



TECHNISCHE
UNIVERSITÄT
WIEN

DIPLOMARBEIT

Aufzeichnungen des städtischen Umbruchs in Shanghai-
Strategien für den öffentlichen Raum im urbanen Wandel

ausgeführt zum Zwecke der Erlangung des akademischen Grades

eines Diplom-Ingenieurs / Diplom-Ingenieurin

unter der Leitung

Ass.Prof.Dr.tech. Dipl.-Ing. Mladen Jadric

E 253-4

Abteilung für Hochbau und Entwerfen

eingereicht an der Technischen Universität Wien

Fakultät für Architektur und Raumplanung

von

Antonella Amesberger

0925389

Wien, am

Unterschrift

ABSTRACT// deutsch

Aufzeichnungen des städtischen Umbruchs in Shanghai Strategien für den öffentlichen Raum im urbanen Wandel

Die heutige kontinuierliche urbane Transformation Shanghais ist das Ergebnis des rasanten Urbanisierungsprozesses des Landes. Bis zum Jahr 2025 wird die städtische Bevölkerung Chinas voraussichtlich auf 70% ansteigen, was zur Folge hat, dass innerhalb von etwa einem Jahrzehnt 250 Millionen Menschen in Städte ziehen werden. Modernisierungsverfahren und die Notwendigkeit, die Flächen pro Kopf zu steigern, führen zu einem himmelsschweren Immobilienmarkt.

Bis heute zeigt dieser Modernisierungsprozess ein provisorisches Stadtbild - der Zustand des städtischen Übergangs, der sich zwischen der Dekonstruktion der Vergangenheit und dem Bau der Zukunft befindet. Es ist das Ziel dieser Arbeit, diesen städtischen Zustand zu verfolgen, der derzeit charakteristische <öffentliche Lebensszenarien> entlang der Straßen von Shanghai löscht. Sozio-räumliche Aspekte der kategorisierten Phasen, die im städtischen Übergang auftreten ((1) Leerstand, (2) Dekonstruktion des alten, (3) Bau des neuen) werden analysiert, um die Diskussion über bestehende

Potentiale und Verbesserungen zu öffnen. Welche städtebaulichen Strategien können von Architekten erbracht werden, um eine positive Auswirkung auf das öffentliche Leben bei der städtischen Transformation zu erzielen?

Umfassende Forschung bietet die Möglichkeit, einen Katalog von Akupunktur-Strategien auf der Mikroebene auf der einen Seite zu erstellen und die Makro-Ebene als städtischen Katalysator auf der anderen Seite zu beeinflussen.

SCHLAGWÖRTER// Schanghai, urbaner Wandel, Stadterneuerung, öffentlicher Raum, öffentliches Leben, Zwischennutzung, urbaner Katalysator

ABSTRACT// english

Tracing Urban Transition in Shanghai

Strategies for public life during urban renewal

Urban transformation is rampant in Shanghai. It is rapidly urbanizing to cope with the Chinese population that is expected to reach 250 million by 2025 with 70% of it expected to live in cities. The speed at which Shanghai is modernizing has increased the demand and value of floor space per capita exponentially and its transition from the old to the new has created a provisional cityscape. The city is undergoing an intense deconstruction of its past with an equally intense construction of for its future.

This thesis traces the urban condition which traditionally removes characteristic < public life scenarios> from the streets of Shanghai. It will also examine socio-spatial aspects of three phases of urban transition; Abandonment; Deconstruction of the old; Construction of the new; so that it can open the discussion on existing potential and improvements.

Which urban strategies can be provided by architects to achieve a positive impact on public life during urban transformation?

Comprehensive research gives the opportunity to create a catalogue of hyper-targeted

strategies at the micro level while stimulating the macro level as an urban catalyst.

KEYWORDS// Shanghai, urban transition, urban renewal, public space, public life, interims use, urban catalyst

摘要// 汉语

城市开发过渡期的街道生活空间重建策略-以上海为例

快速城市化进程使上海的城市空间正在发生巨大的转变。到2025年，中国的城市人口预计将增加到 70%，这意味着在大约十年内，2.5 亿人口将迁移到城市。城市现代化进程和增加人均住房面积的需求导致了房地产市场的飞涨。无数待开发的都市用地，原有生活已经停止，而新建设尚未完成，青黄不接之间，使城市变化呈现出一种暂时的城市样貌——城市开发过渡期。这种状态，短则数月，长则数年，原有城市公共生活形成了暂时性中断。

本文的目的是追踪这种城市现状——目前正沿着上海街头消失的“公共生活景象”。本文运用社会学方法，把城市开发过渡期分为“原使用者迁出”、“旧建筑拆除”和“新建设进行”三阶段进行研究，剖析其现状的价值和改良的潜力。针对这一问题，建筑师可以提供哪

些城市策略，使城市开发过渡期能够对公共生活产生积极的影响？本文通过全面的调查，一方面提供了一系列在微观层面上开展“针灸”策略的方法，另一方面则可作为城市催化剂，刺激宏观层面的改善。

关键词// 上海，城市开发过渡期，城市更新，公共空间，公共生活，临时使用，城市催化剂

00// Table of contents

01// BACKGROUND China & Shanghai

01//01 Introduction

01//01//01 Scales of Urbanism & research questions

01//01//02 Facts and Information about China// Shanghai

01//01//03 Shanghai's Urban Scales

01//01//04 Urban Transition and new public Spaces

01//02 Urban Space Organization in the Chinese City

01//02//01 Urban Space in the Feudal City

01//02//02 Urban Space in the Socialist/ Communist City

01//02//03 Urban Space in the modern/post reform City

01//02//04 Urban Space in contemporary Urban Transition

01//03 Case study Hailun Road in Transition, Hongkou District, Shanghai

01//03//01 Background Hongkou

01//03//02 Hailun Road in Transition

02// THE THESIS Topic Identification, Applied Methods & Developing Strategies

02//01 My Research in Shanghai

02//02 Applied Methods

03// TRACING URBAN SPACE IN TRANSITION

03//01 The phase of Abandonment

03//01//01 Location of Abandonment

03//01//02 Locale & material characteristics

03//01//03 Sense of Place & temporary activities

03//01//04 Applied international reference

03//01//05 Proposal

03//02 The phase of Deconstruction

03//02//01 Location of Demolition

03//02//02 Locale of material characteristics

03//02//03 Sense of Place and temporary activities

03//03 The phase of the Wall

03//03//01 Location of Walls

03//03//02 Locale and material characteristics

03//03//03 Sense of Place and temporary activities

03//03//04 Applied International Reference

03//03//05 Proposals

04// SUMMARY OF RESULTS

05// STRATEGIES

06// CONCLUSION

07// DISCUSSION

08// BIBLIOGRAPHY

09// TABLE OF IMAGES

01// BACKGROUND China and Shanghai

01//01 Introduction

01//01//01 China's Urban Scale

Modern societies were understood to be urban, because cities served as the catalyst for transformation of agriculture into industrial societies.

[Logan, 2006 p. 34]

China's urban transformation is legible with the country's urbanization rate: Whereas the amount of people living in cities was 20% of the country's population in the 1980, it was at a rate of 55,5 % in 2015 and is expected to rise towards 70% in 2025. Until then the Chinese government plans to move 250 Mio people from rural land to cities (statista 2017). This is equal to: the total population of the world's largest urban areas combined and they evolved throughout centuries. In China, within little more than a decade, this amount of people will be shifted from rural to urban areas (Johnson, 2013). While still carrying the status of a developing country, China has the second largest economy in the world and is performing this urbanization superlative. By having an imagination of the extent of this massive

undertaking, one might raise the question, if any other country undertook a comparable urban operation? Considering the fact as Logan (2008, p. 11) and Friedman (2006) point out, that China cannot be fitted into the narrative of any theory, as it is a civilization that has to be understood on its own terms, the country is often opposed with the world's largest economy, the United States of America. While China is home to far more inhabitants, the two countries are similar in geographic size. The comparison of the urban land ratio of China and the USA reveals transnational patterns of modernization or rather urbanization (Mac Farquhar 2013; Logan, 2014). Even though the Chinese urban transition happens on an exaggerated scale, interestingly the two countries urbanized with similar population percentage along a similar time span. Whereas the urbanization in the US was induced by the aftermath of the industrial revolution in 1850, it was initiated by the rise of the industrial economy of the 1950ies in China a hundred years later. Resulting that China's urbanization

today is at the same percentage as the US in the beginning of 20th century. Both countries demonstrate that rapid growth- urbanization- is accompanied by social inequality and environmental sustainability challenges. The background knowledge of China's staggering urbanization process, is illustrated in Vaclav Smil's most book, Making the Modern World- Materials and Dematerialization:

“China used more concrete in three years (211-2013) than the US within one hundred years.”

[Vaclav Smil 2013]

This comparison does not intend to equate these two countries. Moreover it should emphasize the need for the critical formation of opinion, based on the analysis of the historical context. And this reveals that China just intends to keep up.

“Architecture simply follows the general trends of its age. It is now in the process of evolution, as it has always been, but an evolution more intense and more rapid than ever before”.

[Architecture in Transition]

Herewith architect Konstantinos Doxiadis describes the urban transformation in the midst of urbanization processes in the US and Europe in 1961, while China was introverted under Mao's regime. In the 1980s, the country's

opening and economic reforms greatly increased urban population and thus created an enormous market for the development of residential and commercial real estate, stimulating local and national growth. (Balme, Dowdle). The amount of published books (Logan, Friedman, Gamble) on China's urban transition discuss a variety of emerging topics within China's urban transition: from rural to urban, from old to new, from past to future, from traditional to modern, accompanied by economic transitions from an economic manufacturing-led producer model towards a powerful consumer- led model. While China's GDP annual growth rate increased steadily within the last decades, reaching peaks of 10% annual rate, the chinese economy is currently slowing down. The annual growth rate is anticipated to 6.5% this year (World Bank Report 2017).

Transition is confined by time and characterized by transformation or change. A slowdown of growth results in the extension of the transitional period on the time line. Transition becomes permanent and might reveal opportunities for the present state. Within a chemical reaction the transition state is defined as the condition of the highest potential energy along a reaction coordinate. It is the aim of this work to trace the transitional urban condition in its main features space and time, within the context of the contemporary chinese city of Shanghai.

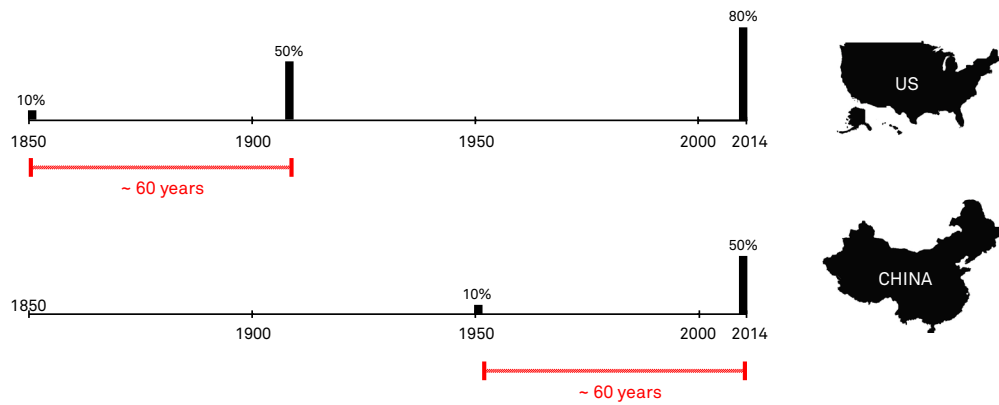


figure 1// percentage of urbanized population in China vs US [John Logan / China in Transition 2014

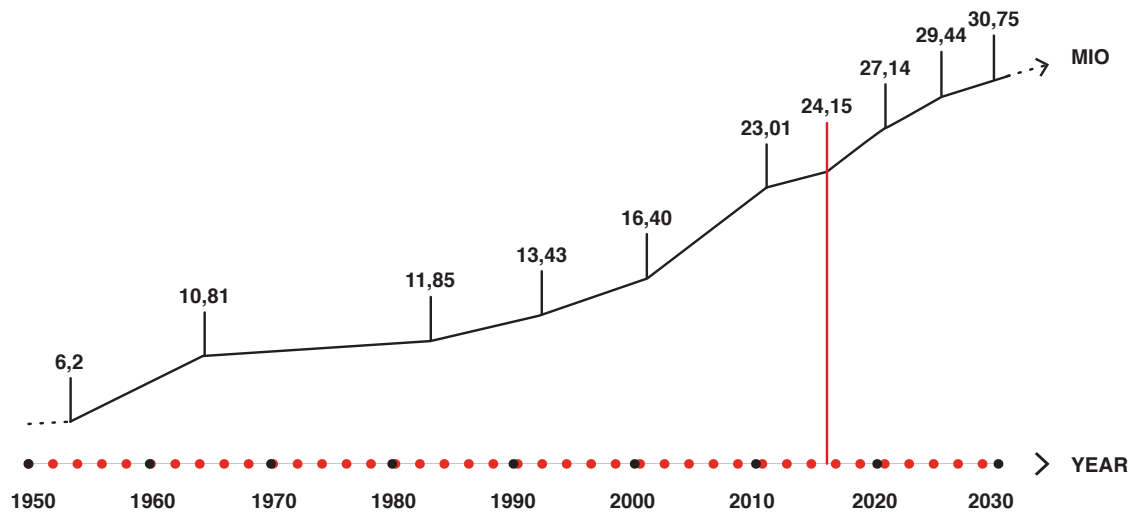


figure 2// shanghai's population

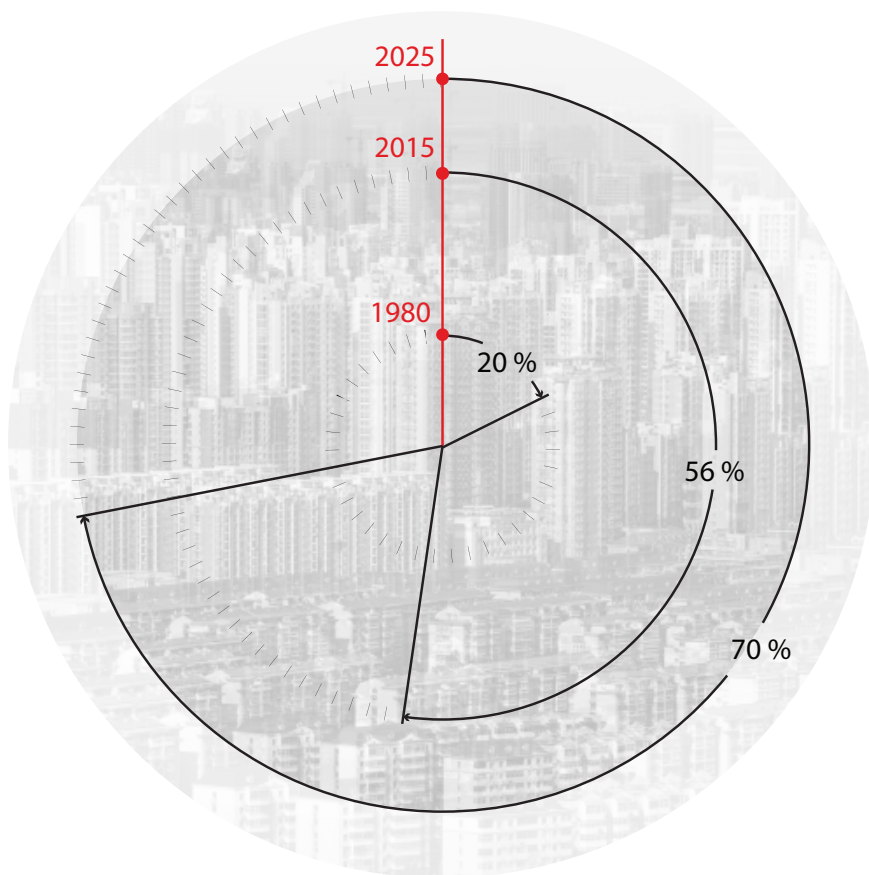


figure 3// china's urban population percentage

01//01//02 Facts and Information about China // Shanghai

//COUNTRY

China, known as The Middle Kingdom/ Reich der Mitte, derives from mandarin zhōngguó/ 中国- zhōng (central or middle) and guó (nation-state). The definition *Catai* was common in west asia a 1000 years ago to describe northern areas of todays China. By the end of 13 century Marco Polo reports from *Cathay*. Nowadays after Russia, Kanada and just behind USA, China is the fourth largest country in the world with a total area of 9,600000 km² (Statista 2017). In fact, the country covers 5 time zones. But since Mao introduced Beijing time in the 1950s, all watches run UTC +8 h.

//NEIGHBOURS

China holds the longest combined land border in the world, measuring 22.117 km, bordering 14 nations: Vietnam, Laos, Myanmar, India, Bhutan, Nepal, Pakistan, Afghanistan, Tajikistan, Kyrgyzstan, Kazakhstan, Russia, Mongolia and North Korea. Towards the ocean, China shares maritime boundaries with South Korea, Japan, Vietnam, and the Philippines.

//POPULATION

The world's most populous country, China's population has a of high level of ethnic homogeneity, consisting of 91,5% Han and 55 small minorities. The total population makes 1,37 billion people, with 56% living in urban agglomeration today. Population geographer Hu Huanyong introduced the "Heihe- Tengchong Line" in 1935 as an imaginary line that divides the territory of China into two roughly equal parts. It emphasizes that despite the epic urban migration from 1935-2015, the distribution on land remained identical: in the eastern part of the line live more than 90% of the population. Whereas west of the line, on 57% of the nation's area, only 6% of the chinese population live (2015). Towards the east of the line, making 43% of the land, 94% of the population settled down [figure 4].

In order to regulate the population boom after the Eara of Chairman Mao the *One-child Policy* was introduced in 1979 and was replaced by the *Two-child Policy* effective since January 2016. A steady urbanization rate resulted

that in 2016, 6 out of 31 megacities worldwide, (cities with more than 10 Mio inhabitants) were located in China (UN World Cities 2016).

//LANGUAGE

There are about 299 living languages in China. Official language and most commonly spoken is standard Mandarin/ Chinese/ Putonghua, based on the Beijing dialect, spoken by 70% of the population. Yue (Cantonese), Wu (Shanghainese), Minbei (Fuzhou), Minnan (Hokkien-Taiwanese), Xiang, Gan, Hakka dialects are several minority languages. Aside from a number of differences in pronunciation and vocabulary, Putonghua is written using simplified Chinese characters. Hanyu Pinyin romanization is used for teaching. China's literacy rate is at 96,4 % of the population (Unesco Institute for Statistics 2015).

//POLITICS

Established in 1949 the People's Republic of China (PRC), remains one of the world's few socialist states that follow state communism

and is ruled by the Communist Party of China (CPC). Its political, economic and ideological system has been termed through the 'people's democratic dictatorship', 'socialism with Chinese characteristics' (Marxism adapted to Chinese circumstances) and the 'socialist market economy' (China Encyclopedia, 2017).

//ADMINISTRATION

The People's Republic of China administers 33 provinces, 31 provincial divisions define Main Land China, excluding the Special Administrative Regions, Hong Kong and Macau, which enjoy a degree of political autonomy and Taiwan, governed by the Republic of China (ROC). Including 22 provinces, five autonomous regions, each with a designated minority group Guangxi, Inner Mongolia, Ningxia, Xinjiang and Tibet. Four municipalities, along the same rank as provinces: Beijing, Tianjin, Shanghai, Chongqing.

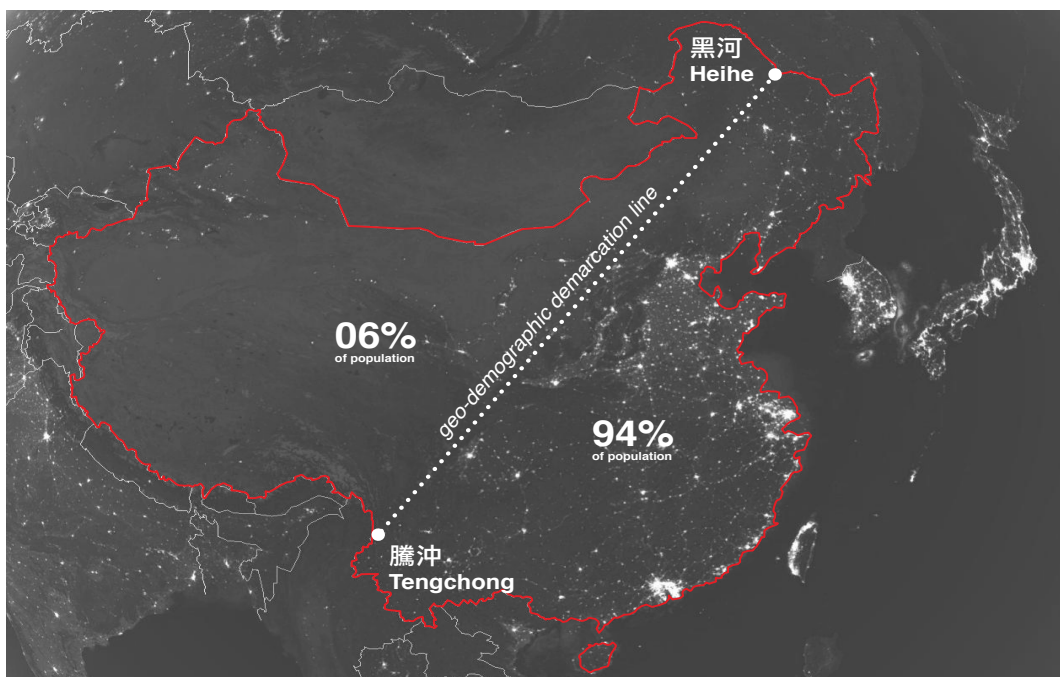


figure 4// distribution of population in china on night satellite image



map 01// China on asia centric world map




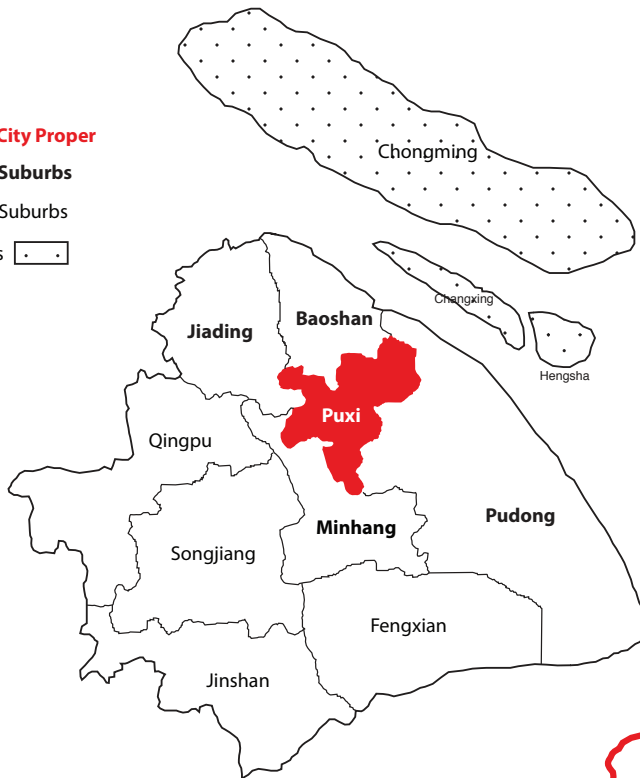
map02// People's Republic of China with 23 provinces

Puxi/ City Proper

Inner Suburbs

Outer Suburbs

Islands 



map03// Municipality of Shanghai



map04// Inner districts of Shanghai

map 1-4// China/ Shanghai

//Timeline of chinese Urbanization

Institutional and political Background

Mao Zedong

//1950- 1960s

1949

Foundation of the People's Republic of China

Politicisation of Chinese society and economic institutions. Communist regime's birth - 'the rural besieging of the urban'. Cities regarded as the beachhead of capitalism and got strictly controlled, causing a stagnation of urban development

1949-1951

Agrarian Reform Law

Expropriation of rural landlords was confiscated and redistributed to farmer's collectives 'agricultural land' or the state's 'urbanised land'

1958-1962

The Great Leap Forward

The campaign aiming to rapidly transform the country from an agrarian economy into a socialist society throughout industrialization and collectivisation

1958

Introduction of the hukou system

household registration, population management and restriction of free rural migration to the cities

1966

Cultural Revolution

'destroy the old and establish the new' [Four Olds- Old customs, old, culture, old habits, and old ideas] and preserve 'true' Communist ideology in the country by clearing remains of capitalist and traditional elements from Chinese society, and to re-impose Maoist thought as the dominant ideology within the Party

1968

Down to the Countryside Movement

'up to the mountains, down to the villages' privileged urban youth to be sent to mountainous areas or farming villages to learn from the workers and farmers there. 'counter-urbanisation' process evacuating 20 million people for the next 25 years, to relieve the problem of unemployment in the cities

Danwei/ Work Unit

The danwei created a unique form of social organization in Maoist China. Following the principle of organizing workplace and housing as a spatial unit planned for each enterprise providing housing as well as social and cultural facilities, schools, a canteen medical care for its employees making these units self-sufficient entities

Deng Xiaoping

//1970s-1980s

1978

Open Door Policy

Four Modernizations- agriculture, industry, science and technology, and national defense

1979

One-child policy

Han Chinese, the ethnic majority, could only have one child. In the early 1980s the policy was softened to allow couples to have a second child if each parent are both only children. Exceptions also include couples that live in rural China and ethnic minorities with a small population

1980

Special Economy Zones

opening the market to trade, communication and investment with other countries
Shenzhen, Zhuhai and Shantou, Hainan and Xian

1984

opening of 14 more coastal cities including **Shanghai**

1983

A new wave of reforms grants farmers new rights to sell crops directly to markets outside their home-towns and take up employment or set up their own businesses in cities, which caused **rural urban migration**

1983

A new wave of reforms grants farmers new rights to sell crops directly to markets outside their home-towns and take up employment or set up their own businesses in cities, which caused rural urban migration

1988

Marketization of land through adoption of Hong Kong's land policy

- local governments started to lease land through the transfer of land-use rights.

The City's income now consists of:

1. industrial tax
2. commercial tax
3. selling of leased land rights

1988

Establishment of Land Leasehold Market separating land owner ship from land use rights

1990

Opening of Pudong New Area to foreign investment and tax

Jiang Zemin

//mid-1990s

1994

taxation system reforms

raising and distribution of land value-added taxes
Enforcement of central government's control over local income tax, arising from land revenues
Increasing local government's development of tertiary industry and real estate
Intensified involvement of local government in commercial forms of property

1997

Large scale privatisation of state industry

Increase of private sector's market share

1998

housing system reforms

public/ work unit housing is privatized and replaced with commodity housing
real-estate markets grow and became the engine of growth in many cities

Hu Jintao

//2000s

2001

One City- Nine Towns Masterplan for Shanghai

2001

Urban Housing demolition provisions

Requiring developers to negotiate a demolition agreement

2007

property law to protect residents' private property rights

2010

Shanghai World Exposition
modernization of china's infrastructure with international events

2011

China's 12th Five-year Plan plans to accommodate the expanding urban population, by establishing more than 35 million subsidised housing units

Xi Jinping

//2012

2014

Abolition of the decades old distinction between urban and rural hukou holders.
According to an estimate by the Ministry of Public Security and National Bureau of Statistics, around 100 million migrant workers are expected to have their hukou transferred to cities by 2020

2015

China's urban population rate is 56%.

2016

Two-child policy

Replaced one-child policy and limits two children allowed per family

Land and agriculture reforms

Replacement of household responsibility system

farmers are now allowed to transfer land rights to individuals or conglomerates, resulting higher incomes for those that work or lease the land
modern agriculture should be established in the country's eastern coastal developed regions, major city's suburbs and state farms

// PROFILE OF SHANGHAI

History and urban development

// from a fishing village towards colonial

Today the municipality of Shanghai is administratively equal to a province and represents the third most populous city in the world with 24,48 Mio people. It was in the early Song Dynasty (960 AD) when 'The city on the Sea' was mentioned for the first time (Denison, 2006 p. 5). The fishermen's village location south of the Chang Jiang (Yangtze) Delta, along the Huang Pu River was predestined for developing a significant port for a merchant community. The city might have experienced its first urban transition in 1074, when gaining the status of a market town- Shanghai Shi. Especially with textile industry Shanghai positioned itself as a pioneer for trade and production during the Ming Dynasty. An imperial system prevailed, parallel with Colonialism until the end of the Qing Dynasty in 1912. Contact with British merchants began already in the early 18th century- but was restricted by the Chinese emperor to a small area in Canton, today's Guangzhou. The British, aspired for Chinese silk and tea, therefore introduced trading commodity from India,

that was bought and paid for by the addiction of opium. The treaty of Nanjing declared the End of the Opium War I (1839-1842) between the Chinese and the British and formed the basis for foreign settlement in Shanghai. This event further marked the cities opening as one of the five treaty ports (Canton, Xiamen, Fuzhou, and Ningbo- with Hong Kong being conceded to Britain) to international trade. Britain opened the first concession, soon imitated by the Americans. Whereas the French concession remained independent, Americans and British later gathered within the constraints of the International settlement. By providing urban spaces in which Chinese officials, merchants, and Western residents all interacted, the treaty port presented a transitional stage for the forging network and global identities. (Urban China in Transition- Jennifer Rudolph and Hanchao Lu: 164). The territorial division of the city still distinguishes the different urban structures today: industrial areas and modern and high class residential quarters located within the foreign territory, whereas traditional

chinese store houses and affordable dwelling allocated within the former old town. (Dong 2006 p. 31). In 1912 the Republic of China was founded in Nanking. While the world was in the First Great War, Shanghai was booming ever since, boosted by the introduction of a tram network linking with the suburbs, reaching a building permit issued peak of 230 000. Villas, clubs, hotels, factories, banks, schools, universities, financial markets, newspapers, orchestras, and film stars- Shanghai was the melting pot of modern economy and vibrant culture in its 1920s. Western visitors would express its unexpected uniqueness discovered in Asia:

Pearl of the Orient/ Paris of the East

At that time already largest city of China, with relative freedom of expressions, was the birthplace for the Communist Party within its French concession in 1921 (Gamble, p.28). For the following 20 years Shanghai flourished of great prosperity in trade, concessions developed and li long settlement extended all over the city to house the working class. The party lasted not too long. At the height of World War

2, Shanghai sheltered Jewish refugees fleeing from Nazi legislation. While the Japanese occupied Shanghai within the Sino- Japanese war (1937-1945), they responded to their german allies and grouped all Jews in a restricted area in Hong Kou district.

// Shanghai under Mao

After World War 2, the proclamation of the city People's Republic in 1949 gave the city its new face. It hosted 4 Mio inhabitants at that time. The communist power, was inconvenienced by the financial and cultural autonomy of the city. Foreigners left the country and the city froze. Shanghai became a city of production rather than consumption, characterized by the planned socialist economy. Even though Communism caused a general stagnation within the chinese urbanization process, Shanghai's Urban population was on its peak ever since with 10 Mio people living in Shanghai in 1960. Socialist urban planning introduced the work Unit/danwei to house workers within communities. The danwei created a unique form of social organization in Maoist China following the

principle of organizing workplace and housing as a spatial unit planned for each enterprise, providing housing as well as social and cultural facilities, schools, canteens, medical care for its employees making these units self-sufficient entities. In 1967 Shanghai was the powder keg for the Cultural Revolution and the base of operations for the infamous Gang of Four, that carried out their destruction of the 'Four Old'- Old customs, old, culture, old habits, and old ideas. Signs of middle- class culture temples, teahouses and traditional Shikumen houses were obliterated.

// Times of Reforms

In the 1980s economic reforms were introduced by paramount leader Deng Xiaoping, who, on his second south tour, indicated his regret that Shanghai was not included as one of the original Special Economic Zones established in 1979. In 1984 Shanghai gets a similar position to the four special economy zones released the 'Open door policy' allowing chinese government to test policy of economic reforms before extending it to the whole country.

The trademark for this economic achievement dwells at the opposite banks of the colonial characteristic Bund-Pudong New Area. The state-level administrative- Lujiazui Finance and Trade Zone was established to attract foreign investment, by handing over earlier governmental decisions to regional authorities and enterprise managers.

If China was a dragon, Shanghai was its head.

Much foreign and domestic capital flowed into Shanghai. In the 1990 major infrastructure projects such as bridges across the Huang Pu, gigantic Pudong airport and metro networks were established and the first 100 High Rises were completed in Pudong. Shanghai's sociological landscape changed drastically, by newly adopted economic policies and modernization trends associated with them. (Gamble, 2002, p.13). Market-oriented changes set the stage for massive urban expansion and fueled skyrocketing land values in the 1990s. As a consequence, land quickly came to dominate China's politics of accumulation and distribu-

tion. "From modernization perspective, China is either a unique example of successful development or a case study in the costs of too rapid change." (Logan, 2008)





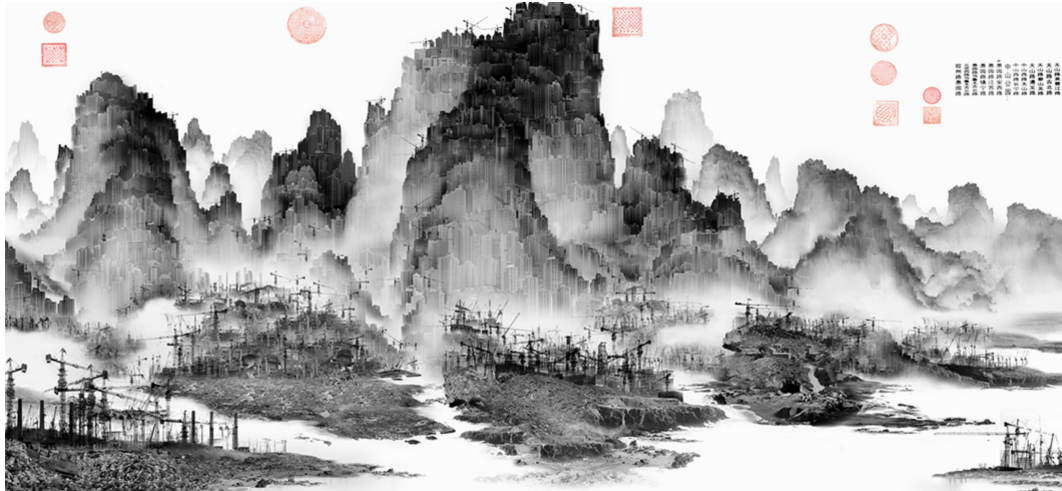
map 5//shanghai in yangtze delta/ city origins and today's extent with satellite cores

01//01//03 Shanghai's Urban Scales

[city] upon 上 (shang) the sea 海 (hai)

With about 24,5 million inhabitants Shanghai is China's largest city, located in the Yangtze River Delta, bounded by the East China Sea. As a Municipality (First level administration) Shanghai enjoys the highest level of classification for cities, simultaneously a city and a province of its own right, with provincial power under a unified jurisdiction. Shanghai reached the status of a Megacity in the 1960s, when the population increased above 10 Mio (UN- Habitat). Since then the city developed towards a so-called global city region resulted by the continuous engulfment of numerous smaller cities around creating an urban spatial morphology (Scott, 2001). According to Saskia Sassen's definition a 'Global City', characterises not only a territorial unit, but also as an economic, political, cultural center, housing transnational corporations and international associations, which clearly applies to the city of Shanghai.

"Reading" Shanghai's urban transformation requires decoding its various layers. In order to understand the diversity of scales of transition, coexisting within the urban conglomerate of Shanghai, it is paramount to zoom in from the large urban scale extending on a planar surface, throughout a medium city scale shaping its three dimensional spatial structure, towards the human scale characterizing a city's social fabric. Besides the transitional aspect, every scale's respective sociological and terminological definition of city will be illustrated.



picture 1// urban landscape/ Yang Yongliang

//LARGE SCALE

“city is the place I inhabit, a place growing with me and which contains my memories. [...] I love the familiarity of the city, more so to hate it growing too fast and invading everything around at an unexpected speed.”

[Yang Yongliang/Phantom Landscape II/2009]

This recent quote, as well as the historic one below, on Shanghai's urban transition, indicate the amount and speed of urban transformation within a certain period of time.

“Changes are going on continually all over the city. Day by day old buildings are disappearing and modern ones rising in their place. It is to be feared that many of the ancient landmarks will soon be gone.”

[Mary Ninde Gamewell on Shanghai, The Gateway to China, 1916]

Whereas Lefebvre (1970) defines a city by its centrality, the evolution of Shanghai's urbanism experienced a transition from the nodal

centrality of the ancient and walled Chinese core city, towards an urban agglomeration of decentralized cores. Throughout the last decades the aerial view of the city reflects target of the Shanghai Masterplan 2001-2020: the development of the periphery having multi-axis, multi-central and multi-level as its core doctrines. Poly-centrality targeted densification throughout large-scale construction, resulting in “cities on the fringe of cities”. This urban pattern was applied with Shanghai's Satellite Towns, a decentralized growth plan with 9 outsourced cores, intending to decrease the inner city population by 5.5 Mio inhabitants. This satellite concept, implemented in 2001, explains Shanghai's enormous developed land increase by 219% from 1997-2008 and can be read from Landsat image [fig5//] most of it converted from former cropland. Today's urban structure of 6 340 sq km is generated by the extension of the smaller populated cores, absorbed by the sprawling urban carpet. Within the inner city center also the German urban planning guideline of the post-war era “Urban-

ität durch Dichte" [Urbanity through Density] applies in Shanghai, which defined a city by its density of both building and population. Nowadays, condensation and interlacing urban planning replace Le Corbusier's functional segregation of the city into residential, work, recreation and transport zones, articulated in the Charta of Athens (CIAM 1933). Although Chinese socialist planners usually refrained from quoting CIAM, planning models imported from the Soviet Union had much in common with modernist city planning principles. Planners envisioned a city, which would be divided into a number of urban functions, each of which would be subdivided, rationalized and assembled into coherent functional zones. A master plan would connect these zones together, ensuring that each would perform its function in harmony with the others.

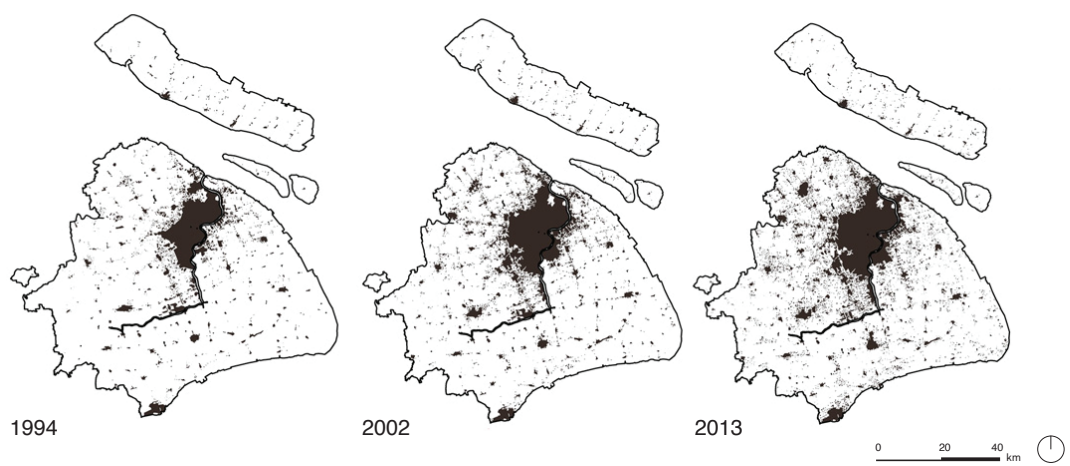
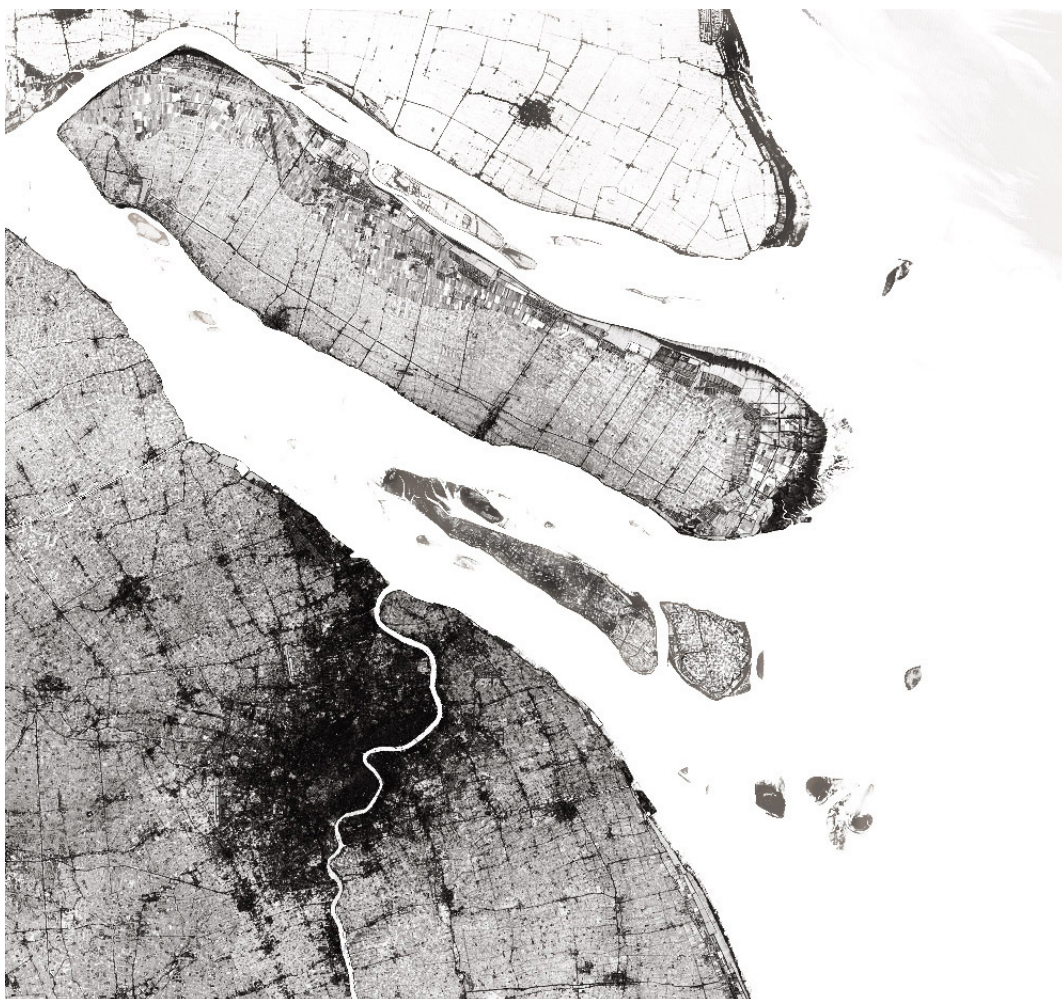


figure 5 // shanghai's urban extension within 9 years



picture 2 // shanghai urbanism landsat 2014



picture 3// Pudong 1987 with today's skyline

//MEDIUM SCALE

Where as the top view shows the extension on the surface, this scale reflects the iconic image of the city, its increase of vertical growth. Looking at the transition of the eastern bank, of Huangpu river, Pudong, reveals the extent of the massive urban transformation process within 26 years time in the third dimension. Shanghai's skyline demonstrates the incarnation of the Global City defined by anthropogeographer Saskia Sassen (1991). This term communicates the cities superlative within the network of globalization and impact of foreign investment, rather than within a spatial scale or unit. The meaning of this term becomes legible throughout the architecture of headquarters of global businesses, gathering in Shanghai's Financial and Economic hub, the Central Business District Lujiazui (pic//03). Both globalization and modernization processes draw the outline of a 360 degree consist of high rise of the entire city today. A centre of business and

commerce today the city aims to become an international cultural capital in the future. Not only newly built up terrain causes urban transformation today, also old structure undergoes change. Since the 1990s municipal government launched massive urban redevelopment projects in urban core areas (Tien-Hsing, p. 41, 2010). Redevelopment, renewal or gentrification can be summarized with the term of urban restructuring, indicating the demolition of the old structures and the construction of new development. Aiming to increase floor space per capita, with the Implementation Plan of Shanghai Housing Reforms accelerated these processes (Cheval, Lefebvre 2015).

Observed from the human point of view walking through changing urban masses, the urban transformation process appears as temporary condition but very often lasting for several years.

//SMALL SCALE

Urbanization of the world is one of the most impressive facts of modern times and brought profound changes in virtually every phase of social life.

[Wirth, 1938]

It is the smallest scale of the urban construct, the citizen, whose social life is shaped by its urban environment. Sociology binds urbanity to size, density and heterogeneity of the population (Wirth, 1974), indicating the direct interrelations of scales within urbanism. Another sociologic characteristic evolving in the city is urban rationality. Wirth (1938) described this as the consequences of market and money. Its origin dwells in the establishment of markets and the freedom of comparing supplied goods and evaluating the best price performance ratio. The 'lack of personal reciprocal acquaintance' (Weber, 1903) was seen as a consequence of the industrial urbanisation and still reflects contemporary social behaviour of citizens of the 21st century. Today, Sociologist Saskia Sassen portrays this attitude as the 'embedded code of the city'. A certain kind of speech that says: "do not take it personal!". She describes this urban mechanism as a tool for citizens to bear daily physical proximity and social distance without sharing personal involvement with others. Manfred Russo (2016, p. 349) concludes with the term of urban alienation as a precondition for urbanity and Simmel emphasized "The present of the other and the stranger" (1992) and further the "Intellectualisation and the 'Blasé attitude'" - the

typical state of mind of people living in a modern metropolis, faced with an enormous mass of perceptions who no longer attach particular emotions to the experienced.

At first sight, all definitions formulated by western sociologists also apply to the Chinese City of Shanghai. Especially when riding the subway for the first time, finding oneself conducting first social observations. Once one has the possibility to observe the unique social space stretching out alongside the streets, one will realize that this city's unique social characteristics have their origin here, legible along its lively streets.

Cities are their streets. Streets are not a city's veins but its neurology, its accumulated intelligence.

[Kim, 2015]

This definition of the city has its origin from observations in Ho-Chi-Minh-City but can be also applied to the city of Shanghai. Here the public realm is drawn by the "spill out" of both commercial and domestic activities onto the street (Choon- Piew Pow, 2009) and contrasts to the familiar "domestication of cappuccino" (Zukin 1995; Atkinson 2003) meaning the control through consumption users of public spaces in the West. Laundry lines along the sidewalk are established as public furniture and if there is none available, they are improvised with bamboo sticks and electricity wire. Another type of furniture found everywhere in public spaces of Shanghai are private chairs and stools. Placed wherever needed they would stay outside even at night. Whereas just within

the last decade, the “power of the moveable public chair” was introduced to public parks and squares, for instance in New York’s Bryant Park and Paris’s Jardin du Luxembourg, it has been a pragmatic practise for centuries in Shanghai. Further tables for gaming or even for dining are placed along the sidewalk. The richness of individual appropriation of space is overwhelming for foreigners and gives the city its unique character.



picture 4// transitional wall [Ha'erbin Rd 8/4/2016



picture 5// functional use of linear public space [Zhangwu Rd 15/4/2016]

01//01//04

Urban Transition & new public spaces

“Old buildings are taken down in order to rebuild them, which is why there is this provisional landscape: after they destroy the old and before they’ve built the new, they have a gap for the time being an in-between old and new.”

[Ai Wei Wei 2002-2008]

These provisional landscapes are especially evident because they form a strong contrast to the vibrant Chinese street life. Ubiquitous situations of abandoned buildings awaiting demolition, the presence of scaffoldings for destruction and constructions sites wind through the city. The persistence of walled up facades influence performance and practice of everyday life along the linear public spaces fringing the street. From the human point of view, spatial consequences of urban transformation can be observed. While its consequences appear as a natural growth pattern in any urbanism, Shanghai showed transitional situations in high quantities and therefore attracted my attention. Ubiquitous

ephemeral urban environment characterized by change and speed of transformation indicates the state of *in-between*, the transition.

“Of spontaneous and ephemeral character these consequences of (chinese cities in transition) create intriguing ‘new’ public spaces.”

[Gaubatz, 2008]

Whereas in 1889, austrian architect Camillo Sitte, identified welcoming aspects of facades facing public squares, this thesis will deal with the linear façade of public space along the streets of the transforming urban context. A space, which has been researched before:

It is the place where Jane Jacobs’s intricate *sidewalk ballet* was performed, “in which the individual dancers and ensembles all have distinctive parts” (*New York 1961*). Within the post-war era and urbanization boom of the 1960s a new field of urban design dedicated to the pedestrian scale evolved. In the UK, Gordon Cullen achieved improvements for

connectivity and richness of the experience of pedestrians between buildings, city space and streets. Most recent urban city planning methods applied by Jan Gehl share the same principle with Sitte: the urban space around the experiencing man and woman should be the leading motif of urban planning.

In- between the deconstruction of the past and the construction of the future this thesis aims to trace urban conditions of short and medium term, with main focus on socio-spatial c



picture 6// linear public space along enclosure of workers residence [Guangfu Road 17/3/2017]

01//02

The chinese City and its enclosure of Space

In order to pave the way for the investigations of new temporary urban space evolving out of urban transformation, this chapter aims to give an overview on the prevailing organizations of public space in Chinese cities.

What is the origin of today's prevailing practice of enclosing space in Chinese urban context? Literature reveals that enclosed urban space has been a key word ever since within the context of the Chinese city. Today's methods of outlining urban space is a superposition of both, historic and recent influence. The space of the traditional Chinese city has been ever since outlined, organized and partitioned by walls. From the massive walls surrounding an entire city, to those that enclose wards, or districts and closer that confined clustered courtyard houses, traditional Chinese gardens and temples. Whereas the Greek agora (300 BC), the quintessential classic urban public space was defined by its openness, the largest open spaces for social gathering in China, temples, were ever since enclosed by walls. Chinese Temples hosted periodic events,

temple fairs and festivals providing opportunities for participation in public space within its walls. (Gaubatz, p.74) History suggests that in the early incarnations of Chinese urban form, nearly every kind of urban activity took place inside the walled wards and markets of the city, street-life was virtually non-existent. Hassenpflug, (2010, p.26) emphasizes that in China the space beyond family and community is still primarily *public* by means of "non space". Beyond the places enclosed by walls and fences, within Chinese culture and civilization flourished, public space fills the gaps between meaningful spaces. With Chinese understanding, it does not deserve respectful treatment, is considered as undefined open urban space and strongly differs from the western interpretation of public space.

The conception of public space developed out of a European context might not help with reading a city such as Shanghai. History research helped to comprehend partitioning of space in Chinese urban context.

01//02//01

Urban Space of the Feudal City

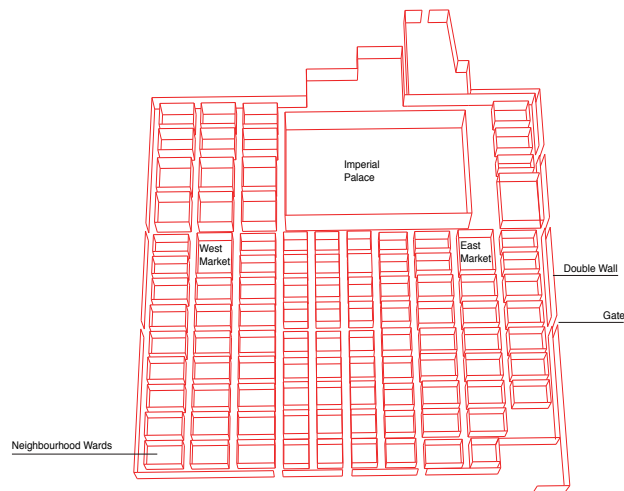


figure 6// Chang An city/ ward structure

Li-Fang system// Walled cities in China can be traced back to the fifteenth century BC. The Li- Fang neighbourhood system is one of the foundations of historic Chinese city's spatial organization and reaches its peak in Han Dynasty (202 B.C. ~ 220 A.C.) and Tang Dynasty (618 A.C. ~ 907 A.C) (Jadric, Hassenpflug, Bray). Long before the Charta of Athens introduced the segregation of urban functions and linking them with traffic roads, the Li-Fang system contained enclosed wards with defined functions such as residential and trade separated by walls and streets.

“A square with sides of nine li, each side having three gateways. Within the capital there were nine meridional and nine latitudinal avenues, each the former being nine chariot tracks in width.”

[Wheatly p. 435 1971]

Confucius declared the central position of the palace as the pivot of the empire, facing the entrance towards the south, still prevailing in

contemporary chinese urban planning. According to Yang Kuan 1993, (p. 210) the term *li* was a unit of distance as each walled neighbourhood was supposed to be one li square big in size. *Fang* (*first or second tonation*) either represented a *square* or meant, “to guard against”. The ancient capital of China, Xian still highlights the significance of fragmented urban space. Known as Chang An earlier, the city had a key role located along the Silk Road and still represents one of the oldest and largest city walls in China. The massive fortification encloses an urban area of 14sq km. The Sui-Tang capital (500-900AC) was structured into a rectangular grid of great wards (*fang*) divided by extraordinary wide streets running along its *ward walls*. Units were implemented in order to control hierarchy and patterns of residence. Streets were free from trading and vending, commercial activities were concentrated to two particular wards east and west. The enclosed system was expected to reduce crime, social and moral disorder. The disappearance of the li-fang walls in the Song dynasty announced

a shift in urban functions, towards street life. Whereas courtyard walls remained in place and fenced private life, where family was the object of regulation, ward walls were removed and public life flourished under the ruling emperor Song Hui Zong. This public revolution was captured on a famous Chinese genre painting from the eleventh century. "Along the river during Qingming Festival" deploys a scattered perspective mapping of human activities. The panorama illustrates the agricultural life towards the vibrant commercial hub within

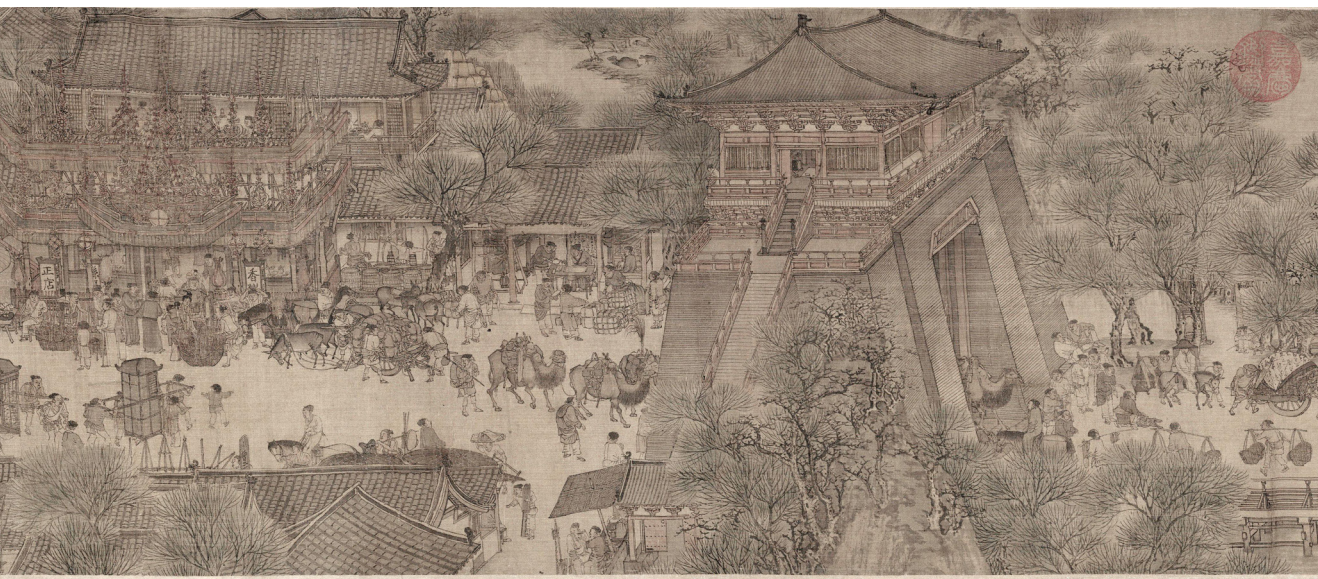
the city walls of Kaifeng. With the absence of walls towards the streets gave birth to art and public life. Business activities, eateries and tea houses flourished and injected the streets with daily-life scenarios of citizens. Throughout the spatial superposition of commercial activities and transportation roads, Chinese street life evolved (Jadric p. 34).



Shanghai // city enclosure & urban space

The Chinese word for city is the combination of the character *cheng* / 城 / wall and *shi* / 市 / municipality. The word implies an enclosed space. The fact that the traditional word *cheng*, stands for both the wall and the city, reflects their inseparable importance. "(...) an unwall'd urban centre was almost as inconceivable as a house without a roof" (Boyd p. 128). A huge physical change shaped Shanghai in 1554 when a city wall was erected in order to protect from Japanese pirates (Gamble, 2002

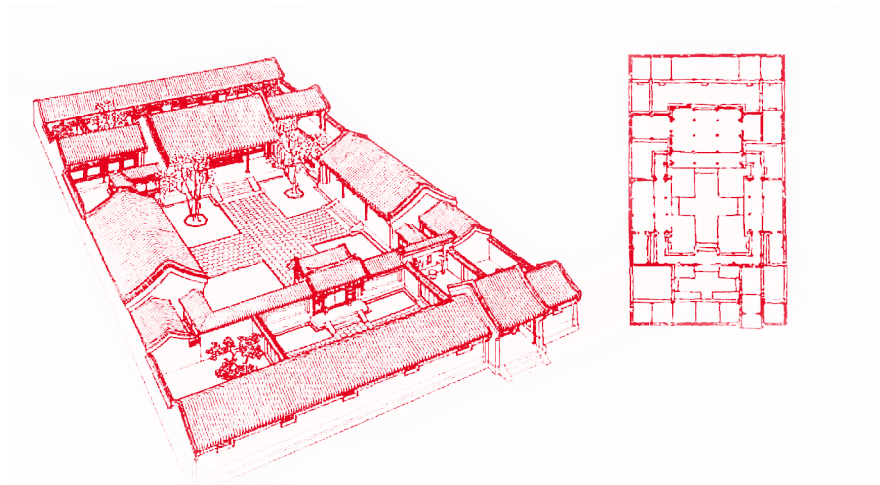
p. 5). Remarkably late and with an unusual annular arrangement, the wall reflected the city's minor status among China's larger imperial cities- with rectangular walls and linear street systems and further developed by the rectilinear outlines of courtyards and temples (Denison, Guang Yu Ren 2006: 26). The fortification 10m high and 5km long was seamed with 4 arrow towers and 20 smaller bastions, and was accessible with six gates, one towards each direction with two additional portal facing the harbour in the east and south.



picture 7// along the river during qingming festival/zhang zeduan 1085

Later four water gates were introduced and waterways would serve as transportation, waste disposal and drinking water supply. The scale of the waterchannels-*shui xiang* network within the city can be interpreted in two categories. The wider main water ways running east west and the side water ways connecting north south and creating a grid supplying the densely built neighborhoods. The banks along the cities water venes were the stage for daily life scenarios and shaped the cities cultural identity as a watertown- *Shui Xiang Cheng Zhen* (Ruan Y. 1995: 6). The sidewalks were limited, oftentimes only of 2 m width, they would only allow two people passing through at the same time. (Zhang, Z.L.1990: 219) The criss-cross of streets in-between the houses, mainly wooden constructions rose out of the necessity of avoiding fire spreading. Whereas public, religious and academic institutions were established internal, trade was located external of the city wall. Shanghai's most important streets developed in between the river bank of Huang Pu and the eastern city wall, today's Bund (Wai Tan- bunding). Suburbs shaped by flourishing commercial activities, congregating trade and types of activities in particular streets. Most prosperous was the area outside the little east gate. Shanghai was renowned and unique for its merchants introducing community guilds, *huiguan*. In relation to their size and influence they would set up semi-private arrangements such as shrines, tea-, guesthouses and hospitals representing the craftsmanship of their field and (slaughtering, hat manufacturing, woodcarving...) and

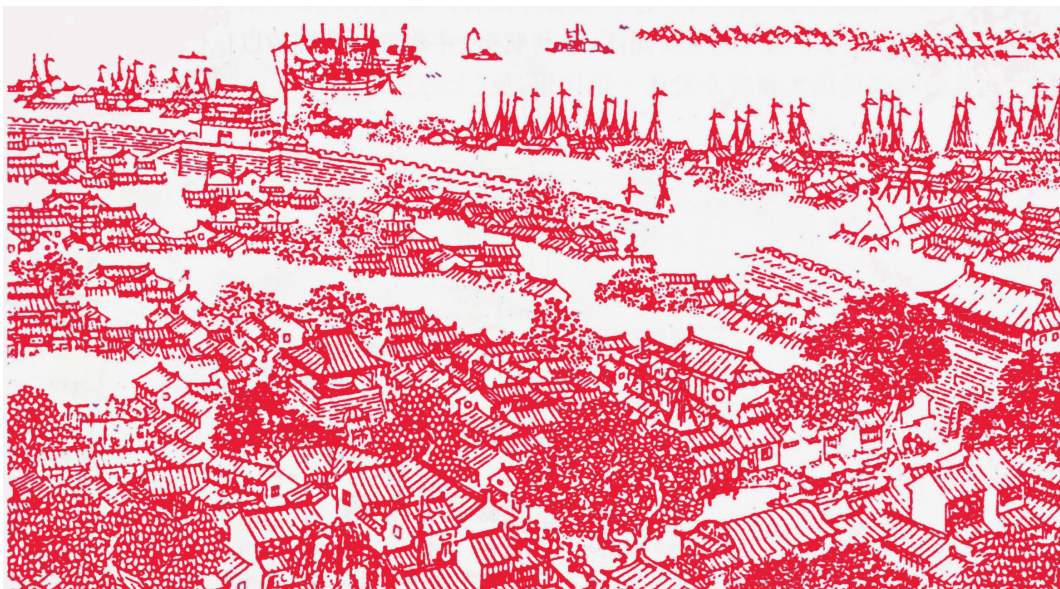
provide gathering places for people within the city walls. The growing economy attracted a wealthy middle class in the Shanghai of the 16th century (Ming Dynasty). Courtyard houses shaped the urban pattern and clearly defined the constraints between public and private space. Private courtyards shaped the traditional lifestyle by balanced by human aspects of internal and external space (Blaser 1979, p. 79). Influenced by the chinese garden design of the neighboring city Suzhou, Shanghai's masterpiece of garden scenery Yuyuan Garden was established in private by a high minister. Covering 4 ha within the north east of the ancient city wall, it was intricately designed for 19 years and later on dedicated for public events. Xian Cheng, the walled city, served as a home to many foreigners for several years, while the acquisition of land for the British Settlement was arranged. Soon joined by French and Americans the foreign community set up their own Municipal Council following the idea of "maximum modernization, minimum administration" (Gamble 2002, p. 5) The outcome was Shanghai's administrative arrangement divided into three parts. The Chinese municipal organized the district of the quarter of the former old town, partly extend on its fringes in the 1920. The International Settlement, was the merge of the British and American establishment and managed by the foreign Municipal Council. And the French established another Municipal council in charge of the French Concession. In Shanghai, the major casualty of the transition from dynasty towards Republic was the city wall, now seen



picture 8// traditional courtyard layout

as representing the city's feudal past. Its demolition had been discussed for several years. Denison (2006, p.82) describes the ever nostalgic foreigner back in these times quoting: **"for interest and picturesqueness the change is ruinous. Somehow there was more art possibility along the old Yang-king-pang and the old city moat than there is in all the foreign streets put together with all their expensive and pretentious architecture. None can deny that- who wants to paint a reinforced concrete block of offices?"**

Courtyard House// Partition walls and yards remained within the chinese urban context. The traditional chinese courtyard house *siheyuan* is most popular in the North of China. Its name reflects the meaning of a courtyard surrounded by buildings on all four sides, a composition embodies the basic pattern for chinese residences. Multiple units arranged wall to wall from east to west, their walls create the typical alleys of Beijing's famous hutongs.



picture 1 // walled city of Shanghai during Ming Dynasty

01//02//02

Urban Space in the socialist & communist City

In 1949 Chairman Mao Zedong's Red Army marched triumphantly into Shanghai. In the ensuing decades, Shanghai's economy, infrastructure and links with the world were cut. Factories were closed, markets nationalized and capitalists expropriated. For the next 40 years almost nothing had been invested into infrastructure and housing (Becker 2006 p. 42). Still with the revolution came a new vision of public sphere built upon the ideas of socialism and participation. Urban planning after the socialist revolution created wider roads and gave birth to open spaces for public activities and assemblies, drawn by soviet influences. Monumental public landscape dominated. Cities grew as clusters of walled and gated cells containing numerous shared and quasi-public spaces. Public life focused inwards within the confines of the home compound (Gaubatz).

Work Unit// Even though more city walls, blamed as feudalism, were widely erased during the Mao era (1949–1976), a new enclosure was introduced to organize China's urban population- the Work unit/ Danwei, Chinese for *entity, unit*. These enclosed spaces are the socio-spatial units in which the livelihood and domestic and social activities of its members are carried out. (Dufang, 2006 p.2.) Danweis integrated housing and work space together with a variety of social facilities such as educational and health care institutions, recreational facilities, nurseries, canteens, clinics and shops in close proximity within its compounds (Hassenpflug, p. 51). Walled and introverted, they would turn their back, once more, towards the urban space and would create a "city within the city". The units were gradually depreciated and disbanded by the end of the last century with the tendency of the general economic opening of China. The governmental strategies to relieve the socialist slab estates designed by rationalism introduced the new kind of and vertical neighbourhood unit- the xiaoqu.

01//02//03

Urban Space in the post reform City

Residential compound// xiaoqu Privatization and marketization of housing in Chinese cities intended a decrease in shared spaces within new development, so called Micro Residential Districts. In spatial terms these residential compounds, are precisely defined areas of insular character, surrounded by walls, or more recently subtle fences hidden in greenery. Permeated by access streets and green space, in between high-rise towers, recalling the enclosure of communal space of the *work unit* and the classical courtyard house. Resulting in an interior access pattern that is not part of the urban infrastructure. Barbara Münch notes a core feature such as a school, a cultural center or simply a large green space (2004, p. 45). Pushing a stable community based social order, the compounds recall the *danwei*, although privatized, enclosing communal space combined with residence and various services. Closed neighbourhoods that represent villages within the city. From 1991 to 2000, about 83% of Shanghai's residential areas have been gated (Wu, Fulong 2006, 1).

Further the separation from residence and workplace increased the time citizens spent away from their neighbourhood. The following quote gives insight in current live style within the urban Chinese neighbourhood:

“In our xiaoqu, the manicured green spaces between buildings are predominantly used by elderly residents — and even then, only on warm, sunny days when the trees cast cooling shade onto the flagstones. In general, most of us dash out of the compound every morning and return around dinnertime. On evenings and weekends, I see many more of my neighbours in the bustling roadside markets and malls nearby than in the supposedly more relaxing ambience of the housing estate. This habit has rendered most of our painstakingly maintained greenery a purely cosmetic feature, and I have sometimes pondered how Shanghai became an archipelago of self-contained neighbourhoods, isolated from one another by perimeter walls, wire

fences, and multi-lane roads.”

[urban language 2017]

In 2016 the chinese government instructed cities across China to open up residential compounds in order to solve traffic congestion. The released document said, that, no more enclosed residential compounds will be built in principle. “Existing residential and corporate compounds will gradually open up, so the interior roads can be put into public use, which will save land and help reallocate transport networks.” (Zhang Hui, Global Times, 2016). However this new tendency of urban planning has been heavily criticized by the chinese population. Whereas the Europeans perception on barriers in chinese urban context might appear excessive- for the chinese culture it creates the feelings of community and belonging within residential areas - the wall reflects the outer border of their homes. (urban language 2017) In recent years, the government of Shanghai has charged its urban planners with reducing the quantity of walls throughout the city. This is only one example of countless official efforts to dismantle walls in Chinese cities (Hassenpflug, 2010). But the effect of these planning regulations applies only partly. It is apparent considering new commercial iconic venues popping out of huge lots. These buildings, drawn by luxury and international design, are smoothly embedded in open landscape design of the Shanghais sidewalks and would float the air with signature smell once their door opens. Whereas housing, still maintained enclosed most likely according to security purpose. One

might assume that the spatial borders of residential compounds decrease; in fact more often high effort is put in defusing their boundaries with bushes, greenery and elaborate metal fence design.

01//02//04

Urban Space of Transition

The existence of walls with their various solid appearances were continuously embedded in the urban Chinese context, from its earliest beginnings with ward walls and danwei enclosures up until the compound walls of residential districts today. While open and enclosed Chinese public space has been widely researched by academics, I herewith focus my interest on the element of boundary itself appearing within temporary urban space and received insufficient recognition in accessible (English) architectural and urban literature so far.

Although Gaubatz stipulates, that the walled-in nature of Chinese cities has eroded more significantly in the past 20 years than in the previous 2 000 (2008), current rapid urban transition processes once more produce passive surfaces functioning as a suppressor of public/urban life. Facades as unproductive vertical element, not necessarily attached to a house, bordering the sidewalk with unfruitful surface for public activity.

Passages of the urban reality- in between the old and the new gave reasons to refer to Marc Augé's narrations about non places.

“Super modernity produces non places, meaning spaces which are not themselves anthropological places.”

[Augé, 1992, p.78]

His reflections on urban (land-) scapes of the late twentieth-century, describe *non places* as space without sociability or characteristics of individual identity: Spaces of transport and transit. Within this urban context, the street is designed to move through rather than to stay in. Whereas Augé refers to different modes of human transportation that move through the city, this thesis is dedicated to the viewpoint of the urban pedestrian. While moving through the city one might not even have the perception of this space in-between the past and the future, the old and the new. Worldwide urban transformation, reveals ubiquitous temporary stages that can be read as temporary *non places*.

01//04

Case Study: Hailun Road in Transition

The case study at Hailun Road in Hongkou district was selected, in order to read the context of urban redevelopment, trace its processes throughout time, understand its superimpositions within space and record socio-spatial scenarios.

A 20 minutes bicycle ride away from Tongji University along Siping Rd, my attention was caught in the area of Hailun Road where the urban landscape was characterized by urban transformation. Here the perception for transitional space evolved in September 2015: facades fringing the streets were shut with bricks, or metal shutters often sprayed with characters in red paint. More often freshly plastered walls replace the former outline of the building, equipped with shiny advert panels attached like paintings, some presenting pictures and others calling with excusing attitude for “creating civilization”.

The facades here created a strong contrast to the lively streets of Shanghai.

In order to understand Shanghai's current transition space, it is inevitable to study the

process of urban transformation in detail with this case study.

Direct observations throughout regular visits of the area during my year at Tongji University supplemented to formulate different stages that result transition space.

From March until May 2017 the evolution of socio spatial nature was studied specifically. Spatial mapping and short semi- structured interviews with involved participants, but also researchers acquainted with the matter were practiced and broadened my transitional horizon.

01//04//01

Background Hongkou



map //site north of american settlement border 1937

Located in the very south of Shanghai's Hongkou district, the observed area at Hailun Road was once situated within the northern border region of the former international settlement. Since 2007 the area is connected to the Shanghai metro grid with the stop at Hailun Road, the intersection of Line 10 and Line 4.

Hong Kou district, earlier Hongkew also known as the "mouth of the flood" is situated in between Suzhou River and the banks of Huang Pu river. Before Americans settled here, it was a rural area drawn by bamboo groves. American missionaries were the first foreigners to use Hong Kou's cheap land in 1848 and established several major institutions such as hospitals, schools and a mixed court. Followed by emerging factories for concrete, steel, gas and water works and cotton, flour and silk mills, Hongkou became Shanghai's first industrial hub and attracted with low living cost along its creeks. (Denison, p. 56). The delineation of the American settlement extended from a point opposite Defence Creek, along the Suzhou

Creek and three 'li' up the Huangpu, then back in a straight line, just south of today's New Financial Center at Hailun Road. Later in 1863, this area was combined with the British Settlement and became the International Settlement.

Whereas the French Concession hosted social activities and institutions, the International settlement hosted the shanghai's productive base and established the city's most renowned market in 1892. Hongkou's industrial scape and geographic location, was ever since appealing for real estate business. The Shanghai Land Investment Company, was one of the first foreign developing businesses, taking advantage of Hongkou's wasteland. Historian Wu Zhiwei traced the early history of the company to 1888. The firm strongly believed in the property value situated within a reasonable distance of the city center. In the 19th century, real estate in Shanghai had flourished, starting with the massive arrival of provincial population resulting a great influx of Chinese into the settlements caused by

great wars and famines. Lead by the British Harry E. Arnold, the company started their business in Hongkou with a number of major residential developments that 'totally changed the appearance of some quarters of the town' (Wright, 1908, p.62). Li Long residential units were the company's major business in this district. Adjusted to the variety of social and historic circumstances they still reveal a great typological variety here (Cheval, 2010). The meticulous merge of traditional Chinese residential form, Western townhouse layouts and western decoration, housed millions of chinese workers and still shape the traditional building culture along Hongkou's creeks until today. According to Wu, the company bought more second-hand lands from expatriate owners than original lands from Chinese landlords. From 1865 to 1933, the average land price per mow increased 24.7 times, caused by the establishment of public facilities. While the construction of high-rise buildings was wide spread, during the 1920s-1930s, as land prices skyrocketed the company invested

in only two high-rises in Hongkou, one of them is the Broadway Mansion (Qiao, 2014).

01//04//02

Hailun Road in Transition



picture // urban transformation along Hailun Road



picture // urban transformation along Hailun Road

About 100 years later Hongkou expanded in both dimensions on the plane and in height. Developers praise it as the “Golden Triangle” shaping a business core with The Old Bund and Lujiiazui.

Today, urban transformation processes are drawn by the Shanghai Housing Reform Implementation Plan from 1991. With the aim to increase floor space per capita, extensive destruction of old buildings was introduced, especially in Hongkou. In long and danwei neighbourhoods were concerned. The reform's consequences result in the housing demolition within cities comparable with the classical approach of urban renewal taking place worldwide: relocation of inhabitants from the city centre to the outskirts, demolition of the old structures and reconstruction of new urban complexes. Within recent years a massive urban transformation within the inner districts of Shanghai was caused.

With the reforms taking shape in 1995, 55% of the old pattern of the city's former foreign settlements was modified in 2014 (Cheval,

Lefebvre 2015). Demolition is closely connected with the development of the urban real estate market and greatly impacts municipal revenues, as a large proportion of which derive from real estate development (Balme, Dowdle 2009 p. 151). The urban environment of Hailun Road is drawn by these reforms. Gonzales states that the government of Hongkou District is currently aiming to become the new economic centre of the city. Its heavy investment in the transformation of built environment, in recent years is legible from the top view- white contours illustrate new high-rise development within 15 years time.

“Shanghai will transform itself into a high-level international cultural exchange centre where traditional Chinese culture coexists with cultures from around the world....”

[Shanghai Masterplan on Culture 1999-2020]

This urban renewal approach manifests itself perfectly along Hailun Road, where tradition and cosmopolitanism face each other just on

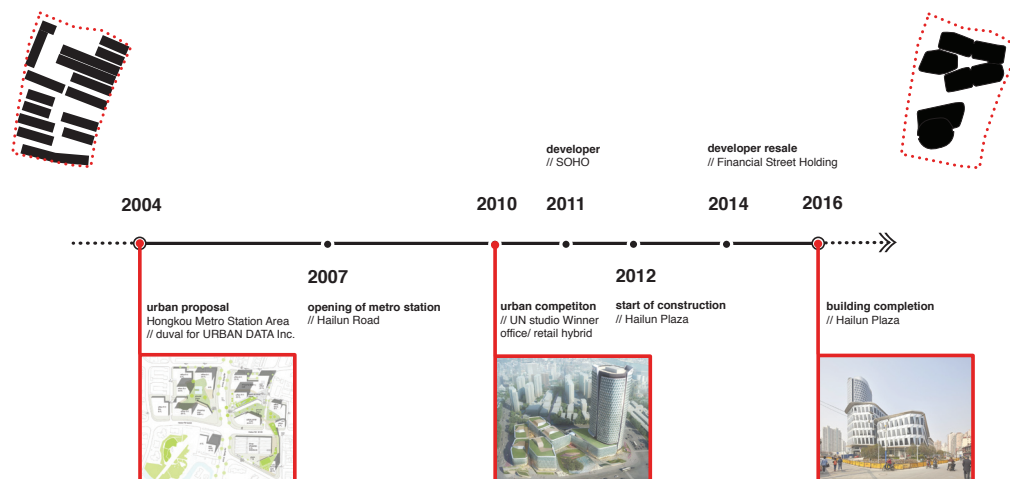


figure // Hailun Plaza project on a timeline

the opposite side of the street. The new Hailun Plaza embodies the modern signature mixed-use complex by UN Studio whereas on the opposite side Shanghai Music Valley, a historic preservation zone, creates a stark contrast. Figures on the next page illustrate that urban transformation does not limit itself to the outlined target site of the new Hailun Plaza:

The demolition of buildings extending to neighbouring lots is a result of traffic planning determinations by the Shanghai Municipal government (Gonzales, 2017) aiming to widen the roads around the site and were traced during my period of observation (grey hatch). This focus clearly dominates the very first renderings of the new Hailun Plaza, an office tower surrounded by low rise retail pavilions with remarkable rounded edges, creates an island of cosmopolitan identity embedded in a network of extensively wide roads. The project chronology of Hailun Plaza demonstrates the duration of the urban redevelopment on a timeline. It took 12 years from the point of demolition of old structures, until the

completion of the recently finished project. Within the construction period the developer of the site changed once, which was only legible along the advertisement of the construction site walls.

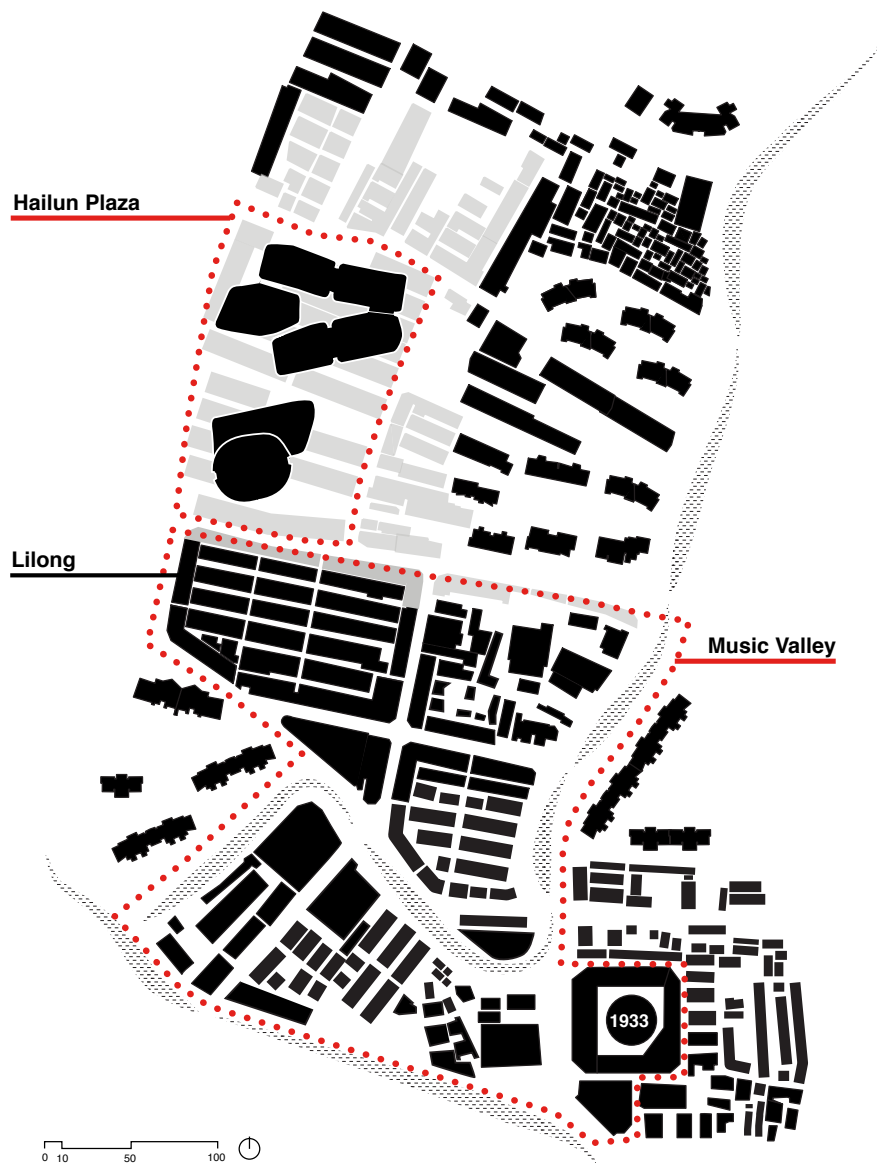
Shanghai Music Valley is an entrepreneurial initiative since 2013, promoted by the district government and managed by the Shanghai Music Valley Creative and Innovative Management Co. Ltd, aiming to foster tourism and creative industries in the cities former concession area. Industrial buildings and residential settlements become the target for urban redevelopment to develop a marketable urban heritage product. This background information on building and traffic planning strategies is necessary to provide the background for the resulting transition spaces occurring along Hailun Rd within the time of observation. From now on people and users of the in-between stage will be observed



picture //Hailun Plaza designed by UN Studio



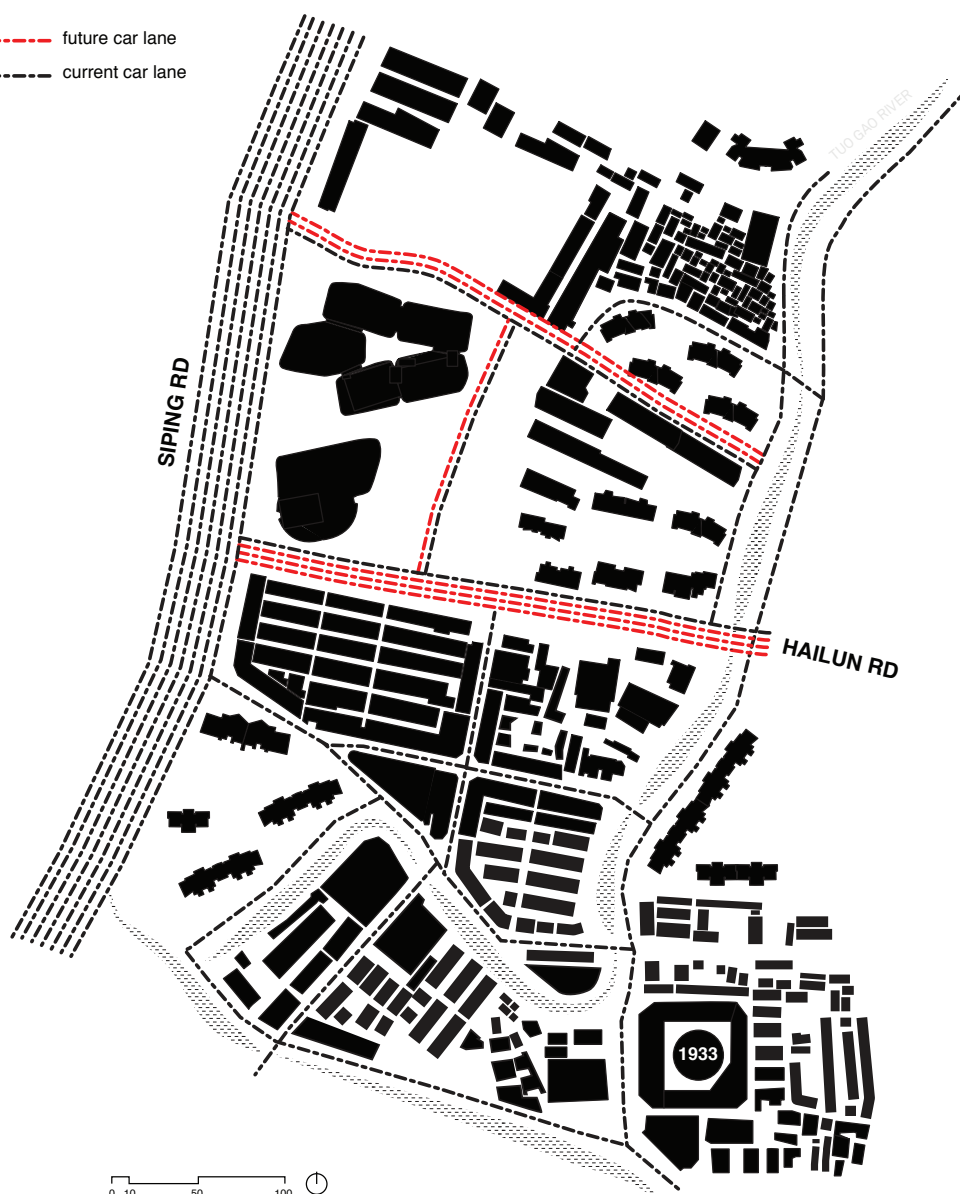
picture //Ruikang LiLong part and *Music Valley Area*



map// urban renewal Hailun Road

street enlargement around Hailun Plaza

- future car lane
- current car lane



map // street enlargement around Hailun Plaza

03//02

Temporary infrastructure and activities

At first glance, lifeless scenarios fringing the sidewalk draw the facades along Hailun Road. Zooming in and observing individuals passing through the ephemeral space socio-spatial configurations evolve out of the overall transition space. The case study contributed to a sensitive understanding of a variety of unplanned activities occurring within the urban transformation process. Interviews with participating actors gave insight to details influencing the processes and helped to understand spaces that would provide temporary infrastructure. Land cleared or maintained considered as useful for the transition period.

temporary infrastructure

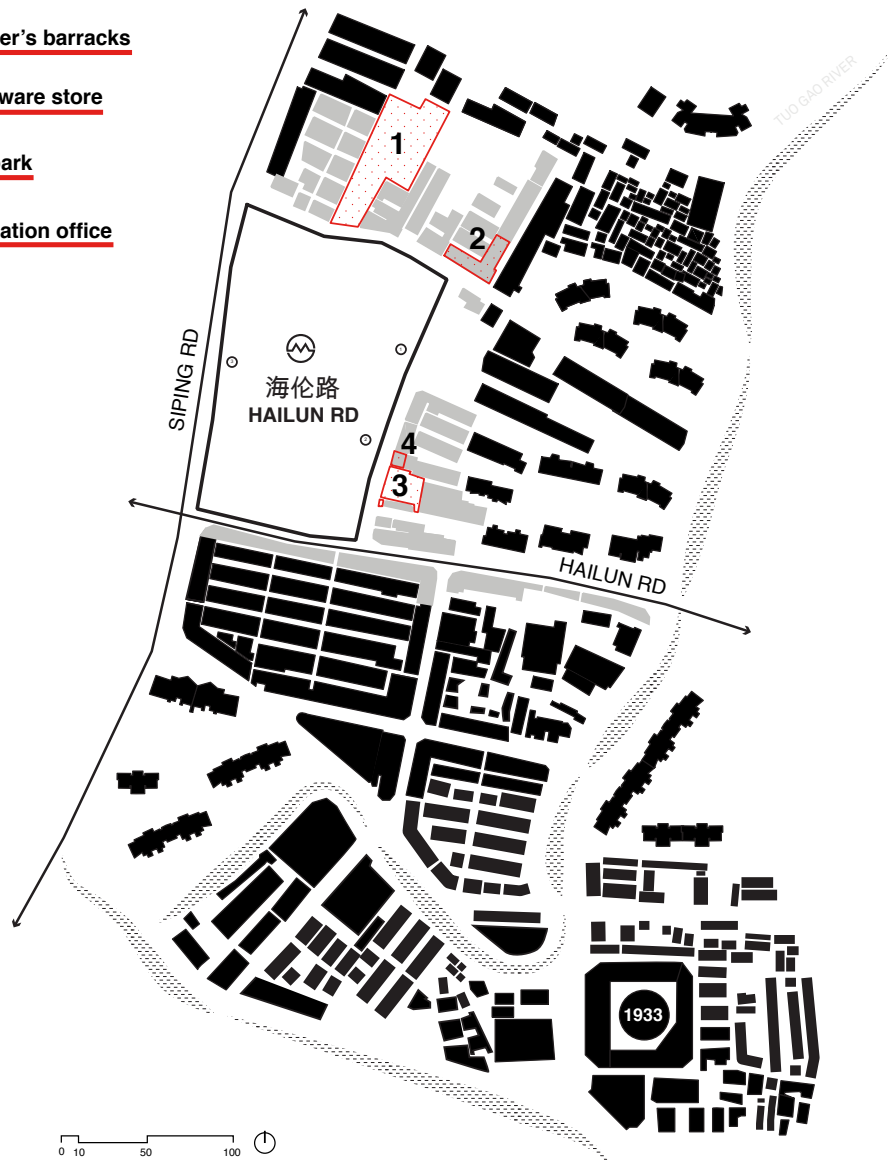


1// worker's barracks

2// hardware store

3// car park

4// relocation office



1// worker's residence

This temporary container settlement is commonly erected on cleared land. Located close or even within the construction site, the barracks house migrant workers from nearby provinces taking job opportunities in cities. According to the Shanghai Bureau of Statistics about 40 % of Shanghai's residents are migrant workers. The organization of these communities reminds of the work unit of socialist urban planning, as all inhabitants belong to the construction development and share work and living space. Since 2008 conjugal dorms were introduced allowing workers to move in with their wife and family in order to support their social needs (Liu Sheng, Global times). The spatial organization of these settlements reflect once again the tendency of introversion of space organisation, as the compounds are surrounded by walls and a guarded entrance gate. Within car parks, container arrangements and water tanks suggest a pragmatic spatial organization. The container units with windows towards both narrow sides are joined long-side wise and assembled in one-storey or stacked

blocks topped with blue corrugated roofs and steel bracing towards the sides. Staircases attached outside on the broadside of the block are connected with arcades fringing the long-side of each floor. These exterior platforms are drawn by drying laundry, water buckets, fire extinguishers and people interacting while over looking the compound. Place of social interaction was often found outside of the compound, along its walls towards the street.



picture // workers residence Tian Shui Rd

picture // demolition office Tongjia Rd



picture // hard ware shop Tianshui Rd



2// hardware store

Along Tianshui Road residential units were cleared but two shops towards the street and one large structure stayed throughout the process. It might have been their function that was useful to keep for the transitional period. Two shops vending all sorts of steel profiles and a spacious hardware store remained towards the street. Next to them a huge hardware store provides material for the close construction site.

3// car park

Another cleared surface enclosed by walls is established for parking cars. This temporary use of vacant land is very often applied right after land clearance and offers another temporary infrastructure. The entrance guard charges 20 – 30 yuan (3-4 Eur) in average per car per day.

4// demolition office

A demolition office, organizing and negotiating on site with participants of the urban restructuring, is located within an abandoned structure and embodies essential temporary usage.



picture // hard ware market Tianshui Rd



picture // temporary parking lot

Temporary activities//

Besides the spaces officially used as temporary infrastructure I would like to emphasise activities appearing along the sidewalk and significantly changed public life within the transitional street space.

Individuals, appearing throughout my period of observation created spaces for social interaction by running businesses related to food. A fruit vendor selling strawberries with a megaphone, a food stand preparing a chinese pancake/ jianbing and an ice cream shop pop up here. It is noted that they were all located around the entrance gate of the car park, attracting customers commuting from or their car and also workers from the opposite construction site. All businesses existed only for a short time. The vendor was mobile, the two others were located within ruins of buildings. However for a short time they triggered public life scenarios along the blocked facades of abandonment, the walls of construction sites worker's residence and parking lots.

The following drawing will give a detailed

description of all processes that took place while my observations. Besides spatial dividing elements and liveless façades in fact quite some activities took place, evolving out of human appropriation of space. Informal activities of individuals created lively street scenarios and used potential of abandoned structures.

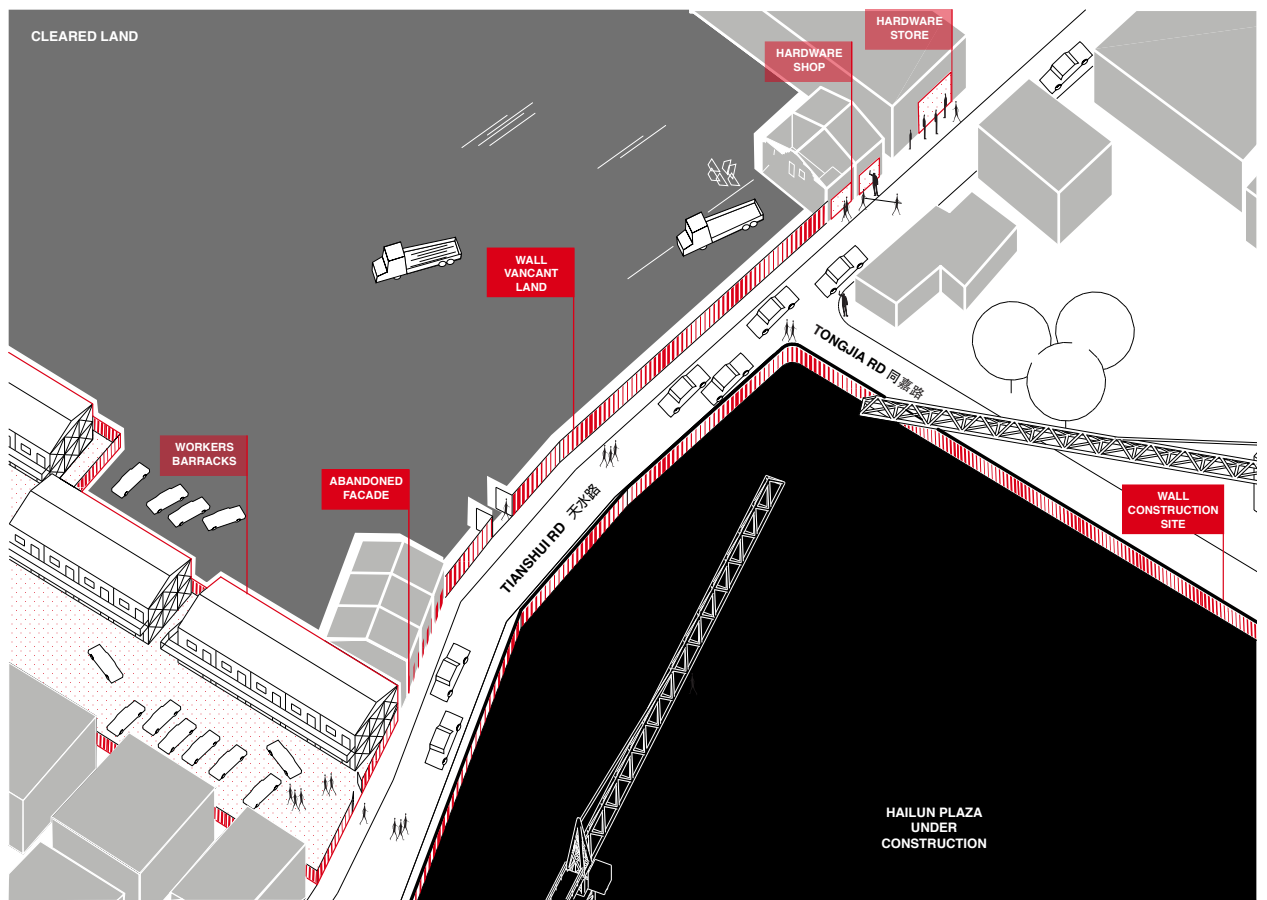
Urban researcher Mara Ferreri stresses that temporary urbanism concerns connectivity:

“it reinterprets both people in need of spaces and unused spaces as social and economic ‘waste’. [...] At the heart of this discourse lie two interconnected and seductive narratives: an imaginary of fluid and ephemeral urban connectivity, on the one hand, and a normative temporal horizon marking the boundaries of ‘meanwhile’, temporary urban uses, on the other.

picture // food stand Tongjia Road 8/3/2017



picture // ice cream stand Tongji Road 8/4/2016



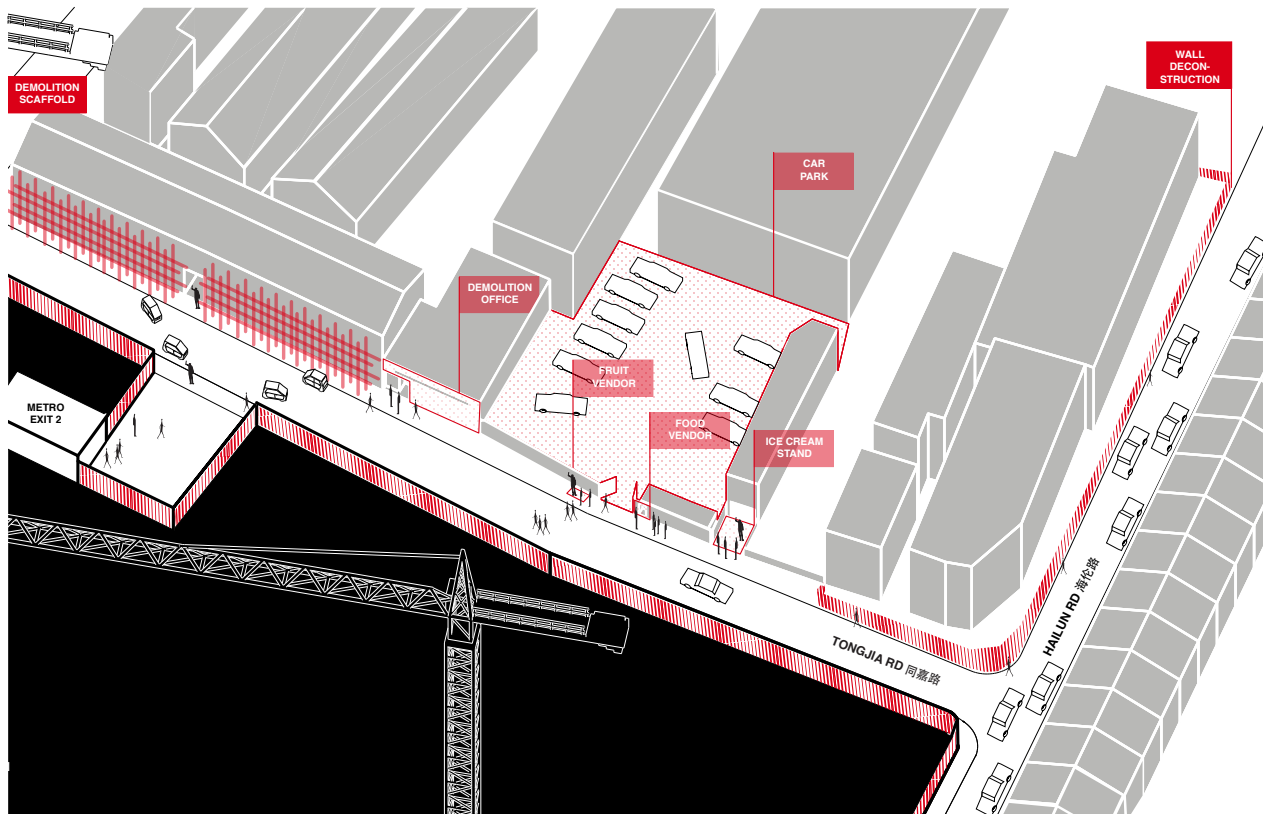


illustration // tracing transition Hailun Road 2015-2017



map // shanghai land in transition narrative 2016-2017

//NUMBER	//DISTRICT//ADDRESS	//STATE	//CURRENT USE	//MATERIAL/DESIGN	//ACTIVITIES/SERVICES/A//NOTES	//FILM	//PICTURE
1	Hongkou Tongjia Lu	Vacant Land	parking, living	plastered concrete block wall	Food store and fruit vendor at entrance gate		
2	Hongkou Tongjia Lu	Abandonment	Demolition office, vening living	bricks improvised	Ice cream vendor moved into abandoned cool house		
3	Hongkou Tianshui Lu	Vacant Land	parking	plastered concrete block wall	//		last destroyed structure, li long bathroom
4	Hongkou Tianshui Lu	Vacant Land	workers barracks	enclosed container housing	//		
5	Hongkou Dongchangzhi Lu/ Dantu Lu	Vacant Land	brown field	metal sheet walls 5 m high with founcc //	doors unlocked		
6	Hongkou Zhapu Lu/ Hainan Lu	Vacant Land	parking	solid brick walls covered with wild gre //			pano brownfi
8	Zhabei Tiantong Lu/ Zhejiang North Lu	Abandonement Li Long: Tianluli	parking carwash service	Fujian North Lu: plain plastered walls // remains of floor tiles entrance gate activity/ shop Tiantong Lu: blocked facades	earlier heritage building with un and china flags demolished not allowed to take pictures		
9	Zhabei Qufu West Lu/ Jinyuan Lu	Vacant Land	parking housing construction workers wast separation	remarkable wall design for several lots sand plaster, decorative elements vertical plastic flower panels	single corner shop remaining: Mengu lu/ Jinyuan Lu fruit, drinks		filming on rubble mountain
10	Jing'an Changde Lu/ Wuding Lu	Vacant Land	parking construction workers housing	Changde Lu: school Art paintings/ social instructions/ green strip/ ornamental gates Wuding Lu: blank wall/ developer advertisement Kangding Lu: developer advertisement/ social instructions	//		Yes
11	Jing'an Changde Lu/ Kangding Lu	Abandonement Demolition site	sorting material housing construction workers	Corner Change Lu/ Kang Ding Lu: Art Deco Wall plastered walls	Kangding Lu: blocked facades curtain shop: Kangding Lu 605		well sorted demolition site- windows, doors, wooden beams
12	Jing'an Shanhaiguan/ Datian Lu	Abandonement Li Long: Pingdell	block waiting for demolition	//	Blocked facades/ chail		chail 2 times written on ground floor shutters abandonment/ construction site opposite side of the street container backside facing the strex/yes/top
13	Jing'an Shanhaiguan/ Datian Lu	Construction	Construction site housing construction workers	corner Datian Lu/ Shanhaiguan developer advertisement curved panel white wall, no adverts humidity staines and mould, water running out, containers! behind	//		
14	Jing'an Xinzha Lu/ Datian Lu	Abandonement Li Long: Guangming	entire block waiting for demolition	//	Blocked facades food shop: Datian Lu 450		abandonment/ construction site opposite side of the street"
15	Jing'an Dongchangzhi Road	Construction	Construction site housing construction workers	Xinzha Lu until Datian Lu green planters on ground and haining planters from wall socializing adverts	//		shoes placed on the wall men and women live here
16	Huang Pu Taicang Lu/ Pu'an Lu	Vacant Land	brownfield	concrete block walls plastered with tiles/bricks on top	SITE FOR DESIGN?!		Yes/top
17	Huang Pu Xizang South Lu/ Taicang Lu	Vacant Land	parking nail house	vertical flower walls and history telling	//		wall material differences of wall facin main street and wall facing the backside (new blocks vs recycled bricks)
18	Putuo Moganshan Lu	Construction	Construction site housing construction workers	graffiti art on construction site border "people taking pictures infront			workers barracks behind
19	Xuhui Henshang Lu	Construction	Construction site	planned graffiti art along construction	people taking pictures infront		--
				sight wall 4.5 m high			

figure // table of captured areas 2016-2017

02// THE THESIS

02//01 questions and expected outcomes

In- between the deconstruction of the past and the construction of the future my thesis aims to trace urban conditions of short and medium term, with main focus on socio-spatial characteristics. On a macro level- the urban scale- it deals with urban transformation and on a micro level- the street scale- with the resulting transitional space for pedestrians of Shanghai. The aim of this thesis is to trace the so far hardly researched field of the urban transition process from the pedestrian point of view and give insight into its consequences for public space. It intends to comprehend its chronological sequence, spatial characteristics and its temporary activities.

Comprehensive research on one hand gives the opportunity to create accurate design proposals operating on the micro level and on the other hand stimulating the macro level as an urban catalyst. The following central questions will be analysed:

WHAT are the consequences of urban transformation towards public space?

WHAT are the different stages of urban transition? What are their spatial, material, social and territorial characteristics?

WHICH urban strategies can be provided by architects, to achieve a positive impact on public life during urban transformation?

02//02 methods and strategies

Urban Semiotics//

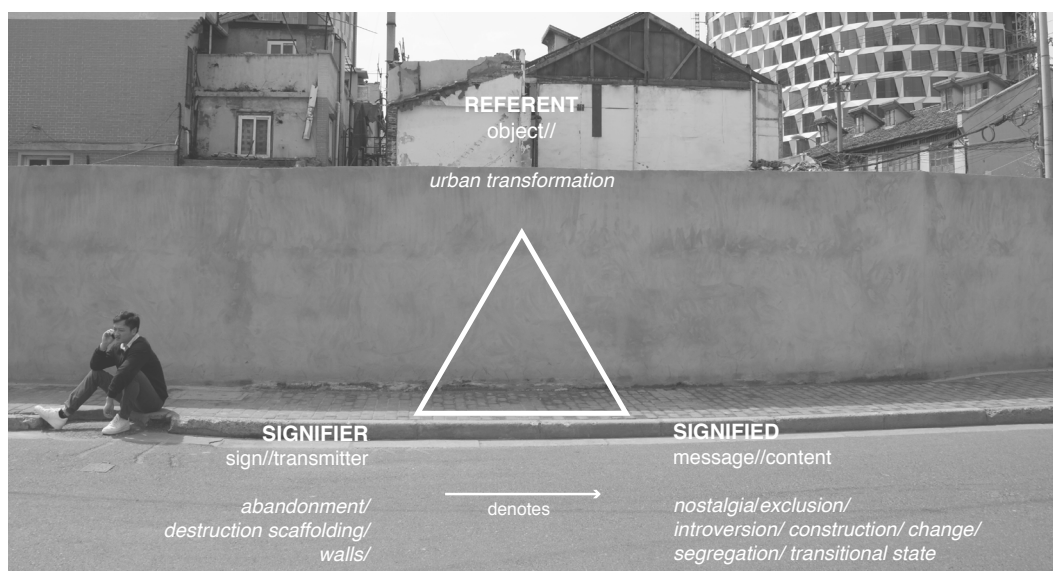
“The claim that the way of dealing with public space in China is either careless, inattentive, or rather disrespectful, is based on the assumption that this kind of space is actually perceived as “public”.

[Hassenpflug, 2010, p. 17]

It is crucial to consider urban semiotics when observing Chinese public space. The human citizen is shaped by its city and its semiotics of urban space. Urban semiotics is a research method prominently represented by scientists like Roland Barthes, and Henri Lefebvre. Street, lights and traffic signs but also elements of the built environment such as facades, places and streets and other urban spatial elements can be interpreted as signs and thus compared with the medium of the local language. According to Hassenpflug, public space in China is understood as the “non-space” that is located in-between meaningful places related to family, home and unit. All these places connote a walled enclosure within

the chinese context. I grew up within an urban pattern characterized by city blocks. Where vacant land is more often enclosed with metal fences and solid walls towards the street are quite rare. This might be the reason for why they caught my attention within the transition state.

The variety and solidity of walls is evident from the number of words in chinese language to describe their different types (Lu Duanfang, 2006 p.128). And this is how the aesthetical und functional understanding of a place is extended with a further dimension, the semiotic, the cultural carrier of meaning or sense. Elements of urban space become carriers of meaning or sense- signifiers- that refer to meaning or sense- signified. These three dimensions continuously merge, overlap and influence each other. (Hassenpflug, 2010 p. 17) In order to read the city, one has to “decode” it first and therefore chinese enclosures throughout history is studied in the next chapter.



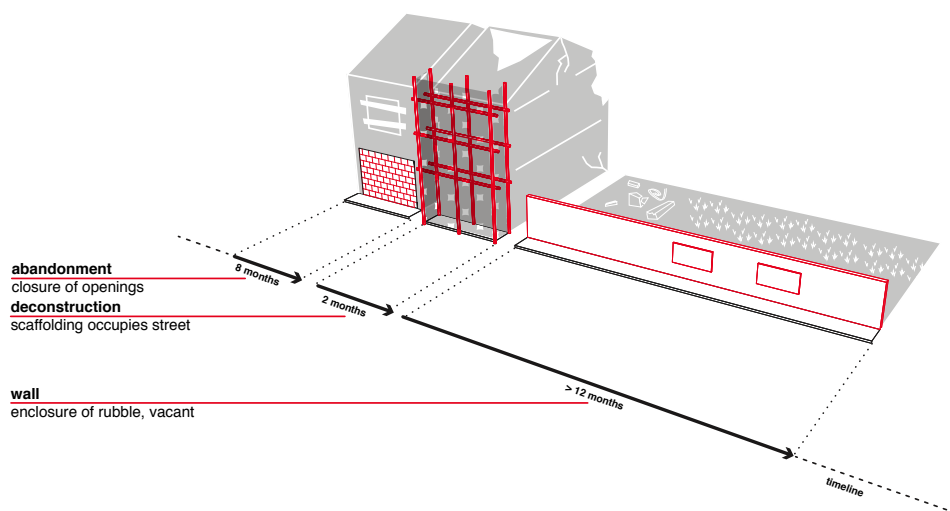
“What begins as undifferentiated space becomes place as we get to know it better and endow it with value.”

[Yi Fu Tuan, 1974]

In order to be able to investigate the general concept of the transitional phase in detail, approaches by geographic scientist John Agnew were applied to analyse the vague transition space. In *Place and Politics* (1987) he formulated that space can become place when three requirements are met: A specific **location**, something that answers the question “Where?” The **locale** describing the actual shape of space and its material characteristics and the **sense of place**, consisting out of peoples emotions attachment to a place.

Observations of the defined categories- the state of abandonment, the state of deconstruction/ demolition and the state of a wall, are collected from various transition stages all over the city of Shanghai. The viewpoint is the one of a pedestrian, the human individual, passing along its façades.

Transitional surfaces often raise passive, even negative connotations, with this work it is the aim to reveal their existing potential as productive places.



02//03 my research in Shanghai & applied methods

The topic of this thesis evolved out of observations during my stay in Shanghai within the Double Degree Program of TU Vienna and Tongji University from 2015-2016. The prevailing ephemeral urban space, resulting consequently from urban transformation processes within the cityscape triggered my interest. Abandoned structures, demolition processes and enclosed vacant lands create new urban space of high quantity and therefore provoked my visual perception. Is it conceivable to assume that the lack of linguistic skills and character sensing within a foreign culture and its unknown urban environment fostered my visual perception? However I suppose that what makes cities interesting places is the unexpected. To me it was the urban transformation process, not only on the gigantic urban scale, even more on the human scale.

With the support of a research scholar ship, I had the chance to come back in March 2017, to deepen my research in situ. Prof. Malden Jadric, architect and expert on public spaces

from TU Vienna supported my topic and highly motivated me in studying the chinese urban space. The exchange with experts and researchers from Tongji University broadened the horizon within this so far unexplored field. Prof Yu Yong, supervisor in Shanghai, encouraged me on my topic and was always helpful by connecting me with experts. Jérémy Cheval architect and heritage expert, was very supportive in providing latest background knowledge regarding Li Long transformation and protection, but also urban planning processes. Plácido Gonzáles Martínez, PhD holder architect and urban planner gave valuable input to the confinement of cities in both Chinese and international context. The exchange with urban planner and architect Daniel Campo, about public space studies in New York, Brooklyn, strengthened the narrative research method.

The first method that came to application was the one of a flaneuse observing Shanghai's urbanism. The originally male figure- flaneur, defined by philosopher Walter Benjamin, was described as the modern urban spectator, detached from local language and culture, which was the case for me, when moving, though on a bicycle, through the Chinese cityscape. The concept of the stroller evolved out of the changes that occurred within the metropolis of the 20th century, in Paris. His key role was to portray the modern city, and hereby open the urban environment as a space for investigations. While displaying a critical attitude towards the uniformity, speed and anonymity of the modern city, he would emphasize his fascination for street life, which triggered my interest too. Driven by observations of images and scenes rather than linguistic and cultural understanding, I was caught by the consequences of urban transformation towards public street life.

Categorizing Space//

By following an exemplary case study in Hongkou District in Shanghai, procedural categories of transition space were formulated and fostered the foundation for deeper investigations. The focus is set on the spatial conditions of three stages occurring within transition space: the facades of abandoned buildings, construction work and temporary vacant land, observed from the viewpoint of the pedestrian.

Analysing Place//

After the three spatial stages shaping urban transition space were defined, each was studied in detail and described with its spatial, material and social characteristics. According to John Agnew's definition, a space becomes a place when three requirements are met (1987). A specific location and physical condition makes it a location; something that answers the question of "Where?" A locale when the actual shape of the space is included. And third is the sense of space containing people's personal emotional attachment to the place. Whereas Agnew intends to provide a concep-

tion for creating a political geography for a place, I utilize his method to define actual places within the vague space of transition. Spatial characteristics are used to describe its location in both, time and space. Expanded with material characteristics the location transforms towards a locale. Adding observations of activities and social interactions gives the former space its sense of place.

Tools//

“Since the development of hand held cameras in the early 20th century, the camera has become the tool of the flaneur.”

[Susan Sontag, p.55]

With my camera I captured prevailing situations in picture and film and herewith extended the sociological, anthropological, and historical observing notions of the classical flaneur with a spatial relevance. During site observations, a variety of tools have been applied, in order to achieve a holistic output. Based on the principles that people are the most important priority of public space (Jacobs 1961, Cullen 1963,

Whyte 1980) socio-spatial mapping was applied with the most recent methodology of Jan Gehl. Activities, people and their interaction within the spatial context of transition space were studied and captured with the following methods:

Spatial mapping// allowed localizing and identifying temporary spaces evolving out of urban transformation. What type of temporary spaces appear? What function do they host? For how long are they in use? What are their borders? How do they look like? What are the potential users? And how long do they last?

Behavioural mapping & Tracing allowed determining where and how participants make use of transitional space. Done at distance, walking, standing as well as activities of participants were traced. Where do people walk? Where do they stand, wait or rest? What activities take place? Main focus was set on identifying different types of activities. Social and spatial characteristics were captured with sketches, photos and written notes and later transformed into digital drawings to create a

03//

Categorizing Places of Transition

The analysis of this exemplary transformation process resulted in formulating three different categories of space in urban context: the barricaded state of abandonment, the deconstruction or demolition state characterized by construction scaffolding and last longest lasting, walled up state enclosing vacant land awaiting new development or shutting off construction sites. Whereas here the state of abandonment lasted 8 months, the state of deconstruction lasted 2 months. Worldwide, these three stages occur within the

urban transformation process. Their existence within the urban scape is undeniable. Coexisting and overlapping, they are relevant for the evolvement of urbanism.

The term “space” is more abstract, it is applied in much the same way to an area, a distance between two things or points. Where as the term “place”, whose usage at least refers to an event (which has taken place), a myth (said to have taken place) or a history (p. 82).

[Marc Augé, Non-places, 1995]



1//ABANDONMENT
openings are blocked with
recycled and new material



2//DECONSTRUCTION
scaffolding of bamboo and metal
is set up and occupies sidewalk



3//WALL
set up along the
borders of the site

03//01

Tracing Abandonment

弃用/ qíyòng is the Chinese expression for abandoned place, literally meaning 'to stop using something'. Within the built context, the state of abandonment represents an empty tangible built structure, characterized by voids of life and activity, generated by the absence of humans. Whereas lifeless ghost towns at the urban fringe of Chinese cities announce the future of urbanism, abandoned buildings within the inner districts quote its past. A variety of "blocking" techniques are applied to prevent squatting and subsequently turn lively ground floor situations into a temporary plain vertical façade, further preventing social life and human interaction.

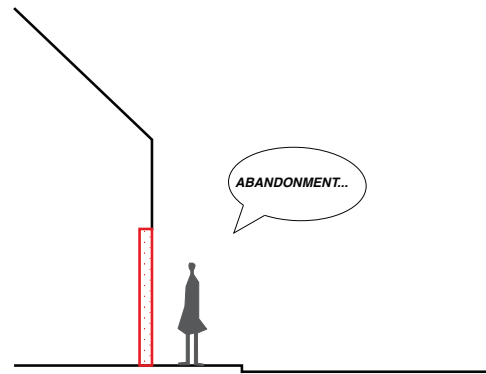
According to the "State of Place-Index" by Mariela Alfonzo, abandoned buildings- besides graffiti, lack of light and broken windows- are a crucial factor influencing people's walking behaviour and emotions, but not actual crime.

Public peace, side walk and street peace of cities is not kept primarily by the police... It is kept by primarily by an intricate, almost unconscious, network of voluntary controls and standards among the people themselves and enforced by the people themselves [...] a well used city street is apt to be a safe street, whereas a deserted street is apt to be unsafe.

[Jane Jacobs, 1961, 44]

03//01//01

location and origin



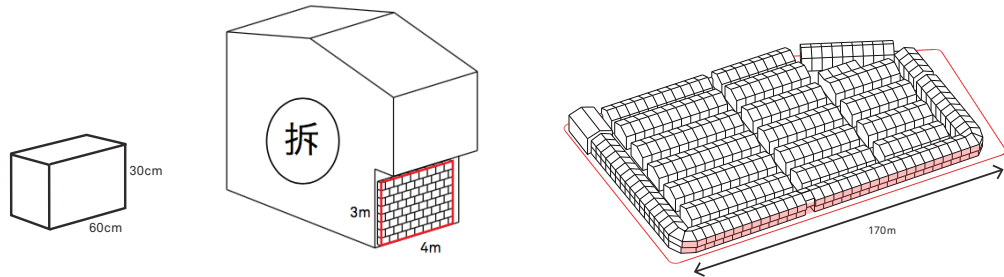
In general the causes for current abandonment along the streets of Shanghai are two fold: One reason is the future demolition of old buildings, that will be replaced by new development and therefore awaiting demolition block wise with abandoned facades. Another reason for this apparent state is a regulation by the central government released in 2014, aiming to erase illegally built structure erected without planning permission or rather without building permit (Shanghai Construction Trade Organization, 2014). Whereas media responded on elaborate roof top designs erected for private residence it ignored the consequences along the ground floor (Feng, South China Morning Post, 2013). Here, businesses and shops and food stores without license are literally censored by solid walls. Daily lively ground floor facades in several neighbourhood vanished, by walling up front windows and entrance openings. To further prevent ground floor business within residential buildings, the entire ground floor façade was enclosed by walls. Even though urbanist Dietmar Hassenpflug argues that

the strict enforcement of the Charta of Athens (segregation of urban functions) in China belongs to the past (2010, p. 55), recent clearings of “illegal” land use seem to strictly ban the mixed use of retail and residence within one building. Several street situations across the city are “walled up” and put to lively standstills. Chifeng Rd just out of Tongji University Gate in Hongkou, to name only one example.

Now the “stage” for the side walk ballet, as Jane Jacobs described people taking part in daily life scenes, is passive and silent. What is left is the walkway, constrained by a façade perforated by infill, on one side and the kerbstone defining the street level boundary on the other side. Sometimes the edge to the flanking building- the transition of the horizontal to vertical surface, reveals floor remains of the past.

03//01//02

locale and material characteristics



standard concrete block

66 blocks to fill standard opening

2800 blocks required to fill the groundfloor facade of Lilong settlement

Once the negotiation processes between the demolition office and the resident reaches an agreement (interview relocation office- Hailun Rd 15.04.2016), a building's openings will be blocked. In fact a blocked façade visualizes the completed negotiation process. A variety of techniques of pragmatic practice are noticed. Recycled or new bricks, concrete blocks, wooden panels, metal sheets, furniture and conglomerates of different materials are used to close openings of windows and doors. The most common masonry bond to fill the gap with, is the stretcher type, last line closes up with a diagonal brick row. The blocking functions as a protective method against human interaction squatting while awaiting the buildings demolition. Whereas in Europe light- weight construction dominates for this purpose, in China more often massive masonry is applied. Once filled up, and sometimes plastered, the surface will be spray-painted with the popular

character- chai/ destroy. Back in the 1990 this symbol, well known in red colour, became an alarming icon indicating Chinas urban redevelopment process. In 2010 softening vocabulary 搬迁/ banqian/move and 空/ kong/ empty was applied.

Remarkable is the massive material consumption (figxx). Along Hailun Road a rough calculation shows that 2800 new blocks were used to fill the openings of the ground floor along one side of the block for 8 months time without providing any surface for sitting down. Jan Gehl's investigations on a variety of Façade categories proved that an inactive, homogeneous and passive façade without any openings or details would effect less head movement and less pausing of a passer-by. (Gehl, Reigstad, Kaefer p.104, 2016).



picture // Datien Road 15/5/2017



picture // Shanxi S Road 16/5/2016



picture // Hailun Road 8/4/2016



picture // Chenxiangge Road 4.5.2016



picture // Xinzha Road 8/4/2016



picture // Kangding Road 15/5/2017



picture // Datien Road 15/5/2017



picture // Datien Road 15/5/2017

facades of abandonment

03//01//03

sense of place and temporary activities

At first sight abandoned structures in Shanghai showed live-less atmosphere. Taking a closer look, this state revealed an unexpected sense of place- characterized by temporary sociocultural activities. Pragmatic practices would react on current necessities and demands:

Selling antiques//

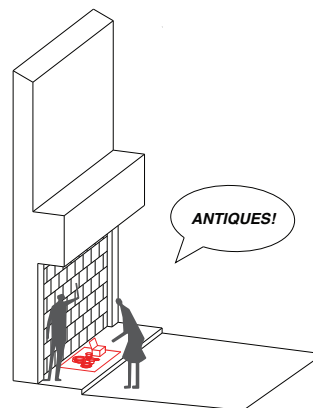
An unplanned activity occurring as a consequence of people moving is selling second hand goods. Former residents would sell their old belongings and treasures in the streets. A situation comparable to a flea market: people selling second hand goods from improvised tables or straight from the sidewalk.



picture // selling antiques from the sidewalk

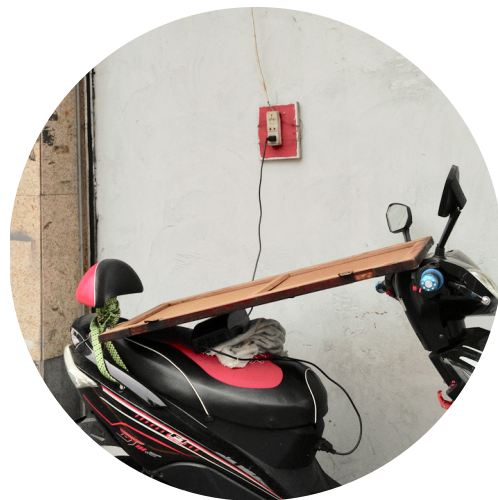


picture //Shan Dong South Road 4 /5/2016



Charging vehicle//

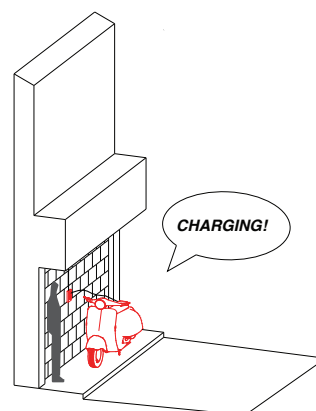
This practise makes use of the remaining electric infrastructure existing in abandoned buildings. A power distributor was attached on the infill to charge the electronic vehicle.



picture // elctric infrastructure within abandonment



picture// Xinzha Road 16/3/2017

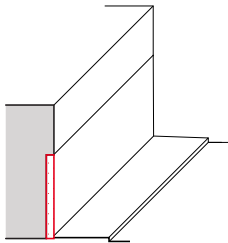


03//01//04

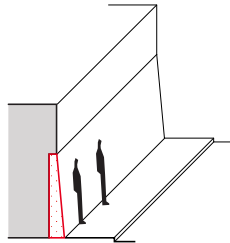
Proposals for alternative Infills

In Shanghai the state of abandonment revealed creative practices applied by people accommodating the linear public space. Occurring demands and the use of existing infrastructure provided by the outdated structure gave the hint to make use of this temporary structure. Reading spatial and functional demands of the facade lead to formulate a catalogue of design proposals. All solutions assume that the existing building can not be used for interim use from the inside. Therefore, applied strategies refer purely to

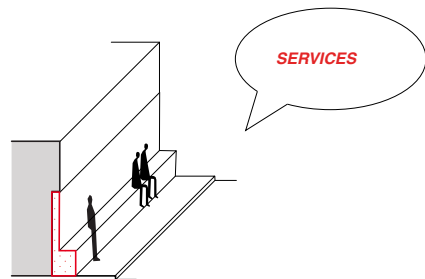
the use of the exterior facade. 4 groups were formulated to create different situation for pedestrians: ACTIVITIES// provided with the spatial optimization of the place. SERVICES// according to the demand of the neighbourhood and location. INFRASTRUCTURE// depending on the supply of the existing building and additional COMMERCIAL// opportunities to provided food and beverage supply for the area.



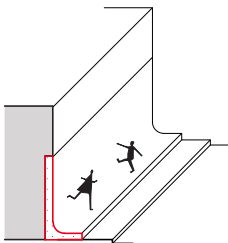
00// standard wall infill



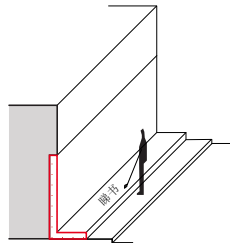
01// upwards tapering for leaning



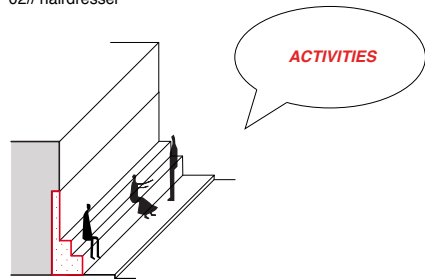
02// hairdresser



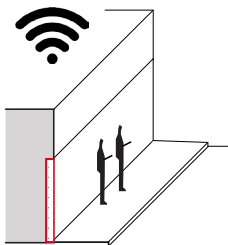
03// curved surface for playing



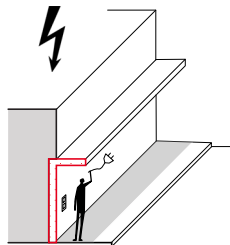
04// platform for painting



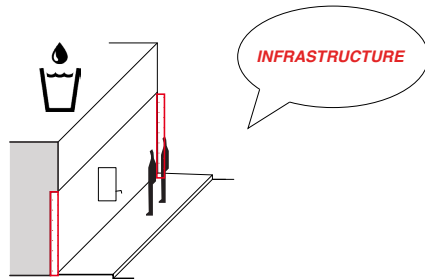
05// stepped pedestal for sitting



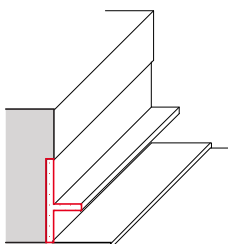
06// wifi hotspot



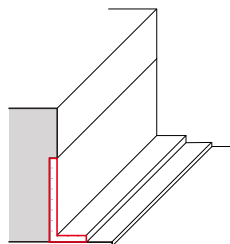
07// electricity supply and canopy



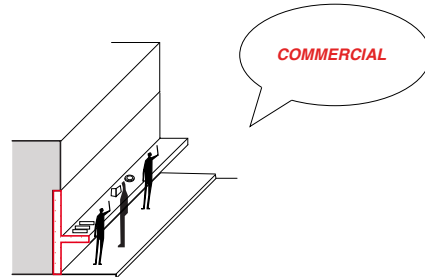
08// drinking water supply



09// food and beverage



10// bicycle workshop



11// vendor's display

03//01//05

Applied international References

The exploration of applied reference projects dealing with abandoned properties within the international context, revealed two contrasting approaches dealing with the interior capacity of abandoned structures.

OAKSURE// a vacant property security service protects all types of property against metal, vandalism, squatters, metal theft, fly tipping, and dilapidation. The service offers 24 hours surveillance by so-called live-in guards (12 pounds/ hour) who would have a temporary residence within the building and therefore would be much more effective than a guard on regular patrols. The company based in London targets buildings awaiting planning permission, construction, demolition, sale or letting. This example shows the elaborate measures that are applied to an abandoned building in order not to let it affect leave, as this negative image is carried out towards the urban environment. The opposite example dealing with this state in a very different manner. An organisation that uses the abandoned property as a potential location- a space for temporary use.

NEST// operates as a vacancy management and was founded by two architects in Vienna. The agency aims to localize vacant property and organise interims use projects. They function as stakeholders in between the owner of a building or site and the people using the property on a temporary base- resulting a win-win situation for all parties involved and fight against the negative image of an abandoned house within the city scape.

Other projects implemented by public space artist Candy Chang deal with the exterior surface towards public space and intend to explore the process of civic engagement.

The Before I die Wall was originally created in 2011 along an abandoned house in New Orleans, inviting people to think about death and reflect on their lives. Provided chalk would invite to leave a thought. Up until today the wall was established 2000 times in 70 countries. Passionate people around the world, are invited to register their wall Idea online and would receive a step-by-step guide, checklist of materials and stencils in order to realize

the wall. Not limited to abandoned houses, the wall, has been already set up in Shanghai in April 2017 by the Shanghai Fu Shou Yuan Humanism Memorial Museum nearby a cemetery as part of Qingming Jie, "Tomb-Sweeping- Day" Festival. Instead of a wall thoughts were written in blackboards.

Another project made by the same artist was especially dedicated to abandoned buildings. Stickers saying "I wish this was" were designed to be filled out and be put on "abandoned buildings and beyond".

"Looking for love again" was based to fight the fact that abandoned buildings became part of the common sight of city landscape. An abandoned high rise building in Fairbanks, Alaska, was chosen to celebrate the buildings past and future. A huge sign covering the four top floors of the building saying "Looking for love again" called for attention. Chalkboards on street level invited people to share their memories of the building, their hopes and its future. By drawing emotional attention to the neglected building explores the impact of

buildings to the cities inhabitants.



picture // Before I die / 2011/ New Orleans by Candy Chang



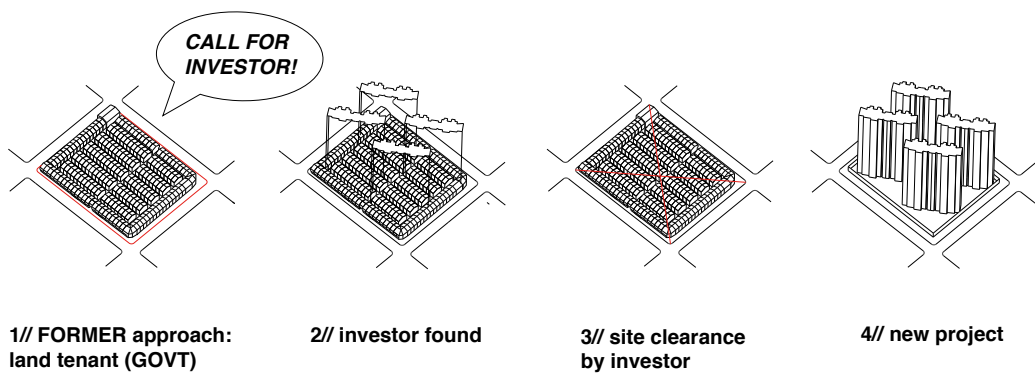
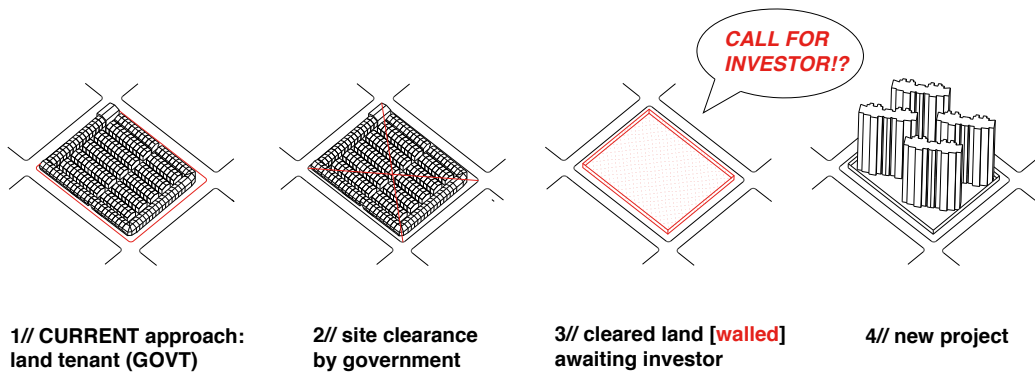
picture// I wish this was/ 2011/ Fairbanks by Candy Chang



picture// I wish this was/ 2010/ New Orleans by Candy Chang

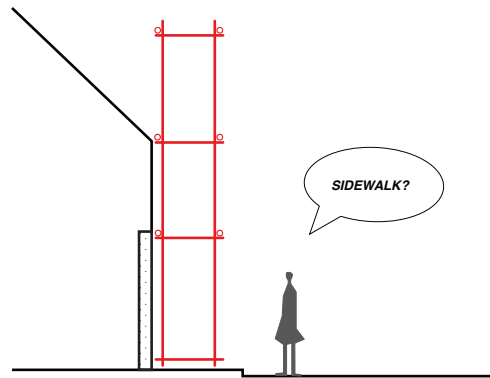
03//02

TRACING DEMOLITION



03//02//01

location of deconstruction



The pedestrian usually accepts this stage of an exceptional situation, as the scaffolding is situated on the sidewalk, often no pedestrian walk way defined. A state where cars and pedestrians share the street, sometimes even on both sides of the road. An interview with the demolition office at Hailun Road revealed recent changes within the clearance approach of land influencing the transitional stages on a time line.

Whereas earlier land was cleared after an investor was found, currently, land clearance

happens in advance and the investor is called later. This sequence change might result a shortage in time for the abandoned state, as land clearance can be accelerated. Subsequently the state of the vacant land might increase as the land use directly depends on the demand of the property market (page 85).

03//02//02

locale and material characteristics

Deconstruction is a process drawn by man power. A scaffolding is set up to tear down an old building from the top. deconstruction workers invade the built structure and separate the variety of materials. Glas, metall, wood, wire, brick and blocks. Sorted material will be removed by trucks or individuals with bicycle carts. Towards the pedestrian the bamboo element are slabs/profiles and woven mats out of split bamboo. The columns form the framework, mats are used for railings/wall elements and as floor panels. Characterized by temporary bamboo structures.

For tearing the building down into its component parts and sort the material and remove it. Before demolition waste is delivered to suburban or rural areas for simple disposal of landfill it is brought to an urban collection point usually vacant land is used for this.

The proportion of demolished buildings today can be divided in the different decades of construction and material use. Most of the demolished buildings in Shanghai today were built before 1980, and were mainly made out

of wood and brick structures. While residential buildings constructed before 1980 and 1990 also occupy a rather large portion build out of brick concrete structures. Where as buildings after 1990 were dominated out of brick and concrete- structures built after 2000 almost exclusively out of concrete. Emphasizes that half of the total construction and demolition waste (concrete, steel, bricks and blocks) could be reused and recycled as new construction material. (Ding, Xiao 2014)

03//02//03

sense of place and temporary activities

Within this state both artistic and organisational activities where found.

The community in charge are demolition workers called chai fang dui. In fact their work is two fold, on one hand they are responsible for the demolition of the building, on the other they secure the building, as they sometimes also live within the structure.

The lack of people contributes to the impression of a ghostly presence. The common concept of a ghost town or city varies in different cultures. emphasize the country's rapid urbanization and awaiting the future urban population. At the inner center of Shanghai the abandoned state appears to pedestrians at a smaller scale. Whereas in the outskirts the ghost character is referring to the future of the city- here it reveals the cities past. A sentimentality about the past arises. In *The Power of Place* architect Dolores Hayden expresses a strong connection of identity, memory and place. She describes urban landscapes as storehouses for social memories (1995). This might be the reason for the subtle mood of nostalgia pervading

abandoned buildings. One might experience nostalgic emotions even without having memories related to the place. Considering a building which leaves a presumption of an earlier history might fill the air with nostalgia. One example dealing wi

Demolition Sale//

An unplanned activity occurring as a consequence of people moving is selling second hand goods. Former residents would sell their old belongings and treasures in the streets. A situation comparable to a flea market: people selling second hand goods from improvised tables or straight from the sidewalk.



picture // selling antiques from the sidewalk



picture //Shan Dong South Road 4 /5/2016

03//03 TRACING WALLS

The third category of my investigation is characterized by endless meters of a single architectural element- walls. Partitioning the urban fabric of Shanghai, a variety of appearances and designs were found, covering the need of enclosing land while urban transformation. Throughout the transition period the persistence of this element is given with the need of construction site and property enclosure. While the german word *Bauzaun* and the english word for construction site wall or *hoarding* describe a lightweight barrier element, Shanghai's temporary construction site enclosures are largely perceptible as opaque massive walls and create an image of permanent manner.

Since the existence of detached walls outlining chinese cities, gardens, temples and houses were discussed within the introduction, this chapter will now cover a specific wall type. The variety and significance of walls is evident from the number of words in chinese language to describe their different forms and meanings (Lu Duanfang,p.128). High walls enclosing a

courtyard are called 院墙 /qiang/ connoting a protective quality. Partition or house walls 壁 / bi/ are associated with warding off, cold and wind. The screen wall 影壁/ yingbi/ keeps something from being seen. It is a special screen wall placed in front of the entrance of a courtyard or garden to separate the yard from the outside world providing more privacy for the life inside. 垣/ yuan/ implies a low wall providing something to lean on and use as protection. In strong contrast to the Great wall 长城 /changcheng/ a symbol of permanence and durability, 围墙/ weiqiang/ implies a more translucent perimeter wall. Of all wall definitions this one is closest to the meaning of site hoarding. Designation and purpose of weiqiang indicate a fence structured enclosure commonly used for fringing residential compounds but are suitable here with the function of closing off the space behind.

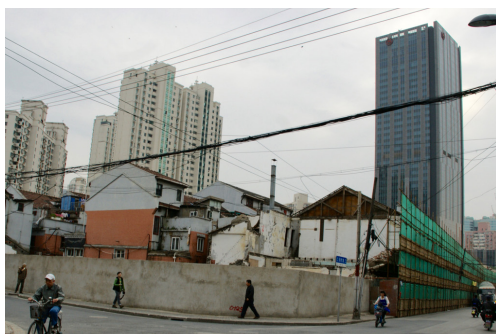
Sequence photographs taken from 2015- 2017 show the evolution of perimeter walls and their transformation throughout time along Hailun Road were these walls caught my attention.



picture 02 // Hailun Road 27/11/2015



picture 01 // Hailun Road 6/9/2015



picture 01 // Hailun Road 15/4/2016



picture 02 // Hailun Road 11/10/2015

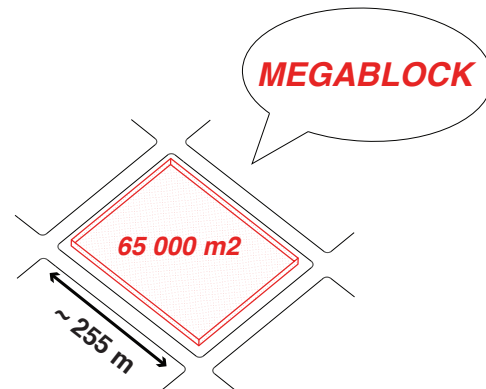
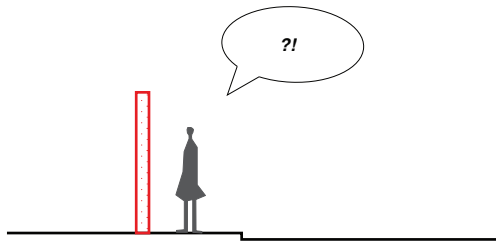


picture 03 // Hailun Road 6/3/2017



picture 03 // Hailun Road 6/3/2017

03//03//01 location of walls



illustr // average dimension of mega block in Shanghai

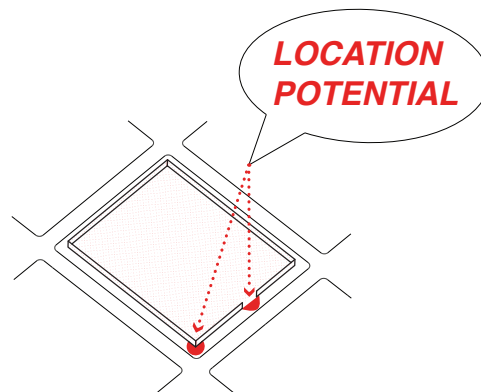
Once former buildings and structures are cleared, walls precisely define the margins of urban space on its outside and protect the property on the inside. The solid appearance of this spatial barrier blocks the view towards the inner side. Shanghai's average block size was 6,5 ha in 2014, resulting an average wall length of one side of the plot with 250m (atlasofurbanexpansion.org). Add to the fact that no openings are provided along these walls, pedestrians tend to walk by at a faster pace (Gehl, 2013). The wall fringing the side walk leads the way without inviting pedestrian to stay.

Observations of walls in transition raised the question on what happens on the inside? Entering through openings via gates often revealed empty land. While valuable cleared land is awaiting new development, functional interims use takes place here: garbage collection points, parking lots, and container settlements for construction workers are set up here. The threshold space is the articulation between spaces, between outside and inside,

between one reality and another (Venturi). Its connecting/ linking feature becomes evident by taking its linguistic origin into account. The English word, portal derived from the latin word porta. The founder of a new city back in the roman empire would pull a plow along a furrow in order to outline its borders, the later city enclosure, the city wall. To further express the location of the future city gate, the outline- dividing internal and external space- was interrupted. One had to lift- *portare* the plow out of the ground and produce a gap. (Coulanges 1988, p. 183). The interruption of the outlined place creates the transition from the inside towards the outside. This threshold space at the portal or gate often reveal lively scenarios. Usually guards or watchmen settle down here, joined by temporary vendors to support their needs. Two spatial phenomena along the outside interrupting the perimeter wall are worth to mention briefly.



picture // Jinyuan Road/ Menggu Road 15/3/2017



On the north banks of Suzhou river, within an area of widespread transformation processes around Qufu Road, several plots enclosed with standardized wall decoration were found. The streets in this area are characterized by homogeneous wall design and are interrupted at two places. Around the entrance gate of an interim used parking lot elaborate wall design was applied. Vertical plastic greenery and wrought-iron doors contributed to a welcoming image towards the parking lot behind the wall. Nearby right at the corner location of the

property, an existing LiLong building was obviously kept from demolition and surrounded by newly built up walls. The ground-floor equipped with a food store functioned as a magnet for people of the area. It seems that This method helped to maintain and activate the surrounding area during the transitional period. It further demonstrates the importance of certain locations that set out the wall-inevitably at the entrance gate and further at selected situations with suitable advantages for the surrounding area in transition.



picture collage // elaborate design at entrance gate of temporary parking lot Guoqing Road 15/5/2017

03//03//02 locale and material characteristics

A variety of walls is used within this stage according to their duration of application. Temporary and mobile light construction panels towards more long-term solids with greenery and advertisement shape the cityscape. These temporary facades have elaborate designs for visual purpose. Their materials and appearance will be described to further formulate ideas to improve their function towards public space. The number of running meters through out the city justifies this question.

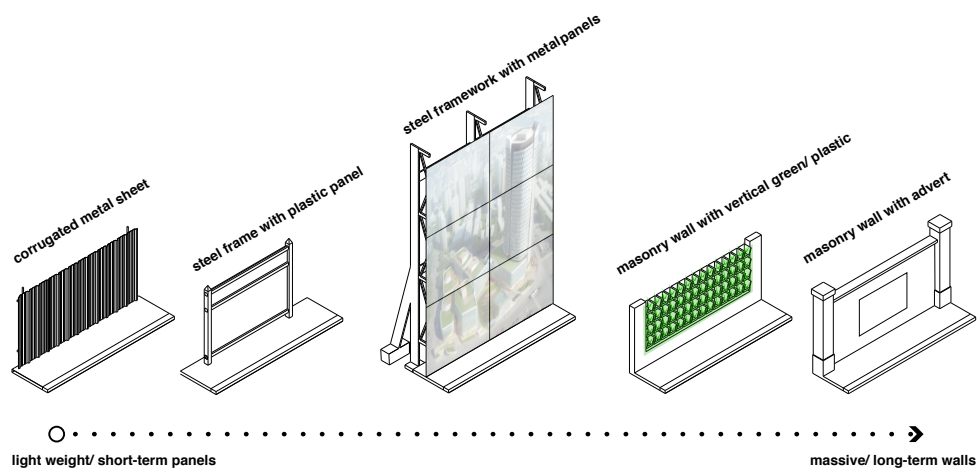


figure 1 // wall typologies of urban transition space in shanghai



picture 1 // Tiantong Road 5/5/2017



picture 2 // Shanhaiguan Road 5/5/2017

Metal panels and structures//

Corrugated blue metal panels are attached and supported by simple metal scaffolding frames applied during construction and demolition.

A more elaborate fence panel is a combination of steel frame, filled with plastic panels in green and blue. The modular system of 4 meter panels can be connected together and create fences of desired length.

Framework of steel profiles can reach highest altitude and is used as enclosure of construction site and vacant land. Cladded

with metal sheets towards the street side, sometimes even equipped with light spot to highlight advert on the outside. Buttress of the framework is supported on strip foundations to guarantee stability. Therefore metal walls are usually higher than masonry produced walls. An average height of 3-5 meters was analysed. The shiny metal panels are plastered with adverts announcing the following project or show with reference pictures.



picture 3 // Tiantong Road 5/5/2017



picture 4 // Tiantong Road 25/5/2017



picture 1 // Qufu Road 5/3/2017



picture 2 // Qufu Road 5/3/2017

Masonry walls//

To outline vacant land or a construction site a more permanent enclosure is established. Walls of 2,5-3,0m in height are erected by masonry work by hand. Utilized material varies: recycled bricks used from demolished structures, new concrete blocks or hollow blocks attached with mortar and plastered often only along the front side. The backside is structured by buttress walls every 4m, reinforcing the vertical surface and bracing it from the backside. The wall elements differ in

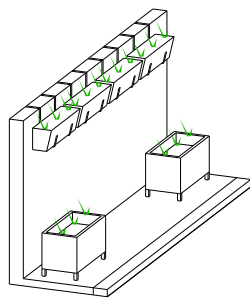
their design: sometimes a tiny pedestal edge fringes the base, where as the top edge is drawn by different state of detail, decorated with tiles, bricks or fragments of glass. More elaborate detail is added along the façade-plastered styrofoam gives the wall additive visual structure and decoration. Another case showed the use of recycled bricks to build enclosure walls, especially around the area of Laoximen. Bricks of demolished Lilong houses are plastered along the outside. A beautiful pattern reveals when having a look from the backside.



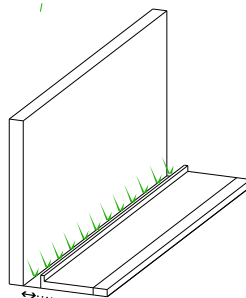
picture 3 // Dongtai Road 10/5/2017



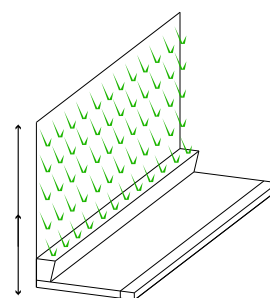
picture 4 // Dongtai Road 10/5/2017



+
wall with additive planters



wall with horizontal planter



wall with vertical planter

Green walls//

Influencing the microclimate along the sidewalk, a variety of natural green walls are noticed. Plants can reduce overall temperature of the urban environment. Throughout transpiration their surface temperature does not rise higher than 4-5°C above the ambient (Pugh et al., p 46, 2012). Conventional walls absorb and re-radiate heat. In Shanghai elaborate green wall design is often applied along main streets, because a numerous variety of settings can be summarized with the following greenery

types: Additive planters are attached on the wall or placed in front often occupying valuable space on the sidewalk. Other examples have included planters within the wall design and contain a horizontal green strip along the sidewalk of different dimensions or provide a vertical surface of different dimensions. Also remarkably realistic plastic plants are attached along the walls, and satisfy a decorative purpose.



Picture collage // construction site hoarding with vertical green Guoqing Road 15/5/2017



picture 1-2 // Changde Road 15/5/2017



picture 3-4 // Shanhaiguan Road 28/6/2016



picture 5-6 // Xinzha Road 28/6/2016

Advertisement//

“But it is the texts planted along the wayside that tell us about the landscape and make its secret beauties explicit.”

[Marc Augé, p. 97, 2009]

This quote out of Augé's *Non-places* might apply to the urban environment of the wall state. In fact the wall presents a surface of linear series of advertisement invaded throughout images and text.

Advertisement along the exterior surface of

walls is directly related on the land tenure behind the wall. Whereas the government presents public education campaigns calling for civilisation with framed images, a developer would advertise big scale renders of the future project and would predict the luxurious lifestyle of the future. The following collection divided into state and developers “speech” capture temporary images attached on walls and reveal the scope of decorative effort.



picture // 际 / “border“ Jinyuan Rd 10/3/2017



picture // 圆 / “sphere“ Jinyuan Rd 10/3/2017



picture // 婪 / “greedy“ Jinyuan Rd 10/3/2017



picture // 静 / “calm“ Jinyuan Rd 10/3/2017



picture // 福 / “fortune“ Jinyuan Rd 10/3/2017



picture // 际 / “border“ Jinyuan Rd 10/3/2017



picture // 安 / “safety“



picture // 地 / “earth“ Jinyuan Rd 10/3/2017

Jinyuan Rd 10/3/2017



picture 01 // „young people of china show respect to elders“



picture 02 // “young people of china be kind“



picture 03 // “chinese rivers and mountains are beautiful and huge“



picture 04 // “chinese civilization, multiply endlessly“



picture 05 // “keep your will high, and do the work step by step“



picture 06 // “help someone and be happy“



picture 07 // “spring comes with beautiful scenery, study once you are young“



picture 08 // “respect the earth, there is only one“

Shaanxi North Rd 4/4/2016



picture 01 //



picture 02 //



picture 03 //



picture 04 //



picture 05 //



picture 06 //



picture 07 //



picture 08 //

Wuzhen Rd 10/3/2017



picture 01 // Kanding Road 15/5/2016



picture 02 // Kanding Road 15/5/2016



picture 03 // Kanding Road 15/5/2016



picture 04 // Kanding Road 15/5/2016



picture 03 // Fujian North Road 15/5/2016



picture 04 // Fujian North Road 15/5/2016



picture 07 // Kanding Road 25/2/2016



picture 08 // Kanding Road 16/5/2016

Moganshan Rd//

Shanghai's probably most famous wall is the graffiti wall along Moganshan Road, leading towards the contemporary art district M50, Putou district. The wall intended to hide the abandoned flour factory of the Shanghai Flour Mill Co located on a plot along the banks of Suzhou Creek in Putou district. After the land was cleared the murals functioned as a vacant land enclosure. Since 2005 this wall was transformed into a constantly changing piece of street art. Graffiti artists established the wall as a place for exchange with artist from all over the world. Temporary paintings along the street further became an iconic background for numerous photo shoots of bloggers, adverts, tourists and even weddings. Recently the wall functions once again as a construction site boarder for Heatherwick's 1000 trees project, erected behind. While the demolition of the

wall was already announced in 2011 in the media (timeoutshanghai), it stands to this day and frames the on-going construction (and life behind) with colourful patterns [picture//21]. On legal-walls.net it is the only legal graffiti wall registered in entire China. The murals of Moganshan Road evolved from a functional temporary wall, towards an iconic object throughout the transitional process. While the wall still fulfils the function of a barrier, here artists gave the locale a characteristic sense of place with temporary art, that could be seen as the only constant element within the transitional process.

"As long as there are walls in this world, graffiti will continue to develop here in China."

[Sail, chinese graffiti artist on Moganshan Lu
in Shanghai]



picture 1 // graffiti art in Moganshan Road 25/5/2017

Hengshan Rd//

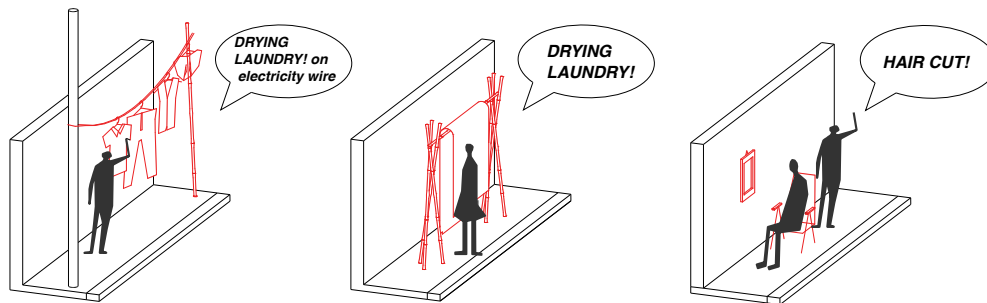
The latest construction site wall that became activated by art is located in Hengshan Rd 8, in the heart of French concession, an area, that had a vibrant music culture back in the colonial times. During the construction of a new Culture Center, a 100m long site wall functioned here as a temporary art corridor. "The New Wave" was an elaborate wall with 24 frames, equal to the number of frames per second in a movie. Colourful graffiti paintings still attract people's background for pictures and would last only for several months. Several graffiti artists such as Lin Zinan and interactive installations scheduled, aiming to merge western imagery with Chinese art [picture//22]. Curator Li Qian, stressed the importance of the significant culture zone in downtown Shanghai, that gave reasons to give this public space a temporary design during construction (Yao, 2017). While

graffiti art on the walls of Moganshan Lu is of informal character, designed by individuals, here an art concept, artists and the timeframe of the planned installation are clearly defined. Once the construction is completed the walls will be dismantled.



picture 2 // artistic intervention on construction site wall 22/7/2017

03//03//03 sense of place and temporary activities



Citizens, making use of linear public space along enclosure walls, create the sense of space. Small scale activities are drawn by the functional and temporary demand of space. According to Choow Pie Pow these “spill out” of private and domestic activities along walkways and pavements is a result of the crowded living environment (2010). According to the Shanghai Municipal City Appearance and Environmental Sanitation Administration from 2002, any drying laundry along main roads, parks, cinemas or other touristic sights will face a fine of 20 yuan. Still today it gives the city its unique character.

Oftentimes electric wires are used as cloth lines for laundry. A bamboo pole is put into the provided hole in the pavement. Another independent construction for laundry drying is set with tripods of bamboo fringing the sidewalk.

Another situation found along a wall is created by two items placed temporarily. A chair and a mirror create an outdoor barber shop.

The use of public streets and pavements for personal and commercial purposes is rampant in Shanghai especially in the traditional neighbourhoods. Besides commercial activities, private and domestic tasks are often conducted in full view of the public because of cramped housing conditions. Typically considered as private activities necessary for social reproduction such as eating, sleeping, cooking and washing up are often conducted in full public view. The common sight of temporary appropriation of public space throughout the city, gives it its unique character

“On warm summer nights across China, from Shanghai to Urumqi, neighbourhood residents bring chairs, children, and pets to these ephemeral public spaces in transitional China, to escape the heat and exchange gossip deep into the night. Eventually, these spaces disappear as construction crews arrive, fence them in, and build the city anew. “

[Gaubatz, 2008, p. 82]

03//03//04 applied international reference



picture // construction site, Vienna 1975

Construction site *hoarding* describes the general concept of walls, fences and panels enclosing an area under construction. While providing valuable advertising space, an analysis of applied references of international projects opened up a range of a variety of methods. The collection is composed of my own urban observation and further online research. References are divided into the following categories:

// visual approach

The visual approach is appealing for the eyes of pedestrians walking by a construction site. Here visual triggers are set to highlight the on-going construction sometimes giving information about the project. Literally visual can be found here: some wall provide small wholes to arouse the curiosity and to have a look behind the wall.

A “historical” example from Vienna in the 1960s demonstrates how the transitional state could be used as a potential surface for representation. The striking design intended to

catch the attention of the pedestrian passing by and announced the future function of the venue, the famous candle shop designed by Hans Hollein, during the stage of construction. Architect and the executing builder are mentioned in speech bubbles. The temporary façade popping out into the sidewalk, literally sought the dialogue with the passers-by.

A more recent construction site wall combined with new media features was set up for A'dam Toren in the centre of Amsterdam from 2014-2016. The 170 meter long site hoarding features a pattern of colourful arrows designed by the design consultancy, The Stone Twins. Closer inspection reveals that each colour corresponds to a song with a colourful title. A summary of 166 songs can be listened on a site specific A'dam spotify playlist.



picture // A'dam Tower Amsterdam 2014



A'DAM// visual

A more recent reference shows the combination of colourful hoarding with new media features: for the “exciting redevelopment” of A'dam Tore (tower) in the city of Amsterdam, the design consultancy, *The Stone Twins*, set up a 170 meter long fence, featuring pvc sheets a pattern of colourful arrows. Closer inspection reveals that each colour corresponds to a song with a colourful title. For two years construction time from 2014- 2016, a summary of 166 songs could be tracked around the site and the can be still listened on a site specific A'dam *spotify* playlist. Audiovisual communication attracted

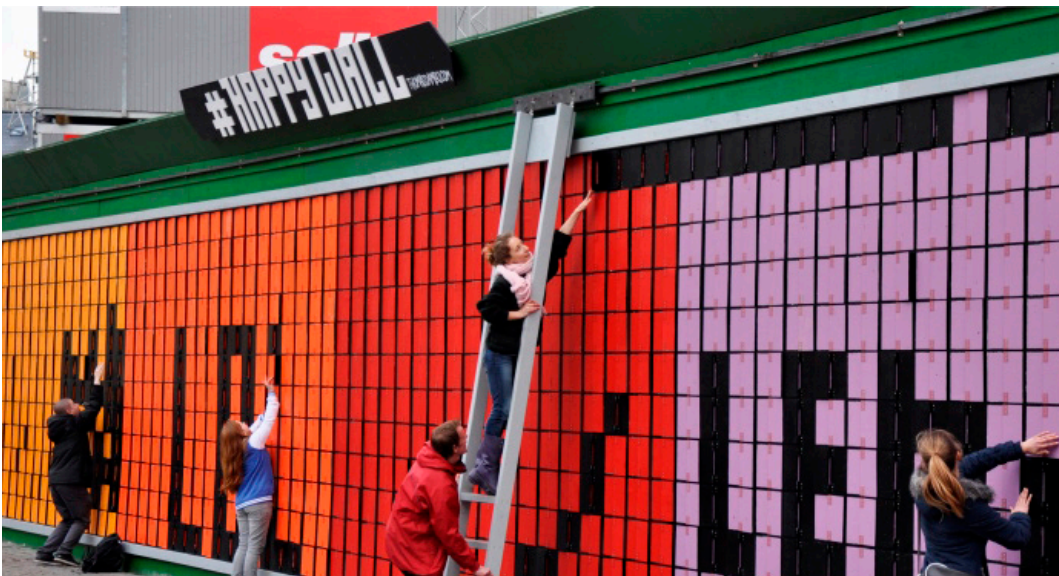
people's attention passing by and shaped a rather appealing image of a construction site. Directly related to the future architecture a brand identity of the tower was created even before the construction work was completed.

HAPPY WALL // Interactive

A famous example for an interactive approach was the Happy Wall by Thomas Dambo erected along a construction site at The King's New Square in central Copenhagen. In 2014 the pixel art installation was launched for one year allowing anyone to express themselves by flipping colourful wooden boards, asking people "what makes you happy?". 7000 pictures with #happywall appeared throughout one year on Instagram and became a successful, rentable concept later on applied in Rio, Las Vegas and Hollywood with the intention to spread happiness in public space.

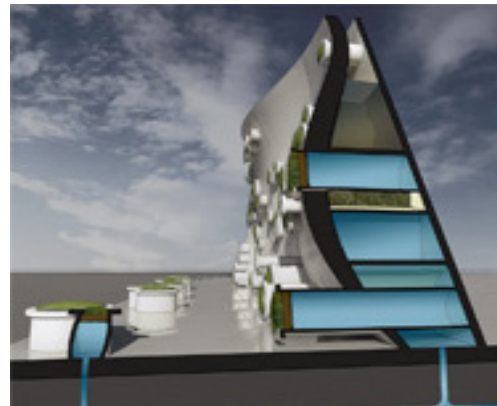


picture // Copenhagen #HappyWall 2/3/2015





picture // A'dam Tower Amsterdam 2014



// functional

Koocho Jung & Hayeon Kelly Choi invented a revolutionary functional design for a wall enclosing a construction site. Their symbiotic wall proposed in 2009, redefines the idea of an enclosure far beyond its dividing role. It reveals a vertical system, for an entire ecosystem. By implementing a dual layer system, an intermediate zone in between the inner and outer surface was created, that can be used as a water recycling system. Further the outside provides information about the construction process and public resting areas designed with greenery.



picture 01 // Seth 2015

Graffiti Art Work//

Mural painter and graffiti artist Julien Mallard/ *Seth* dedicated several art works to Shanghai's Li Long under demolition. With his work he is witnessing the outcome of globalization and celebrating traditions. His paintings accompany the vacant building towards demolition and define a hybrid culture between modern

expression and traditional representation. His approach aims to arouse a temporary artistic dialogue within the transformation processes. Soon after his work was published on media in 2015, paintings were painted over by local authorities in order to avoid evoking the past (BBC, Sudworth, 2015).



picture 02 // Seth 2015



picture 03 // Seth 2015



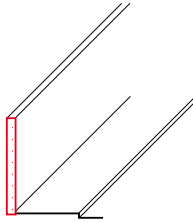
picture 04 // Seth 2015



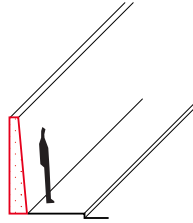
picture 05 // Seth 2015

03//03//05

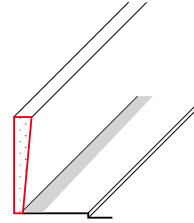
proposals for alternative infills



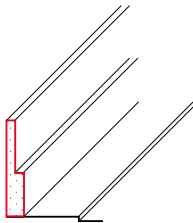
00// standard wall panel



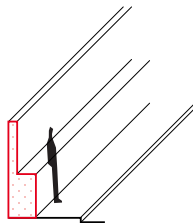
01// upwards tapering



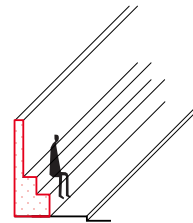
02// downwards tapering



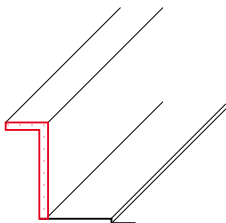
03// wall with narrow pedestral



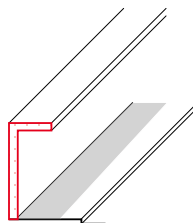
04// wall with wide pedestral



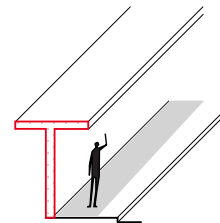
05// wall with stepped pedestral



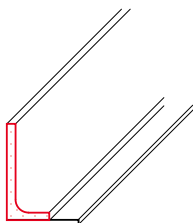
06// wall with setback



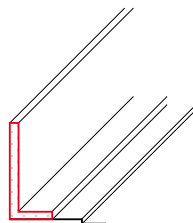
07// wall with canopy



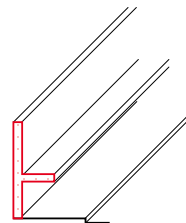
08// accessible wall



09// connection with floor/ fillet



10// connection with floor/ platform



11// connection with horizontal sur

04// SUMMARY OF RESULTS

The observation of transition spaces and its resulting places in Shanghai and other cities in the world led to formulate the following results:

1// Place Categories & duration

With the aid of the case study the space of transition was categorized into three places, embodying different facades towards the street. Abandonment, deconstruction, and the state of site enclosure. The latter can be also applied in other stages, functioning as enclosure of vacant land or construction sites. Tracking their period of duration on a timeline revealed that the longest state existing within the transitional timeframe is the spatial condition of the wall fringing the sidewalk.

2// Visual Attraction

Even though the research on material of temporary situations was challenging, it is the fact that the most elaborate design applications were found along temporary transition walls. I would like to argue that the duration of this state might be the cause for elaborate “visual” design

methods recorded along its surface. Additives like billboards and frames for advertisement and cultural values and paintings, decoration and ornaments but also natural and plastic greenery are attached on walls. Further textured and structured wall design imitating facades of buildings, sometimes topped with roof tiles related to chinese traditional wall elements were recorded. It is noted that no functional design dedicated for the public use of people was provided.

3// Temporary Material

A further result shows a large consumption of temporarily required material in phase 1 and 3. Filling openings in the abandoned state as well as the erection of the solid wall requires a lot of material. The abandoned state as well as the walled up state, require a high material consumption for the temporary phase. In general, one can observe that massive materials are being used in China's transition phase, such as concrete blocks and masonry walls, whereas in Western cases lightweight

construction materials such as metal fence- and modular systems tend to be used.

4// Public Activities

Although facades of transition space reveal passive surfaces, several unexpected activities were recorded. was still practiced here. Communal and domestic tasks are still carried out along the facades drawn by transition and challenge its potential and remaining resources with functional demands.

Here, a clear difference between western and chinese street life could be noted. Within the streets of Shanghai characteristic appropriation of public space, cultural activities and daily domestic activities are carried out on the street, it can be observed that even in transition phases these activities continue to be applied here, provided that the household is in the immediate proximity. In addition, two examples showed a purely creative approach created with street art along the wall. Whereas on one hand the example of Hengshan Road is limited to visual attraction or taking pictures,

whereas the graffiti art at Moganshan Road is of participatory character, at least for graffiti artists. Examples from Europe and America tend to stand out with attractive visual design and sometimes additionally encourage passers-by to interact and participate. Social media is a supportive tool for these practices.

05// CONCLUSION

The longest period occurring in transitional space is the one of solid walls along the sidewalk and therefore provides the most fruitful surface for designed interventions stimulating public space.

Especially within this stage, a huge amount of construction material resources is needed to erect an enclosure in order to protect construction sites or vacant land to protect against abuse. Sometimes lasting even several years without considering their impact towards the public space along its surface, I conclude from my observations that current walls design purely satisfies pragmatic and visual features instead of providing functional use, again a high amount of material that is produced only for the visual manner. Elaborate design draws visual attraction with advertisement and billboards. With the exception of the vertical green walls that might have a micro climatic impact to the sphere of the sidewalk, not a single design provides functional features for pedestrians. Considering the fact that current land clearing regulations would even extend the walled

state I claim the necessity to provided “wall design“ for citizens, in order to strengthen public realm especially within the transition state. This thesis offers a multitude of ideas to fill spaces of transition with opportunities for public activities. Urban furniture covering a variety of needs intends to revitalize public space during the urban transformation process. As the proposals developed out of urban observation of chinese activities in public space, it applies that the urban element is shaped by its context. In order to strengthen its uniqueness and characteristics, this approach will definitely shapes it's context in return, given the fact that peculiar chinese practises might vanish with the westernization of public spaces in chinese cities. Instead of presenting a lifeless transitional façade, during urban transformation the design aims to inject public live opportunities along its sidewalk, it aims to revitalize public live scenarios that were deleted with the demolition of the former buildings. This urban stimulation can in return be contagious for the urban environment.

06// PUBLIC SPACE STRATEGY

Throughout this research the most interesting spatial element that occurred to me was the wall. It is a necessary aspect of chinese tradition and contemporary use. I see my fruitful moments for design within this basic space dividing element.

Commonly walls surrounding vacant land intend to provide a barrier between the site and the rest of the city. Typically these walls are anything but pleasant to look at and hardly have any spatial qualities. But what if they would provide opportunities towards

public space creating a social benefit to the people walking by?

Inspired by public space characteristics found in Shanghai a catalogue of wall additives will be provided, in order to create small scale interventions supporting daily life in the chinese city.



picture // Dantu Road 14.5.2017



pictures // chairs of shanghai /03-05 2017

06//01

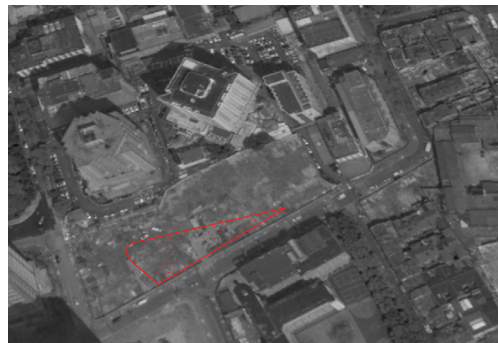


SITE//

The site is located in the centre of Shanghai, South of People Square in Huangpu district. Here a wall with 404 meters running meters was chosen to demonstrate the design proposal. The vacant land of triangular shape is the result of urban transformation during my studies in Shanghai. Extensive road expansions and new cross connections revealed a fragment of land. At the time of observation rubble covered with nets shacks and wild greenery were located behind its masonry enclosure walls.



map // 2017



map // 2015

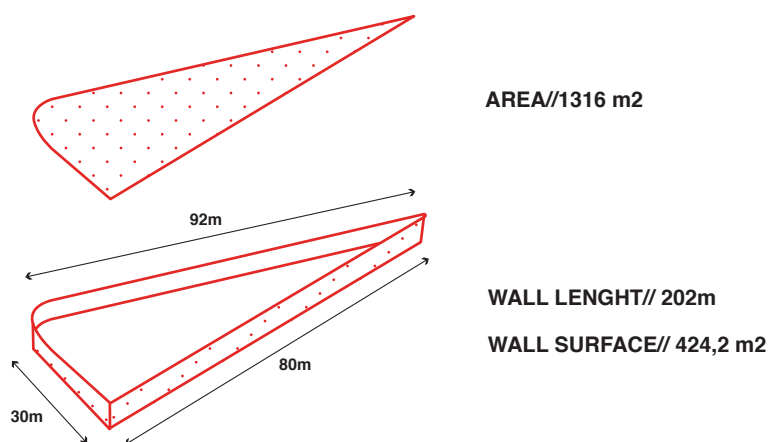


map // 2002

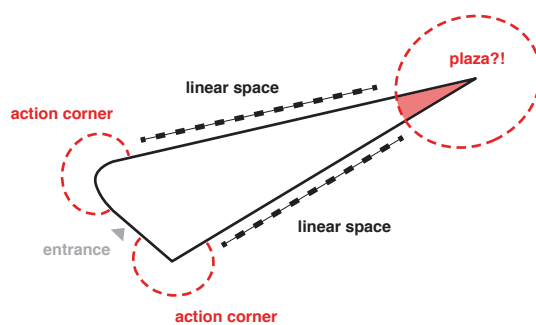


picture // Triangle site Chongde Road 23/4/2017

SITE//



PUBLIC SPACE PROGRAM//



07// DISCUSSION

As long as cities grow, urban transition creates unavoidable situations towards public space. What methods could be implemented by local authorities to promote functional design supporting public life along temporary walls?

International references show recent strategies to establish green walls along temporary site hoardings. In 2010, the Taipei city government released ordinances for a compulsory greening of construction sites, empty land and parking lots in preparation for the International Flora Show. These green measures were widely discussed online (Lhamo, 2010, Williams, 2013).

In 2013, the City Council of Melbourne charged developers and builders charged permit fees for erecting hoardings (Peska, 2013). The author of the article gave food for thoughts:

What if council implements a new policy to encourage developers to incorporate greenery into their hoardings, where possible, and in return the developers receive a small discount on permit fees from the council?

Peska emphasises the creation of a sense

of place along construction sites and clearly tries to implement strategic legal measures to incorporate green design on behalf of citizens walking along a transitional terrain.

Still only visually appealing, green hoarding delivers a beautifying impact and urban serenity. In Shanghai this is already a common practice, but I argue that a green wall would be of much higher value for the urban environment if it allows people to sit down and rest in front of it.

With the search for possible strategies, it is obvious to examine regulations and legal conditions that made urban interims use in Europe possible.

Rudolf Schäfer argues that operating with incentives is much more effective than debating new restrictive laws. For instance, Leipzig, Germany, is a positive example supporting temporary use of vacant land. The city initiated a transfer agreement (Überlassungsverträge) in which the owner temporarily transfers a piece of land or parcel, that is currently not marketable to a public institution or the city

itself, intending a public- interest- oriented use (Oswalt et al, 2014, p. 121). This agreement contains the legal obligation to safeguard the property against hazards and squats, which is in general the major legal obstacle for temporary use. The city of Vienna, throughout the municipal project “Einfach mehrfach”, developed the model of a Municipal Liability Insurance. This way, owners of a property are relieved of the legal risk of grant of use. A liaison office was created to support administration issues. To do so, land must be under the control of municipal property management office, causing that all spaces owned by the city of Vienna are available to be utilized for temporary public use. (ibid, p. 239).

In the UK, penalty taxes on urban disused sites within the inner city were introduced, in order to accelerate new urban development. Urban Catalyst, the initiating research team for temporary use, proposes a higher tax rate for unused property, abandoned buildings and vacant land. Supporting the appeal for temporary use.

In Shanghai vacant land is abundant. Taking all this into account, the easiest way to avoid liability problems would be a strict spatial concentration of temporary interventions along the outside of its walls. Instead of introducing legal restrictions, I would propose incentives for land tenants (government or developers) when providing a certain percentage of their site wall designed for public value. Temporary provided public spaces dedicated to public use could promote the site and its location. A positive transition state, enriched with public

space upcoming project results benefits for the developer as well as for the near by resident.

Considering the fact that in many cases, however, the sidewalks are very narrow and can sometimes not be equipped with furniture. Would it be conceivable to expand the public space towards the red/ construction line, offsetted inwards the property’s outline? Additional space for temporary public space could be located in-between the property site outline and the construction line /Jian-zhu-hong-xian/ 建筑红线. Shown in red in Chinese zoning plans it serves as a separation line between build and non-build land area. Special permission could be given to provide a temporary urban space, especially within the key sites resulting from the research at corner and gate locations of the walls.

“A city’s innovational capacity is in this way directly related to it’s level of urbanity.”

[Jane Jacobs, The Economy of Cities, 1969]

Given the fact that this statement is true, the city of Shanghai must have great potential for innovations and as transitional spaces appear in every city, Shanghai could be a role model for functional design during transition. It is the aim to provide socially sustainable design inspired by the richness of public activities of chinese culture.

08// Bibliography/ papers, magazines, books

- Abrahamson M., 2014. Urban Sociology: a global introduction. Cambridge University Press, Connecticut
- Agnew J., 1987. Place and Politics: The Geographical Mediation of State and Society . Allen & Unwin
- Atkinson, R., 2003. Domestication by cappuccino or a revenge on urban space? Control and empowerment in the management of public spaces. Urban Studies, vol 40, no 9
- Attoe W., Logan D., 1989. American Urban Architecture: Catalysts in the design of cities Berkley: University of California Press
- Augé M., 2009. Non-places- Introduction to an Antropology of Supermodernity. Verso London, New York
- Bairoch P., 1988. Cities and Economic Development: From the Dawn of History to the Present. University of Chicago Press
- Balme S., Dowdle M. 2009. Building Constitutionalism in China. Palgrave Macmillan, New York
- Boyd, A., 1962. Chinese Architecture and Town Planning: 1500 BC–AD 1911. University of Chicago Press. Chicago
- Bray D., 2005. Social Space and Governance in Urban China: The Danwei System from Origins to Reform. Stanford University Press, California
- Cheval J., Lefebvre A. 2015. Monitoring urban transformation in the old city of Shanghai and its former foreign settlements from 1985 to 2014. In ISRSE35 - International Symposium on Remote Sensing for Environment - Earth observation and Global Environmental Change, Beijing
- Corbusier L., 1929. The city of tomorrow and it's planning. Payson&Clarke Ltd, New York
- Cullen G., 1961. The Concise Townscape Oxford: The Architectural Press, Oxford, 2000
- Ding T., Xiao J. 2014. Estimation of building-related construction and demolition waste in Shanghai . Tongji University, Department of structural engineering, Shanghai
- Dong N., 2006. Shanghais innerstädtischer Freiraumwandel in zehn Jahren Stadterneuerung von 1991-2000 anhand von Beispielen aus Huangpu, Nanshi, Luwan, Jing'an und Lujiazui Shanghai. University Press Kassel
- Doxiadis A.C., 1963. Architecture in Transition. Oxford Press New York
- Ferreri M., 2015. The seductions of temporary Urbanism in Saving the City- Collective low-budget organizing and urban practice ephemera: theory & politics in organization www.ephemeraljournal.org
- Friedman J., 2005. China's Urban transition. University of Minnesota Press, Minneapolis
- Gamble J., 2003. Shanghai in Transition- Changing Perspectives Routledge Curzon, London
- Gaubatz P., 2008. New Public Space in Urban China. China Perspectives 2008/4
- Gehl J., 2016. Leben in Städten: Wie man den öffentlichen Raum untersucht. Birkhäuser, Basel

Guang Y.R., Denison, 2006. Building Shanghai-The Story of China's Gateway. John Wiley & Sons Ltd, UK

Hassenpflug D., 2010. The Urban Code of China, Birkhäuser, Basel

Hayden, D., 1995. The Power of Place, Urban Landscapes as Public History. MIT Press

Hsing Y., 2010. The Great Urban Transformation- Politics of Land and Property in China. Oxford University Press

Hsing Y., Lee Ch.K., 2009. Reclaiming Chinese Society_New Social Activism. Routledge, New York

Iossifova D., 2009. Blurring the Joint Line? Urban Life on the edge between old and new Shanghai. Institute of Technology, Tokyo

Jadric M., Semsroth K., 2012. Urban Analects-Essays about chinese Urban Transition. Faculty of Architecture and Planning, University of Technology Vienna

Jiang Q., Xi W., 2012. Shanghai Shikumen, Tongji University Press Shanghai

Kim A. M., 2015. Side Walk City- Remapping Public Space in Ho Chi Minh City. University Press Chicago

Koolhaas R., Man B., 1995. S, M, L, XL, New York: Monacelli Press

Lefebvre H., 1970. La revolution urbaine. The urban revolution. Translated by Bonnono R., 2003 University of Minnesota Press, Minneapolis

Li J., 2015. Shanghai Homes- Palimpsests of Private Life. Columbia University, New York

Logan J., 2008. Urban China in transition. Blackwell Publishing Ltd, Oxford UK

Lu,D., 2006. Remaking Chinese Urban Form- Modernity, Scarcity and Space 1949-2005. Routledge, New York

Martinez G. P., 2017. Urban authenticity at stake: A new framework for its definition from the perspective of Heritage at the Shanghai Music Valley. College of Architecture and Urban Planning, Tongji University, Shanghai

Morales S.,1995. Terrain Vague in Davidson C., Anyplace. MIT Press, Cambridge

Münch B., 2004. Verborgene Kontinuitäten des chinesischen Urbanismus. In Archplus, Berlin

Oswald P., Overmeyer K., Misselwitz P., 2013. Urban Catalyst: the power of temporary use. Dom Publishers, Berlin

Pow, C.,2007. Constructing a new private order: Gated communities and the privatization of urban life in post-reform Shanghai. Social and Cultural Geography, 8

Pugh T., Mac Kenzie A.R., Whyatt D, Hewitt N., 2012. The effectiveness of green infrastructure for improvement of air quality in urban street canyons. Environmental Science & Technology.

Russo M., 2016. Projekt Stadt: Eine Geschichte der Urbanität. Birkhäuser, Basel

Sassen S., 1991. The global city. The brown Journal of world affairs 2005, Volume 11, issue 2

Sassen S., 2006. Public Interventions- The Shifting Meaning of the Urban Condition in Open Hybrid Space Journal, 2006/ 11

- Sha Y., Wu J., Ji Y., Chan S. L. T., Lim W. Q., 2014. Shanghai Urbanism at the Medium Scale Springer, Germany
- Shephard W., 2015. Ghost Cities of China: The Story of Cities without People in the World's Most Populated Country. Zed Books Ltd, London
- Simmel G., 1903. Die Großstädte und das Geistesleben. Suhrkamp
- Sitte C., 1889. Der Städtebau nach seinen künstlerischen Grundsätzen, Wien
- Suzhou. University of Hawaii Press Honolulu
- Tuan Y. 1977. Space and Place: The Perspective of Experience. University of Minnesota Press, Minneapolis
- United Nations, Department of Economic and Social Affairs, Population Division 2016. The World's Cities in 2016 . Data Booklet UN
- Vaclav S., 2014. Making the Modern World: Materials and Dematerialization. John Wiley & Sons, Ltd, West Sussex, UK
- Weber M., 1921. The City. (Translated by Martindale, D. and Neuwirth, G.) Glencoe, Illinois: Free Press.
- Weber M., 1969. The Nature of the City- in the Classic Essays on the culture of cities by Richard Sennett, Barandeis University
- Wei W., 2016. Wei Wei speaks with Hans Ulrich Obrist. Penguin books Great Britain
- Wirth L., 1938. Urbanism as a way of life in the American Journal of Sociology, Vol. 44, No. 1.
- Wright A., 1908. Twentieth Century Impressions of Hong Kong, Shanghai and Other Treaty Ports of China. Lloyds Greater Britain Publishing Company, London
- Wu, W., 1993. Stadtgestaltung und Stadtgestaltbedeutung. TU Munich
- Xiao, J., Xie, H., Zhang, C., 2012c. Investigation on building waste and reclaim in Wenchuan earthquake disaster area.
- Xu, Y., 2000. The Chinese City in Space and Time: The Development of Urban Form in
- Yan Y., 2009. The Individualization of Chinese Society. Berg Publishers, California
- Zukin S., 2009. Naked city: the death and Life of authentic urban Places. Oxford University press

web//

Vicky Feng, published: 12.August 2013

Owner brushes off neighbour's complaints on bizarre rooftop addition

<http://www.scmp.com/news/china-insider/article/1296116/beijing-man-builds-illegal-rooftop-villa-apartment-block>

TimeoutShanghai, published August 26 2011

http://www.timeoutshanghai.com/features/Around_Town-Around_Town/3951/The-end-of-the-M50-graffiti-wall.html

Urban Language, published: Feb 2017

How tearing down walls will open up China's cities

http://www.urbanlanguage.org/pag/204/_38500__20102__25286__22260__22681__65292__23567__21306__26356__38656__35201__22810__26679__24615__30340__21151__33021__how_tearing_down_walls_will_open_up_china_s_cities

Zhang Hui published: 2016-2-23

China to remove walls from residential complexes to ease traffic

<http://www.globaltimes.cn/content/969891.shtml>

Statista 2017

<https://de.statista.com/statistik/daten/studie/166163/umfrage/urbanisierung-in-china/>

Ian Johnson, published: June 15 2013

<http://www.nytimes.com/2013/06/16/world/asia/chinas-great-uprooting-moving-250-million-into-cities.html?pagewanted=all>

Prof. MacFarquhar, Leroy B. Williams Professor of History and Political Science, Harvard University
Title of Event: China in transition

Published, January 28 2013 by Lee Distinguished Annual Lecture

<https://www.youtube.com/watch?v=EmjEre5Z1X0>

<http://www.mingtiandi.com/real-estate/soho-acquires-site-in-shanghai-hongkou-district-for-rmb-2-47-billion/>

SOHO ACQUIRES SITE IN SHANGHAI'S HONGKOU DISTRICT FOR RMB 2.47 BILLION

2011/04/20 BY MICHAEL COLE

<http://www.shanghaidaily.com/metro/Hongkou-tunes-into-music-valley-project/shdaily.shtml>

Hongkou tunes into music valley project

By Yang Jian | June 6, 2013

Taipei commits being green Ruth Williams July 1 2013

<http://www.globaltravelerusa.com/taipei-commits-to-being-green/>

Republic of Construction by Ani Jinpa Lhamo Oct 4 2010

<http://blog.goethe.de/klimablog/archives/85-Republic-of-Construction.html#extended>

Shanghaidaily Michelle Qiao | June 27, 2014

1908 building a reminder of firm's land investing

<http://www.shanghaidaily.com/feature/art-and-culture/1908-building-a-reminder-of-firms-land-investing/shdaily.shtml>

Shanghaidaily Yao Minji | July 22, 2017

Urban graffiti artist creates "The New Wave"

<http://www.shanghaidaily.com/feature/Urban-graffiti-artist-creates-The-New-Wave/shdaily.shtml>

BBC CHina Blog John Sudworth | January 29, 2015

<http://www.bbc.com/news/blogs-china-blog-31039775>