

world. Zhang Jingxiang perceived that the huge achievements of urbanization in China was gained from active creation of urban and rural difference and the plunder and exploitation of rural resources. In economy planning era, rural assets were grabbed through scissors cross of industrial products and agricultural products, rural human resources grabbed through the attraction of urbanization, and then to rural land resources grabbed through dual urban and rural land policies.

From the actual incomes of urban and rural residents, salary incomes were only a part of the family's total incomes. The gap between urban and rural residents in the asset incomes is further expanded. Continued increase of urban property price has made urban families assets significantly increase, whilst made migrant workers' late wage increase in vain. According to Professor Zhao Ming's research, the total income gap was revealed to be 5.4 times by comparing per capita income of urban families in areas receiving mobile population and that of rural families in areas losing populations, and gaps of property incomes and transfer incomes were very high with 10.5 times and 18.6 times respectively. This meant that the middle aged -centered first generation of migrant workers' families were remarkably lagged behind of the urban resident's families in terms of asset accumulation. Such a gap had weakened social mobility and would cause the solidification of classes. It was really hard for migrant workers to integrate into the cities. The gap between urban and rural was solidified.

6 CONCLUSION

The nature of fast urbanization in China is the capital urbanization. It is 'Change from the production in space into the production of space'. The production of space is actually the reproduction of social relationship and productive relationship. The result of fast urbanization in China is cities surrounding countryside, forming a large number of isolated island type of villages in the city. The process of countryside becoming urban villages was actually the reproduction of social relationship. The result of reproduction of social relationship is that migrant workers group became a new peripheral class. Due to the gap between urban and rural residents on asset incomes, the urban and rural gap was solidified, which further caused population stratification and class solidification.

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ID 1338 | STUDY ON THE RENEWAL OF TRADITIONAL COMMUNITIES IN THE URBAN-RURAL CONCURRENT BUSINESS BEHAVIOR - A CASE OF GUOYANG COMMUNITY, BAISE

Yuan Tao¹
¹Guangxi University
baijingge10a@163.com

1 INTRODUCTION

With the new type urbanization, the Chinese urbanization rapidly develops under the industrialization accelerating development. In 2011, the Chinese urban population exceeded the agricultural population at first time in thousands of years, and it marked a new development stage that China had began to enter the

period of urban social orientation. This also means that the characteristic of rural society which sustains thousands of years has changed. People's mode of production, occupation structure, consumer behavior, life style, concept of value has changed greatly. The life and production mode transform from agricultural production to urban-rural concurrent business behavior. These essential changes greatly broke the original stability of rural communities, and workers of rural migrants and those who go backwards and forwards between rural and urban areas exerts a great influence on the style structure of traditional communities. The traditional community can not rely on their own strength to deal with the challenge, and can not complete the system structure transform of their own. Under our country polarization development of urban and rural areas for a long time, the revival of the traditional community is ignored, therefore the traditional village style no longer exists, and what is showed in front of people is the scene that is lack of the design and planning, additionally, there is no way that residents have nostalgia. I have a deep feeling after interviewing main streets of Guoyang Community. We should calm down to trace the root of ancient village of traditional architectural culture and reflect advantages and disadvantages of the current rural construction pattern to find a way for the protection and the renewal of traditional architecture.



Figure 1- Guoang Community area bitmap



Figure 2- Guoang Community satellite bitmap

2 THE GENERAL SITUATION OF TRADITIONAL COMMUNITY DEVELOPMENT IN GUOHUA COMMUNITY

Guohua Town is located in the southwest of Guangxi Province, nearing You River, and there are 24 kilometers away from Pingguo County. The northwest border with Tiandong County, and the southwest is adjacent to Tiandong County. The railway across the zone, and there are two important highways of Fukun Line and Nanbai Line. These two mainly traffic lines are respectively lay on both sides of You River, linking the northwest to the southeast, and the lines lead southeastwards to the Pingguo County (Figure 1, 2). Local residents are mainly Zhuang, but also some han. The town has a long history. The natural environment is beautiful, and the unique cultural landscape is formed slowly in history. There are famous Guanyue Temple and Dudu Temple, and there are also unique sceneries of Youjiang Rocky Beach and Moon Bay, which are valuable to the tourism development. Guoyang Community is the location of the town government, and there retains many residential buildings that are built in 20 Century 30 to 40s. From the aged solidification, we can still recall the scene at that time.

2.1 ESTABLISHMENT

Guohua Town was established as Guohua before Song Dynasty. In 1369, it belonged to Tianzhou. In 1530, it belonged to Nanning. In 1913, Guohua Town belonged to Yongnan Province. In 1914, Yongnan Province was renamed Nanning Province, therefore Guohua belonged to Nanning Province. In 1915, after Management System Reform, Guohua Town and Guide Town merged as Guode Town that belonged to Nanning Province. In 1932, it renamed as Guohua Country that administered Centre Street and West Street of Guohua, Huaqian, Miaoguan, Liukon, Tongshe, Naji, Diliang, Shanxin and Keheng. In 1949, Guohua Country restructured as Guohua Second Area that administered Guohua Country, Boli Country and Lerao Country, and the area's government located in Guohua Street. In 1958, it was renamed as Red

Flag Commune. In 1962, it was renamed as Guohua Administrative Region. After 1970, it was renamed as Guohua Country. In 1984, it was Removed the ship of country to build the town .

2.2 NATURAL ENVIRONMENT

Guoyang Community is located beside Yang River, and the terrain is relatively flat . The river flows through the northeast and the landscape environment is beautiful (Figure 3). In addition, there are various mineral resources in Guohua Town, and is rich in aluminum, coal, iron ore. However, in recent years due to the excessive development, the resource depletion and environmental pollution are serious problems. Natural environment have been destructed, and the most outstanding performance is that the water quality of You River is deteriorated, in addition, the residents can not swim in the river .



Figure 3- Guoang Community Environment

2.3 COMMERCIAL TRADE

In the period of land transportation absence, the transportation is mainly through water. with its great geographical advantages, the commercial trade was prevailing in history. During the late Qing Dynasty to the Republic of China, the commercial trade of Centre Street in Guohua amounted to peak, and attracted a lot of foreign businessmen engaging in business. But under the Japanese invasion, inflation and land transport complement, its commercial trade showed depression. After1980 sub-fields on the basis of households, collective ownership of business circles disintegrated. Funds and goods distributed to individuals, so that business recovered. So far, a farmer market where become the center in Guoyang Community is built, and there business is relatively prosperous, but there are few foreign traders.

2.4 RESIDENTIAL BUILDING

The residential building form at Center Street and Xinxing Street in Guoyang Community is sotto portico 'Bamboo House' that empty the bottom part along the street for pedestrian passageway and the homestead is slender like bamboo. Residential buildings of other streets are similar to Center and Xinxing

Street's, but the bottom part along the street is not empty. In 1937, the residential building at Center Street was required to rebuild the front room to the form of Sotto Portico that first flood along the street was empty 3 meters for sidewalk, so that people could trade on the sidewalk, and not exposed to the sun and rain. In order to expand the business, Xinxing Street was opened up, and retained the form of Sotto Portico[1]. The following is the example of Xinxing Street(Figure 4).

(1) Plane Function Layout

1. The existing traditional Sotto Portico building (built in 1930~before the Liberation). The building width is almost same that is nearly 5 meters. The building is narrow and deep, in order to ensure that each household to frontage for commercial operation. Each household has a Central Room, and most would combine with the Secondary Room and the Subsidiary Room. Beginning from the street, there is an arrangement followed by the Central Room, the Secondary Room and the Subsidiary Room. The first floor of the Central Room was used for business in the past, and the second floor was used to residence, and the local three floor is shelving goods. But the Central Room now has been changed to live or idle. the Secondary Room includes living, kitchen and dining room, and the main features of the Subsidiary Room

include the bathroom and henhouse. The Central Room, the Secondary Room and the Subsidiary Room are combined by the courtyard that makes each room is exposed to ventilation and lighting(Figure 5).

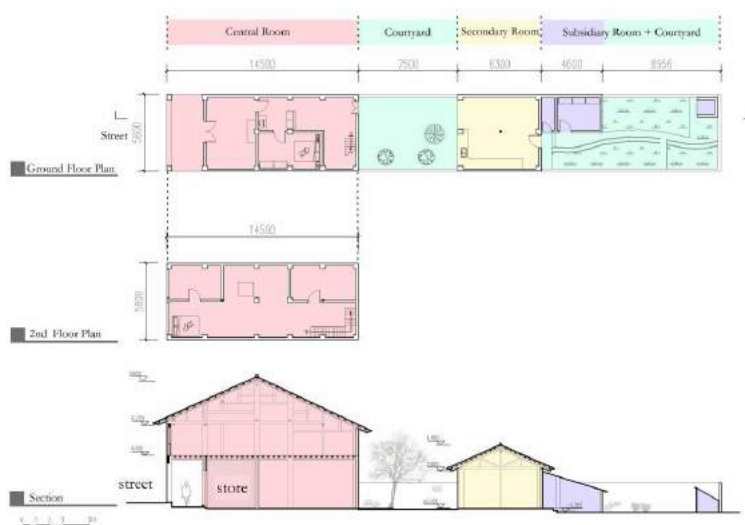


Figure 5- The Form Of Traditional House

2. The new residential building (built after the Liberation). Recent years, it replaces the traditional house at a rapid speed. The traditional form of courtyard combination is abandoned. The plane function layout has been readjusted to adapt the recent needs of people, and the function of keeper and business in the new residential building is weakening.

(2) The style of vertical plane ornament

The building time of existing buildings at Xinxing street spans a hundred year. There retains the residential buildings of various periods that since the street has been established, and there are many significant differences in the form, style, color, material, height and so on (Figure 6). according to my survey, it is found that there is a correlation between those elements and the construction age. Therefore the existing residential building in Xinxing Street can be divided into three types: ① Building in 20 Century 30, 40s; ② Building in 20 Century 80, 90s ③ Recent Building(Table 1).

Characteristics of various types of buildings	
Types	Characteristics
Building in 20 Century 30, 40s	The building structure is brick-wood, generally two layers. The bottom zone is a store, and the form is open, due to the door plank can be fully opened. The 2nd layer use brick or wood as the window wall material, and the horizontal window that can be entirely opened occupies almost the entire wide of house for exposing the lighting and ventilation as much as possible. It can be found from the facade unit that the material is including brick, wood, tile and whitewash. Building colors are black, gray, white, dark brown. And the overall tone is uniform.
Building in 20 Century 80, 90s	The building structure of the building is brick combines with concrete. The building is generally 3 floors and has a roof terrace. The railing of the top balcony though artistic treatments that some are built beautiful patterns by brick and other are built by prefabricated hollow lattice. In addition, rich people use the colorful ceramic tile to cover the wall.
Recent Building	The building structure is brick combines with concrete, and is generally 3 to 5 floors, additionally, it has a roof terrace. Some of the external walls straightly expose the structure, which do not cover whitewash, showing the red brick and concrete cray. Some cover ceramic tiles, and it is common that the color of tiles is warm, such as orange, pink, beige and so on.

Table 2- The Type Of The House In Xinxing Street



Figure 6- The Type Of The House In Xinxing Street

2.5 THE DILEMMA OF THE PROTECTION AND DEVELOPMENT OF TRADITIONAL ARCHITECTURE

2.5.1 LIFESTYLE CHANGING AND RURAL HOLLOWING

Some structural members of the brick-wood building have exceeded its service life, and many have been damaged or corrupt structure in different degrees. Some empty houses with protective value are lack of daily care, suffering serious aging, and even become dangerous buildings (Figure 7). The internal facilities are old and shabby. Some of the kitchens have not been improved into the electrification, and are still burning firewood to cook, making it easier to cause fire and smoke (Figure 8). Because the building is narrow and deep, the ventilation, lighting and health conditions hardly meet the basic requirements of modern living. At the same time, local adults generally become migrant workers causing the Hollow Problem.



Figure 7 and 8- Abandoned Traditional House

2.5.2 BUILDING MATERIALS AND TECHNOLOGY UPDATING, AND CONSTRUCTION METHODS CHANGING

The price of traditional materials is increasing, but the price of concrete and other masonry materials is relatively low, so that local villagers gradually abandon the traditional brick-wood building.

With the growing migrant workers, the male who mainly engaged in the construction work takes back to the city's construction technology, and it becomes an accelerator that the construction technology about cantilever beam, ring beam, grade beam, structural column and so on places a great change to native buildings. With the development of construction technology, buildings can be expanded on the vertical space horizontal space, it also enrich the building plan through the bay window and the cantilevered balcony. Therefor the local building gradually separate from the original shape.

2.5.3 PROTECTION IS ABSENT, AND THE TRADITIONAL STYLE IS ENDANGERED

Firstly, due to the general economic level and the weak awareness of the historical and cultural protection, residents will not repair traditional residential buildings that are damage unless there is negative effect. Some households migrate away, and their empty houses are without reasonable use.

Secondly, the new building is lack of the architect guidance, and the villagers are indifferent to traditional culture, therefor it is a result that new buildings are lack of native characteristics, cultural connotations and artistic sense.

Thirdly, although the government and other relevant departments pay attention to the historical buildings, the funds, technology, human resources and other aspects are limited, therefor effective protection measures can not be took.

3 TRADITIONAL COMMUNITY PROTECTION AND RENEWAL METHOD BASED ON RESIDENT BEHAVIOR

3.1 ESSENCE OF PROTECTION

3.1.1 TRADITIONAL STREET SPACE

The corridor of Sotto Portico first flood along the street is the vague border to interior space and exterior space, and there are many features as the transition of internal and external space.

(1) Traffic Space

The climate of Guangxi is hot and rainy. As the main traffic space, the street is influenced by weather factors, and the corridor along the street creates a more comfortable traffic space for passengers, which makes people against the sun and rain.

(2) Commercial Space

The corridor is the extended commercial space. The space under the eaves is convenient for people to stay for completing trade activities. But now we can not see the prosperous business scene at Xinxing Street, and the business is mainly concentrated in the local farmers market.

(3) Living Space

The interest of life in rural areas is fully reflected in such the space. Usually, residents do housework at the corridor, and children play at here (Figure 9).

The Continuous Sotto Portico creates a sense of metrical vision. The continuous corridor is the linear space of material circulation, and also is the most interesting life space. This kind of space like a blood vessel, and it not only facilitate the trade, but also promote the communication of people. It shapes the live of the resident .



Figure 9- Traditional Street Space

3.1.2 ANCIENT ARCHITECTURAL STYLE AND DECORATIVE ART

The traditional building materials source from location, which mainly include the wood, the stone, the brick and the tile, and colors are white, black, grey and ochre. People with general economic conditions do not use the abundant decoration. But the rich make the style of windows and doors elegant, for example the wall under the window is embossed with birds and animals, and there are molding pillars, additionally the style of color and decoration is elegant. (Table 2)




The Doors	
The Windows	
The Pillars	

Table 2- Ancient Architectural Style And Decorative Art

3.2 THE ADVANTAGES AND DISADVANTAGES OF RESIDENTS' INDEPENDENT CONSTRUCTION

The residents' independent construction in a certain extent can meet needs of occupants, and is consistent with living habits of individuals. But it also has a lot of problems that we should pay attention to and avoid when designing the housing renewal.

1、Functional Layout Is Unreasonable

Function layout and traffic lines are unreasonable. Although the houses are large, it is not enough to use. A lot of space need ventilation and lighting, but there are not enough ventilation and lighting. Some room where people frequently pass by need quiet.

2、Infrastructure Chaos

Because the independent construction, it is lack of unified management and planning. Due to the different construction time, basic facilities of water, electricity, gas and so on are generally set by the household, therefore it not only bring some hidden dangers, but also cause the problem of basic facilities link to interior house.

3、Architectural Style Is Not Uniform

Due to the lack of an unified guiding standards, each household according to their own needs designs their house, showing the various architectural features. This also leads the disorder skyline, and the chaotic street interface (Figure 10).



Figure 10- The Sence Of Xinxing Street

3.3 TRADITIONAL AND MODERN RESIDENTIAL RENEWAL

In order to meet the residents' diversified needs, it is necessary that villagers participate in the process of designing and building. In consideration of the coordinate overall style, the villagers participation can not be too free, and should balance between the overall control and individual participation.

Firstly, the basic pattern of overall unity should be determine to control the overall style. And then the independent construction bases on the basic pattern. The unified part can be guided from the following aspects:

1、 Architectural Style Guide

(1) Color And Material Guide

We distill the building color and material type from the cultural relics (including cultural relic protection units and buildings of outstanding historical value) and historical buildings (including valuable historical buildings and general historical buildings) by sampling survey and collection, and we obtain 4 colors and 4 materials (Table 3). The building should be rectified and reformed according to the color area and the part to separate primary colors, auxiliary color and harmonious color, and then according to their function, material, environment select from the recommended color and material.

Color				
Material				

Table 3- Color And Material Of The Traditional House

(2) Guidance Of Building Facade

The protection and renovation of the building facade should follow the strategy mode of protection, control and renewal, so as to repair the old as the old, and the facade decoration style is distilled from the traditional building.

2、 Building Function Guidance

The function space layout of the house should be moderate guided, refer to following several principles: 1, separation of human and animals; 2, dry wet partition; 3, dynamic partition; 4, public and private zoning. In addition, to developed the local tourism, it is a problem to solve the passenger accommodation in the village. Rather than building the hotel, developing B & B is better. There is hollow phenomenon that most

of family members live in the ecdemic field except holidays, which makes the room of local house empty. Additionally, because of empty room with neglecting, it will make the living and health conditions decreased. If the room changes as the B&B, the unused room can be use when it is empty. Compared with living in a standardized hotel, the B&B can exhibit the more about the native culture, which visitors can eat and live with villagers. The mode also attracts immigrant workers coming bake to the tourism industry, and it will promote the rural revival and solve hollow.

Under the guidance of the Guoyang Community building renovation and reuse, there is following several ways:

(1)、The Adjustment Of Old Building Function

In order to promote the tourism development of the village, local Guanyue Temple except sacrifice and festivals can become the exhibition space, and it can be the multi-function space that include exhibition village history and tourist reception.

(2)、Repair And Reconstruction Of Old Buildings

Old buildings of the preserve value should be repaired, and other old buildings should be rebuild basing on the traditional style. The structure and facade of the building are preserved by restoration, and the local style of history of the structure and facade is optimized with increase the appropriate decoration to change the monotonous facade. The interior should be adjusted according to status, and the kitchen is renovated according to the standard of the transformation of electricity. Toilets would be added, and the water supply and drainage facilities would be regularized.

(3)、The New House Transforming

Although the new building is the structure of brick and concrete, the building should be built with the standard traditional village style. In the construction of the new building, the building can retain identical with the traditional style through the facade material, the proportion of doors and windows, the roof form, the architectural decoration and the combination of the house. The new building that has been built should be adjusted the above, in order to coordinate with the traditional architectural style. In addition, the transform should be integrated the concept of ecological technology, which includes the water reuse, the use of pavement that is permeable to water (figure 12, 13) and so on.

4 INSTANCE DESIGN

4.1 RECONSTRUCTION DESIGN OF XINXING STREET FACADE

As mentioned above, through the excavation of the essence of the local culture and the extraction of traditional style elements I disign the facade of Xinxing Street (Figure 11).



Figure 11- Reconstruction Design Of Xinxing Street Façade

4.2 INTERIOR RENOVATION OF NO. 27 HOUSE, XINXING STREET

The Basic Information Of The No.27 House, Xingxing Street (Figure 12)				
Subject	Content			
Building Age	In 1930			
Renovation And Expansion	In 1980, the second floor wooden board is replaced. In 2002, the kitchen is removed from the Secondary Room to the Subsidiary Room, and the pigsty of the Subsidiary Room is eliminated.			
Users	Users are two over sixty years old people. Their offspring settle other places, and during some festivals they come back here. Now the two users do some business in their spare time, mainly selling shoes.			
House Information	The homestead width is 4.2 meters and the depth is 24.9 meters. The household is constituted by three parts : the Central Room, the Secondary Room and the Subsidiary Room. And those parts are combine with the courtyard.			
	Central room	The part width is 4.2 meters and the depth is 8.6 meters. The structure is brick-wood, and the form of the roof structure is that the crossed wood beam bear the purlin. It is a Sotto Portico building.		
		Building Function	Past	Present
		The 1st Layer	Business	Living
		The 2nd Layer	Living	
	The 3rd Layer	Storage		
	Secondary room	The part width is 4.2 meters and the depth is 7.5 meters. And there are 3.3 meters among the depth, which occupy the courtyard and are built later. The 1st layer is brick concrete structure, and the 2nd layer is brick-wood.		
Building Function		Past	Present	
The 1st Layer		Cooking	Living	
The 2nd Layer		Storage		
Subsidiary room	The part width is 4.2 meters and the depth is 4.8 meters. The building function includes a bath room, a kitchen and a henhouse.			

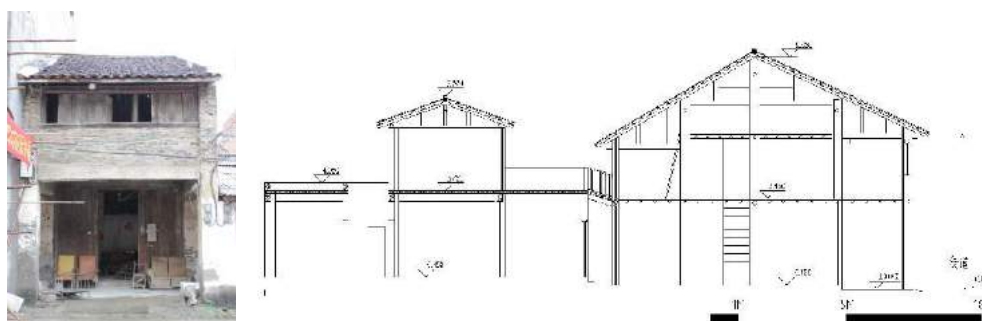
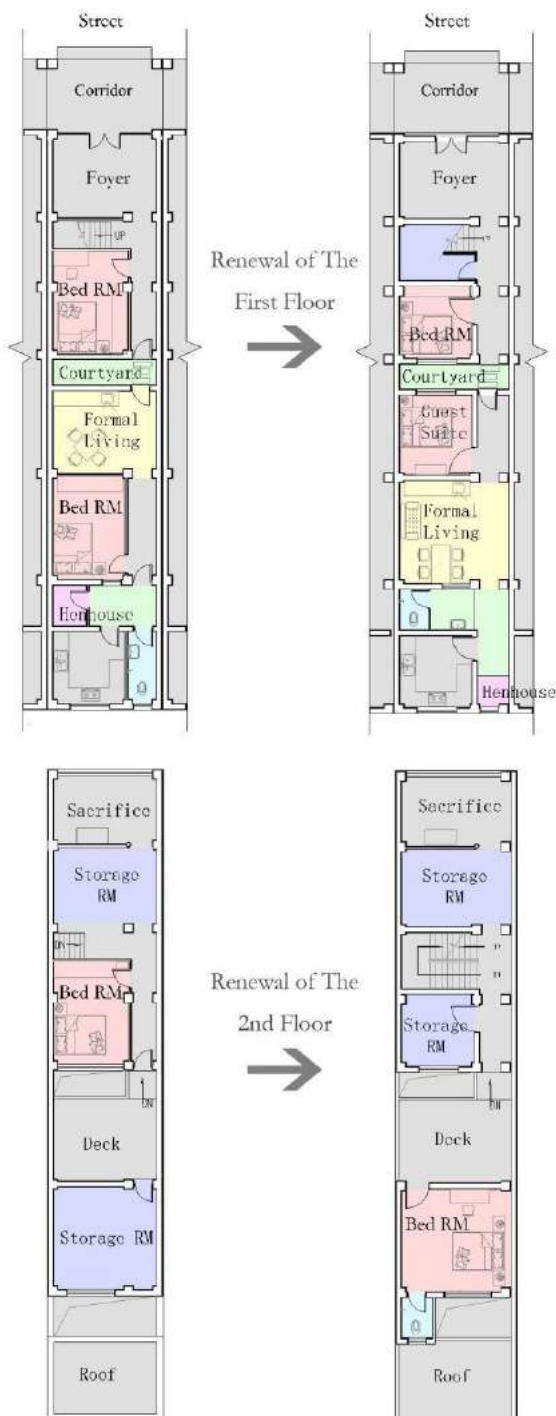


Figure 12- The Facade And The Profile Of The No.27 House In Xinxing Street



The Renewal of No.27 House:

- Replace damaged components.
- Widen the stairs.
- Increase the quantity of the storage space, and use the space that is under the stairs.
- Share the side wall with the neighborhood.
- Separate static and dynamic spaces. The bed room moves away from the kitchen.
- Separate clean and dirt spaces.

The henhouse moves away from the living room.

- Change to B&B. Increase the guest space and the bathroom (Figure 13).

5 CONCLUSIONS

Guoyang community landscape environment is good, and is rich in property. There are some cultural relics, and the local Guanyue temple has a great historical and cultural value. The traditional house type is worthy to study. Under such conditions, there are the potential of tourism development and the value of history, architecture, aesthetics and so on. Whether the advantage can be took needs the reasonable

measures of protecting and updating. The old building should be protected on the structure and the facade, and the internal functions layout should be adjusted and updated. New buildings should retain the style of the traditional building. The new building that has been built should be adjusted to match the style of the traditional building.

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ID 1340 | TRANSNATIONAL URBAN DESIGN FIRMS AND LOCAL IMPLICATIONS FOR PLANNING

Davide Ponzini¹, Matteo Poli¹
¹Politecnico di Milano
davide.ponzini@polimi.it

ABSTRACT: International architects and urban designers are considered to be crucial for creating new urban projects and more generally for growth. Indeed, transnational firms tend, to provide complex packages of services that reassure investors and politicians, often by elaborating positive narratives such as sustainability or the smart city. By following strategies for being highly distinctive (star architects) or highly reliable (corporate-like) in the global market, design firms are now widely used by developers and investors to package and legitimize their projects. This may occur without any specific reference to local planning processes. Design firms have grown into multinationals with hundreds (sometimes thousands) of employees and they work in multiple cities sharing the same (standardized) knowledge, technologies and, most importantly, similar planning solutions that are ostensibly replicable. Public opinion and the media seem more interested in the narrative (or the technologies, or the esthetics, or the persona) than the actual urban project. In this way solutions are more and more often depicted as merely technical matters, depoliticized and privatized by developers or ad hoc local planning agencies. By investigating two critical examples of firms working on multiple continents (i.e. one star-firm Foster+Partners and one less famous, Broadway Malyan), this chapter will show that these transnational firms can operate in the absence of local planning powers (e.g. in emerging Asian countries or the Middle East), eventually be out of touch with the local physical and functional context and instrumentally use the specificities of given urban places. In the end this serves pro-growth local players. It seems important to understand these strategies and their implications for local planning, since the work of transnational design firms is becoming more and more relevant for many global and second tier cities in Asia and the Americas, as well as in Europe.

1 INTRODUCTION

In recent decades, global cities as well as capital cities of Asia have witnessed the effects of a steep increase in the transnational circulation of architects, urban designers and planners. It has become more and more common to expect world-famous "archistars" and "urbanistars" to design not only "iconic" or spectacular pieces of architecture, but also to outline the master plans for infrastructure hubs, corporate headquarters and institutional compounds or university campuses. Similarly, other sorts of large-scale development projects have resorted to branding for building political consensus and media visibility. Despite their pervasiveness, the problematic practice of transnational planning and design - both in terms of local democratic decision-making process and in terms of its urban effects - has been left to a large extent to the architectural debate.

It is recurrent to find assumptions linking the work of architects and planners to the economic performances of given cities in public debates. In particular large-scale projects and innovative solutions are intended as an opportunity for the production (via real estate appreciation) and redistribution of wealth among citizens, in terms of new infrastructures, public facilities, employment, etc. (Logan and Molotch,