

Abstract

With the increasing emphasis on historical and cultural heritage in China, the protection and renewal of historical blocks have become significant issues in urban planning. Over recent years, China has achieved notable success in the protection and renewal of historical blocks. However, some areas with slightly lower historical and cultural value have not yet been categorized as legally protected historical areas, and their preservation and renewal have been overlooked. These areas often lack sufficient attention and investment, leading to the gradual disappearance of their historical features and cultural characteristics, posing a challenge to the inheritance of urban historical culture and the protection of urban features.

In the trend of further promoting the protection and revitalization of urban historical and cultural resources, it is necessary to find appropriate methods of preservation and renewal for these easily neglected historical areas. This paper takes Haopan Street, a historical block in Guangzhou, as the research subject. It first introduces the current situation of historical block protection and renewal in China, emphasizing the importance and urgency of protecting and renewing these easily overlooked non-protected areas against the backdrop of rapid urban development. Through a detailed survey of Haopan Street and its surrounding areas, including spatial texture, functional business, land use, road pattern, and architectural style, combined with domestic and international urban renewal theories, a series of targeted renewal strategies are proposed.

The research indicates that the renewal of Haopan Street should adopt a gradual renewal approach, which emphasizes gradually promoting the renewal of the area without disrupting the existing community structure, reducing the contradictions caused by complex property rights. The renewal strategies cover multiple aspects, including economic development, cultural protection, environmental improvement, policy support, and community participation. Specifically, for several street nodes of Haopan Street, the east and west entrances, and community parks, and other key areas, this paper designs detailed renovation plans aimed at revitalizing the commercial area, preserving historical features, enhancing cultural value, attracting tourist consumption, improving resident experience, gaining policy support, and promoting renewal and transformation.

Based on field research of Haopan Street and analysis of successful domestic and international cases, this paper verifies the feasibility and effectiveness of the proposed strategies. The research results show that gradual renewal can not only protect the historical and cultural heritage of Haopan Street but also enhance its commercial vitality and residential

quality, providing a new approach to the sustainable development of a large number of non-protected historical areas in Guangzhou's old urban areas. In addition, this paper also discusses the challenges Haopan Street may face during the renovation process, such as funding shortages, insufficient resident participation, and inadequate policy support, and proposes corresponding solutions, which has positive reference value for improving the strategies for the renewal and transformation of historical blocks.

Keywords: Haopan Street; Historic District; Non-protected District; Incremental Regeneration; Urban Renewal

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Chapter 1 Introduction

1.1 Research Background

1.1.1 The Historical Background of Haopan Street

Haopan Street is located between Haizhu Middle Road and Jiefang South Road in Yuexiu District, central Guangzhou. According to historical records, Haopan Street in the Song Dynasty was adjacent to the waterway Yudai Canal, and was already known as the "Ten Mile Gorgeous Building" where merchants gathered. It was even referred to as the "Qinhuai River" of Guangzhou. During the Qing Dynasty, Haopan Street became famous for its cowhide shoe industry and became a distribution center for processing and selling leather materials within the province and even throughout the country. In the early years of the Republic of China, the leather materials on Haopan Street were sold worldwide through Hong Kong, gradually becoming a famous commercial street in southern Guangdong. Nowadays, although Haopan Street has declined, it still inherits a large amount of leather and shoe material business, making it still have great historical and cultural value.

1.1.2 The Historical Background of the Historic District

With the rapid development of Western society in modern times, the functionalist led urban design concept became popular in Europe and had a profound impact on the urban development of many developing countries. However, this concept overly emphasizes functional zoning and favors high-rise buildings, while neglecting the design of street spaces, resulting in a decrease in uniqueness between urban areas and a gradual disappearance of urban diversity, ultimately leading to the decline of historic districts in old urban areas.

In recent years, with the slowdown of urban expansion, Historic Districts located in the city center have gradually received more attention due to their key role in supplementing urban characteristic spaces. These neighborhoods play a crucial role in urban development, showcasing the comprehensive strength of the city or region in terms of history, culture, and economy. They are a reflection of urban diversity and are often seen as symbols of the city.

Nowadays, renovation projects for historical commercial districts in cities are spread throughout the country, and almost every city has such renovation examples. Many projects, after being updated, not only retain the local historical context and urban characteristics, but also win the support and gathering of citizens, becoming objects of learning and imitation for the industry, and sparking a trend of updating Historic Districts.

1.1.3 Incremental and Micro Regeneration Trend of Historic Districts

With the increasing attention paid to the protection of historical and cultural heritage, the situation of large-scale demolition and construction has gradually decreased, and Historic Districts have been protected by law. Many buildings and landscapes with historical value have been preserved. People gradually realize that the Incremental micro regeneration method is more suitable for most of the existing Historic Districts in China. From four aspects of comprehensive and three-dimensional protection system, flexible and dynamic regeneration process, multi-party cooperation for independent regeneration, and one room one policy renovation design, it is found that the "gradual" micro regeneration method is in line with the complex environmental conditions of most of the existing Historic Districts in China. The protection and renewal of Historic Districts is a permanent and continuous process. With the development of society, economy, and technology, problems and contradictions will continue to arise, so it is necessary to continuously deepen and improve them. The renovation method of large-scale demolition and construction will inevitably destroy the original texture and historical style of the block. Therefore, "small-scale, gradual" micro regeneration are more suitable for Historic districts with complex environmental conditions^[1].

1.1.4 The Problem of Lagging Protection and Development in Some Historic Districts

With the increasing emphasis on the protection of historical and cultural heritage, and the trend of combining traditional culture with cultural and creative industries, more and more historic districts have received attention and have good protection and development. However, Historic districts with weaker historical and cultural value often lag behind in protection and development. Due to the downward trend of land finance, these historic districts are often overlooked. They are often located in the core area of the city, with high building density, poor environment, weak commercial development, and serious aging. This not only limits their own development, but also further hinders the connectivity of surrounding protected and developed historic districts and the overall protection of urban context, becoming an important problem to be solved^[2].

1.1.5 The Contradiction Between Old Historic Districts and Rapid Urban Development

Although many historic districts have achieved good development through updates and revitalization, there are still many old historic districts that have not been valued, and they have formed many contradictions with the rapid development of the city.

The first contradiction is the contradiction between the traditional offline consumption of old Historic Districts and the consumption mode of fast online consumption.

The second contradiction is the contradiction between the loss of traditional style in old Historic Districts and the increasing emphasis on traditional culture by the people.

The third contradiction is the contradiction between the outdated appearance of old Historic Districts and the constantly improving aesthetic standards of the people.

The fourth contradiction is the contradiction between the outdated functional formats in old Historic Districts and the demand for rapidly developing urban functional formats.

1.1.6 The Development Trend of Combining Cultural and Creative Industries with Historic Districts

Cultural creativity was first proposed in the UK, and many countries and regions have since put forward related concepts. It mainly includes concepts such as copyright industry, cultural industry, leisure industry, experience economy, attention economy, etc. China has defined the forms and formats of cultural and creative industries, clearly stating the main tasks of national development of cultural and creative industries, marking that the country has placed the cultural and creative industries at the height of cultural innovation for overall layout^[3].

China has a large number of Historic Districts with long-standing traditional culture, many of which have traditional cultural characteristics and are combined with emerging cultural and creative industries. In recent years, these districts have developed well and become urban business cards with both economic and cultural value, such as Yongqingfang in Guangzhou, Kuanzhai Alley in Chengdu, and Shikumen in Shanghai. The trend of combining cultural and creative industries with Historic Districts is developing towards revitalizing historical heritage, promoting cultural inheritance and innovation, enhancing community vitality, and improving tourism attractiveness. This combination not only helps to protect the unique style of the historic district, but also injects fresh vitality into the old district by introducing new cultural elements and creative activities, making it a comprehensive area integrating culture, commerce, and tourism.

1.2 Research Purpose and Significance

1.2.1 Research Purpose

(1) Revitalize Haopan Street Commercial

The business of Haopan Street has entered a slump. Revitalizing the economy of Haopan Street will help improve the income situation of local businesses, enhance the commercial

vitality of the old urban area, activate the development of surrounding businesses, provide economic returns for the government's renovation work, and become a stable tax base for the city in the future.

(2) Protecting and Developing Historical and Cultural Characteristics

To preserve the existing historical and cultural characteristics of the famous Haopan Street, which has a thousand year commercial history and inherits a century old leather industry, and to revive some of the lost historical and cultural features in combination with the actual situation, and to combine them with emerging cultural and creative industries, so that traditional historical and cultural heritage can be inherited while keeping pace with the times and developing vigorously.

(3) Improving the Neighborhood Environment

The old urban blocks have the problem of poor environment, which affects the residents' living experience, cannot attract tourists, and cannot adapt to the contemporary consumer demand that emphasizes consumption experience, thus further vicious cycle, and the vitality of the blocks gradually decreases. Therefore, improving the neighborhood environment is a necessary condition for the revival of traditional commercial districts.

1.2.2 Research Significance

(1) Theoretical Significance

Systematically summarizing and generalizing the theories and practical cases of the renovation and transformation of historical commercial districts in domestic and foreign cities, and exploring strategies for solving the renovation and transformation of historical commercial districts in Chinese cities based on China's national conditions, has certain theoretical significance.

(2) Practical Significance

An analysis of the current situation of the historical commercial district of Haopan Street in Guangzhou is conducted, and targeted renovation methods are proposed based on theoretical strategies combined with practical experience, which has practical guidance significance for the renovation of Haopan Street in Guangzhou.

(3) Social Significance

The social significance of the renovation of historical commercial districts is to improve the original street environment of the city, enhance the material and spiritual living standards of citizens, and create a prosperous social environment, which to some extent stimulates the growth of the urban economy. Reducing the impact of renovation on citizens' lives and

normal social operations during the renovation process through "micro updates" and "micro transformations" has certain social significance.

1.3 Research Object and Content

1.3.1 Research Object

The main research object of this article is the renovation and renewal strategy of the main section of Haopan Street in Guangzhou. During the research process, a detailed investigation was conducted on Haopan Street and its surrounding areas, including the current spatial texture, functional formats, land use, road layout, architectural style, and other aspects of Haopan Street. By combining the history of Haopan Street with successful cases of renovation and renewal of related Historic Districts, this study summarizes and analyzes the historical evolution process of Haopan Street, especially the business models, and extracts the renovation principles and application methods followed by successful cases of renovation and renewal. Finally, based on the collected data and information, this study aims to construct a strategic framework for the renovation and renewal of Haopan Street, in order to bring comprehensive revitalization to the area. Not only does it involve the reshaping of material space, but it also includes the protection and activation of cultural characteristics and historical values, thereby promoting the sustainable development of Haopan Street and its surrounding areas, enhancing its attractiveness as a cultural landmark of the city, and improving the quality of life of residents and the economic vitality of the block.

1.3.2 Research Scope

The renovation site covers a complete block from Jiefang South Road in the east, Haizhu South Road in the west, Dade Road in the north, and Daxin Road in the south, including the main part of Haopan Street.

The research scope extends from Beijing Road in the east, Renmin Road in the west, Huifu Road in the north, and Yide Road in the south. This includes the renovation of the site and surrounding blocks and roads closely related to the site, such as Xiaoxin Street, Gaodi Street, Beijing Road, Yide Road, etc.

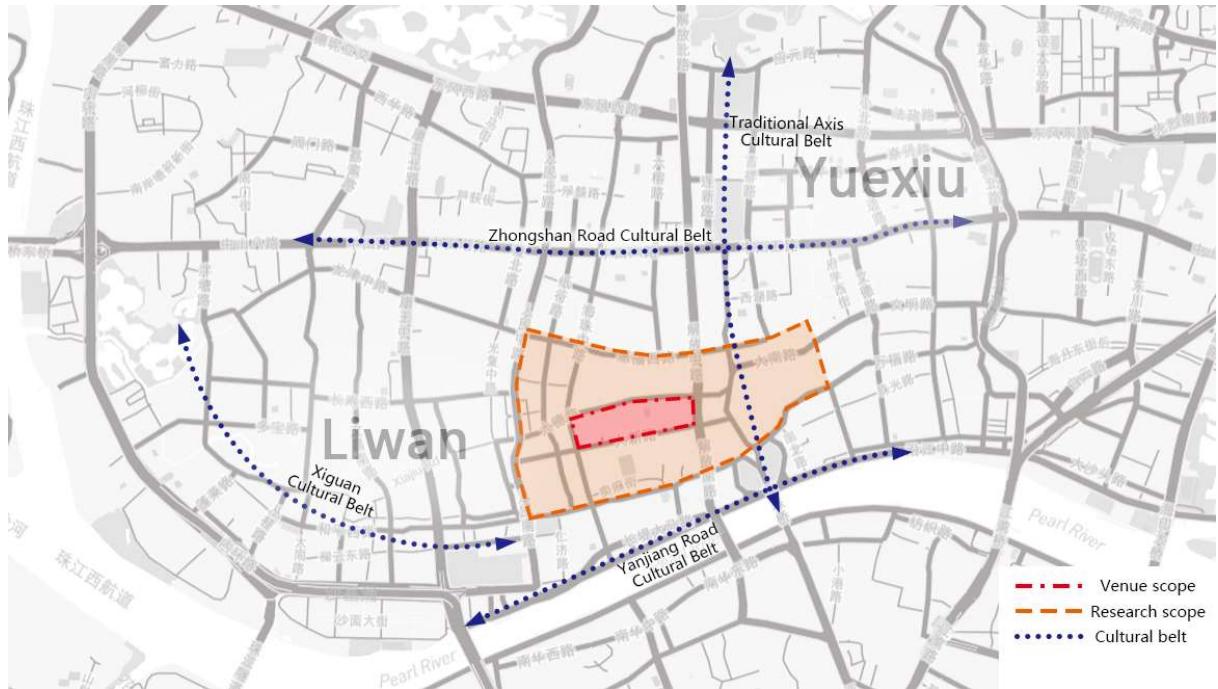


Figure 1-1 Research Scope
Source: Author's drawing

1.3.3 Thesis Concept

This thesis is planned to be divided into six parts for exploration and research. Firstly, the introduction section elaborates on the research background, research purpose and significance, research object and content, definition of relevant concepts, review of domestic and foreign research, research methods and framework, etc; The second part provides an overview of relevant theories, including the overview of non protected Historic Districts, the overview of Incremental Regeneration theory, and the analysis of relevant renewal and renovation cases. Through the analysis of the concepts, characteristics and values, difficulties and opportunities, policies and convergence points of relevant theories, and combined with the analysis and summary of relevant renewal and renovation cases, suitable renovation strategies for non protected Historic Districts are compiled. The third part is the historical evolution process of Haopan Street. By analyzing the formation process, form evolution, commercial evolution, and architectural evolution of Haopan Street, the historical evolution laws of Haopan Street are summarized, and overall direction guidance that conforms to the historical process is provided for the renovation and renovation. The fourth part is the analysis of the Haopan Street site, including location analysis, historical evolution, commercial analysis, population analysis, policy analysis, street and open space analysis, and architectural analysis, in order to provide specific guidance for the renovation and renovation that is in line with the current situation. The fifth part of the Haopan Street renovation design includes the analysis of the

necessity and feasibility of the renovation, design framework, renovation principles and strategies, overall design, street renovation, key area renovation, expected results and challenges, etc. Starting from the overall, it gradually deepens into specific design. The sixth part is the conclusion and outlook, summarizing the shortcomings of the paper and proposing prospects for the future development of Haopan Street and its surrounding neighborhoods.

1.3.4 Main Problems Solved

This article mainly explores the gradual renewal and renovation of the historical district of Haopan Street in Guangzhou. At present, some Historic Districts have problems such as poor protection of historical features, unclear street characteristics, declining commercial activities, and difficulties in revitalization. Taking Haopan Street in Guangzhou as a case study, this study explores the historical evolution process of Haopan Street, and combines excellent cases with research on the current situation of Haopan Street. The plan is to maximize the protection and revitalization of existing historical buildings, renovate newer buildings to form a unified style with historical buildings, upgrade and revitalize traditional characteristic businesses, and use the renewal and renovation of Haopan Street as a representative case to provide solutions for the renewal problems of Historic Districts with poor historical feature protection.

1.4 Definition of Research Related Concepts

1.4.1 Historic District

Historic Districts refer to areas with rich cultural relics, concentrated historical buildings, and a certain scale that can fully and authentically reflect traditional patterns and historical styles. These neighborhoods not only witness the historical changes of the city, but also embody the value of traditional urban culture. The concept of "Historic Districts" was first mentioned in the 1933 Athens Charter. Historic Districts emphasize not individual buildings, and not all individual buildings within the block have protective value. The overall environmental composition of the block reflects the historical style and culture of that time. According to the "Charter for the Protection of Historic Towns and Urban Areas" (also known as the "Washington Charter") adopted by the International Council on Monuments and Sites in Washington in 1987, historic urban areas are defined as including cities, towns, historic centers, and residential areas, as well as their natural and man-made environments, regardless of size. These areas not only serve as witnesses to history, but also embody the value of traditional urban culture.

1.4.2 Protected and Non-protected District

Protected district usually refer to those designated by the government as protected areas with high historical and cultural value. These areas often have clear protection plans and regulations that restrict development and renovation activities in order to maintain their original appearance and historical value. The "Regulations on the Protection of Historical and Cultural Cities, Towns, and Villages" announced in 2008 are specialized regulations for the protection of historical and cultural districts. In addition, each city government has designated its own sub level protection areas, such as the historical and cultural areas in Guangzhou.

Non-protected district are a relative concept that emerged relative to the "historical and cultural neighborhoods" protected by Chinese law. It was first proposed at the 2016 Urban Planning Annual Conference's Forum on Organic Renewal Freedom for Non-protected Urban Blocks. It refers to a group of diverse urban blocks, such as old urban areas gradually formed after liberation, industrial zones, urban villages, and other general urban areas other than historical and cultural blocks. Compared to historical and cultural districts, it has the following characteristics:

- (1) Not included in the scope of protection
- (2) Having certain historical value but slightly weaker than historical and cultural districts
- (3) Mostly located in the central area of the old city

1.4.3 Urban Renewal

The concept of urban renewal was first proposed at the first seminar on urban renewal held in The Hague, Netherlands in August 1958. At that time, it was defined as construction activities related to improving cities, including the renovation of urban houses, the improvement of environments such as parks, streets, and green spaces, and the re planning of land use or geographical areas to create comfortable living environments and beautiful urban landscapes. The concept of urban renewal originated from the urban renewal movement in Western countries after World War II. Its meaning is to improve the construction activities of cities, aiming to enhance the living environment and urban appearance.

1.4.4 Incremental Regeneration

In a broad sense, Incremental Regeneration is a concept first proposed by American political scientist Lindblom. He advocates incremental decision-making, which means that policy formulation should go through a gradual revision and gradual process, achieving a transition from quantitative change to qualitative change. This process starts from the current

situation, gradually accumulates changes, and ultimately achieves the goal of fundamental reform. In the field of architecture, the concept of Incremental Regeneration was first proposed by Jane Jacobs. In "The Death and Life of American Cities," she advocated for a shift from pursuing large-scale drastic changes to pursuing a continuous and gradual transformation model, proposing that "diversity is the nature of the city." She believed that the city is a spatial form where new and old buildings coexist, and that large-scale demolition and construction would destroy the diversity of the city. Urban renewal should pay more attention to the protection and utilization of small spaces^[4].

Incremental Regeneration is a small-scale, gradual urban renewal strategy that emphasizes the continuous optimization and improvement of urban space through micro transformation and micro renewal. It is different from large-scale demolition and reconstruction, as it focuses more on gradually improving urban functions and environment while preserving the original texture and cultural characteristics of the city.

1.5 Review of Relevant Research at Home and Abroad

In the process of urban development, Historic Districts serve as carriers of urban culture and historical memory, and their protection and renewal have always been important issues in the fields of urban planning and architectural design. With the acceleration of urbanization, balancing the protection of historic districts with the needs of modern development has become a challenge faced by cities worldwide. In recent years, with the slowdown of urbanization in China, urban renewal has received increasing attention from scholars and practitioners. The Incremental Regeneration model advocates for the organic renewal and sustainable development of neighborhoods through small-scale and phased transformation, while respecting historical context and protecting cultural heritage. Its good adaptability has sparked widespread discussion.

Since 1949, urban renewal in modern China has gradually developed and has gone through more than 70 years of development. It can be summarized into the following three stages:

From 1949 to 1977, China's construction focus was mainly on industrial development, which led to a relatively lagging pace of urban renewal and subsequently triggered a series of increasingly significant urban problems. During this period, land development was mainly concentrated in newly built urban areas, while the renewal of old urban areas was mainly carried out through the development of unused land and the enhancement of industrial facilities.

From 1978 to 1989, Chinese scholars began to pay attention to urban renewal, but the theory of renewal was deeply influenced by the large-scale demolition and construction in Western countries. This method fails to fully consider the actual situation in China, mainly focusing on form planning and material transformation, while ignoring the original structure and historical characteristics of the city. This approach has led to the destruction of the urban texture and historical appearance, causing urban renewal to stagnate and resulting in huge losses.

Since 1990, numerous Chinese urban construction experts have conducted in-depth reflection and research on the problems that arise in urban renewal, committed to finding urban renewal paths that are suitable for China's national conditions. The goal is to meet the needs of modern living while also protecting and inheriting historical and cultural heritage. During this period, China's urban renewal process accelerated, the urban landscape underwent significant changes, and residents' living conditions were greatly improved. At this stage, China began to attempt a development model that shifted from incremental development to stock optimization. The theoretical system of "organic renewal" was proposed and continuously improved, and the concept of gradual renewal as an extension of organic renewal was also continuously developed^[5].

In the research on urban renewal of historic districts in China, numerous scholars have achieved many research results based on the actual situation in our country. Gong He proposed the theory of "organic renewal" in his research on the transformation strategy of historical and cultural blocks based on the theory of "organic renewal", emphasizing the importance of respecting history and protecting culture, adopting a gradual and small-scale renewal approach to ensure the preservation of the historical style and cultural characteristics of the block, while injecting new vitality to meet the needs of modern society^[6]. Liu Jiabing and others analyzed the micro renewal strategy of the historical and cultural block of Xiaoxihu in Nanjing in their study "Gradual Micro Renewal of Historical and Cultural Blocks - Taking Xiaoxihu as an Example", and found that the "gradual" micro renewal method is more suitable for most of the existing historical and cultural blocks in China. In their 2018 study "A Study on the Commercial Suitability of Historical and Cultural Blocks Based on Cognitive Evaluation: A Case Study of Chongqing Ciqikou", Zhou Qian, Liu Guiwen, Ma Yu, and Dai Yan used Chongqing Ciqikou as an example to investigate how Historic Districts can effectively form a reasonable commercial volume. Through a systematic analysis and evaluation of the commercialization level of the selected blocks, they further proposed evaluation criteria for the commercialization of Historic Districts^[7]. Song Junqiang explored

the organic renewal strategy of urban non-protected blocks in his 2019 research on the connotation and organic renewal strategy of urban non-protected district. This study emphasizes that non protected urban blocks have unique urban cultural value and spatial environmental characteristics, and have a special historical memory for urban residents^[8]. In their article "A Study on the Perceived Suitability of Commercial Activities in Historical and Cultural Blocks by Recreation Users: A Case Study of Nanjing Confucius Temple" published in 2022, Xia Xueying, Wu Xiaogen, Chen Wanyi, Tong Yuqian, and Xiang Dongyu constructed a suitability evaluation system using Nanjing Confucius Temple as an example, and compared the attitudes and differences of various dimensions of commercial phenomena. They summarized that the integration of traditional commercial culture and commercial formats in Historic Districts is insufficient, and creative and innovative businesses are more likely to be favored by consumers^[9].

The concept of historic districts has been widely recognized and discussed internationally for many years, and with the process of urbanization, relevant theories and practices continue to evolve and mature. The release of the Athens Charter and the Venice Charter has strengthened the protection of historic districts and promoted the comprehensive protection of historical context and urban landscape. Jane Jacobs emphasized the importance of streets and squares as sources of urban vitality in her 1961 book "The Death and Life of Great American Cities" and criticized the urban renewal model of large-scale demolition and reconstruction. Kevin Lynch proposed five key elements of urban design in his book "The Image of the City": roads, boundaries, regions, nodes, and landmarks, particularly emphasizing that "regions" are uniquely identifiable parts of a city^[10]. In his book "The History of Urban Development: Origins, Evolution, and Prospects," Louis Mumford examines urban development from a humanistic perspective and argues that urban expansion is not the right path for urban development. He advocates for a "decentralized" suburban development model to alleviate population pressure in urban centers. In the 1980s, the concept of "prudent renewal" emerged internationally, advocating respecting residents' wishes during the renewal process and prioritizing improvements in appearance and environment over complete reconstruction^[11]. Norberg Schultz explores the interaction between people and the environment in "The Spirit of Place", emphasizing the consideration of people's feelings and sense of belonging in the creation of places^[12]. In "The Aesthetics of Streets," Yoshinobu Luhara explores street design from a human perspective, analyzing the scale, form, and differences of streets in different cultural backgrounds^[13]. In his book "New Symbiosis Thought," Kisho Kurokawa and Kenzo Tange proposed the theory of "metabolism,"

emphasizing that urban renewal should focus on the continuity and harmonious coexistence of time, space, and culture^[14].

Table 1-1 Related Literature

Time	Update Method	Representative Figure	Masterpiece	Main Ideas
1900s– 1960s	Large scale demolition and new construction	Ebenezer Howard	Garden Cities of Tomorrow	The concept of rural city was proposed, advocating the construction of new urban forms to solve the problems brought by urbanization, emphasizing the combination of urban and rural areas to achieve a more ideal living environment
		Corbusier	The Radiant City	Three principles of modern cities have been proposed: housing, work, and leisure. He advocates for a thorough transformation of cities through large-scale planning and architectural design to meet the needs of modern life
		Frank Lloyd Wright	Broadacre City: A New Community Plan	It is believed that existing cities cannot meet the needs of modern life and should be abolished, and decentralized low-density cities connected by new technologies such as cars and telephones should be established
1960s to the present	Small scale incremental regeneration	Jane Jacobs	The Death and Life of Great American Cities	Large scale demolition and construction will destroy the diversity of cities, and urban renewal should be carried out through uninterrupted small-scale reconstruction
		E. F Schumacher	Small Is Beautiful	Advocate for a small-scale Incremental Regeneration model, believing that urban development should adopt a human scale approach and appropriate technologies
		Lewis Mumford	The City in History	Oppose large-scale updates, urban architecture and updates should conform to the 'human scale'
		Christopher Alexander	A Pattern Language: Towns, Buildings, Construction	Advocating the gradual and diverse renewal of small scale to achieve the harmonious unity of human, nature, and city, and being the first to propose the idea of "people-oriented" in urban renewal

Source: Author's Compilation

1.6 Research Methods and Framework

1.6.1 Research Method

For the study of Haopan Street in Guangzhou, this article attempts to select and process materials using the following methods:

(1) Literature research method

Widely collect relevant materials on the evolution history of Haopan Street, the development of Non-protected district, and the theory of Incremental Regeneration, including academic journals, monographs, master's and doctoral theses, and ancient books from various dynasties. Classify and organize them, and carefully study them. There are mainly two types of literature: historical literature related to Haopan Street and theoretical literature related to it. The former mainly serves the research work on the historical evolution of Haopan Street, while the latter provides theoretical guidance for its renewal and renovation.

(2) Vertical comparison method

In the theoretical construction, the changes of Haopan Street in different dynasties are compared, which is further divided into detailed vertical comparisons from the perspectives of Haopan Street formation process, form evolution, commercial evolution, and architectural evolution. The trends and laws of development are revealed from the comparison, key internal factors are explored, and lessons are extracted to provide reference for the practice of renovation and renovation.

(3) Horizontal comparison method

In theoretical construction, cases related to the renovation of Historic Districts are sorted and compared to find similarities and differences. This not only draws on the universal methods of the renovation cases, but also learns excellent solutions that combine with the actual situation of the site. Most importantly, it seeks the most suitable renovation methods for non protected Historic Districts. This horizontal comparison provides reference for the practical renovation of Haopan Street.

(4) Field research method

Based on the results of literature collection, on-site visits were conducted to Haopan Street and its surrounding blocks to summarize and analyze its current situation and typical problems. The analysis mainly includes location analysis, historical evolution, commercial analysis, population analysis, policy analysis, street and open space analysis, and architectural analysis. And by conducting interviews to understand the living conditions of surrounding residents, we extensively solicit their demands, opinions, and suggestions on the renewal of Haopan Street, and use the research results obtained as the data basis for quantitative analysis.

(5) Design Empirical Method

To verify the theoretical results obtained from previous research, the design practice method is adopted to verify theoretical hypotheses or explore phenomena through observation, experimentation, or collection of actual data. The purpose of empirical research is to test the effectiveness of a theory through systematic data analysis, in order to provide support or make

revisions to the theory.

1.6.2 Research Framework

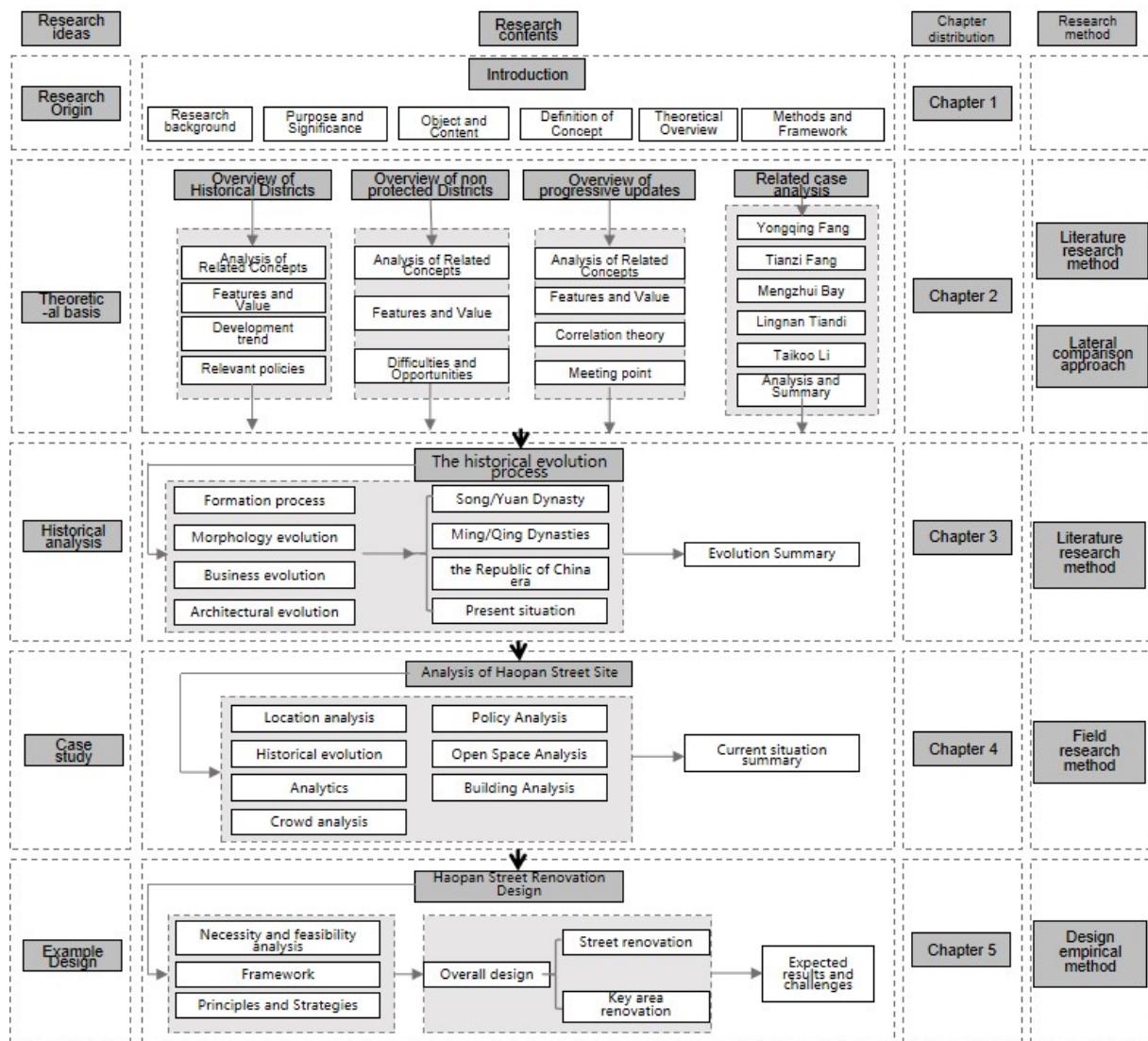


Figure 1-2 Research Framework

Source: Author's drawing

Chapter 2 Overview of Relevant Theories

2.1 Overview of Historic Districts

2.1.1 Analysis of the Concept of Historic Districts

(1) Historic Urban Area

According to the Planning Specification for the Protection of Historical and Cultural Cities (GB50357-2005), "an area in an urban area that can reflect its historical development process or the style of a certain development period. It covers the commonly known ancient city and old city areas"^[15].

(2) Historic Area

Historical sites can be regarded as an internationally recognized concept, defined in China's standards for the protection of historical and cultural cities as "areas with concentrated cultural relics or areas that can reflect the style of a specific period". Historic Districts can be neighborhoods, architectural complexes, small towns, villages, etc. "Historic Districts belong to a subset of Historic Districts.

(3) Historic District

In China, the concept related to Historic Districts was first proposed at the National Conference on Historical and Cultural Cities in 1985, named "Historical Traditional Blocks". In 1986, when the second batch of national historical and cultural cities were announced, the concept of "Historical and Cultural Protection Areas" was officially proposed, referring to blocks with concentrated ancient relics that can reflect the style and cultural atmosphere of a certain historical period^[16]. In 2002, the Cultural Relics Protection Law of the People's Republic of China included Historic Districts approved and announced by governments at all levels in the scope of protection. The "Planning Specification for the Protection of Historical and Cultural Cities (GB50357-2005)" published in 2005 and the "Regulations on the Protection of Historical and Cultural Cities, Towns, and Villages" published in 2008 have respectively defined historical and cultural blocks^[17].

The concept of historical and cultural blocks began with the 2002 Cultural Relics Protection Law of the People's Republic of China and gradually replaced the concept of "Historic Districts" in official statements. Therefore, it can be seen that historical and cultural districts belong to the legal concept and are key protected areas approved by governments at all levels. According to the quantitative requirements of the "Planning Specification for the Protection of Historical and Cultural Cities (GB50357-2005)", the area classified as a historical and cultural block should not be less than 1 hectare, and historical relics and

buildings should account for more than 60%.

In the approval of various provinces and cities, the names are not specifically unified. For example, Guangdong Province is called "Historical and Cultural Block", Shanghai is called "Historical and Cultural Style Zone", and Beijing is called "Historical and Cultural Protection Zone". But their common feature is that they all belong to statutory protected areas designated by governments at all levels.

Some cities have also designated secondary protection areas in their respective plans, such as Shanghai's "Style Protection Streets and Alleys", Qingdao's "Historical and Cultural Block Construction Control Zone", and Guangzhou's "Historical Style Area". However, there is no unified requirement for names, and most of them do not have clear boundaries and plans.

And Historic Districts belong to a general concept, which is a qualitative requirement with a broader scope of expression. The "Historical and Cultural Block" belongs to a subset of the "Historic Districts"^[18].

Table 2-1 The Evolution of Historic Districts Concept

Time	Source	Specific Definition
1933	the Athens Charter	Propose the concept of "Historic Districts", emphasizing that buildings and blocks with historical value should be properly preserved and not destroyed
1964	the Venice Charter	The first mention of "historical sites" emphasizes the preservation of rich historical and cultural relics, which can reflect the traditional style or local characteristics of a certain historical period in a more complete and authentic way
1986	Notice of the State Council on Requesting the Announcement of the Second Batch of National Historical and Cultural Cities List Report to be Issued by the Ministry of Construction and the Ministry of Culture	Propose the concept of "historical and cultural protection areas", referring to neighborhoods where cultural relics and historic sites are relatively concentrated and can reflect the traditional style and local and ethnic characteristics of a certain historical period in a relatively complete way
1987	The Washington Charter	Propose the concept of "historic urban areas", including cities, towns, historic centers, and residential areas, as well as their natural and man-made environments, emphasizing their role as witnesses to history and embodiments of traditional cultural values
2002	Law of the People's Republic of China on the Protection of Cultural Relics (Revised)	For the first time, "historical and cultural blocks" have been used as a legal term to replace "historical and cultural protection areas", referring to towns, streets, and villages with particularly rich cultural relics and significant historical value or revolutionary significance
2005	Code for Protection Planning of Historical and Cultural Cities (GB50357-2005)	Refers to historical and cultural districts designated by the people's governments of provinces, autonomous regions, and municipalities directly under the central government as key protected areas, known as historical and cultural blocks
2008	Regulations on the Protection of Historical and Cultural Cities, Towns, and Villages	The definition of a historical and cultural block is defined as an area that has been approved and published by the people's governments of provinces, autonomous regions, and municipalities directly under the Central Government, with a particularly rich collection of preserved cultural relics, concentrated historical buildings, and can reflect the traditional pattern and historical style in a relatively complete and authentic way, and has a certain scale
2010	Measures for the Protection and Management of Historical and Cultural Blocks	Further clarify the definition of historical and cultural districts, emphasizing the delineation of their protection scope and construction control zones
2015	Notice of the Ministry of Housing and Urban Rural Development and the National Cultural Heritage Administration on Publishing the First Batch of Chinese Historical and Cultural Blocks	The first batch of Chinese historical and cultural blocks has been announced, clarifying the national recognition standards for historical and cultural blocks

Source: Author's Compilation

2.1.2 Characteristics and Value of Historic Districts

In China, the protection of historical and cultural districts is highly valued by the government. In Guangzhou, 26 historical and cultural districts have been designated, including 9 in Yuexiu District, reflecting its rich historical and cultural resources. These neighborhoods not only carry rich historical and cultural values, but also serve as important carriers of urban characteristics and residents' emotional belonging. By protecting and utilizing these areas reasonably, the cultural confidence of the city can be enhanced, cultural tourism can be promoted, and the quality of the city can be improved.

The characteristics of Historic Districts include:

(1) Having historical buildings

Historic districts usually retain buildings from different historical periods, which not only showcase diverse architectural styles but also record the historical evolution of the district.

(2) Having a traditional spatial pattern

The spatial layout of neighborhoods often retains traditional urban structures, such as grid like road systems, public squares, traditional markets, etc., reflecting historical urban planning concepts.

(3) Having cultural diversity

Historic Districts are places where diverse cultures are integrated, including religious beliefs, artistic expressions, handicraft techniques, etc. These cultural elements enrich the cultural connotation of the district.

(4) Having economic activity

Historic Districts are often gathering places for traditional commercial activities, with diverse commercial forms such as small shops, markets, handicraft workshops, etc^[19].

The value of Historic Districts includes:

(5) Cultural Inheritance

As a key part of cultural heritage, historic districts carry the historical memory and cultural traditions of the city, and play an important role in cultural inheritance and promotion.

(6) Tourist attraction

The unique historical style and rich cultural atmosphere make historic districts a hot spot for tourism, which helps promote the development of local tourism industry.

(7) Community cohesion

The historical district enhances the cohesion of the community, provides a place for residents to socialize and engage in cultural activities, and helps create a harmonious

community environment.

(8) Economic development potential

By protecting and developing Historic Districts in a reasonable manner, it can drive the development of related industries such as cultural and service industries, and promote economic growth.

2.1.3 The Development Trend of Historic Districts

In recent years, the historical and cultural value of historic districts has been increasingly valued by both the government and the public, leading to a trend of protecting and further exploring districts with historical and cultural value. The key to protecting historic districts lies in combining the historical culture and traditional style of the site, comprehensively considering various aspects such as culture, environment, economy, and society, creating a dynamic and warm space that can be developed, and giving the district a new lease on life^[20].

The development trend of Historic Districts is mainly reflected in the following aspects:

(1) Protect first

To promote the revitalization and utilization of historical and cultural blocks, we must adhere to the principle of protection first, clarify the protection objects, scope, and requirements. We must not only protect historical and cultural heritage, but also protect its surrounding environment and original landscape corridors. We must not arbitrarily destroy traditional characteristics and styles, preserve the cultural essence and its cultural ecology to the greatest extent possible, fully reflect the historical significance of historical and cultural blocks, and demonstrate contemporary value.

(2) Strictly control

The current management system for the protection of historical and cultural districts still has unclear responsibilities, inadequate professional evaluations by relevant departments, and inadequate understanding of the value and non renewability of historical and cultural heritage. To activate historical and cultural districts, it is necessary for government departments to take the lead in strict supervision, improve management mechanisms, promote multi-party participation in all aspects, strengthen reward and incentive policies, enhance supervision and inspection, implement the assessment and accountability system, and comprehensively improve the working mechanism for protecting historical and cultural districts.

(3) Innovation activation

Historical and cultural blocks should comprehensively explore their historical stories, cultural values, and spiritual connotations, integrate modern block development, fully utilize

cultural heritage, and highlight their own characteristics. By precise positioning and identifying brand IPs with distinct themes, we aim to attract tourists and promote the coordinated development of cultural, business, and tourism in historic and cultural districts. In addition, innovative publicity through Internet media can further spread historical and cultural stories, enhance tourist experience, expand brand awareness of the block, and activate cultural and tourism consumption^[21].

(4) Strengthen public participation

To enhance the sense of identity, the revitalization and development of historical and cultural districts require strengthening public participation and improving the sense of identity. Through public participation, residents' needs and expectations can be better understood, leading to the development of more practical protection and revitalization strategies.

(5) Digital transformation

Empowering with digital technology to achieve the integration of culture and tourism, integrating urban historical stories, cultural customs, and traditional skills into historical and cultural blocks, promoting organic renewal, improving the richness of tourism product supply and tourist satisfaction, and effectively extending the cultural and tourism industry chain^[22].

2.1.4 Policies Related to Historic Districts

At the national level, the Ministry of Housing and Urban Rural Development issued the "Notice on Further Strengthening the Protection of Historical and Cultural Blocks and Historical Buildings" in February 2021, requiring all regions to fully recognize the importance and urgency of protecting historical and cultural blocks and historical buildings, increase protection efforts, and resolutely stop all kinds of behaviors that damage historical and cultural blocks and historical buildings. According to the requirements of the Notice, all regions should strictly manage the demolition of historical and cultural blocks and historical buildings. No unit or individual shall damage or relocate or demolish historical buildings that have been recognized and announced without authorization, and shall not arbitrarily demolish or damage old buildings with protective value in historical and cultural blocks. It is mentioned that specific matters such as improving the protection list as soon as possible, strictly regulating demolition work, and improving the relevant legal system need to be addressed^[23].

At the level of Yuexiu District in Guangzhou, Yuexiu District has compiled the "Protection Plans for Traditional Style Buildings in Yuexiu District, Guangzhou (First, Second, and Third Batches)", which are tailored to protect 71 traditional style buildings. These plans specify the protection scope, protection requirements, key protection elements, and repair

measures for each building, providing technical support for protection and utilization. Yuexiu District focuses on protecting the appearance and overall layout of traditional style buildings in its conservation work. Through on-site research, data collection, and interviews, evaluate in detail the historical value of each building to ensure its appearance and structural safety. On the basis of protecting the appearance and structural safety of buildings, Yuexiu District encourages the rational utilization of traditional style buildings in various forms. Yuexiu District emphasizes comprehensive protection and focuses on planning guidance. It has formulated protection plans for historical and cultural blocks, historical style areas, and historical buildings. Yuexiu District strictly follows the height control and building management requirements of historical and cultural blocks, optimizes the road system, and fills in the gaps of public service facilities. At the same time, revitalizing business formats through zoning planning, introducing cultural and commercial industries, and awakening the vitality of the neighborhood.

广州市越秀区第三批传统风貌建筑保护图则		名称	大新路345、347号骑楼	编号	YX_03_0027
保护范围图		航拍图		该处传统风貌建筑	
保护要求	<p>1. 应按照《广州市历史文化名城保护条例》、《广州市传统风貌建筑保护规定》等相关法律法规的要求合理保护利用传统风貌建筑。</p> <p>2. 应符合《广州市传统风貌建筑保护规定》第十条、第十二条的相关要求：</p> <ol style="list-style-type: none"> (1) 保障结构安全，保持原有外观风貌，确保消防、防灾等设施、设备的正常使用，发现险情时及时采取排除措施，并向有关部门报告。 (2) 任何单位和个人不得擅自拆除、迁移传统风貌建筑，擅自改变建筑的外立面、高度、体量，或者擅自拆除、移动、涂改、损毁保护标志牌。 3. 传统风貌建筑涉及加建、改建、扩建及设置户外广告、招牌、装饰的，应符合涉及的历史文化名城保护规划、历史文化街区保护规划、历史风貌区保护规划、骑楼街保护规划、实施方案、所在片区城市设计及《广州市户外广告和招牌设置办法》的相关要求。 	合理利用措施	<p>应符合《广州市传统风貌建筑保护规定》第十三条的相关要求：</p> <ol style="list-style-type: none"> 鼓励原住居民依据保护要求在原址居住，延续传承原有生产生活方式，从事当地特色产业的生产经营等相关活动。 在符合结构、消防等专业管理要求和保护图则要求的前提下，不改变权属登记的房屋使用用途的，可以对传统风貌建筑开展多功能使用，鼓励用于公共服务设施以及科技孵化、文化创意、非物质文化遗产保护、老字号经营、岭南民间工艺传承等业态。 在保持建筑外观风貌及保证安全的基础上，可以通过加建、改建、添加设施等方式适应现代生产生活需求。 	修缮要求	<p>1. 应符合《广州市传统风貌建筑保护规定》第十四条的相关要求：</p> <p>在不改变传统风貌建筑的外观风貌及保证安全的前提下，保护责任人可以进行外部修缮、日常保养、内部装饰、添加设施等活动。</p> <p>涉及加建、改建、扩建的，保护责任人应当依法申请办理建设工程规划许可证或者乡村建设规划许可证。规划和自然资源主管部门、镇人民政府在作出规划许可前，应当组织专家论证和征求公众意见。建筑工程开工前，应当取得施工许可证；属于限额以下小型工程的，按照本市限额以下小型工程的相关规定执行。</p> <p>加建、改建、扩建应当保持传统风貌建筑原有外观风貌。</p> <p>2. 参考《广州市历史文化名城保护条例》第三十九条，对传统风貌建筑进行日常保养或者不涉及体现传统风貌特色的部位、材料、构造、装饰等轻微修缮的工程，保护责任人无需申请规划许可证。</p> <p>3. 根据《广州市传统风貌建筑保护规定》第十五条的相关要求：</p> <p>传统风貌建筑修缮前，保护责任人可以向住房城乡建设、规划和自然资源等部门申请免费的修缮技术咨询和指导。</p>
保护范围面积		约146m ² (依据地形图估算，不作为建筑补偿面积参考及权属面积证明)			
*本次图则只针对建筑有合法产权部分。					
保护要素信息图		名称	大新路345、347号骑楼	编号	YX_03_0027
保护要素指引图		重点保护要素及具体保护内容	<p>① 北立面 保护骑楼的竖向分隔形式。</p> <p>② 西式山头、飘檐 保护西式山头的位置，保护飘檐的样式。</p> <p>③ 拱券、西式立柱 保护拱券、西式立柱的位置和样式。</p>		
① 北立面		③ 拱券、西式立柱	<p>保护整治措施</p> <ol style="list-style-type: none"> 修缮立面需与建筑风貌协调，并建议遵循可逆原则。 保护要素出现损坏时，应予以修缮。修缮应优先原物保留，确实需要更换相关构件的，应保持原比例、尺度，应做到颜色、装饰纹样等与传统风貌协调。 保护要素的修缮施工前，如对保护要素有异议，应提供历史调查依据，结合实际情况及相关技术咨询综合确定修缮方案。 具体修缮措施可参考历史建筑或传统风貌建筑修缮的相关规定。 		
*本次图则只针对建筑有合法产权部分。					

Figure 2-1 Example of Protection Plan for Traditional Architecture in Yuexiu District, Guangzhou City
Source: Yuexiu District Branch of Guangzhou Planning and Natural Resources Bureau

2.2 Overview of Non-protected District

2.2.1 Analysis of the Concept of Non-protected District

The concept of "Non-protected District" was first proposed at the 2016 China Urban Planning Annual Conference, referring to old neighborhoods, industrial areas, urban villages, and general historical sites that have certain renewal value but are not included in the statutory protection scope. Among them, "non protected Historic Districts" are a type covered by this concept. At the annual meeting, Professor Yang Jianqiang, director of the China Urban Planning Society and head of the Department of Urban Planning at the School of Architecture, Southeast University, also mentioned that "urban Historic Districts are divided into protected and non-protected district"^[24]. In addition, Non-protected district have various titles in academic literature, such as "atypical famous streets", "informal heritage", "atypical historical neighborhoods", etc. These terms have been sorted out in the "Domestic Related Theoretical Research" section of this article, and their common feature is that they are all located in neighborhoods outside the statutory core protection scope of various levels of government. Non protected historic districts are a relative concept. As the name suggests, although these types of neighborhoods have certain historical value and can reflect the style and cultural atmosphere of a certain historical period, they have not been recognized as legal "historical and cultural neighborhoods" by governments at all levels due to various reasons^[18].

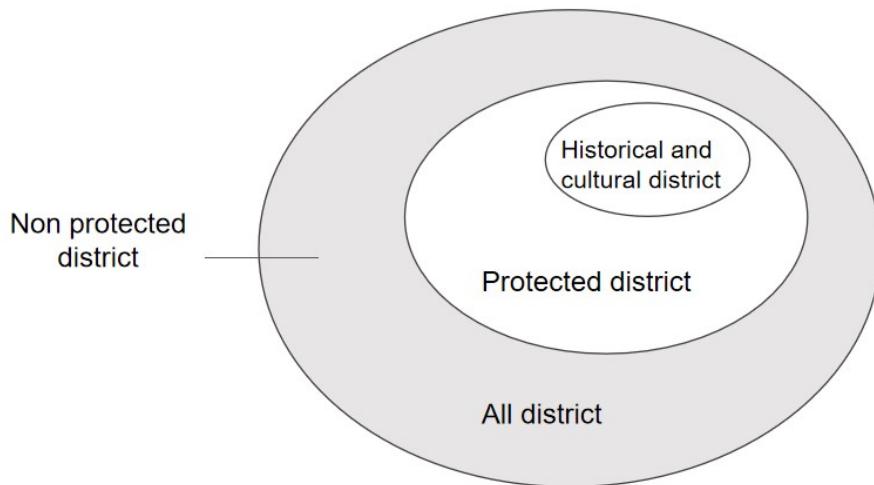


Figure 2-2 Scope of Non-protected District
Source: Author's drawing



Figure 2-3 2016 China Urban Planning Annual Conference Freedom Forum Non Protected Block Forum
Source: China Urban Planning Network

Table 2-2 The Evolution of the Concept of Non-protected District

Time	Related Literature	Theoretical Content
2016	2016 China Urban Planning Annual Conference Freedom Forum Non Protected Block Forum	At the 2016 China Urban Planning Annual Conference, the concept of "Non-protected District" was first proposed, referring to old blocks, industrial areas, urban villages, and general historical areas with certain renewal value but not included in the statutory protection scope.
2019	Research on the Connotation and Organic Renewal Strategy of Urban non-protected district by Song Junqiang[8]	Non-protected district are traditional neighborhoods that transition to modern neighborhoods, possessing unique urban cultural values and spatial environmental characteristics. Its organic renewal should be people-oriented, retain distinctive cultural elements, and enhance spatial quality.
2021	Research on the Residential Forms of Non protective Hutongs under the Background of Urban Renewal: Taking the Residential Space of Qinglong Pao Ju Hutong as an Example by Wang Huan[25]	Taking Qinglongpao Hutong in Dongcheng District, Beijing as an example, this study investigates the residential forms of non protected hutongs and explores feasible directions for addressing and improving residential issues.
2024	Research on the Conservation and Renewal of Traditional Old Streets in Non Historic Districts: A Case Study of Xiaohao Old Street in Chongqing, by Zeng Wei and Chen Xiaoyue[26]	Taking Jiuxiang Old Street in Hanyuan County, Ya'an City as an example, this paper explores the protective renewal of non historic streets, emphasizing the inheritance of urban spirit and the improvement of residents' lives.

Source: Author's Compilation

2.2.2 The Characteristics and Value of Non-protected District

The formation of Non-protected district is not an active choice, but a derivative result of

China's current heritage protection system. The current protection system identifies historical and cultural districts based on specific standards and protects and updates them through policies. However, the country's emphasis on historical and cultural districts has not yet been translated into a widespread awareness of social protection. Blocks that are not included in the protection list due to insufficient conditions often lack necessary protection measures. Meanwhile, due to the rapid iteration of production technology, rapid economic development, and profound changes in social structure, the traditional style of these neighborhoods has suffered serious damage and gradually become out of touch with the times. In the pursuit of maximizing profits, meeting diverse living needs, and adapting to the development of the times, the renewal cycles of buildings, streets, and block textures are different, leading to increasingly prominent disharmony and the formation of chaotic and disorderly block forms. Although these neighborhoods still have certain historical value and urban memory, they have gradually been forgotten or even eliminated due to inadequate protection, forming a large number of Non-protected district [27]. Therefore, its features include:

(1) Serious damage to the historical landscape

Non-protected district often lack clear protection measures due to not being included in the statutory protection scope. In the process of rapid urbanization and economic development, the historical landscape of these neighborhoods has suffered serious damage. For example, many buildings in the neighborhood have been arbitrarily demolished or rebuilt, and the traditional street and alley layout and spatial texture have gradually disappeared. This kind of destruction is not only reflected in material space, but also leads to the rupture of urban context, causing these neighborhoods to gradually lose their original cultural characteristics.

(2) Economic benefit driven planning

In the development process of Non-protected district, economic benefits often become the dominant factor. Due to the lack of legal protection, these neighborhoods are more susceptible to market development impacts. Developers tend to engage in large-scale commercial development in order to pursue maximum economic benefits, resulting in a gradual homogenization of the functions and forms of neighborhoods. For example, many Non-protected district have developed into old residential or commercial areas, but often neglect the protection and inheritance of historical and cultural heritage.

(3) Gathering of middle and low social classes

Non-protected district are usually older areas in cities with relatively poor living conditions, which attract a large number of residents from the middle and lower social classes. These residents often lack sufficient economic capacity to improve their living environment,

resulting in lower levels of infrastructure and public services in the neighborhood. In addition, due to economic constraints, these residents have a low level of participation in the renewal of the neighborhood, making it difficult to form effective community autonomy and joint governance mechanisms.

(4) Homogenization and low-end of functional formats

In the development process of Non-protected district, the homogenization and low-end phenomenon of functional formats is more prominent. Many neighborhoods are gradually declining in development, downgraded to old living areas or specialized markets for certain low value-added products, lacking diversified and high-end functional layouts. For example, Haopan Street in Guangzhou has gradually declined in the past urban development process, with only specialized shoe material markets still operating. A large number of shops concentrate on wholesale trade of low-end shoe materials, leading to a gradual decline in the economic vitality and cultural attractiveness of the block, which affects its sustainable development.^[28]

(5) Continuous open composite space

Although the functions and formats are relatively simple, Non-protected district still retain a certain amount of continuous open space. These spaces include streets, squares, and public green spaces, which are important places for residents' daily life and social interaction. However, due to the lack of unified planning and management, these open spaces often suffer from problems such as aging facilities and cluttered environments. In addition, due to the destruction of historical textures during the update process, the continuity and accessibility of these spaces are also affected to some extent.

Its value includes:

(1) Certain historical and cultural value

Although Non-protected district have not been included in the statutory protection scope, they still carry the historical memory and cultural characteristics of the city. These neighborhoods can truly reflect the style and cultural atmosphere of a certain historical period, and record the process of urban development. For example, the Wuhan Tiandi project showcases the city's historical context by preserving some historical buildings and spatial textures^[29].

(2) Urban Memory and Resident Life

Non-protected district are important carriers of urban memory, recording urban life in different historical periods. The buildings and spaces in these neighborhoods are not only witnesses to history, but also a part of residents' lives, which can evoke a sense of belonging

and identity among residents. For example, the Dongting Street area in Wuhan has improved the living environment through community building models while preserving the historical memory of the block.

(3) Flexibility of urban renewal

Non-protected district have high flexibility in urban renewal, as they are less protected by existing regulations and can be updated more flexibly according to urban development needs. For example, combining micro renovation with demolition and new construction can not only protect the historical style, but also accelerate the functional replacement and introduction of new formats through the construction of new buildings, while achieving rapid and sustainable development of the neighborhood.

(4) Authenticity and dynamism

The value of Non-protected district lies in their authenticity and dynamism. Compared with Protected District, these neighborhoods are often developed independently and are not strictly restricted by policy guidelines, which can more accurately reflect the dynamic process of urban development. They are not only witnesses of history, but also the result of the urban development process, and have more guiding significance for future development.

When exploring the development and evolution of cities, Non-protected district serve as a broad sample library, providing materials for research and making the study of urban development more comprehensive. In summary, the protection and renewal of Non-protected district is an essential step in the process of urban development^[30].

2.2.3 Difficulties and Opportunities in the Development of Non-protected District

Non-protected district contain many opportunities. In the old city's Non-protected District, various functions often have a long history, and their spatial texture and architectural form gradually form in the long-term development process, which is significantly different from the newly planned neighborhoods. The current texture of these neighborhoods has naturally formed with the evolution of the times, and is more in line with the production and living needs of residents. Residents have a deep emotional belonging and urban memory towards them. Even in modern society, these neighborhoods still have the potential and convenient conditions for developing commercial functions. Unlike historical and cultural blocks that are strictly protected by policies, non-protected district are more flexible in the planning and renovation process, able to actively adapt to modern business models, achieve innovative integration of tradition and modernity, and meet the needs of the times. Although the historical buildings in these neighborhoods are not well preserved, they often preserve

intangible cultural heritage through commercial activities and have important historical and cultural value^[24]. With the transformation of the economy from extensive to refined, people's emphasis on historical and cultural values continues to increase, and the government is also increasing its efforts to excavate and protect various types of historical and cultural heritage. As a potential "resource pool", Non-protected district are gradually receiving policy attention and showing broad development prospects.

However, Non-protected district also face some difficulties, as they overly emphasize economic benefits and pursue maximum space utilization in their development process, resulting in the destruction of a large amount of material and intangible cultural heritage in the process of change. However, modern cities are increasingly emphasizing experiential experiences, highlighting the cultural characteristics, diverse and composite functions, spatial interest, street vitality, and humanized scale of commercial districts. These neighborhoods have gradually lost their appeal due to a lack of humanistic care and reasonable spatial layout^[31].

In addition, most Non-protected district are located in the core areas of old cities, with dense populations and rapid economic development and urban construction. The existing commercial supporting facilities are no longer able to meet modern needs, whether it is basic infrastructure such as parking spaces and signage, or upgrading facilities such as landscape ornaments and recreational spaces, they are all difficult to improve due to space limitations.

What is more serious is that globalization and the development of the Internet economy pose a huge challenge to the traditional business model. How to find functional positioning for Non-protected district in old urban areas in the digital economy era, explore their unique historical value, avoid blindly following trends, and operate traditional businesses with modern thinking has become an urgent problem to be solved^[32].

2.3 Overview of Incremental Regeneration

2.3.1 Analysis of the Concept of Incremental Regeneration

Incremental Regeneration is a method of urban renewal that differs from large-scale demolition and reconstruction. It mainly focuses on small-scale and localized renovation, with a degree of renovation between large-scale demolition and simple governance, emphasizing gradual promotion through phased and regional approaches. The concept of "Incremental Regeneration" was first proposed by Jane Jacobs in her book "The Death and Life of American Big Cities". The article describes it as follows: "From pursuing drastic changes like floods to pursuing continuous, gradual, complex, and exquisite changes^[4]. Unlike the

large-scale update model led by the government, incremental updates focus more on spontaneous transformation from the bottom up, with residents as the core subject and focusing on solving practical problems in their daily lives. Based on relevant guidance, taking "people" as the renovators, emphasizing the gradual completion of the functional structure layout, plot division, road and infrastructure layout of land use in steps and regions from the perspective of overall interests, and maximizing the preservation of the original living customs and cultural characteristics within the area^[33]. Based on in-depth analysis of complex issues within the region, Incremental Regeneration adhere to the principle of sustainable development, adopt targeted solutions tailored to local conditions, gradually improve the quality of life of residents, while preserving the historical style of the region^[34].

2.3.2 The Characteristics and Value of Incremental Regeneration

The characteristics of Incremental Regeneration include:

(1) Adaptability

The adaptability of Incremental Regeneration is reflected in the precise matching of diverse needs of residents. It abandons the traditional "one size fits all" model of large-scale renovation and instead customizes renovation plans based on the actual situation of each family or individual. For example, retrofitting for the elderly may focus more on improving accessibility facilities; For families with children, emphasis may be placed on adding recreational facilities. In addition, the gradual update fully respects the cultural and historical heritage of different regions, and the renovation plan will try to preserve and highlight local characteristics as much as possible, ensuring the natural integration of the update project with the surrounding environment^[35].

(2) Dynamic nature

The dynamic nature of Incremental Regeneration means that the transformation process is a continuous process that is phased and gradually advanced. Each step of the transformation is adjusted based on the feedback and results of the previous step, and can flexibly respond to unforeseeable problems that may arise during project progress. Field research is the core link of this process, providing scientific basis and rational support for project decision-making. Through continuous dynamic adjustments, Incremental Regeneration can effectively reduce resource waste and improve the overall efficiency of the project.

(3) Participatory nature

The participatory approach of Incremental Regeneration emphasizes giving residents partial decision-making power and encouraging them to actively participate in the update

process. Residents can not only provide opinions and suggestions in the formulation of the update plan, but also deeply participate in various stages from planning to implementation. This kind of participation is not only formal, but also substantive, which can enhance the transparency and credibility of the project, while also increasing residents' satisfaction and recognition of the renovation results^[36].

The value of Incremental Regeneration lies in:

(1) Capable of sustainability and flexibility

Incremental Regeneration, through small-scale and phased approaches, can flexibly adapt to the complex needs of different regions, reducing the impact on urban texture and residents' lives. It emphasizes the rational utilization of resources, avoids waste caused by large-scale renovation, and conforms to the concept of sustainable development.

(2) Cultural Inheritance and Characteristic Protection

Gradual updates respect local culture and historical heritage, ensuring the continuation of urban memory by preserving and strengthening cultural elements. This model not only improves urban space, but also enhances residents' sense of identity and belonging to local culture.

(3) Social equity and community cohesion

Through the deep participation of residents, gradual updates can better meet their actual needs and reduce social conflicts caused by renovation. This model emphasizes the dominant position of the community, promoting social equity and enhancing community cohesion.

(4) Economic and ecological benefits

Incremental Regeneration avoid the high costs associated with large-scale renovations and reduce economic pressure. At the same time, it focuses on the protection and restoration of the ecological environment, enhances the ecological resilience of the city, and provides strong support for the sustainable development of the city^[37].

2.3.3 Incremental Regeneration Related Theories

(1) Organic Renewal Theory

The earliest theory related to Incremental Regeneration applied in China was the "organic renewal" theory proposed by Mr. Wu Liangyong in the 1980s for historical districts and the renovation of the "Ju'er Hutong" historical district under his leadership. Professor Wu Liangyong provides a comprehensive explanation of the concept of "renewal" in his book "The Old City of Beijing and Ju'er Hutong". The organic renewal theory proposed includes three meanings: "the overall organic nature of the city", "the organic nature of urban cell and

organizational renewal", and "the organic nature of the renewal process"^[38]The core concept is to view public spaces as an organic circular system, emphasizing compliance with urban ecological environment and texture, and exploring sustainable development methods^[39].He believes that a city is an organic whole that constantly undergoes metabolism and updates during its operation, producing functions, environmental technologies, etc. that are more suitable for the city itself^[40].On the one hand, public spaces need to be continuously optimized and improved by introducing external factors to improve aging areas, thereby enhancing the overall quality and functionality of the city. On the other hand, in order to maintain the stability of public spaces, it is necessary to preserve their original growth mechanism and meet the needs of various users without affecting the normal life of residents. In addition, in the process of updating urban public spaces, according to the content and relevant requirements of the renovation, appropriate scale and pleasant scale should be adopted to coordinate and handle the relationship between the existing situation and future development, and to solve the existing problems in each area as much as possible to achieve complete development, thereby improving the overall environment of the entire region and achieving the goal of organic renewal^[41].Its meaning includes overall organicity: from node to system, from node to system, the coordinated development of urban village public space system and open space system, as well as surrounding urban space system, to stimulate vitality; Updating organicity: Addressing the imbalance in the development of public spaces from a subtle perspective; Organic update process: The update follows the inherent laws of public spaces in urban villages, taking into account both the overall situation and stages. Villages and residents participate in the update, cultivating the self repair ability of public spaces.

(2) Urban Catalyst Theory

Urban Catalyst Theory is an urban planning and design theory that emphasizes the use of specific "touchmedia" (such as architecture, public spaces, urban events, etc.) to stimulate a chain reaction in the city, thereby promoting its sustained and gradual development. American scholars Wayne Ayton and Don Logan first introduced the new concept of "urban catalyst" into urban design in 1989^[42].Its definition is that urban catalyst refers to new elements that can promote urban changes and accelerate or change the speed of urban development. These elements trigger a "chain reaction" to promote the maturity of urban construction and the sustainable development of cities^[42].In terms of touch media types, they can be buildings (such as museums, theaters, shopping centers), transportation facilities (such as transportation hubs), public spaces (such as squares, parks), or urban events (such as the Olympics, World Expo). These elements drive the development of surrounding areas through their own

influence and attraction. The mechanism of action of urban catalysts lies in triggering a series of chain reactions through individual development or renewal projects, thereby achieving the implementation of "construction goals" to "planning techniques". Its core lies in stimulating the vitality of urban space and promoting the continuous optimization of urban structure. The connotation of its theory lies in continuous and gradual development. Urban catalysts are not a single ultimate product, but an element that can stimulate and guide subsequent development. Its purpose is to trigger broader urban renewal and structural optimization through small-scale intervention^[43]. And urban catalysts play an important role in the renovation of old cities and the protection and renewal of Historic Districts, which can stimulate the vitality and potential of urban space, promote the organic renewal and sustainable development of cities^[44]. The urban catalyst theory also emphasizes the interaction between touch media and urban environment. Touchmedia changes the urban environment through its own influence, and the urban environment in turn shapes the role of touchmedia. This theory also advocates incorporating catalytic effects into urban design through the design of regulatory and planning strategies to achieve long-term goals of urban development.

2.3.4 The Convergence Point Between Incremental Regeneration and Non-protected District

Non protected Historic Districts have the characteristics of complex property rights, limited historical and cultural value, and low willingness of developers to invest on a large scale. These features make Incremental Regeneration an ideal model for the renovation of such neighborhoods, with specific points of convergence as follows:

- (1) The complexity of property rights and the participatory nature of Incremental Regeneration

The complexity of property rights in Non-protected district is one of the important challenges faced in their renewal process. These neighborhoods often contain multiple types of property rights and involve numerous stakeholders, making it difficult to coordinate the interests of all parties involved in large-scale centralized renovation. However, gradual updates can effectively address this issue through the participation of a wide range of residents and social forces. It emphasizes the gradual promotion of neighborhood renewal and the reduction of conflicts caused by complex property rights, without changing the existing property rights structure. For example, the Xiaoxihu neighborhood in Nanjing has solved the problem of complex property rights by providing low interest loans from the government and encouraging residents to update independently.

- (2) Limited historical and cultural value and precision of Incremental Regeneration

Although Non-protected district have certain historical and cultural value, their overall value is limited and requires precise excavation and protection during renovation. Incremental Regeneration emphasize the preservation and restoration of historical elements, and through micro renovations, not only protect the historical memory of the neighborhood, but also avoid cultural gaps caused by large-scale development. For example, the Wuhan Tiandi project has preserved some historical buildings and spatial textures, injected new functions, and achieved the continuation of historical and cultural values.

(3) Shortage of Funds and the Economy of Gradual Renewal

Non-protected district, due to their limited historical value and often located in densely populated old residential areas, often lack the willingness of developers to invest on a large scale. Incremental Regeneration, implemented in stages, reduce the financial pressure of a single renovation, while gradually attracting social capital participation through small-scale renovations. Due to a lack of investment, some protected Historic Districts have also adopted gradual updates. For example, Guangzhou Yongqing Fang has solved the problem of funding shortage by allowing partial demolition and functional changes to attract market entities to participate in micro renovations. The shortage of funds for the renovation of Non-protected district is more obvious and is more suitable for gradual updates.

(4) Balancing protection and development

Due to limited historical value, the renovation of Non-protected district requires a balance between protection and development. Incremental Regeneration, through micro renovations and organic updates, not only preserve the historical style of the neighborhood but also inject new functions, achieving a win-win situation for protection and development. For example, the Dongting Street area in Wuhan promotes the involvement of various stakeholders through community building models, gradually achieving the self-organization and continuation of the block.

2.4 Case Analysis of Related Renovations

2.4.1 Guangzhou Yongqing Fang Renovation

The renovation project of Yongqingfang in Guangzhou is a typical case of urban renewal, which focuses on the protection and revitalization of historical and cultural blocks. The project is located in Xiguan Historical and Cultural District, Liwan District, Guangzhou, with an area of approximately 760000 square meters. The history of Yongqing Fang can be traced back to the Qing Dynasty and was once one of the busiest commercial districts in Guangzhou. However, as time passed, this area gradually declined, and problems such as aging buildings,

inadequate infrastructure, and lack of public spaces became increasingly prominent^[45].

The renovation of Yongqing Fang began in 2007, with the aim of "protecting historical buildings, creating historical and cultural protection blocks, and improving the living conditions of the people". The Enning Road plot was selected as one of the pilot projects for the continuous renovation of dilapidated houses. In 2016, Guangzhou began to adopt the "Build Operate Transfer" (BOT) model for the renovation and upgrading of the Yongqing area of Enning Road Phase I. The government changed the use function of the houses while maintaining the ownership of the houses, transferred the 15 year operating rights of the properties held, and attracted social enterprises to invest and operate through public bidding to promote the upgrading of historical buildings on site.

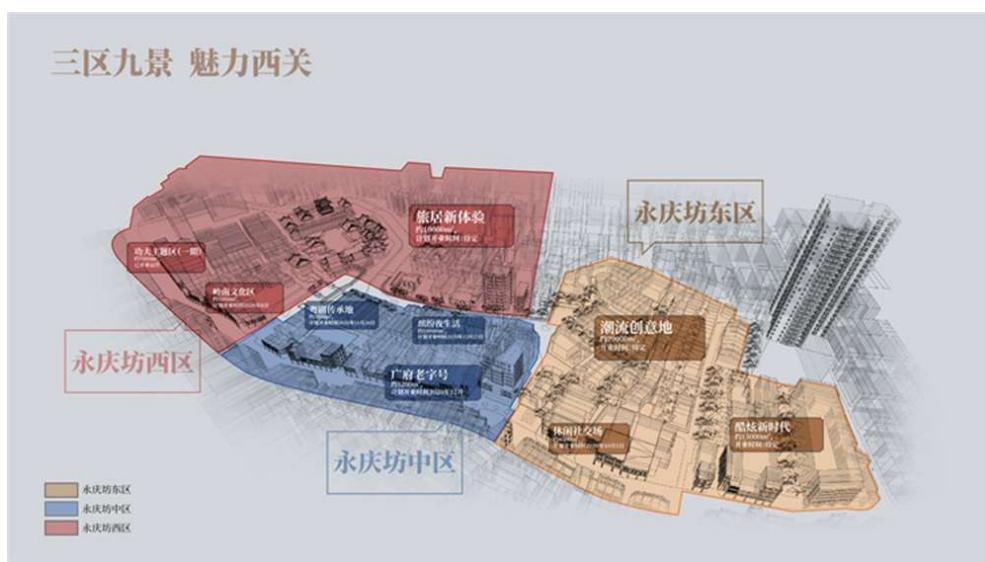


Figure 2-4 Guangzhou Yongqing Fang Renovation
Source: Vanke Group

During the renovation process, the project adhered to the principle of "repairing the old as the old and building the new as the old". Vanke successfully transformed the Yongqing Street area into a new type of comprehensive business district, becoming a diversified product that balances traditional style and contemporary community spirit, rather than a mere retro shell image. The first phase of the project focuses on cultural tourism and commercial activities, including homestay clusters, cultural experience stores, specialty restaurants, creative offices, and cultural exhibition spaces; The second phase covers an area of nearly 70000 square meters around the first phase, including Enning Road, the most beautiful arcade street in Guangzhou. Currently, some areas of the second phase are open. In the future, approximately 25000 square meters of commercial areas in the second phase of Jinsheng, Duobao, and Jixiang sections will be gradually opened to the public^[46].

The renovation of Yongqing Fang not only preserves the historical style of Guangzhou's old city area, but also incorporates modern urban fashion elements, becoming a cultural new landmark for the micro renovation of Guangzhou's old city. It has the most complete arcade building complex in Guangzhou and is known as the "most beautiful arcade street in Guangzhou". It has also revitalized historical buildings with Lingnan characteristics such as Bruce Lee's ancestral home and Zhan Tianyou Memorial Hall. At the same time, Liwan District, where Yongqing Square is located, is also an important place for the inheritance of Cantonese opera, with a distinctive cultural status. Around it are historical buildings related to Cantonese opera, such as Bahe Guild Hall and Luanyu Hall. Tourists can feel and experience the intangible cultural heritage of Cantonese opera, handmade seals, Paper Cuttings, Xiguan copper beating, and feel the profound connotation of Lingnan traditional culture.



Figure 2-5 Guangzhou Yongqing Fang Renovation
Source: Vanke Group

2.4.2 Shanghai Tianzifang Renovation

Shanghai Tianzifang is a typical case of urban renewal, which reflects a bottom-up renewal model, emphasizing the protection and inheritance of historical and cultural heritage, while achieving sustainable development of the community. The update process of Tianzifang is divided into three stages: firstly, grassroots organizations and residents spontaneously organize to propose update plans; Next is government support and guidance, providing policy, funding, and technical support; Finally, it is the joint participation of the community, businesses, and government to achieve the update goals. The updated content includes protecting traditional buildings, restoring the style of alleys, introducing cultural and creative

industries, upgrading industrial levels, improving infrastructure, enhancing residents' quality of life, organizing cultural activities, and enhancing community cohesion^[47].

Tianzifang is located on Taikang Road in Shanghai. It was originally a typical Shanghai alleyway with rich historical and cultural heritage. In 2000, Tianzifang began implementing a bottom-up approach to old city renewal. After years of effort, it successfully transformed a dilapidated old city area into a cultural and creative industrial park full of artistic atmosphere. Update process: The update content of Tianzifang includes: protecting traditional buildings, restoring the style of alleys, introducing cultural and creative industries, enhancing industrial levels, improving infrastructure, improving residents' quality of life, organizing cultural activities, and enhancing community cohesion. Update effect: The update of Tianzifang has achieved significant results, not only successfully protecting historical and cultural heritage, but also enhancing the economic and social benefits of the community, becoming a model for Shanghai's old city renewal^[48]. The bottom-up old city renewal model of Tianzifang provides useful inspiration for the old city renewal of other cities in China: fully leveraging the role of grassroots organizations and residents, respecting their needs and wishes, is the key to achieving successful old city renewal.

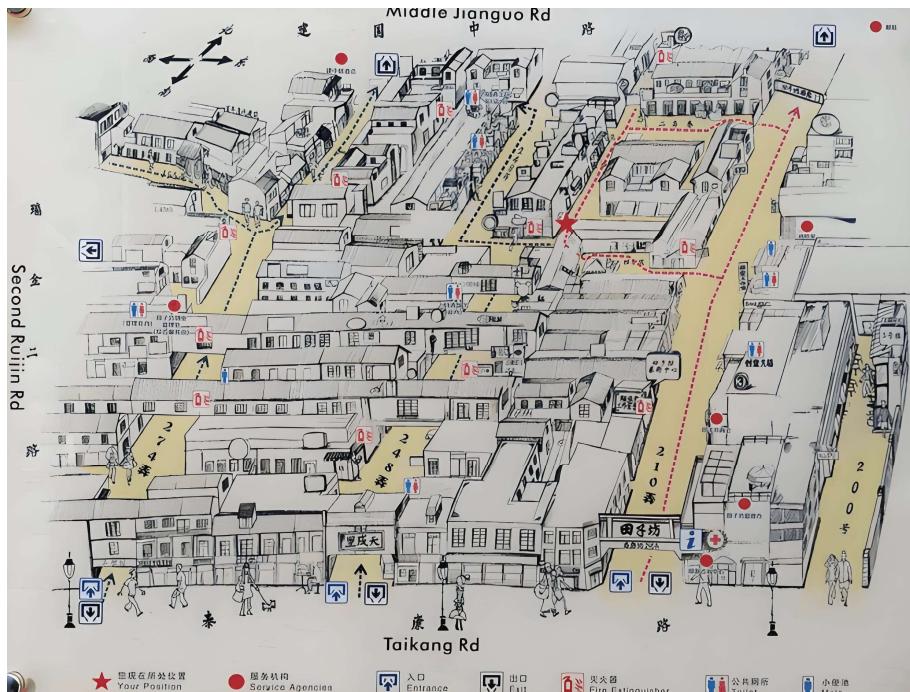


Figure 2-6 Shanghai Tianzifang Renovation
Source: The Paper News

The update model of Tianzifang emphasizes community participation and benefit sharing. During the update process, the opinions and needs of community residents were fully respected and considered, ensuring that their interests were not harmed in the update. At the

same time, by establishing a cooperation mechanism, all parties involved can share the economic and social benefits brought by updates, thus forming a virtuous cycle and promoting the sustained prosperity and development of the Tianzifang area. The bottom-up update model of Tianzifang is a successful case of multi-party participation and win-win cooperation. It not only protects and inherits the historical and cultural heritage of the region, but also promotes the sustainable development of the city, providing valuable experience and inspiration for the renewal of old cities in other cities.



Figure 2-7 Shanghai Tianzifang Renovation

Source: The Paper News

2.4.3 Chengdu Mengzuiwan Urban Renewal

The current project is located along the Jinjiang River in Chenghua District, Chengdu, and is the gateway to the central urban area of Chenghua District. In the 1950s and 1960s, during the wave of socialist industrialization, various large state-owned enterprises built factories and dormitories here, making the Mengzuiwan area quickly lively and prosperous. After 2000, with the decline of traditional industries, this urban area gradually became old and dilapidated. In 2018, the Chenghua District Government launched the urban upgrading and renovation project for the Mengzuiwan area, with plans to comprehensively improve the city's image, industrial transformation, cultural environment, economic recovery, and other aspects.

The Chengdu Mengzuiwan Urban Renewal Project is the first EPC+O model renovation project in Chengdu, which has important practical significance. The project is funded and guided by the government, and the core area is planned, designed, and constructed

by Vanke as the general contractor. The first phase of the renovation project started in December 2018 and ended in September 2019, including exterior facade renovation, block renovation, sidewalk paving renovation, and block greening renovation. The EPC+O model refers to the stage in the building life cycle where the construction unit is responsible for planning and design, material procurement, construction, and operation. In this mode, the government can reduce the number of docking entities, improve administrative efficiency, and better play a guiding role; Unifying the implementation entities throughout the entire lifecycle of a project can form a management loop, which is beneficial for improving management efficiency and ensuring investment quality. Through this gradual organic renewal, not only can the quality and overall appearance of public spaces be improved, but it can also lay a solid sustainable tax base for Chenghua District.

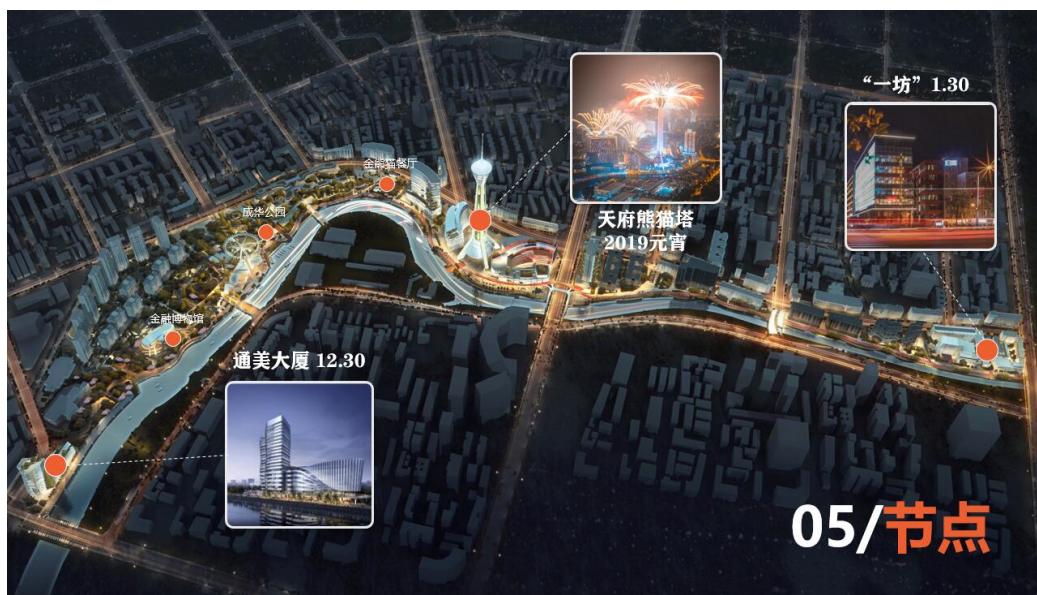


Figure 2-8 Chengdu Mengzhuiwan Urban Renewal
Source: Chengdu Benchmark Fangzhong Architectural Design Co., Ltd

The Mengzhuiwan Urban Renewal Project aims to create a city space that integrates history and modernity through functional optimization and cultural exploration, combined with innovative design and modern technology. The renovation focuses on improving the quality of life for residents, attracting businesses and tourists, and creating new tourist destinations. Landscape design showcases the industrial history of Chenghua District through ground carved paving, light and shadow, and interactive installations, evoking citizens' nostalgia for the past^[49].

The business improvement strategy is "one promotion and two introductions", which means enhancing traditional shops, attracting young brands, improving the consumption

environment, and meeting the needs of tourists. The Mengzhuiwan project has improved the cultural and creative and Internet industry chain, promoted the healthy development of the industry, improved the living and tourism environment, created employment opportunities, increased tourism income, and brought new value to the city's image, industrial transformation and economic recovery.



Figure 2-9 Chengdu Mengzhuiwan Urban Renewal
Source: Chengdu Benchmark Fangzhong Architectural Design Co., Ltd

2.4.4 Foshan Lingnan Tiandi Renovation

Although the Lingnan Tiandi project in Foshan is located in the historical and cultural district of Zumiao Donghuali, it adopts a renovation approach that combines partial preservation and partial new construction. This form of renovation represents the integration and coexistence of modern commerce and traditional culture. Therefore, its analysis still has important reference value for the renovation and renewal of other Non-protected district.

This project carefully gathers the rich cultural heritage of Foshan, covering 128 historical buildings, 8 historical streets and alleys, as well as national key cultural relics such as ancestral temples and Donghua Li. These cultural relics also include 22 cultural relics with typical Lingnan residential styles, such as Jian's Villa, Longtang Poetry Society, Wenhui Wedding House, etc. The entire project will be developed in five phases and is expected to be completed by 2020. At that time, it will be transformed into a comprehensive community integrating office buildings, retail shops, hotels, cultural facilities, and residential areas.

In May 2007, the Chancheng District Government proposed the "Three Major Renovation" strategy, and Rui'an Real Estate jointly bid for this place with a transaction price of 7.51 billion yuan. On February 28, 2008, the Lingnan Tiandi project was officially

launched. Since 2012, the project has gradually completed the development and opening of phases one and two, and commercial complexes, hotels, residential properties, etc. have also been launched one after another.

As a government led renovation project for the old city area, one of the biggest challenges is the issue of demolition. The renovation of the Donghuali area in Zumiao has boldly innovated in terms of model, adopting a renovation model of "government guidance, planning guidance, local implementation, market operation, step-by-step promotion, and benefits for all parties", as well as a land transfer model of "gross land transfer, net land transfer". These mechanisms provide institutional protection for the interests of residents in the area and have been accompanied by the construction of three modern residential communities to meet the resettlement needs of relocated households.



Figure 2-10 Foshan Lingnan Tiandi Renewal and Renovation
Source: SOM Architectural Design Firm

The renovation of Lingnan Tiandi adopted a government led and market-oriented approach, partially demolishing and rebuilding, and partially restoring the old to its original state, in order to restore the style of the historical and cultural district. Unlike other redevelopment projects, Lingnan Tiandi does not rely on a high proportion of residential sales to drive commercial atmosphere, but rather focuses on commercial activities with residential properties as a supplement, nurturing residential properties through the maturity of commercial atmosphere. The completion of the first and second phases of the project will be commercial facilities, and the planning will be continuously improved thereafter^[50].

The Lingnan Tiandi project is a benchmark project that combines culture, commerce, and travel. In order to combine historical culture with commerce, "revitalization" is a key keyword emphasized in the renovation project. In Lingnan Tiandi, more than 20 historical buildings

have not been simply preserved, but have been filled with content through a series of revitalization methods, allowing them to be integrated into commercial operations again.



Figure 2-11 Foshan Lingnan Tiandi Renewal and Renovation

Source: SOM Architectural Design Firm

2.4.5 Chengdu Taikoo Li Renovation

The Taikoo Li project, although located in the historical and cultural district of Daci Temple, has successfully achieved the integration and coexistence of modern commerce and traditional culture, which has important reference significance for the renovation and renewal of non protected historical commercial districts.

In the renovation, Taikoo Li respected and inherited the historical and cultural heritage of Daci Temple, with Daci Temple as the core, maintaining the original architectural style and organizational structure. The project adopts the traditional layout of western Sichuan, respecting and restoring the traditional road texture and block axis by setting up small individual buildings. In terms of individual design, flexible changes are made through techniques such as adjusting volume, misalignment, and cutting corners, combined with modern materials and construction methods, achieving a harmonious integration of tradition and modernity. The preserved traditional sloping roof and texture form a sharp contrast with modern doors and windows, emphasizing both the historical core and modern elements^[51].

The renovation of Taikoo Li has received government and capital leadership and policy support. Since the 1980s, the government has been protecting the surrounding areas of Daci Temple, designating cultural relics protection zones and implementing relevant planning measures. In 2002, the government began to demolish the low-lying shantytowns around Daci

Temple. In 2003, the planning policy clearly positioned the Daci Temple area as a gathering place for traditional history, culture, art, and commerce. The 2005 Plan for the Core Protection Area of Daci Temple proposed more detailed standards. The first and second phases of the renovation project were implemented in 2008 and 2009 respectively, until the end of 2010 when Ocean Land took over and renovated the Daci Temple area, demolishing the original antique buildings and building it into the current Taikoo Li. The government attaches great importance to the historical protection area of Daci Temple, and has issued planning documents and invested funds in renovation and construction multiple times. The leadership of capital is more in line with the development of the times, integrating the needs of modern society with traditional historical relics, and ultimately achieving the prosperity of Taikoo Li and the good protection of Daci Temple.



Figure 2-12 Chengdu Taikoo Li Renovation
Source : the Oval Consulting Co., Ltd

The renovation of Taikoo Li has clearly defined its positioning based on demand. Daci Temple is known as the "Number One Jungle of the Zhen Dan" in its history. During its heyday, its scale and popularity were comparable to that of a royal temple. The surrounding roads and streets have always been bustling with commerce, making it a traditional commercial district. Therefore, the Daci Temple Historical and Cultural Protection Area has a unique status. In terms of spatial layout, Taikoo Li has established a commercial area centered around Daci Temple, which can accommodate more business models and social activities. In terms of historical significance, Taikoo Li relies on the culture of Daci Temple to preserve and

restore ancient buildings, and on this basis, establishes a modern commercial district with superior geographical location, which can integrate and showcase more modern culture. After taking over, Ocean Land clarified its positioning, combined with the unique advantages of Daci Temple, and through high-quality operation, relying on the historical background of Daci Temple, created a low-density shopping center that integrates historical culture and modern art, once again becoming a commercial center in the city.



Figure 2-13 Chengdu Taikoo Li Renovation

Source : the Oval Consulting Co., Ltd

2.4.6 Case Analysis and Summary

By analyzing these cases, we can see that these renovation cases have different renovation methods. Based on their most obvious characteristics, they can be divided into large-scale demolition and construction, large-scale renovation and reconstruction, and precise renovation. These renovation types are directly related to the dominant renovation methods and block types, and exhibit the following characteristics.

Table 2-3 Comparison of Renewal and Renovation Cases

Reconstruction Method	Case	Dominant mode	Profit distribution method	Transformation Cycle	Advantage	Disadvantage
Large scale demolition and construction style	General urban construction	Capital led	Government funded demolition, enterprises purchasing land for development and leasing to merchants, merchants operating	Generally shorter and more concentrated	Thoroughly transformed, with rapid commercial development	Significant damage to historical context, high investment, and decreased willingness of enterprises to invest
Large scale centralized renovation	Foshan Lingnan Tiandi, Chengdu Taikoo Li	Government led, capital operated	Government funded demolition, large enterprises buying land for development and leasing to merchants, merchants operating	Generally shorter and more concentrated	The renovation is relatively thorough, with minimal damage to the historical context and rapid commercial development	Significant investment leads to a decrease in the willingness of enterprises to invest
Precise renovation and gradual renovation	Guangzhou Yongqing Fang, Shanghai Tianzifang, Chengdu Mengzhui wan	Government led, civilian cooperation	Government or enterprise funded renovation, merchant operation	Generally longer and more dispersed	Small investment, minimal damage to historical context	The renovation is relatively shallow, and the commercial development is slow

Source: Author's Compilation

It can be seen that the large-scale demolition and construction style obviously has significant destructive effects on the historical context, and in the current downward trend of the real estate economy, the high cost of demolition and construction has significantly reduced the investment willingness of real estate enterprises. Although large-scale centralized renovation has relatively low costs, good protection of historical context, and fast renovation speed, it generally requires a large amount of investment from real estate companies. Moreover, due to the complex property rights and construction restrictions of Historic Districts, investment returns are slow. Therefore, real estate companies are more cautious in investment and not all Historic Districts are suitable.

Precision renovation and gradual renovation are most suitable for most Historic Districts, especially those with fewer historical buildings and more old residential buildings like Haopan Street. These districts have certain historical value and are not easy to demolish or

rebuild. Due to the complex property rights of many residents, real estate companies have little willingness to invest in renovation, so it is most suitable for government led "point and hole" renovation. Precision transformation and gradual transformation are led by the government through private cooperation, funded by the government for transformation, and operated by small private enterprises. To reduce financial pressure, the renovation cycle is generally longer. It has the advantages of small investment, minimal damage to historical context, and promotion of broad social participation.

Chapter 3 The Historical Evolution Process of Haopan Street

Haopan Street has a long and rich history, dating back to the Jingde period of the Song Dynasty (1004-1007) when the governor of Guangzhou, Shao Ye, excavated a jade belt moat. Haopan Street was named after its location on the edge of the jade belt moat and quickly developed into a bustling commercial district, forming a prosperous scene of "ten mile gorgeous building, gathering merchants". Afterwards, after a brief military disaster in the Yuan Dynasty, Haopan Street rose again and became a "department store" in the Ming Dynasty. Surrounding markets were numerous, and rare goods from home and abroad were traded here. In the Qing Dynasty, Haopan Street was famous for its cowhide shoe industry and became a distribution center for leather processing and sales, with products exported overseas. During the Republic of China period, the commercial prosperity of Haopan Street continued, becoming a famous commercial street in southern Guangdong. After the establishment of the People's Republic of China, with the advancement of urbanization, Yudai Canal gradually silted up and its water transportation function weakened. However, Haopan Street still retained its original commercial format to a certain extent, becoming an important witness to Guangzhou's historical and cultural heritage.

3.1 The Formation Process of Haopan Street

3.1.1 The Formation of Haopan Street During the Song and Yuan Dynasties

During the Song and Yuan dynasties, Guangzhou was an important commercial port city, and Yudai Canal, as part of the urban water system, promoted the development of surrounding businesses. In 1011 AD, the Right Censor Shao Ye presided over the excavation of a moat outside the city wall in the south of the city, which was used for defense, water storage and firefighting, drainage and flood discharge, and as a shelter for ships^[52]. After multiple dredging and expansion efforts, a spacious city moat was built, connecting Donghao to the east and Xihao to the west. The city moat is 1600 zhang long, 20 zhang wide, and 3 zhang deep, named Yudai Canal (during the Song and Yuan dynasties, one zhang was 3.168 m, which is equivalent to today's length unit. The Yudai Canal scale is about 5000 m long, 63 m wide, and 9 m deep). As the southern protective moat of the "Three Cities of the Song Dynasty", the "Three Cities of the Song Dynasty" were not fully connected at that time, and the connection between the three cities mainly relied on the water channels inside the city and the water moat outside the city. Yudai Canal also played a role in the transportation water

network of the three cities^[53]. The Haopan Street on its south bank gradually became a gathering place for merchants, with various shops and handicraft workshops built along the Haopan, forming a bustling commercial district. According to historical records, the Haopan Street in the Song Dynasty was already a "ten mile gorgeous building gathering merchants"^[54]. It is even known as the "Qinhuai River" of Guangzhou. Yudai Canal not only provides convenient transportation for Haopan Street, but also provides conditions for the transportation of goods and personnel, making Haopan Street one of the important economic activity centers in Guangzhou city.

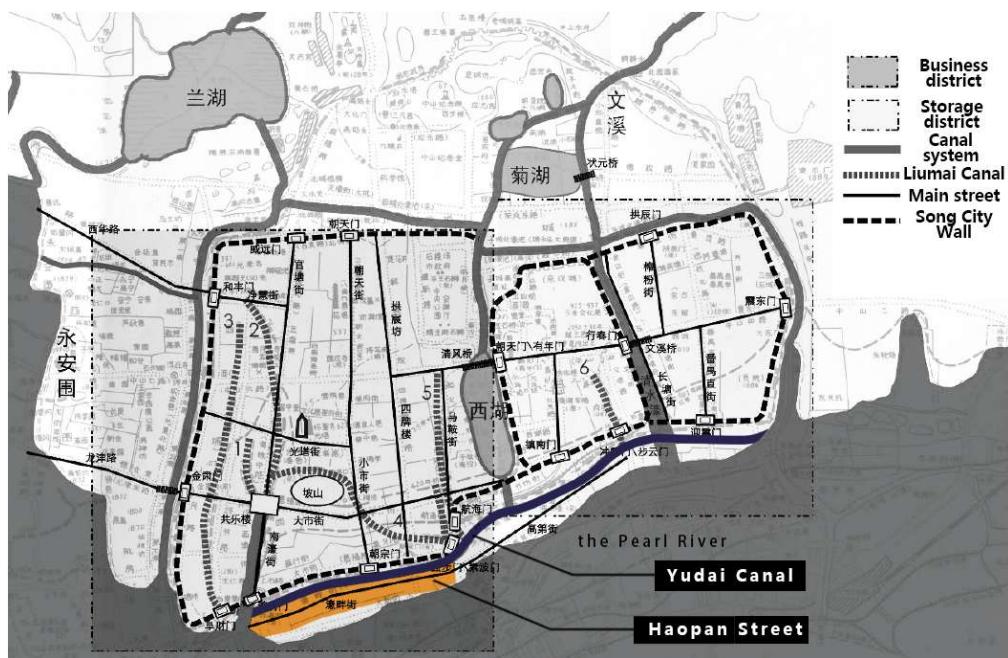


Figure 3-1 Haopan Street and Guangzhou City during the Song and Yuan Dynasties
 Source: Based on Guan Feifan's "Research on the Six Channels of Guangzhou City" and the "Schematic Diagram of the Structure of the Three Cities in the Song Dynasty"

During the Song and Yuan dynasties, the area around Haopan Street had become a sizable hub for foreign trade. Merchant ships from various countries unloaded rhinoceros horns, ivory, emerald feathers, hawksbill turtles, borneol, agarwood, cloves, frankincense, white cardamom, and other goods from the Western Australia port, while loading exquisite porcelain, silk fabrics, lacquer ware, sugar, wine, tea, and rice onto the ships. Every day, they loaded, unloaded, docked, and sailed back and forth, constantly busy^[55]. Frequent commercial activities have created an atmosphere of "ten mile gorgeous building, gathering merchants", and from these fragments of history, we can also glimpse the charm of Haopan Street from a thousand years ago.

Compared with later generations, the commercial development of Haopan Street during the Song and Yuan dynasties was still in its early stages. Although a large-scale

market has been formed, it has not yet established a fixed scale and form. Due to the fact that Haopan Street is located outside the Three Cities of Song Dynasty and was spontaneously formed by the people, its connection with the city only relies on two water lanes perpendicular to the city gates. This traffic restriction has greatly restricted the commercial development of Haopan Street, which can only serve as a commercial hub and has not achieved the overall upgrading of commercial formats.

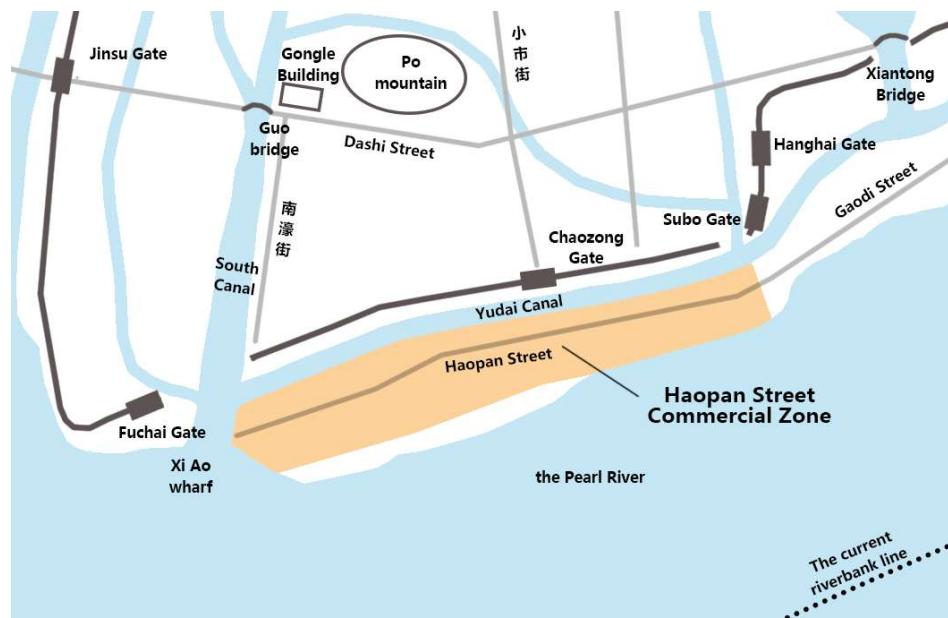


Figure 3-2 Haopan Street During the Song and Yuan Dynasties

Source: Based on Zeng Zhaoxuan's "Historical Geography of Guangzhou" and the "Schematic Map of the Three Cities of Zhongcheng, Xicheng, and Dongcheng in the Song Dynasty"

3.1.2 The Evolution of Haopan Street During the Ming and Qing Dynasties

In the Ming and Qing dynasties, during the reign of Emperor Zhenzong of the Ming Dynasty, Guangzhou achieved the integration of the three cities and added the New South City. The Yudai Canal was incorporated into the city and lost its defensive function as a moat. In the following centuries of operation, along Haopan Street, there was a rise in land reclamation activities accompanied by commercial prosperity, resulting in its increasingly narrow area. According to Guo Fei's "Guangdong Gazetteer," "The Grand Canal used to be over ten zhang wide, but now it is mostly occupied by residents along the canal. Wooden railings were first used, and later reinforced with stones. Over time, the canal gradually narrowed, less than half of its original width^[56]. More specific data is that in the third year of the Qianlong reign (1738), the moat was dredged to a depth of 3.5 feet (the Qing Dynasty measured 1 foot of land as 34.5cm, about 1.2m), with a width of over 2 zhang (the Qing Dynasty measured 1 zhang to 10 feet of land, about 6.9m), and minor repairs were made to

various canals^[57]. From this, it can be seen that during the reign of Emperor Qianlong of the Qing Dynasty, the Yudai Canal had become much narrower and silted compared to the previous dynasty. However, dredging was carried out in all dynasties. According to data from the third year of Emperor Qianlong's reign, the Yudai Canal could still pass through small boats and sampans at that time. Haopan Street has developed into a strip like commercial street along Yudai Canal, and is connected to Gaodi Street in the east through a small market street, forming the longest commercial street along the Yangtze River in Guangzhou. Xiaoshi Street is connected to Guide Gate and is a water lane perpendicular to the riverbank^[58]. During the reign of Emperor Qianlong and Emperor Jiaqing of the Qing Dynasty, various provincial merchants gathered on Haopan Street, opened businesses, and set up major guilds along the street. However, due to the narrow terrain between Haopan Street and Yudai Canal, various guilds bought land in Huade Li on the north bank of Yudai Canal, built houses by the water, erected wooden bridges, and constructed magnificent cross water guild buildings.

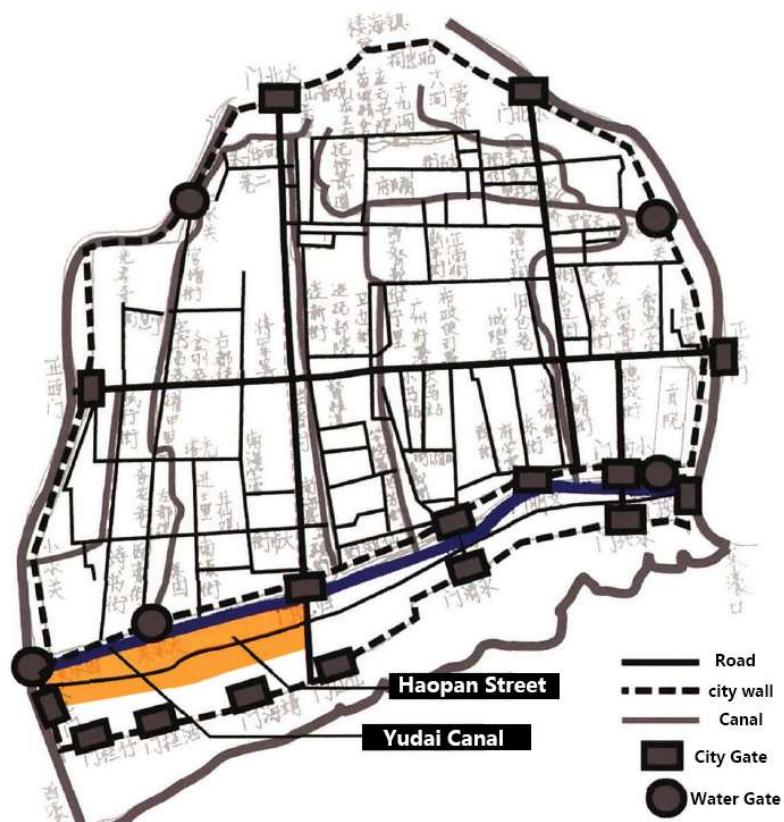


Figure 3-3 Haopan Street and Guangzhou City During the Ming and Qing Dynasties
 Source: Based on Guan Feifan's "Research on the Six Channels of Guangzhou City" and the "Urban Structure Map of the Late Ming Dynasty"

During the Song and Yuan dynasties, Haopan Street, relying on its geographical location along the river and the sheltered harbor function of Yudai Canal, became a commercial street developed along the dock. In the Ming Dynasty, agricultural markets such as rice, tea, flowers,

fish, fruits, vegetables, and oil fields further developed along the coast of Yudai Canal. In the Qing Dynasty, various handicraft shops with front stores and back warehouses emerged around Haopan Street, ranging from fragrant herbs, pearls, rhinoceros, to a wide range of wooden furniture, wood carving, Western qin, bronze drum, lion head dragon head, silk, tea, lacquered leather, etc^[55].

The Ming Dynasty poet Sun Hong wrote in his poem "Guangzhou Song": "The flute and sheng on Haopan Street are like the wind, the sweat of women is like rain, the silk is more abundant than the signs and disguises on Haopan, and it is extremely glamorous. It is a prosperous and luxurious place; In the late Ming and early Qing dynasties, Qu Dajun's "Guangdong New Language" said that the Jade Belt Hao was "a place of great food and dance, several times more abundant than the Qinhua River." "The magnificent buildings and pavilions are continuous, and there are abundant shops across the bank^[54]. The magnificent boats crowded at the same entrance from morning till night, competing to transport flowers out in the morning and back in in the evening. Every building outside the city wall was magnificent, and every household by the river had magnificent boats^[54] By the mid Qing Dynasty, Haopan Street remained prosperous and thriving. Poet Zhang Jiuyue traveled south to Guangzhou and wrote "Eight Songs of Pearl and Hao", one of which specifically wrote about Haopan Street. The poem goes: "This is a street selling precious items such as gold beads, rhino horns, ivory, etc. Haopan has been very prosperous since ancient times. Along the banks of the moat, the lights are shining brightly, stretching for thirty miles. Tourists praise this place as beautiful as the Little Qinhua River.^[55]

From this, it can be seen that the commerce on Haopan Street in the Ming and Qing dynasties was very prosperous, giving rise to a large number of related service industries such as catering and entertainment.



Figure 3-4 Haopan Street During the Ming and Qing Dynasties
Source: Based on the 1860 Guangzhou map "MAP OF CANTON"

3.1.3 The Evolution of Modern Haopan Street

At the beginning of the founding of the People's Republic of China, the municipal government was determined to rectify this Yudai Canal that affected the environmental sanitation of 500000 people in the central area and along the river. In 1950, it was dredged once, and more than 6000 cubic meters of sludge were excavated.

But with the accumulation of funds, the effect is minimal. In order to eradicate Yudai Canal, it was rebuilt into a reinforced concrete box culvert in March 1951, which was completed in January of the following year. The total length was 2781m and the cross-section was 2.4-4.5m, becoming the first major drainage project in Guangzhou after the founding of the People's Republic of China^[60]. At this point, Yudai Canal has become a hidden channel under the back alley of the market, and it has actually become a narrow alley in residential areas. The name "Chenghao" (moat) has ceased to exist in name. And the Haopan Street that accompanies it has no substantial relationship with "Haopan" (riverside) anymore, becoming an ordinary commercial street.

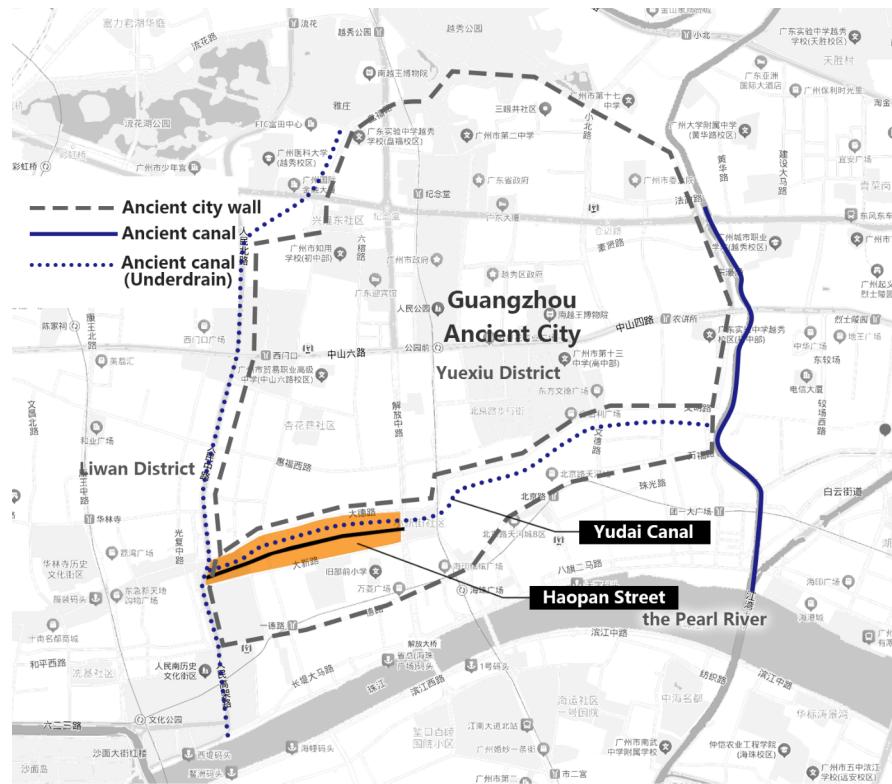


Figure 3-5 Modern Haopan Street and Guangzhou City

Source: Based on Baidu Maps

Although the Yudai Canal Waterway has been buried or transformed into a road during urban development, Haopan Street still retains its unique historical style and commercial value. From the Qing Dynasty to the Republic of China, Haopan Street remained bustling and developed into a specialized street for cowhide processing, leather making, and leather shoe materials. In 1948, there were 113 cowhide shoe material merchants and five small tanneries on Haopan Street. After the founding of the People's Republic of China, Haopan Street was still famous for its wholesale of leather and shoe materials, and was a well-known distribution center for leather and shoe materials in Guangdong Province and even the whole country. There are many leather shops and shoe material stores gathered here, providing raw materials for the footwear industry. There are over 800 merchants operating leather in and around Haopan Street. Since 1999, the "Guangzhou Haopan Leather, Hardware, and Shoe Material Sales Festival" has been held annually, with over 1000 merchants and customers from both within and outside the province, as well as from Hong Kong, Macau, and other regions participating^[61]. Haopan Leather, Hardware, and Shoe Material Professional Street is developing towards a beautiful, trendy, and high-end direction to meet market demand. It offers a wide range of colors and varieties of products. Until today, many signs of shoe material stores can still be seen on the streets of Haopan Street, but most of them no longer

operate in the form of shops, but as production workshops and warehouses for goods. However, with the trend of industrial upgrading, the low-end shoe material wholesale business on Haopan Street is on the verge of decline, with few customers on the street and a bleak scene.

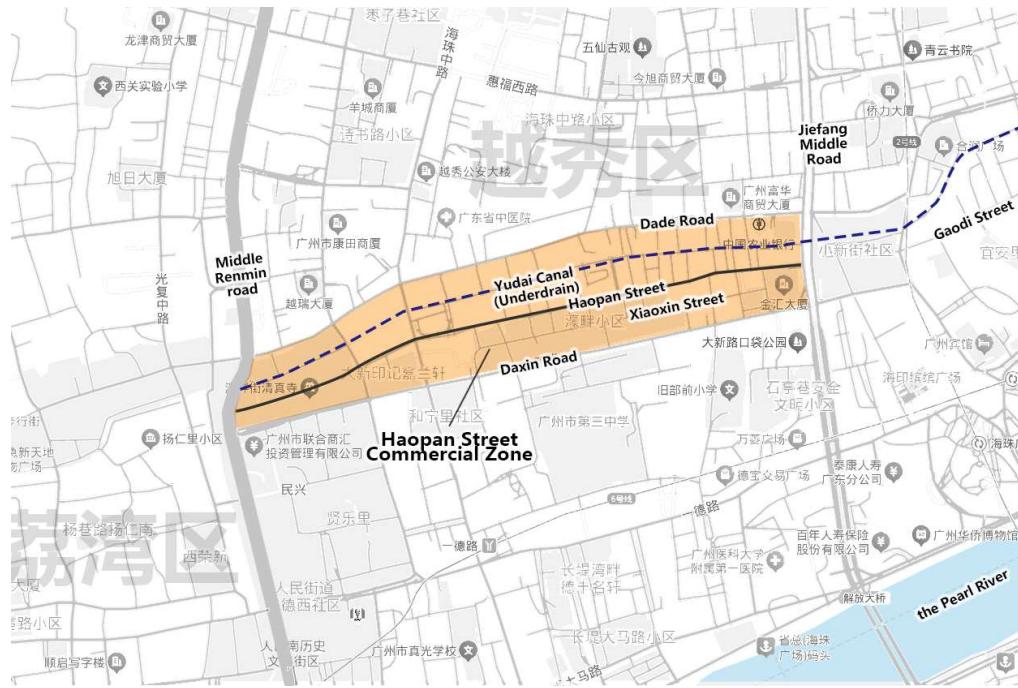


Figure 3-6 Modern Haopan Street
Source: Based on Baidu Maps

3.2 The Evolution of the Form of Haopan Street

During the Song and Yuan dynasties, Haopan Street was not far from Yudai Canal. Based on the current location of the street and relevant historical materials, it is speculated that the distance between Haopan Street and Yudai Canal was about 10 to 20 meters, which is approximately the distance of a house. At this time, Yudai Canal was about 63 meters wide and had important shipping functions. Therefore, Haopan Street had a very close relationship with Yudai Canal. In terms of function, goods transported in and out through Yudai Canal were traded on Haopan Street, and the two were also adjacent to each other in space.

During the Ming and Qing dynasties, as the surrounding areas were enclosed in the new city, the area around Haopan Street was more fully developed, becoming a crowded and narrow downtown area. Yudai Canal also became much narrower due to the land dispute between merchants and residents on both sides of the river, with only about 6.9 meters according to historical records. Its shipping function also greatly declined, becoming a small moat in the downtown area. According to the author's speculation, the width of Haopan Street has also

decreased. The information available during the Republic of China period shows that Haopan Street was only about 1 to 3 meters at this time. The relationship between the two has become more distant, and the transportation function of Yudai Canal has weakened in terms of functionality. Haopan Street has also shifted from commodity trade during the Song and Yuan dynasties to service and financial industries, thus reducing its dependence on Yudai Canal for goods transportation. At the same time, the spatial distance between the two also increased, about 40 to 50 meters, separated by dense bamboo tube houses, with no further connections except for a few narrow alleys (6 in the Republican era).

The modern Haopan Street and Yudai Canal have basically preserved their location relationship from the Ming and Qing dynasties. Most of the traditional bamboo tube houses in the surrounding area have been demolished and replaced with multi story residential buildings. After demolition and reorganization, the width of Haopan Street has been expanded to about 4 to 7 meters. The surrounding multi story residential buildings generally have 6 to 9 floors, making the spatial feel of Haopan Street still relatively oppressive. However, the connection between Haopan Street and Yudai Canal is still relatively small, connected by a park and 11 narrow alleys. Functionally, Yudai Canal is more inclined towards life, while Haopan Street is more inclined towards commerce.

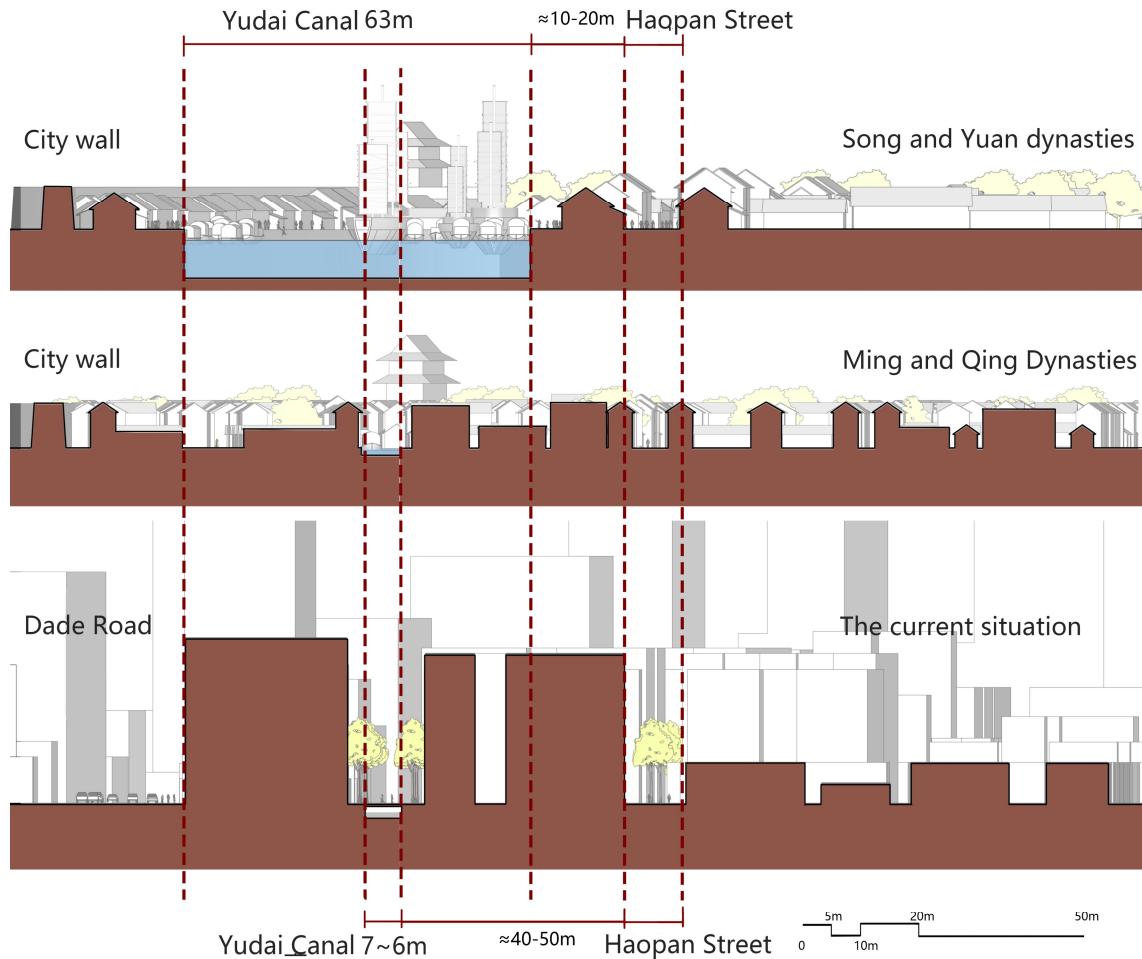


Figure 3-7 Evolution of cross-sectional morphology of Haopan Street

Source: Author's drawing

3.2.1 The Spatial Form of Haopan Street in the Late Qing Dynasty and Early Republic of China

Through the boundary map of Guangzhou during the Republic of China period, we can analyze the general spatial characteristics of traditional Haopan Street. By consulting historical materials, a large-scale land redistribution was carried out in Haopan Street during the late Qing Dynasty and early Republic of China period. The wealthy aristocrats who owned large plots of land subdivided and sold them, promoting the modern commercialization process of urban land in Guangzhou^[58].

At this time, Haopan Street was not much different from its current location, but it was a continuous and complete street, and now the western end of Haopan Street is divided into three sections by Haizhu South Road and Tiancheng Road. The connection between Haopan Street and Yudai Canal is already very weak, with only six narrow alleys about 1 meter wide connecting to Haopan Street. At this time, there was only one alley separating Haopan Street

and Gaodi Street, and the two important commercial streets were almost connected. Now, the two have been separated by Jiefang South Road.

Zooming in to the street space level of Haopan Street, the width of Haopan Street is only 1 to 3 meters, and the street enclosure is uneven. Buildings occasionally extend into the street, with the narrowest point even less than 1 meter. The surrounding buildings are mostly traditional bamboo tube houses facing north-south, with most entering through the storefronts along Haopan Street and a few entering through alleys. The entire street is very narrow, indicating that Haopan Street, located in the bustling city area at this time, is crowded with people and has limited space, with poor traffic. Based on the fact that the business model of Haopan Street has been downgraded to mainly leather industry, it can be inferred that Haopan Street in the late Qing Dynasty and early Republic of China was already a narrow and chaotic urban street scene.



Figure 3-8 The Spatial Form of Haopan Street During the Republic of China Period

Source: Based on the 1933 Guangzhou Economic Boundary Map

3.2.2 The Spatial Form of Modern Haopan Street

By comparing the surveying drawings of modern Haopan Street with the boundary maps of the Republican era, we can better discover the similarities and differences between modern Haopan Street and the past.

Firstly, the location of Haopan Street and surrounding streets such as Yudai Canal, Xiaoxin Street, and Daxin Street has hardly changed, only many roads have been widened. Among them, Daxin Street has been widened into a road, Haopan Street has also been widened, and Yudai Canal has been filled into a culvert and turned into a small alley. The western section of Haopan Street is cut by Tiancheng Road and Haizhu South Road, forming two small ends separated from the main part of Haopan Street. After demolition and reconstruction, there are more alleys connecting Haopan Street and Yudai Canal, with a total of 11 unobstructed alleys. These alleys have also been widened, from about 1 meter to 2 to 3 meters.

Zooming in to the street space level of Haopan Street, the current Haopan Street is about 4 to 7 meters wide, much wider than Haopan Street in the late Qing Dynasty and early Republic of China. However, the street enclosure is still relatively messy, and the roads are sometimes narrow. Most of the surrounding buildings have been demolished and rebuilt into multi story residential buildings, with a texture that is very different from the bamboo tube houses of the past. However, a small number of buildings are still renovated and expanded from the original bamboo tube houses, forming two completely different architectural textures.

At the same time, it can also be noted that some north-south branch lanes, especially the lanes connected to Xiaoxin Street on the south side, such as Cuihua Lane and Xianggong Lane, are still preserved today.

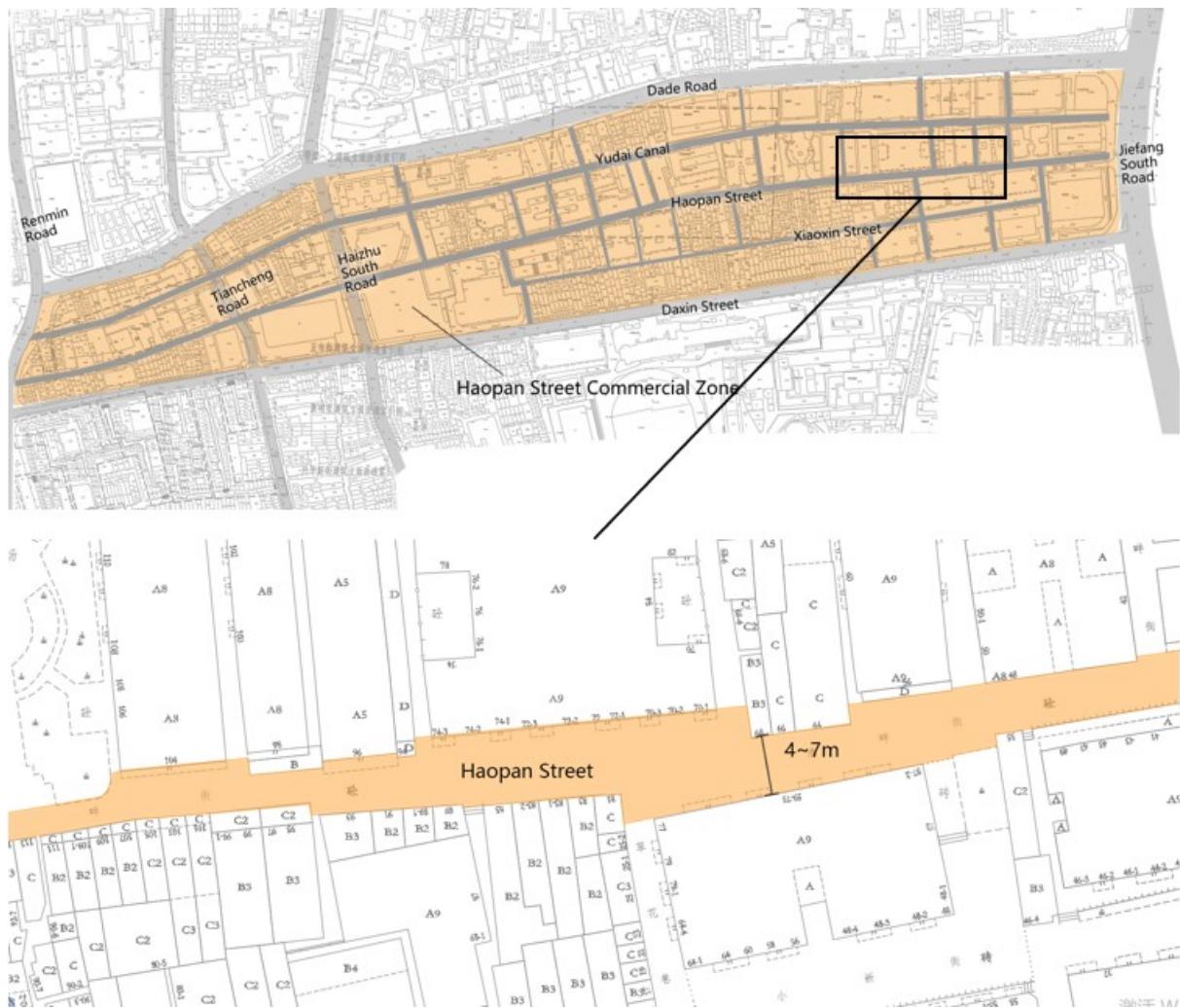


Figure 3-9 Modern Haopan Street Spatial Form

Source: Based on the modern urban planning surveying and mapping map of Guangzhou city

3.2.3 The Evolution of Architectural Texture in Haopan Street

By comparing the boundary maps of the Republican era with modern surveying and mapping drawings, we can clearly observe the evolution of Haopan Street and its surrounding buildings over time. This comparison not only reveals the trajectory of urban development, but also reflects the impact of social changes on urban spatial structure.

As shown in the picture, the yellow area accounts for about 40%, and the buildings marked are traditional bamboo tube houses that have been preserved since the late Qing Dynasty and early Republic of China. These buildings are like witnesses to history, scattered around Haopan Street. The largest traditional bamboo tube house community is located on the south side of Haopan Street, closely adjacent to it, adding a quaint historical style to this historic commercial district. These bamboo tube houses not only represent a traditional form of living, but also vividly reflect the historical and cultural value of Haopan Street.

The gray area accounts for about 60%, representing modern buildings such as multi story

residential buildings and high-rise office buildings built after the founding of New China. They occupy most of the surrounding blocks of Haopan Street and have become the main building types on both sides of Haopan Street.

The construction of these modern buildings reflects not only the re planning and utilization of space in the process of urbanization, but also the neglect of historical context in past urban construction, resulting in significant damage to the historical style of Haopan Street. This development process directly reduces the historical and cultural value of the surrounding blocks of Haopan Street, resulting in it not being listed as a historical and cultural block for protection. However, the remaining large number of traditional bamboo tube houses indicate that Haopan Street has enormous historical and cultural potential to be explored in the current overall protection of urban historical context.

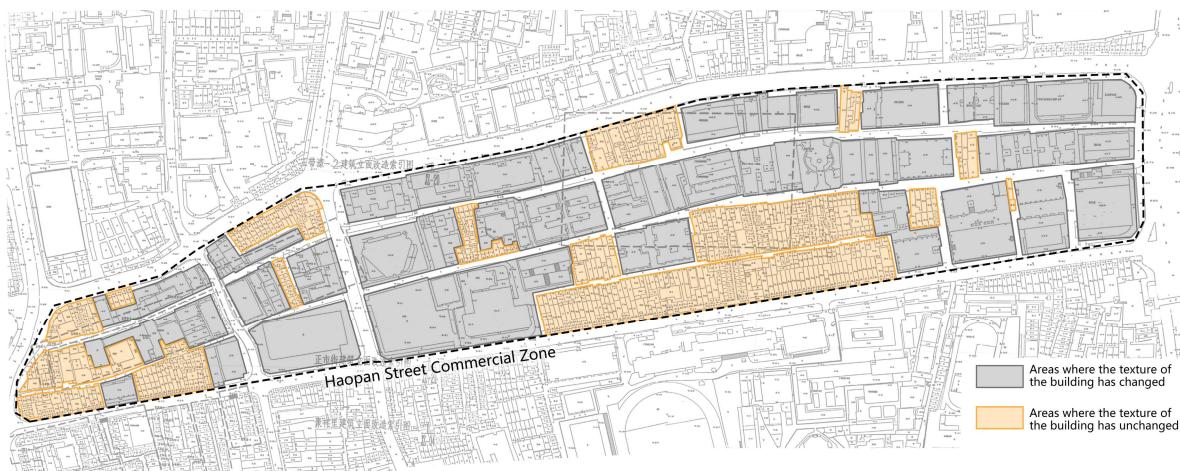


Figure 3-10 The Evolution of Architectural Texture in Haopan Street

Source: Based on the modern urban planning surveying and mapping map of Guangzhou city

3.3 The Evolution of Commerce on Haopan Street

The evolution of commerce in Haopan Street is influenced by its location and historical background, and as Haopan Street has always existed in the form of a commercial street, commerce is the most important part of the evolution process of Haopan Street.

During the Song and Yuan dynasties, Haopan Street had a large number of goods flowing here due to its proximity to the wide and important shipping value of Yudai Canal. At this time, Haopan Street was mainly engaged in foreign trade business, and there were also a large number of grocery transactions taking place here. The commercial development in this area is very prosperous, and with the gathering of a large number of street vendors, a large number of supporting services such as catering have also emerged. "The abundance of food and dance is several times greater than that of Qinhui," which describes the prosperity of Haopan Street.

During the Ming and Qing dynasties, due to the establishment of the new city, Haopan

Street transformed from an outside city trading market into a commercial center in the core area of the city. Local people gathered more densely, and commerce also developed to its peak. The western section mainly gathers a large number of financial industries such as silver coins and ticket shops, as well as cultural and entertainment industries such as fireworks and willow alleys. In the land of fireworks, the sound of sheng and xiao is like the wind, giving rise to a developed music industry. At the same time, the famous Cantonese style mahogany furniture is also produced here, hence it is also known as the "Sour Branch Street"^[62]. In a bustling commercial area, there will naturally be plenty of supporting catering services. By the end of the Qing Dynasty and the beginning of the Republic of China, Haopan Street suffered huge losses due to the Opium War, and the former financial and cultural entertainment industries also declined. Although the furniture industry survived, it was already very rare by the Republican era. Most of the instrument halls on Haopan Street were still in operation, and during the Republican era, there were still workshops for musical instruments such as Jinsheng, Zhengsheng, Quansheng, Desheng, Wensheng, and Yangsheng^[64]. At this time, the main business on Haopan Street has shifted to the leather and leather shoe industry. The distribution of business formats in Haopan Street can be divided into three sections. The western section is home to silver coins, medicinal herbs, silk and other businesses, the middle section is a musical instrument store with scattered leather industries, and the eastern section is entirely dedicated to the leather industry.

Modern Haopan Street has become a single function wholesale market centered around the footwear industry, with all other industries declining. The existing leather, shoe materials, and hardware are also supporting industries serving the footwear industry, with wholesale being the main focus. In the early stage of reform and opening up, the development of domestic manufacturing industry was rough, and a large number of factories from mainland China and even Hong Kong and Taiwan came to Haopan Street to purchase shoe materials, which once again made the commerce on Haopan Street prosperous. However, the good times did not last long. In the past decade, the domestic industry has gradually upgraded, and existing large shoe enterprises no longer purchase raw materials from wholesale market distributors, causing the commerce on Haopan Street to decline.

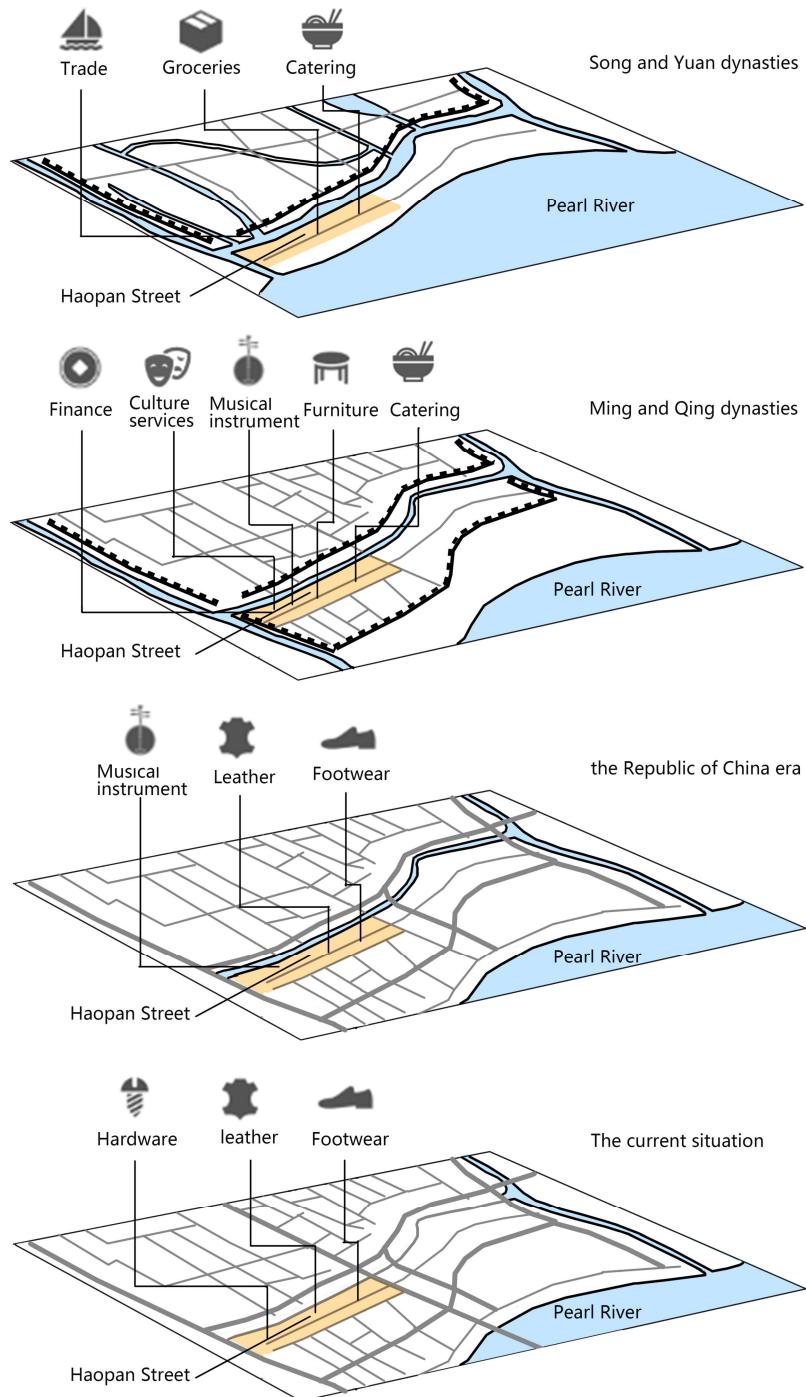


Figure 3-11 The Commercial Evolution and Location of Haopan Street
Source: Author's drawing

It can be seen from this that the evolution of business formats in the historical development process of Haopan Street can be divided into development period, peak period, decline period, and depression period. The Song and Yuan dynasties were a period of commercial development in Haopan Street. At this time, Yudai Canal was located outside the

city with a wide water surface, undertaking a large number of shipping and dock functions. Therefore, the commercial format of Haopan Street during this period was mainly focused on foreign trade, groceries, and supporting catering. The commercial model was relatively extensive and still in the development stage. During the Ming and Qing dynasties, the commerce on Haopan Street reached its peak and flourished, developing numerous high-end service industries, mainly in finance and cultural services. At the same time, it also gave birth to many high-end handicraft businesses, including musical instruments and furniture. It can be seen that the commercial format of Haopan Street is relatively high-end at this time. Starting from the late Qing Dynasty, especially during the Republic of China period, the commercial activities on Haopan Street entered a period of decline. The original high-end formats gradually disappeared, and the financial and cultural service industries almost disappeared. High end handicrafts such as musical instruments and furniture also entered a slump, replaced by lower end handicrafts such as leather and shoes with relatively low profits. Although they also experienced some prosperity, they were ultimately in a declining trend. Nowadays, Haopan Street has completely fallen into a period of depression, with only a small number of catering businesses serving the surrounding residents, retaining low-end wholesale businesses such as leather, footwear, and hardware, and the business situation is poor, resulting in a commercial depression.

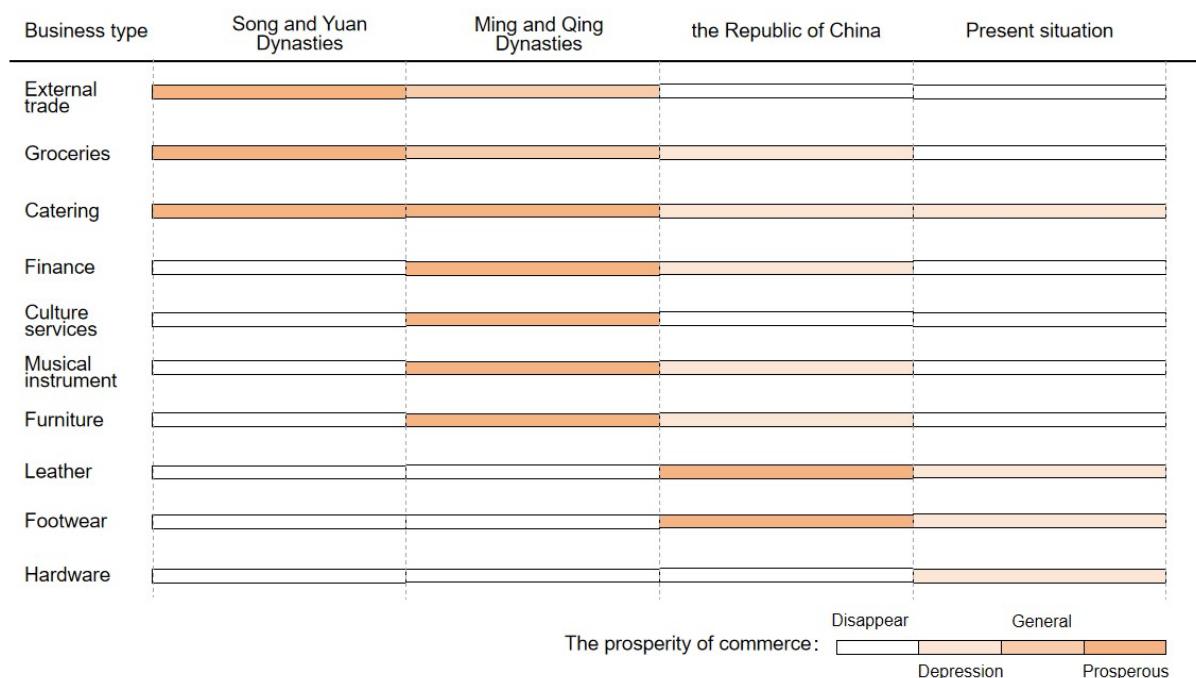


Figure 3-12 The Commercial Evolution and Prosperity of Haopan Street
Source: Author's drawing

3.4 The Architectural Evolution of Haopan Street

The buildings around Haopan Street have undergone tremendous changes in the long-term historical development process, which not only affect the individual buildings themselves, but also affect the architectural texture and street spatial form of the entire area. At present, the earliest specific information about the buildings around Haopan Street can be found from the "Guangzhou City Boundary Map" during the Republic of China period. Upon zooming in on the Haopan Street, it can be found that almost all the buildings on both sides of Haopan Street at this time were in the form of long strips, which conforms to the traditional bamboo tube houses in Guangzhou. In addition, the buildings on Haopan Street have not been specifically mentioned in the literature. Therefore, it can be inferred that the most likely architectural form of the buildings around Haopan Street at this time is the bamboo tube houses that are very common in Guangzhou. Guangzhou Bamboo Tube House is a unique traditional residential building in the Lingnan region, named after its narrow and deep floor plan resembling a bamboo tube. Bamboo tube houses were born in the 19th century, when Guangzhou's industry and commerce were rapidly developing, urban population was increasing, and land resources were scarce. This architectural form emerged as a result. From the "Guangzhou Economic Boundary Map", it can be seen that almost every street and alley in the city is filled with narrow and elongated sections with a width of 3-5 meters, and a depth of mostly 8-30 meters. The longest can exceed 100 meters, and the shortest is only one or two meters. Its structure is generally divided into three parts: front, middle, and back: the front part is the gate and entrance hall, the middle part is the hall and bedroom, and the back part is the kitchen and toilet. Due to the long depth of the building, the lighting and ventilation of the bamboo tube house mainly rely on the courtyard and cold aisle. The roof adopts a double-layer insulation design, and the courtyard is mostly paved with stone slabs to enhance heat dissipation and ventilation effects. The bamboo tube houses are also known as "shop houses" because their first floor is mostly used for commercial purposes. Due to the commercial function of Haopan Street, it is speculated that the first floors of the bamboo tube houses on both sides are also mostly used for shops. As an important component of traditional residential buildings in Guangzhou, bamboo tube houses not only have a unique architectural style, but also carry rich historical memories and humanistic feelings.

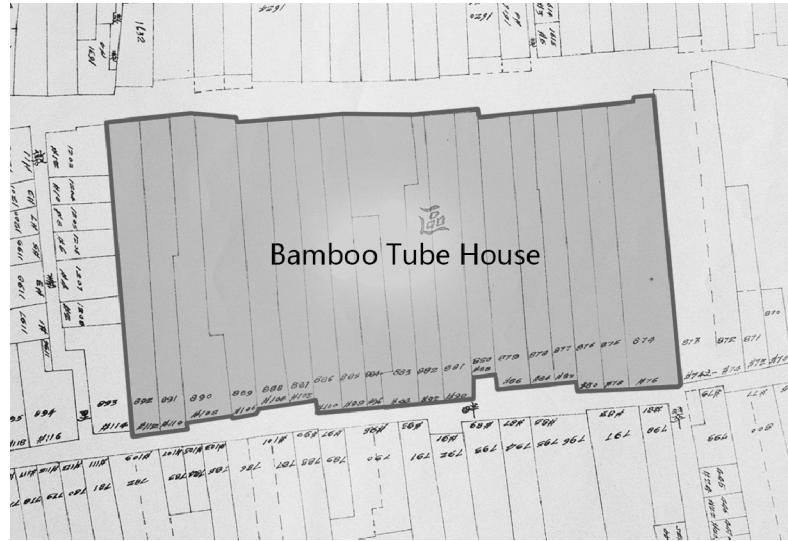


Figure 3-13 Bamboo Tube Houses on Haopan Street

Source: Author's drawing



Figure 3-14 Typical Bamboo Tube House Plan, Elevation and Section

Source: Lu Yuanding and Wei Yanjun's "Guangdong Folk Houses"

Nowadays, the surrounding buildings of Haopan Street have undergone tremendous changes. From modern surveying and mapping drawings, it can be seen that about 60% of the area has been replaced by modern multi story and high-rise buildings. Among them, the most common ones on both sides of Haopan Street are multi story residential buildings, which are mostly old residential buildings built in the last century, with the style of residential buildings commonly seen in the south. The number of floors is generally around 6 to 9, and from the perspective of architectural texture, its volume is much larger than that of bamboo tube houses, forming two completely opposite architectural textures. Such multi story residential buildings often occupy the width between Haopan Street and Yudai Canal in one building. The rooms along the street on the first floor of these multi story residential buildings are mostly shops, while the rest of the space, except for public corridors, is mostly used as warehouses. The

second floor and above are mostly residential and consist of multiple households. These buildings have old facades, poorly maintained walls, and added miscellaneous items such as anti-theft nets, canopies, air conditioning units, and clotheslines, making them very messy. It is worth mentioning that due to the many height differences in the surrounding terrain of Haopan Street, such large multi story residential buildings require leveling the ground level of the first floor. Therefore, there are often multiple steps at the junction of the first floor and Haopan Street.



Figure 3-15 Multi Story Residential Buildings on Haopan Street

Source: Author's drawing

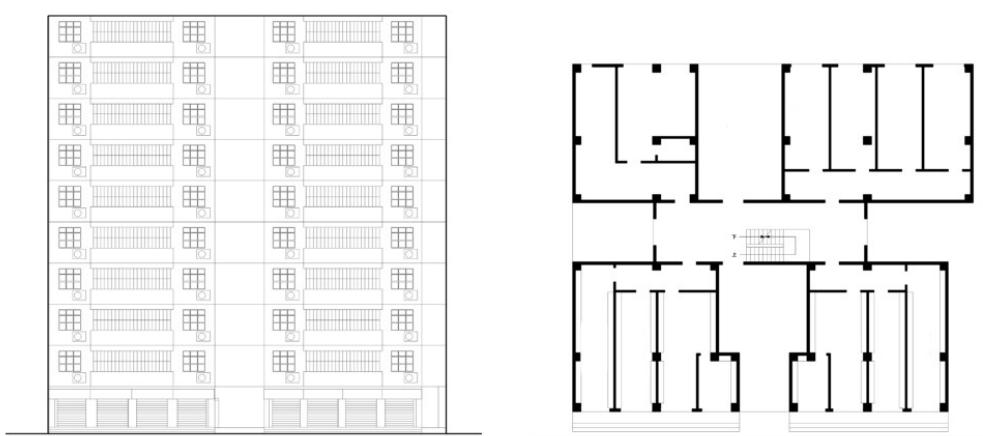


Figure 3-16 Typical Multi story Residential Building Plan and Elevation

Source: Author's drawing

Although there have been some changes in the buildings around Haopan Street, the shops on Haopan Street have been inherited from ancient times to the present, and the

buildings attached to the shops in different periods are different, which directly affects the spatial form of the shops.

The historical analysis of the evolution of shops on Haopan Street can be traced back to the Song and Yuan dynasties. At that time, Haopan Street was located on the outskirts of the city, with relatively spacious space and an undeveloped street layout. Referring to the small shops outside the city depicted in the "Qingming Riverside Scene" during the Northern Song Dynasty, we can speculate that the shops on Haopan Street at that time were likely independent thatched and tile roofed small shops commonly seen in the suburbs. These shops usually have simple structures, large open spaces, and are mostly single story buildings used for both commercial activities and residential spaces.

In the Ming and Qing dynasties, with the development of cities and population growth, Haopan Street gradually became a part of the bustling urban area, and the space became increasingly narrow. Based on the data from the early Republic of China, we can infer that during this period, shops on Haopan Street mostly adopted the form of bamboo tube houses arranged in rows. This architectural form can maximize the use of limited space, with the first floor along the street used as shops and narrow spaces, while the back and second floors are used for storing goods and living.

In modern times, although some bamboo tube houses still exist on Haopan Street, most of them have been replaced by multi story residential buildings, and the first floor of these houses is usually used as shops. Although the form of modern architecture is vastly different from traditional bamboo tube houses, their bay width and spatial layout still share similarities with traditional bamboo tube house shops, and the indoor space also presents a narrow and deep characteristic.

Through field research on Haopan Street, we can observe that although the architectural form has undergone a transformation from independent small shops to row bamboo tube houses, and then to modern multi story residential buildings, the commercial functions and spatial utilization of the street have a certain degree of continuity. This continuity is not only reflected in the layout of the store, but also in the core function of the street as a venue for commercial activities. The evolution process of Haopan Street is actually the result of the interaction between urban development, population growth, and spatial utilization, and also demonstrates the adaptation and transformation of urban historical and cultural heritage in the process of modernization.

Table 3-1 Evolution of Store Types

Time	Store Type	Store Features
Song and Yuan Dynasties	Mostly single family thatched cottages/tile roofed shops 	Due to its location in the outskirts of the city during the Song and Yuan dynasties, Haopan Street was relatively spacious and had an unstable street form. Referring to the small shops outside the city depicted in the Northern Song Dynasty's "Along the River during Qingming Festival", it is speculated that the shops on Haopan Street at this time were most likely single family thatched cottages and tile roofed shops commonly seen in the suburbs.
Ming and Qing Dynasties	Most of the first floor shops are row bamboo tube houses 	Referring to the materials left behind in the early Republic of China, it is speculated that during the Ming and Qing dynasties, the shops on Haopan Street were mostly rows of bamboo tube houses. At this time, Haopan Street is located in a bustling urban area with dense population and narrow space. Therefore, the shops on Haopan Street mostly adopt the form of bamboo tube houses that can maximize the use of space. The first floor along the street is used as shops, and the back and second floors are used for storage and living.
Present Situation	Most of them are shops on the first floor of multi story residential buildings 	According to field research, although some bamboo tube houses are still preserved on Haopan Street today, most of the buildings have been replaced by multi story residential buildings, with the first floor used as shops. Although the architectural form is very different, its bay width and spatial form are similar to traditional bamboo tube house shops, with narrow and deep spaces inside.

Source: Author's Compilation

3.5 Section of This Chapter

The evolution of Haopan Street is a microcosm of the history of urban development. It gradually transformed from a suburban area outside the city during the Song and Yuan dynasties to a bustling urban area during the Ming and Qing dynasties, and then to a modern old city area. This process not only witnessed the expansion of Guangzhou's urban space, but also reflected the evolution of the city's economy and culture. During the Song and Yuan

dynasties, the commercial activities in Haopan Street were mainly focused on foreign trade and miscellaneous goods, reflecting the commercial and trade status of Guangzhou as an important port city on the Maritime Silk Road at that time. With the passage of time, the commercial forms of Haopan Street have begun to diversify, and industries such as finance, services, instrument making, furniture, and catering have flourished here. These changes are closely related to the growth of urban population and the diversification of consumer demand.

Entering modern times, although the leather industry in Haopan Street still holds a place, with urban renewal and industrial upgrading, Haopan Street is facing new opportunities for transformation. The width change of streets, from initially spacious to later narrow, and then to the re expansion in modern planning, not only reflects the evolution of architectural forms, but also the progress of urban planning concepts and changes in residents' living needs. In the future development, Haopan Street needs to introduce modern elements while protecting historical and cultural heritage, achieving the integration of old and new. This not only maintains the historical continuity and cultural diversity of the block, but also meets the needs of modern urban development.

To achieve this goal, the development of Haopan Street should encourage the diversification of business formats to meet the needs of urban residents in different periods and enhance the economic vitality and attractiveness of the block. At the same time, strengthen the participation of community residents, ensure that the updated projects are closer to their actual needs, and enhance their sense of belonging and satisfaction. In terms of the environment, sustainability should be considered by adopting environmentally friendly materials and technologies to create a green and ecological business environment. The optimization of transportation networks and the improvement of accessibility are also key to enhancing the competitiveness of neighborhoods. The government should provide corresponding policy support and incentive measures to guide and promote the organic renewal and sustainable development of Historic Districts such as Haopan Street.

Chapter 4 Analysis of Haopan Street Site

4.1 Location Analysis

4.1.1 Location and Range

(1) Venue scope

The site covers a complete block from Jiefang South Road in the east, Haizhu South Road in the west, Dade Road in the north, and Daxin Road in the south, including the main part of Haopan Street.

(2) Research scope

The research scope extends from Beijing Road in the east, Renmin Road in the west, Huifu Road in the north, and Yide Road in the south. This includes the renovation of the site and surrounding blocks and roads closely related to the site, such as Xiaoxin Street, Gaodi Street, Beijing Road, Yide Road, etc.

(3) Surrounding cultural belts and historical and cultural districts

There are multiple important cultural belts and historical cultural blocks outside the scope of the study, which, although not within the scope of the research, have a certain impact on the functional positioning of the site location and need to be considered in combination.

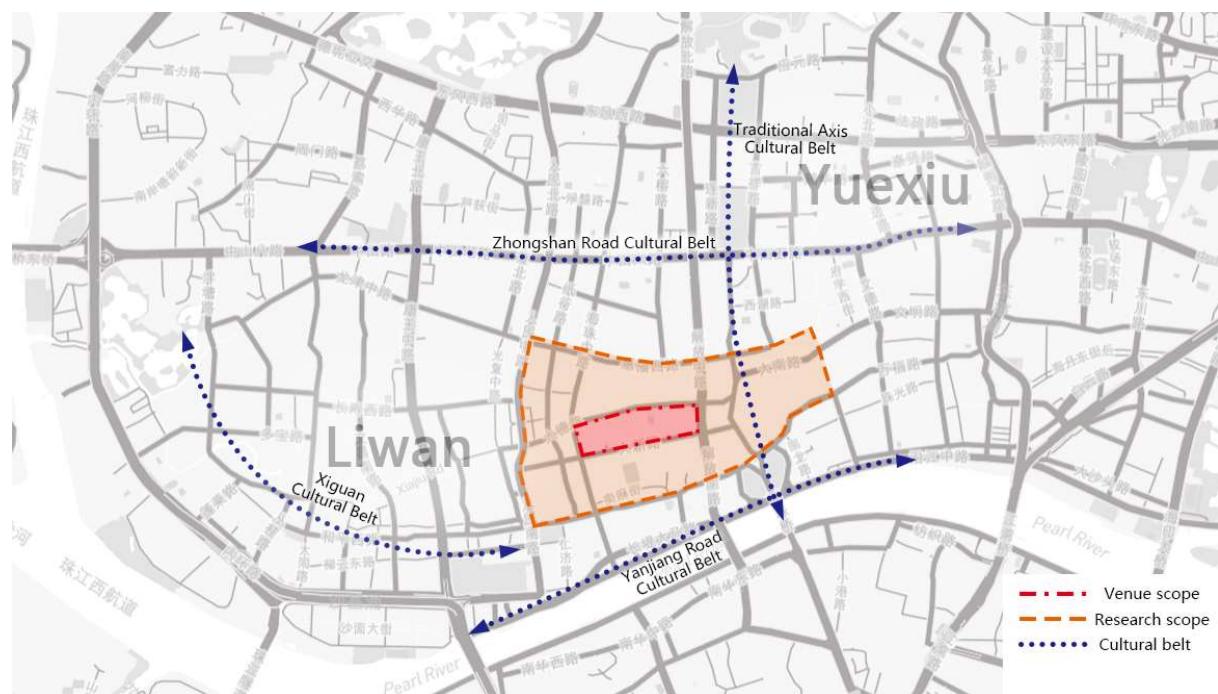


Figure 4-1 Map of Haopan Block
Source: Author's drawing

4.1.2 Land Use Status Quo

The land planning around the site is centered around residential functions, forming an area primarily focused on residents' daily lives. While meeting the residential needs of

residents, commercial land is also widely distributed in the surrounding area, providing abundant commercial resources for residents. In particular, in the direction of the the Pearl River coast in the south of the site and the Beijing Road pedestrian street, commercial land is highly concentrated, forming a prosperous commercial area.

The land function within the site is mainly residential, but there are also commercial land at both ends, providing convenient shopping and leisure options for residents. In addition, there are various functional areas such as administrative office land, educational land, and public facility land distributed within the site. The reasonable layout of these land uses not only meets the daily living needs of residents, but also enhances the overall functionality and convenience of the region.

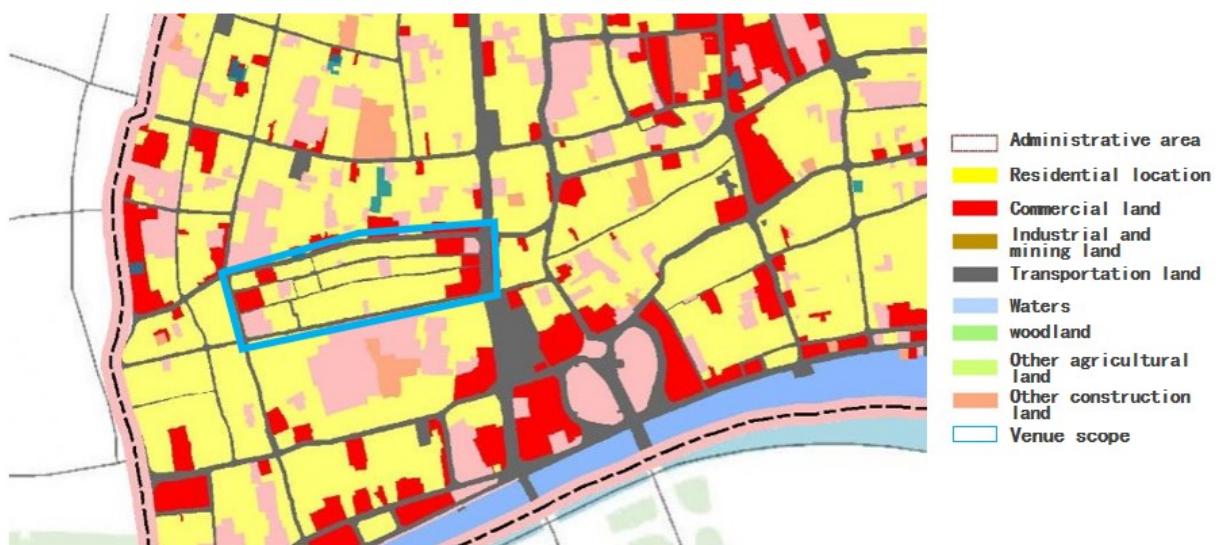


Figure 4-2 Current Situation of Land Use Around Haopan Street

Source: Based on the "Overall Plan for Land and Space of Yuexiu District, Guangzhou City (2021-2035)"
by the Guangzhou Municipal People's Government

4.1.3 Traffic Analysis

(1) Main road

The site is enclosed by roads, among which Renmin Road and Jiefang Road have wider lanes and higher traffic flow, both running north-south and located on the east and west sides of the site, respectively. They can bring traffic and pedestrian flow to the site, but also hinder pedestrians from crossing due to the wider roads.

(2) Subway Line

The site is surrounded by four subway lines, namely Metro Line 2, Metro Line 6, Metro Line 8, and Metro Line 6, to the southeast, northwest, and northwest respectively. Both are located at a certain distance from the site, but the subway lines and stations on the south and east sides are relatively close. Among them, Haizhu Square Station and Yide Road Station are

the closest stations to the site, located in the southwest and southeast of the site respectively

(3) Bus stop

There are a large number of bus stops around the venue, making it convenient to use the bus system to reach. Among them, there are more stations on the east, west, and south sides, making it the most convenient to enter the venue through these three directions

(4) Tourist attractions and commercial districts

The tourist attractions and commercial districts around the venue are densely populated and have a strong willingness to consume. The walking routes between them and the venue also have research value for the commercial development of the venue, mainly distributed on the southeast, west, and east sides of the venue.

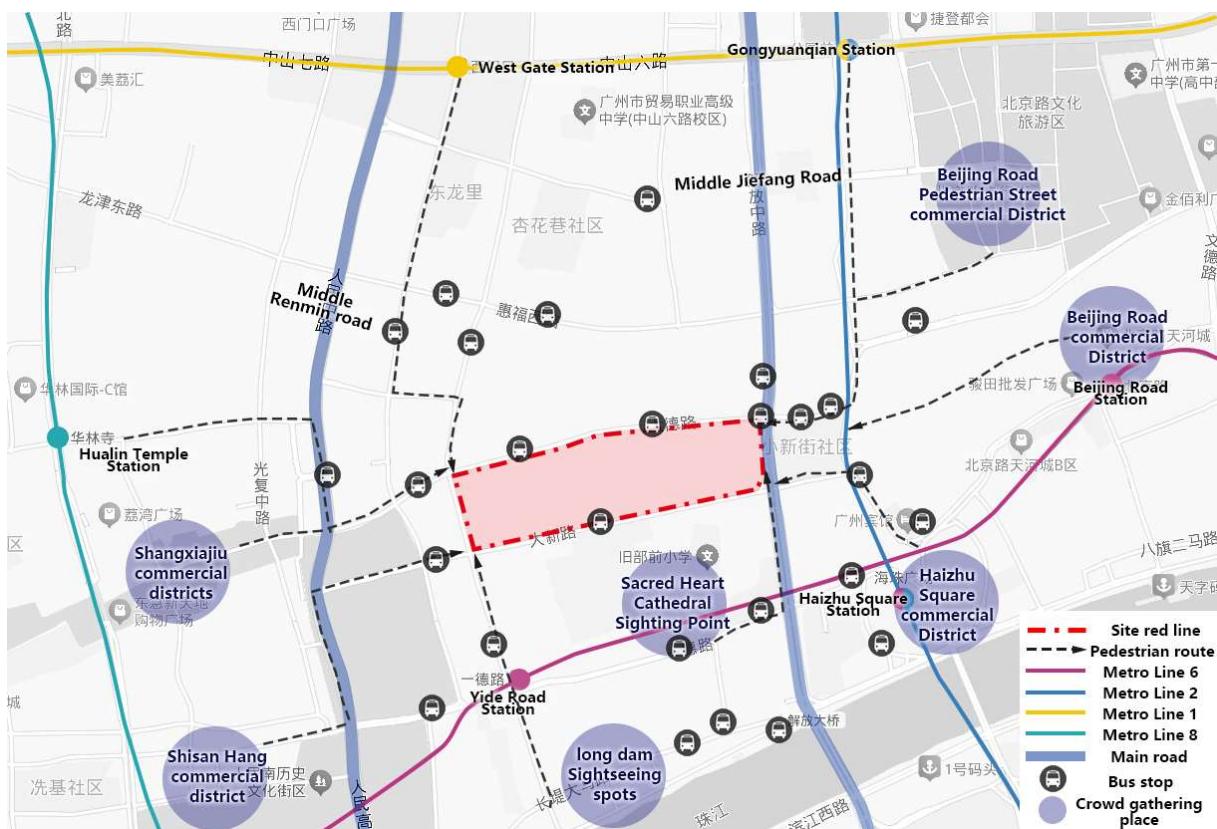


Figure 4-3 Traffic Analysis of Haopan Street

Source: Author's drawing

4.1.4 Historic Districts and Historical Resources

Guangzhou has rich and diverse cultural and historical resources, covering various aspects such as historical sites, revolutionary landmarks, and famous buildings. Among them, Yuexiu District has nine historical and cultural blocks, accounting for 35% of the city's historical and cultural blocks. The historical urban area is about 9.2 square kilometers, accounting for 45% of the city's historical urban area. In addition, Yuexiu District also has 4 historical and scenic areas and 260 immovable cultural relics. There are a large number of

historical and cultural blocks around the location of the site, but the site itself has become an isolated island in the historical and cultural blocks. Although Haopan Street in the site is a famous ancient commercial street with important historical and cultural value, due to poor preservation of its buildings, almost all of them have been replaced by old residential areas. Only a part of the arcade protection street around the site still exists, so it has not been selected as a historical and cultural block for protection. However, due to the unique historical and cultural value of its streets and the large number of historical and cultural blocks in the surrounding area, neglecting it will result in the loss of certain historical and cultural heritage, as well as the inability to link the surrounding historical and cultural blocks, which will affect the protection and revitalization of the overall historical and cultural resources. This is inconsistent with the protection concept emphasized by Yuexiu District, which emphasizes comprehensive protection from a holistic perspective and the complete protection of the city's historical context.

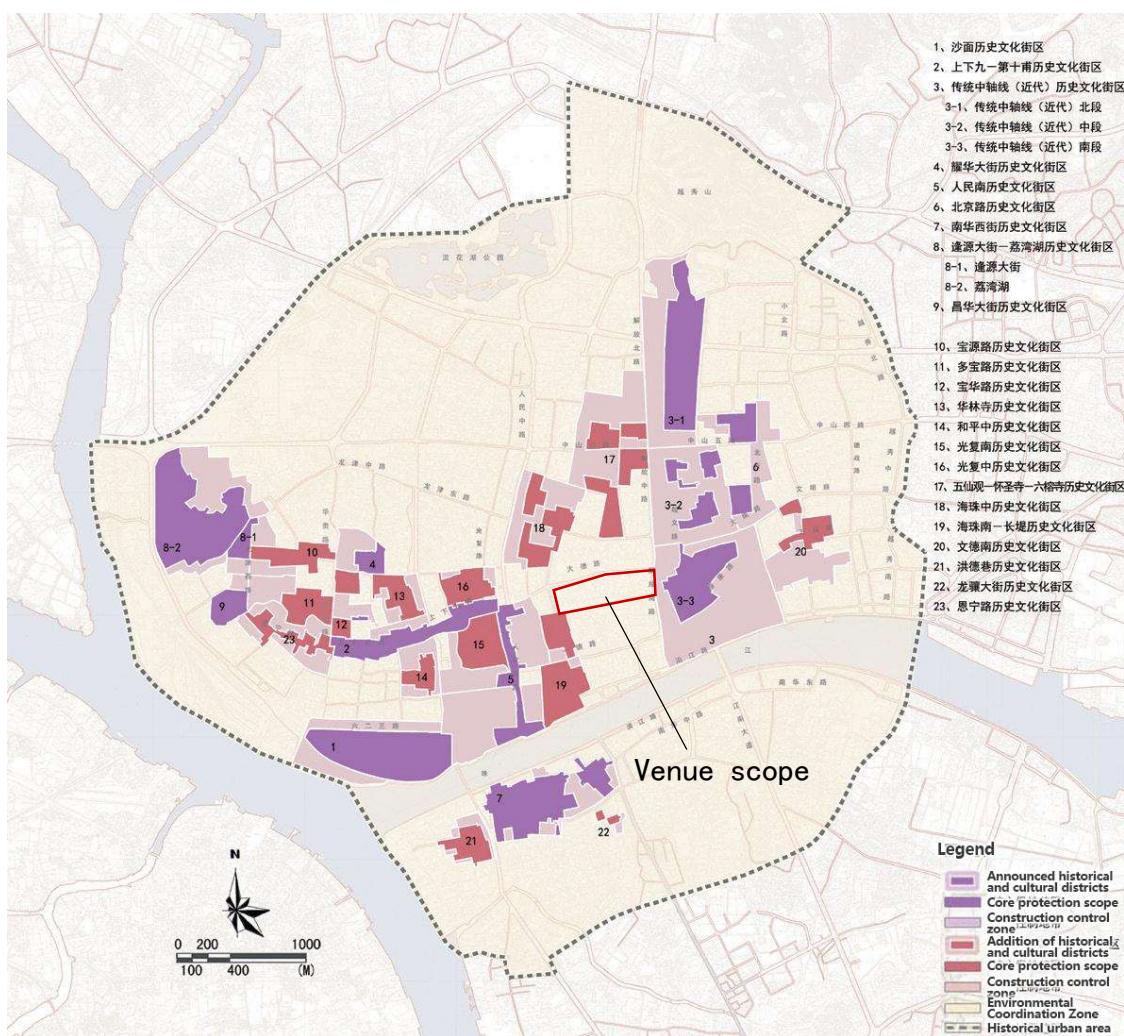


Figure 4-4 Analysis of Historical Blocks Surrounding Haopan Street

Source: According to Guangdong Urban and Rural Planning and Design Institute
 Drawing of the "Guangzhou Historical and Cultural City Protection Plan (2011-2020)"



Figure 4-5 Analysis of the Surrounding Streets and Alleys of Haopan Street

Source: According to Guangdong Urban and Rural Planning and Design Institute
 Drawing of the "Guangzhou Historical and Cultural City Protection Plan (2011-2020)"

4.2 Historical Evolution

4.2.1 Development Timeline

The development timeline of Haopan Street was first formed in the Song Dynasty, when it was a commercial street developed along Yudai Canal. The jade belt moat is over 20 zhang wide and can accommodate large ships. One of the purposes of the government's construction of the moat is to provide a shelter for merchant ships. During the Song Dynasty, Haopan Street had become a bustling commercial district, gathering a large number of merchants from other provinces who sold precious commodities such as fragrant beads, rhinoceros elephants, flowers and birds.

During the Ming Dynasty, Haopan Street continued to prosper and became an important commercial and financial center in Guangzhou. At that time, various provincial merchants such as Jin merchants, Hui merchants, and Zhejiang merchants gathered on Haopan Street to open businesses and ticket numbers, such as "Guangshengyuan" and "Guangmaoxing". In addition, Haopan Street also has several provincial guilds such as Zhejiang Shaoxing Guild Hall and Shanshan Guild Hall, which have become important places for merchants from all over the world to gather and socialize. Haopan Street in the Ming Dynasty was not only a

commercial center, but also a cultural and entertainment venue, known as the "ten mile magnificent building where merchants gathered".

In the early Qing Dynasty, Haopan Street was still an important commercial district in Guangzhou. During the reign of Emperor Qianlong and Emperor Jiaqing of the Qing Dynasty, the ticketing industry on Haopan Street reached its peak and became the financial center of Guangzhou. However, during the Opium War, a large number of commercial buildings on Haopan Street were destroyed, and its position as a commercial and financial center also declined. During the Xianfeng period, Haopan Street rose again and became a professional street for selling handicrafts such as leather, chopsticks, and abacuses, with the leather industry being the most famous.

In the early years of the Republic of China, the leather materials on Haopan Street were sold worldwide through Hong Kong, gradually becoming a famous commercial street in southern Guangdong. At that time, the leather industry on Haopan Street continued to thrive. By 1948, there were already 113 cowhide shoe material merchants and five small tanneries on the street.

In the early stage of reform and opening up, Haopan Street ushered in new development opportunities. With the rise of leather shoe factories, leather goods factories, and handbag factories in the Pearl River Delta region, the demand for leather materials has significantly increased. The leather hardware and shoe material business in Haopan Street has rapidly flourished, becoming a well-known leather material distribution center in the country.

Nowadays, although Haopan Street is gradually declining, it is still an important leather, hardware, and shoe material distribution center in Guangzhou, famous throughout the country with an annual turnover of hundreds of millions of yuan.

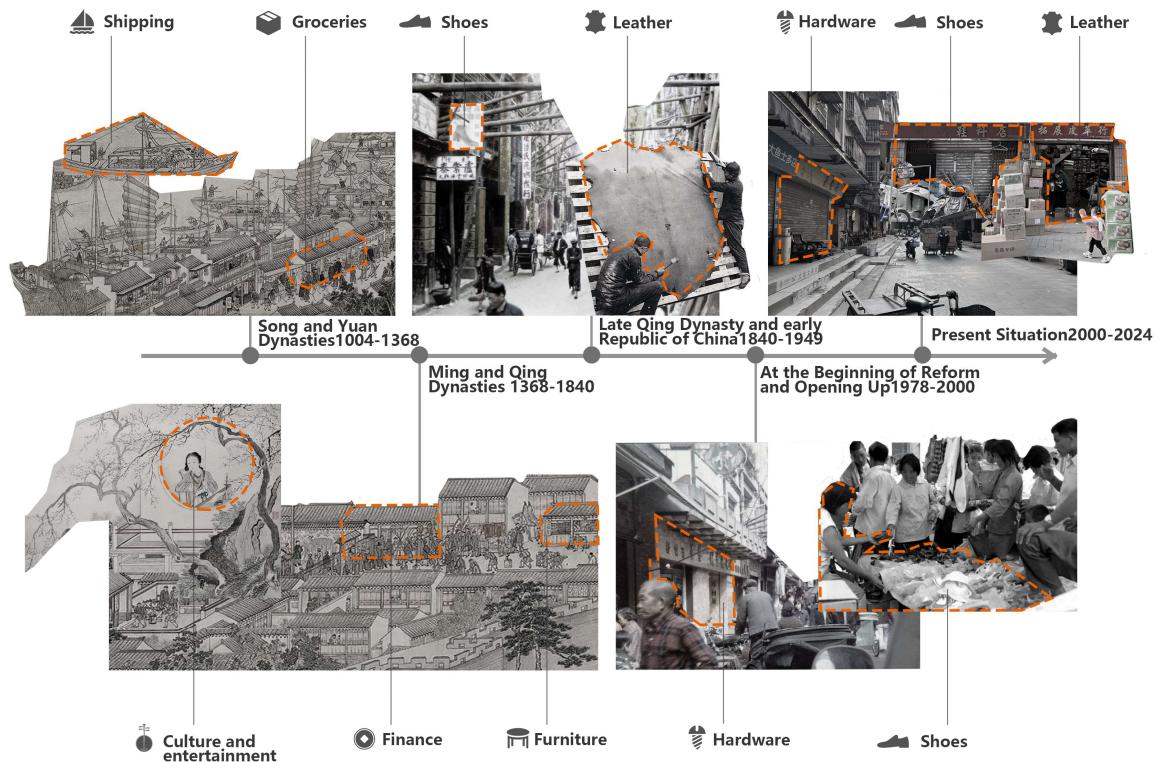


Figure 4-6 Historical Evolution of Haopan Street

Source: Author's drawing

4.2.2 Changes in Business Format

Haopan Street has gone through several stages of business format changes, including the Song and Yuan dynasties, Ming and Qing dynasties, late Qing and early Republic of China, early reform and opening up, and current situation. Overall, it has gone through a development process from diverse to singular commercial types, and from prosperity to decline in development level. During the Song and Yuan dynasties, the commercial type of Haopan Street was mainly focused on shipping trade, which gave rise to a certain cultural and entertainment industry. At this time, shipping trade reached its peak, while the cultural and entertainment industry was still in the process of development. During the Ming and Qing dynasties, although the narrowing of the jade belt moat and the decline in shipping services led to a decline in shipping trade, a more diverse range of commercial formats emerged, with cultural and entertainment industries, financial industries, furniture and musical instruments, and other handicraft industries reaching their peak of development. From the end of the Qing Dynasty to the beginning of the Republic of China, due to the destruction caused by the Opium War, high-end industries such as culture, entertainment, and finance in Haopan Street almost disappeared, while high-end handicrafts such as furniture and musical instruments declined. Instead, low-end handicrafts such as leather materials, leather products, and their

accessories developed rapidly. Since then, Haopan Street has become famous for its leather related products. Up to now, only the commerce of leather materials, leather products, and their accessories still exists, but it has gradually declined, so Haopan Street is gradually fading out of people's sight.

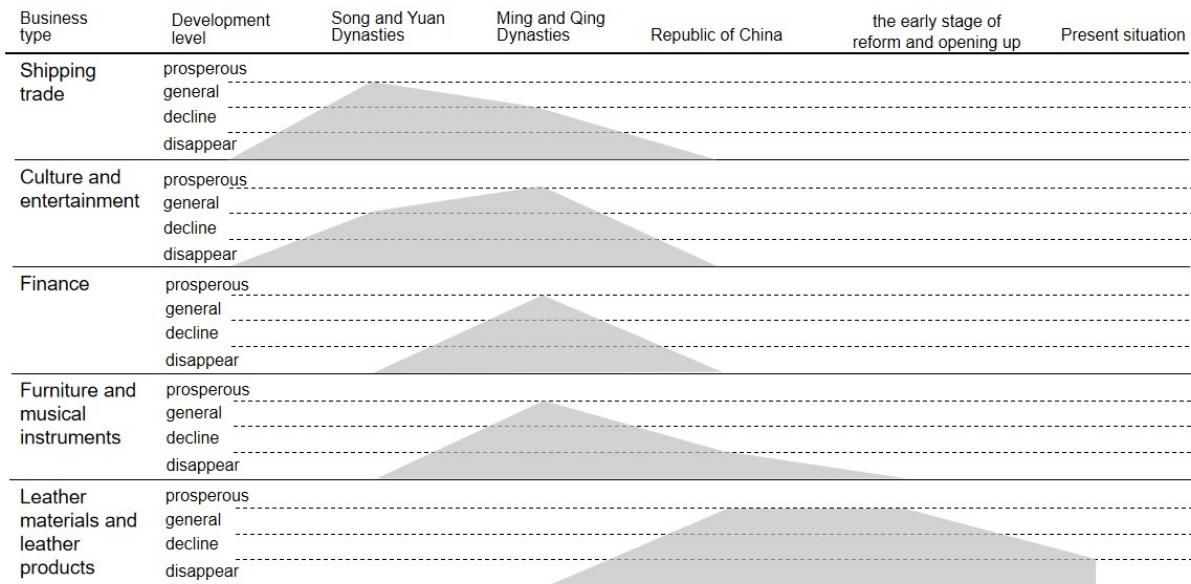


Figure 4-7 Changes in Business Formats on Haopan Street

Source: Author's drawing

4.2.3 Historical Value

(1) Long commercial history

The history of Haopan Street can be traced back to the Song Dynasty, when it was already a bustling commercial street with "ten mile magnificent buildings and a gathering of merchants". During the Ming Dynasty, multiple large-scale markets developed around Haopan Street, which served as a financial and commercial center with numerous guilds and silver shops. This used to be a gathering place for high-end Cantonese furniture, and musical instrument workshops were also very developed. In the Qing Dynasty, Haopan Street became famous for its cowhide shoe industry and became a distribution center for processing and selling leather materials within the province and even throughout the country.

(2) Witness the development of Guangzhou city

Haopan Street has witnessed the development and changes of Guangzhou from ancient times to modern times. From the commercial streets of the Song Dynasty, to the leather shoe material distribution center of the Qing Dynasty, and to the modern leather hardware shoe material market, Haopan Street has always been an important part of Guangzhou's commerce.

(3) Industry scale and influence

During the Qing Dynasty, Haopan Street was famous for selling leather materials, leather

shoes, and leather products, becoming a distribution center for processing and selling leather materials within the province and even throughout the country. In 1948, 113 cowhide shoe material merchants and five small tanneries had developed in Haopan Street. This indicates that Haopan Street had already formed a considerable scale of leather and shoe material industry in the Qing Dynasty. Nowadays, more than 800 merchants are operating leather in and around Haopan Street. Since 1999, the "Guangzhou Haopan Leather, Hardware, and Shoe Material Sales Festival" has been held annually, with over 1000 merchants and customers from within and outside the province, as well as from Hong Kong and Macau, participating.

(4) The Inheritance of Modern Industries

The leather and shoe material industry of the Qing Dynasty laid the foundation for the modern leather and hardware shoe material market on Haopan Street. Nowadays, Haopan Street is still a well-known leather, hardware, and shoe material market in China, with an annual turnover of hundreds of millions of yuan. This indicates that the leather shoe material industry in the Qing Dynasty not only had significant value at that time, but also had a profound impact on the development of modern industries.

4.3 Business Analysis

4.3.1 Development Trends of Related Industries

(1) Initial and Preliminary Development Stage (1978-1985)

Small workshops dominated: During this period, the leather and leather goods industry mainly existed in the form of small workshops, with small production scale, low technological level, and serious product homogenization. The product is mainly practical and meets the basic needs of domestic consumers.

With the advancement of reform and opening up, some foreign brands have begun to enter the Chinese market, promoting the initial development of the domestic leather goods industry.

(2) Rapid Development and Brand Building Stage (1985-1995)

During this period, the leather goods industry ushered in a golden age of rapid development, with a compound annual growth rate of up to 15%. Gradually formed industrial clusters centered around Guangdong, Zhejiang, Fujian and other regions. A group of local brands such as Chow Tai Fook and Jinlilai have risen to become the backbone of the industry. The industry has begun to focus on technological innovation, resulting in significant improvements in product quality and design level.

(3) Diversification and Market Expansion Stage (1995-2005)

Leather products have evolved from a single functionality to a fashionable and personalized direction, with a more diverse product line. The domestic consumer market continues to heat up, while the export market continues to expand. The leather industry's competitiveness in the international market has been enhanced. The rise of e-commerce has brought new marketing channels to the leather goods industry, and online sales have gradually become a new growth point in the industry.

(4) Industrial upgrading and internationalization stage (2005-2015)

Technological innovation and intelligence: The industry actively promotes digital transformation and intelligent production to improve production efficiency and product quality. With the increasing awareness of environmental protection, green and environmentally friendly leather products are gradually favored by the market. More and more Chinese leather goods brands are going abroad, participating in international competition and winning a certain market share.

(5) High quality and sustainable development stage (2015 present)

Consumers' demand for high-quality, personalized, and branded leather products has increased, and the industry is developing towards high-end and personalized direction. The leather industry is developing towards intelligence and green direction, and the application of new technologies such as 3D printing makes customized production possible. With the popularity of e-commerce platforms, the integration of online and offline channels has become an important trend in the development of the industry. Enterprises pay more attention to environmental protection and sustainable development, adopt environmentally friendly materials and processes, and reduce their impact on the environment^[66].



Figure 4-8 Development Trends of Leather Goods Industry

Source: Author's drawing

Based on the development trend of the leather industry mentioned above, combined with the ecological position of Haopan Street in the industry chain, it can be found that its leather shoe material distributor business is facing a huge crisis and may completely lose its industrial status in the future. Due to the industrial upgrading of China's leather related industry, more

and more large leather goods and shoes enterprises have occupied the main position in the market. These enterprises have a complete industrial chain from upstream raw material production to midstream product processing, and downstream sales. Some downstream stores can still retain their ecological niche by providing customers with higher quality offline experiential services, while the shoe material distributors on Haopan Street, located in the upstream of the industry, have almost completely lost their commercial value. In addition to large enterprises, more and more raw material factories are also directly selling through e-commerce, further squeezing the living space of intermediaries like Haopan Street. In summary, the business model of Haopan Street is on the brink of elimination, and it is urgent to seek new business models to find a new ecological niche in the leather and leather goods industry chain.

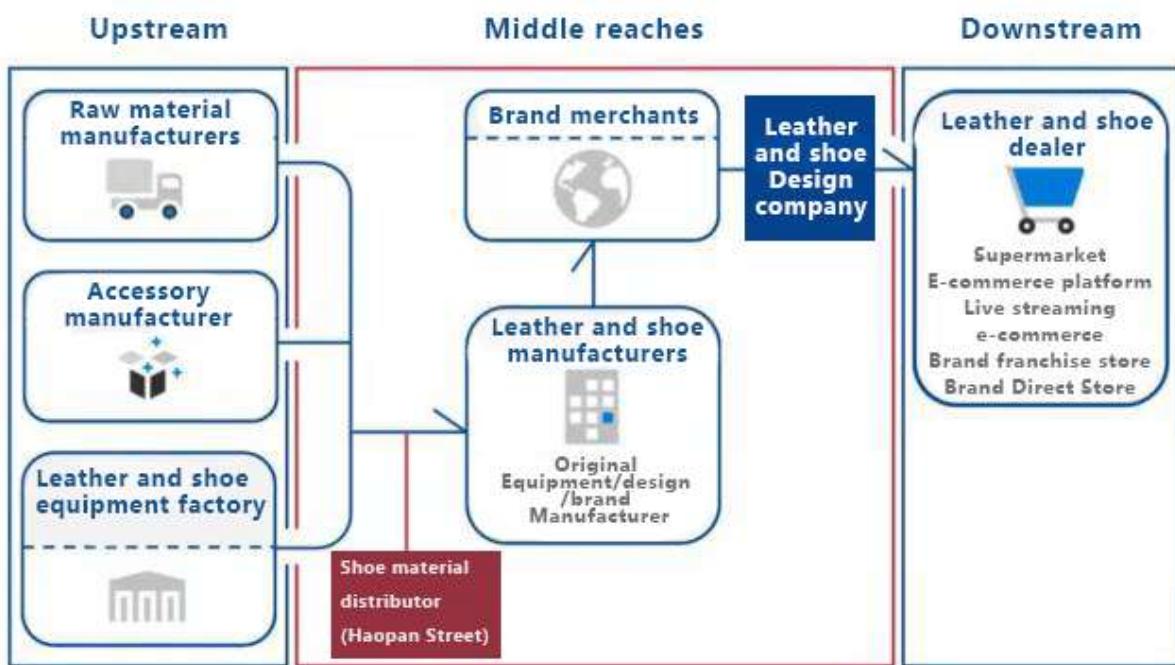


Figure 4-9 Ecological Niche Analysis of the Industrial Chain in Haopan Street

Source: Author's drawing

4.3.2 Market Pattern

(1) Regional industrial advantages

Guangdong Province is an important base for China's footwear industry, with the number and export volume of its footwear enterprises ranking first in the country. In 2023, Guangdong's footwear exports amounted to nearly 1.5 billion pairs, with an export value of 9.8 billion US dollars, accounting for 25% of the total national footwear exports. Haopan Street is located in Guangzhou, which is the design and development center and model center of China's footwear industry. It has a complete footwear industry chain, including raw

material supply, research and development design, production and processing, and sales. Haopan Street is located in Guangdong Province, occupying a huge regional industrial advantage and playing an important role in promoting its future development.

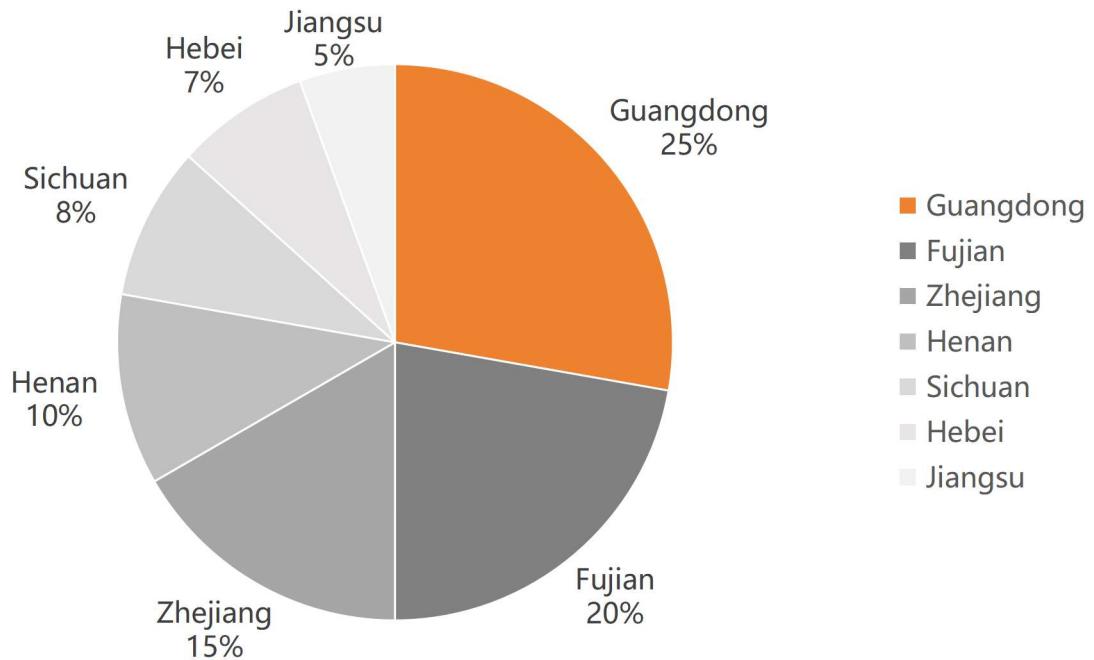


Figure 4-10 Market Share of Footwear in Various Provinces Across the Country

Source: Author's drawing

(2) Market influence

The Jiefang South commercial district, where Haopan Street is located, is one of the important shoe wholesale markets in Guangzhou, accounting for 20% of the Guangzhou shoe market share and ranking second. The annual transaction volume of Jiefang South Footwear Business District exceeds 500 million pairs, accounting for about 5% of the national footwear production. As an important part of the Jiefang South commercial district, Haopan Street's shoe material market not only serves local shoe factories, but also radiates to other regions across the country. It is the first choice for large shoe factories and tanneries in Shanghai, Chongqing, and other places to purchase shoe and leather materials.

Therefore, the Haopan Street shoe material market, with its core position in the regional industry, strong market influence, industry benchmark position, and ability to integrate the industry chain, occupies an important position in the national footwear market and is an indispensable part of China's footwear industry.

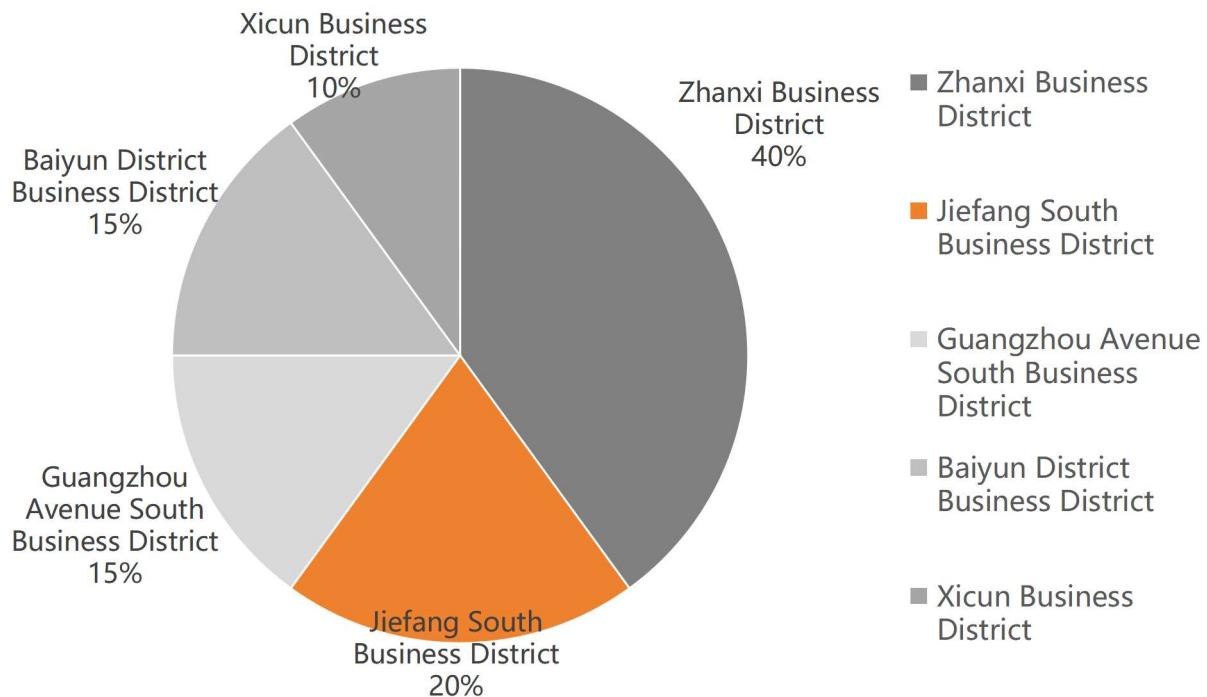


Figure 4-11 Market Share of Various Footwear Business Districts in Guangzhou

Source: Author's drawing

4.3.3 Surrounding Commercial Situation

(1) Commercial gathering area

The commercial gathering areas around the venue are of great significance for attracting people, promoting commercial linkage, and promoting coordinated development. Among them, the Xiaoxin Street Shoe Wholesale and Retail Market is located adjacent to the venue, which has a close geographical and industrial relationship with the venue. The Yide, Haizhu Toy Market, and Wanling Square Toy Market in the south also have a close relationship with the south side of the site.

(2) Non-commercial gathering area

Non commercial gathering areas are mostly local residential areas, schools, hospitals, etc., with weak consumer willingness among the population, which hinders the commercial linkage between the site and the surrounding areas. In the development of the renovation design of Haopan Street, it is necessary to avoid its adverse effects, but it is also necessary to respect the production and living needs of the original population in these areas.

(3) Commercial Belt

The commercial belt enables people with consumption intentions to flow in a specific direction, and the commercial functions extending in that direction often develop rapidly. The commercial belt that is most closely connected to Haopan Street within the venue is the Gaodi

Street commercial belt, which has important commercial development value in this direction. In addition, the east and west ends of Yide Road also have the possibility of expanding northward and connecting with the site.

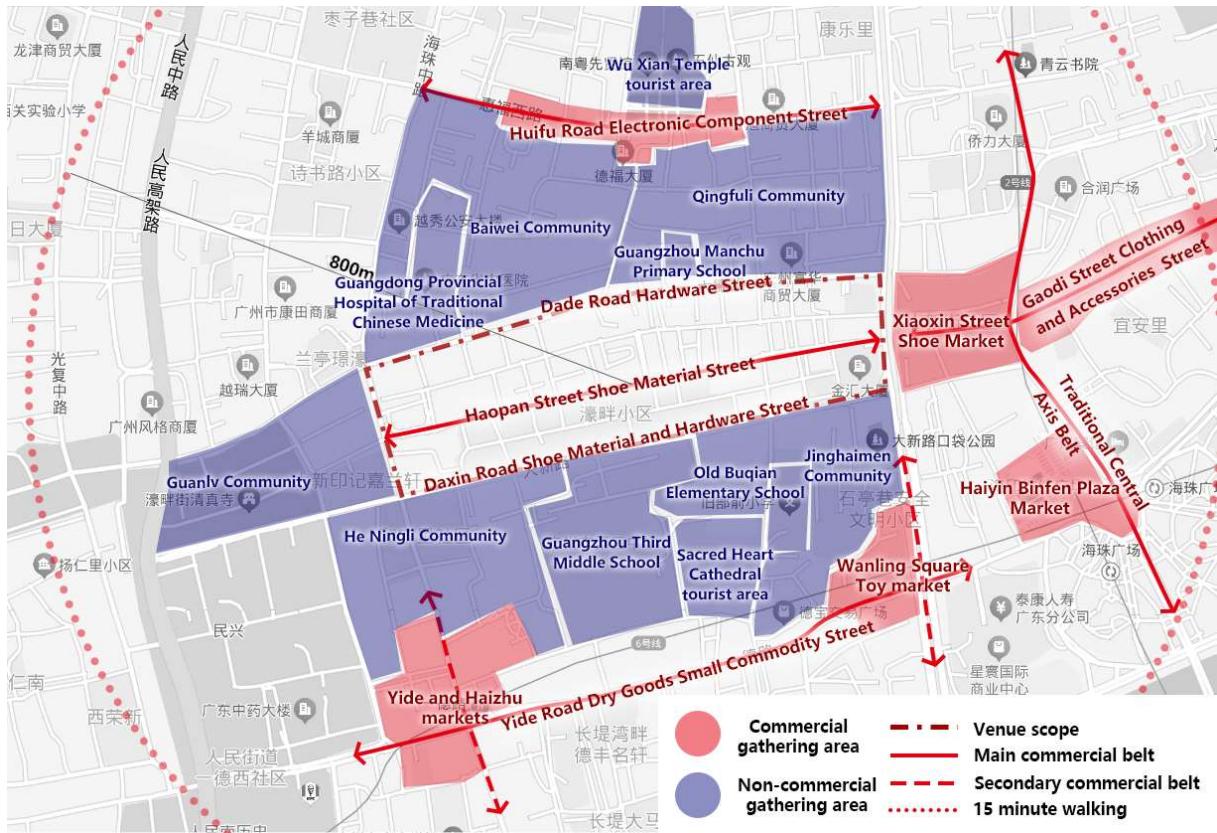


Figure 4-12 Commercial Areas Around Haopan Street

Source: Author's drawing

4.3.4 Commercial Situation of Haopan Street

The wholesale of materials (105 stores) is the dominant function of the first floor of Haopan Street, demonstrating its core position as a shoe material distribution center. This function is in line with the historical tradition of Haopan Street, which has been famous for wholesale of leather and shoe materials since the early Republic of China. The wholesale of shoes (12 companies) is relatively small, and together with the wholesale of shoe materials, it forms a complete footwear industry chain. Hardware wholesale (34 companies) mainly focuses on hardware products that are compatible with footwear, also supporting the footwear industry. Food wholesale (16 companies) mainly utilize the large warehouse space in Haopan Street for the food wholesale industry with high storage demand.

18 restaurants meet the daily dietary needs of residents. Convenience stores (16) provide a certain level of convenience for daily life in the neighborhood. The hotel accommodation (6 hotels) mainly meets the demand for economical accommodation with low prices in old neighborhoods. Four government agencies attach great importance to the management of

Haopan Street, which helps maintain order and service quality in the neighborhood

Therefore, Haopan Street is a commercial street mainly focused on the footwear industry, mainly engaged in the wholesale of shoe materials, and the other living facilities mainly provide living services for local residents, with very little demand for dealing with foreign personnel.



Figure 4-13 Functional Distribution of Haopan Street

Source: Author's drawing

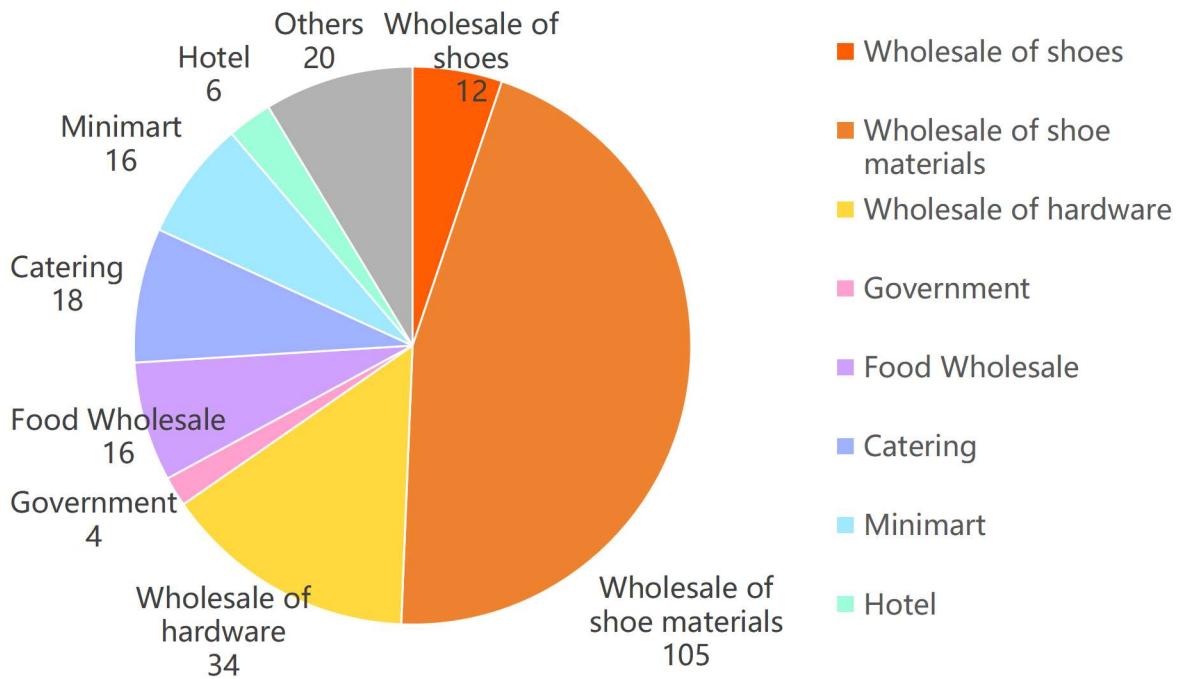


Figure 4-14 Functional Proportion of Haopan Street

Source: Author's drawing

4.4 Crowd Analysis

4.4.1 Crowd Area

The Haopan Street area in Guangzhou is a comprehensive area that integrates old residential areas, schools, and shoe material wholesale commercial streets. Due to the fact that shoe material wholesale mainly relies on logistics distribution and customers visit stores less frequently, the main population in this area are shop owners, middle-aged and elderly residents, school-age children, and logistics personnel. In contrast, Xiaoxin Street Shoe City has a good shopping environment and adopts a dual operation model of retail and wholesale, which not only attracts a large number of customers to shop, but also has frequent logistics personnel.

The Gaodi Street area is a typical combination of old residential areas and clothing, shoe, and hat commercial streets. There are both shop owners and customers who come to shop here, as well as logistics personnel shuttling through it. At the same time, middle-aged and elderly residents are also permanent residents of the area. The Five Immortals Ancient Temple and the Sacred Heart Cathedral, as famous attractions in Guangzhou, have attracted a large number of tourists to visit. The electrical street around Wuxian Ancient Temple is also bustling, attracting many customers to come for sightseeing and shopping.

The Yide Road subway station, Wanling Square, and Haiyin Colorful Square are large commercial center gathering areas with a huge flow of people. The Yide Road subway

station and Haiyin Colorful Square subway station not only have shop owners and a large number of tourists, but also bear the commuting needs of a large number of office workers. In addition, due to the presence of wholesale businesses near Yide Road subway station, there are also a large number of logistics personnel operating here.

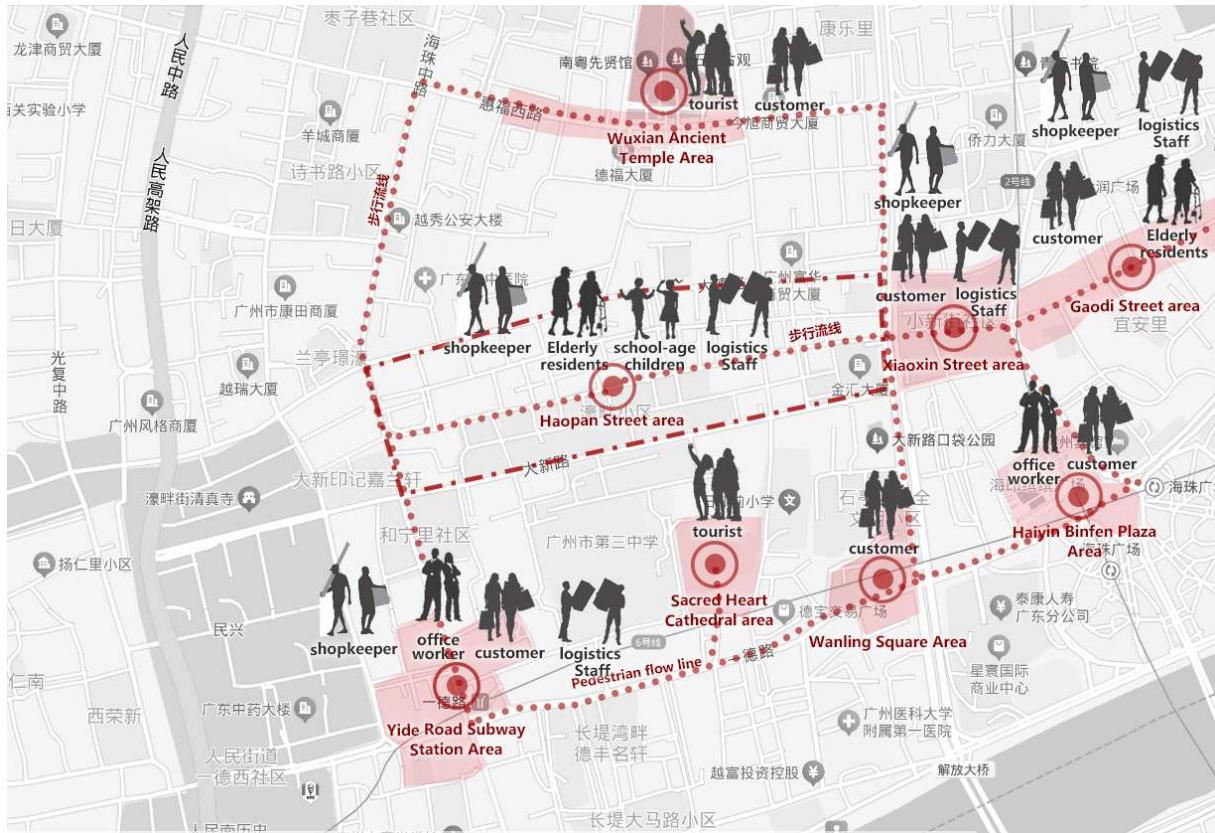


Figure 4-15 Surrounding Crowd Area of Haopan Street
Source: Author's drawing

4.4.2 Crowd Activities



(1) Shop owner

Main distribution: Haopan Street, Gaodi Street, Xinjie Shoe City, and Yide Road subway station area
Activity time: 8:00-20:00

Event content: There are a large number of shops in Haopan Street and other areas, so there are many shop owners operating here. They usually do not leave their shops when they are in business.



(2) Middle aged and elderly residents

Main distribution: Haopan Street and Gaodi Street areas

Activity time: 9:00-21:00

Activity content: There are a large number of old residential areas in the Haopan Street and Gaodi Street areas, where a large number of middle-aged

and elderly people live. Their main activities include leisure chatting and walking.



(3) School aged children

Main distribution: Haopan Street and its surrounding areas

Activity time: 8:00-10:00, 18:00-21:00

Event content: There are several schools in and around Haopan Street, where a large number of school-age children go to and from school, as well as exercise activities in the community square.



(4) Office workers

Main distribution: Yide Road subway station, Haiyin Colorful Plaza area

Activity time: 8:00-10:00, 18:00-21:00

Event content: Yide Road subway station and Haizhu Square subway station are important transportation hubs for commuters, so there are a large number of commuters commuting here.



(5) Tourists/Customers

Main distribution: Wuxian Ancient Temple, Yide Road Subway Station, Sacred Heart Cathedral, Wanling Square, Haiyin Colorful Square, Xiaoxin Street Shoe City, and Gaodi Street area.

Activity time: 12:00-22:00

Activity content: Tourists and customers are often the same group, with sightseeing in tourist areas and shopping and consumption in commercial districts.



(6) Logistics personnel

Main distribution: Haopan Street, Yide Road subway station, and Gaodi Street area.

Activity time: 9:00-21:00

Event content: Commercial districts such as Haopan Street engaged in wholesale of goods have a great demand for logistics, so there are a large

number of logistics personnel conducting freight activities here.

Figure 4-16 Crowd Activities Around Haopan Street

Source: Author's drawing

4.5 Policy Analysis

4.5.1 Yuexiu District Planning

The Overall Plan for Land and Space of Yuexiu District, Guangzhou (2021-2035) was approved at the second meeting of the Fourth Guangzhou Municipal Planning Commission on December 31, 2024. This plan closely aligns with the development strategies of the country, province, and city, focusing on the overall spatial pattern of "one horizontal, three vertical, and three areas", and continuously optimizing the land use structure and scientifically allocating spatial resources around the three major strategies of "activation, optimization, and evacuation". The main contents of the plan include:

(1) Spatial pattern: The plan proposes a spatial layout of "one horizontal, three vertical, and three areas" to further enhance the core functions of Yuexiu District as a public service highland, a modern service industry demonstration area, and an international scientific and technological innovation site.

(2) Functional positioning: Yuexiu District will be developed into the core area of an international metropolis, an important carrier area of a national historical and cultural city, and a leading area for new vitality in the old city.

(3) Implementation strategy: Plan to revitalize and empower the old city area through measures such as activating historical and cultural resources, optimizing industrial layout, and relocating non core functions.

The implementation of this plan will help Yuexiu District achieve high-quality development in the context of the new era, fully leverage its advantages as the core urban area of Guangzhou, while protecting and inheriting historical and cultural heritage, and enhancing

urban quality and competitiveness. Next, the Yuexiu District Branch of the Municipal Planning and Natural Resources Bureau will further improve the planning results in accordance with relevant requirements and complete the approval work according to procedures. Through the development direction of protecting and revitalizing its existing historical and cultural resources, combined with its emphasis on comprehensive protection, and taking a holistic approach to fully protect the historical context of the city, it can be inferred that the Haopan Street area adjacent to the current development area will become its next development area.

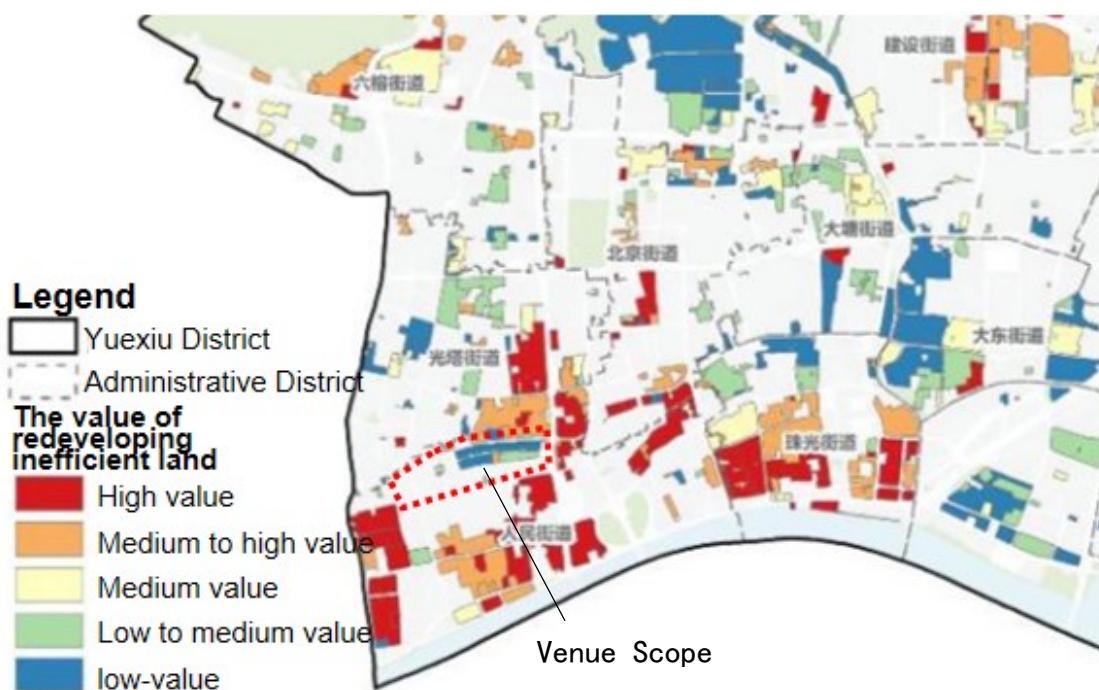


Figure 4-17 Low Efficiency land Development Around Haopan Street

Source:According to the "Guangzhou Historical and Cultural City Protection Plan (2011-2020)" by Guangdong Urban and Rural Planning and Design Institute

4.5.2 Development and Transformation within the Research Scope

The relevant streets in the research area mainly implement the development policies of Yuexiu District, including the overall spatial pattern, central urban planning, historical and cultural protection and utilization, urban renewal and renovation, and public service facility construction mentioned earlier. Based on the solution to the problem of "new vitality in the old city of Guangzhou", the "1+1+N" policy document was officially issued and implemented in 2020. In response to the current urban renewal situation in Guangzhou, a task list for "3 years", "5 years", and "10 years" was proposed. The "Three Year Implementation Plan" mentioned that 285 old neighborhoods will be renovated within three years, the "Five Year Action Plan" requires that 422 old neighborhoods be renovated within five years, and the "Ten

Year Renovation Plan" will implement renovation projects in old urban areas more regularly and stably, and do corresponding supporting work^[67]. The specific implementations within the research area include:

The second phase of the renovation and upgrading of Beijing Road Pedestrian Street includes the improvement of the environment, the display of cultural characteristics, the enhancement of public spaces, the guidance of public housing renovation, the upgrading of ground floor shops, and the optimization of the street environment.

The micro renovation work of old residential areas in 2024 involves six communities: Dadezhong, Daxinzong, Yudai Canal, Shijiangjun, Zhuangyuanfang, and Xingxianli. The main renovation contents include the construction and improvement of internal streets and alleys, water supply and drainage, security systems, fire-fighting facilities, barrier free facilities, sanitation facilities, public spaces, and supporting facilities for public services^[68]. The transformation of Yifang Huifu Health Industry Center and Yuexiu Cube Talent Innovation Center indicates that the government is supporting the development of the life and health industry and innovation and entrepreneurship in the region.

The development policies in the research area cover multiple aspects such as the renovation of commercial streets, micro renovation of old residential areas, talent innovation centers, and health centers. These projects not only improve the living environment and quality of life of the community, but also promote regional economic development and the improvement of public service levels.

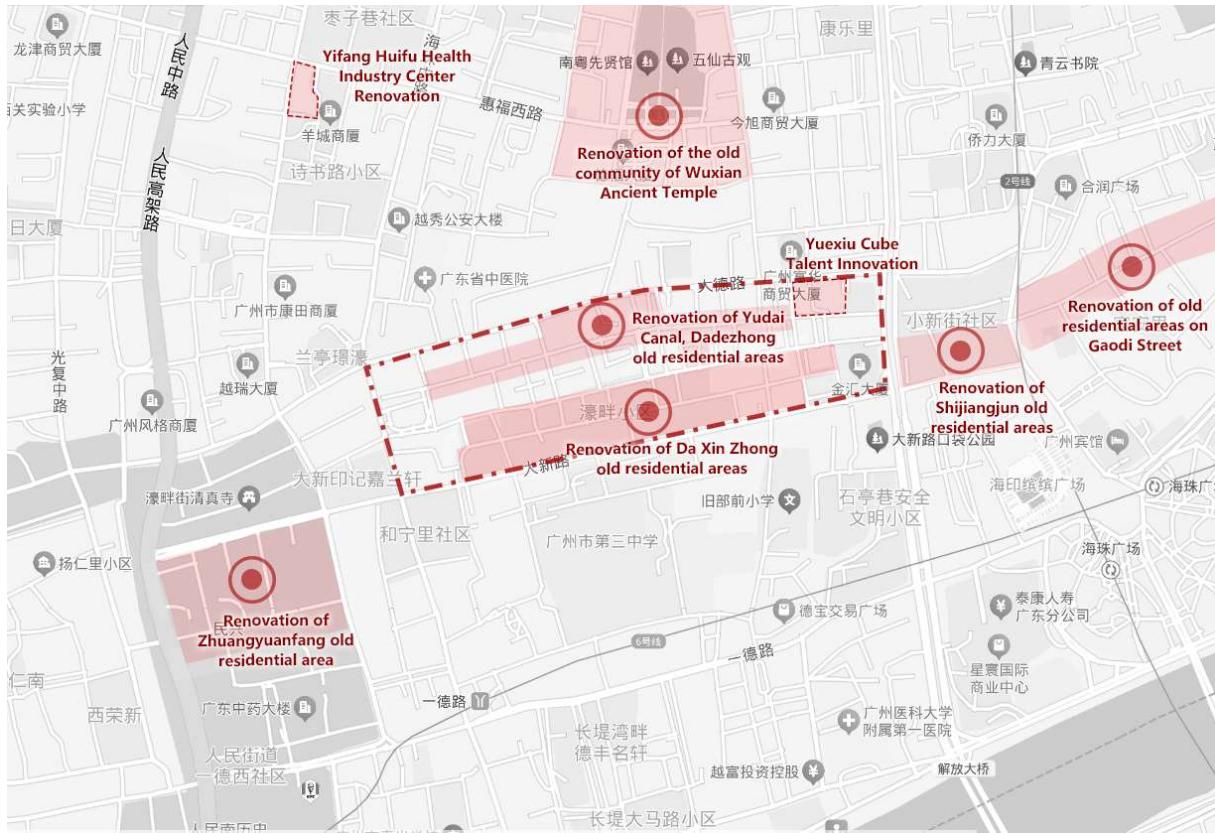


Figure 4-18 Renovation Area Around Haopan Street

Source: Author's drawing

4.6 Street and Open Space Analysis

4.6.1 Road Accessibility and Cross-section

According to the accessibility analysis of the road section, the surrounding streets of Haopan Street are divided into three width types. Among them, roads with a width of 5 to 10 meters, such as Yudai Canal and Haopan Street, are wider and although not accessible to vehicles, have better pedestrian experience and accessibility. In addition, there are a large number of north-south tunnels that are relatively narrow, with most of them being around 3 to 5 meters wide. The pedestrian experience is relatively average, and the accessibility is average. There are also some narrow north-south alleys with a width of only 1 to 3 meters, barely maintaining traffic, but they appear oppressive due to the high surrounding buildings, resulting in poor pedestrian experience and accessibility. In addition, there are many car lanes surrounding the site, with a total width ranging from 20 meters to 40 meters.

Furthermore, through further analysis of its cross-section, it can be found that many alleys and props around Haopan Street have some height differences, with canopies protruding and some trees along the roadside. These changes have given the surrounding roads of Haopan Street spatial richness and met some daily needs of local residents. However,

the handling and layout of some items are not reasonable enough. For example, some significant changes in elevation have affected residents' use of roads; Some height differences are too subtle, which reduces the efficiency of road use; The height difference changes in some narrow tunnels are unnecessary and instead lead to narrower tunnels; The width of some canopies is unreasonable, occupying space but unable to provide shelter for pedestrians; The arrangement of some tree pools is unreasonable, and many difficult to use areas are divided.

By analyzing these road sections, reference can be provided for future renovation and reconstruction work, thereby solving the problems existing in the current street.

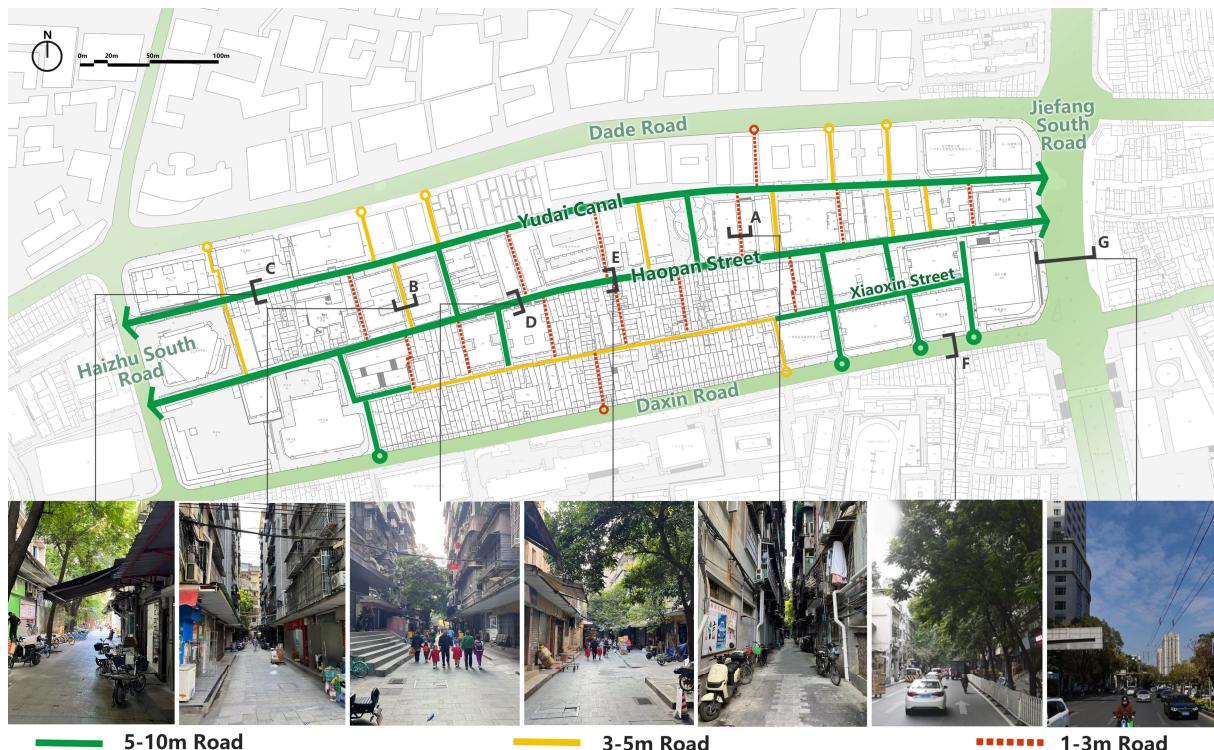


Figure 4-19 Accessibility of Roads Around Haopan Street
Source: Author's drawing

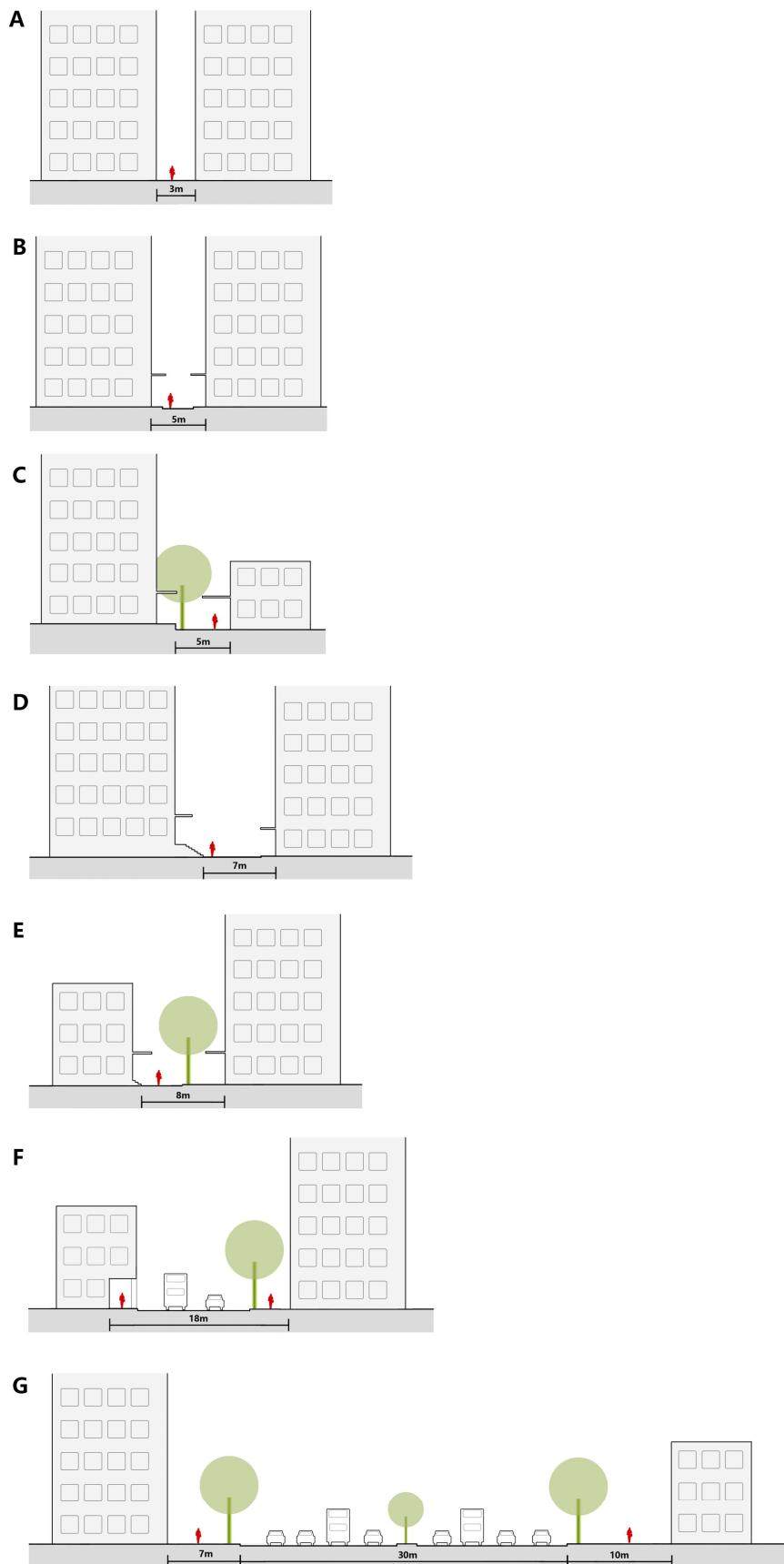


Figure 4-20 Road Sections Around Haopan Street
Source: Author's drawing

4.6.2 Open Space

The architectural layout of the site is extremely compact, with buildings densely distributed, resulting in extremely limited overall open space. In these scarce open spaces, there are even fewer parts that can be freely used by the public. The most important public space within the venue is the Science Popularization Culture Square located in the center, which has been carefully crafted as a green park that integrates leisure and science popularization functions. It has become the core place for daily leisure, fitness, and social activities of residents in the area, as well as a playground for children to play and play, carrying the public life needs of community residents.

In addition to the Science Popularization Culture Square, other public open spaces within the venue include the Xiaoxin Street Cultural Square and the vacant land surrounding the Haopan Shopping Mall. However, the utilization of these spaces is not ideal. Due to the lack of vegetation decoration and leisure facilities, the overall environment of Xiaoxin Street Cultural Square appears monotonous and unattractive. Most of the time, it is used for parking electric bicycles, and few people stop or engage in leisure activities here. The vacant land around the Haopan Shopping Mall appears chaotic due to the frequent accumulation of goods and the parking of trucks, which not only affects the aesthetics of the space but also results in extremely low utilization by residents, making it difficult to fulfill its intended public space function.

The land to be constructed in the southwest corner of the site is currently closed and has not been developed or utilized, so residents cannot enter and use it. In addition, although the activity venues in Fangyuan Yueyi Kindergarten and Yuexiu District Zhipei School have a considerable area, they are only open to teachers and students, and community residents cannot enter and use them, which to some extent limits the supply of public activity space in the area.

In summary, the public space resources of this site are extremely limited and unevenly distributed. Although the Science Popularization Culture Square provides residents with an important place for leisure and activities, other public spaces are difficult to meet the daily needs of residents due to insufficient facilities, disorderly environment, or usage restrictions. This situation not only affects the quality of life of residents, but also restricts the richness and diversity of community public life. Therefore, optimizing the usage function of existing public spaces, increasing the supply of public open spaces, and

enhancing their accessibility and attractiveness have become important issues that urgently need to be addressed in this region.



Figure 4-21 Open Spaces Around Haopan Street

Source: Author's drawing

4.7 Building Analysis

4.7.1 Building Functional Type

From the perspective of architectural function, the layout of buildings along Haopan Street presents typical composite functional features. Overall, the building functions in this area are mainly residential, but also incorporate certain commercial functions, forming a unique "mixed residential and commercial" model.

In terms of the specific distribution of building functions, the intersections at both ends of Haopan Street are mainly commercial office buildings, which usually serve as transportation hubs or commercial nodes. The building forms are mostly multi story or high-rise buildings, used to meet the needs of office, commercial retail, and other areas. In addition, there are scattered administrative offices and school buildings in the region, which are mostly independent and have relatively single functions, mainly used for administrative management and educational services.

In addition to the above functions, the rest of Haopan Street is mainly composed of residential buildings. These residential buildings are mostly multi story buildings, and those near the streets and alleys generally have shops on the ground floor, forming a building form of "shops below and houses above". This design not only provides convenient commercial services for residents, but also integrates commercial activities with residential life. The lower level shops are mostly small retail stores, restaurants, or life service stores, which meet the daily needs of residents and add vitality to the street.

The architectural functions along Haopan Street are centered around residential areas, supplemented by ground floor shops and commercial office buildings, forming a "mixed use" functional layout. This layout pattern not only adapts to the historical development of the region, but also meets the diverse needs of residents. However, with the development of cities and changes in functional requirements, this composite functional model also faces certain challenges, such as the impact of commercial activities on the living environment and the lack of public space.

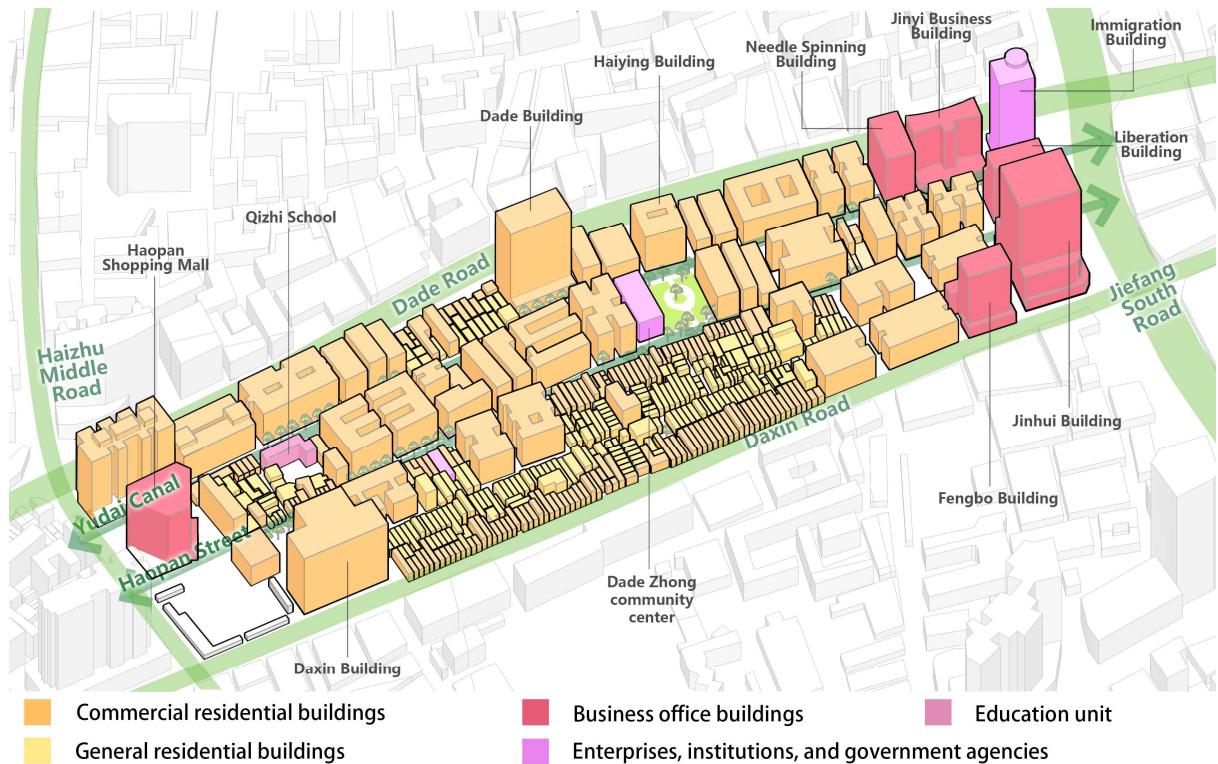


Figure 4-22 Functional Types of Buildings Around Haopan Street

Source: Author's drawing

4.7.2 Building Structure and Height Type

From the perspective of architectural structure, the buildings along Haopan Street exhibit diverse structural types, mainly including frame structures, brick concrete structures, and brick wood structures.

In the three areas of the site, east, west, and north, the buildings are mainly multi story, medium high rise, and high-rise buildings, commonly using frame structures. These buildings are mostly multi story residential and commercial office buildings built after the reform and opening up in the last century. They are relatively new and to some extent reflect the style and level of urban development at that time.

The buildings on the south side of the site are mainly traditional low rise residential buildings from the Republic of China and the early days of the People's Republic of China, commonly in the form of bamboo tube houses. The buildings along the street are mostly brick and concrete structures, while the internal buildings are mostly made of brick and wood structures. In addition, the buildings along Daxin Road are mostly in the form of arcade buildings, which give the block a strong historical and cultural characteristic.

The building structures along Haopan Street are diverse, reflecting the architectural techniques and cultural characteristics of different periods. This diverse type of architecture

not only reflects the historical changes of the region, but also provides rich materials for the cultural protection and renewal of the city.



Figure 4-23 Types of Building Structures Around Haopan Street

Source: Author's drawing

4.7.3 Building Facade

The facades of buildings along Haopan Street exhibit distinct zoning characteristics and historical context depending on the type of building.

(1) Low rise residential buildings

Low rise residential buildings are mainly distributed on the south side of the site, mostly old style houses built in the late Qing Dynasty, the Republic of China or the early days of the founding of the country. These residences mostly adopt the traditional bamboo tube house form. There are many commercial spaces on the ground floor of low rise residential buildings along Haopan Street and Daxin Road, mainly consisting of small single room shops. The facades of these buildings are mostly old and have undergone extensive post construction, with the addition of rain shelters, anti-theft windows, air conditioning units, and other items. Some even have the walls repainted and repainted, resulting in the loss of the traditional bamboo tube houses' facade features and poor preservation of their historical style.

(2) Multi story residential building

Multi story residential buildings are mainly distributed in the middle and north of the

site, mostly old residential buildings built after the founding of the People's Republic of China. The ground floor space along Haopan Street and Dade Road is also mostly used for commercial purposes, mainly consisting of small single room shops separated from each other. The facades of these buildings exhibit typical features of old residential buildings from the last century, and are equipped with numerous anti-theft windows, canopies, and air conditioning units, resulting in a cluttered facade effect.

(3) High rise office building

High rise office buildings are mainly concentrated on the east and west sides of the site, distributed along Haizhu South Road and Jiefang South Road. These commercial buildings were mostly built in the 1980s and 1990s, with some incorporating modern design elements such as glass curtain walls. The ground floor space along Jiefang Road and Haizhu South Road includes not only small single room shops, but also large restaurants or commercial service facilities. The facade of the building presents a modern style that is not in harmony with the old style inside Haopan Street.

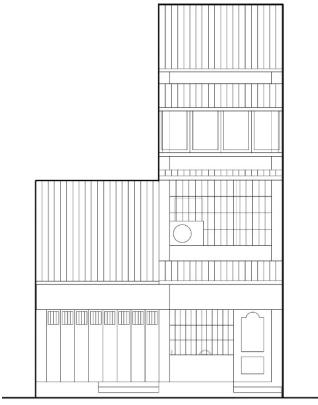
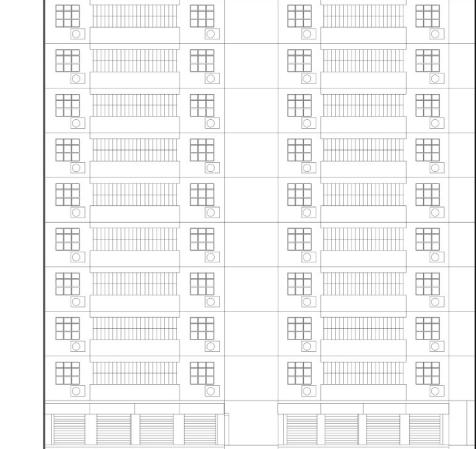
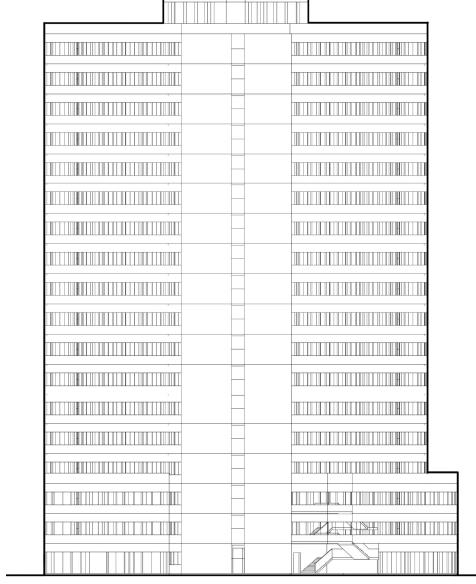
The facades of buildings along Haopan Street intuitively reflect the characteristics of urban development in different periods. Low rise residential buildings are mainly traditional dwellings, reflecting the continuity of historical and cultural heritage; Multi story and high-rise residential complexes reflect the expansion of urban residential functions after the founding of the People's Republic of China; And high-rise office buildings demonstrate the rise of commercial functions after the reform and opening up. This diversified architectural facade style not only reflects the historical evolution process of urban development, but also reflects the problem of the overall lack of coordination in the style of the block.



Figure 4-24 Facades of Buildings Around Haopan Street

Source: Author's drawing

Table 4-1 Building Facade Types

Building Type	Building Features	First Floor Commercial	Facade Example
low-rise residential building	Mainly distributed on the south side of the site, mostly old style residential buildings built in the late Qing Dynasty, the Republic of China or the early days of the founding of the country	There are first floor commercial buildings along Haopan Street and Daxin Road, mostly consisting of small single room shops	
Multi-storey residential building	Mainly distributed in the middle and north of the site, mostly old residential buildings seen after the founding of the People's Republic of China	There are first floor commercial buildings along Haopan Street and Dade Road, mostly small single room shops separated from each other	
High-rise office building	Mainly distributed along Haizhu South Road and Jiefang South Road on both sides of the site, mostly commercial buildings built in the 1980s and 1990s	There are first floor commercial buildings along Jiefang Road and Haizhu South Road, including small single room shops and large restaurants	

Source: Author's Compilation

4.8 SWOT Analysis

Table 4-2 SWOT Analysis

	Strengths	Weakness	Opportunity	Threats
Society	It is a famous historical commercial street with certain historical and cultural value	Belonging to non protected Historic Districts, the historical and cultural value is easily overlooked	The society's understanding of historical and cultural values has increased, and the scope has expanded	The public's understanding of historical and cultural values is still insufficient, and their cooperation is not enough
Technology	Having comprehensive infrastructure and ample commercial space	Old infrastructure and low quality of commercial space	The maturity and widespread application of micro transformation and micro update modes	There are many high-rise residential buildings, and the renovation faces complex problems
Environment	The width of the street is still acceptable, with some tree greening and a small park	The width of the streets varies, the height difference along the street is disorderly, the building facades are dirty and messy, the quality of greenery is low, and the environment is poor	Through micro updates and modifications, the environment can be rapidly improved	The facades of mid to high rise residential buildings are difficult to completely renovate, and the large number of supporting alleys increases the difficulty of renovation
Economy	It is a famous wholesale center for shoe accessories	The wholesale industry of footwear accessories has declined	The industry has the upgrading trend of Internet, branding and customization	Large enterprises occupy the original ecological niche of the area and need to reposition their market
Policy	There are a large number of historical and cultural blocks in the surrounding area, which belong to the environmental coordination zone	Belonging to Non-protected District, there are currently no large-scale renovation and development plans	Yuexiu District emphasizes the concept of comprehensive protection, and there is a trend towards expanding the scope of protection	Compared with surrounding neighborhoods, its priority for renovation and development may be lower
Traffic	Located in the core area of the city, the transportation is very convenient	During peak hours, it is prone to congestion, and the wide main roads affect pedestrian traffic	The convenient transportation and large influx of people in the surrounding area bring opportunities for commercial development	The surrounding traffic and personnel situation are complex, and interference and chaos are prone to occur

Source: Author's Compilation

4.9 Section of This Chapter

Based on the previous research content, it can be concluded that Haopan Street is a

commercial district with profound historical and cultural heritage. Its advantage lies in its significant historical and cultural value. As a famous historical commercial district, Haopan Street has rich historical and cultural resources, which provide it with unique cultural attraction and tourism potential. With a long commercial tradition, Haopan Street is renowned for its shoe and leather wholesale center, which has a century long commercial heritage and provides a solid foundation for its commercial development. The geographical location is in the core area of the city, with convenient transportation, which provides convenient conditions for commercial activities and tourist visits. The environment has potential, although the current environmental quality needs to be improved, the street space is still sufficient with some greenery, which provides possibilities for environmental improvement.

However, Haopan Street also faces some challenges: as a non protected historical district, it may be overlooked in urban planning and development, which affects the protection and utilization of its historical and cultural value. The outdated infrastructure, low quality commercial space, and poor street environment have affected the experience of residents and tourists. The decline of the wholesale industry of footwear accessories poses a threat to the economic vitality of Haopan Street. Peak hours are prone to congestion, and the wide main roads affect pedestrian traffic, which needs to be addressed through traffic management. In terms of policies and planning, it has received insufficient attention. Compared with the surrounding blocks, the priority of the renovation and development of Haopan Street may be lower, which needs to be improved through policy efforts.

Chapter 5 Haopan Street Renovation Design

5.1 Necessity and Feasibility of Renovation

(1) The urgency of protecting the historical context of cities

As a famous historical and commercial district in Yuexiu District, Guangzhou, Haopan Street carries rich historical and cultural value. Although it lacks high-quality historical buildings, it is located between multiple historical and cultural districts and has the function of connecting the surrounding historical context. Its renovation is of great significance for the overall protection of the city's historical context and distinctive style. The renovation can adopt a small-scale and gradual "micro renovation" approach to improve feasibility, while creating a traditional characteristic style, making up for the shortcomings of facilities, improving the living environment of residents, attracting tourists, and realizing the revitalization of Historic Districts.

(2) The urgent need for industrial transformation and upgrading

As a traditional wholesale market for shoe materials, Haopan Street has been struggling in recent years and is facing pressure from industrial upgrading. In recent years, Yuexiu District in Guangzhou has promoted the digital transformation of professional markets through policy guidance and market mechanisms. For example, the upgrade and renovation project of Xinhaopan aims to become a comprehensive service platform for the footwear industry in China and even the world, promoting the upgrading of the footwear industry and consumption. The renovated market can learn from other successful cases in the area, such as the digital transformation of Wanling Square and Baima Clothing Market, and enhance market competitiveness by introducing e-commerce and branded operations.

(3) Clear policy support and transformation path

The policy orientation of Guangzhou and Yuexiu District clearly supports the transformation and upgrading of professional markets. The "Guangzhou Urban Renewal Three Year Action Plan (2019-2021)" emphasizes that projects included in the urban renewal plan should comply with industrial development policies and promote industrial transformation and upgrading^[69]. In addition, Yuexiu District has implemented measures such as building a "Market Procurement and Trade Service Center" to provide one-stop export trade services for businesses and support the development of foreign trade. These policy supports provide strong guarantees for the renovation of Haopan Street.

(4) Improvement of economic benefits and employment opportunities

The transformed market can attract more high-end consumer groups and online traffic,

enhancing overall economic benefits. For example, after the renovation of Qingdao Haowa Pedestrian Street and the introduction of diversified business formats, the annual passenger flow exceeded 8 million, the sales revenue reached 260 million yuan, and 1300 job opportunities were created. A similar renovation model can bring significant economic and social benefits to Haopan Street, with an expected annual passenger flow of over 4 million and a significant increase in sales after renovation.

(5) Optimize space utilization and improve the environment

Traditional wholesale markets have logistics, warehousing, and environmental issues that affect residents' lives and commercial attractiveness. Transforming into a boutique retail and e-commerce wholesale model can optimize spatial layout, reduce pressure on the surrounding environment, and enhance the overall image of the neighborhood. For example, Yuexiu District promotes the transformation of professional markets through the "one stop, one strategy" approach, optimizes market spatial layout, and enhances market quality^[70].

(6) Regional collaborative development and linkage trend

Haopan Street is located in the core area of Yuexiu District, surrounded by several well-developed professional business districts, such as Yide Road Seafood Dried Fruit and Toy Boutique Business District. However, Gaodi Street, which is undergoing renovation due to its backward industry, shows a trend of coordinated development in this area. Therefore, Haopan Street also needs to be upgraded and renovated to develop in synergy with the surrounding areas. Through renovation, Haopan Street can form a linkage with surrounding commercial districts, creating a commercial corridor featuring clothing, shoes, and hats, further enhancing the regional commercial value. For example, Yuexiu District promotes the coordinated development of professional markets and surrounding commercial districts through the "one street, one product" strategy, forming characteristic industrial clusters.

In summary, transforming Haopan Street into a boutique retail market and an e-commerce wholesale market not only meets market demand and the trend of consumption upgrading, but also achieves a win-win situation of economic and social benefits through policy support and regional synergy. By creating a distinctive style, enhancing market functions, introducing e-commerce and branded operations, Haopan Street is expected to become another successful case of professional market transformation and upgrading in Yuexiu District.

5.2 Design Framework

5.2.1 Design Intention

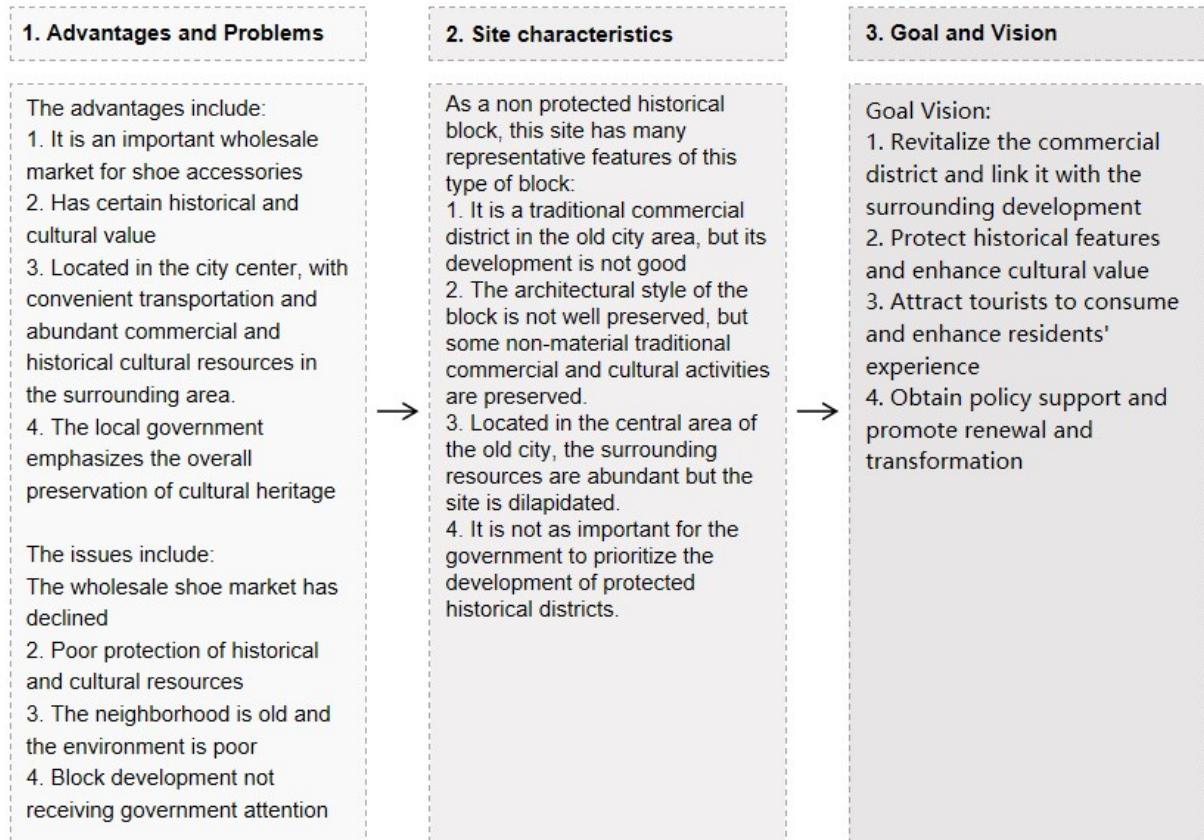


Figure 5-1 Design Intent Framework
Source: Author's drawing

According to research, Haopan Street has important historical and cultural value, and is also an important wholesale market for footwear accessories. It is located in the city center, with convenient transportation and abundant commercial and historical cultural resources. However, Haopan Street also faces a series of challenges, such as the decline of the shoe wholesale market, poor protection of historical and cultural resources, outdated and environmentally poor neighborhoods, and the lack of government attention to neighborhood development. As a non protected Historic Districts, this site has many representative features of this type of block: it is a traditional commercial block in the old city area, but its development is not good; The architectural style of the block is not well preserved, but some non-material traditional commercial and cultural activities are preserved; Located in the central area of the old city, the surrounding resources are abundant but the site is dilapidated; It is not as important for the government to prioritize the protection of Historic Districts as to prioritize their development.

In the face of these issues, the renovation design intention of Haopan Street is to

revitalize the commercial district, link with surrounding development, protect historical characteristics, enhance cultural value, attract tourists to consume, improve residents' experience, and obtain policy support to promote renewal and renovation. The purpose of the renovation is to make Haopan Street a more livable, business friendly, and tourist friendly block, while protecting and inheriting its rich historical and cultural value.

5.2.2 Design Principles

(1) Based on the preservation of existing businesses, gradual business transformation and replacement

This principle focuses on protecting and maintaining the traditional footwear and leather businesses on Haopan Street, which are important components of the district's characteristics and attractiveness. Although the current wholesale business of leather shoe materials is not prosperous, as a century old commercial type on Haopan Street, it has accumulated a good reputation and has been engaged in by several generations of local residents. Therefore, it is not suitable to switch to other industries on a large scale. New commercial development should be carried out on this basis to maintain the uniqueness and continuity of the neighborhood. At the same time, gradually introducing new business models to adapt to market changes and residents' needs. The transformation of its business and the replacement of new formats are not completed in a short period of time and on a large scale, but are voluntarily carried out by individual shops. A small number of government supported shops take the lead in trying, and after opening up the market, other merchants are encouraged to follow suit. This can reduce the impact on traditional businesses, lower the starting and trial and error costs of transformation, provide time and space for the introduction of new business models, and flexibly adjust according to market feedback.

(2) Micro transformation and micro update, precise improvement

This principle emphasizes the small-scale and refined renovation and renewal of existing buildings and environments through micro renovation methods, without the need for large-scale demolition and reconstruction. This reduces interference with the original community structure and residents' lives, lowers the cost of renovation, while maintaining the historical and cultural characteristics of the neighborhood. Accurate improvement requires targeted renovation work to avoid waste caused by large-scale demolition and construction, such as improving the user experience of public spaces, enhancing the functionality of buildings, and strengthening the landscape environment.

(3) Simultaneously meeting the needs of both tourists and residents

This principle emphasizes the need to balance the interests of newly introduced tourists and existing local residents in the development process, ensuring that the needs of both are met. Tourists have a demand for cultural experiences, shopping, dining, etc., so in development, it is necessary to consider how to provide these services while maintaining the unique historical and cultural characteristics of the neighborhood. The needs of residents may include convenience in daily life, venues for leisure activities, and comfort in the environment. In the process of development, these needs also need to be met to promote positive interaction between tourists and residents, and avoid conflicts and interference in activities.

(4) Government led, non-governmental cooperation

This principle emphasizes the leading role of the government in the development process. Although the area is not a protected historical district, it still has certain historical value. To protect and revitalize these historical buildings and industries, the government needs to provide overall guidance, support, and management to ensure the protection of the city's historical context from a holistic perspective. The power of private merchants and enterprises is also very important. They are the main driving force for development and the specific participants in the commercial development of Haopan Street. Therefore, it is necessary to promote extensive cooperation between merchants, enterprises, and the government.

5.2.3 Design Strategy

(1) Economic development: upgrading old business models, introducing emerging business models, forming commercial corridors and networks

In the renovation of Haopan Street, by renovating the old first floor shops, the original leather and shoe material wholesale industry is upgraded, and some wholesale shops are transformed into e-commerce, branding, and centralization. E-commerce can expand sales channels, branding can enhance product added value, and centralization can optimize resource allocation and enhance market competitiveness. Due to the poor operating conditions of the traditional wholesale industry under the pressure of industrial upgrading and large enterprises, and with the continuous upgrading of consumer demand, the traditional wholesale shopping model cannot meet the needs of consumers for shopping experience and product quality. Therefore, some stores have transformed into boutique experiential retail spaces, which can provide more personalized and high-quality products and services, attract young consumer groups and mid to high end consumers, and adapt to contemporary offline business models. Introducing emerging business formats such as art and cultural creation, interactive entertainment, and specialty catering to form a diversified commercial pattern, enrich

commercial types, attract young consumer groups, enhance the vitality of the neighborhood, and make up for the problem of single commercial functions in the current situation. At the same time, it forms rich interactions with the surrounding commercial areas. Haopan Street is surrounded by commercial areas such as Gaodi Street, Xiaoxin Street Shoe City, and Yide Road, which have advantages in clothing, shoes, hats, and specialty industries. By connecting with the shoe cities on Gaodi Street and Xiaoxin Street, a commercial corridor featuring clothing, shoes, and hats can be formed, which can achieve resource sharing and complementary advantages. At the same time, strengthening ties with Yide Road and fully utilizing its large consumer base can further expand the market scope of Haopan Street, form a rich commercial network, and promote regional economic coordinated development.

(2) Cultural protection: Revive traditional commerce, micro renovate old buildings, and create distinctive styles

In the renovation of Haopan Street, efforts will be made to strengthen the protection and revitalization of its historical and cultural heritage. Traditional businesses such as leather goods, shoes, musical instruments, and furniture, which represent the millennium commercial street and century old leather street of Yudai Canal, will be protected, excavated, and revitalized. Repair and restore residential buildings with certain historical value that are widely present on the site but have not been listed as historical protected buildings due to poor preservation, in order to restore historical memory. Renovate the streets and old residential buildings, using contemporary methods to recreate historical features and continue cultural genes in modern architecture. Create a community style with traditional street characteristics through facade renovation and landscape design.

(3) Improving the environment: renovating street spaces, enhancing landscape environment, and increasing public facilities

To transform the street space of Haopan Street, it is necessary to optimize the street layout, fine tune the street enclosure, and provide a smooth and comfortable walking environment for pedestrians. Adjusting the cluttered staircase platform space to create an external space for the store or a slow-moving space under the eaves can increase the accessibility of the store and enhance tourists' willingness to consume. Enhance the landscape environment, increase greenery, and add greenery on both sides of the street, public spaces, and building facades, with a focus on planting low growing plants such as shrubs and flowers, to improve the green coverage rate from a human perspective. Beautify the street facade, beautify the building facades on both sides of the street in accordance with the unified style of the block, use unified colors and materials, enhance the beauty of the street, and encourage

businesses and residents to participate in facade beautification, such as hanging flower baskets, planting climbing plants, etc. Set up public art, such as sculptures and murals, in public spaces to beautify the environment and add cultural characteristics. Increase public facilities, set up more public facilities in streets and public spaces, such as seats, trash cans, information signs, etc., regularly maintain and update public facilities to ensure their functional integrity. Add more rest areas, such as benches, pavilions, etc., to provide resting places for tourists and residents. Add barrier free facilities: add barrier free facilities in streets and public spaces, such as ramps and tactile paving, to facilitate the use of disabled people.

(4) Policy support: government support, tax returns, government leadership, civil cooperation

The government plays an important role in the renovation and renovation of Haopan Street. Due to its early development, Yuexiu District has a high concentration of buildings and prosperous commercial areas. The government's main source of revenue comes from taxation. Therefore, through financial support, tax incentives and other policies, commercial renovation and cultural protection projects are supported to promote the maturity of Haopan Street's commercial development and obtain tax returns. This is the most mature development model of Yuexiu District government. At the same time, after the government takes the lead in renovating public areas, local merchants are encouraged to collaborate and encourage external private capital to participate, thereby achieving healthy and sustainable commercial transformation at a lower cost, forming a good situation of cooperation between the government and the private sector.

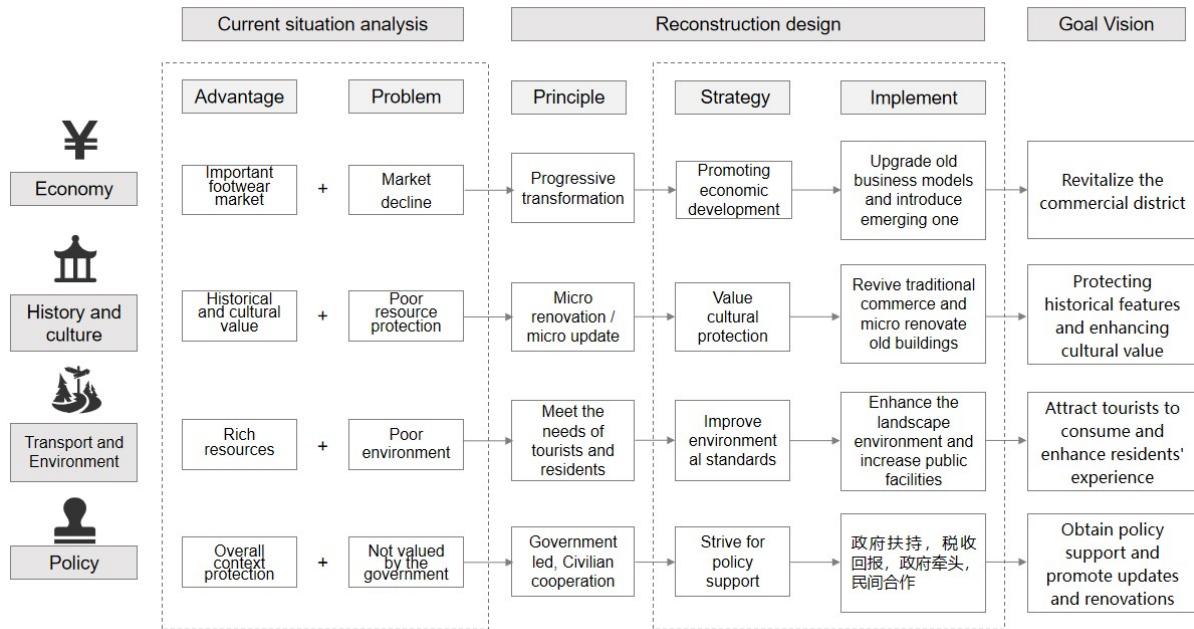


Figure 5-2 Design Strategy Framework
Source: Author's drawing

5.3 Overall Design

5.3.1 Surrounding design of the venue

When designing the overall renovation of Haopan Street, it is necessary to fully consider the impact of surrounding land on Haopan Street in order to achieve the overall and coordinated development of the region. The functional layout of the surrounding plots of Haopan Street is diverse, including commercial gathering areas, non-commercial gathering areas, and related commercial belts, which have a direct or indirect impact on the transportation, commercial vitality, and public space utilization of Haopan Street. It is necessary to comprehensively consider the functional layout and traffic organization of the surrounding plots, optimize commercial functions, improve the quality of public space, and strengthen the connection and interaction between regions to achieve the overall and coordinated development of Haopan Street and the surrounding areas. This not only helps to enhance the commercial vitality and residential quality of Haopan Street, but also provides strong support for the development of the surrounding area.

The eastern section of the site is adjacent to Gaodi Street and Xiaoxin Street markets, which can strengthen the connection and form a complete commercial belt, forming a clothing and footwear street with shoes, leather goods, clothing, and accessories as the main industries. The east and west ends of the venue can be linked with the east and west ends of Yide Road. Yide Road has commercial areas such as toys, dry goods, and stationery,

as well as the Sacred Heart Church scenic spot, which attracts a large number of tourists and young consumers. The venue can be introduced through the east and west ends to promote the development of Haopan Street. The Five Immortals Ancient Temple and the Sacred Heart Church are located at the south and north ends of the site. Although there are a large number of tourist resources, they lack direct connection to the site due to residential barriers. Existing alleys within the site and surrounding communities can be widened and connected, and pedestrian crossings can be set up at the highway to allow more people to be introduced into the site.

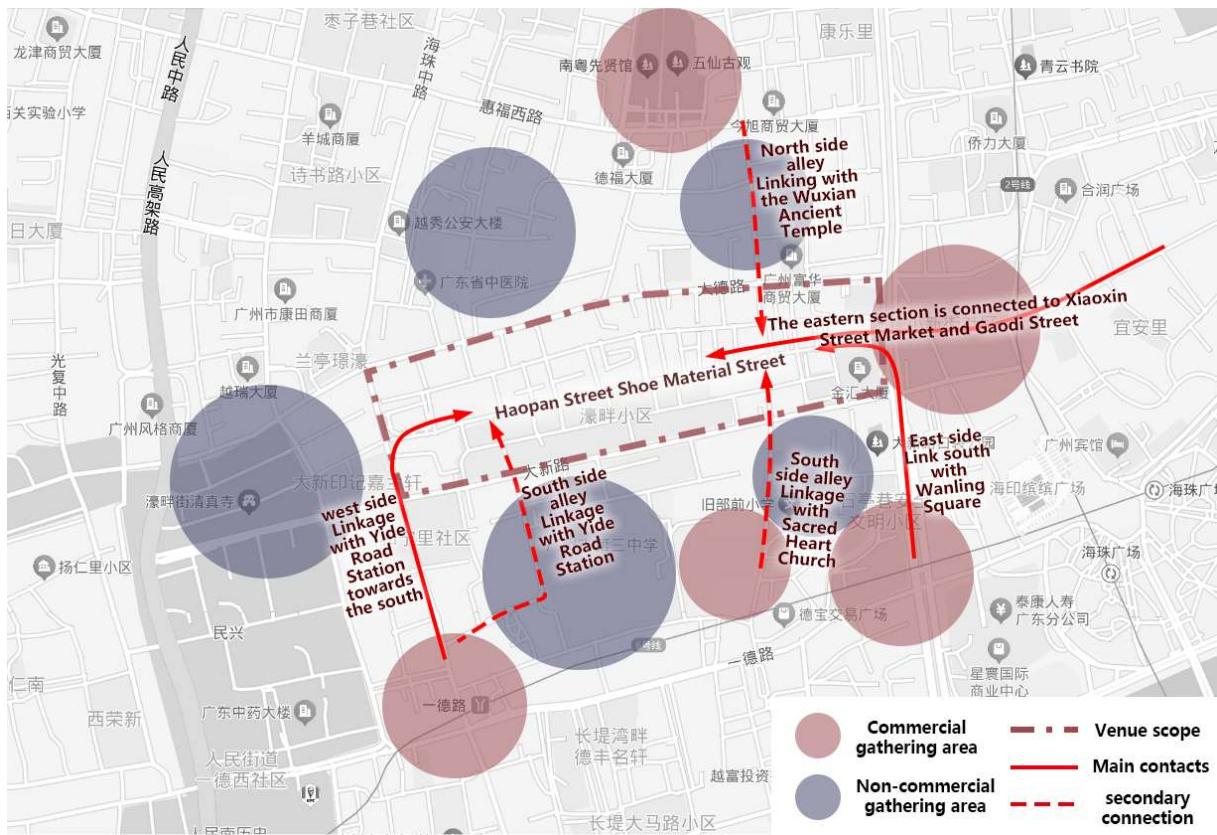


Figure 5-3 Surrounding Design of the Venue
Source: Author's drawing

5.3.2 Overall site layout design

When designing the Haopan Street area, this article focuses on three representative street nodes and three key areas within the region, and conducts a detailed analysis of their renovation. Among them, Street Node 1 is a typical representative of residential buildings and first floor shops. The buildings on both sides of the street at this node are the most common multi story residential buildings on Haopan Street, with lower first floor steps. This architectural form is widely distributed on Haopan Street. Therefore, conducting in-depth research on its current situation and proposing targeted renovation plans has important demonstration significance for the overall design.

Street Node 2 is another common type of space, with traditional Guangzhou dwellings such as bamboo tube houses on one side and multi story residential buildings or parks on the other side. As a traditional architectural form in Guangzhou, bamboo tube houses carry rich historical and cultural values. Studying and analyzing this node has important guiding significance for how to protect the traditional style of Haopan Street during the renovation process.

Street node 3 is also dominated by residential buildings and first floor shops, but unlike node 1, the first floor steps of the multi story residential buildings here are higher. This type of street space also has a certain distribution on Haopan Street, and the difficulty in its renovation lies in how to properly handle the higher first floor steps to optimize the accessibility and comfort of the street space. The analysis and research on this node will provide important reference for solving the problem of similar high-rise stairs on Haopan Street.

In terms of key renovation areas, the west entrance is facing issues such as the renovation of old high-rise commercial buildings and the redevelopment and utilization of idle land. The renovation of this area requires injecting new vitality while preserving the original architectural features, enhancing its commercial value, and activating the entire Haopan Street area. At the east entrance, there is a problem of excessive space occupied by surrounding buildings and ancillary facilities, resulting in Haopan Street being too narrow here, which affects the traffic capacity and spatial perception of the street. Therefore, it is necessary to optimize spatial layout, widen streets, and enhance their functionality and aesthetics through reasonable planning and design.

The community park is the only large-scale open space within the Haopan Street area, and it is also the most concentrated place for greenery and leisure facilities in the region. During the renovation process, it is necessary to fully consider how to further upgrade the space to meet the needs of the larger pedestrian flow and richer user groups after the renovation of Haopan Street. This includes increasing leisure facilities, optimizing green layout, improving the comfort and accessibility of the space, and other aspects.

In addition, there are many important nodes around Haopan Street that need attention, such as Fangyuan Yueyi Kindergarten, Yuexiu District Peizhi School, Community Center, and Xiaoxin Street Cultural Square. The functions of these nodes are different from most residential areas, as they play a unique role and function in the surrounding community. For example, kindergartens and schools are important places for community education, community centers carry residents' social and cultural activities, and Xiaoxin Street

Cultural Square is a platform for community cultural inheritance. Therefore, in the renovation and design of Haopan Street, it is necessary to consider its functional characteristics in a coordinated manner to achieve the coordinated development of the entire area.

Through detailed analysis and renovation design of three street nodes and three key areas in the Haopan Street area, the aim is to solve problems such as commercial activation, traditional style protection, and spatial environment optimization in the area. These specific renovation nodes need to be comprehensively considered in the overall design to achieve sustainable development of the Haopan Street area.



Figure 5-4 Plan of Site
 Source: Author's drawing

5.3.3 Historical and Cultural Protection

In terms of historical and cultural preservation in the Haopan Street area, this design divides the buildings in the Haopan Street area into three types: modern buildings mainly consisting of multi story residential buildings built after the founding of the People's Republic of China; Old buildings with low historical and cultural value that were constructed in modern

times but suffered severe damage to their appearance due to later additions and renovations; A historical building that has been constructed in modern times and retains its original architectural features with a good appearance, possessing high historical and cultural value. For these three types of buildings, this design has adopted different treatment methods: for modern buildings, any significant renovation that is conducive to the introduction of emerging industries and has no adverse impact on residents can be adopted, and the appearance should be coordinated with the historical style of the block as much as possible. For low value old buildings, although their historical features have been severely damaged in appearance, many of them still retain traditional styles in their main structures. After renovating and restoring their appearance, they still have the value of creating a historical and distinctive style for the Haopan Street block. Therefore, in the renovation, the main structure should be preserved, and the exterior facade of the building located on the main street should be renovated and restored to conform to the original historical style of the building. For high-value historical buildings, not only must their main structure be protected and restored, but also the historical architectural features preserved on their facades and roofs need to be protected and restored. The modernized parts should be restored to restore the original style of the building's appearance and protect its historical and cultural value.



Figure 5-5 Analysis of Historical Buildings
Source: Author's drawing

5.3.4 Transformation nodes and key areas

The renovation of this area requires injecting new vitality while preserving the original architectural features, enhancing its commercial value, and activating the entire Haopan Street area. At the east entrance, there is a problem of excessive space occupied by surrounding buildings and ancillary facilities, resulting in Haopan Street being too narrow here, which affects the traffic capacity and spatial perception of the street. Therefore, it is necessary to optimize spatial layout, widen streets, and enhance their functionality and aesthetics through reasonable planning and design.

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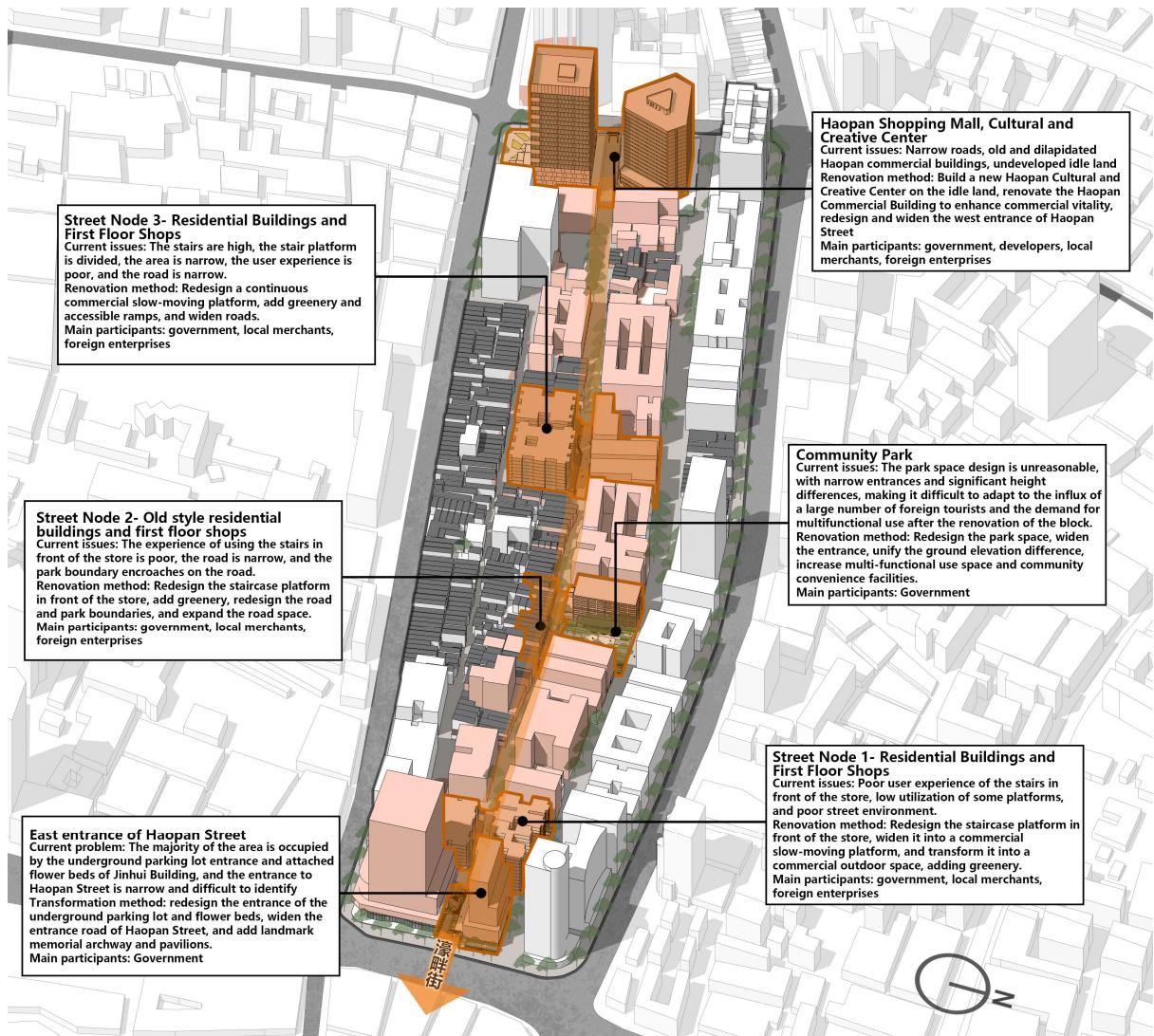


Figure 5-6 Transformation Nodes and Key Areas

Source: Author's drawing

5.3.5 Transforming participating roles

In the practice of renovating the Haopan Street area, how to balance the interests of all parties and stimulate the participation enthusiasm of diverse subjects is the key to achieving sustainable development. In recent years, with the acceleration of urbanization and the increasing demand for quality of life, the traditional single subject led renovation model has become difficult to meet the complex and ever-changing needs of reality. Therefore, a renewal and renovation model that emphasizes the collaboration of multiple stakeholders has emerged. This model integrates the strengths of developers, local merchants, foreign enterprises, governments, residents, and customers, fully leveraging the advantages and enthusiasm of all parties, and jointly promoting the implementation of projects. The following is an introduction to the specific participants and roles involved in each node:

(1) Participants and roles in the renovation of Haopan Shopping Mall

Developer: As the owner, designer, promoter, funder, decision-maker, beneficiary, and manager, the developer plays a core role in the renovation and renovation of Haopan Shopping Mall, leading the overall planning, capital investment, operation management, and ultimate revenue acquisition of the project.

Local merchants: As designers, promoters, funders, and beneficiaries, local merchants actively participate in the renovation and design of commercial buildings, provide financial support, and benefit from the renovated commercial environment.

Government: As a promoter, decision-maker, and manager, the government plays a guiding and supportive role in the renovation of commercial buildings, ensuring that projects meet regional development requirements through policy formulation and management supervision.

(2) Participants and roles in the new construction of Haopan Cultural and Creative Center

Developer: As a designer, promoter, funder, decision-maker, beneficiary, and manager, the developer leads the planning, construction, operation, and revenue distribution of the cultural and creative center, which is the core strength of the project.

Foreign enterprises: As designers, promoters, funders, and beneficiaries, foreign enterprises participate in the design and construction of cultural and creative centers, provide financial support, and obtain economic benefits from projects.

Government: As the owner, promoter, and manager, the government has the leading role in the construction of cultural and creative centers, and ensures that projects conform to regional development positioning through policy guidance and management supervision.

(3) Participants and roles in the renovation and renovation of shops along the street

Local merchants: As owners, designers, promoters, funders, decision-makers, and beneficiaries, local merchants are the main participants in the renovation and renovation of street shops. From project planning and design to capital investment and operation management, merchants participate in the entire process and directly benefit from the renovation.

Foreign enterprises: As designers, promoters, funders, decision-makers, and beneficiaries, foreign enterprises participate in the renovation of street shops, provide funding and technical support, promote project implementation, and share the commercial benefits after renovation.

Government: As a promoter, funder, and manager, the government promotes the

renovation of street shops through policy support and funding subsidies, while also being responsible for project supervision and management.

(4) Participants and roles in the renovation of public spaces such as streets and parks

Government: As the owner, designer, promoter, funder, decision-maker, and manager, the government plays a leading role in the renovation of public spaces, responsible for project planning, funding, operational management, and final decision-making.

Residents: As beneficiaries, promoters, decision-makers, and managers, residents actively participate in the renovation of public spaces, influencing the planning and implementation of projects through feedback and suggestions, and playing a role in the management of renovated spaces.

Customers: As drivers and beneficiaries, customers drive the renovation of public spaces through demand feedback and consumption behavior, while enjoying the high-quality environment and services after the renovation.

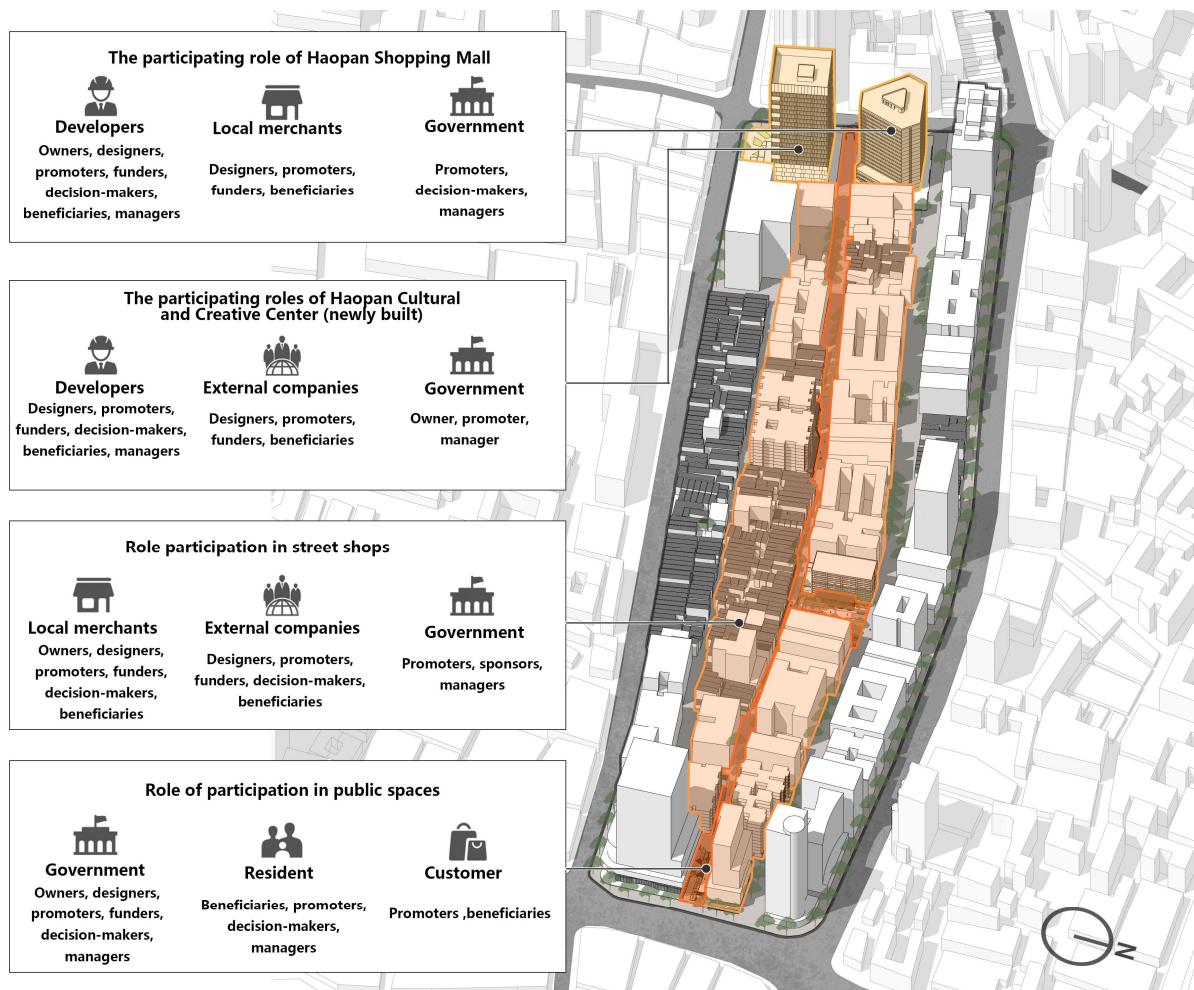


Figure 5-7 Transforming Participating Roles

Source: Author's drawing

In the renovation of the Haopan Street area, a widely participatory model has been formed, involving multiple stakeholders such as developers, local merchants, foreign enterprises, governments, residents, and customers. This model emphasizes the collaborative cooperation of multiple subjects, fully leveraging the advantages and enthusiasm of all parties:

Developers and foreign enterprises act as core drivers and funders, leading the planning, design, and funding of projects while obtaining economic benefits. As a policy maker and manager, the government ensures that projects comply with public interests and regional development requirements through policy guidance, funding support, and supervision and management. Local merchants and residents, as direct stakeholders, actively participate in the design and implementation of the project, influence the project direction through feedback and suggestions, and gain practical benefits from the renovation. As the demand side, customers drive the implementation of projects through their consumption behavior, while enjoying the high-quality environment and services after renovation.

This widely participated renovation model not only enhances the comprehensive benefits of the project, but also promotes the sustainable development of the community, achieving the organic unity of economic and social benefits.

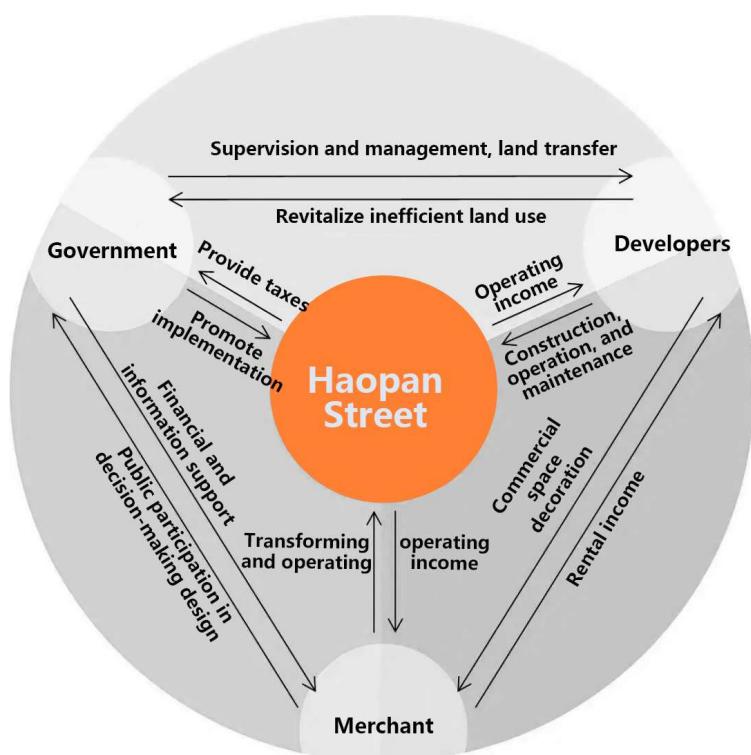


Figure 5-8 Three party cooperation model

Source: Author's drawing

5.3.6 Incremental regeneration process

From the analysis of the renovation process, Haopan Street has complex types of buildings and shops, and the related spatial environment is also quite diverse. According to previous theoretical analysis, Haopan Street is suitable for a gradual renovation approach. Throughout the gradual transformation process, it can be divided into two stages: the early stage and the late stage. In the early stage, local merchants and foreign enterprises are mainly driven to carry out renovation and commercial upgrading activities on Haopan Street through government and developer intervention, such as financial support, policy promotion, and capital intervention. The government plays an absolute leading role in promoting the renovation and transformation of public areas such as streets and parks, using its administrative measures to quickly and effectively improve the level of public space environment in the entire area, as the basic guarantee for the renovation of Haopan Street. In the renovation and transformation of shops and related commercial complexes along the street, the government and developers jointly promote local merchants and foreign enterprises to complete the renovation and commercial transformation. It is expected to achieve a commercial transformation of 10% to 20% in the initial stage, playing a leading and demonstrative role in the commercial transformation of the entire Haopan Street. In the later stage of the gradual renewal and renovation work, the role of the government takes a back seat, responsible for overall policy support and management services, returning market dominance to developers, local merchants, and foreign enterprises, so that they can carry out subsequent renewal and commercial upgrades according to market direction, better integrate with market demand, absorb more feedback, and truly achieve long-term sustainable development. It is expected that more than 80% of the stores will eventually achieve business format upgrades, and from then on, the renewal and renovation of the entire Haopan Street will be basically completed.

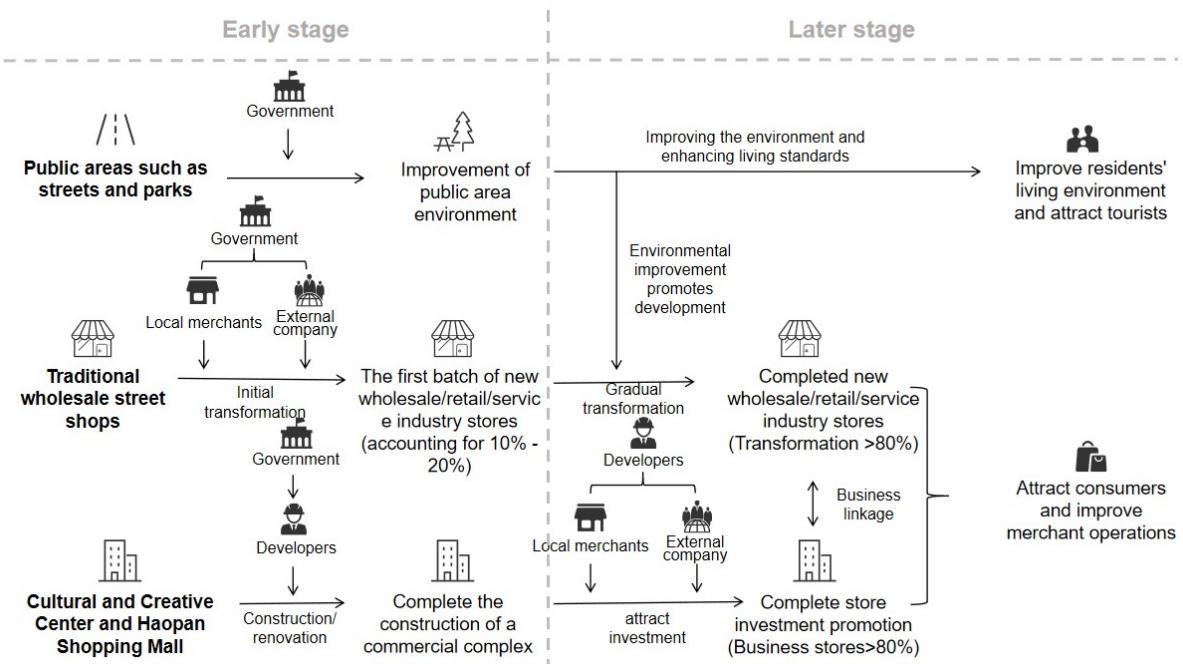


Figure 5-9 Analysis of the Renovation Process

Source: Author's drawing

In the specific renovation process, public areas such as street parks are expected to be renovated within six months. In the future, public spaces can be put into use before other areas are renovated, providing guidance for other renovations. In addition to regular use, an annual event is expected to be held every year to further temporarily renovate public spaces to meet event needs. The renovation of the first batch of shops along the street is expected to be completed in six months, and will be put into use simultaneously with the renovation of public areas, enabling the basic functions of the initial renovation of Haopan Street to be realized. Afterwards, it is expected to increase the number of stores that have completed updates and renovations by 30% every year, and achieve a transformation of 80% of stores within 4 years. The newly built Haopan Cultural and Creative Center will require a construction period of 3 years and is expected to be fully operational after 3 years. The preliminary renovation of Haopan Shopping Mall is expected to be completed within six months, and its internal store transformation will gradually be completed. It is expected to achieve 80% of the store transformation in three years. The renovation and commercial upgrading of the entire area of Haopan Street will be fully achieved within 5 years, and the expected development goals will be achieved.

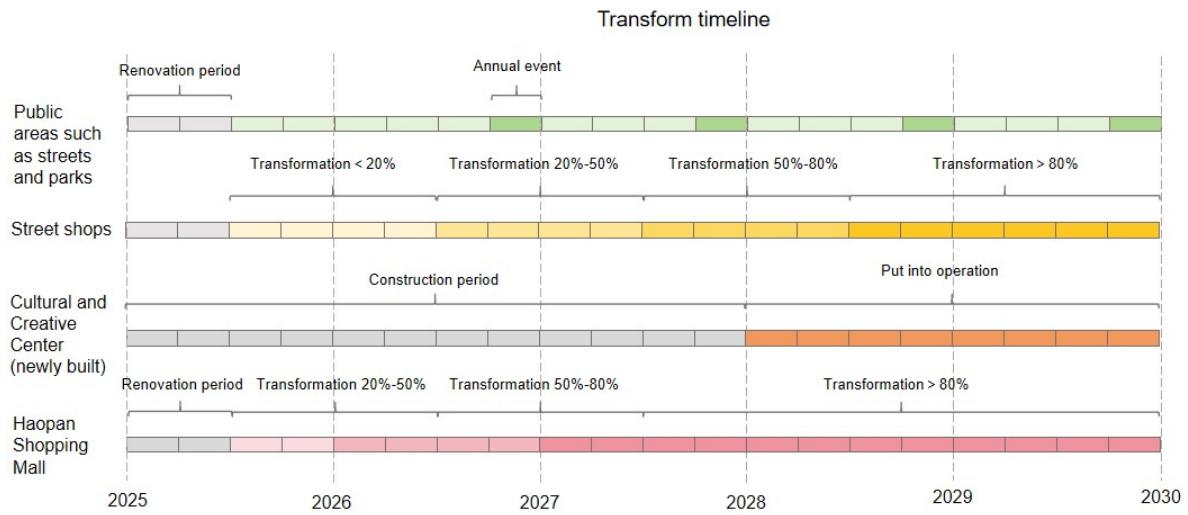


Figure 5-10 Analysis of the Timeline for Renovation

Source: Author's drawing

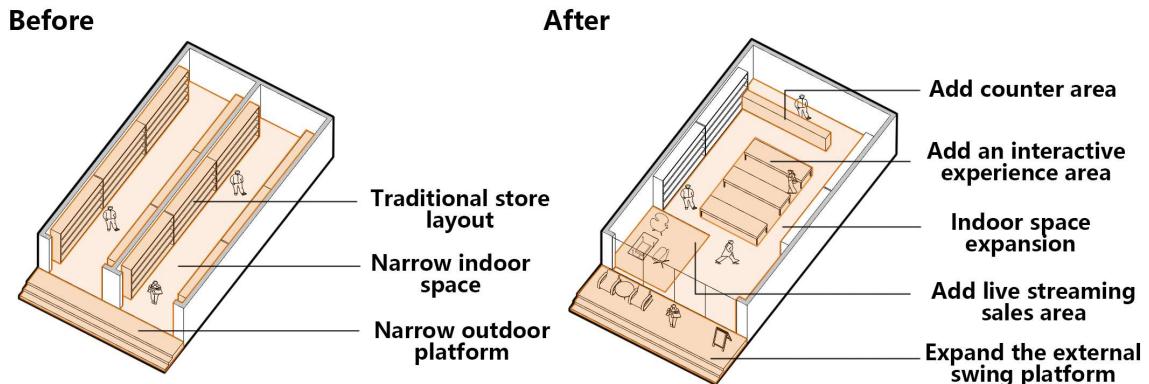
5.3.7 Store renovation mode

In the renovation of indoor space, in order to meet the needs of new experiential retail and live streaming e-commerce formats, stores need larger space and functional zoning to meet the functional requirements of display surfaces, experience areas, live streaming interactive areas, etc. required by new formats. The main renovation methods adopt the following pattern: for the first floor shops of multi story residential buildings, there are problems such as small open spaces, insufficient display areas, and insufficient indoor space. In the renovation, the method of breaking through the partition wall and merging two shops into one was adopted to obtain a larger area for the layout of various functional areas required for the new business model. The storefront and exterior facade have been redesigned with a more open and transparent enclosure, such as glass display windows, to achieve a large display area along the street. At the same time, placing experiential commercial spaces and live interactive areas closer to the street can create better interaction effects with pedestrians. At the same time, clear the clutter at the back of the store and set up a dedicated counter area to provide a more professional customer reception space, allowing customers to have a better shopping experience. In addition, the step platform outside the store can be transformed into a space for commercial display, increasing the outdoor interactive area and creating better interaction with pedestrians, thereby increasing customers' willingness to enter the store for consumption.

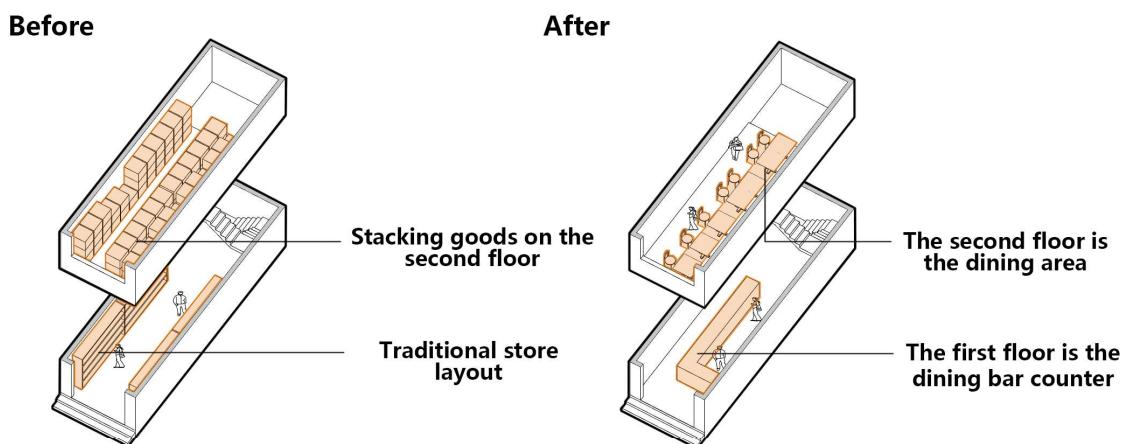
Similar renovation methods can also be adopted for the grid shops inside the shopping mall. Currently, the commercial model of Haopan Shopping Mall is mainly low-end wholesale, and its store division is very dense and narrow, which is not suitable for the upgraded new format's demand for improving customer experience. Therefore, the grid layout

of the shopping mall can be opened up and widened to accommodate more attractive display and interactive areas, etc., to meet the needs of new business formats.

Renovation mode of first floor shops in residential buildings



Renovation mode of shops in traditional residence



Renovation mode of shops in shopping mall

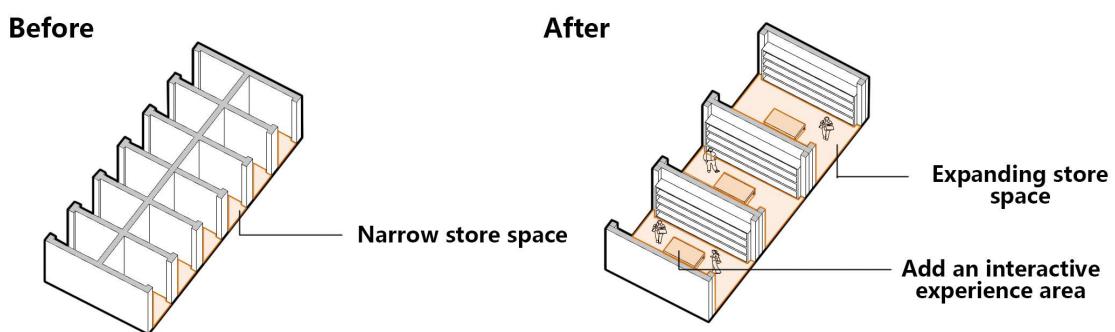


Figure 5-11 Analysis of Shop Renovation Mode
Source: Author's drawing

5.3.8 Business type conversion

After the final renovation, there will be significant changes in the business model and the proportion of various commercial activities in Haopan Street, achieving the commercial upgrading and revitalization of Haopan Street. Before the renovation, the main wholesale

businesses in Haopan Street, including traditional shoe wholesale, food wholesale, and hardware wholesale, accounted for 76%, while other types of functions were mainly focused on the service industry, accounting for 24%. After the transformation, wholesale businesses such as hardware wholesale, traditional shoe wholesale, and food wholesale will be upgraded to new shoe businesses. It is expected that the proportion of new shoe businesses that will ultimately transform will exceed 80%, accounting for 56% of all businesses. And other service industry functions are expected to increase according to the demand after the renovation, accounting for 31%, an increase of 7%.

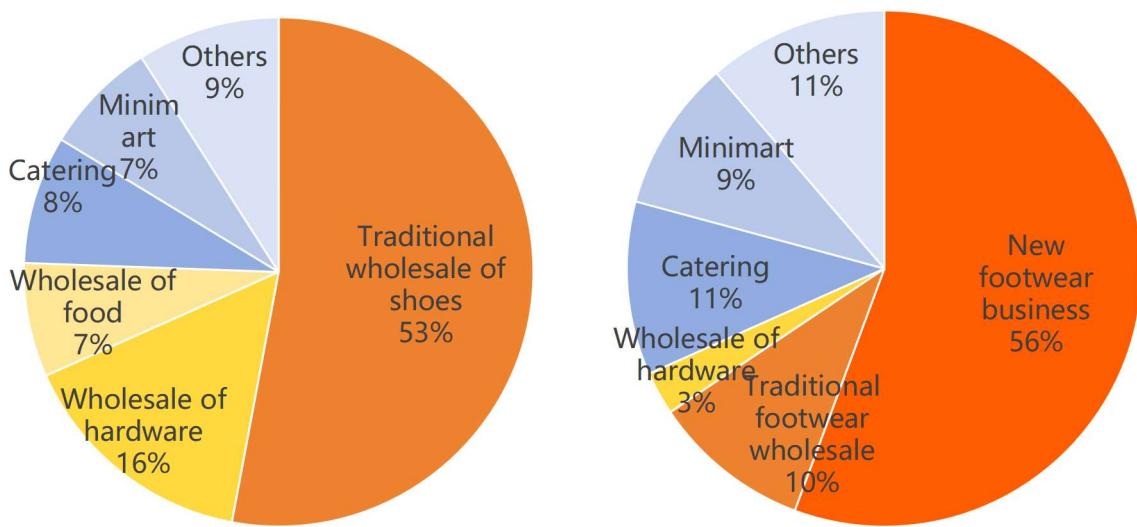


Figure 5-12 Analysis of Business Types Before and After Renovation
Source: Author's drawing

5.4 Street Renovation

(1) Gradual transformation from wholesale to retail formats

Haopan Street adopts a gradual renovation method, with the government first carrying out the renovation and upgrading of public spaces such as streets and building facades. Firstly, it can achieve the unity of street style, facilitating the creation of a cultural and commercial street with distinct characteristics. Secondly, it ensures that the quality of the surrounding environment and infrastructure is suitable for the needs of new business formats, facilitating the promotion of functional replacement. At the same time, the government takes the lead in collaborating with local and foreign businesses to introduce new types of boutique leather goods, shoes, boots, cultural and creative arts, leisure services, and more. Through good commercial development, more existing formats are attracted to transform into new formats. The government provides financial support, policy support, information support, and channel support for them, and supervises and manages their transformation, thereby accelerating the

high-quality transformation of formats and gradually taking over the small-scale shoe material wholesale business.

(2) The transformation of transportation functions in Haopan Street

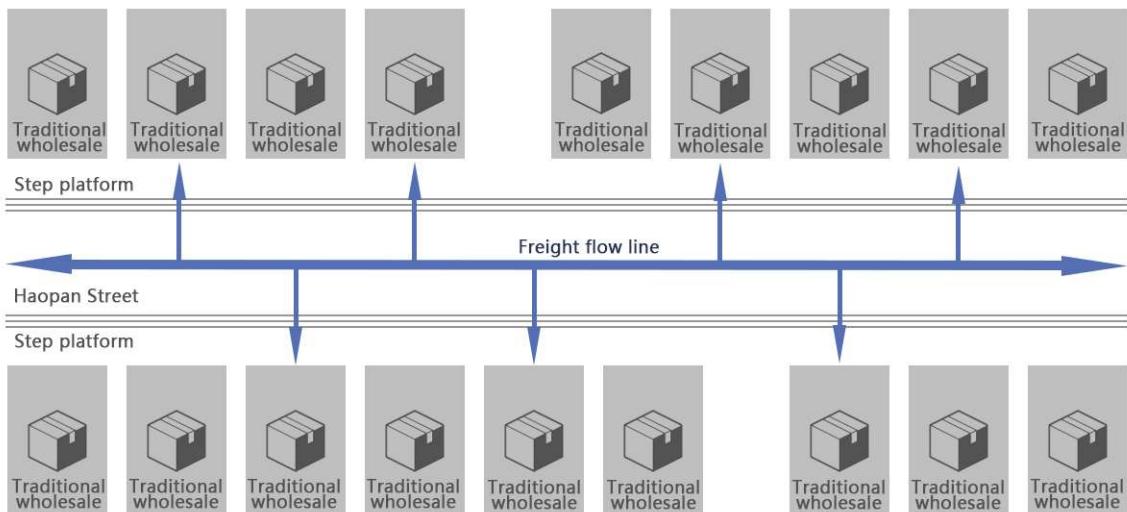
After the renovation began, the shops on Haopan Street gradually shifted from wholesale commercial to boutique retail and leisure service industries, which also changed the traffic usage of the street. Wholesale stores have fewer customers and need to purchase and ship goods all day long. A large number of freight trailers use Haopan Street. However, the boutique retail and leisure service industries have a high number of customers throughout the day, and incoming and outgoing goods are only carried out at night. During the day, priority is given to customer experience, and the impact of freight transportation needs to be reduced. Therefore, considering the coexistence of wholesale commercial, boutique retail, and leisure service industries in the gradual transformation, it is necessary to balance customer travel experience and all day freight needs.

Based on the relevant research on ancient Yudai Canal and Haopan Street, this article proposes a renovation strategy to restore the functional relationship between ancient Yudai Canal and Haopan Street, using Yudai Canal as the main transportation channel and Haopan Street as the main commercial street. Haopan Street focuses on serving customers throughout the day, creating a good walking and business experience. Wholesalers use multiple north-south alleys to quickly transport goods away from Haopan Street to avoid interference with customers, thus achieving the demand for harmonious coexistence between wholesale, boutique retail, and leisure services.

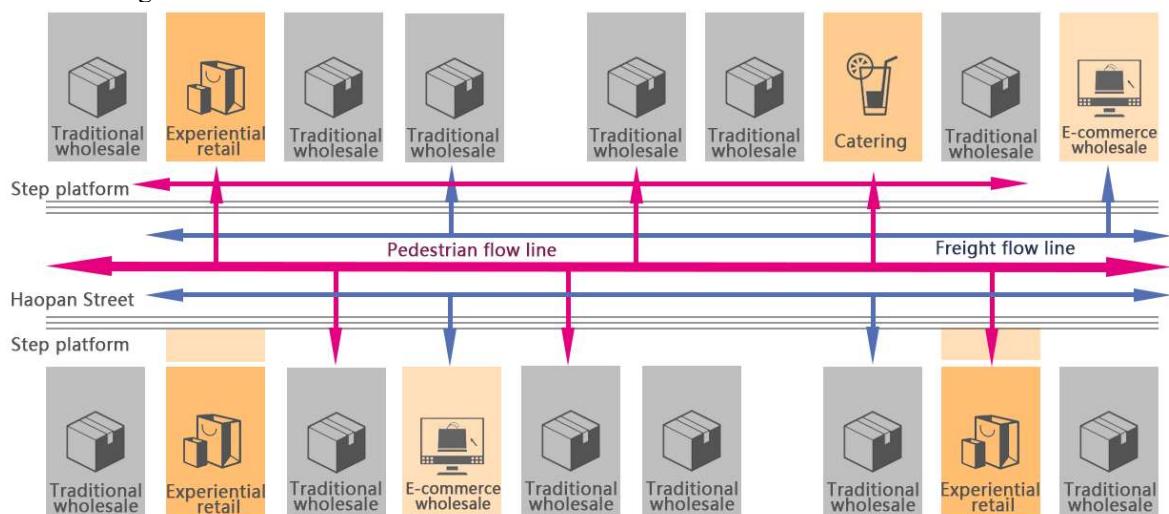
(3) Transformation of Haopan Street Subdistrict Space

The street space of Haopan Street is relatively complex and varied, and the current street space has problems such as inconvenient traffic, insufficient utilization, and lack of aesthetics. The most obvious problem among them is the step platforms along the street. Most of the buildings on Haopan Street have different height differences from the street floor, forming a complex staircase platform that is mostly used as idle and miscellaneous storage space under its current function. The entry of new business models requires stores to have better accessibility, and the staircase platform should have the function of slow or leisurely stay.

1. Early Stage



2. Middle Stage



3. Late Stages

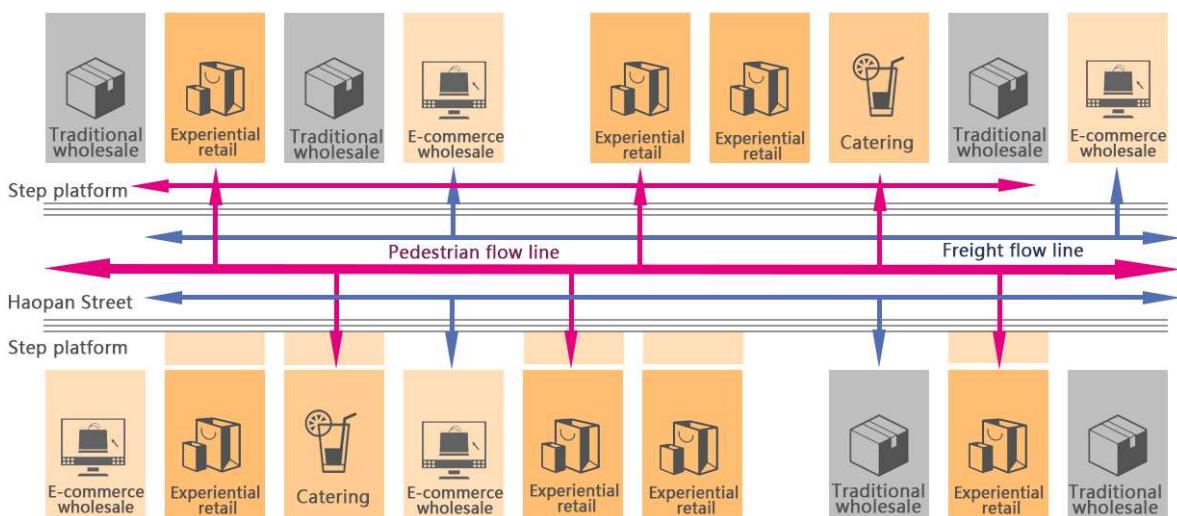


Figure 5-13 The Process of Renovating Shops Along the Street

Source: Author's drawing

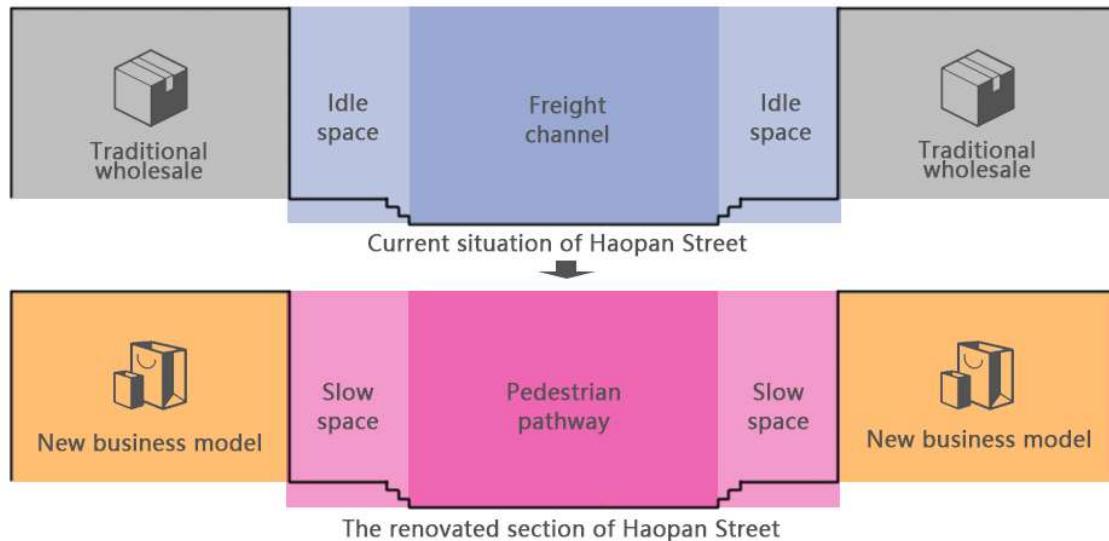


Figure 5-14 The Process of Street Space Renovation
Source: Author's drawing

(4) Changes in usage time periods among different groups of people

Another point to consider is that after the upgrading of the business format in Haopan Street, new business models and user groups will emerge, and the usage time periods of relevant groups will change. Therefore, it is necessary to plan the usage time of different groups reasonably to avoid conflicts. The biggest problem is that the current business model of Haopan Street is mainly based on online wholesale, so there will not be too many customers going there. Logistics personnel come to transport goods at a relatively casual time, although mainly concentrated from 10:00 to 13:00, sporadic cases of logistics personnel moving goods can also be seen during other times. This conflicts with the customer group that mainly comes during the day after the upgrade of the business model. If Haopan Street, which was originally not wide, carries both freight and adult traffic, it will inevitably cause poor customer experience. Therefore, the focus of adjusting the time period is to move the logistics transportation to before 9:00, and there will be no logistics personnel activity after 10:00. After that, the customer flow will begin to increase, reaching the peak at 18:00 to avoid mutual interference between the two during this period. However, the usage time of residents and school-age children is relatively fixed and not suitable for adjustment, especially between 18:00 and 21:00, when multiple groups of people gather together. Therefore, in the design, it is necessary to consider the space that meets the simultaneous activities of all parties.

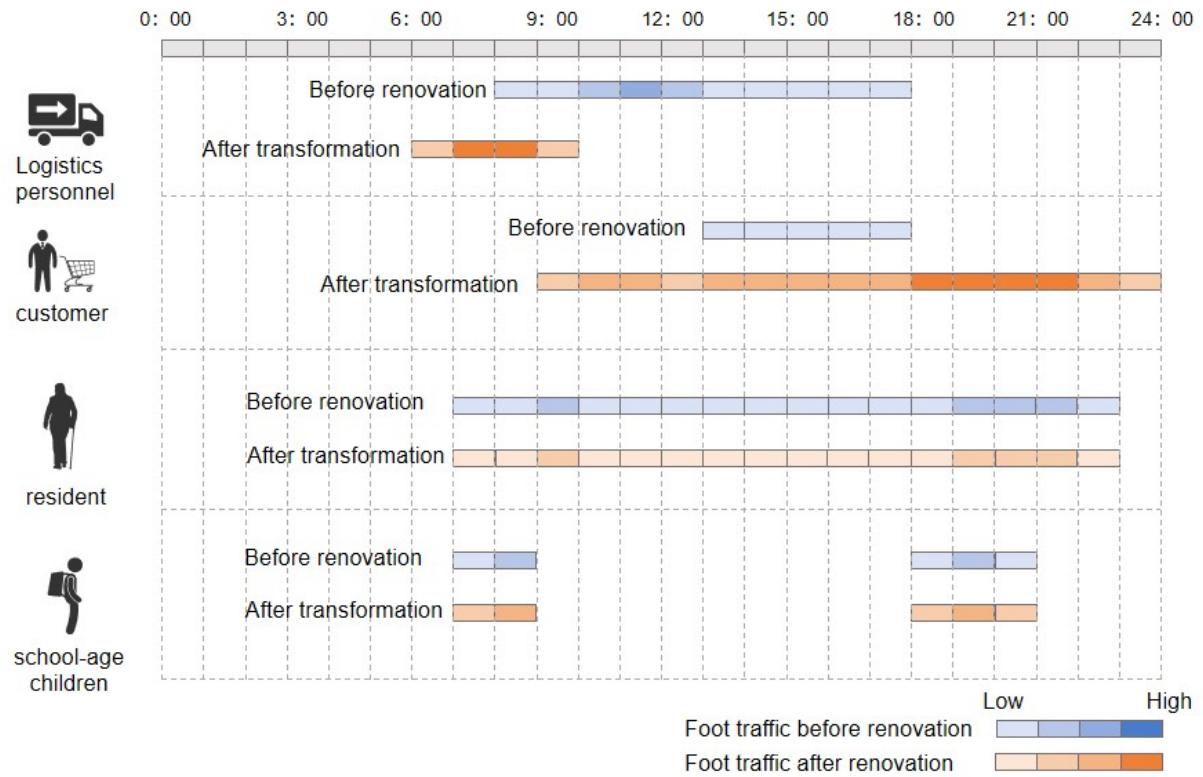


Figure 5-15 Different Usage Time Periods for Different Groups of People
Source: Author's drawing

5.4.1 Street Node 1 Renovation



Figure 5-16 Street Node 1 Axonometric Drawing After Renovation
Source: Author's drawing

(1) Current spatial situation

The street space of Street Node 1 is mainly enclosed by three old residential buildings, and the storefronts have a certain height difference from the ground. The stair platforms on both sides are narrower on one side and wider on the other, which puts forward different requirements for renovation. There are a large number of goods piled up on both sides, which hinders the passage and reduces the accessibility of the store. The number of stairs is moderate, but the layout is unreasonable. The narrow side platform is too narrow to pass through, and it is close to trees, causing conflicts. The chaotic height difference of the wide side steps affects the walking experience and reduces the efficiency of space utilization. There are no steps introduced on both sides in the direction of pedestrian traffic, further reducing the willingness of pedestrians to walk on the steps and lowering the accessibility of the store.

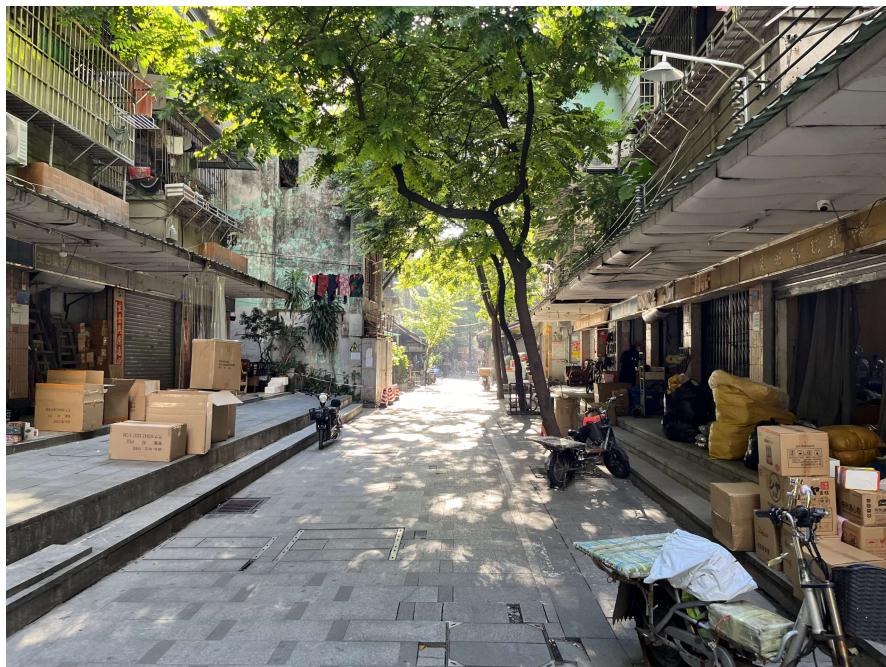


Figure 5-17 Street Node 1 Current Situation Photos

Source: Photo by the author

(2) Space renovation

In the renovation, it is necessary to take into account the accessibility and leisure stay functions required by the new staircase platform, as well as the storage and transportation needs of the old functions for goods.

The narrow side platform solves the problem of difficult passage by widening and connecting, adding pedestrian direction steps, and combining the tree pool with the steps to make the platform close to vegetation and beautiful environment, reducing the stiffness of the steps and increasing the willingness of pedestrians to pass, thereby improving the accessibility of the shops on that side.

The wide side platform divides the platform at the entrance of each store through shrub vegetation, providing a space for each store to extend its functions outward, allowing pedestrians to intuitively feel the commercial content of the store at the first time, thereby bringing pedestrians closer to the store and increasing its accessibility. At the same time, the design takes into account the stacking needs of the original wholesale function, which will still be retained after the renovation. Due to the separation and obstruction of shrubs, conflicts between new and old formats are avoided, allowing them to coexist harmoniously in a long-term gradual functional replacement without interfering with each other.

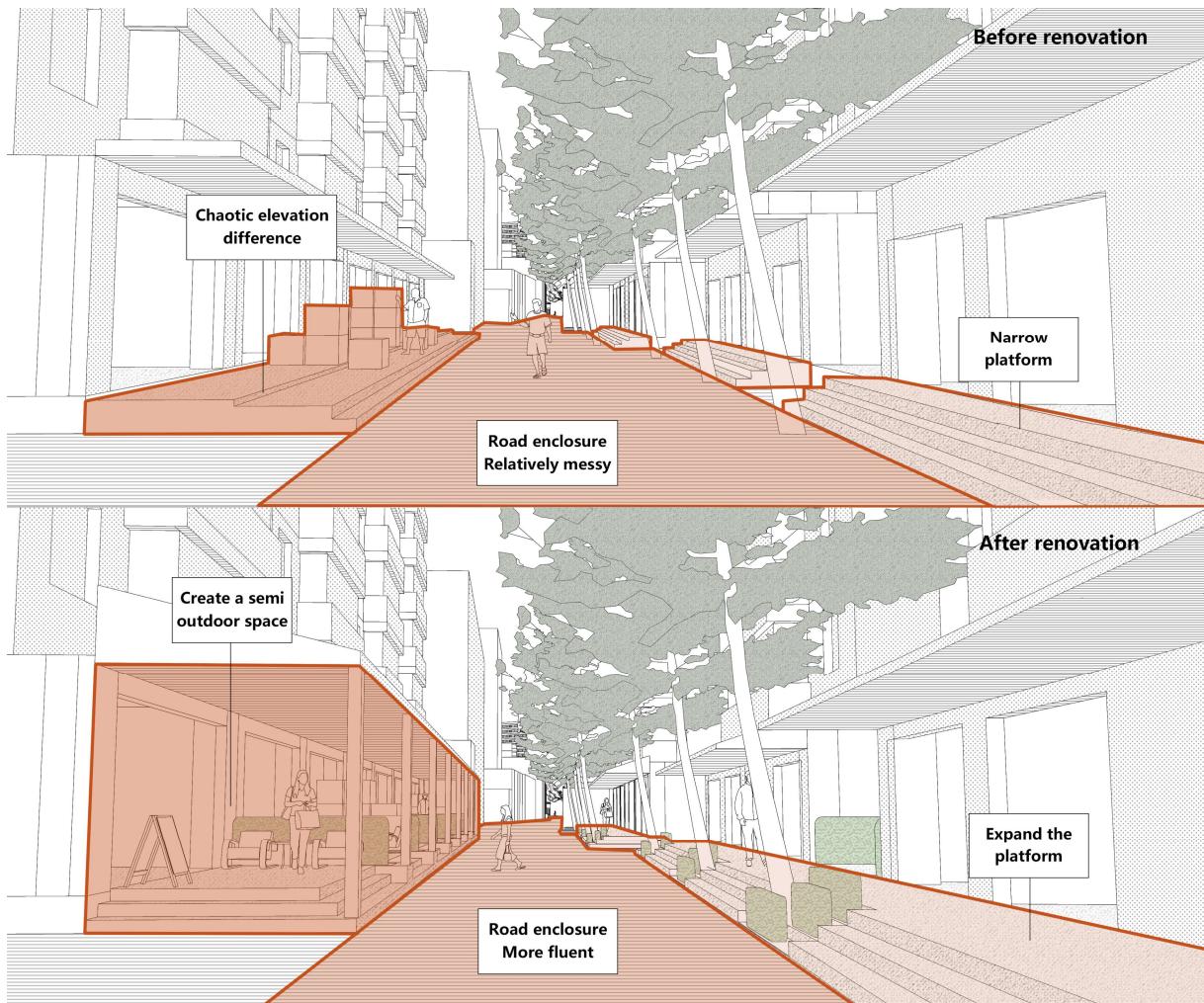


Figure 5-18 Street Node 1 Pre - and Post Renovation Renderings

Source: Author's drawing

(3) Plan and section

From the perspective of the street plan analysis, the Haopan Street before the renovation at this node was wider. However, due to the location of the tree pool, the width of the street from the tree pool to the step platform was difficult to utilize, resulting in a waste of space. At this time, the step platform, due to its narrow width, is difficult to use for purposes other than traffic. Therefore, after the renovation, the steps will be widened to be parallel to the tree pool,

and the steps will be designed in combination with the tree pool to make them more approachable. The widened steps can also serve as a platform for pedestrians to pass under the eaves, allowing them to walk slowly along the shop window and increasing interaction between the store and pedestrians, thereby better attracting customers to consume. The idle platform on the south side is difficult to utilize due to issues such as small height differences. After renovation, it will be used as a commercial outdoor space to enhance interaction between shops and pedestrians, shorten the distance between customers and shops, and improve the accessibility of shops. By analyzing the cross-section of the street, one can better experience the spatial perception of the street before and after the renovation. The added commercial slow-moving platforms and commercial outdoor spaces have improved the utilization of idle space on the street, increased interaction between pedestrians and shops, while not significantly changing the scale of the street. Although the street width has been reduced from 6 meters to 5 meters, it has increased the utilization rate of street space, and the street still has good trafficability. The added eaves unify the sloping shape, providing pedestrians with a semi outdoor space that is more convenient to use, and also echoing the historical and cultural characteristics of Haopan Street, playing a certain role in unifying the overall style of the block.



Figure 5-19 Street Node 1 Pre - and Post Renovation Plan
Source: Author's drawing

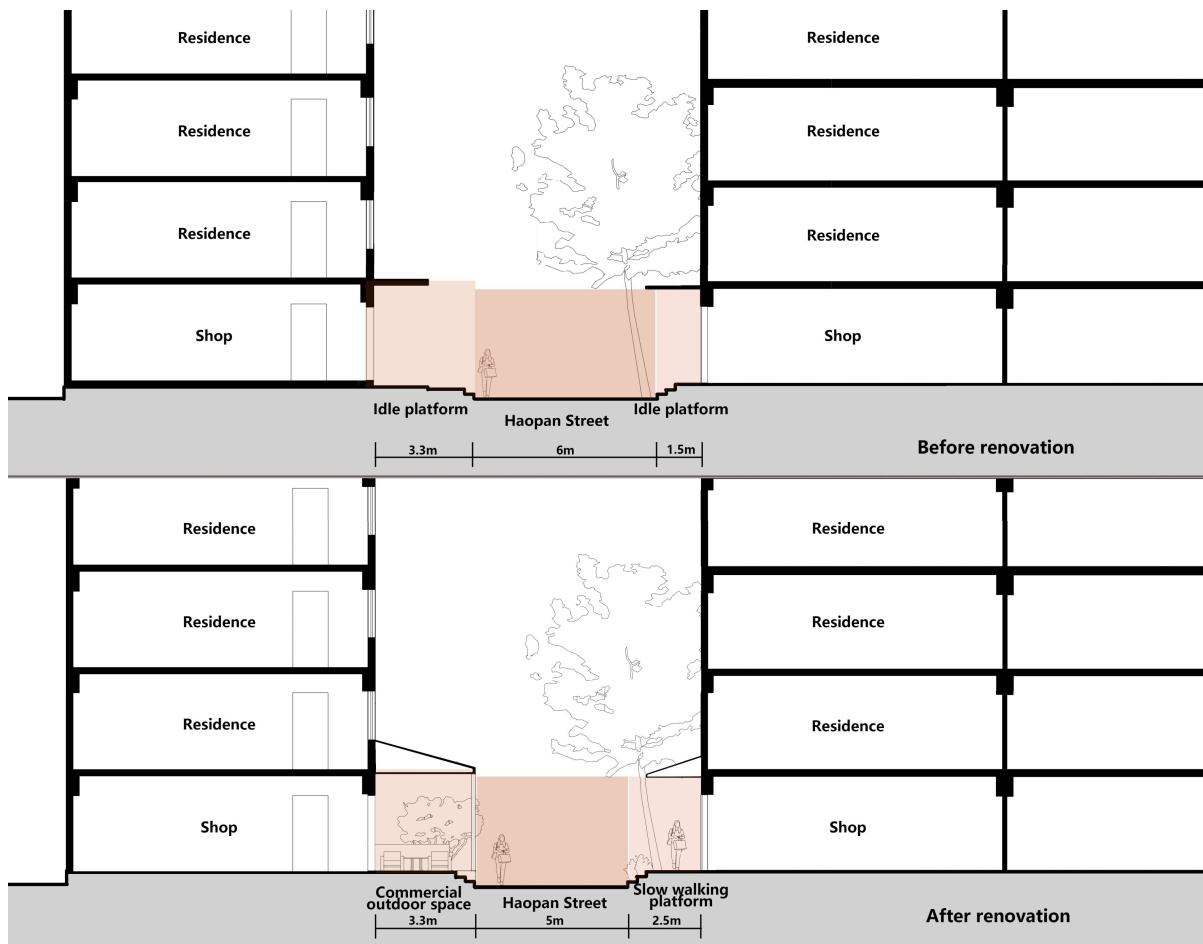


Figure 5-20 Street Node 1 Pre - and Post Renovation Sectional View

Source: Author's drawing

(4) Multi story residential building renovation

The buildings around Street Node 1 have also been renovated and upgraded, among which the most common multi story residential building renovation on Haopan Street is mainly divided into two parts: facade renovation and first floor space renovation. Firstly, the facade renovation of the multi story residential building in this area mainly adopts the strategy of maintaining the status quo and renovating and tidying up. The air conditioning units, door heads, anti-theft windows, facade coatings, etc. that make the facade effect messy are renovated. For example, the air conditioning units are uniformly covered with grilles, the door heads are redesigned under government management supervision, the anti-theft windows are removed or replaced with a unified form, and the facade coatings are repainted and renovated to improve the aesthetic level of the building facade and the coordination with the overall street style. When renovating the space of the first floor shops in multi story residential buildings on the ground floor plan, the following measures were mainly taken: firstly, by demolishing some partition walls and re planning the internal space of the shops, the usable

area of the shops was increased. Secondly, optimize the exterior design of the store, increase the external display area of the store, and enhance the visibility and attractiveness of the store. In addition, by setting up open grey spaces or outdoor display areas, the interaction between the store and customers can be increased. These renovation measures not only meet the needs of new business formats for multiple functional zoning, but also enhance customers' shopping experience, making it more in line with the requirements of modern commercial operations.

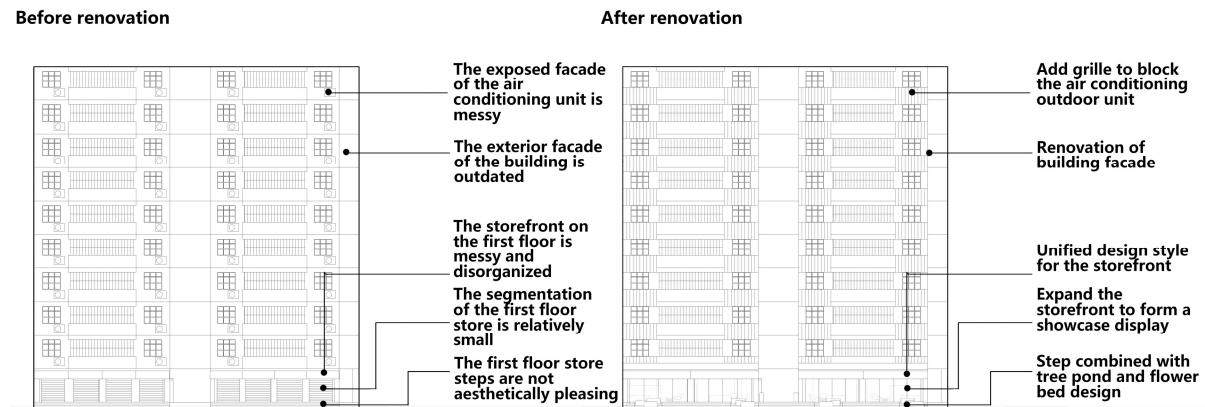


Figure 5-21 Multi-Story Residential Building Pre - and Post Renovation Elevation
Source: Author's drawing

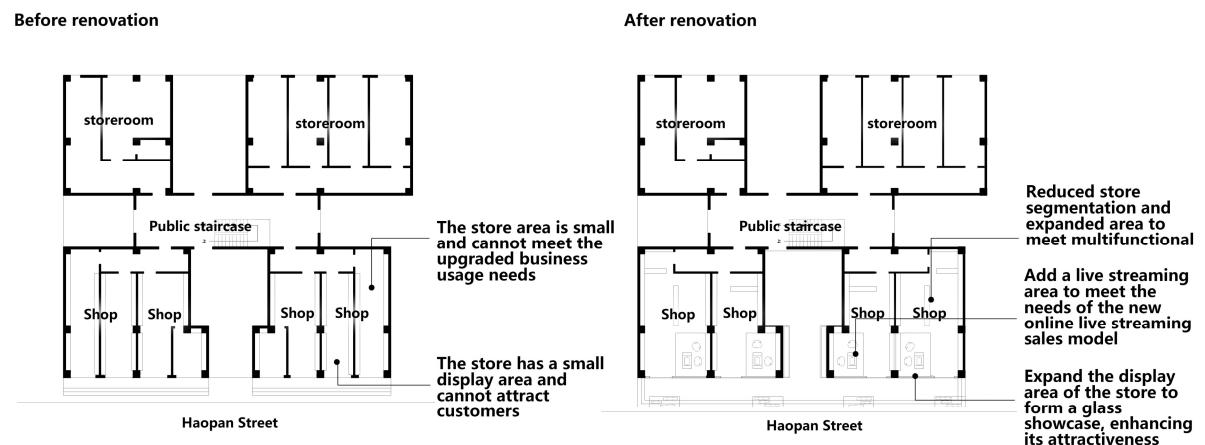


Figure 5-22 Multi-Story Residential Building Pre - and Post Renovation Plan
Source: Author's drawing

(5) Protection and Renewal of Historical Buildings

During the renovation process of Haopan Street, the residential building at No. 55 Haopan Street, as a well preserved abandoned building, has important cultural value and renovation potential. The exterior facade of the building preserves the characteristics of traditional bamboo tube houses in Guangzhou and reflects the features of traditional Lingnan dwellings. Although the current condition of the building is relatively dilapidated, it has well preserved the architectural form of the bamboo tube house as a whole. Its facade retains the traditional style of carved windows, wooden walls, and tiled roofs, which are the facade

features of Guangzhou's traditional bamboo tube houses. It has high historical and cultural value and is a historical building that needs to be protected, updated, and revitalized.

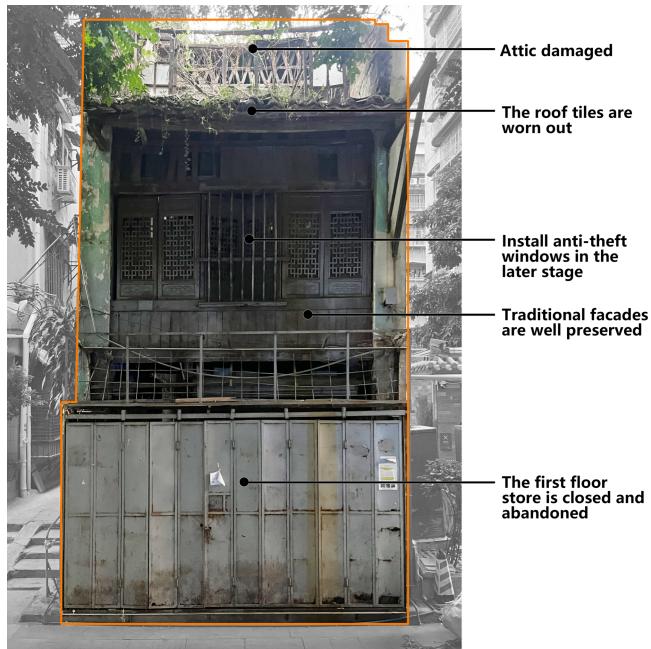


Figure 5-23 Photo of Residence No. 55 Haopan Street

Source: Photo by the author

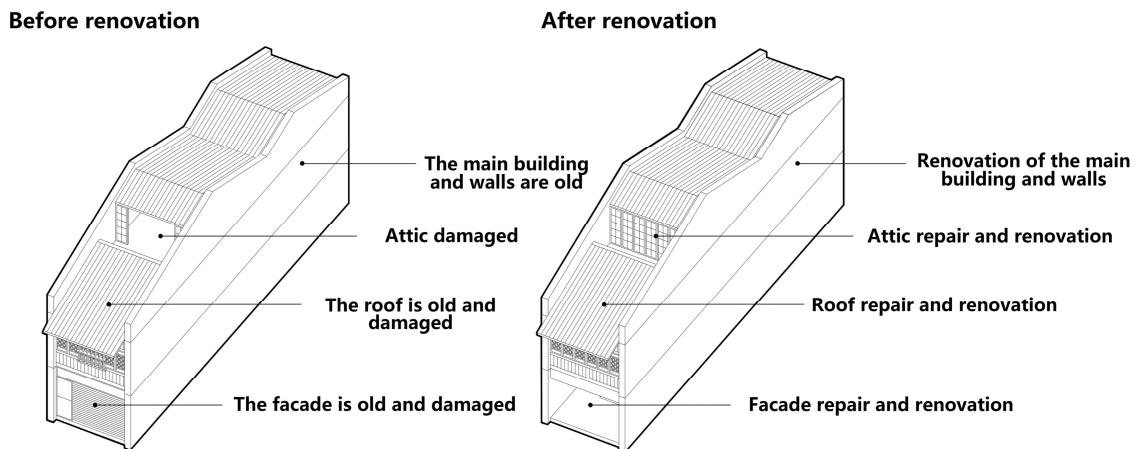


Figure 5-24 Protection and Renewal of Residential Building No. 55 Haopan Street

Source: Author's drawing

To restore its traditional style, the renovation plan includes repairing the roof attic, replacing damaged roof tiles, and repairing details such as carved windows. These measures aim to preserve the historical charm of the building while enhancing its overall quality. The restored residential building at No. 55 Haopan Street will become the best preserved and most distinctive historical building in the area, further enhancing the historical style and cultural characteristics of Haopan Street. In addition, after renovation, the first floor space has been separated into indoor rooms, forming an open large space suitable for commercial use, which can be used as a specialty dining and snack shop. The second floor will be used as a dining

area for customers, further utilizing the indoor space of the old historical building to achieve commercial revitalization of the historical building.

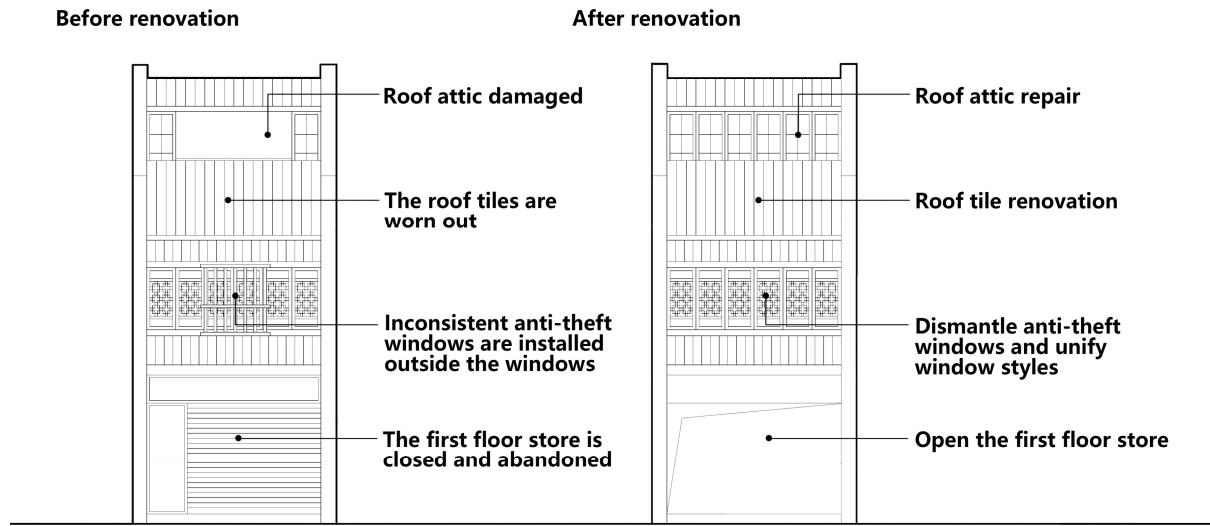


Figure 5-25 Street Node 1 Residential Building at No. 55 Haopan Street Pre - and Post Renovation Elevation

Source: Author's drawing

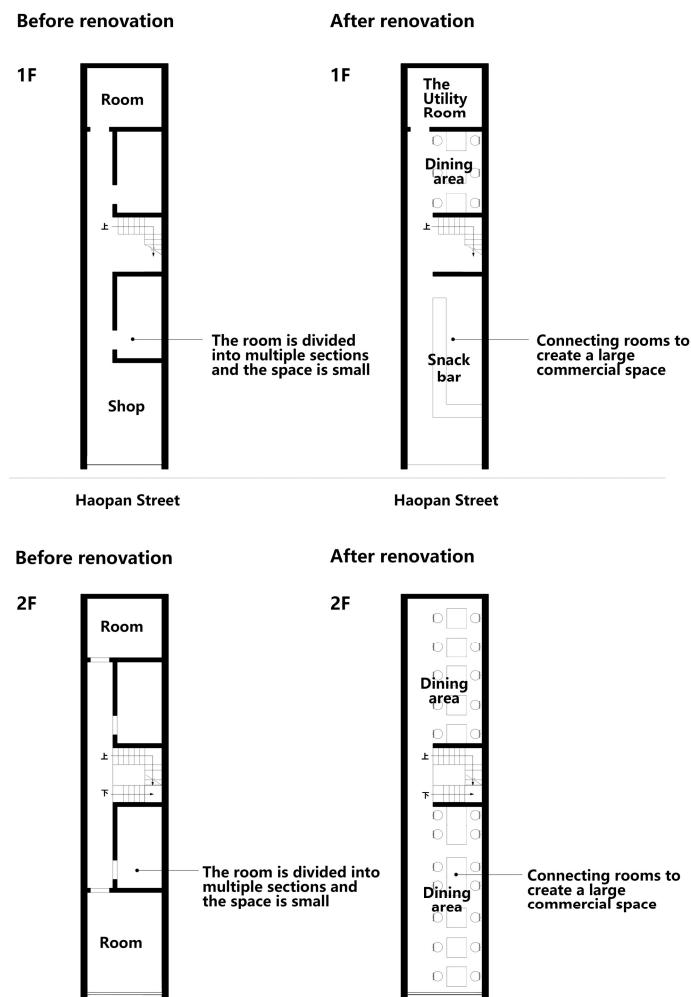


Figure 5-26 Street Node 1 Residential Building at No. 55 Haopan Street Pre - and Post Renovation Plan

Source: Author's drawing

5.4.2 Street Node 2 Renovation

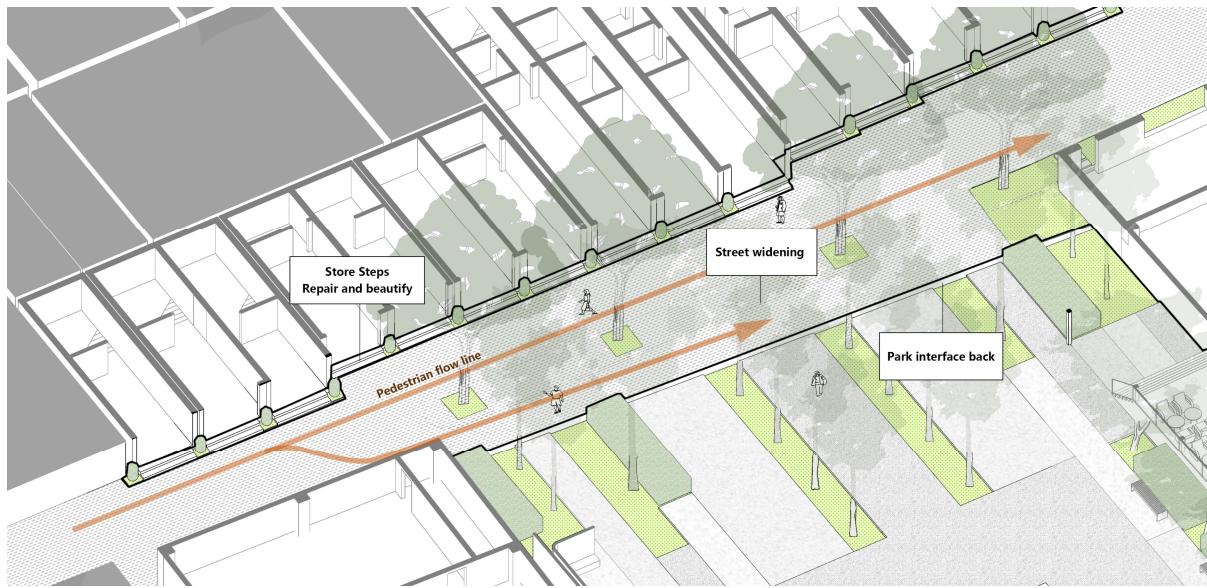


Figure 5-27 Street Node 2 Axometric Drawing After Renovation
Source: Author's drawing

(1) Current spatial situation

The street space of Street Node 2 is mainly enclosed by multiple old-fashioned residential buildings and parks. The storefronts have a certain height difference from the ground, with a moderate number of steps leading directly to the shops, and there are almost no stair platforms. The layout is chaotic, uneven, and the continuous steps appear dull, which conflicts with the independent residential buildings. Therefore, although the accessibility of these shops is still acceptable, the significant height difference and chaotic steps still have a negative impact on pedestrians' willingness to enter. On one side of the park, due to the intrusion of the park, there is a height difference at the edge and trees are planted, resulting in a significant narrowing of the street width, which reduces the driving experience and forces pedestrians to pass quickly, further reducing their willingness to enter the shops.



Figure 5-28 Street Node 2 Current Situation Photos

Source: Photo by the author

(2) Space renovation

The street space renovation of Street Node 2 mainly includes two parts: readjusting the staircase form and demolishing some parks to widen roads. The staircase form has been unified and divided to match the independent old style residential forms, with green plants embellishing the dividing areas, forming a sophisticated old style residential style.

The part of the park that intruded into the road was demolished, and the space was used to widen it into a road. The four trees on the south side of the park were not easy to remove, so they were preserved and the tree pool was redesigned to create a harmonious relationship with the street level. And due to the shade of trees covering the entire width of the road, it creates an environmentally friendly area that increases the willingness of pedestrians to stop here, thereby increasing the likelihood of pedestrians entering the shops along the street.

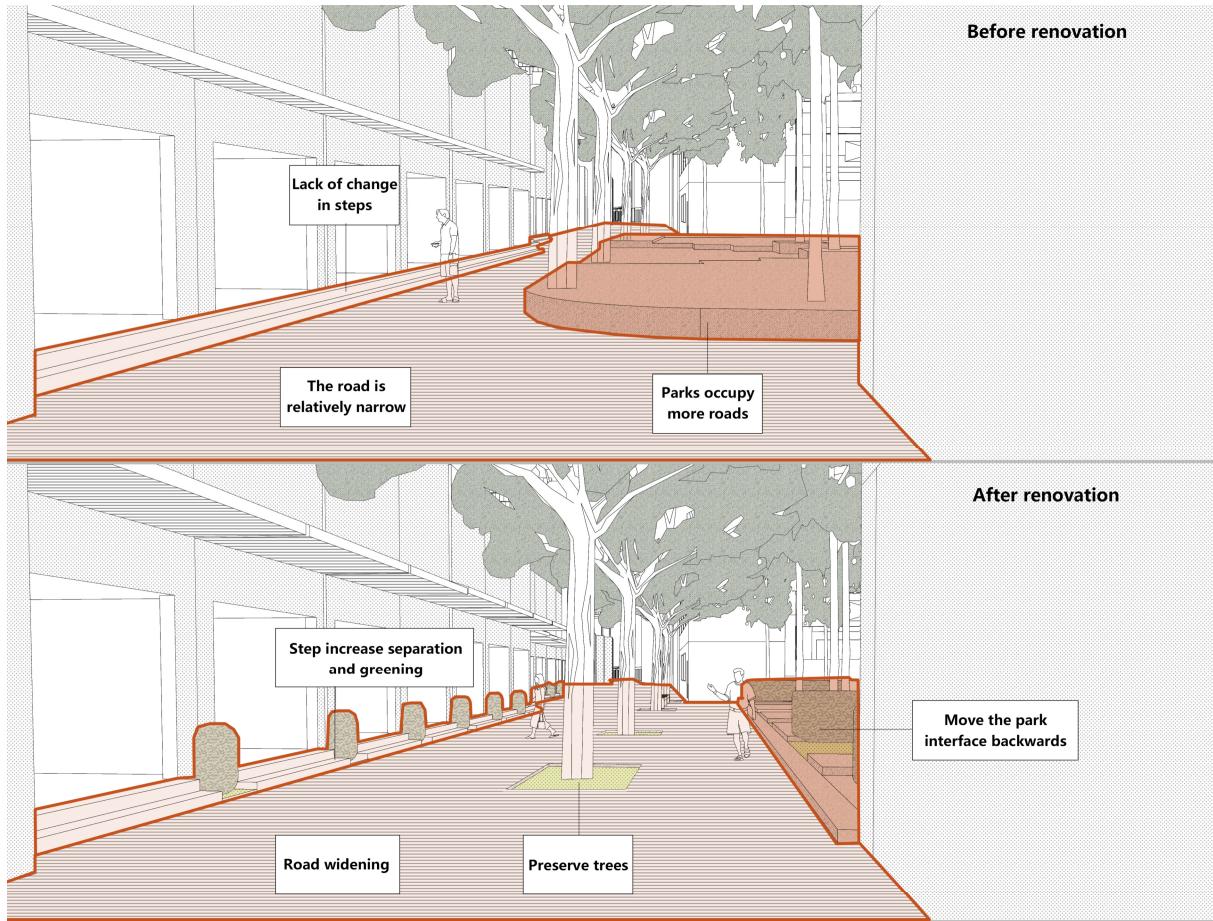


Figure 5-29 Street Node 2 Pre - and Post Renovation Renderings
Source: Author's drawing

(3) Plan and section

The street plan renovation of Street Node 2 has optimized the spatial layout and functional experience through a series of refined designs. Firstly, in response to the poor traffic experience caused by park intrusion into roads, the renovation implemented park setback, demolished some of the park's edge areas, and used their space for road widening, significantly increasing the effective width of the road and improving traffic efficiency and comfort. Secondly, the four trees on the south side of the park have been preserved, and the tree pond has been redesigned to create a harmonious and unified relationship with the street level. The shade of trees covers the entire width of the road, creating a cool and comfortable stopping area that not only enhances the landscape quality of the street, but also increases the willingness of pedestrians to stay and move, indirectly increasing the likelihood of pedestrians entering shops along the street. From the analysis of the street profile, it can be more intuitively felt that the widening of the street has improved the pedestrian experience, and the original trees have played a good role in enriching the spatial experience of the area. In addition, the renovated sloping eaves provide a gray space for pedestrians to avoid rain, while

also unifying the street's appearance.



Figure 5-30 Street Node 2 Pre - and Post Renovation Plan

Source: Author's drawing

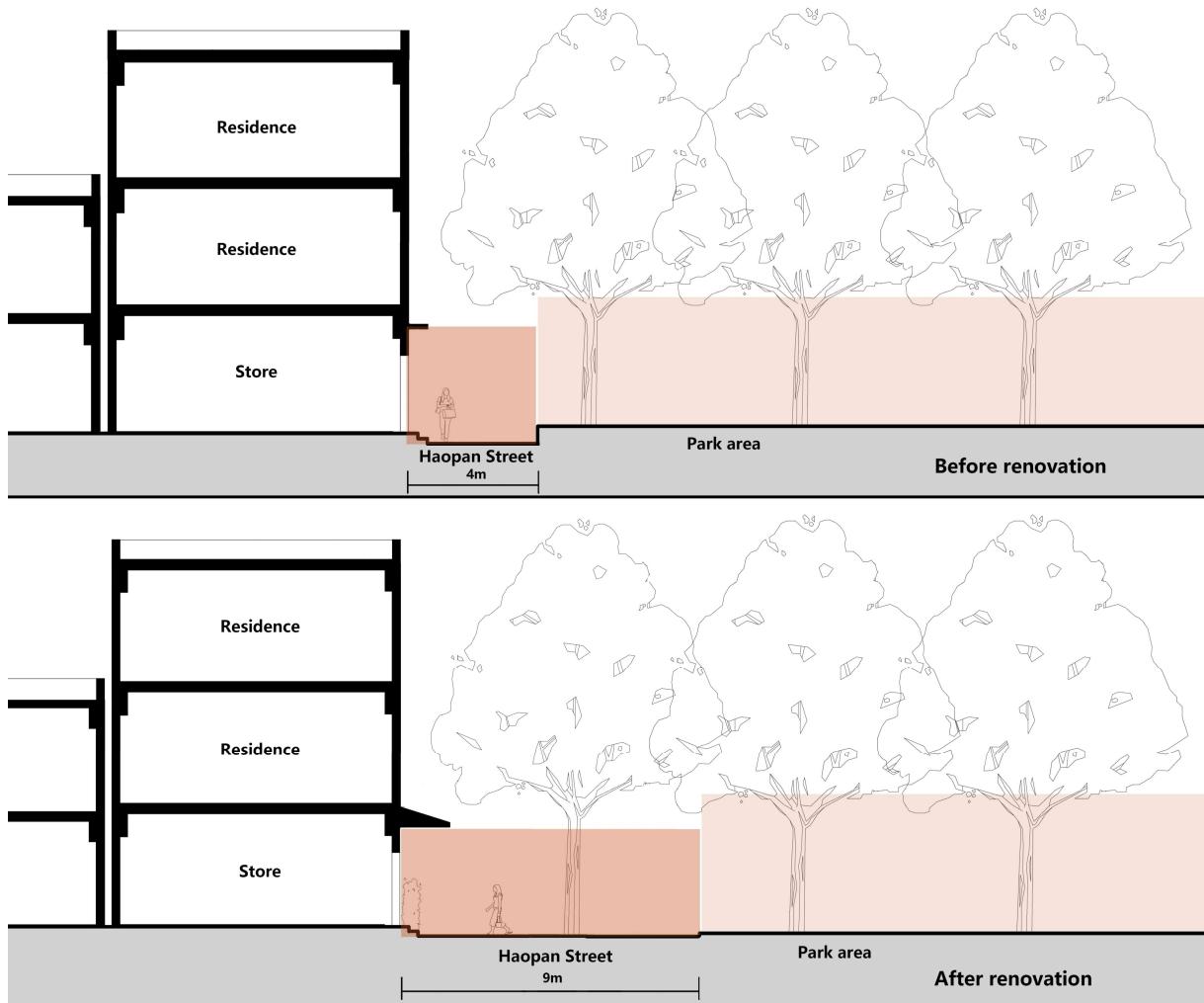


Figure 5-31 Street Node 2 Pre - and Post Renovation Sectional View

Source: Author's drawing

(4) Protection and Renewal of Historical Buildings

The buildings around Street Node 2 are mainly transformed from traditional bamboo tube houses. Although they retain the basic structure and architectural texture of the original bamboo tube houses, their facade style has been severely damaged. Taking 113 and 115 Haopan Street as an example, their buildings are typical residential buildings transformed from traditional bamboo tube houses. From the perspective of the building facade, the buildings in this area have undergone a lot of additions, including attic, adding white plastic window frames that do not match the traditional style of doors and windows, stainless steel anti-theft devices, air conditioning outdoor units, and brick renovation of the exterior facade. This makes it almost impossible to see the long history of the building from the exterior facade. Buildings like 113 and 115 Haopan Street are widely present on Haopan Street, and their historical appearance has been severely damaged. However, because their basic building structure still maintains the traditional bamboo tube house form, and many buildings

themselves have a long history, these buildings still have certain historical and cultural value. Therefore, they should be protected, updated and revitalized accordingly, and their historical value should be further protected and utilized.



Figure 5-32 Photo of Residence No. 113 and 115 Haopan Street

Source: Photo by the author

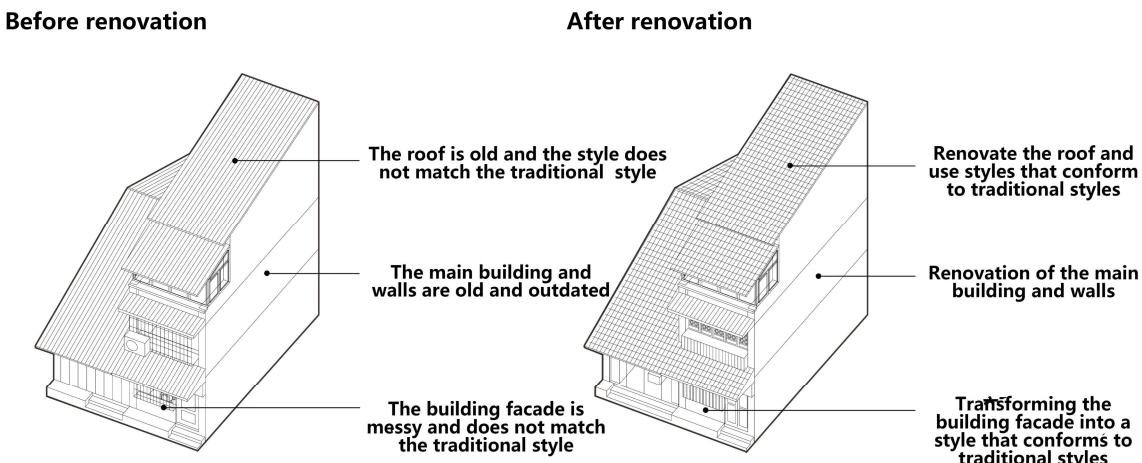


Figure 5-33 Protection and Renewal of Residential Building No. 113 and 115 Haopan Street

Source: Author's drawing

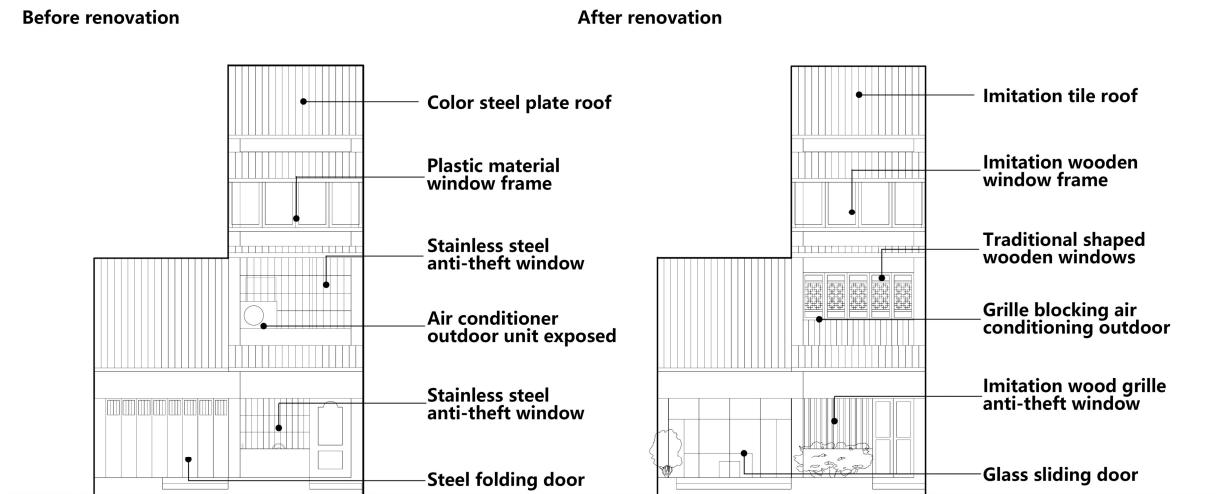


Figure 5-34 Street Node 2 Residential Building Pre - and Post Renovation Elevation
Source: Author's drawing

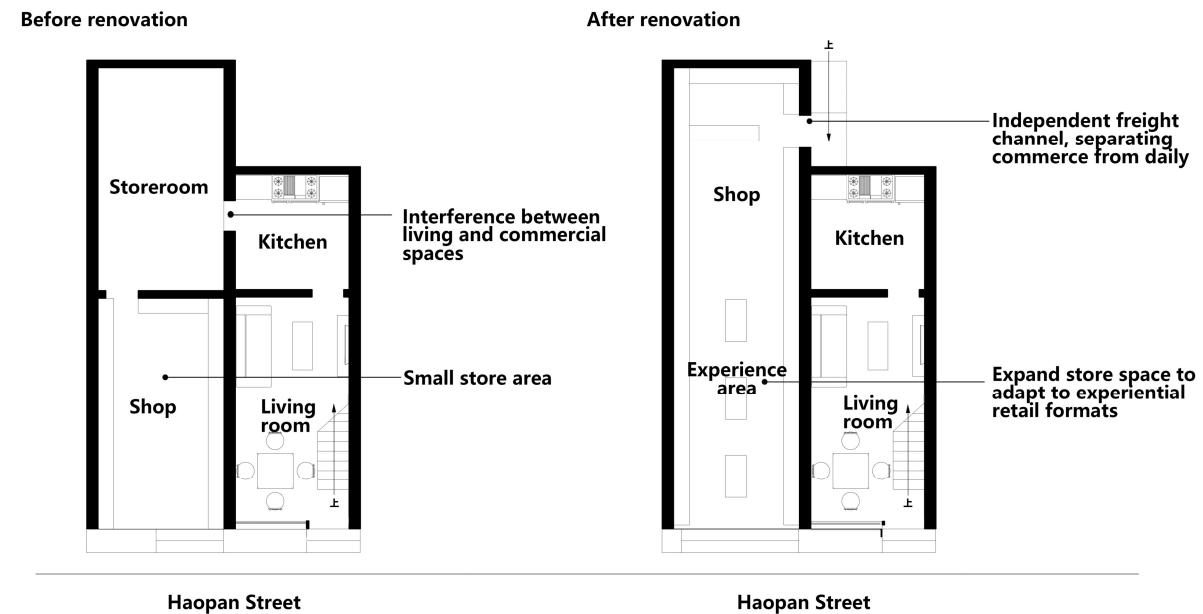


Figure 5-35 Street Node 2 Residential Building Pre - and Post Renovation Elevation
Source: Author's drawing

5.4.3 Street Node 3 Renovation

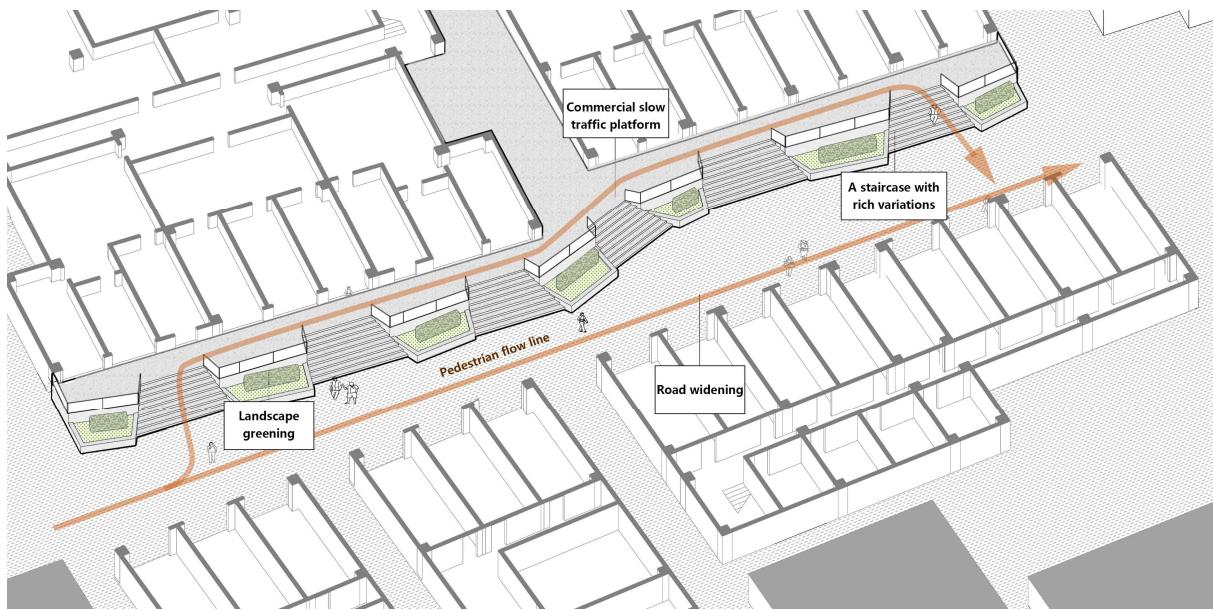


Figure 5-36 Street Node 3 Axonometric Drawing After Renovation
Source: Author's drawing

(1) Current spatial situation

The street space of West Second Section is mainly enclosed by multiple old residential buildings, with a significant height difference between one side and the road, connected by multi-level steps, and there is basically no height difference between the other side and the road. The most obvious problem with the street space in this section is that one side has high steps, which makes it very inconvenient for pedestrians and freight to enter, and creates a strong sense of pressure on the road, seriously affecting the quality of the space. Meanwhile, due to the current discontinuous staircase platform, pedestrians are unable to pass through it, further reducing the accessibility of the shop in that area. Another point to consider is that the road in this area is relatively narrow, leaving little room for height difference treatment and requiring a balance of various needs.



Figure 5-37 Street Node 3 Pre - and Post Renovation Renderings

Source: Photo by the author

(2) Space renovation

The street space renovation of Street Node 3 mainly revolves around the large steps below the two residential buildings on the south side of the street. The renovation plan has redesigned the staircase platform at this location, connecting it to form a whole, allowing pedestrians to smoothly pass through it, making it more convenient for pedestrians to have close contact with each store, increasing the accessibility of the store, and meeting the needs of the new business model. After renovation, the steps of the platform have become more flexible and versatile in shape, and are combined with flower beds and shrubs to increase greenery and beautify the environment, while also relieving the pressure of the platform wall on the street caused by height differences. There was originally a platform with a small height difference on the north side of the road. Its width was small and had little effect, but it occupied the space of the road. Considering the narrowness of the road, the platform here was removed to widen the road surface.

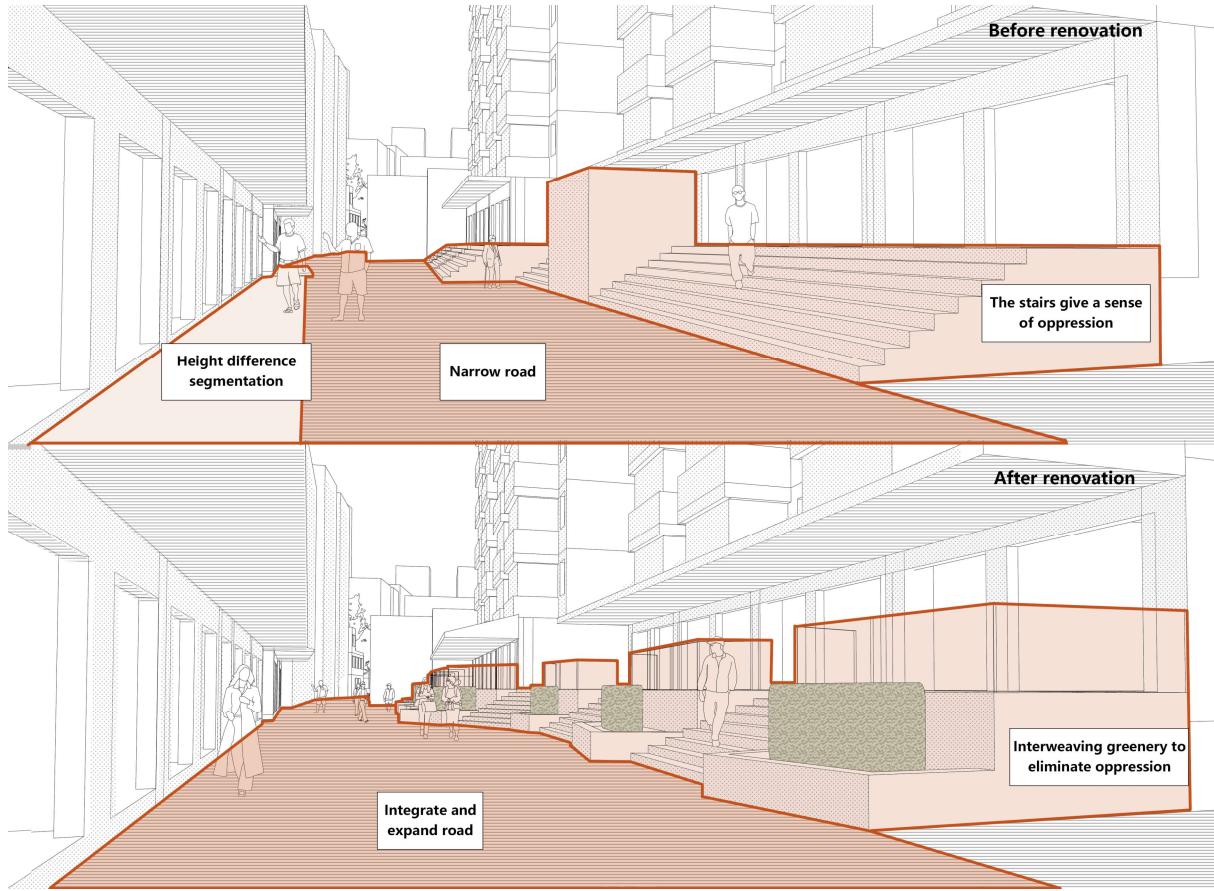


Figure 5-38 Street Node 3 Pre - and Post Renovation Renderings
Source: Author's drawing

(3) Plan and section

From the perspective of the street plan, the edge of the current step platform is straight, which appears rigid and lacks variation. The segmentation is also relatively fine, resulting in a disorderly and disorganized enclosure of the street edge, seriously affecting the pedestrian experience. In addition, the segmentation of the steps also makes the platforms of these steps not connected, and pedestrians cannot freely pass on them. This not only reduces the spatial continuity and overall experience of the street, but also weakens the accessibility of shops and reduces the interaction opportunities between customers and shops. After the renovation, the step platform was reorganized into a whole, allowing pedestrians to browse the products in the store slowly on it, thus forming a good interactive space. At the same time, the edges of the stair platform are designed in a varied and varied line shape, which not only breaks the monotony of the original straight lines, but also cleverly reduces the pressure that longer and higher stair platforms may bring to the street, enhancing the overall spatial feel of the street.

From the perspective of street profile analysis, the renovated street has increased the overall width of the steps in order to form a sufficiently spacious platform, which has to some extent occupied a portion of the street's area. However, by unifying the small height difference

in front of the buildings on the north side, the available road width has been effectively increased, thereby ensuring a smooth passage experience for the space. This renovation strategy not only optimizes pedestrian traffic conditions, but also creates more possibilities for interaction between shops and pedestrians, enhancing the commercial vitality and spatial quality of the street.



Figure 5-39 Street Node 3 Pre - and Post Renovation Plan
Source: Author's drawing

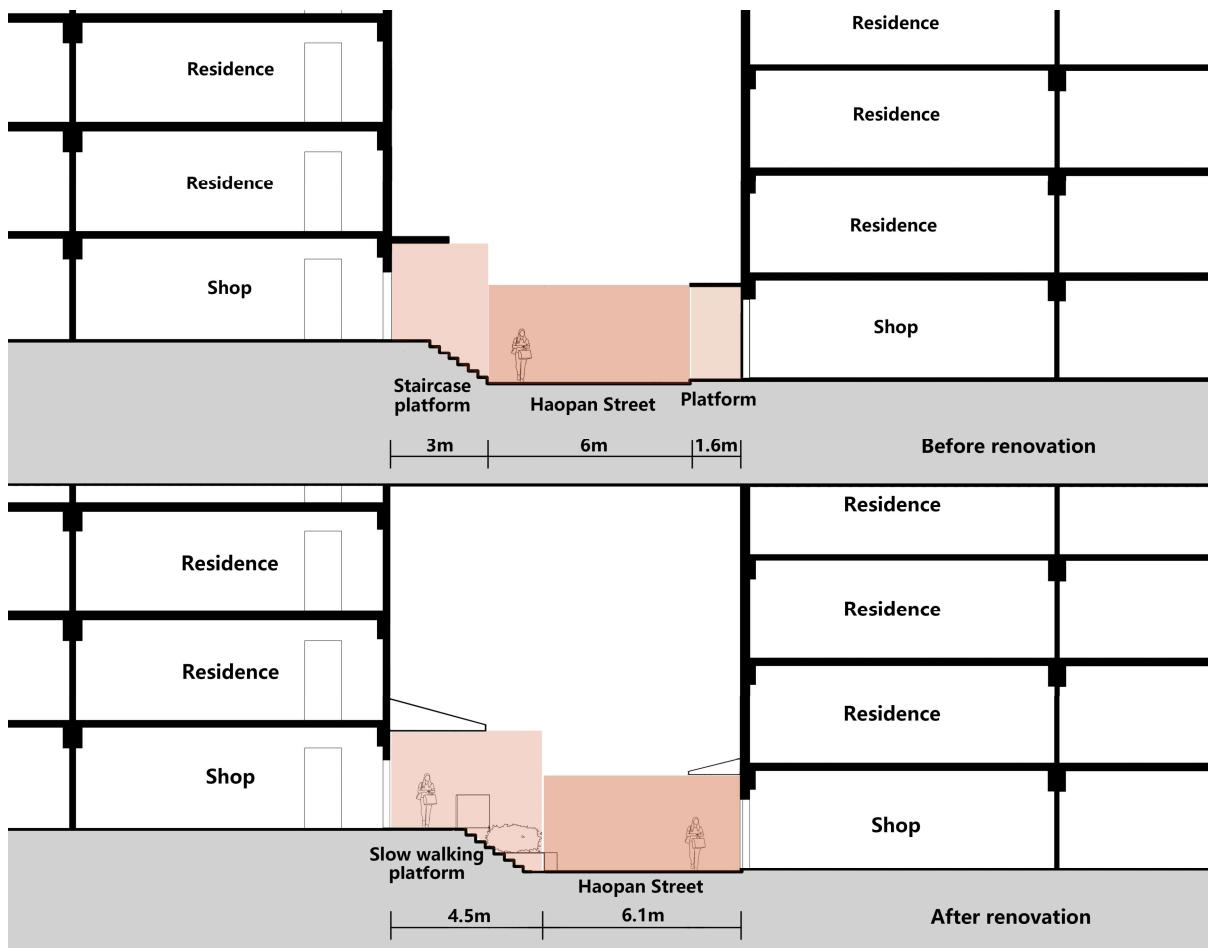


Figure 5-40 Street Node 3 Pre - and Post Renovation Sectional View

Source: Author's drawing

5.5 Key Area Renovation

5.5.1 East Entrance of Haopan Street

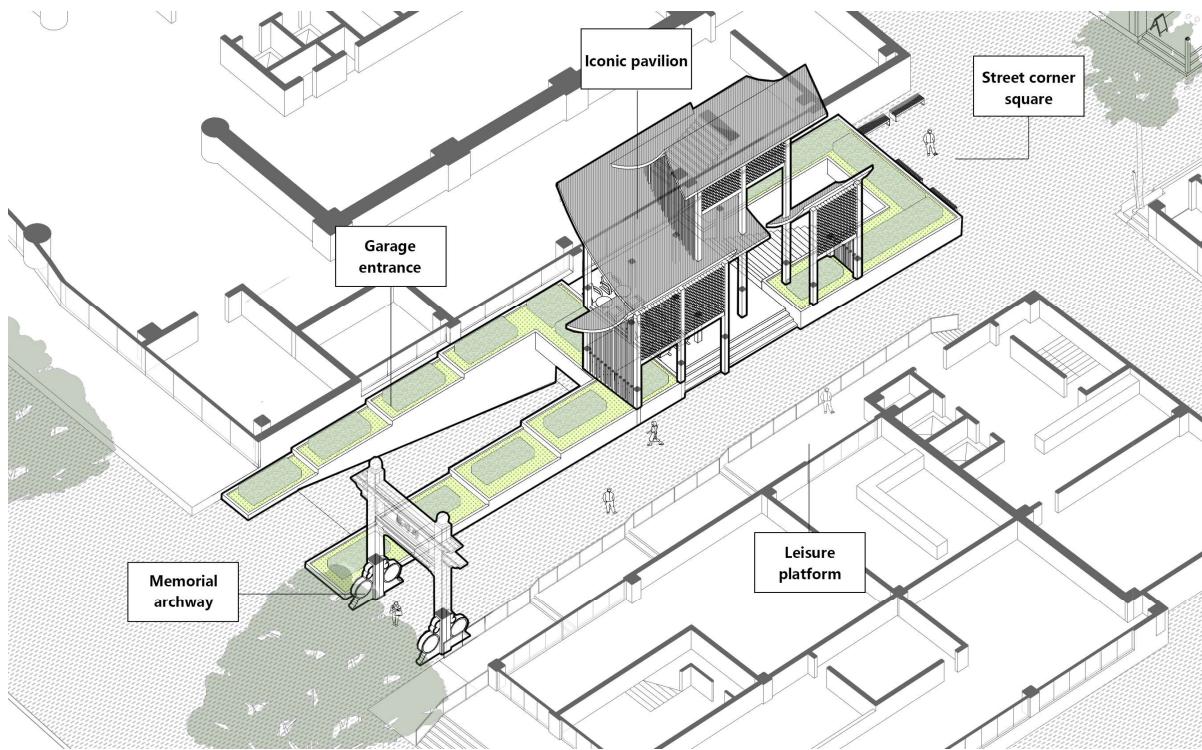


Figure 5-41 East Entrance Axometric Drawing After Renovation

Source: Author's drawing

(1) Current spatial situation

The east entrance of Haopan Street is currently occupied by the underground parking lot entrance and flower bed of Jinhui Building on the south side, which makes the east entrance of Haopan Street very narrow. The underground parking lot entrance is not easy to change, making the renovation of this area a great challenge. At the same time, the obstruction of the underground parking lot entrance and its flower bed also makes the location of the entrance to Haopan Street unclear, while the commercial belt formed by Gaodi Street and Xiaoxin Street Shoe City is on its east side. Therefore, the lack of iconic features at the east entrance of Haopan Street will lead to a large number of customers flowing forward from Gaodi Street and Xiaoxin Street Shoe Market, causing losses to the commercial development of Haopan Street and becoming a key problem that urgently needs to be solved. In addition, due to the fact that the first floor of Jinhui Building on the south side is not open on the adjacent side of Haopan Street, there is also a problem of less interaction between the entrance and surrounding buildings.

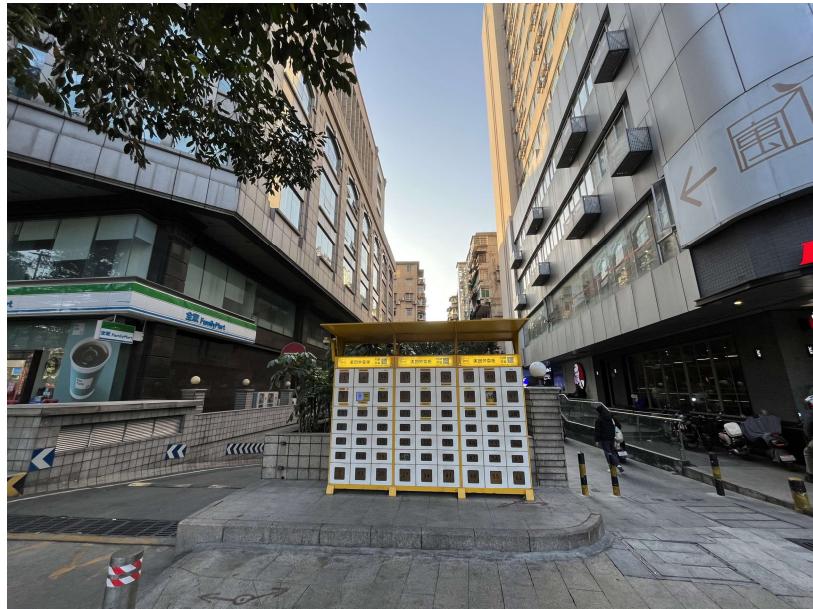


Figure 5-42 East Entrance Pre - and Post Renovation Renderings

Source: Photo by the author

(2) Space renovation

After the renovation, the east entrance of Haopan Street has reduced the area and height of the flower beds, reducing their occupation of Haopan Street. While expanding Haopan Street, it also makes the space feel more spacious and highlights the tall and prominent new iconic structures. The new landmark structures include the addition of a landmark memorial archway at the entrance of Haopan Street, and the addition of a landmark pavilion on the idle platform behind the flower bed. The increase of these landmark structures has helped to identify the east entrance of Haopan Street, which can better attract the flow of people from Xiaoxin Street Shoes City and Gaodi Street to the east into Haopan Street, and contribute to the commercial development of Haopan Street. In addition, removing the obstacles on the first floor platform of the north building will connect the entire platform, which will help increase the willingness of pedestrians to pass on it and promote their consumption in the first floor shops.

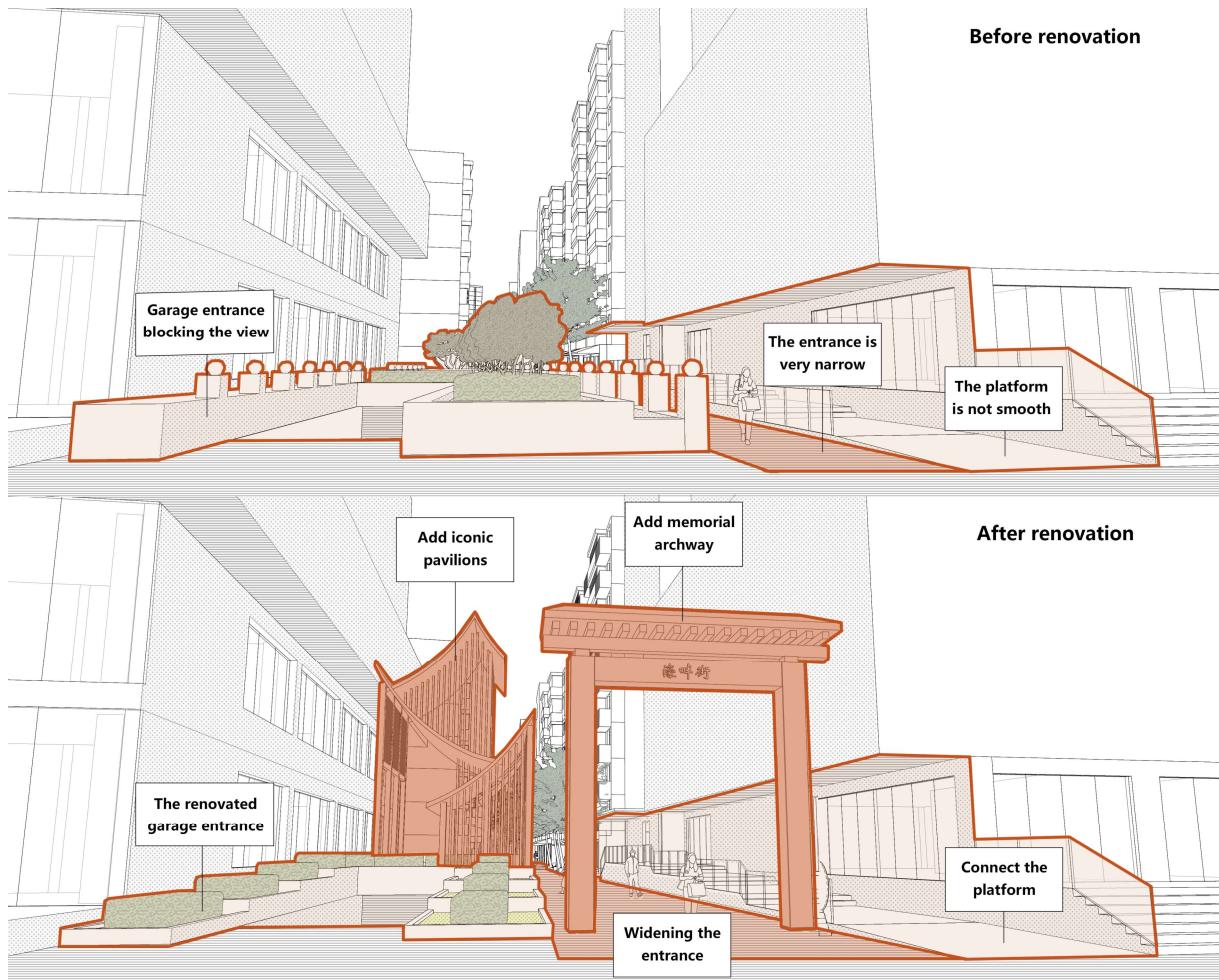


Figure 5-43 East Entrance Pre - and Post Renovation Renderings

Source: Author's drawing

(3) Plan and section

From the perspective of the street plan, the current street presents an angle shape of wide inside and narrow outside, which makes the width of the outermost entrance the smallest, thus appearing narrow and inconspicuous, reducing the willingness of pedestrians to enter. After the renovation, the east entrance of Haopan Street presents an open shape with a narrow inside and wide outside, which makes the outermost entrance wider and has an attractive entrance, effectively increasing the willingness of pedestrians to enter. In addition, the renovated east entrance of Haopan Street also utilizes the idle platform area behind the underground parking lot entrance to add a leisure pavilion, which improves the utilization rate of the space and effectively increases the interaction between pedestrians and the space, resolving the problem of the street being surrounded by a hard and lack of interaction caused by the closed first floor of the south building. From the perspective of street profile analysis, the width of the street in this area has been significantly widened, increasing from 4 meters to 6 meters, while the flower bed at the entrance of the underground garage has been reduced

from 11 meters to 9 meters, avoiding excessive occupation of the road by the flower bed. The comprehensive application of these measures has effectively improved the spatial experience of pedestrians at the east entrance of Haopan Street.



Figure 5-44 East Entrance Pre - and Post Renovation Plan

Source: Author's drawing

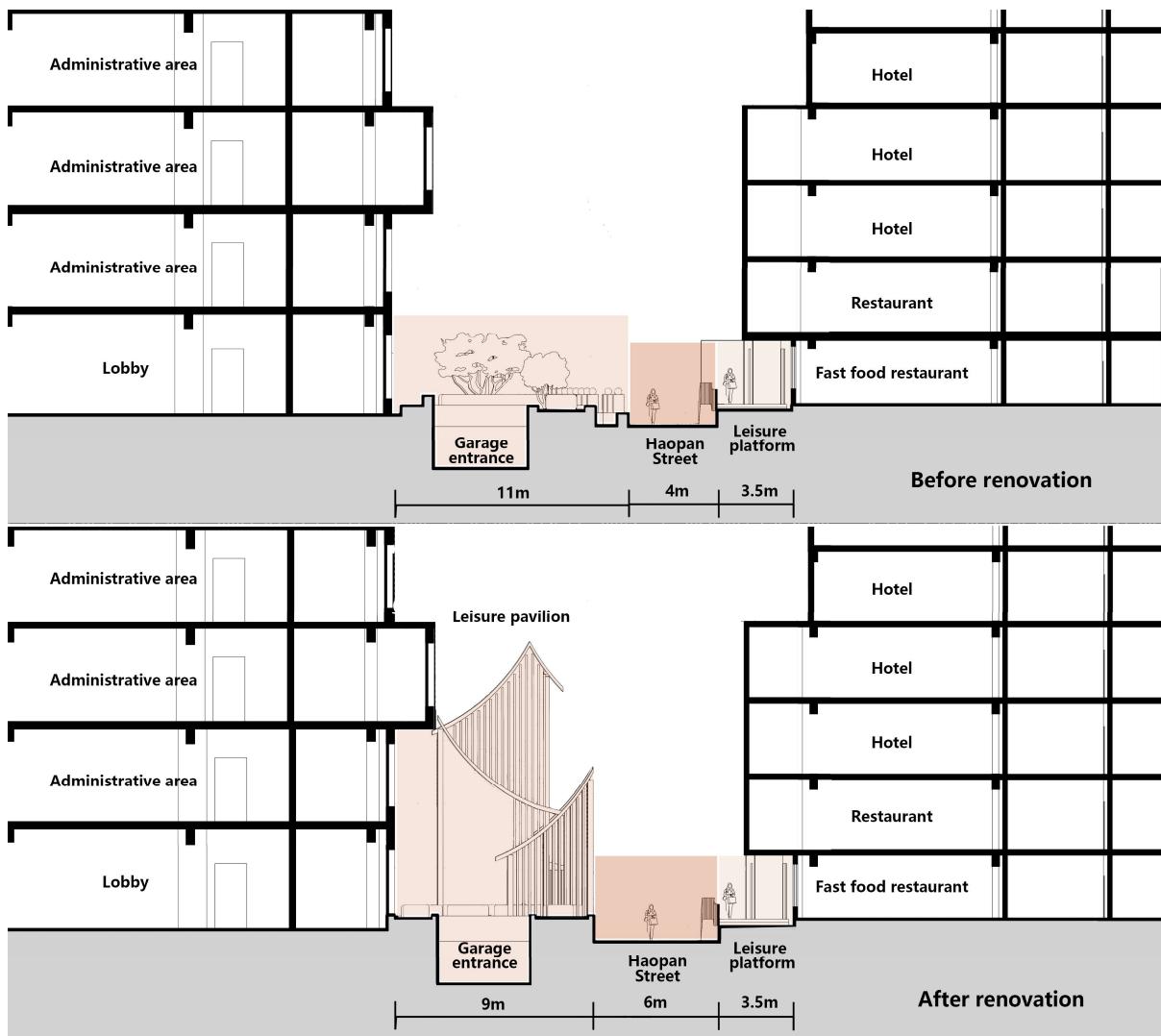


Figure 5-45 East Entrance Pre - and Post Renovation Sectional View

Source: Author's drawing

5.5.2 West Entrance of Haopan Street

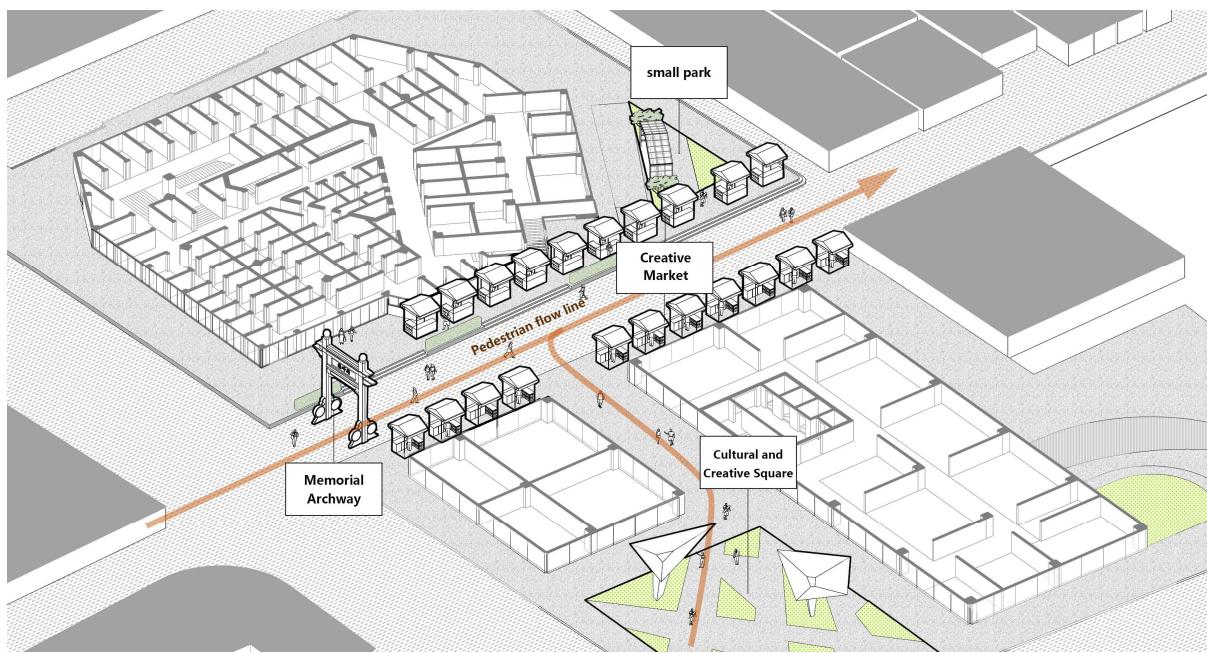


Figure 5-46 West Entrance Axonometric Drawing After Renovation

Source: Author's drawing

(1) Current spatial situation

The west entrance of Haopan Street is currently composed of Haopan Commercial Building and its surrounding platforms, Haopan Street roads, and idle land on the south side. As an important building in the area, the Haopan Shopping Mall has certain limitations in its functional layout. Except for the side facing Haizhu South Road, the first floor of the commercial building is mostly surrounded by logistics space, mainly used for parking vehicles and stacking goods. This layout results in a certain area of open space at the west entrance of Haopan Street, but these spaces have not been effectively utilized, and the interaction between the street and the surrounding area is extremely weak, resulting in a poor traffic experience. In addition, the vacant land on the south side is surrounded by walls and lacks external functionality, further weakening the vitality and accessibility of the area. Overall, the space utilization efficiency at the west entrance of Haopan Street is low, and its potential as an important node in the city has not been fully realized. It is urgent to improve its functionality and attractiveness through reasonable planning and renovation.

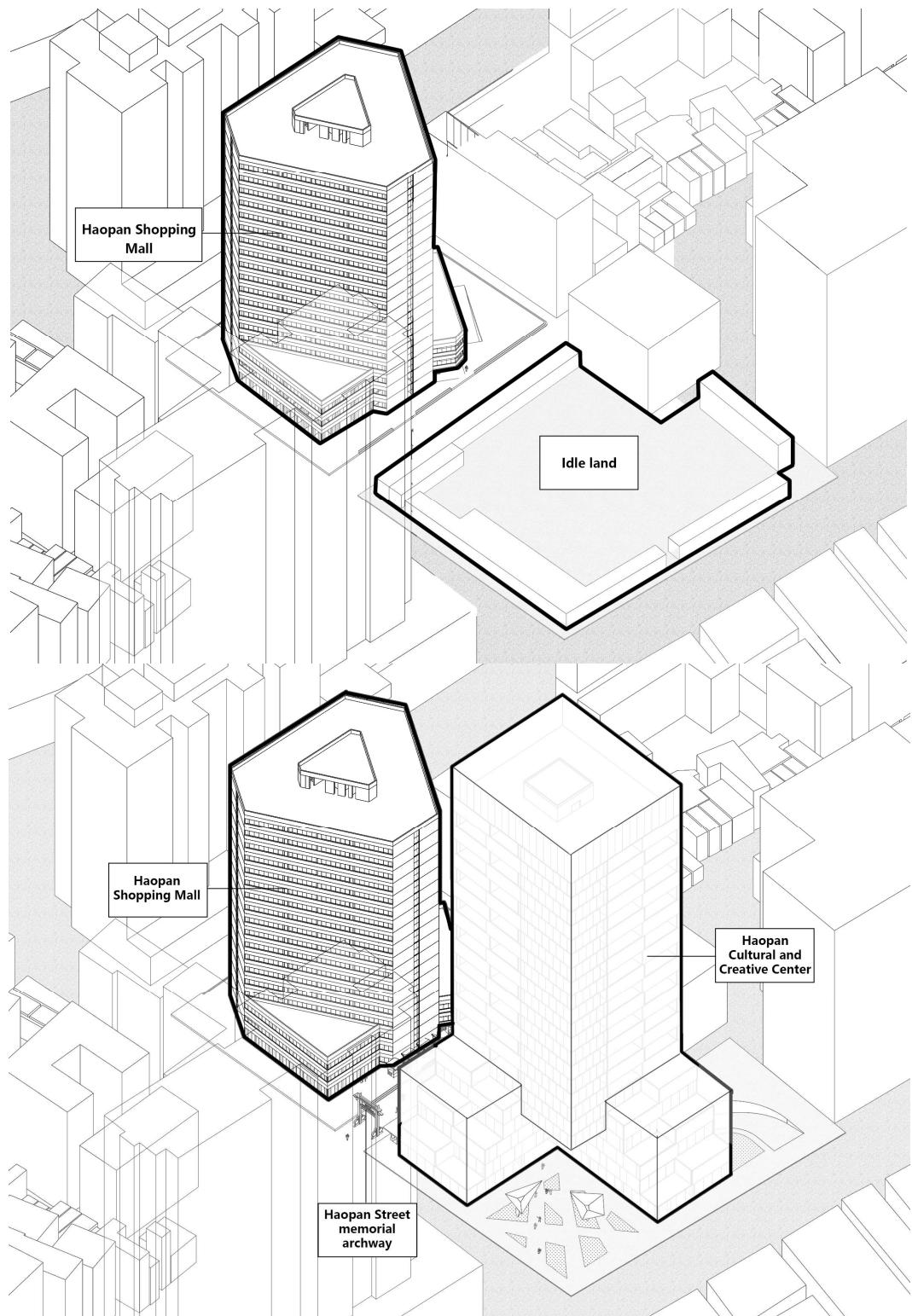


Figure 5-47 West Entrance Pre - and Post Renovation Axonometric Drawing

Source: Author's drawing

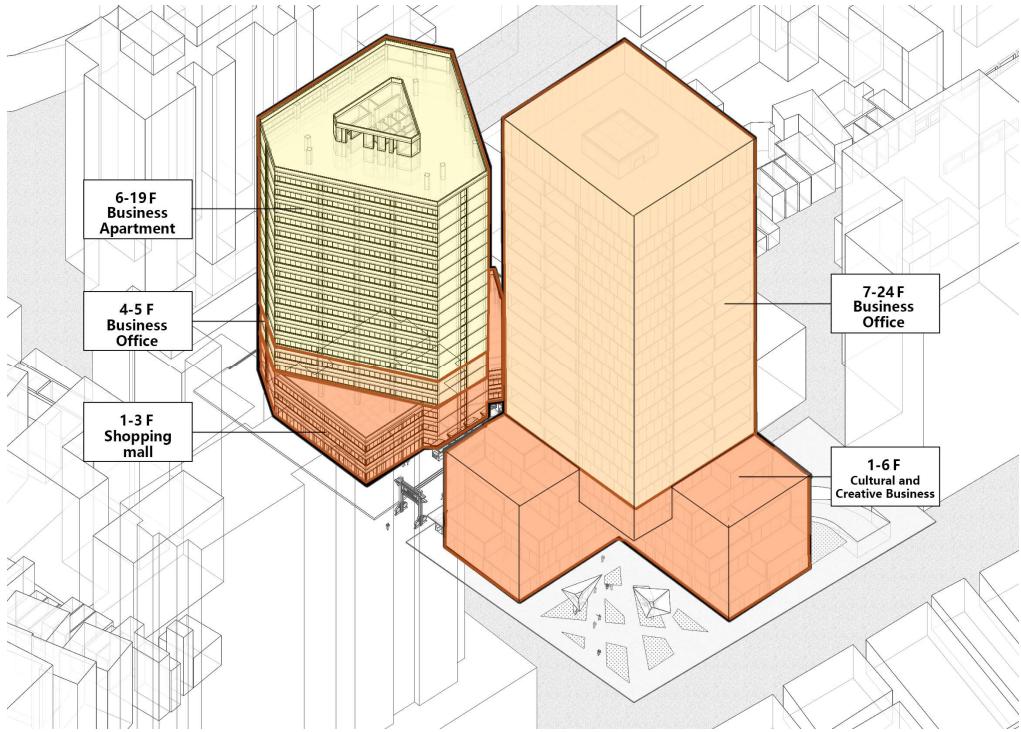


Figure 5-48 West Entrance Renovation Function Diagram

Source: Author's drawing

(2) Space renovation

The newly built Haopan Cultural and Creative Center fully considers the attractiveness and functionality of the west entrance of Haopan Street in its design and functional layout, aiming to enhance the vitality and attractiveness of the area by optimizing spatial layout and improving environmental quality.

Firstly, the exterior design of the cultural and creative center is unique and can effectively attract people from both west and south directions. Through clever setback design, the building avoids blocking the sunlight of surrounding buildings, while increasing the green area and improving the level of the surrounding ecological environment. This design not only optimizes the overall appearance of the area, but also creates a more comfortable and pleasant environment for pedestrians to pass through.

The layout of the building surrounds the southwest corner of the site, forming a street corner square. This design not only adds leisure and green space to the surrounding blocks, but also becomes an important node for gathering people. The design of the street corner square aims to provide a place for citizens and tourists to relax and communicate, while also offering more possibilities for commercial activities in cultural and creative centers.

In addition, the elevated space on the north side of the cultural and creative center is designed as an important channel to attract people to pass through. Through flexible spatial layout, open creative markets, art exhibitions, and other activities can be held. This design not

only enhances the public nature of the area, but also injects more vitality and creative elements into the cultural and creative center, further enhancing its function as a gathering place for cultural and creative industries.

At the same time, the triangular open space under the Haopan Commercial Building has been transformed into a street corner small park, echoing the elevated level and square of the Haopan Leather Art Mall across the street. This design not only buffers the flow of people from south to north, but also further activates the commercial network in the area through the interaction between Pocket Park and the first floor commercial area of Haopan Shopping Mall. Part of the pedestrian flow enters Haopan Street through the park, while the other part enhances the overall vitality and attractiveness of the area through interaction with commercial spaces.

Through these measures, the renovation of the west entrance of Haopan Street not only optimized the spatial layout of the west entrance, but also improved the overall quality and attractiveness of the area by increasing greenery, improving the ecological environment, providing public space, and enhancing commercial interactivity.



Figure 5-49 West Entrance Pre - and Post Renovation Renderings

Source: Photo by the author

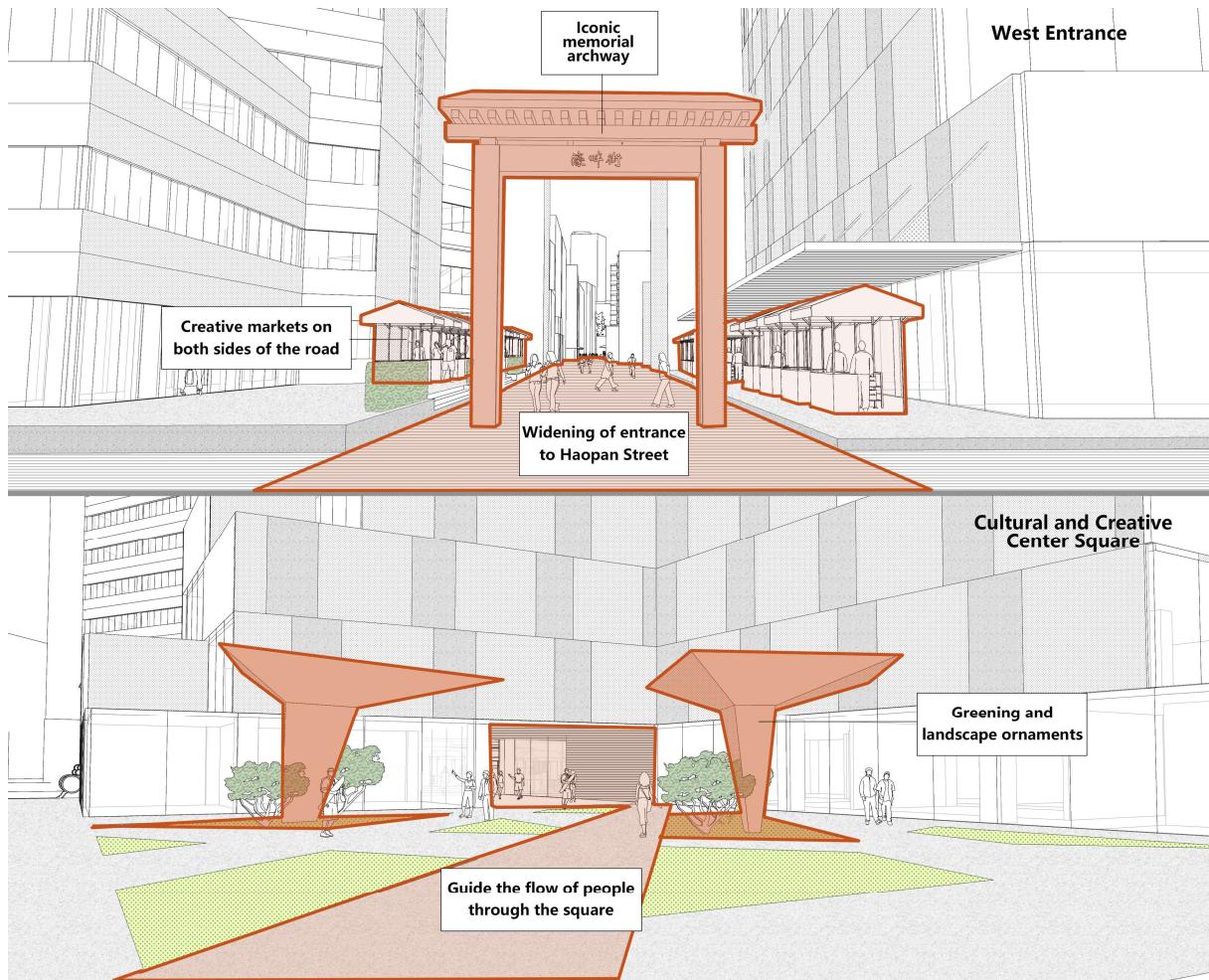


Figure 5-50 West Entrance Renderings After Renovation

Source: Author's drawing

(3) Plan and section

From a planar analysis of the spatial situation at the west entrance of Haopan Street, it can be seen that the original street space has been squeezed by the surrounding walls of the vacant land, resulting in a narrow street width at the entrance and affecting the traffic experience. At the same time, it can be seen that due to the surrounding walls of the idle land, the interaction between Haopan Street and the south side pedestrian flow is blocked, reducing the accessibility of the west entrance of Haopan Street. After the renovation, by adding the Haopan Cultural and Creative Center and opening up the surrounding space, the road at the west entrance of Haopan Street has been significantly widened, enhancing the pedestrian experience. And an elevated passage is set up on the first floor, allowing the flow of people on the south side to be introduced into Haopan Street, improving the accessibility of the west entrance of Haopan Street and increasing the flow of people, which helps promote its commercial development.

From the analysis of the cross-section, it can be seen that the space at the west entrance of Haopan Street before the renovation was relatively monotonous, and the lack of interaction in the street was due to the enclosure by walls. The renovated west entrance of Haopan Street has added a semi outdoor space through an elevated passage and eaves, enriching the spatial experience for pedestrians and providing a comfortable stopping space for them. These newly added semi outdoor spaces not only provide shade and shelter for pedestrians, but also become permanent cultural and creative market venues through flexible spatial layout, greatly improving the efficiency of outdoor space utilization. This design not only enhances the practicality of the space, but also further strengthens the commercial interactivity of the street. The renovated west entrance combines the elevated level with the cultural and creative market through reasonable spatial planning, providing more opportunities for display and interaction for surrounding businesses, attracting more pedestrians to stay and participate, thus bringing a more active commercial atmosphere to Haopan Street.

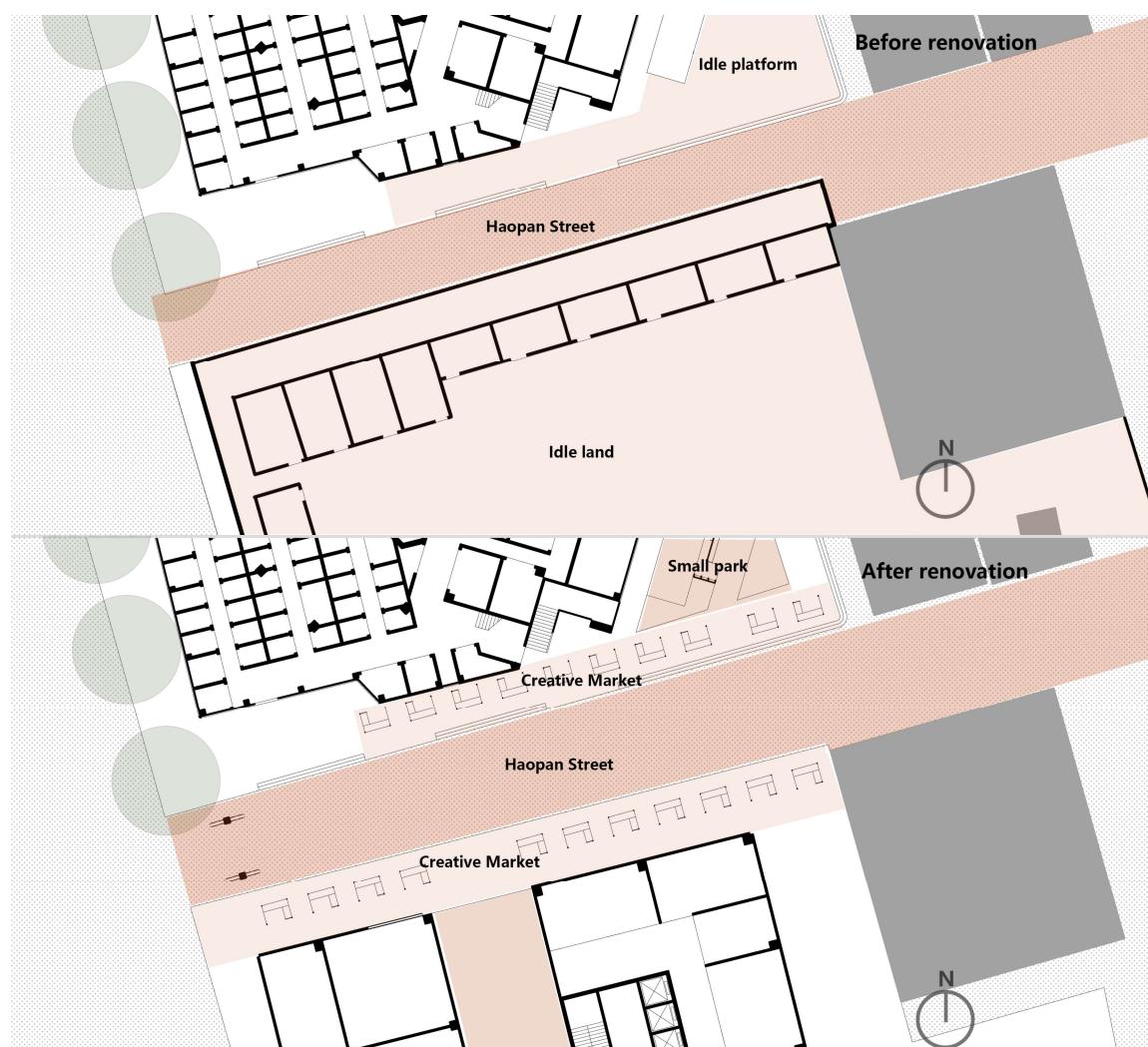


Figure 5-51 West Entrance Pre - and Post Renovation Plan

Source: Author's drawing

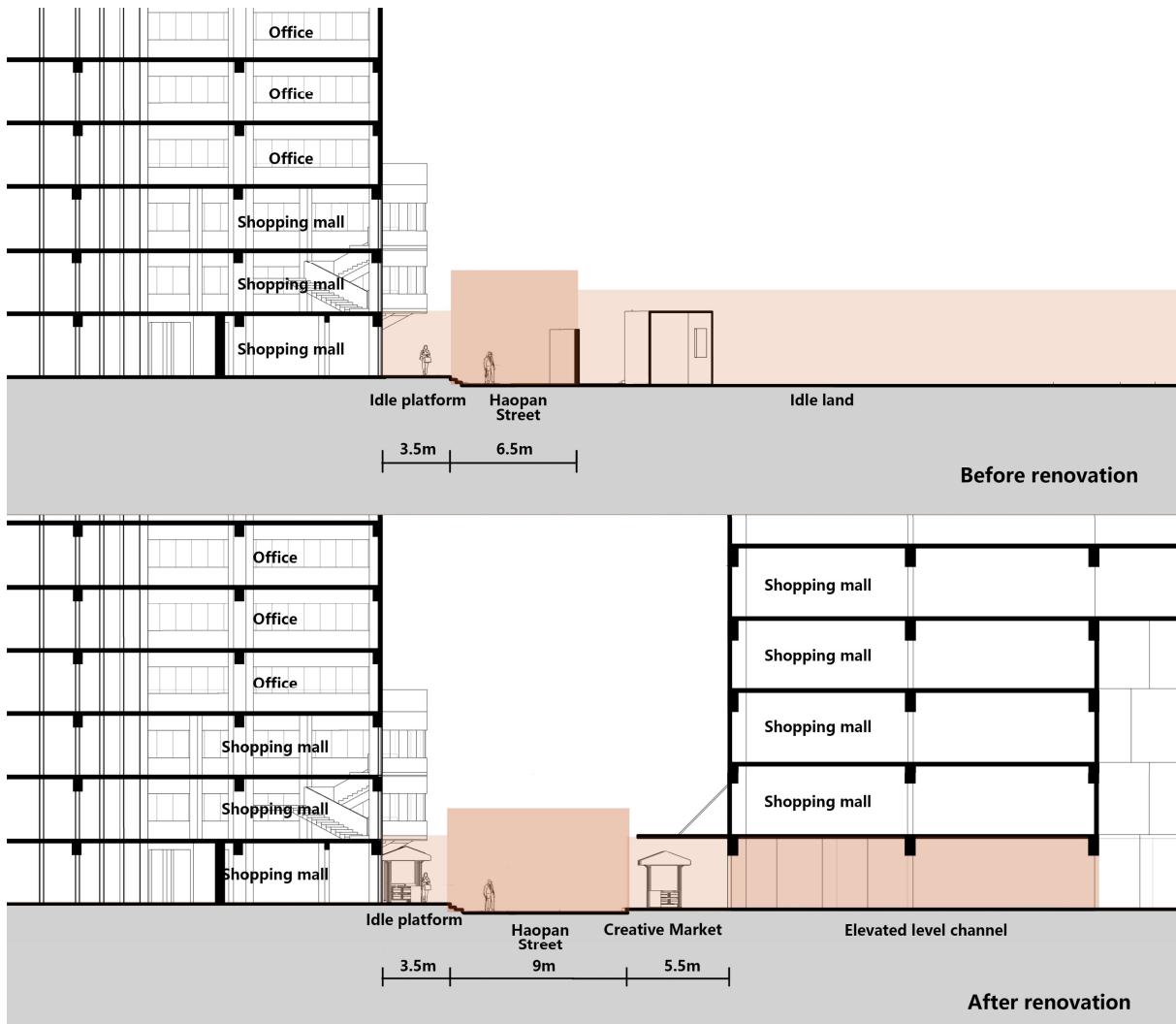


Figure 5-52 West Entrance Pre - and Post Renovation Sectional View

Source: Author's drawing

(4) Surrounding buildings

In the renovation and renewal of Haopan Street, in addition to the newly built Haopan Cultural and Creative Center, the shopping space of the original Haopan Commercial Building has also undergone significant renovations. The current Haopan Shopping Mall area is mainly composed of finely divided small compartment stores. Although this partition form can meet the needs of low-end wholesale formats, it cannot meet the requirements of experiential retail formats after renovation. Therefore, the main idea of the renovation is to expand the area of the store compartments in the shopping mall, reduce the division, and thus form a larger store space. This design can provide more space for the store to display products and create an interactive experience with customers, which is crucial for the transformed experiential retail format. By optimizing the layout of store space, Haopan Commercial Building not only improves the efficiency of commercial space utilization, but also provides

customers with a more comfortable and attractive shopping environment, further promoting the commercial upgrading and transformation of Haopan Street.

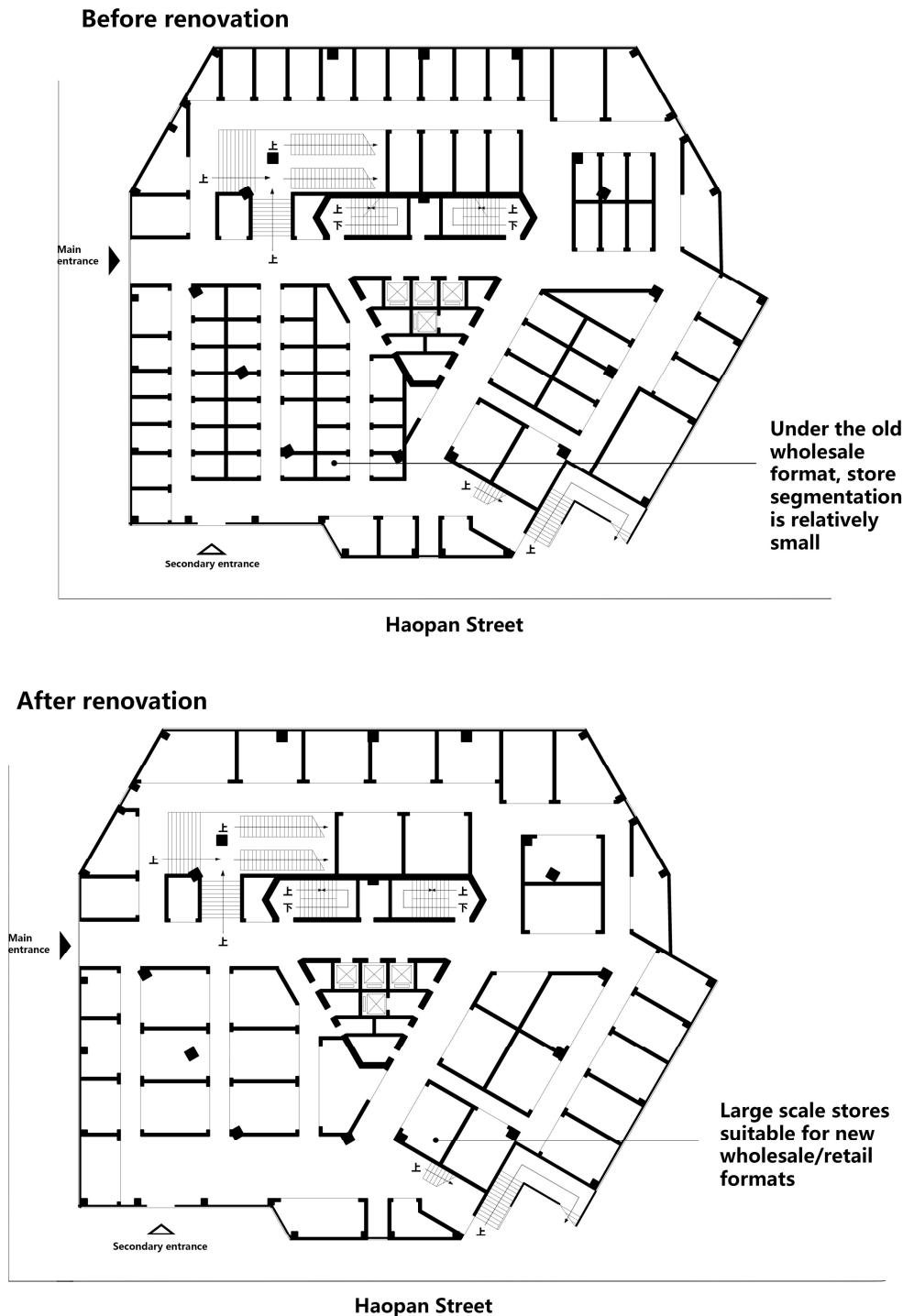


Figure 5-53 West Entrance Haopan Market Pre - and Post Renovation Plan
Source: Author's drawing

5.5.3 Community Park

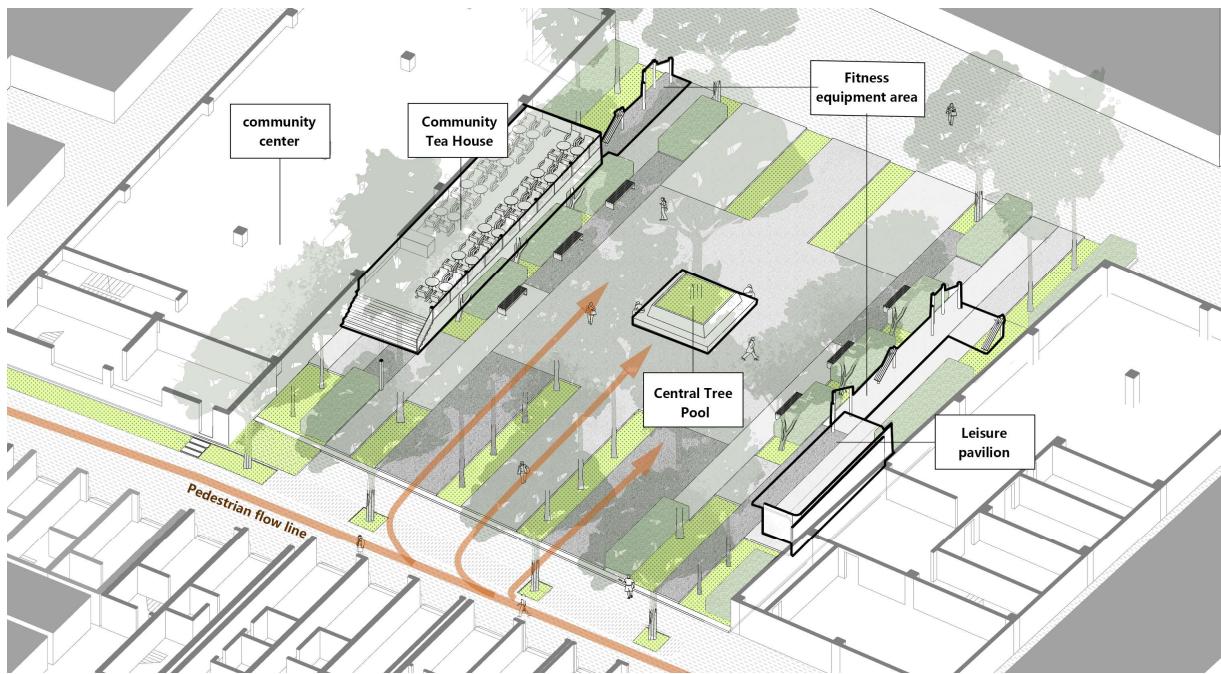


Figure 5-54 Daily use of community parks Axonometric Drawing
Source: Author's drawing



Figure 5-55 Community Park Creative Market Axonometric Drawing
Source: Author's drawing

(1) Current spatial situation

The Science Popularization Culture Square was originally the main place for community residents' leisure activities, with local residents as the main users. Due to the local residents' habit of using Yudai Canal as a living passage, the main entrance of the park was originally set on the north side. However, with the upgrading and renovation of Haopian Street, it will attract a large number of tourists and pedestrians to come for sightseeing and shopping in the

future, and the demand for park use and main entry directions will also change accordingly. The renovated park needs to meet the usage needs of more people, with the main entry direction changing from south to north, entering from Haopan Street. Therefore, the renovation work of the park mainly focuses on the following aspects: firstly, addressing the need for a large number of people to enter, improving the park's carrying capacity and traffic efficiency; Secondly, explore potential commercial functional requirements to provide tourists with richer experiences; Finally, on this basis, the facilities commonly used by local residents, such as the pavilion rest area, activity equipment area, and personnel gathering area around the central tree, will be preserved and upgraded. Through these renovation measures, the Science Popularization Culture Square will transform from a simple community leisure space into a comprehensive public space that combines commercial vitality and residents' leisure functions.

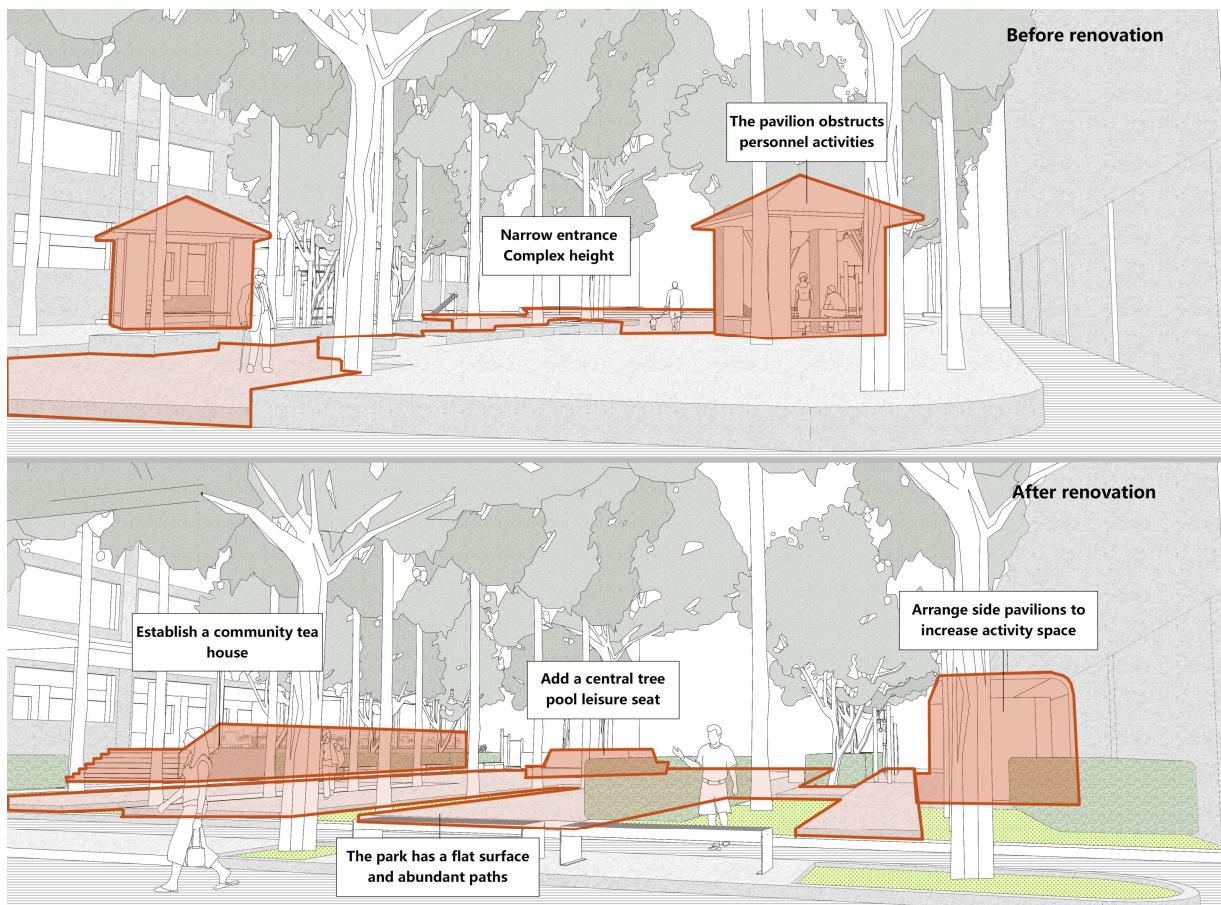


Figure 5-56 Community Park Pre - and Post Renovation Renderings
Source: Author's drawing

(2) Space renovation

After the renovation of the Science Popularization Culture Square, the spatial layout of the park was optimized while keeping most of the tree positions unchanged. Specific measures include changing the original circular gathering area to a square shape, which

effectively increases the efficiency of space utilization and reduces sharp and narrow spaces, which were often inconvenient to use before the renovation. At the same time, the floor height difference within the site was uniformly treated during the renovation process, and the overall site height difference was resolved through gentle slopes. This design not only makes the use of elderly residents in the surrounding area safer, but also makes pedestrian and tourist access smoother. The flat ground design provides convenience for flexible use of various functions, such as meeting the needs of residents for square dancing, providing space for youth sports, and arranging creative markets. This renovation strategy not only enhances the functionality of the square, but also takes into account the usage needs of different groups of people, making it a comprehensive public space that combines leisure, cultural, and commercial functions.



Figure 5-57 Community Park Pre - and Post Renovation Plan

Source: Author's drawing

(3) Plan and section

From the perspective of plan and section analysis, the original community park adopted a circular layout to form a gathering place for people. However, this design has problems such as low space utilization and relatively single spatial functions, which cannot meet the diverse needs of various groups of people and functions after the renovation of Haopan Street. The renovated community park has expanded the original pavilion leisure function while retaining the square activity function. A large rectangular pavilion is set up on the east side, vertically arranged to maximize its area without affecting the use of other functions. The staircase on the west side, which was originally connected to the neighborhood committee, has been transformed into a leisure platform with eaves. Its function is to serve as a community tea house managed by the neighborhood committee. By providing hot water, tea leaves, and a leisure area for elderly residents, it attracts them to gather and interact here, effectively utilizing the good spatial environment after the transformation, and enabling the neighborhood committee to effectively improve the well-being of residents and enhance the friendly relationship between residents and the community government.

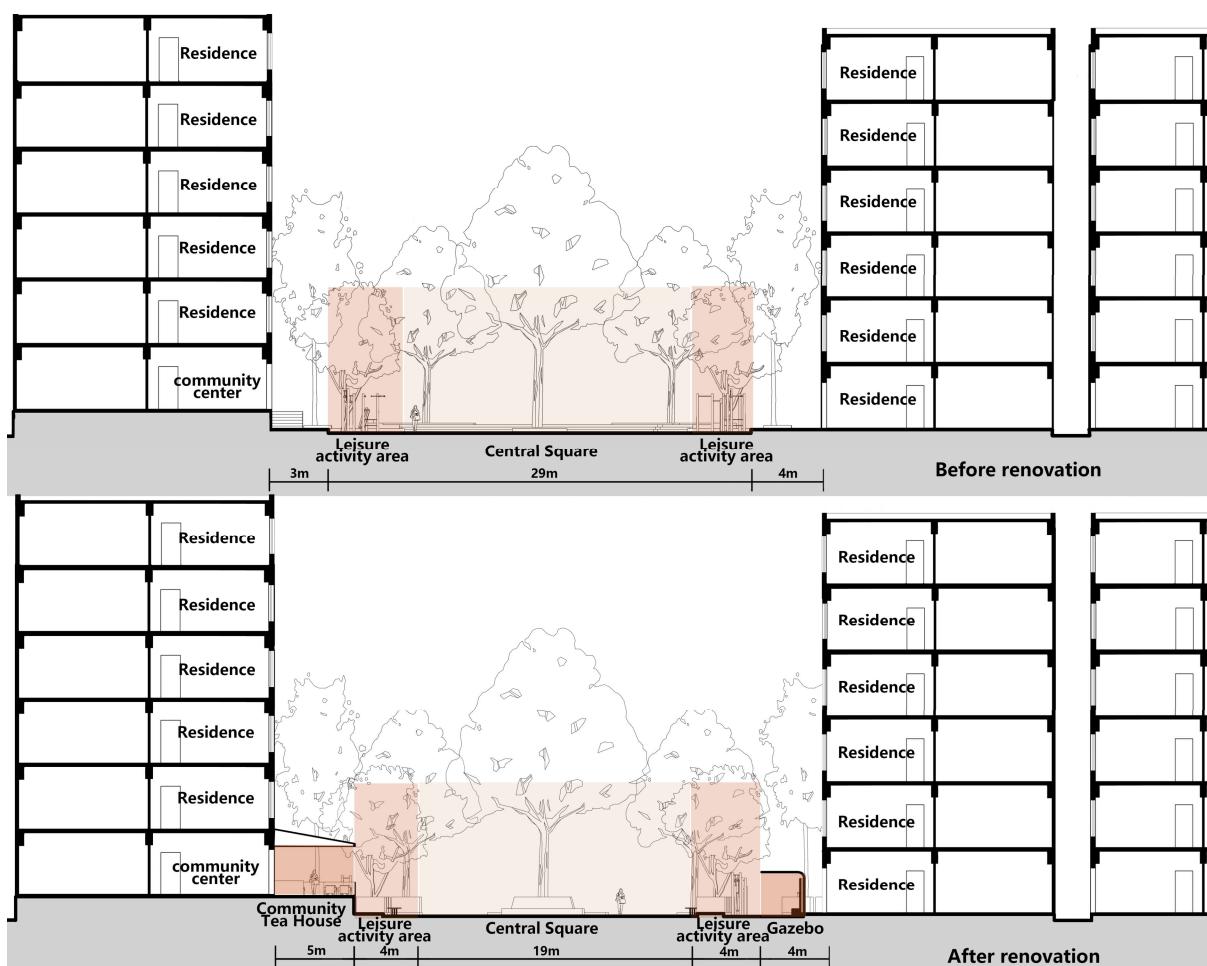


Figure 5-58 Community Park Pre - and Post Renovation Sectional View
Source: Author's drawing

5.6 Expected Results and Challenges

(1) Expected results

The commercial value of Haopan Street has been enhanced. Through gradual renovation, Haopan Street will transform from a traditional wholesale commercial street into a modern commercial corridor that integrates shopping, leisure, and entertainment. The renovated street space will better meet the needs of new business formats, enhance commercial value and attractiveness, and bring new economic growth points to local merchants and investors.

The historical and cultural heritage of Haopan Street has been inherited and revitalized. During the renovation process, emphasis was placed on the protection and revitalization of the historical and cultural heritage of Haopan Street. By restoring traditional buildings, preserving historical textures, and introducing cultural and creative industries, the historical and cultural heritage of Haopan Street has been inherited and continued, becoming an important showcase of Guangzhou's historical and cultural heritage.

The spatial environment of Haopan Street has been optimized. The optimization of spatial environment includes the adjustment of street width, reasonable treatment of height difference, and improvement of green landscape. The renovated streets will be more comfortable, convenient, and aesthetically pleasing, providing a better travel experience and leisure space for local residents and visitors.

The surrounding area of Haopan Street has been activated. The renovated Haopan Street will attract more tourists and pedestrians, not only promoting the cultural and commercial prosperity of Haopan Street, but also radiating to the surrounding areas, thus achieving overall regional linkage and activation, forming a regional network with rich cultural characteristics and prosperous commerce.

(2) Challenge

There is a certain amount of financial pressure. Although gradual renovation can be implemented in stages to reduce the pressure of one-time capital investment, the overall renovation still requires a significant amount of financial support. Especially in the later stage of large-scale business upgrading and commercial space transformation, it is not only necessary to seek government financial support, but also to seek external investment to ensure the long-term implementation of the transformation.

It is necessary to properly coordinate the interests of multiple parties. The renovation of Haopan Street involves multiple stakeholders, including the government,

developers, local merchants, residents, etc. How to coordinate the interests of all parties and ensure their active participation and cooperation in the renovation process is an important issue that needs to be addressed.

We need to strictly control the progress of the renovation. Gradual renovation requires a long period of time. How to maintain the stability of the progress during the renovation process and avoid stagnation or delay caused by factors such as funding and policies is a problem that needs attention.

We need to pay attention to residents' demands. The renovated Haopan Street will introduce new business formats and functions, which may have a certain impact on the lives of local residents. How to respond to the needs of residents, improve their acceptance of renovation projects, and reduce social conflicts during the renovation process is one of the key factors for successful renovation.

5.7 Section of this Chapter

This chapter conducts a comprehensive study and design on the incremental regeneration of the Haopan Street historic district in Guangzhou. Firstly, the necessity and feasibility of the renovation of Haopan Street were analyzed, pointing out that as a block with profound historical and cultural value, it faces problems such as the decline of traditional business models, environmental aging, and insufficient protection of cultural resources. The gradual renewal model, with its small-scale, phased, and sustainable characteristics, can effectively solve these problems while meeting the complex property rights structure and social needs of the block.

In terms of design framework and principles, this chapter proposes a design concept centered on "preserving existing businesses as the foundation, gradually transforming and replacing them", "micro transformation and micro updating, precise improvement", "meeting the needs of tourists and residents at the same time", and "government led, private cooperation". The aim is to achieve the commercial revival, cultural inheritance, and environmental improvement of Haopan Street through measures such as optimizing commercial formats, enhancing spatial environment, protecting historical buildings, and improving public facilities.

At the specific design level, this chapter provides detailed planning for the overall layout, street nodes, and key areas of Haopan Street. The overall design emphasizes optimizing the commercial layout, strengthening the linkage with the surrounding areas,

forming a commercial corridor characterized by traditional street culture and clothing, shoe and hat commerce, and enhancing the overall commercial value of the region. The renovation of street nodes addresses the current issues of different nodes, proposing solutions such as spatial optimization, facade updates, greening improvements, and public space design to enhance the commercial vitality and pedestrian experience of the street. The renovation of key areas such as the east entrance, west entrance, and community park has enhanced the attractiveness and user experience of the area through the design of iconic structures, street corner squares, and leisure spaces.

In addition, this chapter also analyzed the expected outcomes and potential challenges of the renovation. The expected outcomes include a significant increase in commercial value, inheritance and revitalization of historical and cultural resources, optimization of spatial environment, and enhancement of community vitality. However, during the renovation process, there are also challenges such as financial pressure, coordination of interests, balance between historical and cultural protection and commercial development, control of renovation progress, and social acceptance.

In summary, this chapter provides a clear path and method for the gradual renewal and renovation of Haopan Street through systematic design and planning.

Conclusion

(1) Research Results

It is necessary to carry out gradual renewal and renovation of Haopan Street. As an important historical commercial district in Guangzhou, Haopan Street has a profound cultural heritage and unique commercial value. However, with the acceleration of urbanization and the promotion of industrial upgrading, Haopan Street is facing problems such as the decline of traditional business models, insufficient protection of historical and cultural resources, and aging of the neighborhood environment. Gradual renewal, as a small-scale and phased renovation method, can effectively protect historical and cultural resources, adapt to the complex spatial environment and property rights structure of the block, while reducing renovation costs and risks. It is an ideal choice for achieving sustainable renewal and development of Haopan Street.

The specific design framework and strategy for updating and renovating. The study proposes design principles centered around "preserving existing businesses as the foundation, gradually transforming and replacing them", "micro transformation and micro updating, precise improvement", "meeting the needs of both tourists and residents", and "government led, private cooperation". Through various renovation measures such as optimizing commercial formats, enhancing spatial environment, protecting historical buildings, and improving public facilities, the aim is to transform Haopan Street into a livable, business friendly, and tourist friendly historical and cultural district.

(2) Future Outlook

Continuously optimize and dynamically adjust in the future development process. The gradual renewal and renovation of Haopan Street is a long-term dynamic process. During the implementation process, the renovation plan should be continuously optimized and the renovation strategy dynamically adjusted based on social and economic development, changes in residents' needs, and market feedback to ensure the sustainability of the renovation project.

In the future development process, we will further emphasize the integration of cultural inheritance and innovation. In the future, we should further explore the historical and cultural connotations of Haopan Street, and achieve a deep integration of traditional culture and modern life through the introduction of cultural and creative industries and the organization of innovative activities. At the same time, utilizing digital

technology, new media platforms and other means to enhance the cultural dissemination and influence of Haopan Street, making it a new business card of Guangzhou's urban culture.

Further improve multi-party collaboration and community participation mechanisms in the future development process. The successful implementation of renovation projects relies on the collaboration and participation of multiple parties, including the government, developers, local merchants, and residents. In the future, we should further improve the multi-party consultation mechanism, strengthen the guiding role of the government, stimulate the vitality of private capital, increase residents' participation, and form a good situation of co construction, co governance, and sharing.

Continuously promote regional collaboration and linkage development in the future development process. The renovation of Haopan Street should be closely integrated with the development of the surrounding areas. By strengthening the linkage with surrounding commercial areas such as Gaodi Street, Xiaoxin Street Shoe City, and Yide Road, a commercial corridor featuring clothing, shoes, and hats should be formed to achieve resource sharing, complementary advantages, and enhance the overall commercial value and competitiveness of the region.

Continuously follow up on policy support and guarantees in the future development process. The long-term development of the neighborhood is not a one-time solution. The government should continue to increase policy support for the renovation and transformation of historic neighborhoods, improve relevant laws and regulations, provide incentives such as financial subsidies and tax incentives, and provide strong guarantees for the renovation of Haopan Street.

In summary, the gradual renovation of Haopan Street is not only a protection and inheritance of its historical and cultural value, but also an important measure to promote urban sustainable development and improve residents' quality of life. Through scientific and reasonable renovation strategies and multi-party collaborative implementation mechanisms, Haopan Street is expected to become a model for urban renewal in Guangzhou, providing useful reference and guidance for the renovation of other Historic Districts.

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