions and modern lifestyles introduced during the renewal process have altered the logic of space usage and have failed to integrate effectively with the original way of life. Traditional interaction activities, which were primarily centered on daily life and neighborhood ties, have been replaced by consumer-oriented and spectator-oriented activities, further weakening residents' sense of place and willingness to interact. Furthermore, current urban renewal practices place excessive emphasis on optimizing the physical environment while neglecting social activities themselves and their spatial mechanisms. For example, while Yaohua Street has undergone facade restoration and beautification, there are virtually no spaces along its length where people can pause and interact. This has resulted in a disconnect between the improvement of public space and the revitalization of social interaction.[47,53,54]



Fig. 4-16 Distribution Map of Rental and Sold Properties in the Yaohua Community (Source: Reference[53])

4.4.2 Lack of Economic Vitality in the Neighborhood's Business Sector

The vacancy rate of street-front stores along Wenchang North Road on the eastern side of the block is relatively high. The commercial frontage of the block has struggled to sustain a steady flow of customers, and brick-and-mortar businesses have gradually lost their competitive edge under multiple pressures, including rising rents, shifting consumer behavior, and intensifying competition from surrounding areas. At the same time, some buildings and plots within the district are occupied by warehouses, left idle, or used for low-end storage

functions (Fig. 4-17). This indicates that the internal spatial configuration of the district has not developed functional arrangements commensurate with the land value of the central urban area, but rather remains in a state of inefficient utilization and low value-added use. This economic structure not only makes it difficult to sustain the continuous investment required for district renewal but also undermines the diverse and dynamic vitality that a historic district should possess. Although historic and cultural districts possess higher cultural consumption potential compared to other urban areas, this potential has not yet been transformed into sustainable industrial resources, nor has it formed a distinctive business ecosystem that combines cultural distinctiveness with market appeal. Consequently, the district's economy has gradually shifted from daily-life consumption to a state of inefficient maintenance. Declining foot traffic has further exacerbated store vacancies and deterred investment, ultimately leading to a negative cycle where inefficient spatial utilization triggers commercial decline, which in turn diminishes the district's appeal. The current business model dilemma facing the district essentially reflects a mismatch between the traditional economic functions of the district and modern urban demands.

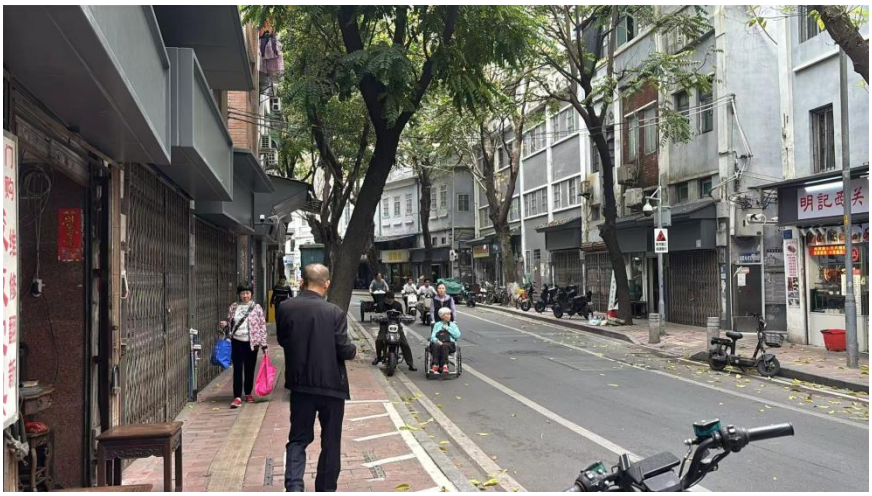


Fig. 4-17 Vacant storefronts along Wenchang North Road (Photo source: Author's own photograph)

4.4.3 Low Utilization and Quality of public space

The issues with public space in the Yaohua Street Historic and Cultural District are not limited to a shortage of public space; they also stem from the inefficient utilization of existing public space (Fig. 4-18). The northeastern residential area has virtually no public activity spaces or green spaces. The open spaces in front of homes, corner plots, and "gray spaces"—on which residents rely for daily life—are continuously disappearing due to ongoing construction and private occupation, resulting in the loss of transitional spaces that

could have served functions such as neighborhood interaction, children's activities, and pedestrian rest areas. The effectiveness of public interaction spaces in historic districts depends on conditions such as clearly defined boundaries, appropriate scale, comfortable interfaces, and a relatively good landscape environment; however, the evolution of existing spaces has directly undermined the original foundation for daily interaction in the historic district. Furthermore, phenomena such as the haphazard parking of non-motorized vehicles, the spillover of shop clutter, and the temporary occupation of street space (Fig. 4-19) have caused the already limited alleyways and street spaces to be continuously fragmented. The continuity, accessibility, and recognizability of public space have been weakened, and streets have gradually degenerated from mixed-use spaces that combined passage, lingering, and social interaction into narrow passageways with obstructed access. At the same time, issues such as high-density housing, insufficient natural light and ventilation, poor sanitary conditions, and fire safety hazards indicate that the decline in public space quality is no longer merely a matter of aesthetic shortcomings but has begun to affect residents' basic living environment and safety. Therefore, the problem with public space in these neighborhoods is not simply a lack of area or quantity, but a holistic issue involving the simultaneous decline of publicness, comfort, and safety[45,54,55] .



Fig. 4-18 Underutilized public space (Photo: Author)



Fig. 4-19 Public space eroded by unauthorized additions and encroachments (Photo: Author)

4.4.4 Deterioration of the Historic District's Character

The loss of character along Yaohua Street stems from the imbalance of traditional spatial order under the pressure of modern development. With the introduction of high-rise

residential buildings on a modern scale, the proportional relationships of the original street and alley spaces have been disrupted. The unique character of historic districts stems not only from the preservation of individual architectural heritage but also from the holistic spatial structure formed over time through factors such as building heights, street widths, facade rhythms, and daily activities. Furthermore, this loss of character is not merely a visual discord; it translates into tangible environmental issues, such as blocked sunlight, reduced ventilation, increased local traffic pressure, and population density, placing even greater strain on the already fragile neighborhood environment. Modern development, driven primarily by efficiency, often lacks holistic control over the streetscape and guidance for renewal. As a result, neighborhoods are prone to a mix of old and new structures, fragmented facades, and the dilution of historical characteristics, ultimately reducing historic and cultural districts to patchwork spaces.



Fig. 4-20 Visual disharmony caused by modern-scale buildings (Photo: Author)

4.4.5 Deterioration of the Original Residential Environment Quality

The Yaohua Street Historic and Cultural District is primarily a residential area, with the bamboo tube house serving as its main traditional residential building type. As Guangzhou's most representative residential type, the bamboo-tube house not only constitutes the basic unit of the urban fabric but has also profoundly shaped the city's form. Its original design organizes space through courtyards, offering advantages such as ventilation, natural lighting, and efficient land use. It has spawned various subtypes—including Ming-style houses, Xiguan mansions, arcades, and bamboo-tube apartments—forming a multi-layered urban spatial system.

The pathological evolution of the Xiguan bamboo tube houses emerged against the backdrop of continuous population growth and long-standing constraints on urban space in the modern era. As new residential demands could not be absorbed through urban expansion outward, they were forced to encroach upon the inner city, leading to excessive additions to the bamboo tube houses—the fundamental residential typology. This process initially manifested as "horizontal extensions"—such as the filling of courtyard and open-air

spaces—and subsequently evolved into "vertical proliferation," with structures expanding from one or two stories to three or four stories, or even higher, resulting in "three-dimensional proliferation" that transcended the original typological logic. Throughout this process, various forms of expansion have accumulated, gradually exceeding reasonable limits. This has disrupted the spatial structure that originally relied on courtyards to maintain ventilation, natural light, and environmental quality, leading to the disappearance of courtyards, abnormally high building density and floor area ratios, and spatial forms that have become increasingly irregular and distorted (Fig. 4-21). As this morphological distortion accumulated, the problem expanded from the level of individual buildings to that of entire urban blocks, manifesting as deteriorating ventilation and lighting conditions, reduced residential comfort, prominent safety hazards such as fire risks, and an extreme scarcity of public space, with the overall environment taking on a "slum-like" state. At the same time, this disorderly expansion has disrupted the original spatial texture and morphological order of traditional neighborhoods, transforming the bamboo tube house from a foundational typology embodying local characteristics into a major factor triggering an urban morphological crisis. This reflects the process by which traditional residential typologies have shifted from rational evolution to uncontrolled distortion under the pressure of high-density development[50] .

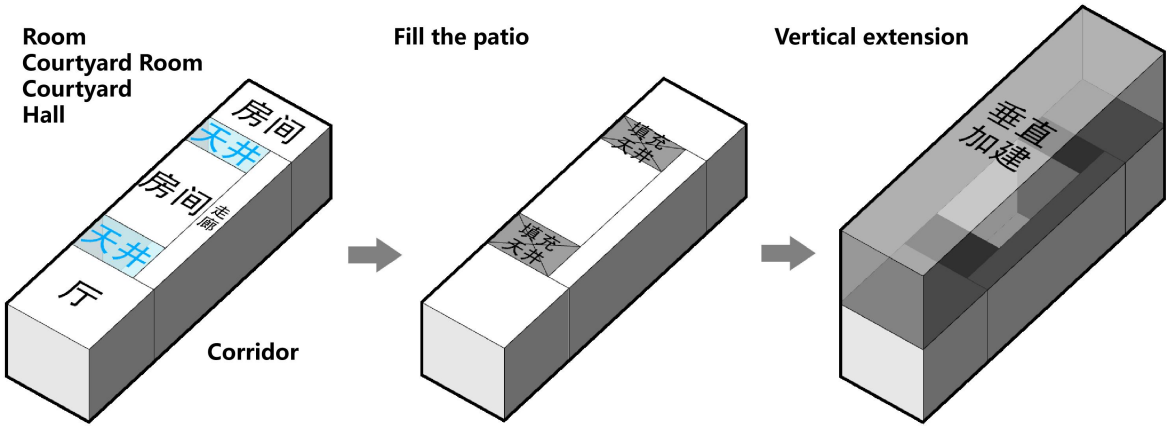


Fig. 4-21 Schematic diagram of horizontal and vertical extensions to bamboo tube houses (Source: Author's own drawing)

Chapter 5 Exploring the Application of Urban Design Methods

5.1 The Shift in Development Goals for Historic and Cultural Districts

Drawing on the urbanist principles and holistic guidelines from the conservation plan for Paris's Marais district, this chapter attempts to formulate conservation and development design guidelines for the Yaohua Street Historic and Cultural District that are more accessible and actionable under new development objectives.

5.1.1 Design Interventions Aligned with Holistic Conservation

From an institutional perspective, China's current heritage protection system is characterized by fragmentation. The cultural relics protection system, the system for historic and cultural cities, and the protection planning for historic and cultural districts each correspond to distinct management frameworks, lacking coordination. This fragmentation often results in the isolation of protected objects, a lack of synergy among policy tools, and the inability to establish a holistic regulatory mechanism. In contrast, France employs a system centered on conservation zones, integrating urban heritage conservation at various levels into a unified framework. Through specialized conservation plans (PSMV), these measures are directly embedded into land-use management, endowing protection with clear legal enforceability. Simultaneously, the implementation of conservation zone plans incorporates land-use planning functions, thereby institutionally preventing planning conflicts and execution deviations. In China, however, the integration between conservation plans and master plans remains insufficient, which is a significant factor limiting the effectiveness of conservation efforts.

Furthermore, the renewal of many historical and cultural districts in China currently remains at the level of government-led minor renovations. Interventions are often concentrated on individual nodes, building facades, or environmental improvements, with insufficient attention paid to "secondary buildings." While this may improve the local appearance in the short term, it often fails to address the complex interrelationships between the district's fabric, functional structure, and social life. In terms of scale, the Parisian Marais conservation district is nearly fifteen times the size of the Yau Ma Tei Historic and Cultural Conservation District. Yet, the Yau Ma Tei district and its surrounding historic and cultural districts face similar developmental challenges, with existing conservation boundaries limiting a holistic perspective on conservation and renewal. In contrast, French conservation area planning does not focus primarily on scattered plots or individual projects, but treats the

entire conservation area as a single governance unit. Through the PSMV (Plan de Sauvegarde et de Mise en Valeur), it implements unified control over restoration and maintenance, renovation and expansion, new construction and demolition, as well as land-use adjustments on any plot within the area. This integrates the protection of historical and cultural heritage, the organization of socio-economic activities, and the daily needs of residents into a single planning framework. The key to holistic intervention lies in transforming design outcomes into legally binding control tools with enforceable authority. Through explicit provisions and regulations, French conservation area planning embeds spatial controls directly into the building approval system, endowing urban design with practical enforceability and strong operational feasibility. Therefore, the renewal of China's historic and cultural districts could explore a pathway that shifts from a project-oriented approach to a vision-oriented one. guided by principles and culminating in specific implementation controls. While constructing a development vision at the neighborhood level that integrates cultural heritage, spatial order, and functional organization, this vision should be translated into enforceable control criteria and design guidelines to enhance the precision of management and the efficiency of implementation, thereby achieving a "one-step" planning process. Furthermore, design guidelines should be refined through typological analysis to establish a localized design language, focusing on key elements such as the scale of streets and alleys, courtyard structures, interface relationships, and material characteristics, to achieve a fusion of the old and the new while preserving the historical fabric. France similarly emphasizes the continuity of spatial proportions, compositional relationships, and environmental order in general historic districts, illustrating that the core of conservation lies in maintaining the overall spatial logic rather than replicating individual structures.

5.1.2 Sustainable Development for the Appreciation of Urban Heritage Value

In terms of development orientation, urban heritage conservation under urbanism should shift from the protection of singular historical and cultural values to a sustainable path of value enhancement. The core of this approach lies in balancing public and individual interests, ensuring that heritage conservation serves both cultural continuity and economic sustainability. French practice demonstrates that conservation objectives extend beyond the preservation of historical sites to include enhancing environmental quality, improving living conditions, and revitalizing neighborhoods. Therefore, the renewal of historic districts should transcend the limitation of focusing solely on major, distinctive, or core historic buildings. Instead, it should incorporate the numerous ordinary buildings and environmental elements

that form the foundation of the spatial structure into a comprehensive enhancement system. Through the improvement of public space, the enhancement of facilities, and environmental optimization, the quality of life can be elevated while driving an increase in land value. France's refined management of ordinary areas demonstrates that ordinary buildings and spaces are equally vital to maintaining the city's character, and their systematic improvement can strengthen the overall environmental quality. At the same time, sustainable development cannot be achieved without institutional safeguards. France has embedded conservation efforts within a stable institutional framework through renovation subsidies, tax incentives, expert participation, and strict approval mechanisms, thereby creating an effective synergy between public policy and individual interests. In contrast, China still lacks sustainable management mechanisms, and conservation practices are easily influenced by short-term policies. Therefore, it is necessary to establish a system of diversified investment and long-term management. and to enhance the effectiveness of institutional enforcement by clarifying licensing systems and defining boundaries of responsibility.

Furthermore, in terms of institutional regulation, we should move beyond the constraints of single, rigid indicators and implement flexible land-use controls—without disrupting traditional historical patterns—to effectively enhance the quality of public space and the ecological environment through measures such as conditional permits for localized additions and functional reallocation. This approach will transform the preservation of urban heritage from a cost burden into a development mechanism driven by internal momentum. Specific strategies can be explored in the following three areas:

(1) To address the issue of deteriorating living conditions caused by unregulated additions, an adjustable, flexible floor area ratio will be implemented to “thinning” the existing fabric, thereby increasing the amount of courtyards and green spaces within the neighborhood. This guideline applies to traditional, general-purpose buildings within blocks whose plots retain the characteristics of "bamboo-tube houses"—narrow frontages and deep, elongated layouts—where living standards can no longer meet modern residential needs due to urban development and demographic changes. For such residential buildings, flexible adjustments to floor area ratio restrictions are permitted. Renovations and additions are carried out by restoring courtyard spaces within height limits and expanding them into front yards and inner courtyards. Additionally, the installation of balconies, terraces, and rooftop gardens is encouraged to enhance residential comfort and the quality of the neighborhood environment, provided that the character of the neighborhood is not compromised (Fig. 5-1).

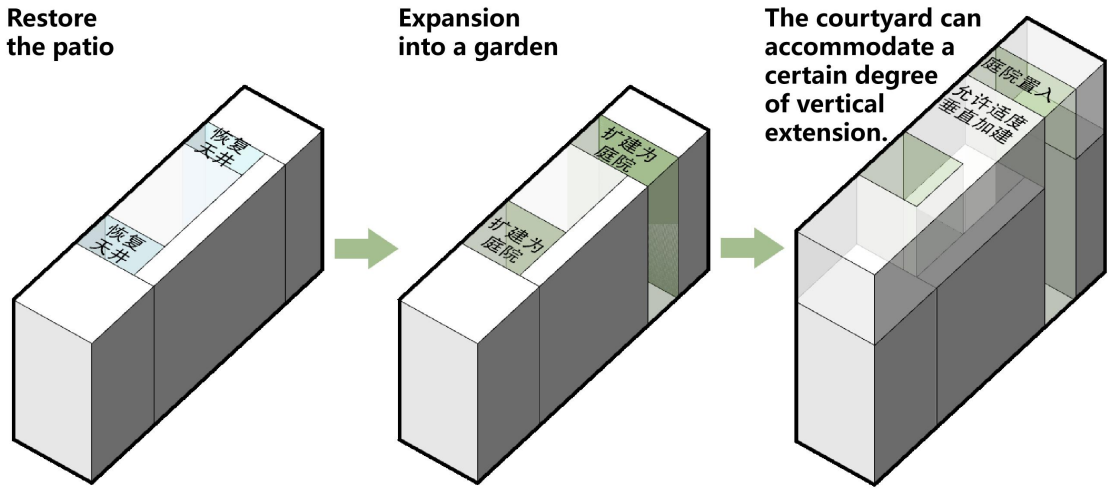


Fig. 5-1 Schematic diagram of moderate additions under flexible residential regulation (Source: Author's own drawing)

(2) For buildings along the street boundaries—both within and outside the block—that serve commercial functions and meet the requirement that storage space does not exceed one-third of the total floor area of the business, partial extensions, expansions, or renovations may be permitted. This is achieved by setting back the building's frontage, opening up the setback area to the pedestrian street, or integrating some residential functions (Fig. 5-2). This approach prevents street-facing buildings from being dominated by storage functions and losing their industrial and employment vitality, while also preventing excessive commercial concentration that could lead to the degradation or disappearance of residential functions. It draws inspiration from the goals of mixed-use urban functions and social diversity integration in Paris's conservation district planning to guide the modern development of the neighborhood.

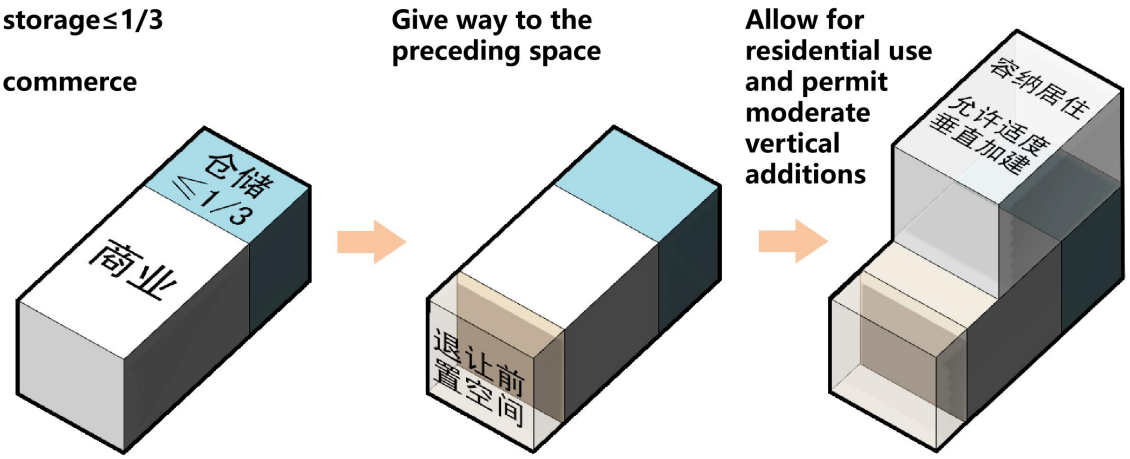


Fig. 5-2 Schematic diagram of moderate extensions under flexible regulation of street-facing shops (Source: Author's own drawing)

(3) For traditional general-purpose buildings that are currently vacant or have surplus warehouse capacity, consider increasing their utilization rates and added value through the substitution of community service functions. In areas with traditional architectural fabric, the existing population is predominantly elderly. By converting idle or vacant buildings into facilities such as community dining halls for the elderly, day care and wellness centers, and card and board game activity rooms, we can supplement and enhance community public services in the face of land scarcity. Alternatively, in districts with a high concentration of historic buildings, establishing neighborhood cultural experience museums can enrich the spatial media for showcasing and promoting historic and cultural districts to the outside world. At the same time, such functional repurposing encourages the creation of front plazas and courtyards to supplement public activity spaces and green areas, thereby gradually reconstructing social interaction spaces and networks.

5.1.3 New Community Lifestyles Under Local Context

At the level of daily life, urbanism calls for a shift in historical and cultural districts from the preservation of physical heritage to the reconstruction of lifestyles, treating them as "living heritage" that continues to evolve. Relevant research defines living heritage as a type of heritage that encompasses the ongoing lives of residents and the continuation of traditional culture, emphasizing that its sustainable preservation depends on public and community participation. The fundamental reason why historic and cultural districts differ from ordinary development sites lies not merely in their possession of old buildings and streets, but rather in the fact that they still embody local patterns of life, social relationships, and cultural memories. Their value lies not only in their spatial form but also in the social relationships and daily life they carry. If the emphasis is placed solely on display and consumption, it can easily lead to "museumification" and "hollowing out," whereas emphasizing the continuity of life requires rebuilding the connection between heritage and the community. Practical experience in France demonstrates that conservation area planning can maintain the vitality of historic districts by integrating residential, employment, and service functions, thereby enabling these spaces to continue supporting modern life. Under the framework of local urbanism, new community lifestyles should be guided by a return to open blocks, the reconstruction of neighborhood social networks, and the strengthening of community identity. By re-establishing a continuous system of streets, courtyards, and open public space, residents' daily movements, social interactions, commercial activities, and public events can be reintegrated into the neighborhood's overall spatial fabric, forming a multi-layered network

of daily life. At the same time, efforts should be made to guide functional mixing and cultural interventions, avoiding a sole focus on tourism or consumption. By exploring local culture, reviving public memory, and organizing community activities, spatial usage scenarios can be enriched, thereby stimulating daily vitality. The appeal of historic districts does not stem solely from their architectural appearance, but rather from the creation of a comprehensive lifestyle that balances residential comfort, environmental quality, and social vitality. Therefore, in the renewal of historic districts in China, the enrichment of public activity scenarios should be regarded as a concrete approach to dynamic preservation. Through multi-temporal and composite spatial organization, historic districts should be revitalized as convenient, livable, socially vibrant urban spaces where cultural memories can be shared.

5.1.4 Implementation Mechanisms with High Applicability at the Design Level

Regarding implementation mechanisms, a collaborative model combining government guidance and public participation should be promoted. The heritage nature of historic and cultural districts dictates that the government must assume primary responsibility for establishing protection thresholds, legal status, approval procedures, and the allocation of public resources. It must clearly define the protection levels of urban heritage to prevent short-term market forces from eroding public cultural interests. At the same time, however, planning for protected areas requires institutional arrangements—such as extensive consultation, the involvement of social organizations, and informed resident participation—to ensure that public decision-making is grounded in social consensus. This implies, on the one hand, strengthening the legal status of protection plans for historic and cultural districts so that they truly serve as the primary basis for control detailed plans and specific project approvals. On the other hand, it requires enhancing local applicability through community consultation, public participation mechanisms, and the introduction of social capital. This approach provides appropriate room for market-based operational mechanisms to generate long-term benefits, while transforming residents and users from passive recipients into co-governance actors, thereby achieving a fusion of “top-down” and “bottom-up” approaches. For example, regarding fire safety in historic districts, it is not feasible to meet fire lane regulations at the expense of demolishing historic buildings to widen historic alleys. However, it is possible to improve the existing environment to allow firefighting equipment access to the alleys, thereby reducing fire safety risks. Only when urban heritage protection possesses clear institutional boundaries while simultaneously fostering a shared vision for community

life through social participation can historic and cultural districts transition from passive objects of preservation to vibrant urban communities with enduring vitality.

5.2 Design Guidelines for Value-Added Design

5.2.1 Overall Diagram of the Design Guidelines

Redraw the master plan diagram for the Yao Hua Street Historic and Cultural District in accordance with the design guidelines, adapt the “thinning” strategy to local conditions, and delineate areas suitable for flexible land use regulation as well as the various elements of urban heritage protection (Fig. 5-3).

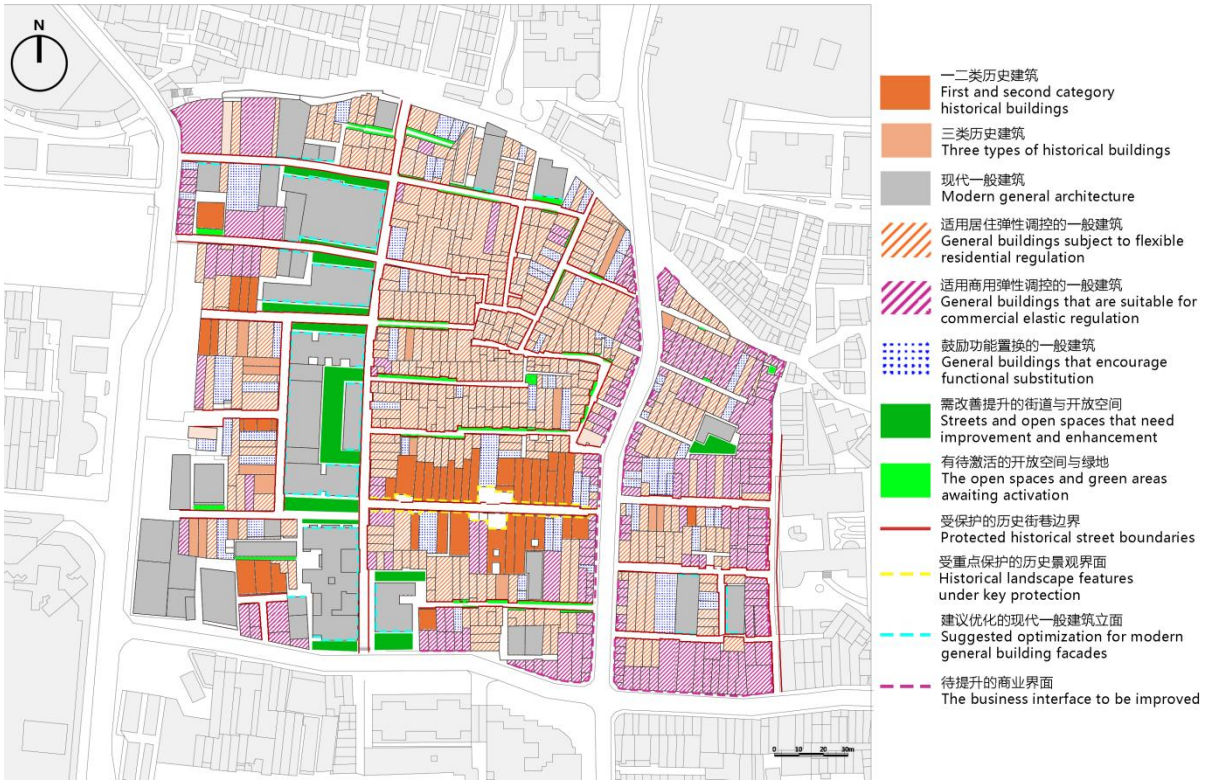


Fig. 5-3 Overall Diagram of the Design Guidelines for Conservation and Development (Source: Author's own drawing)

5.2.2 District Classification and Framework System

In terms of classification and control, the guidelines divide the existing built environment of the district based on heritage value and architectural texture, primarily categorizing it into three types: historic buildings and traditional alleys, traditional general buildings, and modern general buildings (Fig. 5-4). Building upon this, the elements constituting the urban space are identified and classified into three major categories: plot functions, architectural forms, and alley spaces. Regarding the formulation of specific regulations, plot functions reference the positive list of business types and functions outlined

in the "Implementation Measures for the Revitalization and Utilization of Existing Buildings in Old Residential Areas of Guangzhou". With a focus on list-based guidance and tiered access control, the guidelines prioritize the addition of public services and municipal facilities while ensuring residential safety. They also allow for the moderate introduction of low-impact commercial and cultural activities. Furthermore, through functional mixing and spatial flexibility, open spaces and green areas are integrated to enhance overall vitality and quality; The architectural form guidelines primarily regulate building volume, height, and silhouette, while also providing specific guidance for the construction and enhancement of facade designs; at the street and alley space level, targeted design specifications are proposed based on the different types of streets within the block, covering aspects such as sight-line and facade height control, street cross-section dimensions and building setback areas, as well as road paving materials. Additionally, the study selects specific nodes within each category of sub-district for detailed design illustrations to enhance the readability and practicality of the design.

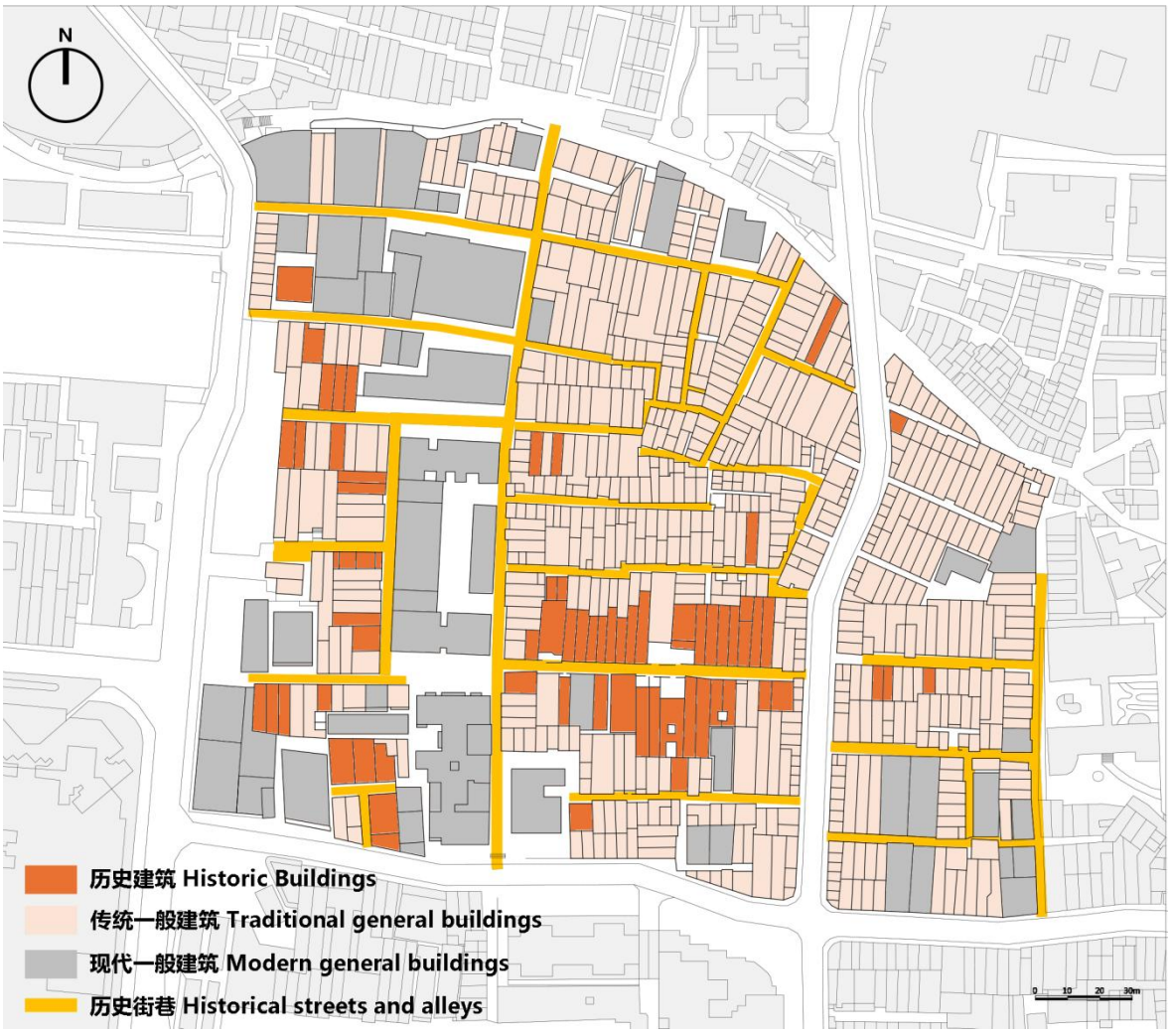


Fig. 5-4 Schematic Diagram of Area Classification (Source: Author's own drawing)

The establishment of the guideline framework is not intended to provide a one-to-one strategic response to specific neighborhood issues, but rather, based on the understanding of historic and cultural neighborhoods as holistic urban spatial systems, to address their development challenges through coordinated regulation across different levels. The neighborhood's current issues—including insufficient economic vitality, inefficient use of public space, a loss of social interaction, a lack of architectural harmony, and a deteriorating living environment—do not exist in isolation. Rather, they are the result of a long-term imbalance in spatial form, land use, and social life that has developed over the course of urbanization. Therefore, the design guidelines proposed in this study emphasize an approach grounded in the overall spatial structure and the fundamental logic of urban renewal. By promoting mixed-use land functions and flexible regulation, they guide the renewal of business formats and the supplementation of public service functions, thereby enhancing the neighborhood's economic vitality while preserving the community's daily life; By controlling building forms and the continuity of building facades, the guidelines aim to prevent further damage to the historical character during the renewal process and preserve the traditional scale and spatial order of streets and alleys. Through conditional flexible floor area ratios and moderate additions, they address issues such as poor natural lighting, inadequate ventilation, and insufficient public space, thereby responding to the current need to improve the quality of the residential environment; The guidelines for alleyway spaces focus on improving long-standing issues such as the encroachment of public spaces, low utilization efficiency, and the decline of community interaction through the optimization of pedestrian spaces, the establishment of public gathering points, and the integration of gray spaces. The aforementioned classification of design-level guidelines is not a set of isolated technical controls, but rather a systematic design approach grounded in a comprehensive understanding of the overall spatial structure, social life, and urban development of the Yao Hua Street Historic and Cultural District.

5.3 Historic Buildings and Traditional Streets

5.3.1 Plot Function

The functional configuration of plots should build upon the original land use characteristics while allowing for the moderate introduction of commercial functions to facilitate functional transformation and enhance land value. At the same time, in response to the actual needs of the community, the integration of public cultural and daily service functions—such as community museum exhibitions and intangible cultural heritage

displays—is encouraged to address the current shortage of service provision. Regarding the introduction of business formats, regional characteristics and cultural orientation should be emphasized. The development of distinctive business formats centered on traditional Chinese medicine wellness, health therapy, time-honored culinary traditions, and Xiguan cultural and creative industries should be guided. These should be integrated with traditional architectural forms, such as bamboo-tube houses, for adaptive reuse and scene creation. This approach promotes functional diversification and spatial revitalization of the neighborhood while preserving its historical character, thereby enhancing the overall environmental quality and sustainable development capacity (Table 5-1).

Table 5-1 Functional and Business Category Classification Guidelines for Historic Buildings and Traditional Alleyways (Source: Author's own illustration)

Functional Category	Specific Business Types	Access Level	Control Requirements	Space and Renewal Strategies
Residential Function	Existing Residential, Upgraded Residential	Permitted Uses	Preserve Residential Character	Preserve the urban fabric and implement flexible regulation
Public and cultural facilities	Community museums and intangible cultural heritage exhibitions	Permitted	Provided the structure and facade remain unchanged	Integrated into traditional buildings
Community service facilities	Community service stations, Party-mass service centers	Permitted	Small-scale integration	Decentralized layout
Elderly Care Facilities	Day care centers, nursing stations	Permitted	Must meet accessibility and fire safety requirements	Adjacent to major access routes
Cultural and Creative Retail	Handicrafts, Xiguan Cultural and Creative Products	Permitted	Integrated with traditional space utilization	Revitalizing the interface
Distinctive Traditional Retail	Traditional Chinese Medicine wellness, physical therapy, time-honored food brands	Conditional restrictions	No cooking fumes, controlled disturbances	Small, Open-Concept Spaces

Community-Oriented Retail	Bookstores, Tea Rooms, Light Dining	Conditional Restrictions	No open flames, low disturbance	Scale Control
Innovative Features	Design Studios, Cultural and Creative Offices	Conditions and Restrictions	No disturbance to residents, no structural alterations	Integrated layout
Prohibited Business Types	Heavy-duty food service, entertainment, etc.	Prohibited Uses	Prevent pollution and damage	—

5.3.2 Architectural Form

(1) Building Height and Volume Control

Additions to buildings on both sides of traditional streets and alleys must be carefully controlled based on the scale of the streets and alleys and the scope of sight-lines to avoid disrupting the pedestrian experience. Within the controlled area, additional stories may incorporate stepped terraces or sloped roofs to minimize the impact on pedestrian sight-lines, thereby preserving the overall visual character of historic streets and alleys while allowing for land appreciation (Fig. 5-5).

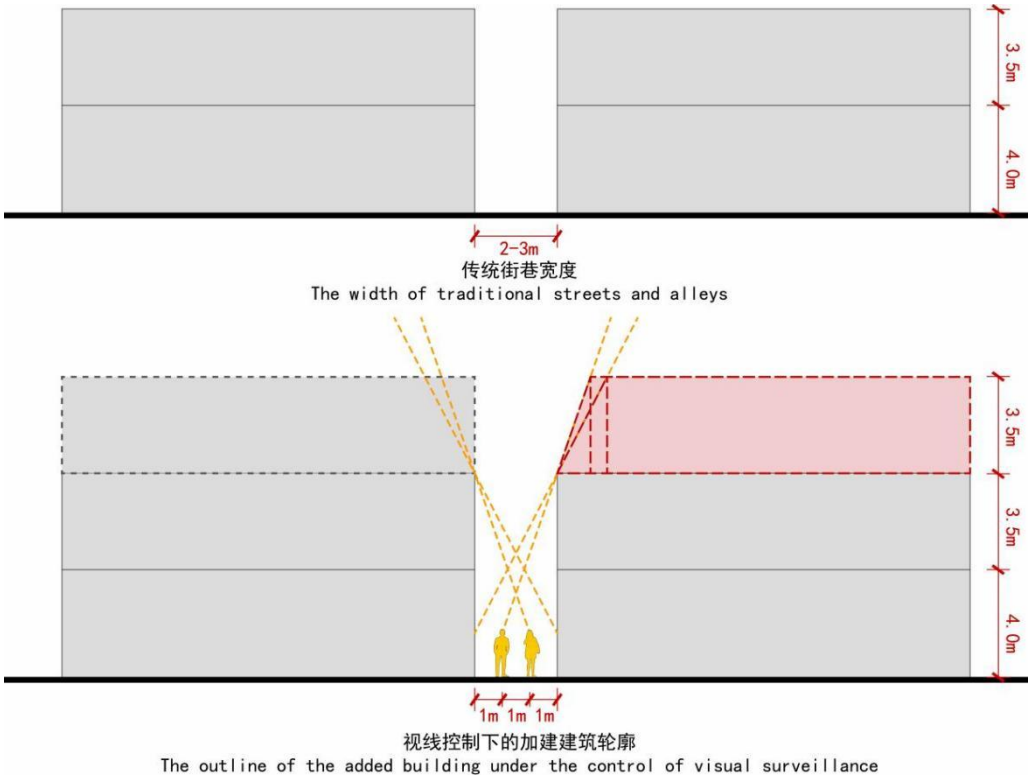


Fig. 5-5 Schematic of Building Outlines for Additions Under Sight-line Control (Source: Author's own drawing)

According to the existing conservation and utilization plan, building heights within the core conservation zone are limited to 12 meters or less, while those in the construction control zone are limited to 18 meters or less. Furthermore, for general buildings adjacent to Category I, II, and III buildings, efforts should be made to align their heights and boundaries with those of the surrounding historically significant structures, and vertical additions to such buildings should be strictly controlled (Fig. 5-6).

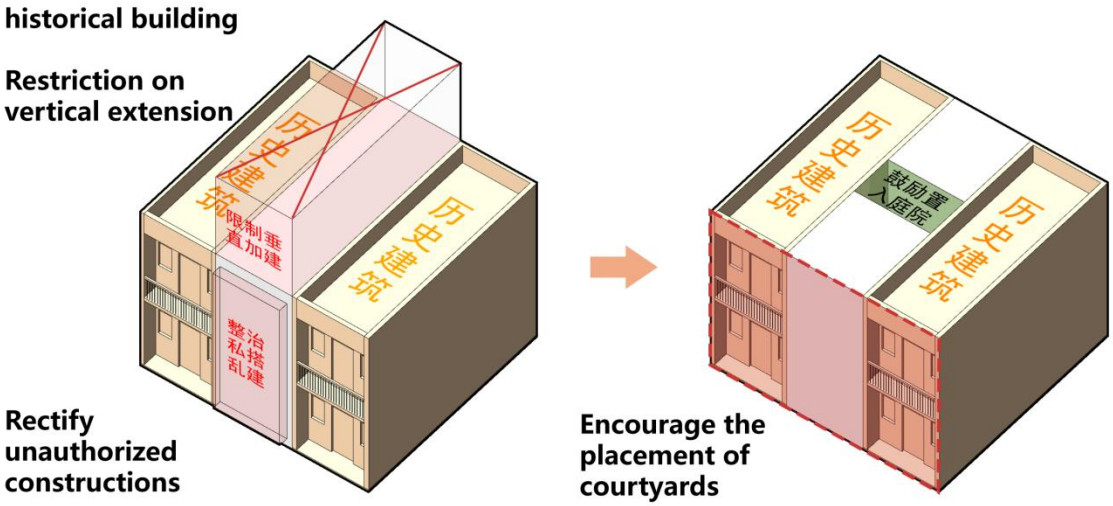


Fig. 5-6 Schematic Diagram of Form Control Around Historic Buildings (Source: Author's own drawing)

(2) Guidelines for Commercial Building Signage

For the facades of commercial establishments, a control logic prioritizing preservation should be established for historic buildings. It must be clearly stipulated that advertising facilities shall not obscure the facades or decorative elements of historic buildings, and street continuity must be maintained through scale and interface controls. Within the core protection zone, large-scale freestanding outdoor advertisements and electronic display facilities are generally prohibited on historic buildings. Only attached store signs are permitted, with individual sign areas not exceeding 2 m² and heights not exceeding 0.8 m; furthermore, the height must be strictly confined within the eaves of the ground floor.

(3) Projecting Architectural Details

The placement of exterior facade elements must conform to the overall facade composition and the spatial order of the street. The projection of attached elements and encroachment on street boundaries are strictly limited to prevent disruptions to the continuity of the historic streetscape caused by protruding components. However, considering the intense sunlight and humid climate of the Lingnan region, projecting sunshade elements not

exceeding 0.8 m in height may be installed along both sides of historic alleys at the level of the building eaves; such elements shall not be counted toward the building restrictions at the lot boundary (Fig. 5-7).

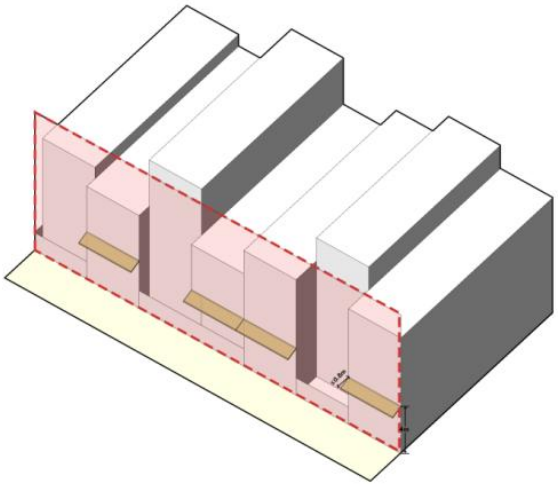


Fig. 5-7 Schematic diagram of cantilevered sunshade elements (Source: Author's own drawing)

In addition, ancillary facilities for various equipment should be concealed. Air conditioning units, piping, and equipment enclosures should be integrated into the building's interior or facade structure as much as possible. Roof-mounted equipment should be set back and kept out of view from public space, while its size and color should be controlled to minimize visual disruption.

5.3.3 Street and Alley Spaces

Regarding overall sectional control, for Class I and Class II historic streets and alleys, the existing street width serves as a rigid constraint; any form of widening is prohibited, and spatial optimization is achieved solely through internal functional reorganization. Granite-paved streets and alleys are nested within the original street dimensions with flexible widths, achieving mixed-use through functional integration rather than spatial expansion to avoid disrupting the traditional fabric.

Restrictions are imposed on the front setbacks of buildings located within historic streets to prevent the building setbacks from disrupting the original scale and structure of the historic streets. The current state of the block exhibits issues of fragmented street facades and the accumulation of gray spaces resulting from non-standard setbacks, partial demolition and reconstruction, and spatial encroachment. The setbacks or additions of some street-facing buildings within the block have weakened the spatial order of the original continuous facade of bamboo-tube houses. Setback spaces lack unified management and are temporarily

occupied for storage, parking, or commercial activities, reducing the accessibility and environmental quality of public space.

In response, it is clearly stipulated that, based on the existing historical alleyway space, building facades on both sides of the historical alleyways must strictly adhere to the boundaries of the existing plots. Walls must be constructed to align with the street boundaries; for example, front yards of residences must be enclosed by fences that conform to the plot boundaries. Such additions encroaching on street space are strictly prohibited. This measure aims to curb disorderly setbacks, reinforce continuous street-facing construction, and clarify spatial ownership, thereby restoring the integrity and recognizability of the street space. Consequently, it enables the continuous improvement of the neighborhood's spatial quality while preserving the historical fabric (Fig. 5-8).

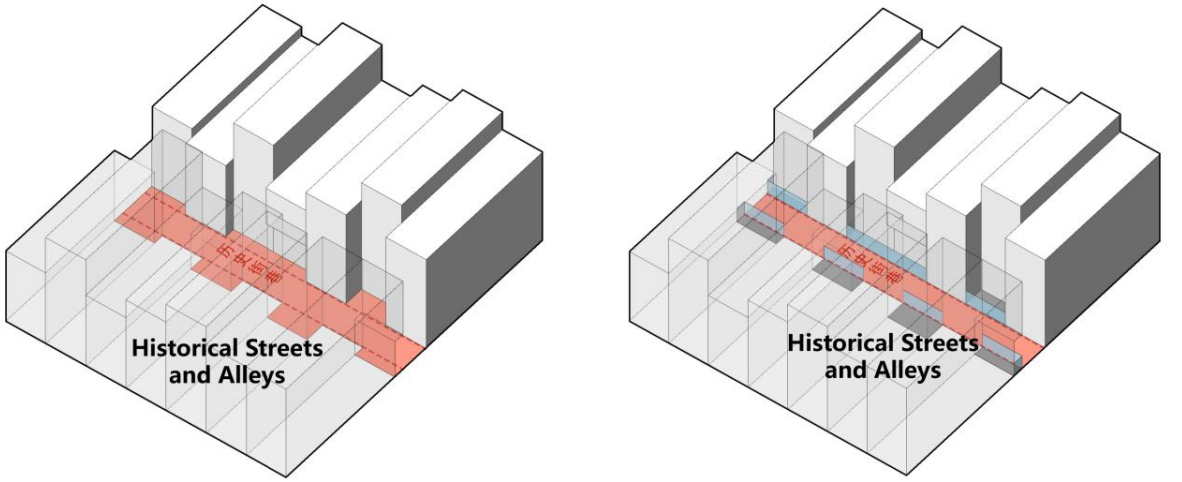


Fig. 5-8 Restricting building boundaries to prevent the destruction of historic streets and alleys (Source: Author's own drawing)

5.3.4 Design for the Renovation of General Residential Buildings in Historic Building and Traditional Alley Districts

Within the historic building district, Buildings No. 5 and No. 7 on Yaohua Street are traditional general-purpose structures, but they are surrounded by adjacent Category II historic buildings. Building No. 5 is a three-story structure whose height already exceeds that of the neighboring historic buildings. In this case, vertical extensions should be restricted, and residential quality should be improved by either lowering the original height during renovation or incorporating an inner courtyard, thereby preserving the overall character of the street (Fig. 5-9).



Fig. 5-9 Location of No. 5 and No. 7 Yaohua Street within the Historic and Cultural Districts (Source: Author's own drawing)

Building No. 7 on Yaohua Street, a two-story structure in the traditional bamboo-tube style, was selected as a demonstration project for renovation. In terms of floor plan layout, the original courtyard was restored and expanded to enhance natural lighting. Auxiliary functions such as circulation, kitchen, and bathroom facilities were relocated to the rear to improve overall living quality. The total height after the addition was controlled to align with the heights of the historic buildings on both sides, thereby minimizing visual disruption to the historic district (Figs. 5-10, 5-11, 5-12).

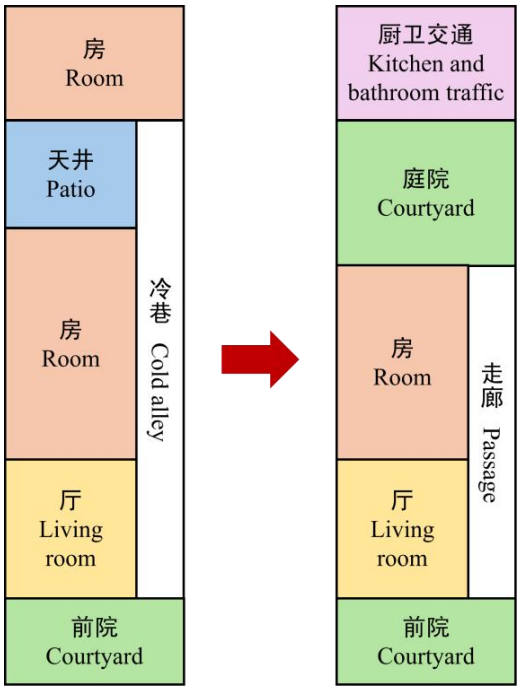


Fig. 5-10 Schematic diagram of the functional renovation of No. 7 Yaohua Street (Source: Author's own drawing)

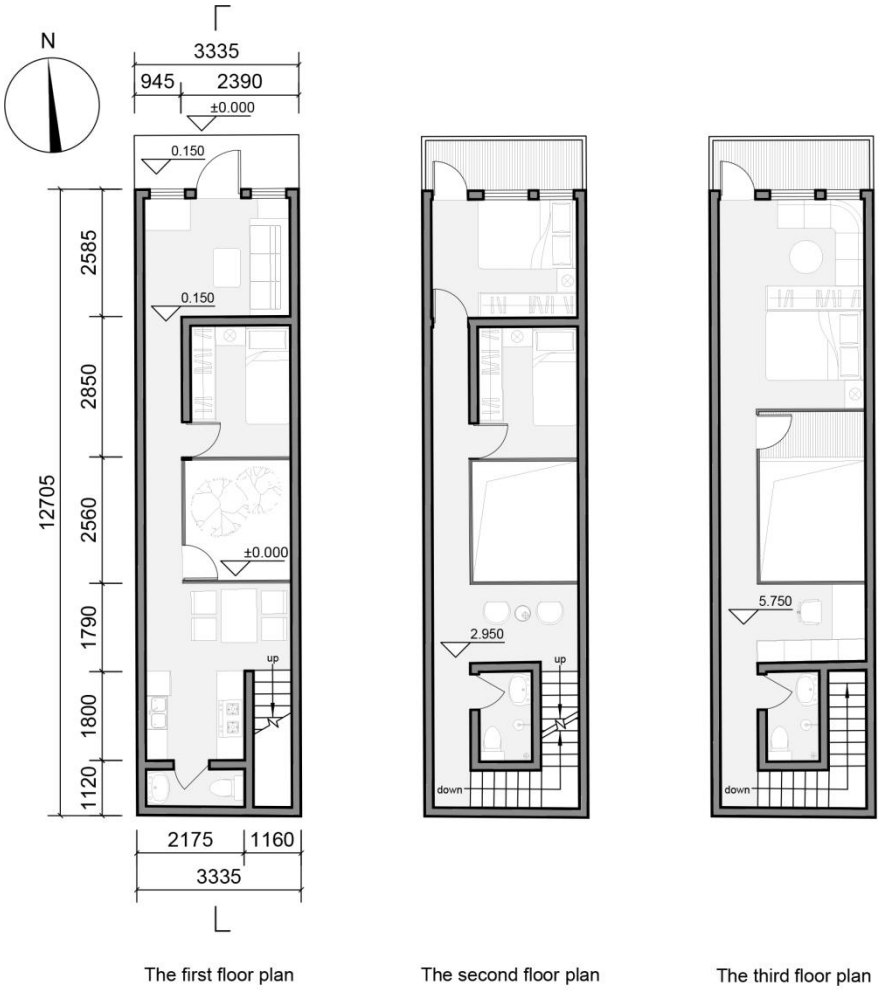


Fig. 5-11 Floor plan of the renovation at No.7 Yaohua Street (Source: Author's own drawing)

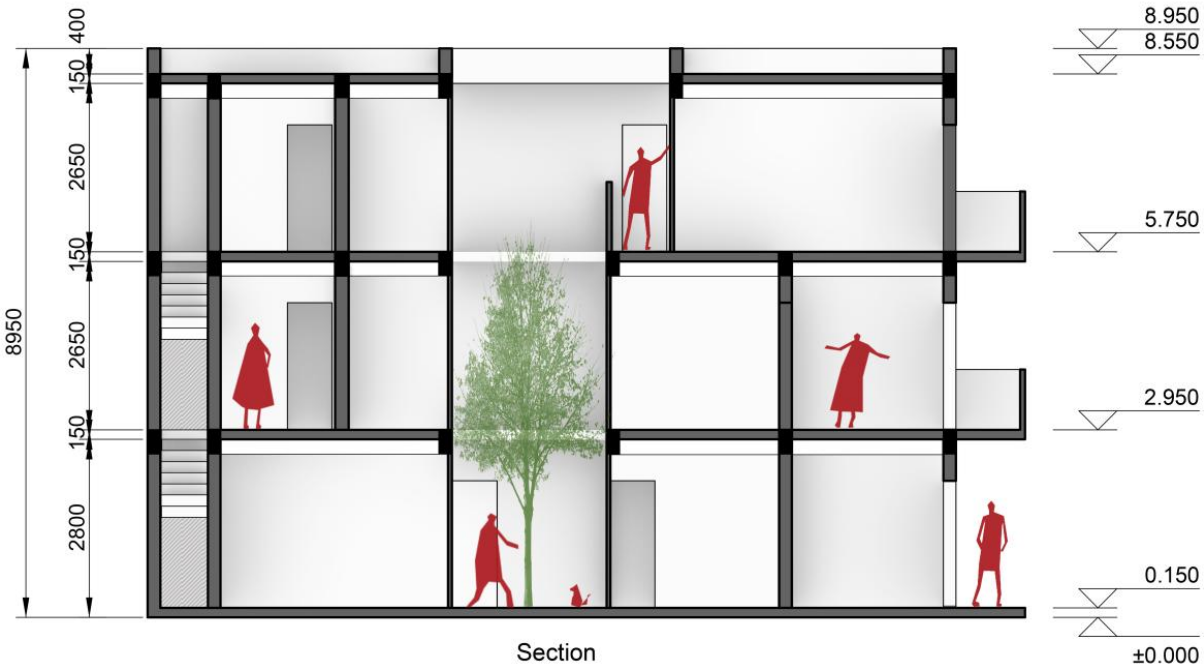


Fig. 5-12 Section view of the renovation of No. 7 Yaohua Street (Source: Author's own drawing)

5.4 Traditional General Buildings

5.4.1 Plot Function

Regarding the functional configuration of the site, while ensuring the continuity of the original residential character, moderate leasing of ground-floor spaces and the conversion of these areas to commercial use should be permitted and encouraged. This approach aims to enhance the vitality of the neighborhood and improve land-use efficiency by introducing small-scale, low-impact street-front commercial establishments. The upper floors and any additions to the buildings should primarily serve residential purposes to prevent excessive commercialization from encroaching on the existing residential environment. During implementation, attention should be paid to the separation of commercial and residential interfaces and the organization of circulation routes to minimize impacts on residential privacy and environmental quality. Through mixed-use development and vertical zoning, the organic integration of "retail below, residential above" should be achieved, promoting the continuous renewal and revitalization of the neighborhood while preserving the traditional spatial layout (Table 5-2).

Table 5-2 Guidelines for the Classification and Control of Functional Types in Traditional General Building Plots (Source: Author's own diagram)

Functional Category	Specific Business Types	Access Level	Control Requirements	Space and Renewal Strategies
Community Amenities	Convenience Stores, Grocery Stores, Barbershops, Laundromats, Package Pickup Points	Permitted	Small-scale, low-impact, and not occupying public space	Retail-residential mixed-use, flexible regulation
Community Service Facilities	Community libraries, cultural activity centers	Permitted	Integrated layout	Decentralized placement
Municipal Service Facilities	Waste collection points, recycling drop-off points, public restrooms	Permitted	Integrated layout	Supplementary functions, decentralized node layout
Open spaces	Inner courtyards, green spaces	Permitted	Prohibition of encroachment on public space	Micro-renewal
Light Dining	Cafés, tea rooms	Conditional restrictions	No open flames, odor control	Decentralized Location Setup
Innovative Business Formats	Makerspaces, Small-scale Guesthouses (≤14 rooms)	Conditions and Restrictions	No light, electrical, or noise interference	Mixed-use facilities
Educational facilities	Daycare centers, training and tutoring institutions	Conditional Restrictions	Time-controlled access	Avoid the core of neighboring residential areas
Mixed-use	Mixed-use (commercial, office, residential)	Strict Approval Process	Meet load-bearing capacity and safety requirements	Mixed-use development
Prohibited Business Types	Large-scale commercial and entertainment businesses	Prohibited Establishments	Preventing Excessive Commercialization	—

The design of open spaces and green areas should prioritize holistic preservation. While safeguarding the traditional street fabric and continuous boundaries, the spatial system should be enhanced through embedded renewal. The existing conservation and utilization plan designates approximately 0.3 hectares of park and green space, accounting for 3.6% of

the total area (Fig. 5-13). However, field surveys indicate that buildings on park and green space sites have not been fully demolished in accordance with the existing plan. For the residential areas on the eastern side of the block, where land is scarce, relying solely on rigid planning to clear vacant lots through demolition cannot fully address the lack of public space and issues of poor quality. Flexible regulatory measures are also needed to encourage the release of ground-floor spaces to patch up the green space network.

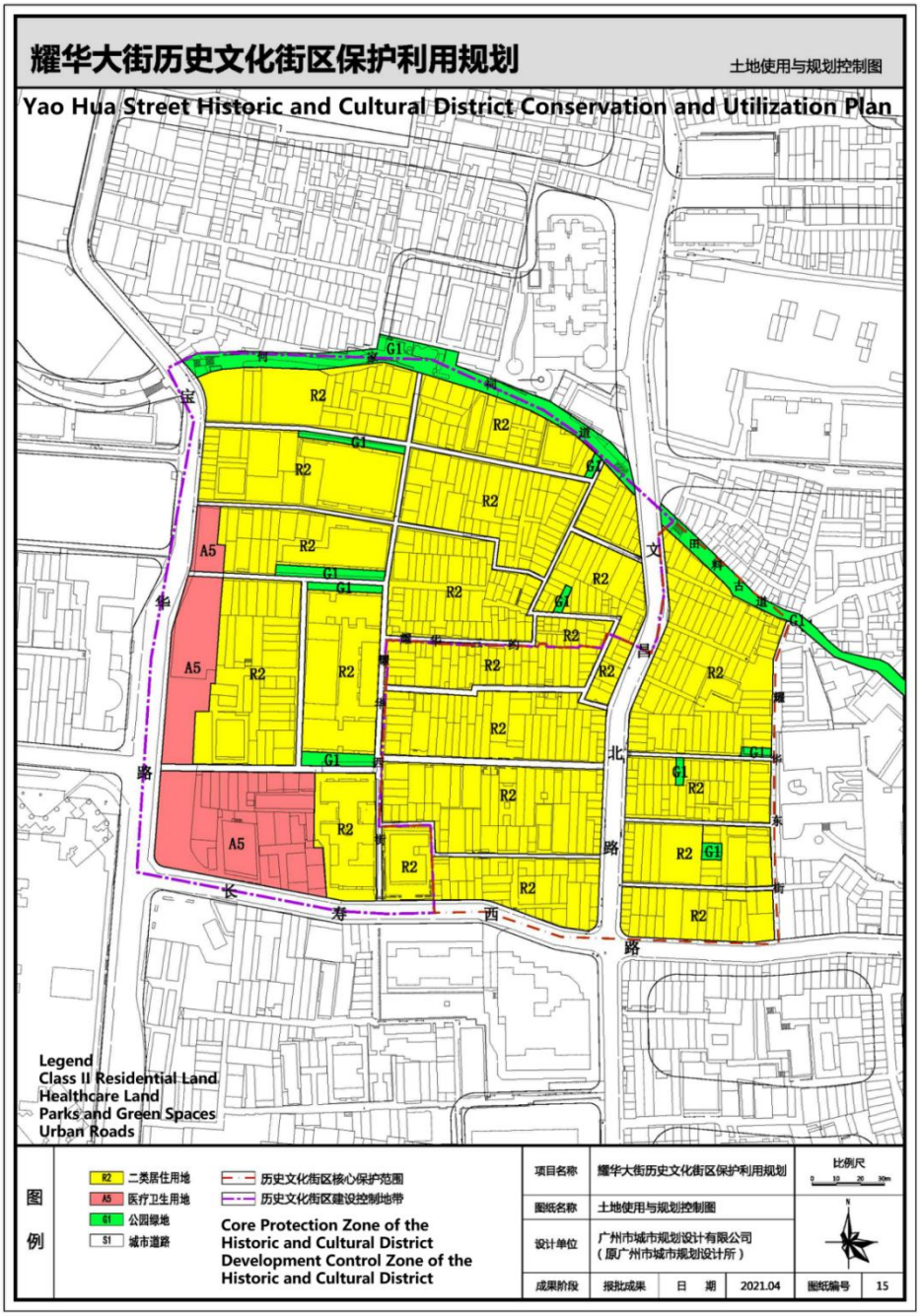


Fig. 5-13 Land Use and Planning Control Map (Source: Yaohua Street Historic and Cultural District Conservation Plan)

Given the narrow, elongated nature of the bamboo-tube house plots, courtyards, the gray spaces in front of residences, and street and alley nodes should be integrated into a network of open spaces combining both point and linear elements to enhance spatial efficiency and accessibility. Existing courtyards and semi-public space should be prioritized for preservation; encroachment and enclosure are strictly prohibited, and their functions of ventilation, natural lighting, and social interaction must be restored. Optimization of public space and green areas can adopt a small-scale, decentralized strategy. By incorporating greenery in courtyards, planting at street corners, and implementing vertical greening, a continuous micro-greening system is established. Native plants should be selected to enhance shading and ecological regulation functions while avoiding adverse impacts on historic buildings. New construction or renovation projects should reasonably allocate open spaces, prioritizing permeable paving or natural ground surfaces, and avoid replacing the functions of open spaces with enclosed spaces.

5.4.2 Architectural Form

(1) Guidelines for Traditional General Building Facade Forms

In terms of controlling facade design, the core objective is not to prohibit modern facade designs or merely replicate superficially constructed historic-style facades, but rather to achieve diverse expressions within a unified order by adhering to the formal logic and rhythmic patterns of the historical context, based on typological refinement and scale control.

Facades within the block that possess historical and artistic value can be broadly divided into two categories. One category consists of traditional wide-fronted bamboo-tube houses formed during the late Qing Dynasty. These structures primarily feature pitched roofs, with a frontage ranging from 5 to 6 meters and an eave height of approximately 4 meters. They have relatively few windows, and some exhibit a "Ming-style" configuration formed by the parallel arrangement of single- and two-story bamboo-tube houses (Fig. 5-14).

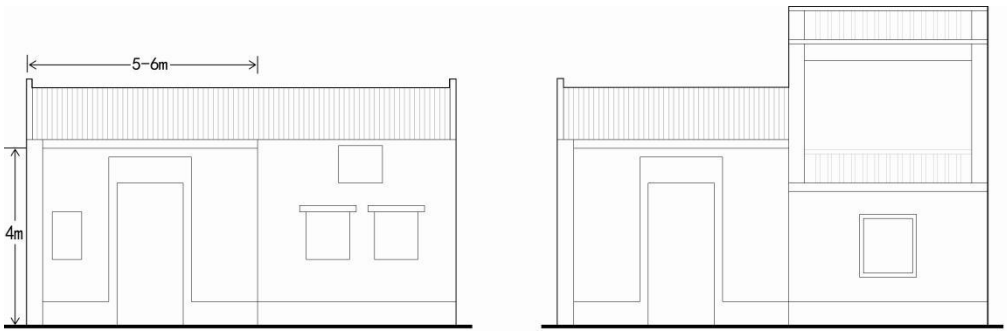


Fig. 5-14 Schematic diagram of the facade form of traditional wide-fronted bamboo-tube houses (Source: Author's own drawing)

The other category consists of two-story bamboo tube houses in a Sino-Western fusion style that emerged during the Republican era. These are concentrated along Yaohua Street. Their facades are characterized by a three-part "one door, two windows" layout, though the second-story design is not limited to small bays in a three-part configuration, and the balconies generally do not project outward. There are also facade forms where vertical protruding elements emphasize the three-part division, as well as terraced housing styles formed by combining two houses (Figs. 5-15, 5-16).



Fig. 5-15 Schematic diagram of the facade design of a Sino-Western hybrid bamboo tube house (Source: Author's own drawing)

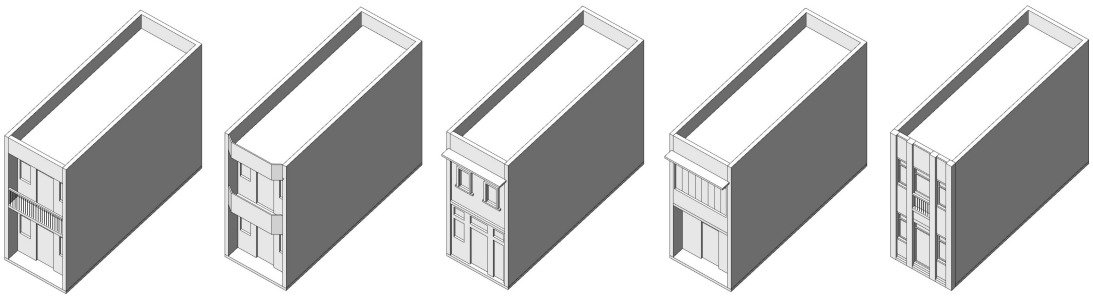


Fig. 5-16 Schematic diagram of the balcony form for a Sino-Western hybrid bamboo tube house (Source: Author's own drawing)

The facade design of the block should be based on the traditional bamboo tube house typology. By extracting key compositional elements such as the height of the ground floor and eaves, balcony forms, and vertical divisions, the basic compositional logic and proportional relationships should be maintained, while being appropriately adapted and integrated under modern construction conditions. The street-facing facades must prioritize controlling the density of bay divisions, the scale of components, and the rhythmic order, avoiding haphazard collage and excessive ornamentation. At the same time, the layered system formed by components such as walls, doors, windows, balconies, and eaves should be maintained. While preserving historical proportions and structural relationships, facade treatments should be selectively adapted.

The facade design of the Jixiang Section of Guangzhou Yongqingfang offers valuable reference for the renovation of bamboo-tube-style facades in the neighborhood. Facades expressed through new materials can be designed based on the characteristics of small bays and the preservation of arcade eave heights. Alternatively, modern materials such as glass curtain walls can be interspersed to create a dialogue between old and new, thereby enhancing the richness of the facade (Figs. 5-17, 5-18, 5-19).



Fig. 5-17 Analysis of the East Facade of the Jixiang Section of Guangzhou Yongqingfang (Source: Adapted from Dusheng Design)



Fig. 5-18 Analysis of the South Facade of the Jixiang Section of Guangzhou Yongqingfang (Source: Adapted from Dusheng Design)



Fig. 5-19 Photograph of the facade of the Jixiang Section of Guangzhou Yongqingfang (Source: Dushu Design)

(2) Guidelines for Advertising Placement on Commercial Building Facades

Regarding location and facade control, billboards must be strictly confined to the ground-floor commercial facade and installed below the eaves or lintels. They must not span building joints or cover colonnade structures, and their tops must be uniformly controlled within a height of approximately 3–4 meters to create a continuous and orderly street facade. The horizontal spacing between billboards on adjacent buildings shall be no less than 0.5 m, and their placement shall align with the building bay width (approximately 3–6 m). The advertising density within a single street segment shall be controlled to no more than 3 billboards per 10 meters of facade, with each individual billboard not exceeding 4 m^2.

Regarding type and form control, the number of advertisements on a single facade shall not exceed two, meaning a maximum of one main sign and one auxiliary sign may be installed. The primary form should be horizontal signage, with a height not exceeding 0.8 m, a length not exceeding the width of a single building bay, and a projection not exceeding 0.2 m. Vertical signage may be used as a supplementary form, with a width not exceeding 0.6 m, a projection not exceeding 0.8 m, and a minimum clearance of 2.5 m at the bottom to ensure pedestrian safety (Fig. 5-20).

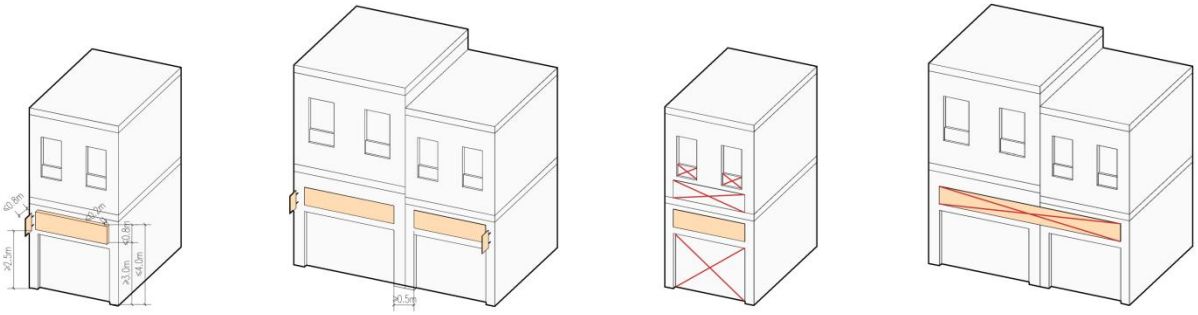


Fig. 5-20 Schematic diagram of billboard placement on building facades (Source: Author's own drawing)

Advertising facilities must not encroach upon pedestrian walkways; their projecting parts must not extend into the effective width of the sidewalk, and freestanding ground-level advertising facilities must not be installed, in order to ensure the continuity of the pedestrian system. Regarding aesthetic and technical controls, restrictions should be placed on materials, colors, and lighting methods. High-brightness LED screens and dynamic flashing lights are prohibited. Lighting intensity must be controlled to prevent glare, and the use of low-saturation colors and non-reflective materials is encouraged to minimize disruption to the historic environment.

(3) Schematic of Building Forms Under Flexible Floor Area Ratio Regulation

Residential bamboo tube houses classified under the traditional general building category may, based on residents' specific needs, exchange for limited local extensions within the height restriction range by increasing courtyard green space. Without compromising the overall neighborhood environment, the quality of indoor and outdoor living can be enhanced through courtyard spaces such as front, inner, and rear courtyards. At the same time, the integration of outdoor terraces and rooftop gardens is encouraged to collectively improve the neighborhood's greening rate. The following is a schematic representation of the above concepts; courtyard types can be selected and combined as needed to form different configurations (Fig. 5-21).

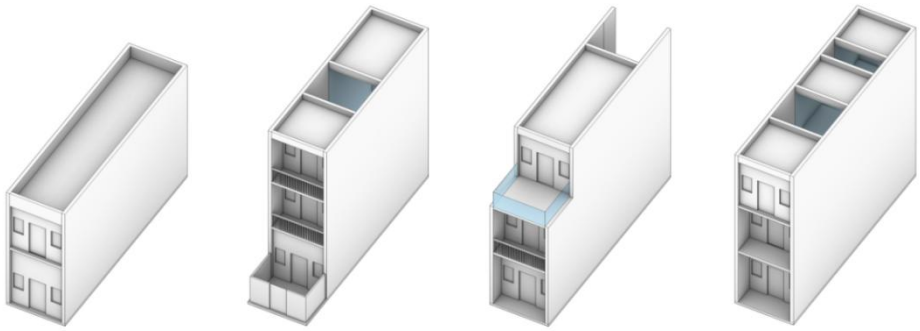


Fig. 5-21 Schematic diagram of the residential bamboo tube house (Source: Author's own drawing)

For commercial bamboo tube houses located along the street boundaries within and outside the block, adjustments can be made based on actual street space requirements. This involves increasing building setbacks to allow for localized expansions, while also adjusting floor area ratios for renovations or expansions that incorporate residential functions. This approach helps mitigate the negative impact of overly concentrated commercial activities on the neighborhood environment. In terms of specific forms, it is encouraged to incorporate stepped terraces or diverse arrangements in the front zones of street-facing facades to enrich the visual layers and pedestrian experience of the street frontage. Regarding materials and massing, efforts should be made to minimize visual impact; for example, overhanging eaves or front porches should utilize transparent materials such as glass to reduce the impact on the overall streetscape. The following are schematic illustrations of potential adjustments to the form of commercial or mixed-use bamboo-tube buildings. During implementation, flexible adjustments should be made based on reasonable circumstances, while consistently prioritizing the enhancement of heritage value as the core guiding principle (Figs. 5-22, 5-23).

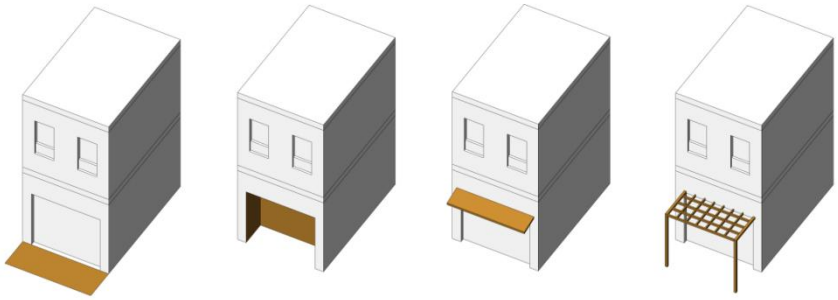


Fig. 5-22 Schematic diagram of the front zone layout for commercial buildings (Source: Author's own drawing)

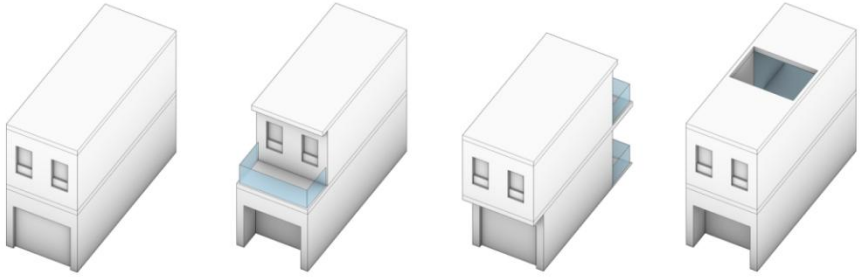


Fig. 5-23 Schematic diagram of the form of commercial or mixed-use bamboo tube houses (Source: Author's own drawing)

5.4.3 Street and Alley Spaces

For buildings situated on both sides of non-historic streets and alleys, the principle requires that buildings align with the road. However, considering the surrounding environment and functional needs, setbacks are permitted to ensure seamless integration with adjacent buildings. In cases where roads are extremely narrow, to guarantee the livability and natural lighting of interior spaces, flexible adjustments to the floor area ratio may be made to optimize and enhance the indoor environment by restoring original courtyard spaces.

5.4.4 Node Design for Traditional General Building Areas

For the renovation of traditional general-use buildings, the area on the east side of the main street—where traditional fabric is highly concentrated—has been selected as the primary focus for intervention. This area consists mainly of two-story residential buildings with a compact spatial layout and relatively narrow alleyways, resulting in poor accessibility. Additionally, the area lacks public activity spaces and venues to meet residents' daily social interaction and gathering needs, leaving room for improvement in overall spatial vitality and utilization efficiency. Therefore, it is necessary to carry out targeted renovations and quality enhancements through systematic spatial reorganization and functional optimization (Figs. 5-24, 5-25).

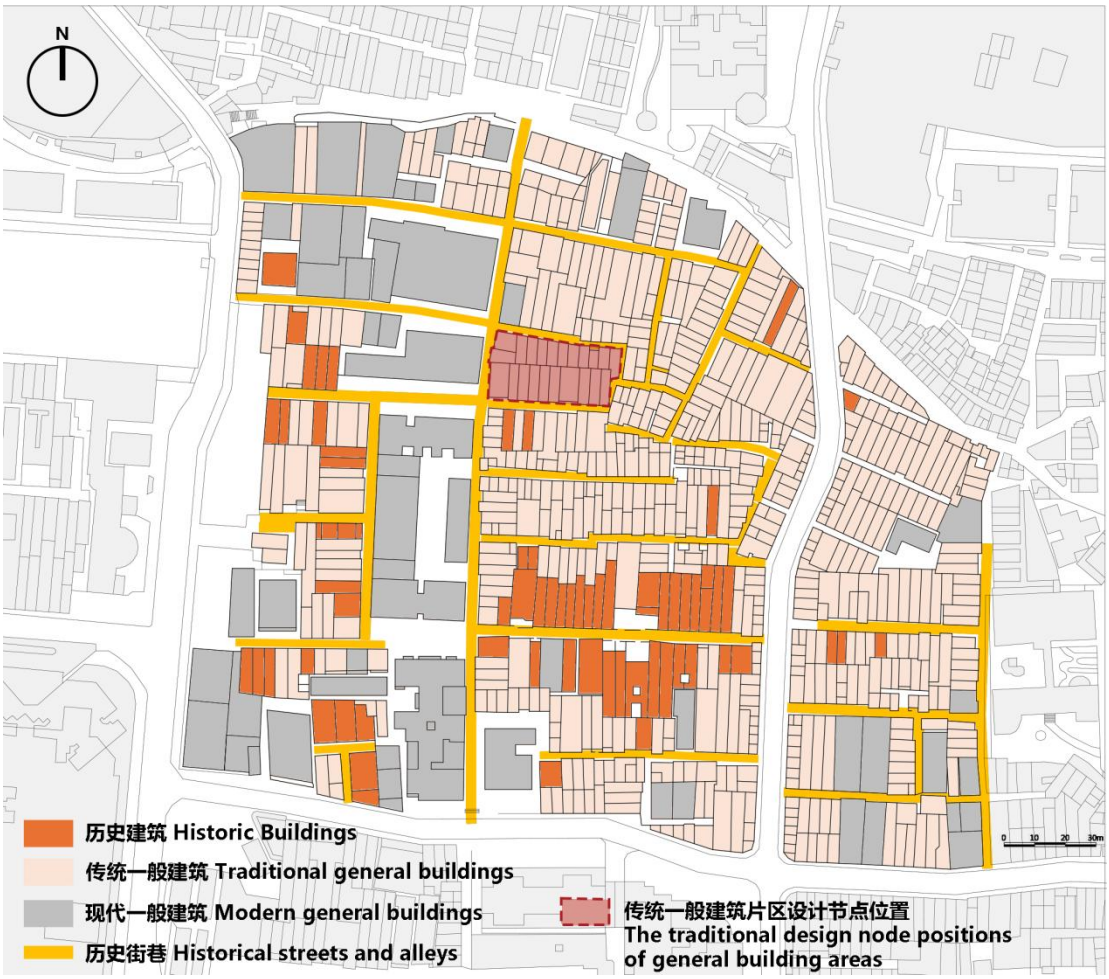


Fig. 5-24 Design nodes in a traditional general building district (Source: Author's own drawing)

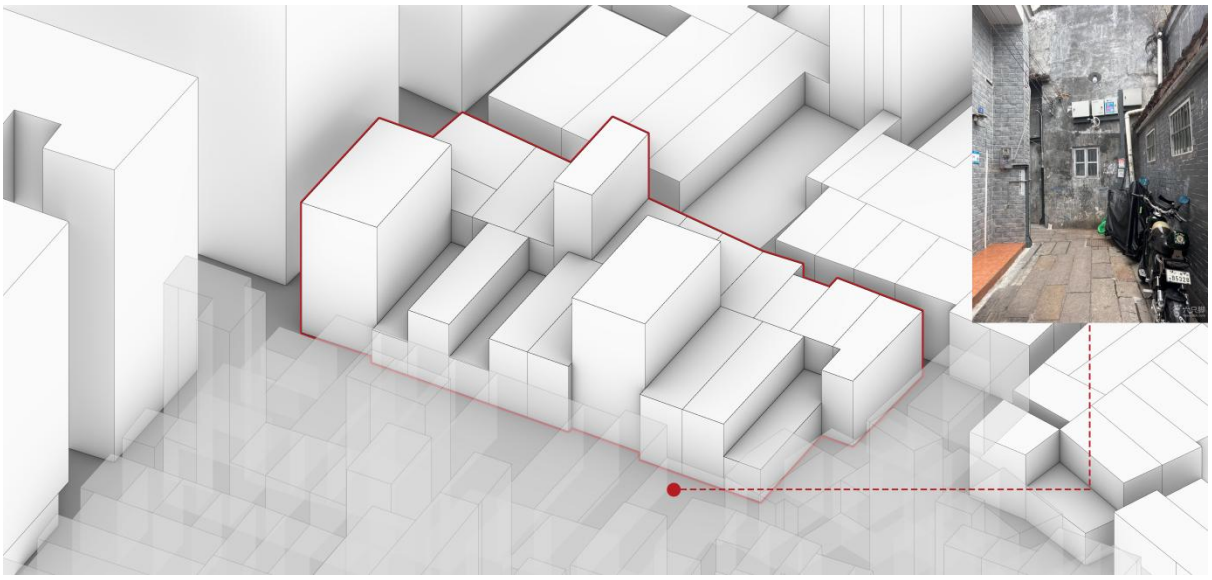


Fig. 5-25 Design nodes of a traditional general building district before renovation (Source: Author's own drawing)

During the renewal and renovation process, a combination of additions and functional reallocation can be employed to moderately set back the building frontage and introduce inner and rear courtyard spaces, thereby alleviating the original high-density fabric and enhancing spatial permeability. Simultaneously, by ceding part of the ground-floor space to widen the street and alley interfaces, the issues of inadequate pedestrian circulation and accessibility caused by the narrow scale of traditional granite-paved streets and alleys can be alleviated. Regarding vertical control, the volume of additions should be set back in an orderly manner based on alley width and sight-line corridor requirements to avoid creating oppressive spatial interfaces. For rooftop and terrace spaces, the use of rooftop gardens and vertical greening is encouraged to establish a multi-layered greening system, thereby enhancing the neighborhood's ecological network and improving overall environmental quality (Figs. 5-26, 5-27).

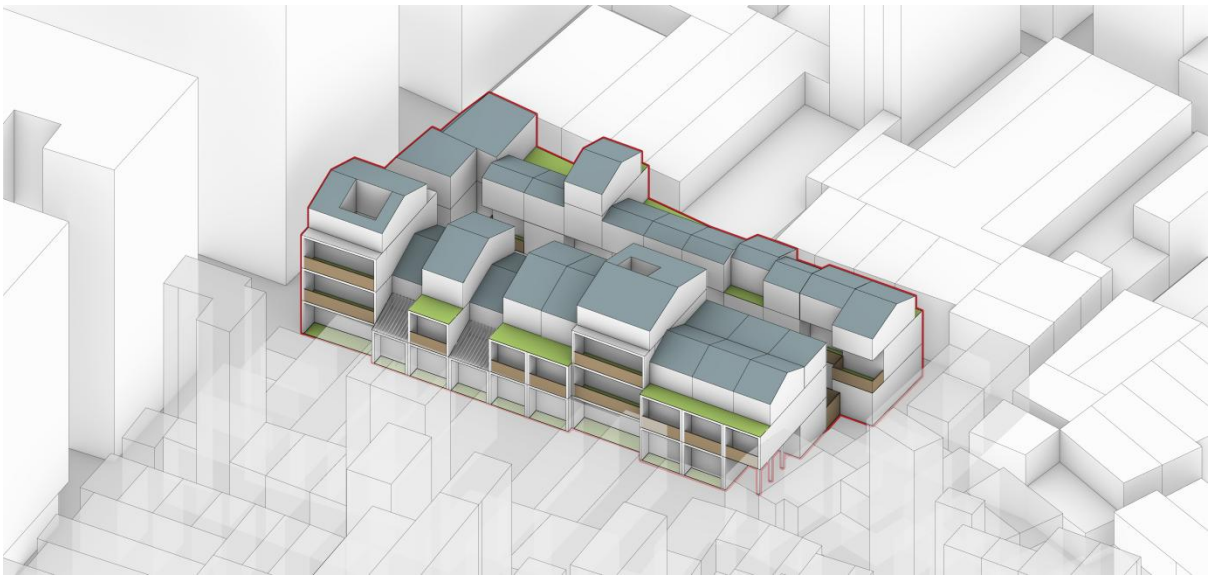


Fig. 5-26 Design nodes of a traditional general building district after renovation (Source: Author's own drawing)

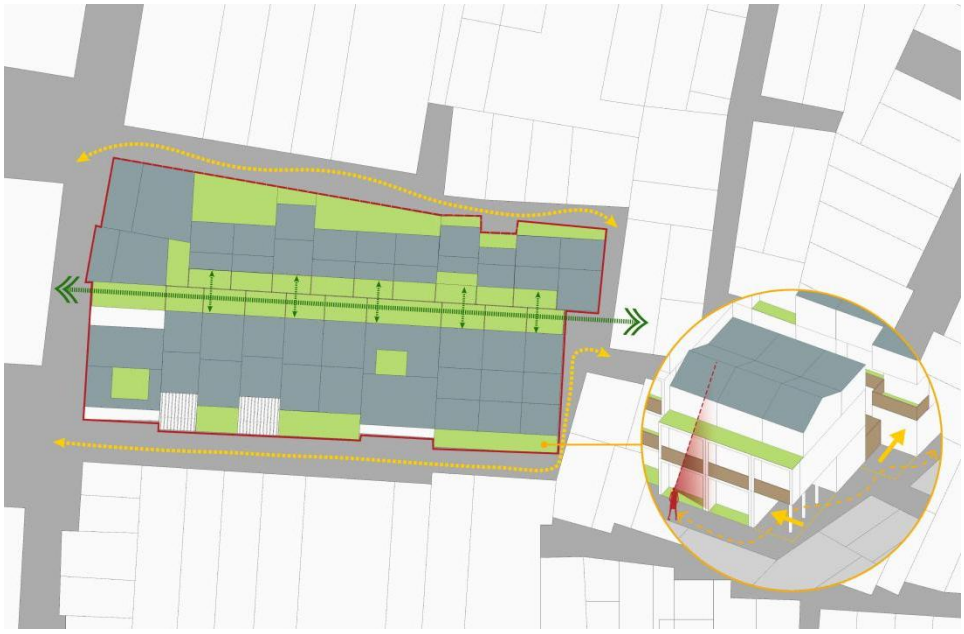


Fig. 5-27 Analysis diagram of design nodes in a traditional general building district (Source: Author's own drawing)

5.5 Modern General Architecture

5.5.1 Plot Function

The functional planning of modern general building blocks is guided by the goal of enhancing comprehensive services and spatial vitality. Priority is given to the allocation of commercial and public service facilities, integrated with node-based and street-front layouts. Low-impact office spaces and innovative business formats are introduced in moderation. Utilization efficiency is improved through mixed-use development and vertical zoning, while high-pollution and high-impact business formats are strictly controlled to ensure environmental quality (Table 5-3).

Table 5-3 Guidelines for the Classification and Control of Functional Types in Modern General Building Plots (Source: Author's own creation)

Functional Category	Specific Business Types	Access Level	Control Requirements	Space and Renewal Strategies
Commercial Services	Supermarkets, Banks, Telecommunications Outlets	Permitted Establishments	Control Scale and Foot Traffic	Concentrated along the street
Community Service Facilities	Community centers, health clinics	Permitted	Prioritize Provision	Dispersed layout
Education and Sports	Daycare centers, sports centers	Permitted	Public Accessibility	Integrated with public

Facilities				space
Open spaces	Small green spaces Green belts, green nodes	Permitted	Decentralized patching	Networked
Recreation and Entertainment	Restaurants, card and board game rooms	Conditional Restrictions	Noise and Odor Control	Interactive Interface
Business Offices	Design Consulting, E-commerce, Maker Spaces	Constraint Settings	Controlling Logistics and Foot Traffic	Mixed-use layout
Mixed-Use	Mixed-use (retail, office, residential)	Strict Approval Process	Clear vertical zoning	Improved Utilization
Prohibited Business Types	Highly polluting industries	Prohibited Establishments	Environmental controls	—

The Marais District Conservation Plan integrates open spaces, green areas, and landscape heritage into a unified spatial and environmental framework, emphasizing the enhancement of overall environmental quality and the living experience in this high-density historic district through the optimization of the open space system. This system should include the creation of new small-scale gardens, the renovation and enhancement of existing public green spaces, and the preservation and revitalization of the value of private courtyards and green spaces. By connecting street and alley walkways, a continuous pedestrian and landscape network should be formed, thereby strengthening spatial connections and overall accessibility.

The renewal and preservation of the Yaohua Street Historic and Cultural District should draw on the experience of the Marais District, generally avoiding the disruption of the existing fabric caused by large-scale, concentrated green spaces, and instead improving environmental quality through a dispersed, patchwork approach. At the same time, the collaborative design of paving, vegetation, and focal spaces should strengthen landscape distinctiveness and spatial layering, highlighting regional elements such as courtyards, residential compounds, and building forecourts, so that ecological improvement and the preservation of historical character are achieved synergistically within the same framework (Fig. 5-28).

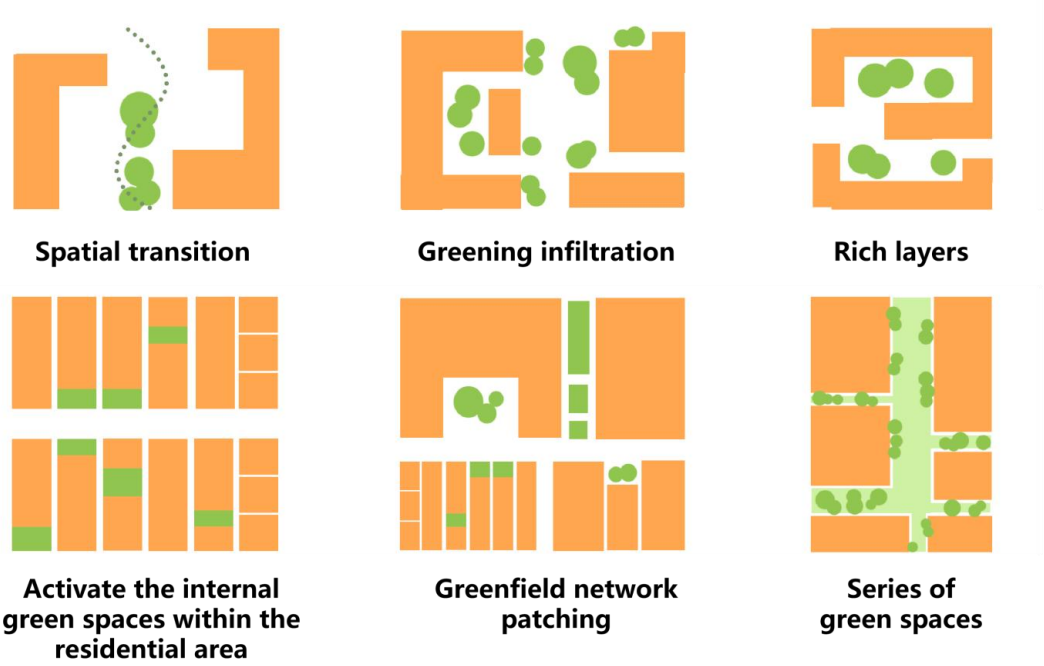


Fig. 5-28 Schematic Diagram of Open Space and Green Space Design Strategies (Source: Author's own drawing)

5.5.2 Architectural Form

Facades on a modern scale should maintain the spatial system formed by streets, blocks, and internal open spaces from a holistic perspective, preserving their diversity and continuity while effectively regulating renewal activities. The renovation of existing buildings must always be premised on the protection and enhancement of heritage value, allowing for moderate architectural creativity while maintaining the harmony, scale, and rhythm of the facades. At the same time, strict restrictions should be imposed on construction activities that may damage the surrounding landscape and historical value, to ensure the continuity of the block's overall character and landscape quality.

In optimizing the facades of the oversized modern buildings along Yaohua Street, we adopted a typological approach to deconstruct and reorganize the existing excessive volumes, thereby reintegrating them into the spatial order of the traditional neighborhood. At the street-facing interface level, the continuous facades of individual buildings should be broken up, and oversized facades should be vertically or horizontally subdivided according to the traditional logic of small bay widths (3–6m), thereby reconstructing a fine-scale rhythmic pattern compatible with the historic bamboo-tube houses. The facade renovation of the Xinhepu Historic and Cultural District, which unifies materials, colors, and scale divisions to enhance the streetscape, can serve as a reference (Fig. 5-29).



Fig. 5-29 Facade renovation of the Xinhepu Historic and Cultural District Core Area Quality Enhancement Project (Source: Shuliang Studio)

At the same time, the height of the ground floor should be standardized based on the eave height (approximately 4 m), creating a continuous and stable ground-level spatial baseline along the street frontage. This reinforces the overall coherence and recognizability of the street space, allowing large-scale buildings to integrate visually and spatially into the existing street fabric rather than standing as isolated volumes. This control requirement emphasizes achieving overall harmony through typological continuity and the reestablishment of rhythmic scale, rather than simple formal replication. This approach ensures the continuity of the historical fabric while adapting to contemporary usage needs and changes in spatial scale.

5.5.3 Street Space Design

The overall spatial organization of pedestrian streets within the block centers on creating a continuous and complete interface for pedestrian activities. This transforms the street cross-section from a single-purpose passageway into a multi-functional activity space. By integrating pedestrian circulation, public gathering, and facility placement, a people-oriented spatial structure is formed, thereby transforming the street into a vibrant public space. For streets on a modern scale, spatial zoning involves dividing the street transversely into three parts—facility and green belts, public activity zones, and interface transition zones—in addition to the road that fulfills basic circulation functions (Fig. 5-30).

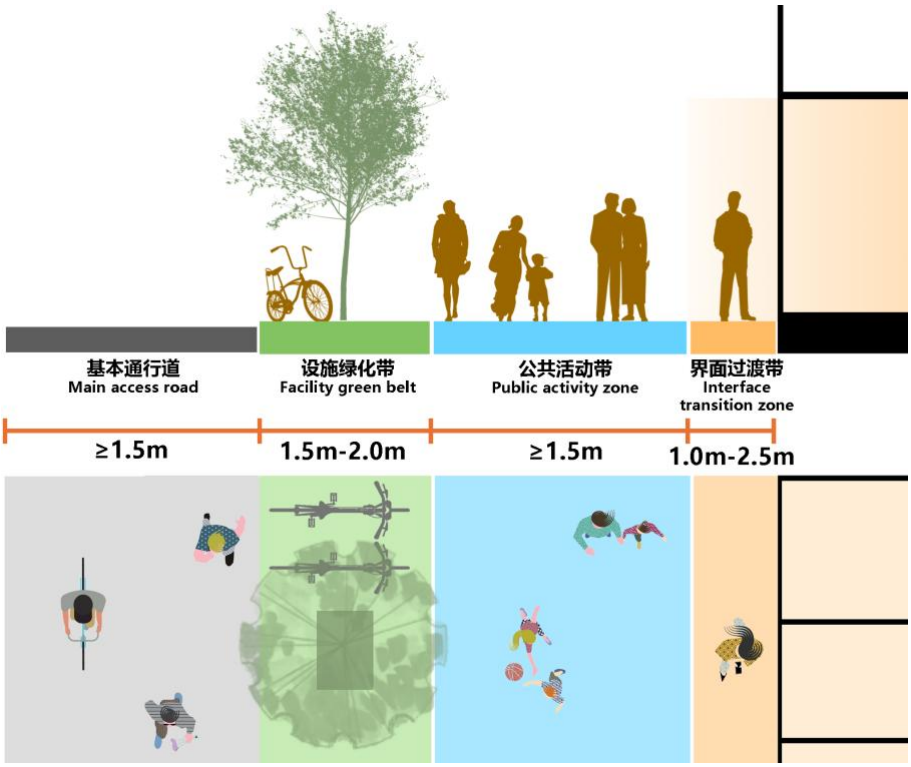


Fig. 5-30 Schematic Diagram of Street Cross-Section Division (Source: Author's own drawing)

(1) The main thoroughfare of the basic circulation lane should prioritize ensuring a continuous, level, and barrier-free pedestrian circulation space to guarantee the safety and efficiency of daily travel. Its clear width should not be less than 1.5 m to meet accessibility requirements. When the width of a street or alley reaches 3.0 m or more, the traffic lane should ideally be maintained within the range of 1.8 to 2.0 m to improve traffic efficiency while ensuring continuity and safety. Additionally, the pavement should remain level without elevation differences, and a continuous tactile paving system should be installed.

(2) Facility Green Belts These areas serve multiple functions, including public greening, temporary rest areas, and designated parking for non-motorized vehicles. Its configuration should be flexible after meeting the minimum width requirements for the basic traffic lane: when the street or alley width is 2.5 m or more, a 1.5–2.0 m wide pause zone may be formed on one side or at specific nodes to accommodate temporary stops, neighborhood interactions, and small-scale activity spaces; when the street or alley width is less than 2.5 m, time-sharing or node expansion approaches should be adopted, utilizing expanded node spaces rather than continuous strip-shaped spaces to accommodate pause functions.

(3) Public activity zones, as a vital component of street space that accommodates diverse public behaviors, primarily serve the needs of shared and flexible public activities, including short-term stays, social interaction, sports activities, and temporary markets. Their

spatial form can be flexibly organized based on street width and node conditions; they may be arranged in a point-like manner by integrating street corners, entrance nodes, or local setbacks, and when space is limited, they can also be combined with interface transition zones. At the same time, the design of public activity zones should emphasize organic integration with facility green belts and interface transition zones. Flexible demarcation of spatial boundaries can be achieved through variations in paving, interface guidance, or the integration of facilities, thereby enhancing the vitality and accessibility of the street space without disrupting basic pedestrian flow.

(4) Interface transition zones are established by utilizing building overhangs, setbacks, or extended spaces to create semi-open areas and buffer zones. These spaces accommodate activities in front of the building, displays, and necessary facilities, facilitating the transition between indoor and outdoor spaces while enhancing the street-level living environment. For example, when the ground floor of a street-facing building primarily features display windows and sales counters, the recommended width of the front setback area is 0.5–1.0 meters; when it is primarily used for outdoor merchandise displays and outdoor dining, the recommended width is 1.5–2.5 meters. Alternatively, depending on the actual site conditions, a continuous outdoor corridor space similar to a colonnade can be created to form a distinctive pedestrian walkway focused on commercial displays (Fig. 5-31).

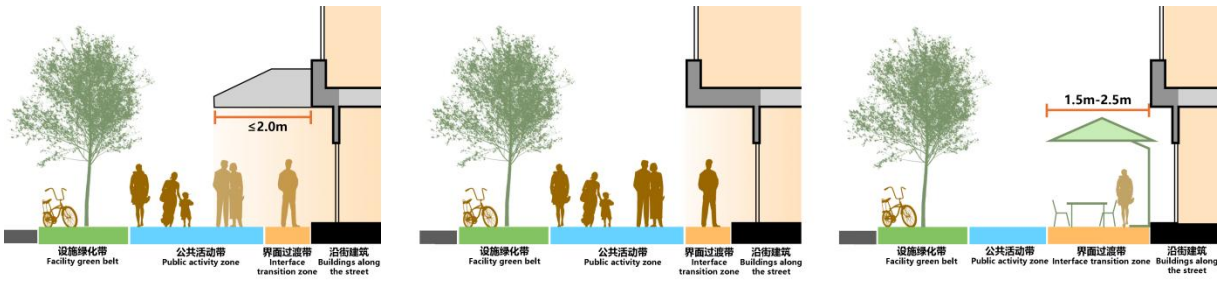


Fig. 5-31 Schematic diagram of the front zone of street-facing buildings (Source: Author's own drawing)

Regarding facility configuration, adhering to the principle of integrating ancillary facilities to serve pedestrian activities, municipal and service facilities should be integrated into each zone without compromising the historical character. Facilities within the circulation zone should be arranged in a centralized manner to minimize disruption. The green belt may appropriately feature low-impact elements such as seating, lighting, landscaping, and way-finding. The interface transition zone should integrate commercial outdoor displays, exhibits, and sunshade elements with the building facades. Furthermore, in creating the overall environment, the continuity and recognizability of pedestrian spaces are emphasized.

Through integrated paving, continuous interfaces, and harmonized facility aesthetics, a cohesive street environment with Lingnan regional characteristics and a historical atmosphere is formed. This ensures that pedestrian spaces not only meet daily usage needs but also serve as vital platforms for showcasing historical and cultural heritage and revitalizing the neighborhood.

5.5.4 Design of Street Spaces in Front of Modern Residential Buildings

For modern, large-scale buildings within the neighborhood, the utilization of the space in front of residences should be enhanced by integrating it with the existing pedestrian system, optimizing the street cross-section organization, and creating a continuous and multifunctional public activity interface. Regarding the configuration of spatial facilities, introduce movable shared facilities to enhance the flexibility and adaptability of the space, while also establishing community information sharing kiosks to strengthen social interaction and information exchange functions. By integrating tree planters and seating into a unified design, create micro-public nodes that invite people to linger, thereby further improving the efficiency of street boundary usage and the richness of the interface. Regarding the treatment of commercial facades, shops should be encouraged to install awnings or front porches to adapt to local climatic conditions and improve the comfort of the pedestrian environment. Additionally, dedicated parking zones for non-motorized vehicles should be reasonably demarcated and uniformly managed to regulate traffic order. These zones should be integrated with greenery to provide visual screening, thereby enhancing the overall efficiency and quality of public space (Figs.5-32, 5-33).

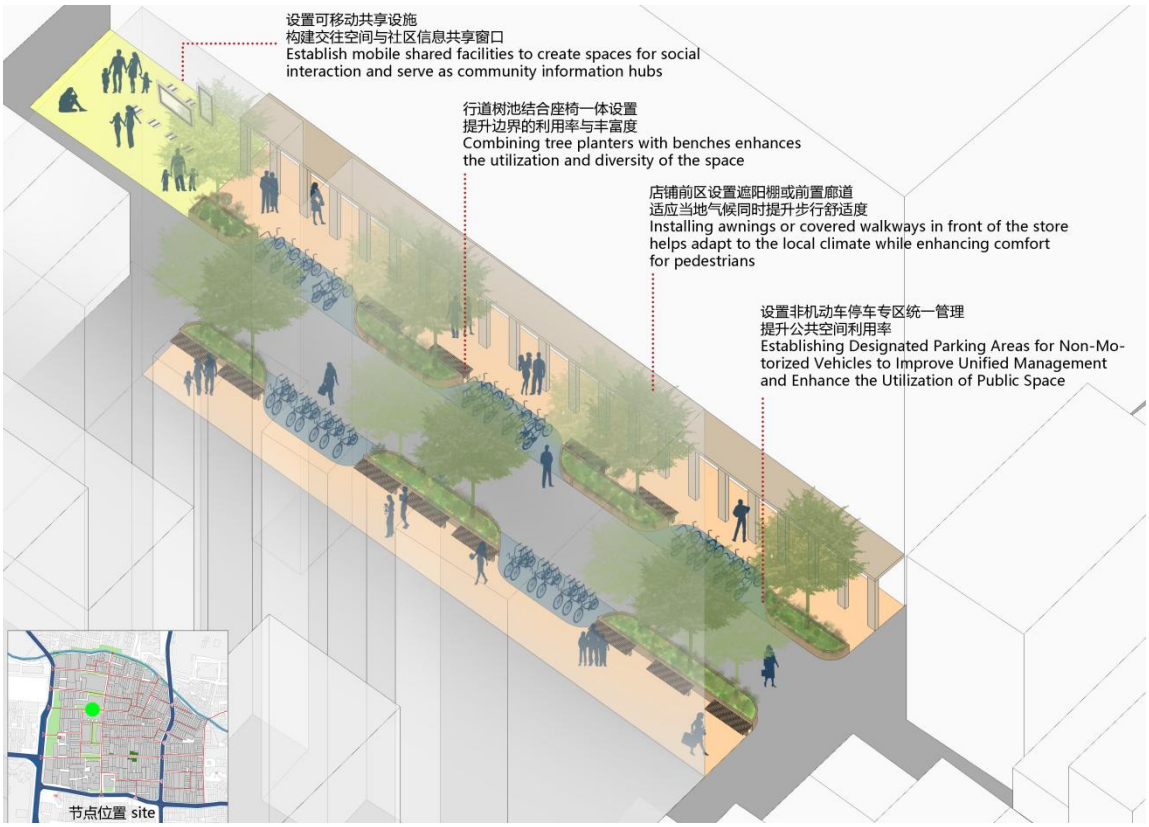


Fig. 5-32 Schematic diagram of street space design in front of modern residential buildings (Source: Author's own drawing)



Fig. 5-33 Schematic diagram of visual screening through street landscape greening (Source: Author's own drawing)

5.6 General Schematic of Thinning Strategies Under Flexible Regulation

Giovanoni's theory of thinning in urban heritage conservation emphasizes improving lighting, ventilation, and environmental conditions through localized, selective demolition—rather than large-scale clearance and reconstruction—while preserving the overall fabric and spatial continuity of the historic city. The practice of conditional removal in the early planning of the Marais conservation district similarly embodies this approach, namely, improving the environmental quality and pedestrian connectivity of high-density historic neighborhoods by demolishing later additions within blocks and restoring courtyards and internal open spaces.

In light of the current conditions of the Yaohua Street Historic and Cultural District, this study draws upon Giovannoni's theory of "thinning" and the experience of conditional removal in the Marais district to translate "thinning" into an incremental renewal strategy based on flexible floor area ratio (FAR) regulation. Rather than demolishing and reconstructing the entire neighborhood, this approach involves moderately opening up specific spaces while maintaining the fabric of the bamboo-tube alleyways and the continuity of traditional building scales. This aims to alleviate long-standing issues in high-density residential environments, such as insufficient natural light, poor ventilation, a lack of public spaces, and insufficient green areas.

At the implementation level, the design strategy is primarily carried out through the replacement of internal courtyards. Addressing the widespread issues of vertical additions and excessive internal filling in existing bamboo-tube houses, and while meeting the need for improved residential functionality, flexible floor area ratio regulation allows residences to remove partial illegal structures, subsequent extensions, or reducing some interior floor area, to restore small-scale atriums or introduce internal courtyards within the buildings. This offsets the floor area of new additions, thereby improving the quality of the living environment while maintaining residential capacity, and creating a continuous system of micro-green spaces and ventilation within the block (Figs. 5-34, 5-35).

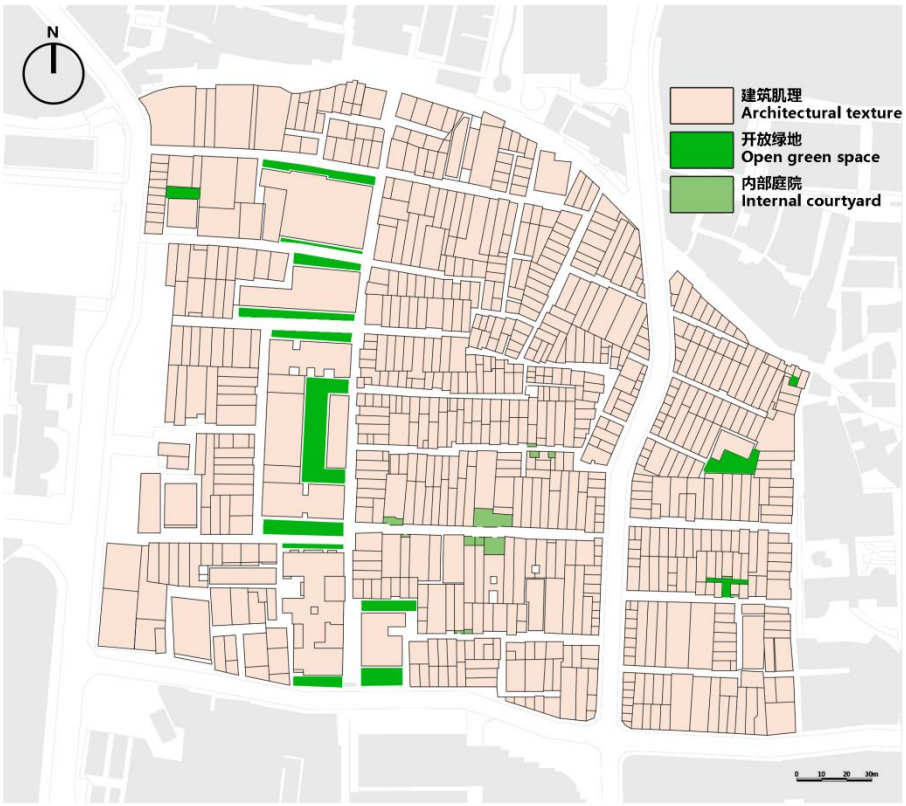


Fig. 5-34 Map of the block's original building fabric and green spaces (Source: Author's own drawing)

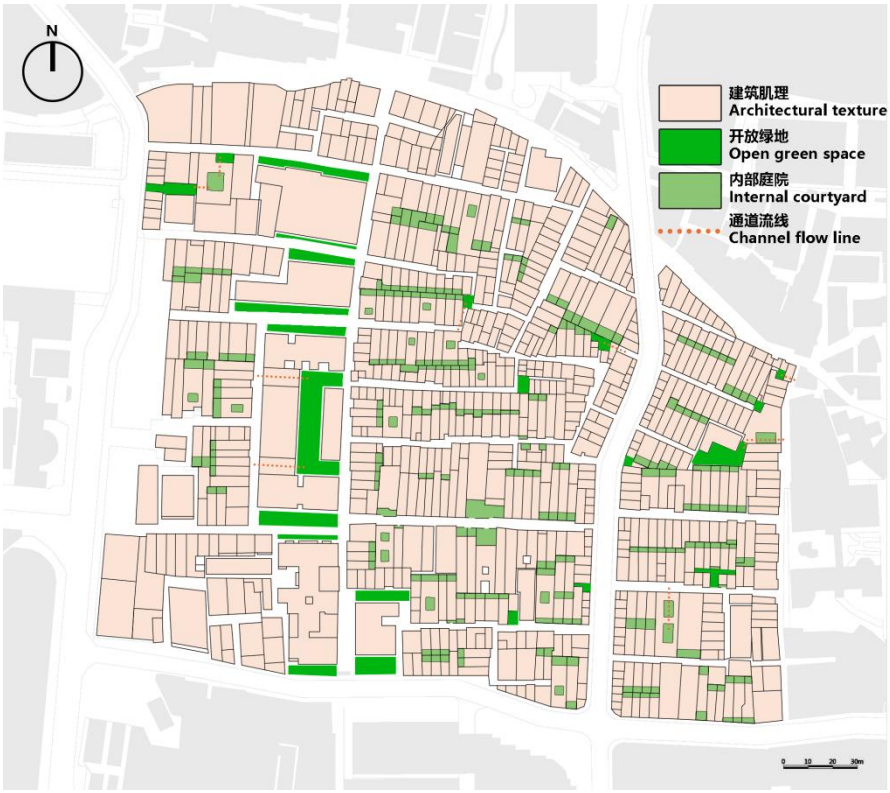


Fig. 5-35 Schematic of green spaces after applying the thinning strategy (Source: Author's own drawing)

Unlike the Marais conservation area, the inner courtyards along Yao Hua Street are primarily private spaces. Their function is mainly to improve ventilation, natural lighting, and greenery conditions within individual residences and local neighborhoods, rather than to form a fully open public pedestrian system. By integrating plantings, hard-surfaced areas, and semi-outdoor activity spaces, these courtyard spaces can create small-scale living environments adapted to the Lingnan climate. This approach extends the spatial logic of the original atrium system found in bamboo-tube houses and alleviates the deterioration of the internal environment caused by long-term high-density additions. At the same time, for buildings within the block that have been vacant for a long time, are severely dilapidated, affect fire safety, or significantly obstruct internal ventilation and the public environment, selective demolition will be carried out to create small-scale public open green spaces or shared activity spaces. Such spaces primarily serve as public nodes within the neighborhood, addressing the shortage of public space in existing historic districts. Combined with landscaping, drainage, and pedestrian connections, they improve the overall environmental quality. Their scale and location must still adhere to the original street and alley fabric and plot boundaries, avoiding large-scale clearings that detach from the historical structure, thereby establishing a gradual renewal path suited to local residential historic districts.

Conclusion

Summary and Outlook

This study demonstrates that urban heritage conservation should shift from static preservation centered on history and culture to dynamic regulation oriented toward the city as a whole and its developmental process. As a complex system composed of spatial form, social activities, and historical evolution, the value of urban heritage lies not only in its physical form but also in the ongoing urban life it sustains. Urbanism offers a theoretical framework for integrating preservation and development. Through the synergistic effects of form control, mixed-use development, and spatial governance, historic districts can maintain their traditional fabric while responding to contemporary needs, thereby avoiding the imbalances caused by mere preservation and display or excessive development.

An empirical analysis of the Yaohua Street Historic and Cultural District reveals that its primary challenges stem from spatial form conflicts, an incomplete functional structure, and a disconnect between heritage conservation efforts and the needs of daily life. Essentially, these issues reflect a lack of comprehensive coordination between conservation and renewal. Based on this, this study adopts an urbanism and form-oriented approach to develop a multi-level, adaptive regulatory framework guided by heritage value enhancement. It translates macro-level conservation principles into specific design guidelines covering adaptive land-use regulation, form-based control, landscape coordination, and street-level spatial organization, thereby achieving a harmonious balance between the preservation of historical fabric and modern urban renewal.

Furthermore, the sustainable development of historic and cultural districts should not be limited to spatial restoration but should shift toward the holistic reconstruction of community life and urban functions. In the future, it will be necessary to strengthen the integration between design guidelines and planning control mechanisms, and to introduce multi-stakeholder participation and dynamic evaluation to promote a shift in the renewal process from one-time interventions to continuous governance. At the same time, the differences in morphological structure and social foundations among various types of districts still need to be tested through further practice to continuously improve the applicability of the relevant methodological framework.

Research Innovations and Limitations

In terms of research innovation, this study adopts an urbanist perspective, shifting the focus of urban heritage conservation research toward policy evolution and systematic analysis,

thereby reinforcing the intrinsic connection between heritage conservation and urban development. Methodologically, by integrating morphological typology with urban design, this study transforms abstract conservation concepts into concrete spatial control guidelines, thereby enhancing the practical applicability of the research findings. Furthermore, using the Yaohua Street Historic and Cultural District as a case study, the research combines international urban heritage conservation experiences with local practices to explore conservation and renewal strategies suitable for Lingnan residential historic and cultural districts, offering valuable insights.

However, as this study focuses primarily on a single district, the applicability of the proposed methods remains to be further validated across different types of historic districts. In the empirical analysis, examination of specific planning mechanisms and policy implementation remains relatively limited, and discussions regarding multi-stakeholder participation and interest coordination mechanisms require further refinement based on practical experience. Additionally, the proposed design guidelines are currently confined to the planning and design stages, lacking feedback and evaluation of subsequent implementation outcomes.Future research could incorporate more case studies and practical processes to dynamically refine and improve the methodological framework, thereby enhancing its practical significance in actual renewal projects.

References

[1]程晓梅，张松．乔万诺尼城市保护理论与实践溯源[J]．建筑遗产，2023（1）：58-64．

[2]李光涵．对遗产保护的一种思考——《建筑遗产的寓意》述评[J]．建筑遗产，2016（4）．

[3]张松．城市建成遗产概念的生成及其启示[J]．建筑遗产，2017（3）：1-14．

[4]弗朗索瓦丝 · 萧伊．建筑遗产的寓意 [M]. 寇庆民，译．北京：清华大学出版社，2013.

[5]王世福，刘联璧，刘铮．本土都市主义的概念模型及中国式规划前瞻[J]．城市规划，2024（12）：38-46, 63．

[6]王世福，吴婷婷. 都市主义与中国城市设计实践[J]. 城市规划学刊，2020（2）：102-108．

[7]陆泉．"新城市主义社区"在国内的适应性探讨及设计实践[D]．清华大学，2015．

[8]姚轶峰，那子晔．意大利历史城镇保护思想的演变与启示[J]．城市规划学刊，2016（1）：99-105．

[9]张小平，闫凤英．有限理性视角下城市遗产保护主体的行为机制——基于上海市三个案例的比较研究[J]．城市规划，2018，42（7）：102-107, 116．

[10]蒋佳瑶．意大利战后城市遗产保护理论及实践[J]．建筑学报，2022（11）：104-111．

[11]党新元，陈学敏．英国建成遗产保护体系与管理机制的构建与演进[J]．国际城市规划，2024：1-13．

[12]王祝根，李百浩．现代城市遗产之共性规划价值识别：世界遗产考察及其启示[J]．国际城市规划，2024：1-17．

[13]张松. 欧洲遗产保护宪章及实践对中国城市保护的启示[J]. 城市规划学刊，2024（2）：64-70．

[14]莫浙娟，荆锋，王世福．归"真":现代性与城市遗产交织视界下的巴黎玛黑保护区规划变革[J]．国际城市规划，2017，32（3）：137-145．

[15]席岳婷，魏峰群．基于用地效率视角的城市遗产空间保护反思与政策应对——以西安市小雁塔历史文化片区为例[J]．现代城市研究，2023（3）：68-73, 87．

[16]崔翀，宋聚生，古海波，等．深圳城市遗产保护体系构建与协同策略[J]．规划师，2024，40（4）：24-31．

[17]夏雯．城市遗产足迹视角下的老城区人文游径构建方法[J]．规划师，2024，40（5）：91-96．

[18]冯江，牧骑．广州西关老街坊复甦的路径与行动 兼论遗产都市主义[J]．时代建筑，2024（1）：6-15．

[19]王晓川．精明准则——美国新都市主义下城市形态设计准则模式解析[J]．国际城市规划，2013（6）：82-88．

[20]莫浙娟，荆锋，王世福．寓意的姿态——法国保护区机制演进的"都市主义"思辨[J]．新建筑，2018（6）：116-121．

[21]陈煊，玛格丽特·克劳福德．日常都市主义理论发展及其对当代中国城市设计的挑战[J]．国际城市规划，2019，34（6）：6-12．

[22]周详，汤雨杭，谢伊鸣，等．从"临时都市主义"到"日常都市主义"：城市剩余空间社会性与公平性问题探析[J]．中国园林，2024（9）：117-123．

[23]黄晶涛，韩雨诗，刘莹，等．精益城市主义：国外理论与实践研究[J]．西部人居环境学刊，2026．

[24]莫浙娟，王世福，邝慧清，等．平台都市主义的理念重构——城市立体空间实践中现代主义教条模式的批判与承袭[J]．新建筑，2023（1）：134-139．

[25]董贺轩，毛桦颖，赵孜冉，等．城市闲置铁路线活化利用的关键问题和设计策略——基于景观都市主义视角[J]．新建筑，2024（5）：30-35．

[26]公伟．可步行社区营造：美国新城市主义社区理论及空间实践研究[J]．装饰，2024（11）：136-138．

[27]郝梦媛．基于城市更新和景观都市主义下的古文化街区改造——以双龙巷为例[J]．建筑与文化，2024（6）：170-172．

[28]杨超，刘墨馨．毯式社区——成片开发模式下完整住区规划的景观都市主义实践探索：以厦门为例[J]．中国园林，2024（6）：63-69．

[29]郜玉婷，汉·迈耶，王世福，等．三角洲都市主义视角下的海洋城市——荷兰经验与借鉴启示[J]．国际城市规划，2025（4）．

[30]徐桐．世界遗产保护中"社区参与"思潮给中国的启示[J]．住区，2016（3）．

[31]蒋琳晔．中国二十世纪建筑遗产的保护理念及活化策略转变初探[D]．华南理工大学，2025．

[32]张松．欧洲城市保护及遗产认知过程的历史分析[J]．风景园林，2024（10）：12-16．

[33]叶亚乐，李百浩，武廷海．国际上规划遗产的不同概念和相应实践[J]．国际城市规划，2022（2）：82-87．

[34]徐琪歆，詹长法．从物质保存到活态共生：文化遗产保护理念的演进与《关于非物质文化遗产地的国际宪章与指南》的启示[J]．中国文化遗产，2025（6）．

[35]徐震，张世连，王磊．中国近现代建成遗产保护历程的兴起与发展[J]．建筑创作，2024（4）．

[36]毕玲玲．城市遗产保护：中西对比研究[J]．边疆经济与文化，2020（10）．

[37]李松松，青木信夫，徐苏斌．亲历者视角下中国文化遗产保护规划进程[J]．城市设计，2025（1）．

[38]周云洁．法国历史街区的文化复兴经验及启示——以巴黎玛黑区为例[A]．2019 中国城市规划年会[C]．中国重庆，2019：45-59．

[39]王红卫，陶澈，金锋淑，等．法国历史遗产"保护区"规划经验与启示——以巴黎第七区保护区为例[A]．2018 中国城市规划年会[C]．中国浙江杭州，2018．

[40]莫浙娟．从文化视角观察当代法国方式的城市项目[J]．国际城市规划，2013（4）：76-83．

[41]刘健．法国历史街区保护实践——以巴黎市为例[J]．北京规划建设，2013（4）：22-28．

[42]张恺,周俭．法国城市规划编制体系对我国的启示——以巴黎为例[J]．城市规划，2001（8）：37-41．

[43]高璟，林志宏．遗产保护:城市可持续发展的平衡之道——以法国雷恩市为例[J]．国际城市规划，2012（1）：69-74．

[44]刘健．巴黎精细化城市规划管理下的城市风貌传承[J]．国际城市规划，2017（2）：79-85．

[45]周可斌．广州西关地区特色街道保护的规划控制研究[D]．华南理工大学，2011．

[46]周冰鸿．广州近代城市街屋建筑研究[D]．华南理工大学，2024．

[47]何善思．历史街区公共交往空间综合评价体系研究——以广州西关耀华社区为例[D]．华南理工大学，2015．

[48]唐颖晋．广州传统街巷空间近代衍变研究[D]．华南理工大学，[2025]．

[49]姜省，刘叶．广州西关大屋空间形制演变研究[J]．城市建筑，2023，20（19）：122-125．

[50]田银生．"新竹筒屋"与广州传统城市形态的治理[J]．南方建筑，2020（5）．

[51]朱崇新．广州西关现代建筑本土化策略研究——日本的经验启示[D]．华南理工大学，2024．

[52]邓可欣．建筑类型学视角下的广州传统民居类型谱系研究[D]．华南理工大学，2024．

[53]陈嘉平，何深静．广州旧城区传统绅士化现象及其机制研究——以荔湾区逢源街道耀华社区为例[J]．人文地理，2012（4）：37-43．

[54]罗琳琳. 地方建构视角下广州居住型历史文化街区评价研究[D]. 华南理工大学，2023．

[55]王飘逸．基于公共活动的广州西关街道空间优化策略研究[D]．华南理工大学，2018．

[56]APUR, PSMV du Marais, Difficultés de gestion et d'application, Amélioration et modernisations nécessaires[R]. Paris : APUR, 2003-2004.

[57]Révision du PSMV Le Marais, Règlements[Z]. 2013.

[58]Paris-Rome. Paris Projet[J]. APUR, 1983, No. 23-24.

攻读硕士学位期间取得的研究成果

一、已发表（包括已接受待发表）的论文，以及已投稿、或已成文打算投稿、或拟成文投稿的论文情况**（只填写与学位论文内容相关的部分）：**

序号	作者（全体作者，按顺序排列）	题　　目	发表或投稿刊物名称、级别	发表的卷期、年月、页码	与学位论文哪一部分（章、节）相关	被索引收录情况

注：在“发表的卷期、年月、页码”栏：
1 如果论文已发表，请填写发表的卷期、年月、页码；
2 如果论文已被接受，填写将要发表的卷期、年月；
3 以上都不是，请据实填写“已投稿”，“拟投稿”。
不够请另加页。

二、与学位内容相关的其它成果（包括专利、著作、获奖项目等）

致谢

八年建筑学学生生涯终究还是接近了尾声，回首往昔，岁月匆匆，终有机会对成长路上遇到的每一个人道声感谢。

从入学初期的落日余晖到面临就业的夕阳西下，好像很少有悔不当初的怨愤，生不逢时的不甘。面对未来，虽有迷茫、焦虑、无处安放的情绪，但还是难掩来时路上的喜悦。如果没有选择建筑学，可能没机会去选择走出熟悉的城市，也不会有去欧洲短暂生活的经历，或许也不会遇到对专业教学始终纯粹真诚的老师们，诸多鲜活生动的同龄人，都还因热爱而闪闪发光。学科的学习更像是带给我一个认知世界的角度，正因为遇到这些不同的人生样本，才能慢慢成长，悄然改变，关于自己的轮廓也在眼中逐渐变得清晰。

如果说本科时期总是延续应试教育的路径，努力追求做一个标准意义上的好学生、一个优秀的人，那么研究生时期大概是一个去浪漫化的过程。意识到原来自己只是一个普通人，原来身边的其实都是普通人。过往和眼前那些关于他人的故事不再那么重要、那么令人羡慕，因为没有哪种选择是可以不后悔的，也没有哪些路径是可以完全复制的。

其实生活向来如此，所幸我还偶有勇气，常怀希望和感恩。

四、答辩委员会决议书

答辩委员会对学位（毕业）论文的评语（主要内容包括：1.论文选题与综述；2.学术水平与创新性；3.论文综合能力表现；4.学位（毕业）论文答辩情况；5.存在的不足之处和建议等）

论文以广州耀华大街历史文化街区为研究对象，回应我国城市发展由增量扩张向存量更新转型的时代背景，聚焦历史文化街区保护与发展问题，选题有一定的理论意义与实践价值。论文对耀华大街的空间与产业问题分析的基础上，将国外城市遗产理论引入本土历史街区更新实践，并提出了对应的策略。

论文结构完整，基本达到建筑学硕士学位论文要求。答辩过程中，作者汇报较清晰，能够较准确回答答辩委员提出的问题，建议根据答辩委员会意见对论文进一步修改完善。

根据投票结果，答辩委会一致同意马司琪通过硕士学位论文答辩，同意其毕业，并建议授予建筑学硕士学位。

论文答辩日期：2026年5月22日　　答辩委员会委员5人

毕业表决票数：通过（5）票；不通过（0）票

学位表决票数：通过（5）票；不通过（0）票

答辩委员会决议（打“√”）：

毕业：通过（√）；不通过（　）

学位：通过（√）；不通过（　）

答辩成员签名	（主席）　　Mauro Berta（请假）
答辩秘书签名	