

INDIVIDUALITY

Enhance Living in Shenzhen's Urban Village

LANTING ZHONG 2020

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Enhance Living in Shenzhen's Urban Village

A thesis submitted in partial fulfillment of the requirements for the degree Master of Design in Interior Studies [Adaptive Reuse] in the Department of Interior Architecture of the Rhode Island School of Design

By Lanting Zhong

2020

Dedicate to my mom and dad who gave me strength and all their love through the hard days

my boyfriend and cat who are beside me and support me through depression

my friends who are long distance but all in this together

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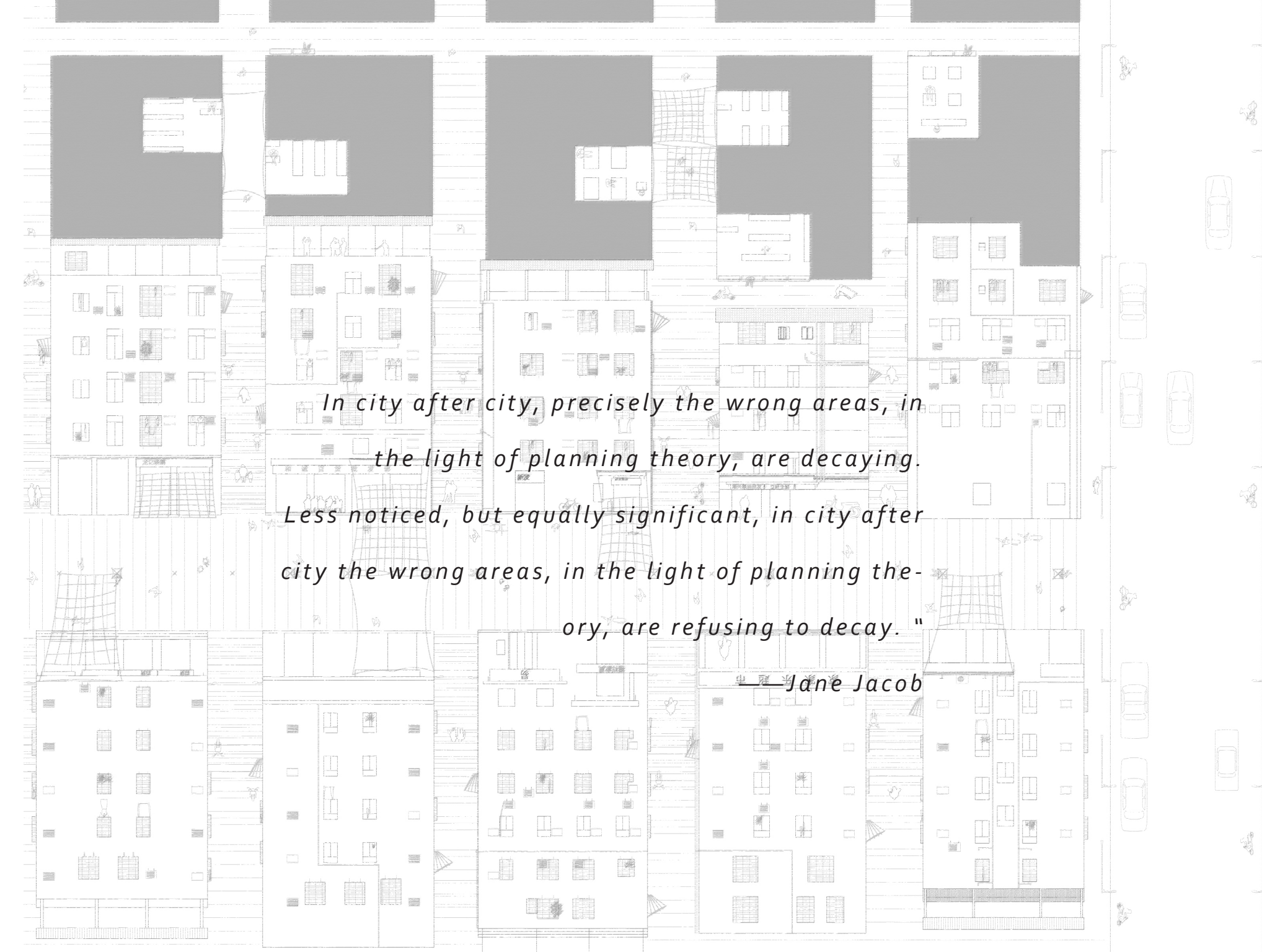
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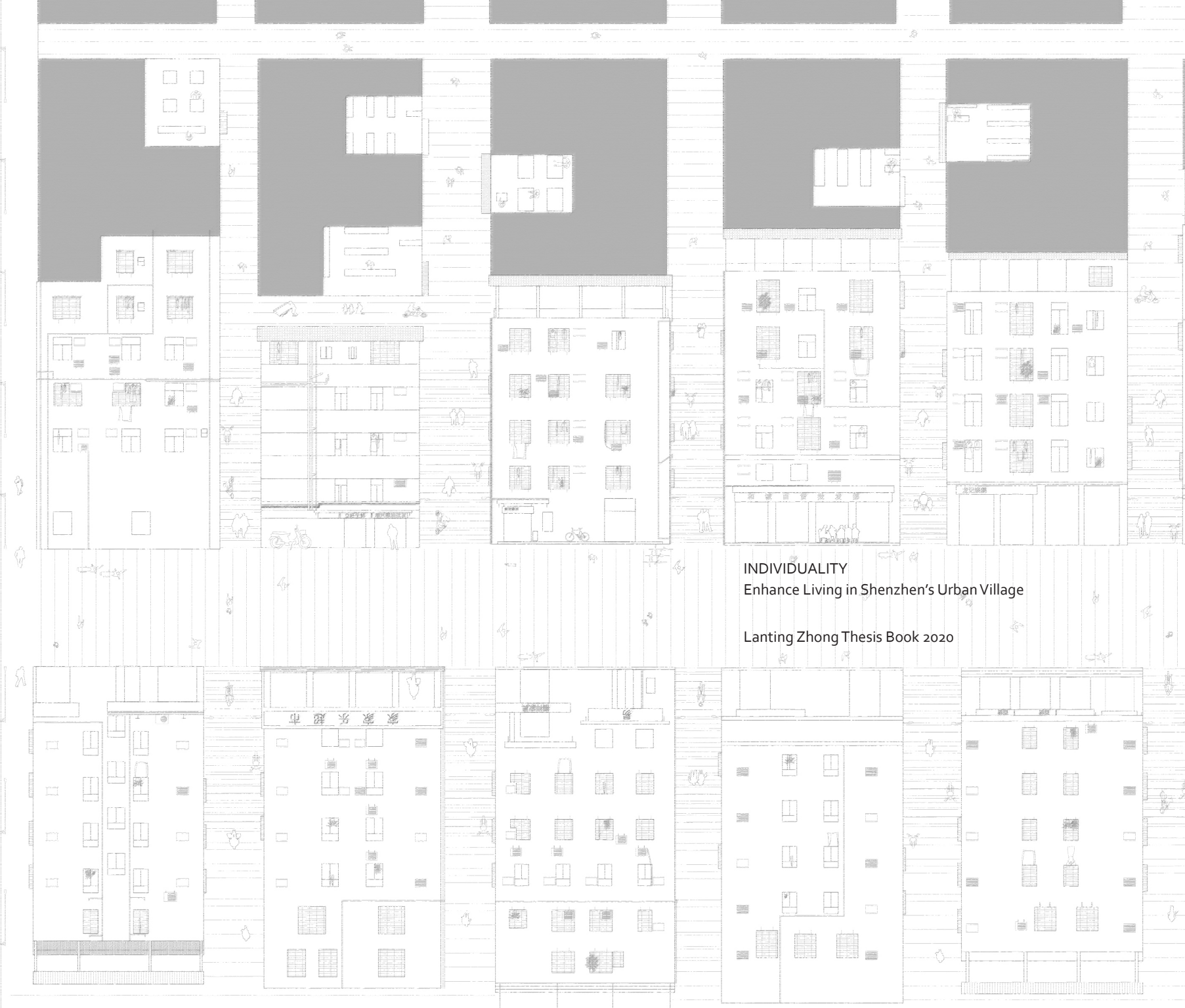
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In city after city, precisely the wrong areas, in the light of planning theory, are decaying. Less noticed, but equally significant, in city after city the wrong areas, in the light of planning theory, are refusing to decay. "

Jane Jacob



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Enhance Living in Shenzhen's Urban Village
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Why don't we accept urban village life as it is to renovate and keep its vitality?

What should be the designer's role in such bottom-up urban condition which doesn't need an architect to happen?

How can easy installed urban interventions provide people with more comfort, convenience and even fun?

ABSTRACT

Millions coming to Shenzhen, China will first live within urban villages: self-generated dense dwelling conditions within the urban context. These urban villages offer an inexpensive first-stop home to newcomers arriving in the city. With the government unable to reclaim the land from the villages where people have lived long before the establishment of Shenzhen, the villages, evolved within the city into urban villages. As the land prices fly rocket high and demand increased for low-cost housing, villagers started to build higher, scrambling for every inch of available space. Despite appearing chaotic and disorderly, life thrives within.

Rather than bulldozing urban villages to build new, as the trend for more than a decade, why don't we accept urban village life as it is to renovate and keep its vitality? What should be the designer's role in such bottom-up urban condition which doesn't need an architect to happen? How can easy installed urban interventions provide people with more comfort, convenience and even fun?

Upon my personal field research within Futian village - one of urban villages in the city center in Shenzhen, this thesis focuses on small scale urban interventions based on the existing lifestyle. Adaptable interventions are integrated within four spatial interfaces - store front, store corner, protective window and under-utilized roofs for store owners, tenants, villagers, who take the initiative to decide how they would utilize the design based on their own needs. The intervention changes with needs, varies with people, grows with time. Thus, the rich and vibrant life in urban village will continue undisturbed but enhanced.

PREFACE - MY STORY

I'm always intrigued by living - the way people live and how can it be improved?

Grown up in a neighborhood where the relationship between people was a precious memory I would never forget. In northern-eastern China, vegetables were insufficient during winter so we would buy a lot of cabbage and potatoes in the end of fall and lay them on the ground of our 7-floor residential building's courtyard during winter. Every family has a bunch. We would even exchange (take or being taken) some of the vegetables without noticing. The courtyard becomes an extension of home. The memory of me and my friends standing in the courtyard, shouting names of our fellow mates to come out from their houses lingers in my mind. All the people in the neighborhood knows the grandma who sells vegetables in the first floor and the grandpa who repairs bicycles in the street corner. The feeling of being in a community lightens my childhood. The sense of belonging to the community disappeared as my family moved to a new house. As time went by, I moved several times in different cities and country, I've barely known who's my neighbors any more, let alone the community life.

2014 I came to Guangdong Province for internships. At that time I have no clue where I should choose to live after graduation from undergraduate. I stayed in Guangzhou and Shenzhen each for two months and lived both in urban villages.

The salary of the internship is not enough to support the rent of a house in apartment buildings, and there are few furnished rooms that are rented on a monthly basis at that time. The houses in urban villages are cheap, and some second landlords (a person rent the house and rented to other people) have all the furniture furnished and rented to people with short-term needs. It's just what I need at that stage of life.

When I first step into the crowded urban village in Guangzhou, I was overwhelmed. The feeling of so many people passing by closely, the broadcasts from small shops trying to attract customers, the occasional whistle from the driver who's impatient of waiting for slow walking people in front of the car... The sounds, the smell, the lights of countless stores pieces together the urban village in my memory. The interior space of the house is also extremely tight - just enough to squeeze all the functions inside, a bed, a desk, an open balcony with kitchen and restroom. Fair enough for the price and one person's basic need.

In the urban village, a grandfather sells sugar water (tang shui - a common dessert in Guangzhou that boils beans or other ingredients in water with sugar) every night on the street. He made it at home and pushed a trolley to sell. I was starving after a day's work and having a bowl of tang shui became my best comfort every time I come home.

When I went to Shenzhen for internship I lived in one of the largest urban village Baishizhou. I rent a bed for 75 RMB per day, sharing a house with other young people who haven't yet found a house / job. The second land lord rent and renovated the house into bunk bed apartment for youths, we shared the terrace and living room, where we would hear each other's story and have meals together. Living with a group of people of similar age makes this unfamiliar city warm.

Markets, varies kinds of food, convenient stores, hospital, barber shops are all within easy reach. Large malls and parks are also in walking distance. Living inside urban village, you don't even need a big house - the street life is part of your life.



Once I worked all night in the office, when I go back to the apartment in the morning, everyone from the urban village is going to work. Walking in the opposite direction of the whole crowd strikes me by the lives urban village carries. There's thousands of people living in urban village coming to the city exactly like me, young and with dreams.

There's a lot of urban renewal projects going on in Shenzhen. The word "renovation" is often used but soon I got to learn it's the bulldoze and build new. It made me think of the term "Every seven years we become essentially new people, because in that time, every cell in your body has been replaced by a new cell.

Once I went to site visit with the senior architect to an urban village. The buildings seem fine. Everything we saw might be gone maybe in 10 years. I asked my boss. "Why don't we renovate urban village instead of demolish and rebuild?" My boss asked me "Do you see any value in these buildings?" At that time, I think he might be right. The buildings doesn't have history, isn't carefully designed. Every villager crowded their land with 6-8 storeys of buildings. So frankly, there's no architectural values in these buildings.

However, it's not only about the buildings. It's the life urban village brings, the chance urban village provides (for young graduates and low-income workers) to survive and serve for the city. It's the walkability within, the bustle of the sounds, the furniture recycling broadcasts, the smell of food. The feeling of being in the city with life instead of a city on cars.

When adaptive reuse, we often think about the building: what to reserve and what to demolish. But here is not the case. The buildings came out in rush - to gain more benefit but also to cater a large demand for low-cost housing. Instead of thinking from architecture, I raise the possibility to think from the inner factor - people. How can we design from people, for people, to make the life in urban villages better?

URBAN VILLAGE
ON BOOK
/ IN HISTORY



WHAT IS URBAN VILLAGE?

Urban village is a unique phenomenon of urban China that occurs in many regions and in different forms, as a consequence of the rapid urbanization that has resulted from land reform, the dual urban and rural land ownership and management system, and the large influx of an underprivileged migrant population.¹

Since the reform and opening up began in 1978, cities in some economically developed regions (such as the Pearl River Delta, municipalities, and provincial capitals) have rapidly expanded.² Villages that already existed have gradually been included in the city's territory, surrounded by successive high-rise buildings.

Large number of floating population come into the city finding a living and in need for low cost housing which hasn't prepared and included in the city scale. Due to low rent, urban village become a settlement of migrants.³

Unlike the planned urban texture, the village houses in the city are built by the villagers, forming a densed urban space. But because of this spontaneous construction and formation of space, urban villages are often full of vitality and life. As David Wang described "Urban villages are something to be experienced with the bodily senses. They always have something surprising to offer, beyond the theories and photographs from scholars and observers."⁴

¹ Al, Stefan. *Villages in the City. A Guide to South China's Informal Settlements*. Hong Kong: Hong Kong University Press, 2014.

² "Urban Village (China)," in *Wikipedia*, November 26, 2019, [https://en.wikipedia.org/w/index.php?title=Urban_village_\(China\)&oldid=928118217](https://en.wikipedia.org/w/index.php?title=Urban_village_(China)&oldid=928118217).

³ Youting Zhang, *社区秩序的生成: 上海“城中村”社区实践的经济社会分析* *The Formation of Community Order: An Economic and Social Analysis of the Practice of the Urban Village Community in Shanghai* (Shanghai Academy of Social Sciences Press, 2014).

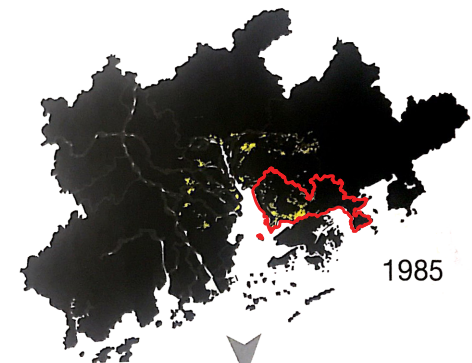
⁴ Da Wei David Wang, *Urban Villages in the New China: Case of Shenzhen* (Springer, 2016).

⁴ “城中村 / Village in the City | 广州, 天河, 杨箕村 Yangji Village, Tianhe... | Flickr,” accessed December 1, 2019, <https://www.flickr.com/photos/randomix/4397927303>.

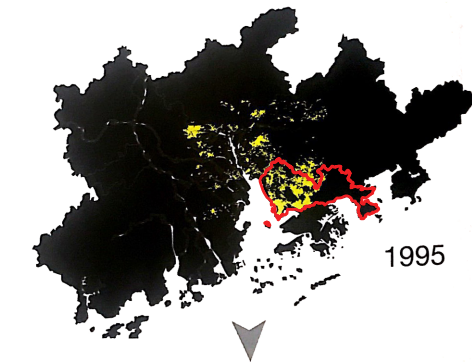


4 Huangyou He, "深圳河畔 Shenzhen Riverside," 1984, http://img.mp.itc.cn/upload/20170622/0d91c-7c61d6146a998f549f4247bc945_th.jpg.

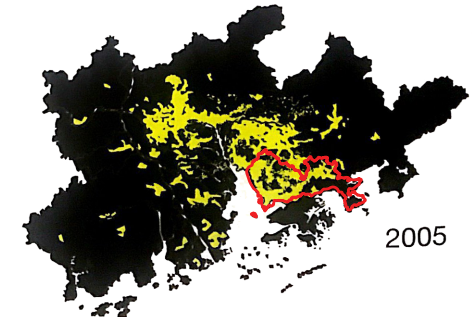
4 "File:Shenzhen Skyline from Nanshan.Jpg," in *Wikipedia*, accessed December 2, 2019, https://en.wikipedia.org/wiki/File:Shenzhen_Skyline_from_Nanshan.jpg.



1985



1995



2005

▲ Urbanization of Pearl River Delta in 30 years, outlined Shenzhen in red
Diagram based on: Stefan. Al, ed., *Factory Towns of South China : An Illustrated Guidebook* (Hong Kong: Hong Kong University Press, 2012), 20.

A CITY WITH NO HISTORY

Shenzhen used to be known in China as a small fishing village. In 1979, Shenzhen officially became a city following the administrative boundaries of Bao'an County. In 1980, Shenzhen established as China's first special economic zone.⁵ Thus, compared to other first-tier cities (Beijing, Shanghai, Guangzhou), Shenzhen is often called a city with no history. Young like the city, the average population age is only 32.5.⁶

In the 30 years of Shenzhen development, the built-up area of Shenzhen has increased from 300 square kilometers to 863 square kilometers, an increase of more than 300 times; the urban population has increased by more than 500 times; GDP has risen from 196 million yuan to over 1.1 trillion yuan, an increase of more than 5,000 times. It is an unbeatable record in the history of urban development.⁷

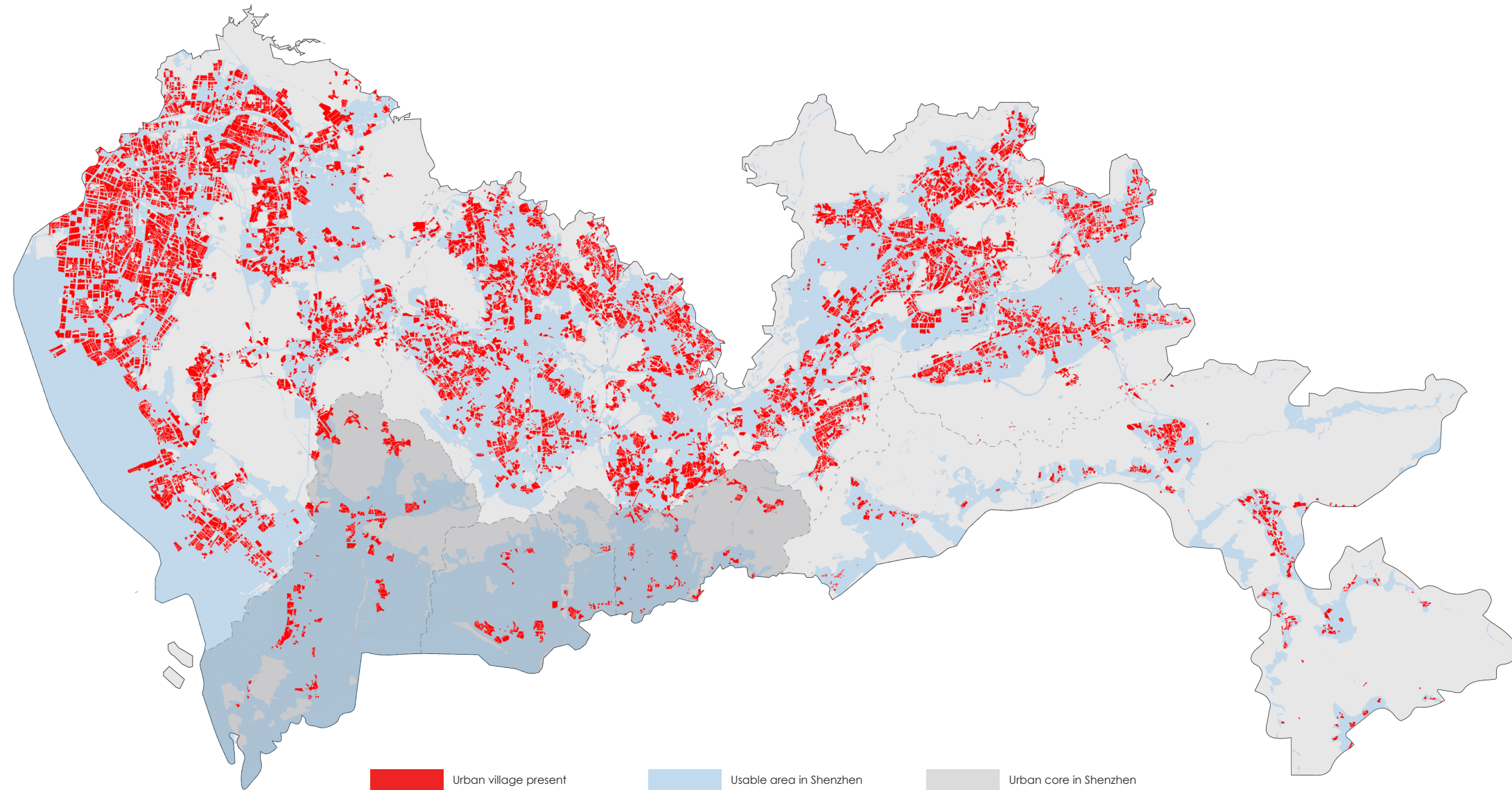
Urban village is a typical phenomenon in the process of urbanization in China. Shenzhen is typical of rapid urbanization. Thirty years of ultra-conventional urbanization, leaving Shenzhen with the most urban villages in China.⁸

5 "Shenzhen - Wikipedia," accessed December 6, 2019, <https://en.wikipedia.org/wiki/Shenzhen>.

6 "从小渔村到大都市：深圳何以成为深圳？ From a Small Fishing Village to a Metropolis: Why Did Shenzhen Become Shenzhen?" accessed December 6, 2019, <https://ju.ifeng.com/c/7k4ER7zdBp2>.

7 Yuan. Xu et al., *深圳新土改 Shenzhen New Land Reform* (Beijing: CITIC Press Corporation, 2016).

8 Southern Metropolis Daily, *未来没有城中村：一座先锋城市的拆迁造富神话 Future has no urban village* (Beijing: 中国民主法制出版社 China Democracy and Legal Publishing House, 2011).



■ Urban village present
 ■ Usable area in Shenzhen
 ■ Urban core in Shenzhen

Diagram based on: Shenzhen Village Comprehensive Renovation Master Plan(2019-2025), Shenzhen Urban Planning Bureau

URBAN VILLAGE SCALE IN SHENZHEN

241, 91

Quantity
Shenzhen is born out of more than 300 native villages. 241 villages in the city are administrative villages at present, among which 91 are inside the urban core of Shenzhen.⁹

31%

Land area
According to the data of the Shenzhen City Planning and Land Resources Committee, among Shenzhen's 934 sq km of construction land, urban village land scale reached 321 sq km, accounting for 31% of the city's total construction land.¹⁰



Building scale
The total construction area of Shenzhen is 820 million sqm¹¹, among which urban village is 106 million sqm. With a total of 350,000 private houses inside urban villages, of which 21.39 million square meters are in the urban core with 42,300 private houses.¹²



Rental housing
Of the 10.4 million houses in the city, 70% are rental housing. According to statistics, there are 7.4 million sets of rental housing in Shenzhen, of which 4.5 million sets of rental housing in Urban Village, accounting for 60.8%. According to statistics, 73.8% of the housing rents in urban villages are less than 2,000 yuan, and the rent level of 26.1% is less than 1,000 yuan.¹³



Population
At present, Shenzhen manages more than 20 million people, 16 million people in Shenzhen are renting to live, and 11 million people are living in Urban Village.¹⁴ Urban villages accommodates more than 50% of Shenzhen's population with less than 20% of Shenzhen's land area.¹⁵

⁹ Chen, 未来没有城中村：一座先锋城市的拆迁造富神话 *Future has no urban village.*
¹⁰ "深圳城中村改造之变：一场政府房企村民租客间的博弈 Transformation of Shenzhen Urban Village: A Game Among Government, Developers, Villagers and Tenants," *The Economic Observer*, November 16, 2018, <https://finance.sina.com.cn/china/2018-11-17/doc-ihmutuec0925014.shtml>.
¹¹ Yuan. Xu et al., *深圳新土改 Shenzhen New Land Reform* (Beijing: CITIC Press Corporation, 2016).
¹² Chen, 未来没有城中村：一座先锋城市的拆迁造富神话 *Future has no urban village.*
¹³ "报告：深圳1600万人租房 1100万人住在城中村 Report: Shenzhen 16 Million People Rent Houses 11 Million People Live in Urban Villages," *Daily Economic News*, November 22, 2017, <http://money.163.com/17/1122/08/D3R4VUP5002580S1.html>.
¹⁴ Ibid.
¹⁵ Chen, 未来没有城中村：一座先锋城市的拆迁造富神话 *Future has no urban village.*

Policy

1958 《户口登记条例》
Household Registration System

After the founding of the People's Republic of China, with the hukou system officially established by the "Registration of Household Registration Regulations" promulgated in 1958, the movement of rural population to urban areas was strictly controlled. Based on this, gradually formed a dual urban-rural system.¹⁶ Beginning in the early 1980s, the government allowed farmers to migrant, but it did not allow them to settle in cities. The floating population can freely sell labor in the market, but their social rights, such as medical care and children's education, need to return to the countryside to realize. The floating population is only the labor force in the city.¹⁷

1982 《宪法》
1982 State Constitution

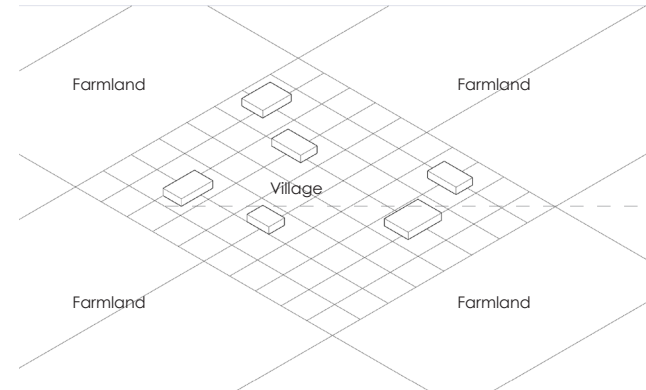
Land in the cities (urban land) is owned by the state; land in the rural and suburban areas (rural land) is owned by collectives. No organization or individual may occupy, buy, sell, lease or otherwise illegally transfer land.

The 1982 Constitution ended China's private land ownership system that began in the late Spring and Autumn Period, and at the same time legally ended the land tax system that has been associated with private land ownership for over 2,000 years.¹⁸ The demand for any construction land can only be met through government requisition and allocation.¹⁹

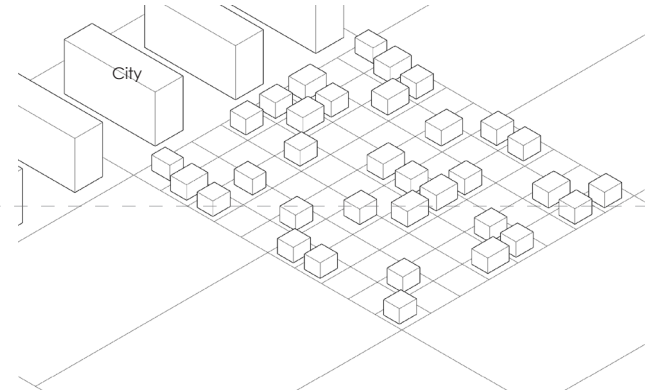
1986 《深圳经济特区土地管理条例》
Regulations of Shenzhen Special Economic Zone on Land Management

Rural collective land is limited to agricultural use or farmers' own use, and may not be transferred to non-peasant subjects for non-agricultural construction. The market circulation of rural homesteads has been strictly forbidden. Rural collective land is excluded from going into the market. The transfer of land use rights has in fact become a peculiar right to state-owned land. This gave birth to a unique resource allocation logic at the institutional level—"first nationalization, then marketization." In practice, the "nationalization first, then marketization" institutional arrangement has established a stage for the game between the central government, local governments, villagers and village collectives.²⁰

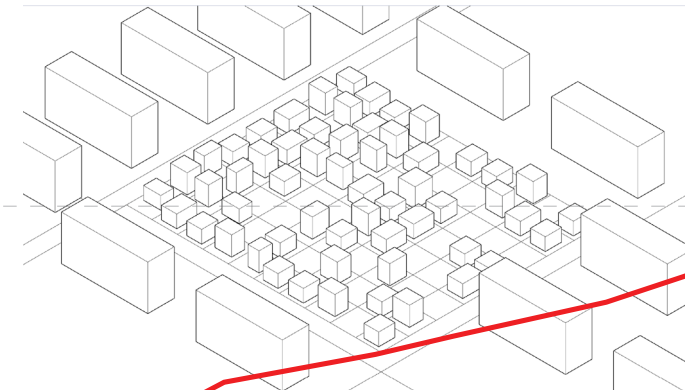
Formation



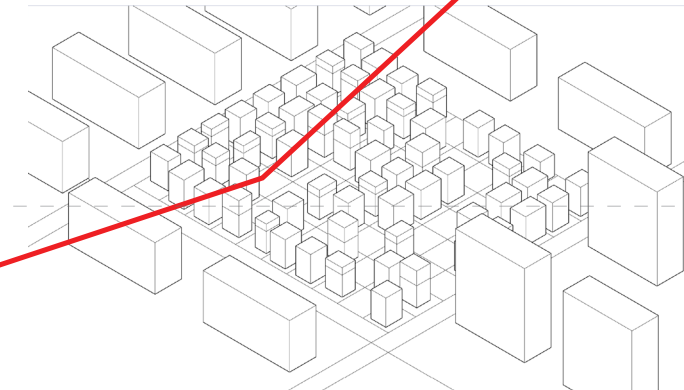
Traditional village settlement



Sale of agricultural land / contact with urban area / expansion of village housing (2-3F)



Beginning of illegal development and leasing / expansion of village housing (4-6F)



Further expansion / conflict between city and urban village

Total residence population

Registered population

1979

1990

2000

2010

2019

0

20million

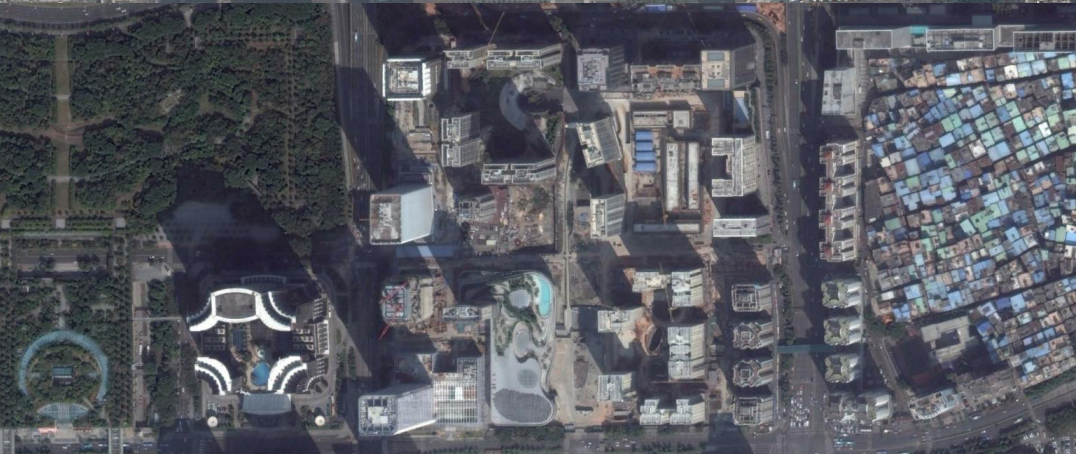
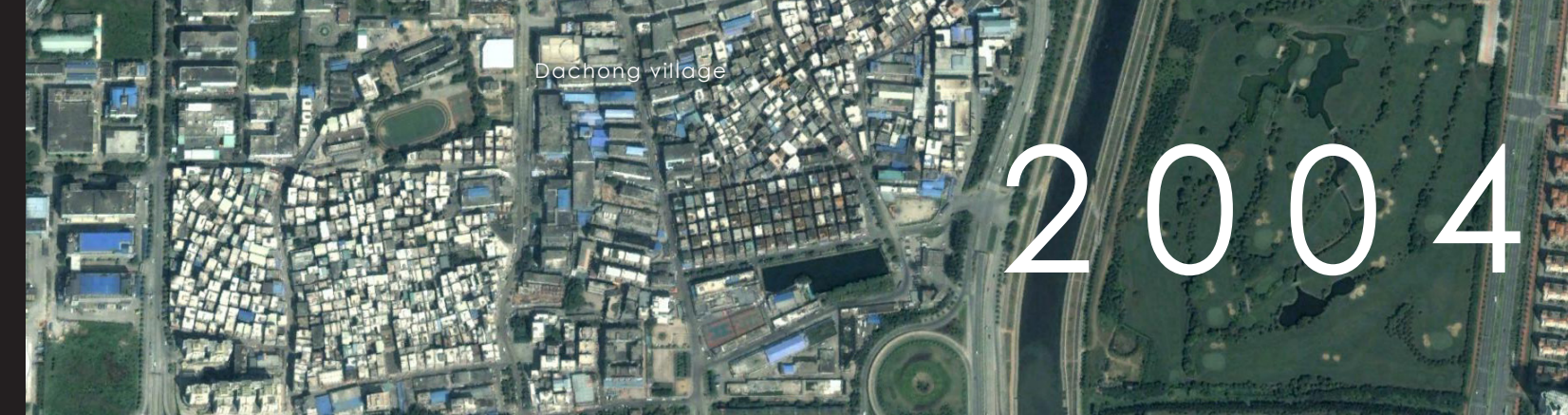
15million

10million

5million

16 Youting Zhang, 社区秩序的生成:上海“城中村”社区实践的经济社会分析 *The Formation of Community Order: An Economic and Social Analysis of the Practice of the Urban Village Community in Shanghai* (Shanghai Academy of Social Sciences Press, 2014).
17 Biao Xiang, 跨越边界的社区:北京“浙江村”的生活史 *Communities Across Borders: The Life History of Beijing's "Zhejiang Village"* (Beijing: Life Bookstore Publishing Co., Ltd., 2018).

18 Chen, 未来没有城中村:一座先锋城市的拆迁造富神话 *Future has no urban village*.
19 Yuan. Xu et al., 深圳新土改 *Shenzhen New Land Reform* (Beijing: CITIC Press Corporation, 2016).
20 Stefan. Ai, *Villages in the City. A Guide to South China's Informal Settlements*. (Hong Kong: Hong Kong University Press, 2014).



URBAN VILLAGES DISAPPEARING

CHINA'S VERSION OF GENTRIFICATION

The "gentrification" of a city is a concept that has emerged in Europe and the United States in recent years, which is roughly equivalent to the transformation of urban renewal in China. Gentrification refers to a possible process in the development of the city. It generally describes the process of higher-income people move in and replace the original long-time residents. In the West, discussions around this concept have focused more on the situation where high-income people may squeeze the living space of the original households after the urban upgrading.²¹ But in China, especially in the urban village situation in Shenzhen, it is an entirely different scene.

Unlike Hutong in Beijing and Linong in Shanghai, most houses in urban villages are new. It is much easier to tear down the neighborhoods that were built just decades ago and beyond the reach of heritage protection laws.²² Once the urban village demolishes, villagers without fixed jobs immediately held several houses, become millionaires even billionaires overnight. No doubt that "gentrification" in Shenzhen does not have as much resistance, and there is no more data to analyze the "gentrification" as a social problem in China.²³ More and more journal articles start with the title "Demolition of XX Urban Village, where to go for 150,000 people?" However, under the situation that the government, developer, and the villagers are all satisfied, we can only see the villages disappearing. Here the discussion of the real occupants of the house is absent and their rights are ignored.

Doug Massey, a sociology professor at Princeton University, is a top expert on racial and economic differentiation. He believes that the effect of gentrification is minor compared to the more extensive urban population migration.²⁴ However, these two phenomena happen together in urban villages. With the demolition of urban villages, low-income people must migrate in large numbers - to find other low-cost settlements or to leave the city. Ruth Glass who coined the term "gentrification" in the early 1960s to describe the phenomenon in London wrote: "Once gentrification has begun, it will develop rapidly until all or most of the working class has moved away, and the characteristics of society as a whole would have altered."²⁵

21 "富人来了, 穷人走了, 你的家乡还好么? The Rich Are Here, the Poor Are Gone, Is Your Hometown Okay?," DT Finance and Economics, July 6, 2017, http://mp.weixin.qq.com/s?__biz=MzA5Mzk5MDM-5MA==&mid=2650822921&idx=2&sn=b-5dc4413a178e32c1c635d1761e21d83&chksm=8ba18590bcd60c860833963241229a8b380a7399a79426b88a2f9bf7e53f9ecbec-ee6bb3204c#rd.

22 Ting. Chen and Kees Christiaanse, A State beyond the State : Shenzhen and the Transformation of Urban China (Rotterdam: NAI010, 2017).

23 "富人来了, 穷人走了, 你的家乡还好么? The Rich Are Here, the Poor Are Gone, Is Your Hometown Okay?"

24 Richard. Florida, New Urban Crisis. (Basic Books, 2016).

In the book of New Urban Crisis, Richard also described the consequence of gentrification as the vulnerable groups (blue-collar workers, service industry practitioners, the poor) would suffer the most. Possibly, when teachers, nurses, hospital workers, police, firefighters, restaurant waiters, and other service workers are unable to bear the living costs of houses within the normal range near their workplaces, the usual economic operation of cities is difficult to sustain.²⁶

The most negative impact of gentrification on vulnerable groups does not occur in the gentrified community itself, but through the ripple effect on housing prices. It is this ripple effect that hits the poorest in the city the most, not the direct replacement of individual households.²⁷ This theory confirmed in Shenzhen's urban village. Houcarrier, who spoke up in the Xiasha Urban Village Forum, wrote that just six months after he moved to Xiasha, the landlord had increased his rent. Beginning in June 2010, the rent of 1B1B rose from 1,300 RMB to 1,400 RMB. "The rent is getting higher and higher, and I am looking for a project in my hometown. Once found, I will leave Shenzhen." He said that his rent has risen by about 10% in the past three months, 15% to 20% over the same period last year. The reason is that the demolition of the nearby Dachong urban village has caused many tenants to move to Xiasha, and the rent has risen with the change for supply and demand.²⁸

Florida raised the need for a more inclusive new urbanization model, which is called "urbanization that benefits the entire population." He promoted three aspects to achieve urbanization that benefits the entire population: increase infrastructure investment, increase population density, and strengthen clustering, limiting the unplanned expansion of expensive and inefficient cities, building more affordable housing in urban centers.²⁹ In the case of urban villages, it already exists inside the city center, and have the population density. We should take advantage of the existing and assist vulnerable groups to stay in place to enjoy better amenities.

25 Richard. Florida, New Urban Crisis. (Basic Books, 2016).

26 Ibid.

27 Ibid.

28 Southern Metropolis Daily, 未来没有城中村: 一座先锋城市的拆迁造富神话 Future has no urban village (Beijing: 中国民主法制出版社 China Democracy and Legal Publishing House, 2011).

29 Florida, New Urban Crisis

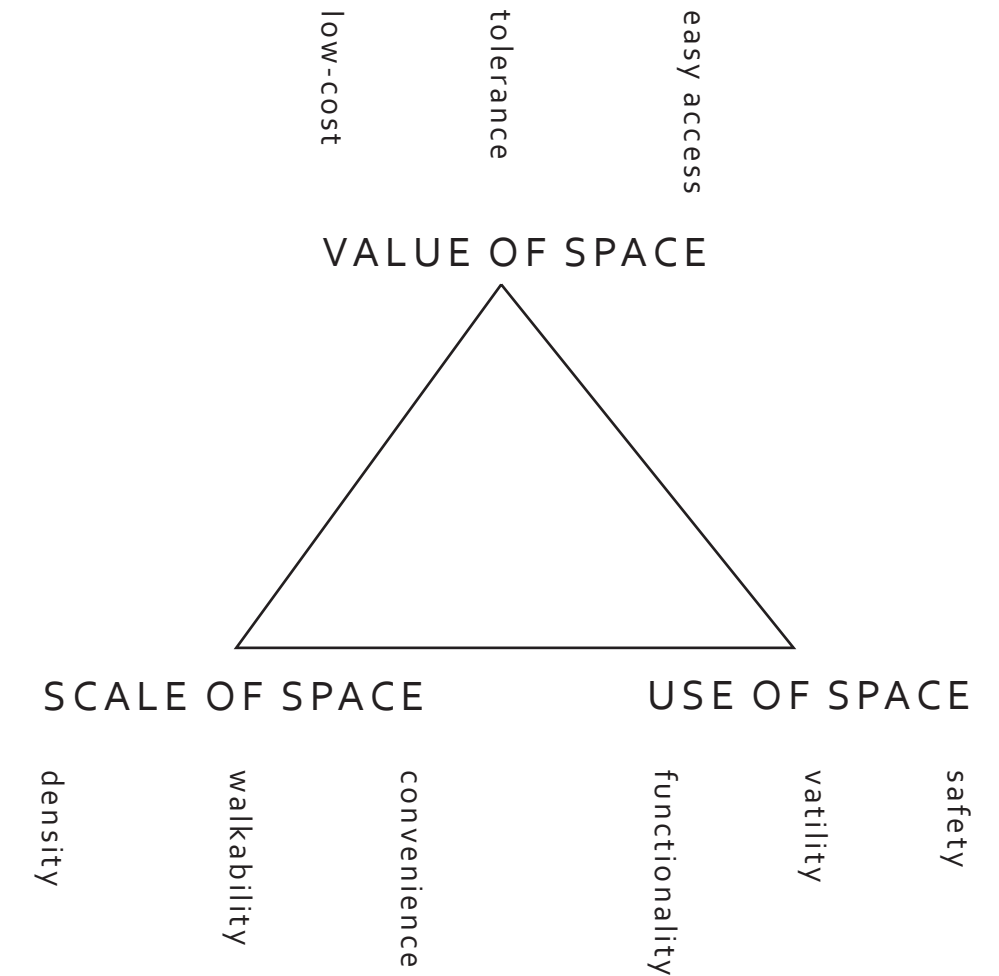
URBAN VILLAGE SIGNIFICANCE

Urban villages are disappearing into history as fast as it arises. At this critical point of time before it exists only in memory, what direction to go makes a big difference. What does urban villages represent? What can we learn from urban villages? Why is the space fascinating?

"The unique social and architectural condition of the Village in the City results in vibrant activities: it is a 24-hour mini-city, an urban enclave within the city fabric. Compared to 'well-designed' upper-middle-class gated residential compounds that become isolated islands in the city ignoring the original urban fabric, ViCs form an alternative open structure containing small-scale shopping streets, intimate public places and, above all, opportunities for small businesses. In contrast with the surrounding globalised city, they still retain traces of indigenous creation through the enthusiasm of original villagers and migrants, and demonstrate an extraordinary social vitality and typological diversity in spatial configuration."³⁰

How to classify the quality of space? In what category urban village space is functional? What do people enjoy and what is insufficient? I categorized space into three aspects: the value of space, scale of space, use of space. Through quantification evaluation, find the significance and flaws of the space within urban villages.

³⁰ Meng Yan, "Urban Villages," *Architectural Design* 78, no. 5 (September 2008): 56–59, <https://doi.org/10.1002/ad.739>.



SOCIAL SIGNIFICANCE OF URBAN VILLAGE

In Shenzhen, the distance between the elegant office building and the sunless rental house in urban villages is not that far. It is said that Chen Chusheng (a famous Chinese singer) has also lived here and singing with a guitar in a bedroom that cost 700 yuan a month? Didn't Obama's brother open a barbecue restaurant in Baishizhou urban village and had been renting a house for 6 years in Shenzhen?³¹ Some people call the village in the city an "entrepreneurial incubator." Ren Zhengfei of Huawei, Wang Tao of DJI, and Ding Lei of NetEase all curled up to live or work in that corner of the world. It was the village of the city that gave these entrepreneurs their initial shelter. Place.³² This is a post station, where the dream begins.

Although the demand for leasing is huge, Shenzhen's land is scarce, and house prices are extremely high, but the majority of tenants can take root in Shenzhen through low-cost leasing. In fact, the rent of commercial housing in Shenzhen is quite high. The average apartment rent from January to August 2017 was as high as 5,005 yuan, which was higher than the monthly disposable income of 4,000 yuan for residents, an increase of 67.5% over 2010. However, the existence of Shenzhen's urban villages has diluted the cost of housing leases and made tens of millions of Shenzhen residents (especially migrants, college students, entrepreneurs, etc.) depend on their lives. According to statistics, 73.8% of the urban village housing rents are within 2,000 yuan, and 26.1% of the rent levels are within 1,000 yuan.³³

The survey shows that 90% of the tenants in Shenzhen are young people (20-35 years old). Among renters aged 20 to 25, 49.6% of the monthly rent payment is 1,000 to 2,000 yuan; 61% of renters aged 26 to 30 have a monthly rent of 1000 to 3000 yuan, accounting for 61%; Among the tenants, 70% of the monthly rent payment is within 3,000 yuan. Leasing in urban villages in Shenzhen not only has low rents, but also low living costs. Whether it is eating, retail, or living services, the price is about 30% lower than that inside commercial housing district.³⁴

31 "深圳城中村改造引强烈关注 低收入者何去何从 Shenzhen's Urban Village Renovation Attracts Strong Attention, Where Do Low-Income People Go?," January 26, 2010. http://news.ifeng.com/opinion/topic/shenzhenchajian/detail_2010_01/26/1305883_0.shtml.

32 "拆迁暴富美梦破碎! 深圳竟然不拆城中村了? Demolition to Become Wealthy Dream Is Broken! Shenzhen Wouldn't Demolish Urban Villages Any More?," 36 Kr. November 13, 2018, <https://36kr.com/p/5161768>.

33 "报告: 深圳1600万人租房 1100万人住在城中村 Report: Shenzhen 16 Million People Rent Houses 11 Million People Live in Urban Villages," Daily Economic News, November 22, 2017, <http://money.163.com/17/1122/08/D3R4VUP5002580SJ.html>.

34 Ibid.

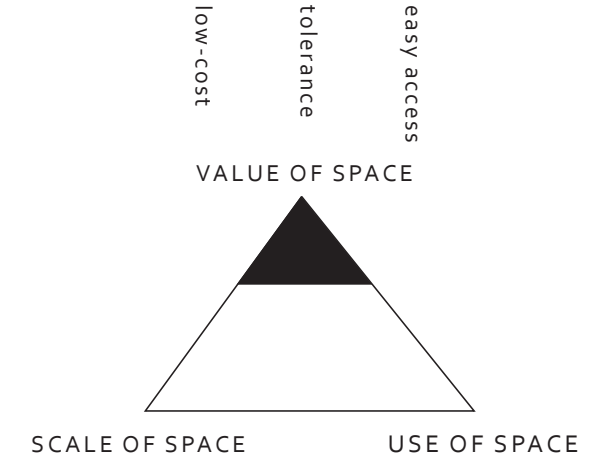


Advertisements for renting houses everywhere in urban villages

Wang Weiming, director of the ShenZhen Non-Governmental Organization Federation, said that in the past 30 years, almost every new settler in Shenzhen has started his own Shenzhen dream in urban villages. Urban village is an indispensable urban memory in the development of this city. We cannot ignore some memories of this city just because we want land, space, and tall buildings today.³⁵

Wang Yan is an expert in the field of urban planning and has an in-depth understanding of Shenzhen's urban characteristics. He spoke highly of the role of urban villages in providing low-cost housing for low-income people. Wang Yan believes that objectively, the role of urban villages in urban development is positive, and its existence provides a large number of low-cost, low-standard housing. In this sense, the role played by the village in the city has to some extent made up for the weak link in the government. "The positive effects need to be affirmed." The planning homeland official repeated more than once.³⁶

Chen Hong, the executive curator of the 30-episode TV documentary "Shenzhen Village for 30 Years", believes that in Shenzhen, the urban village is not the lowest level of society. These extremely high plot ratio villages are, after all, much better than a factory dormitory to accommodate multiple people in one room. When many people leave the factory dormitory, they can truly feel the free air of the city, instead of being stranded in a factory.³⁷



35 Chen, 未来没有城中村: 一座先锋城市的拆迁造富神话 Future has no urban village.

36 Ibid.

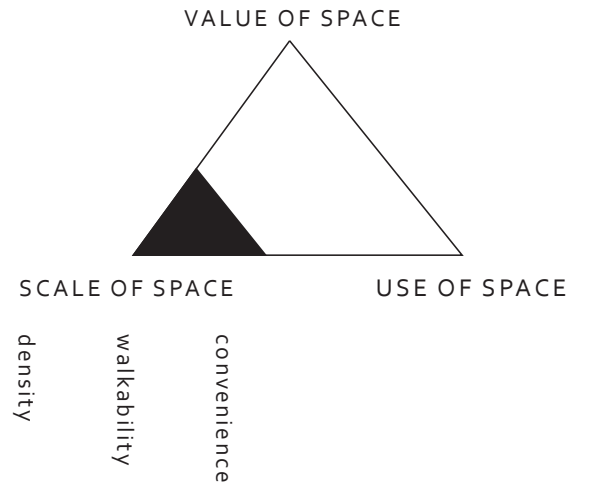
37 Ibid.



MAPPING OF URBAN VILLAGE SPACE

This is a urban village mapping I did during site research in 2019 winter. In this mapping, there are information on city car vs pedestrian; urban village alleyway widths; commercial types; residential and commercial entrances; windows, doors, openings, etc. Further explanations in next Wchapter.

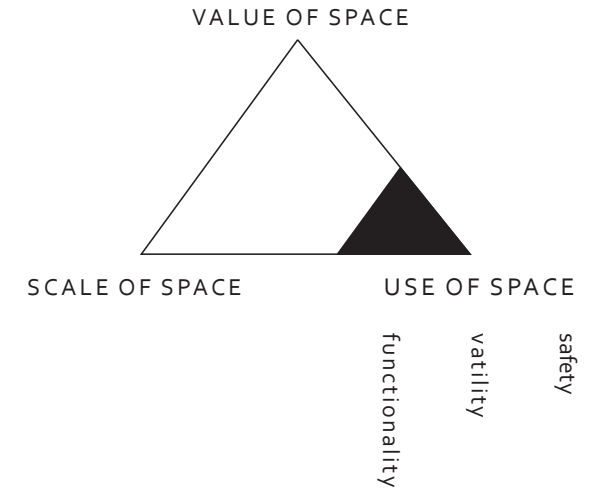
From this mapping, the density of space is illustrated. Most of the space is occupied by buildings. People live close in distance. From the density and diversity of commercial, one can easily feel the convenience of life within urban villages. It promotes the chance of people walking out of their houses. The whole area of urban village is pedestrian friendly. Compared to a modern residential neighborhood, urban village is a densed, busy and convenient living district.





Safety

For kids, the walkable space inside urban village creates a place with no cars to interfere. People from the stores form invisible eyes to look after them.³⁸ However, the buildings are too close together to have an eye on them from the windows above.



ACTIVITIES



Affected by the high cost of commercial housing, and urban public environmental management, umbrella repairs, leather shoes, trouser locks, key fittings, home appliances, and other daily basic living needs that accompany living, small vendors offering services in the commercial housing complex have it's hard to find. However, these small vendors are not only everywhere in cities and villages, but also cheap.³⁹

INFORMAL SPACE

There are many irregular ways to use space in urban villages. For example, an umbrella becomes a space for husband and wife business; under a tree, it may be a barber room, sitting by the fence and chatting. Such space use may not be solved by planning theory.⁴⁰ This diversified use is spontaneously formed from the needs of residents.

³⁸ Jane Jacobs, *Death and Life of Great American Cities* ([S.I.]: THE BODLEY HEAD LTD, 2020).

³⁹ “报告: 深圳1600万人租房 1100万人住在城中村 Report: Shenzhen 16 Million People Rent Houses 11 Million People Live in Urban Villages,” *Daily Economic News*, November 22, 2017, <http://money.163.com/17/1122/08/D3R4VUP5002580SJ.html>.

⁴⁰ “城中村观察 Observation of Urban Village,” Shenzhen Center for Design, December 18, 2012, <https://www.szdesigncenter.org/hAAHRvUpYN5doU>.

Reconstruction of Shenzhen urban village sparks controversy as 80,000 to be affected

By Leng Shumei and Xu Keyue Source: Global Times Published: 2019/7/8 22:03:10

Shenzhen's biggest village is transforming into homes, schools



Older buildings in Baishizhou include these farm dormitories built during Mao Zedong's rule © EPA

Shenzhen's largest 'urban village' thrives despite demolition orders

Without Baishizhou's cheaper housing, Shenzhen's tech companies could not have thrived

Next to the gleaming offices of some of China's leading technology companies in Shenzhen lies a maze of concrete towers built so close together that local residents call them "handshake buildings".

With 150,000 inhabitants, Baishizhou is the largest of Shenzhen's so-called urban villages — densely populated areas that house about half of the city's 12m population, attracted by cheap rents.

But now these urban villages, an anomaly in the centrally planned city, are at the heart of a battle over the future of the city, as the government steps up plans to demolish them and use the land to build more lucrative, high-end development projects.

As the Beijing movement ca... and procedures to promote re... implementation based on local

Skyscrapers' Rise in China Marks the Fall of Immigrant Enclaves



A market in Baishizhou in Shenzhen, China, last week. The neighborhood is in a central district of Shenzhen long valued for its potential for commercial redevelopment. Lam Yik Fai for The New York Times

By Emily Feng
 July 19, 2016

BAISHIZHOU, China — The concrete block buildings that shade the narrow asphalt alleyways of Baishizhou are so closely situated that they are called "handshake" buildings — it is that easy for neighbors to greet one another.

Over the years, the buildings appeared to be cinched even closer by bundles of electrical wires strung from rooftop to rooftop, pulling small urban quarters together into a densely packed tenement village in the heart of Shenzhen, one of southeastern China's surging metropolises.

On the streets, pedestrians dodge cars and bikes during the daily rush, and still larger crowds turn out for the vibrant night markets.

Opinion Sport Culture Lifestyle More

Hundreds of thousands displaced as Shenzhen 'upgrades' its urban villages



Urban village, Shenzhen. It is one of many urban villages that China has reinvented. Getty Images



Why Urban Villages Are Essential to Shenzhen's Identity

Neighborhoods of densely packed "handshake" buildings house the poor and add to the city's vitality.

Harry den Hartog
 Apr 23, 2016 | 5 min read | Voice

Perhaps more than any other Chinese city, Shenzhen is characterized by strong spatial and social fragmentation. From above, the city resembles a series of island-like developments, crisscrossed by a network of large freeways. Shopping malls and high-rises dominate the skyline. But anyone who takes a closer look will see lots of exceptions.

The southern city is without doubt China's most visceral urban miracle. After China's then-paramount leader Deng Xiaoping declared Shenzhen the country's first special economic zone in 1980, a new master plan for the city was released in 1986. It was... clusters were added into a later plan, expanding the city into its hilly northern suburbs. Within its municipal boundaries, Shenzhen now has little alternative but to expand vertically or reclaim land along its coast.

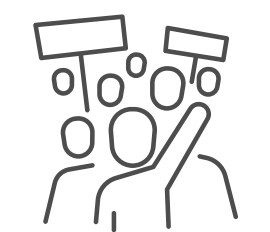
Since the late 1980s, Shenzhen has grown from an isolated fishing town into one of the world's largest metropolises. Hundreds of square kilometers of farmland have been urbanized. Once-rural landowners organized into cooperatives and transformed their real estate into urban villages built on dense, informal, and relatively cheap accommodation — targeting the massive number of migrant workers who have made Shenzhen their home. Usually six or seven floors high and crammed together, these woshoulou — "handshake buildings" where neighbors can practically reach into each other's rooms — have turned many former farmers into comparatively wealthy landlords.

Nevertheless, urban villages still play a key role in the urban and social structure of Shenzhen and house approximately 7 million people. They also played a central role in the latest Bi-City Biennale of Urbanism/Architecture (UABB) held in Nantou Old Town, a historic walled settlement that's now one of Shenzhen's urban villages, from December last year to March this year. Its theme, "Cities, Grow in Difference," referred to the growing imbalance between urban and rural, rich and poor, formal and informal, as well as the need for more integrated cities where different groups of people can coexist.

Nantou, too, has been partly demolished. Like in many other urban villages, officials often justify urban renewal on the basis of reducing drug crimes and prostitution, saying that the area does not fit with prevailing visions of the city's modernization. UABB's curators held a... for low-income groups who can't afford to live elsewhere. They also function as spaces for experimentation and as repositories of local collective memory in a fast-changing metropolis.



A view of Nantou Old Town in Shenzhen, Guangdong province, 2017. Courtesy of UABB



The villagers have spent a lot of money and energy to build these houses, and the FAR is also very high. From the perspective of ecological environment protection, how should the generated construction waste be placed if such large-scale buildings are demolished? On the one hand, our government has spent a lot of money to build affordable housing, but on the other hand, we are demolishing the natural soil belonging to low-income people. I am very confused about this.⁴¹

The village in the city is the "cancer" of the city, and it is the settlement of "dirty, mess, and bad".⁴⁵

What best represents Shenzhen is not the skyscrapers, and it is not the huge Shenzhen Citizen Center locating in the city center. It is not stocks, not Shekou, not the so-called Shenzhen speed. I thought about it, what best represents Shenzhen should be the urban villages.⁴²

Xiasha (Urban Village) best represents the history and modern culture of Shenzhen. The social features and atmosphere here are the characteristics of Shenzhen.⁴³

Dirty, dense, shady, and indecent, this is urban village; living closely, clan group relationship, the low cost of living, this is also the village in the city.⁴⁶

If a person has lived in a community for five years, but he is not counted as a person in this community, this is problematic, and the landlord may not live in this community at all, so the landlord only owns the property in name. But what has the most to say in this community is actually the existing residents. So from a legal perspective, the right to use has not been well discussed. Some tenants have rented here for more than ten years and changed their temporary residence permits several times, but he should actually be the owner of the area because he used the public space here, pay taxes here, but they still have no say. I think this should be adjusted in the law of power in our country. To directly respect the people living in that place and respect their demands, we can achieve the goal of a harmonious society and a livable city. Therefore, when we discuss the urban renewal and the rights and interests, what we really want to ask is the rights and interests of the people who live in it, which is ignored.⁴⁴

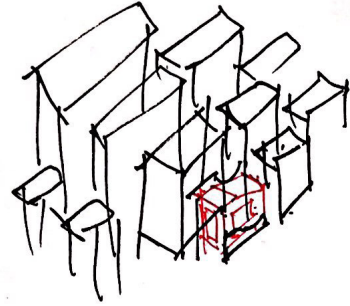
Now I think we should raise the villagers' understanding of their homeland and history, and their own roots. It cannot be said that once the developer came, he easily agreed to demolish his homeland, which is particularly scary for a city.⁴⁷

If Shenzhen is compared to one person, the towering financial buildings in the CBD are one 's face, and the village in the city is the "lower body" of the city. Although the appearance of the face is important, the lower body determines the most basic needs of the person.⁴⁸

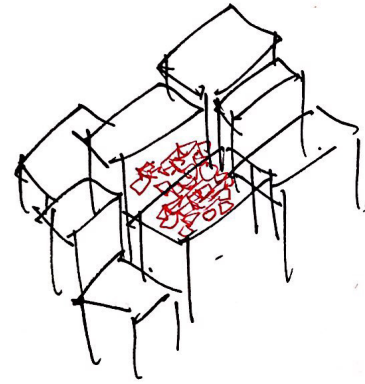
41 "城中村观察 Observation of Urban Village," Shenzhen Center for Design, December 18, 2012, <https://www.szdesigncenter.org/hAAHR-vUpYN5doU>.
 42 Photographer Bai Xiaoci 白小刺, who spent four years documenting lives in 60 urban villages
 43 John Friedmann, Professor Emeritus of Architecture and Urban Planning, UCLA
 44 "城中村观察 Observation of Urban Village,"

45 "深圳城中村进化史 Evolution History of Shenzhen Urban Village," YiMagazine, January 25, 2018, <https://www.cbnweek.com/articles/magazine/20080>.
 46 Chen, 未来没有城中村：一座先锋城市的拆迁造富神话 Future has no urban village.
 47 "城中村观察 Observation of Urban Village,"
 48 Photographer Bai Xiaoci 白小刺

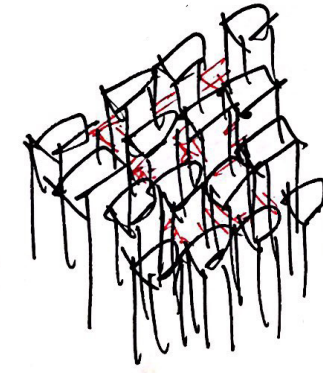
TEMPTS OF INTERVENTIONS IN URBAN VILLAGE



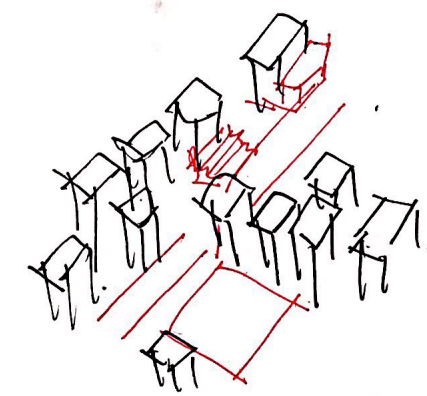
Modular insertion (Individual housing/space)
Beneficiary: 1 family (1 person)
Case: Shangwei Village Plugin House by PAO



Shared space insertion
Beneficiary: Adjacent community members
Type: Rooftop occupation; Transportation introduction; Shared platforms; Insert installations
Case: Greencloud China by ZHUBO-AAO;
Sky Farm by VRAP;
Small Smart Shelf for Nantou Urban Village Regeneration Project by VWA



Buildings intervention
Beneficiary: Tenants
Case: LM Youth Community, China by DOFFICE;
Tangxia Vanke Port-apartment, Guangzhou, China by PBA Architects + Tumushi Architects



Urban planning strategy (Node; Street; Open space)
Beneficiary: Citizen and resident
Case: Renovation of Nantou Old Town and Architectural Design of UABB Venue, China by URBANUS;
Dafen Art Museum, Shenzhen by URBANUS;
Community renovation and city-village coexistence in Yantian District, China by NODO Architecture & Urbanism



△ "Shangwei Village Plugin House, Shenzhen, China by PAO," goood, November 21, 2018, /shangwei-village-plugin-house-shenzhen-china-by-pao.htm.

△ "Sky Farm by VRAP," goood, March 16, 2018, /sky-farm-by-vrap.htm.

△ "Small Smart Shelf for Nantou Urban Village Regeneration Project by VWA," goood, July 3, 2018, /small-smart-shelf-for-nantou-urban-village-regeneration-project-by-vwa.htm.

△ "Tangxia Vanke Port-Apartment, Guangzhou, China by PBA Architects + Tumushi Architects," goood, March 28, 2017, /tangxia-vanke-port-apartment-guangzhou-china-by-tumushi-architects-pba-architects.htm.

△ "Dafen Art Museum, Shenzhen by URBANUS," goood, September 30, 2016, /dafen-art-museum-shenzhen-by-urbanus.htm.

△ "Renovation of Nantou Old Town and Architectural Design of UABB Venue, China by URBANUS," goood, August 31, 2018, /renovation-of-nantou-old-town-and-architectural-design-of-uabb-venue-china-by-urbanus.htm.

URBAN VILLAGE
ON FOOT
/ IN EYE

SITE - FUTIAN VILLAGE

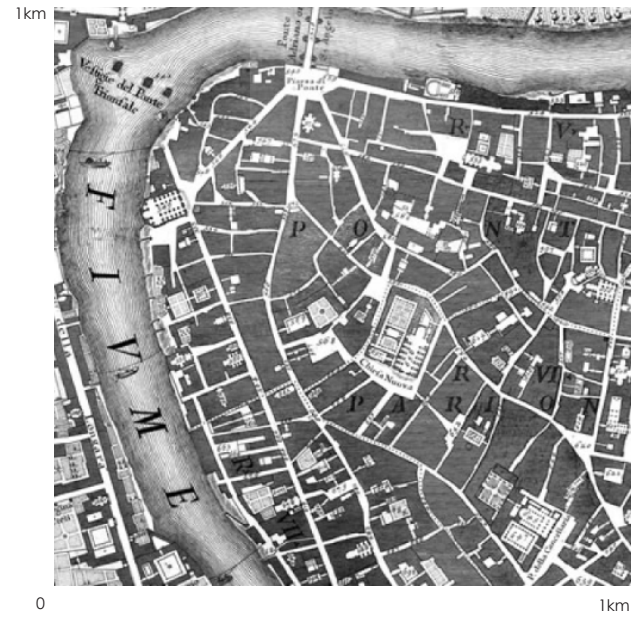
I selected urban villages aiming to be renovated inside the urban core of Shenzhen based on Shenzhen Urban Village Comprehensive Renovation Master Plan by City Planning Bureau (2019-2025), which advocates renovation within a certain scale. I chose Futian village which locates in the city center. The village at present has a total population over 70,000, in which around 2000 is the original villagers. The size of the village is around 29 hectare. Building height is mostly 5-6 storeys.

AERIAL



Relationship between urban village and the city





Rome, Nolli map



Futian village and surrounding buildings



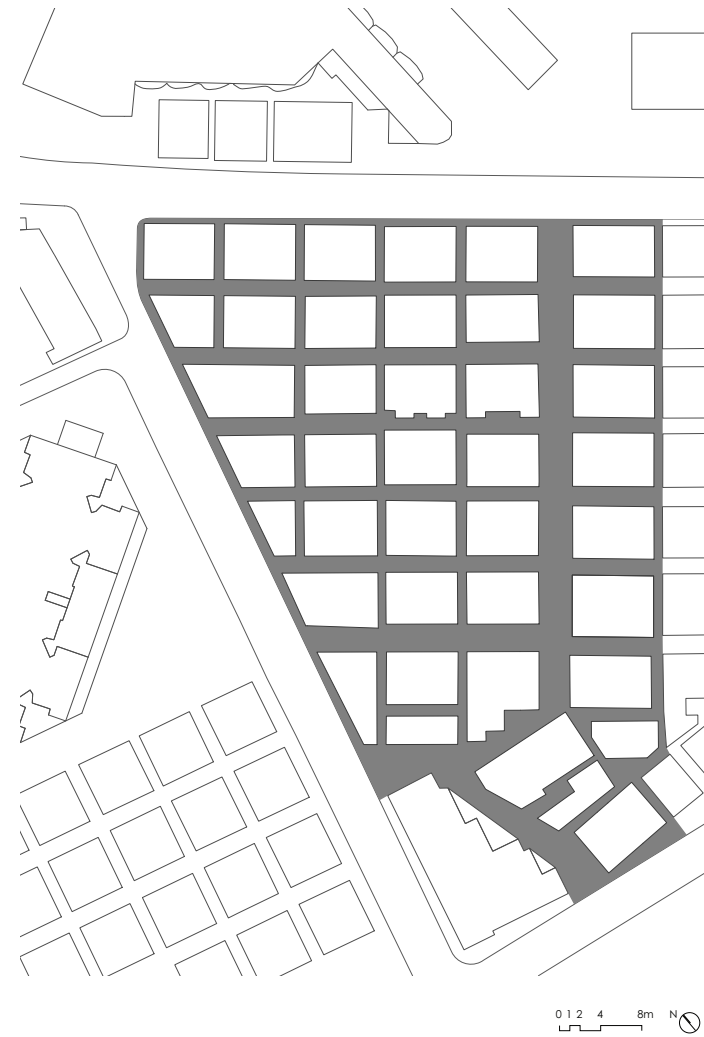
Urban space



Futian village building heights

Comparing to the Nolli map of Rome with Futian village and surroundings at the same scale, we can see the urban village scale is a suitable walking scale in urban context. In Nolli map, the river is the break from urban texture. Compared to urban village map, the highway in the city becomes the interrupt of urban rhythm.

SITE RANGE



During the site visit, I chose a part of the village to observe and document because of the following reasons

- it has the basic structure of urban villages
- it has boundaries adjacent to city / village square / village

Focusing on the public activities inside alleyways and the commercial activities, a series of mapping is generated.

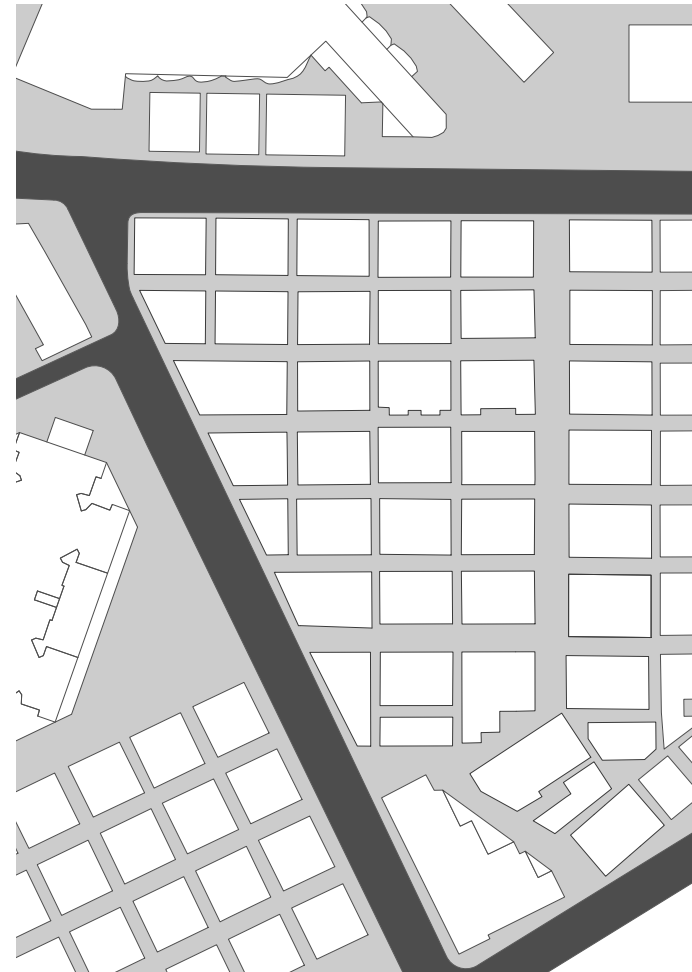
SURROUDNINGS



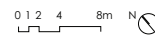
Diagram based on "Shenzhen 3D Map," accessed February 16, 2020, <http://sz.chachaba.com/>.

- Futian urban village
- Residential building
- Hotel
- Public square / park
- School
- Office
- Commercial

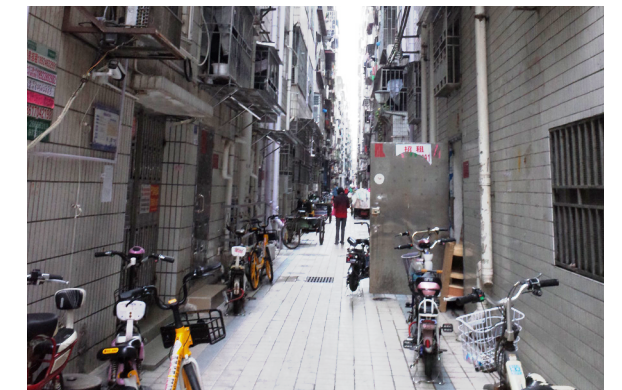
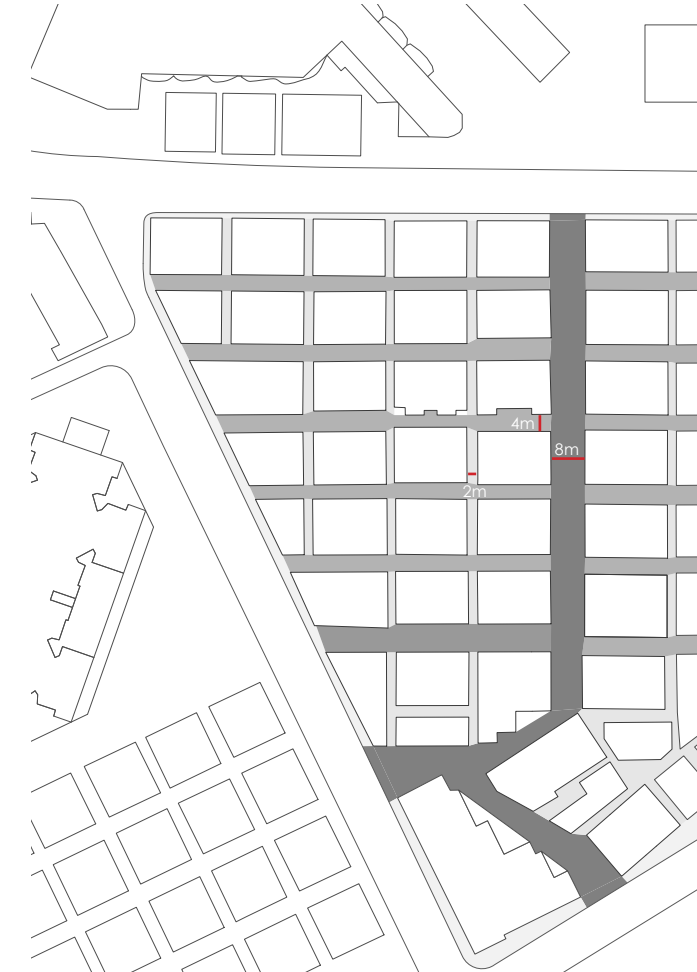
CAR VS PEDESTRIAN



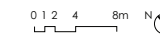
Boundary is blurred in some way. People sometimes unconsciously walk into the car lane because of the narrow pedestrian at the village edge.



ALLEYWAY WIDTHS



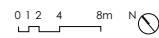
Main alleyways are around 6~8m wide and filled with commercials. Secondary alleyways are around 4m wide with residential entrances and occasional commercials. Narrowest alleyways are around 2m wide with mostly windows and several doors.



TREE



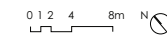
No trees are planted inside urban village. All the trees are lined along city streets.



CANOPY



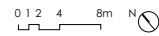
Simple tin canopies above entrance and shops are widely used. Canopy heights and sizes vary but basic structure is similar.



RESIDENTIAL ENTRANCE



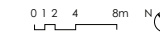
Residential entrance is a security door for residents on the upper floors. It's time before Chinese New Year, every entrance put up couplet and the character Fu to welcome the New Year.



DOORS



Doors in this drawing refers to first floor residents' doors which directly open to the alleyways. Some residents keep their doors open during the day.



COMMERCIAL



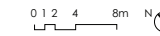
The density of commercial is why this place is always vibrant and alive.



COMMERCIAL ENTRANCE



Commercial entrances are continuous along city street, main alleyways. A few inside secondary alleyway. Walking inside the no store alleyways, there's a feeling of disorient.



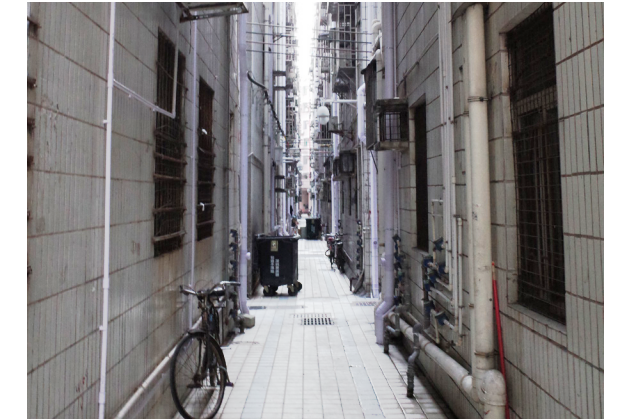
STAIRS



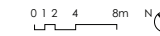
Stairs respond to the indoor and outdoor height difference. Each of the buildings set their own standards.



WINDOW & OPENING



Protective fence are nearly covering all the windows. Some of the fence built as a cage shape to seem similar to bay-window.



HUMAN ACTIVITIES INSIDE ALLEYWAYS

The alleyways are more like an extension of people's homes. People put their own stuff outside, like plants, mop, clothes, bikes, chairs. There are elderly people taking daily stroll inside. Most people walk or bike inside to fulfil their daily needs: go shopping, eat, buy necessities. "Mostly I ate or grabbed food from downstairs after work, rarely ordering from outside restaurant when I was living in urban village." Said one of my friend who had lived in urban village for a year.



Watching TV



Sitting and ironing



Children playing



Drinking tea



Walking



Biking and e-biking



Eating dinner



Planting and mopping



Sitting and watching

COMMERCIAL OPEN TIME AT DAY TIME



7:00

Considering Shenzhen's hot weather, people get up not so early. In the morning, 3 supermarkets and 3 breakfast stalls opens.



9:00



11:00

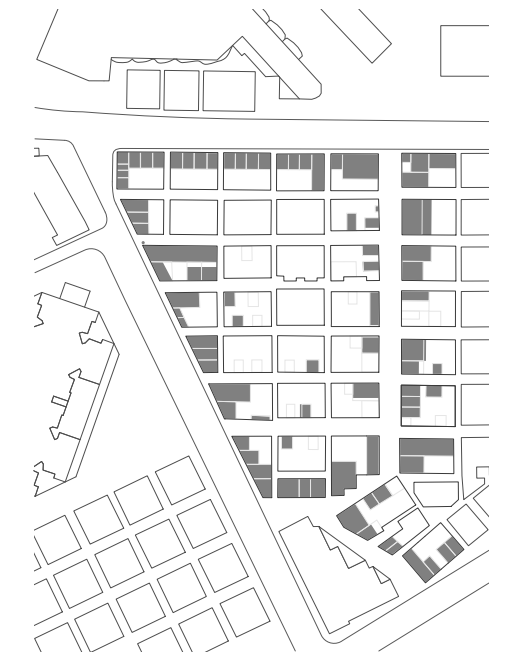
Most of the street stores open around noon.



13:00



15:00



17:00

COMMERCIAL OPEN TIME AT NIGHT TIME



19:00



21:00



23:00

There's a busy hour for restaurants in mid-night. Some people come back from work late but many from Guandong have the habit of having a midnight snack.

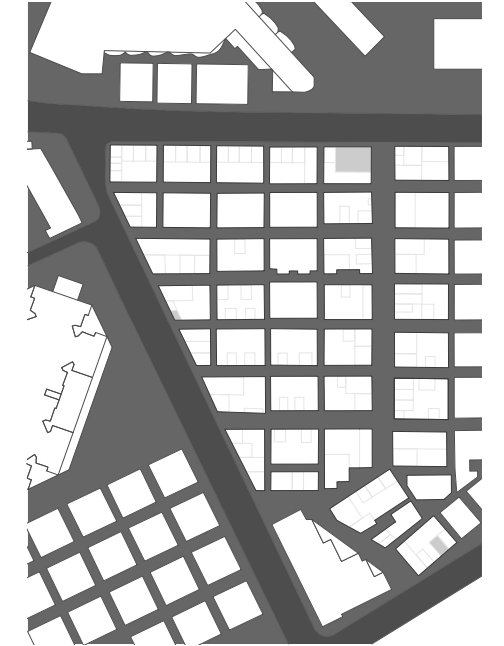


1:00



3:00

Some late-night restaurants still opening.



5:00

There is one barbecue restaurant opens through 5Pm to 5am. A 24-hour supermarket on the north.

OBSERVING - MAIN ALLEYWAY

10 mins main alleyway on Sunday afternoon 20191229

2 Shops are restocking their goods from their front door on the main road

2 shop owners sit in front of their shops, watching their kids play in the middle of the alleyway

2 kids running and playing in the middle

3 kids running by

People walking in pairs 3

People walking in a group 1 (4 friends/colleagues)

People walking with family (with kids) 5

Single person passing by 35 (1 with luggage, 2 students, several with food to cook, some looking around, others are just walking by)

Electric bike 29 (10 delivery, 2 with kids, 1 carried his friend/ relative)

Bike 6 (1 shared bike)



20 mins main alleyway on Tuesday night 20200114

2 shop owners stand in front of his shop, smoking

1 shop owner is restocking their goods carried by e-bike

1 woman (from rent agency) sit on the stair in front of a shop, watching people pass by (greet people she knows when they pass by) for about 6 minutes

3 people talking in the middle of the road for about 3 minutes, 1 joined later

2 kids running and playing in the middle

3 kids running by

3 kids getting off school (with school uniform and backpack walking alone)

People walking in pairs 23 (1 pair carrying furniture)

People walking in a group (4 friends/colleagues)

People walking with family (with kid) 11 (1 mom take her kids appear two times, who might be walking inside alleyways)

Single person passing by 125 (3 with goods, 1 with gas tanks (which is how people cook), 1 talking on the phone, 17 with backpack/ bag, 7 with food in hand, 1 construction worker, 1 grandpa appears two times who might be taking a walk in the alleyways, 1 student)

Electric bike 93 (34 delivery, 9 with goods, 5 with kids, 8 carried his friend/ relative)

Bike 17 (6 shared bike, 2 with goods)

Tricycle 2



OBSERVING - SECONDARY ALLEYWAY

20min secondary alleyway Tuesday morning 20190114

1 first floor resident dry clothes under their window

People walking in pairs 2

Single person passing by 10 (2 people had simple greetings, 1 carried goods, 2 carried garbage, 1 carried grocery)

Electric bike 1 (1 carried his friend/ relative)

Recycling tricycle 1



20min secondary alleyway Tuesday night 20190114

4 residents going back to her building

1 person running by

People walking in pairs 2

People walking in a group 2 (3 friends/colleagues, one of whom bought beverages in the store on this alleyway)

People walking with family(kids) 1

Single person passing by 20 (1 bought beverages in the store on this alleyway, 1 carrying goods, 1 with food, 3 with backpack/ bag, 1 kid, 1 with fitness equipment)

Electric bike 6 (2 delivery)



SENDING OUT QUESTIONNAIRES ON SITE

Questionnaires to better understand residents were sent out on site.

There were days I directly go up to people. There were days I put up this stall and prepared some small gifts to attract people to fill in questionnaires. Questionnaires, a sketch book, small gifts, go pro on my backpack was what made up my stall.

Along with the questionnaire results, conversations brought up in the process were also important to better understand the way people live in Futian village.



QUESTIONNAIRE FOR RESIDENTS IN FUTIAN URBAN VILLAGE

Hi, I am a graduate student of Interior Architecture – Adaptive Reuse major in Rhode Island School of Design. My thesis is about adaptive reuse of urban village space. This questionnaire is anonymous, and is used to understand the public life and living experience in Futian village. It takes about 10 minutes to complete this questionnaire, thank you for your participation!

Your gender
Male Female

Your age
<18 18-25 25-40 40-55 > 55

How long have you lived in the urban village?
Less than half a year 1-2 years 2-5 years More than 5 years

Where do you come from? (Region in China)

What type of apartment do you live in?
Single room without bathroom Single room with bathroom One bedroom Two Bedrooms Three bedrooms or larger

Who do you live with?
Myself With colleague(s) / friend(s) With spouse / boyfriend or girlfriend two generations three generations

What occupation are you?
Students / Graduated students (less than two years) Company employees Workers Service practitioners Self-employed venture Entrepreneurs Village committees / villagers Others _____

How long do you usually work?
5 days a week, within 8 hours on workdays 5 days a week, over 8 hours on workdays 6 days a week, within 8 hours on workdays 6 days a week, over 8 hours on workdays No break, over 8 hours perday Other _____

How long do you spend to go to work?

Less than 0.5 hour 0.5 hour to 1 hour Over 1 hour

Why did you choose to live in the urban village? (Multiple choice)
Low rent Near the company Convenient for children to go to school Rich in leisure life Convenience in life Other _____

Are you satisfied with the life of Futian Village? (The larger the number, the more satisfied. Not satisfied. 0-5 Great satisfaction.)
0 1 2 3 4 5

If not, what are you dissatisfied with?
High rents Tight living space No sunlight No sense of belonging Unsafe and unsanitary Lack of public life Poor sound insulation Other _____

Can Futian village fulfil your following needs? (The larger the number, the more satisfied. Not fulfilled. 0-5 Fulfilled.)
Eating Grocery Buy daily necessities Recreation Social activities

Your relationship with your neighbors
Unfamiliar Nodding acquaintance Familiar

What are your usual social activities in the village?
No public activities Playing cards/ chess Take kids outside to play Participate in community activities Dancing in the square Take a walk Other _____

What type of public space/ facilities would you use if it is added in the village? (Multiple choice)
Places to sit Places to play cards/ chess Greenery/ Garden Children's play area Public fitness areas Public terraces Other _____

Do you plan to live in Futian village for a long time?
Yes No Not sure

Where would you live when you leave the urban village?
Other urban villages Other communities or apartments Leave Shenzhen Not clear Other _____

Thank you for your time. Wish you a happy life!

QUESTIONNAIRE FOR RESIDENTS IN URBAN VILLAGES

Hi, I am a graduate student of Interior Architecture – Adaptive Reuse major in Rhode Island School of Design. My thesis is about adaptive reuse of urban village space. This questionnaire is anonymous, and is used to understand the public life and living experience in urban villages. It takes about 10 minutes to complete this questionnaire, thank you for your participation!

Your gender
Male Female

Which urban village have(had) you lived in?

Your age
<18 18-25 25-40 40-55 > 55

How long have(had) you lived in the urban village?
Less than half a year 1-2 years 2-5 years More than 5 years

What type of apartment do(did) you live in?
Single room without bathroom Single room with bath-

room One bedroom Two Bedrooms Three bedrooms or larger

Who do(did) you live with?
Myself With colleague(s) / friend(s) With spouse / boyfriend or girlfriend two generations three generations

What occupation are(were) you?
Students / Graduated students (less than two years) Company employees Workers Service practitioners Self-employed venture Entrepreneurs Village committees / villagers Others _____

How long do(did) you usually work?
5 days a week, within 8 hours on workdays 5 days a week, over 8 hours on workdays 6 days a week, within 8 hours on workdays 6 days a week, over 8 hours on workdays No break, over 8 hours perday Other _____

How long do(did) you spend to go to work?
Less than 0.5 hour 0.5 hour to 1 hour Over 1 hour

Why did you choose to live in the urban village? (Multiple

choice)
Low rent Near the company Convenient for children to go to school Rich in leisure life Convenience in life Other _____

Are you satisfied with the life of Futian Village? (The larger the number, the more satisfied. Not satisfied. 0-5 Great satisfaction.)
0 1 2 3 4 5

If not, what are you dissatisfied with?
High rents Tight living space No sunlight No sense of belonging Unsafe and unsanitary Lack of public life Poor sound insulation Other _____

Can urban village fulfil your following needs? (The larger the number, the more satisfied. Not fulfilled. 0-5 Fulfilled.)
Eating Grocery Buy daily necessities Recreation Social activities

Your relationship with your neighbors
Unfamiliar Nodding acquaintance Familiar

What are your usual social activities in the village?
No public activities Playing cards/ chess Take kids outside to play Participate in community activities Dancing in the square Take a walk Other _____

What type of public space/ facilities would you use if it is added in the village? (Multiple choice)
Places to sit Places to play cards/ chess Greenery/ Garden Children's play area Public fitness areas Public terraces Other _____

Do you plan to live in the village in the city for a long time?
Yes No Not sure

Where would you live when you leave the urban village?
Other urban villages Other communities or apartments Leave Shenzhen Not clear Other _____

Thank you for your time. Wish you a happy life!

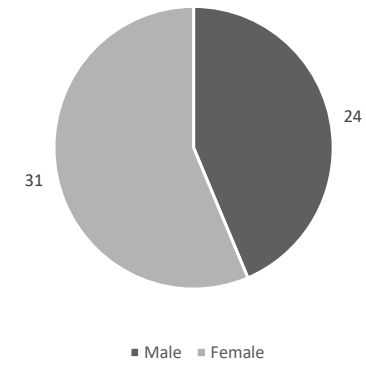
QUESTIONNAIRE RESULT

Two sets of questionnaires with similar questions have been sent out. One set is sent out on site for residents in Futian urban village. Totally got 55 valid results, date from Jan 04 to Jan 13, 2020. One set is sent out via wechat in author's former alumni group and colleague group for people who have lived in urban villages. Totally got 47 valid results, date from Jan 02 to Jan 12, 2020.

Questionnaire results are as follows.

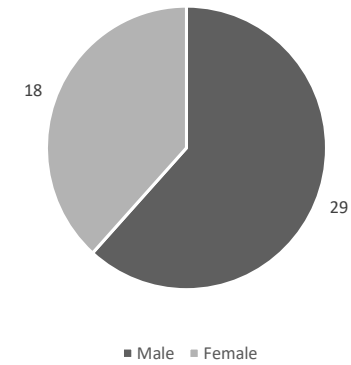
FUTIAN VILLAGE

Q1: Your gender



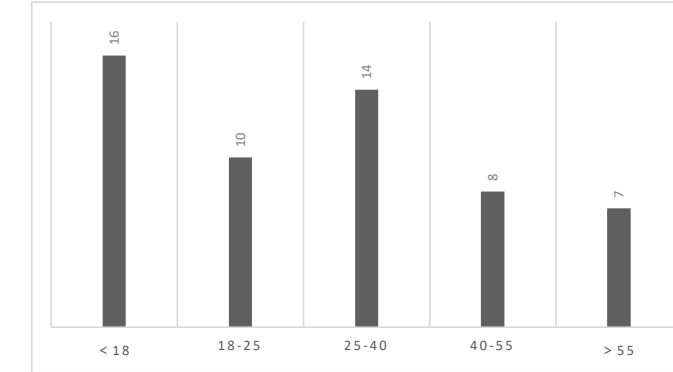
URBAN VILLAGE

Q1: Your gender



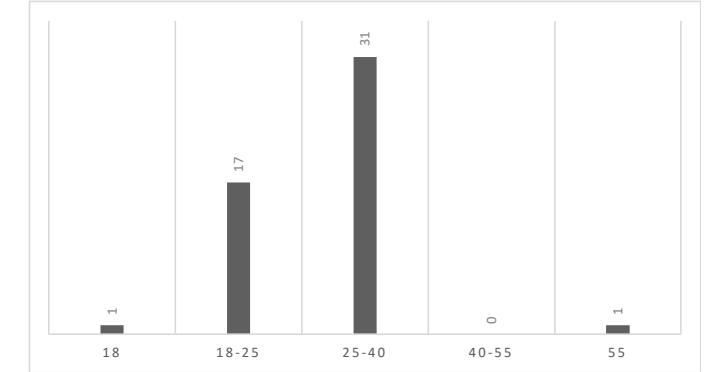
FUTIAN VILLAGE

Q2: Your age

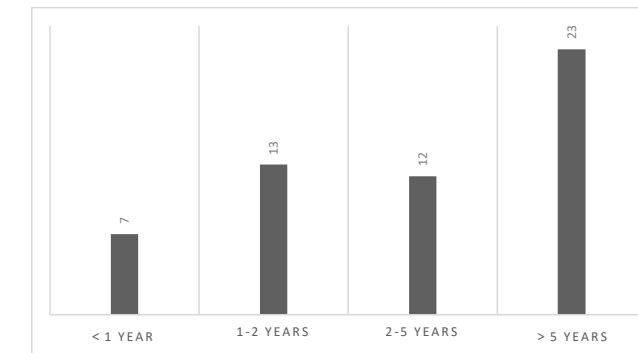


URBAN VILLAGE

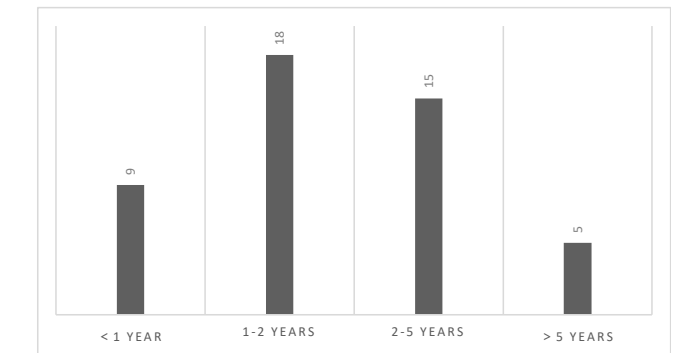
Q2: Your age when you live(d) in urban village



Q3: How long have you lived in Futian village?

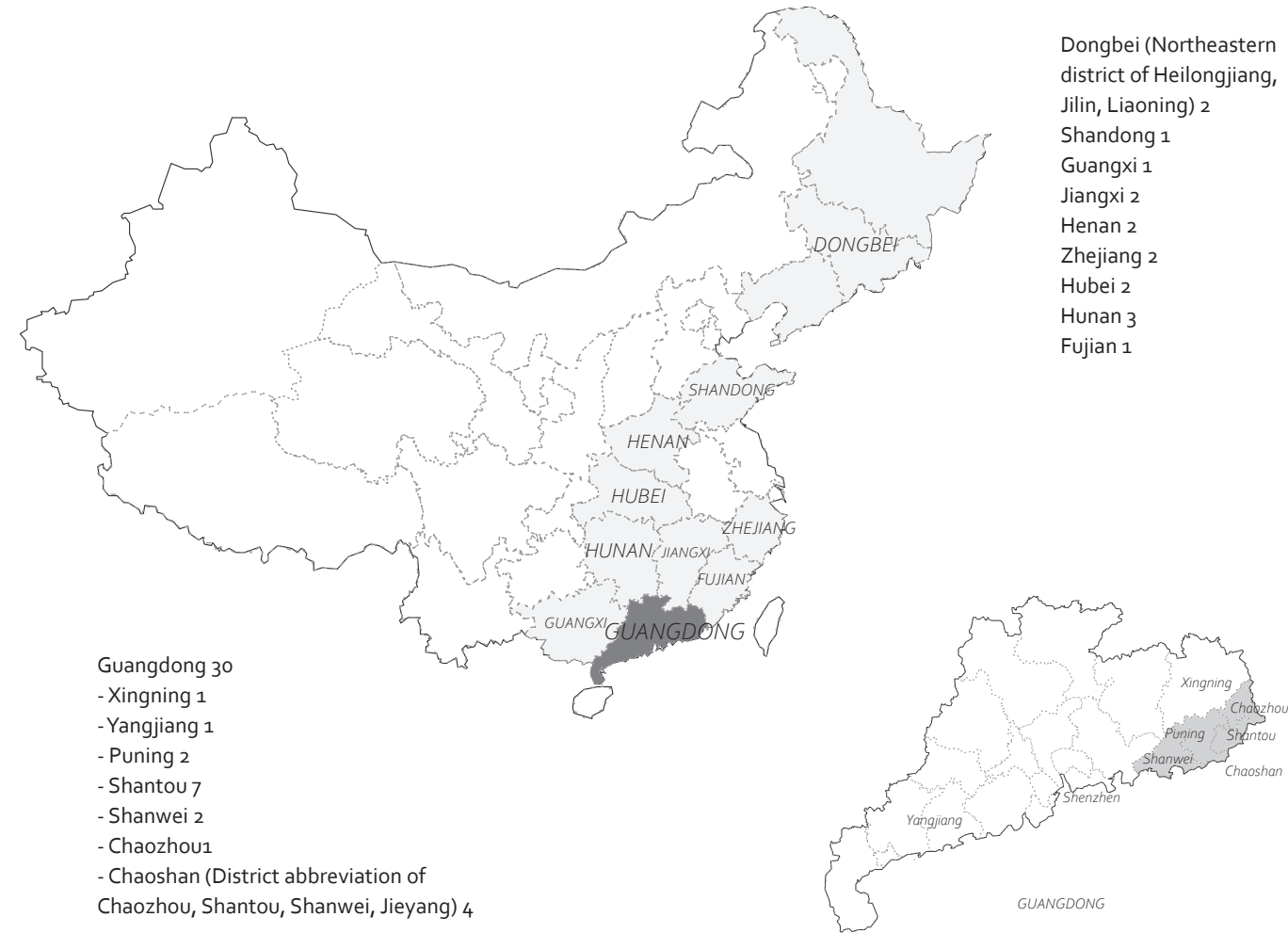


Q3: How long have(had) you lived in the urban village?



FUTIAN VILLAGE

Q4: Where do you come from? (Region in China)



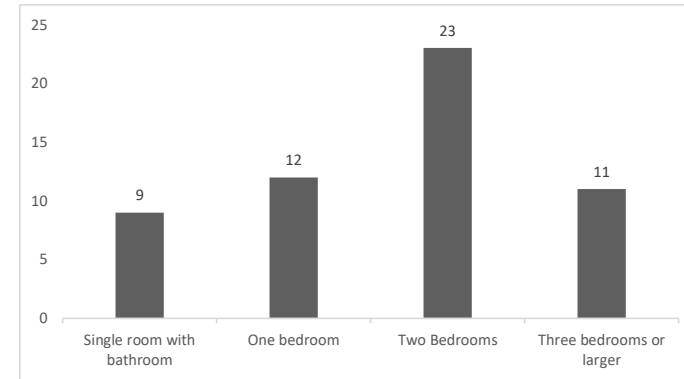
URBAN VILLAGE

Q2: Which urban village have(had) you lived in?

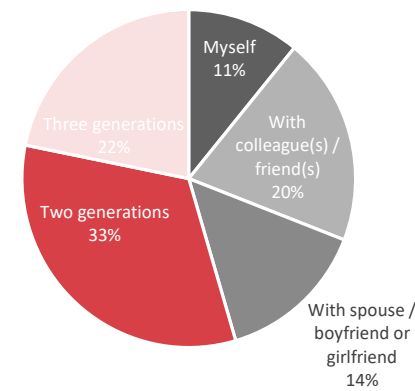


FUTIAN VILLAGE

Q5:What type of apartment do you live in?

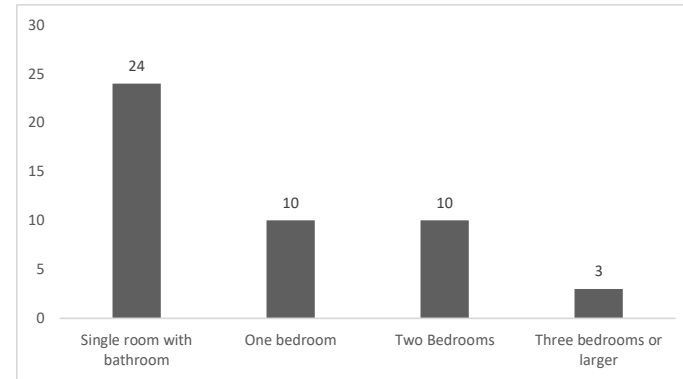


Q6:Who do you live with?

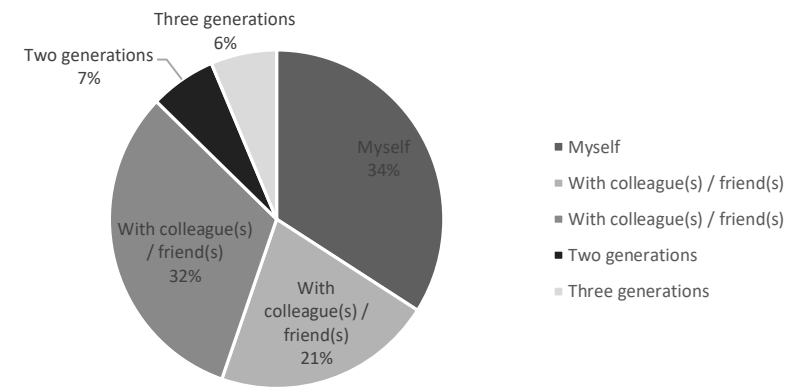


URBAN VILLAGE

Q5:What type of apartment do(did) you live in?



Q6:Who do(did) you live with?



FUTIAN VILLAGE

Q7:What occupation are you? (chart 1)

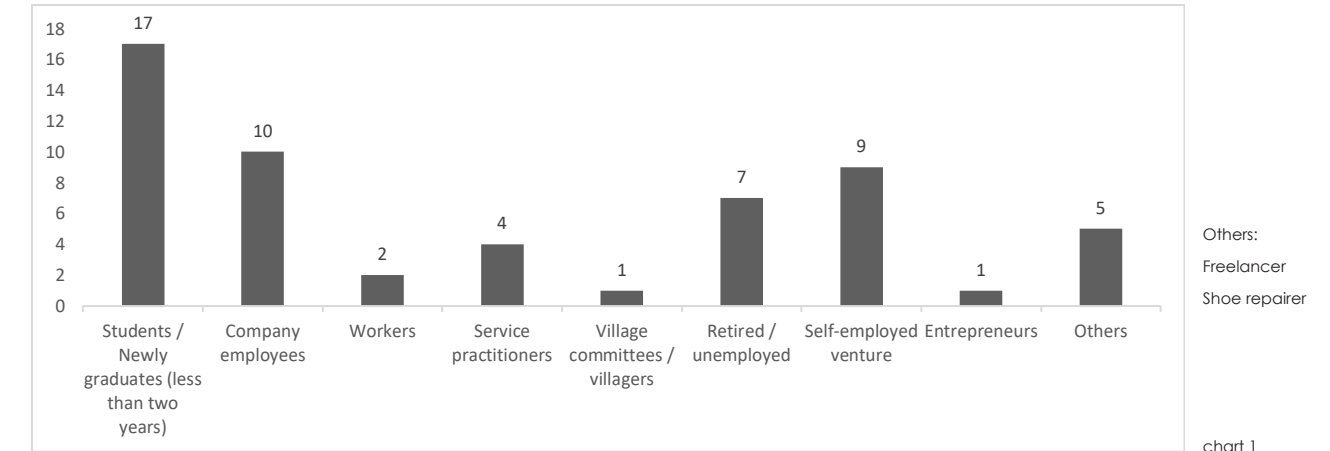


chart 1

URBAN VILLAGE

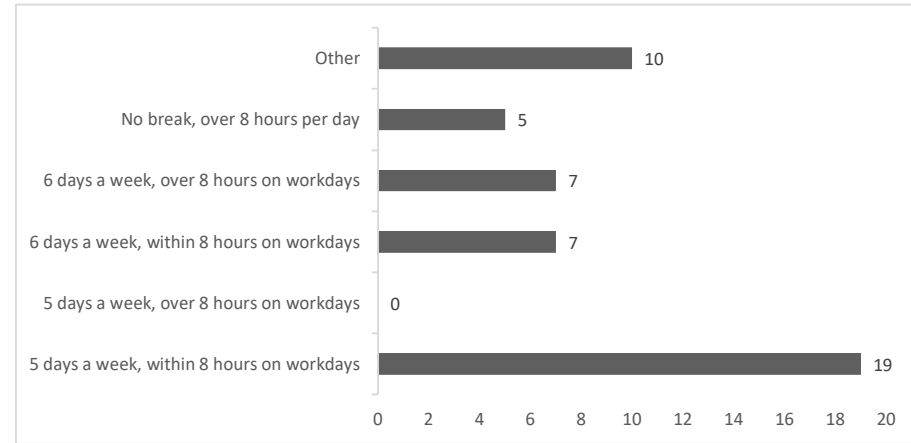
Q7:What occupation are(were) you? (chart 2)



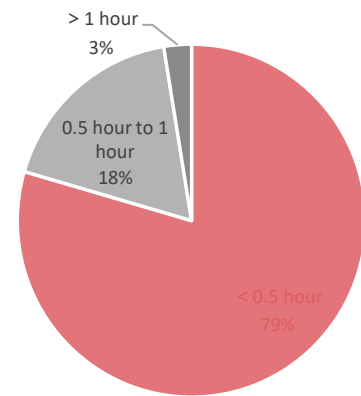
chart 2

FUTIAN VILLAGE

Q8:How long do you usually work?

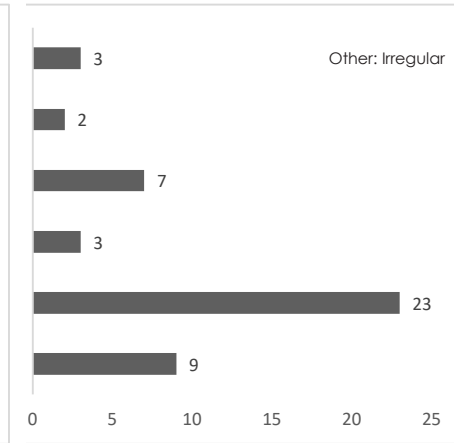


Q9: How long do you spend to go to work?

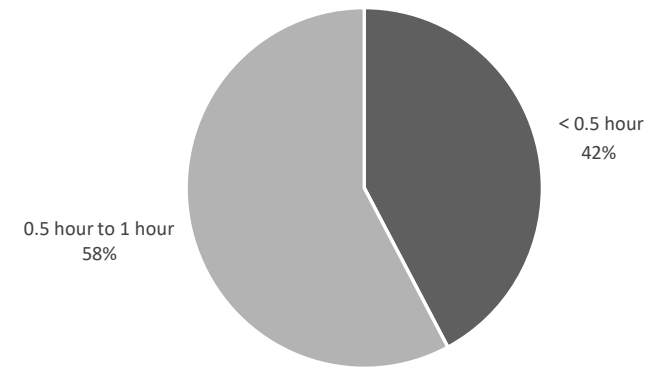


URBAN VILLAGE

Q8:How long do(did) you usually work?

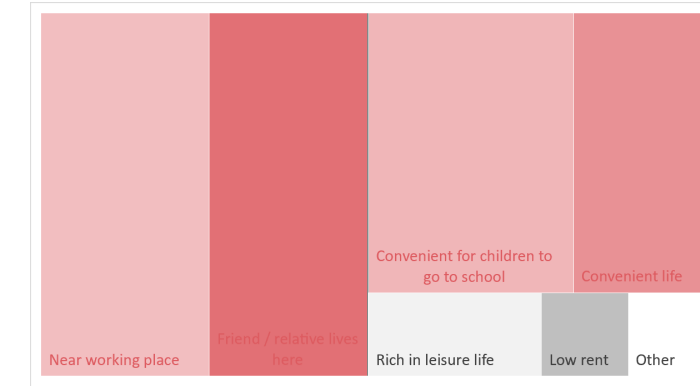


Q9: How long do(did) you spend to go to work?

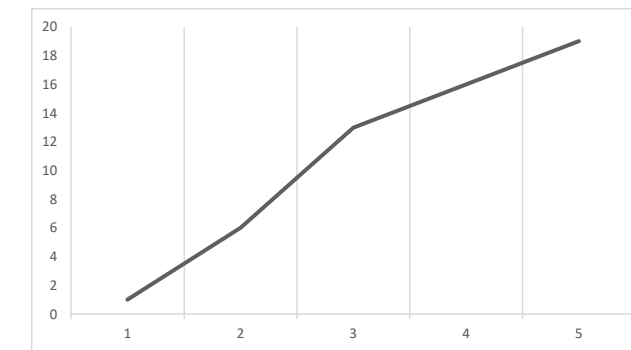


FUTIAN VILLAGE

Q10:Why did you choose to live in Futian village? (Multiple choice)

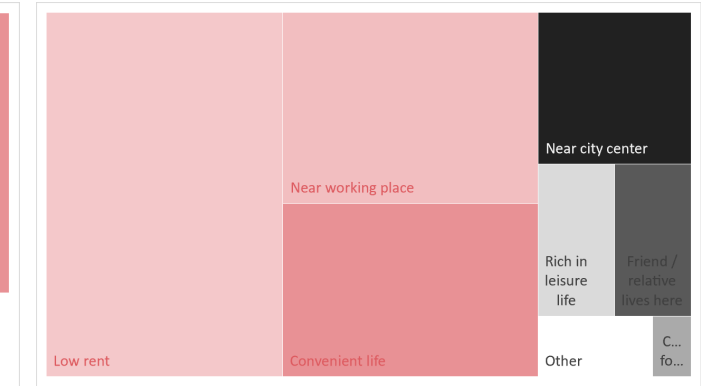


Q11:Are you satisfied with the life of Futian Village? (The larger the number, the more satisfied. Not satisfied. 0-5 Great satisfaction.)

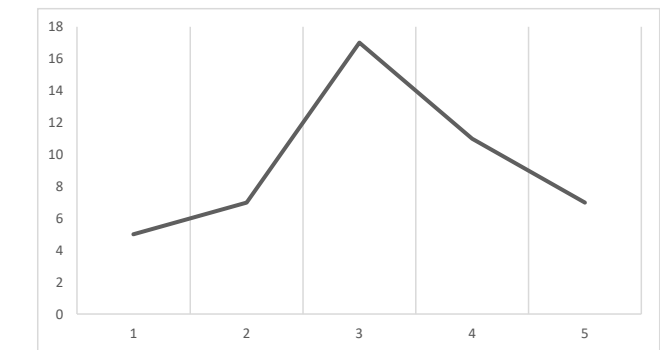


URBAN VILLAGE

Q10:Why did you choose to live in the urban village? (Multiple choice)



Q11:Are you satisfied with the life of urban village? (The larger the number, the more satisfied. Not satisfied. 0-5 Great satisfaction.)

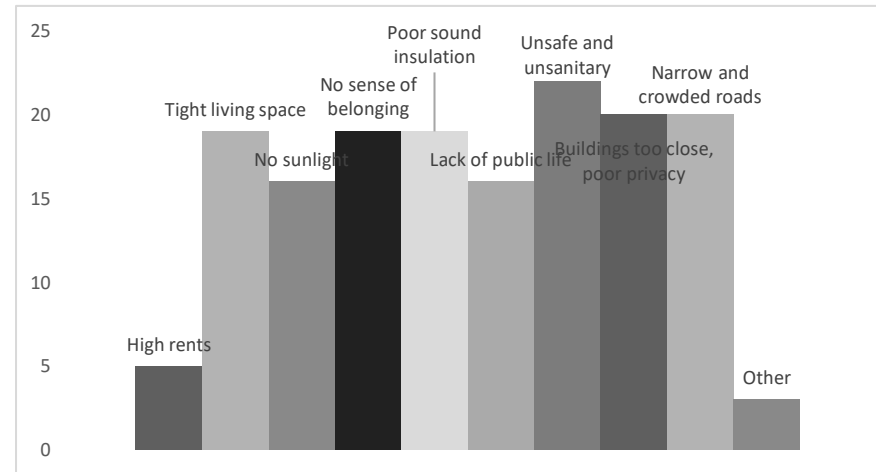
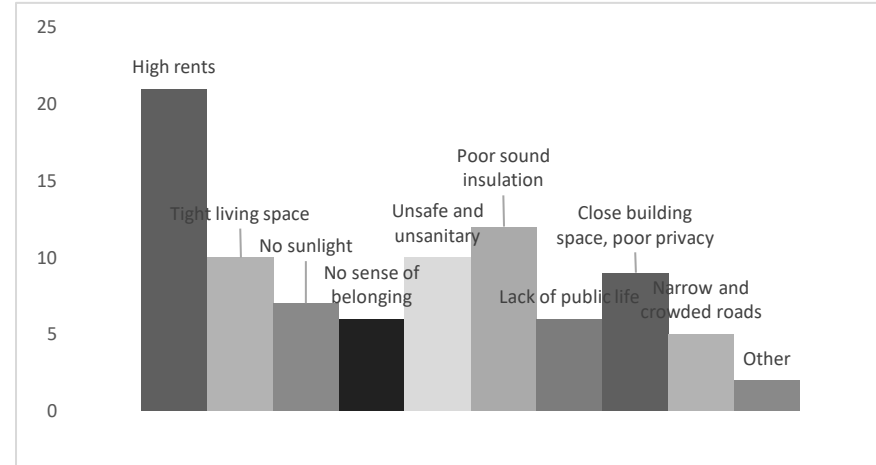


FUTIAN VILLAGE

URBAN VILLAGE

Q12: What aspects are you dissatisfied with? (multiple choice) chart 1

Q12: What aspects are you dissatisfied with? (multiple choice) chart 2



- High rents
- Tight living space
- No sunlight
- No sense of belonging
- Poor sound insulation
- Lack of public life
- Unsafe and unsanitary

Other:
Difficult to park
Utilities expensive
Power, water cuts

chart 1

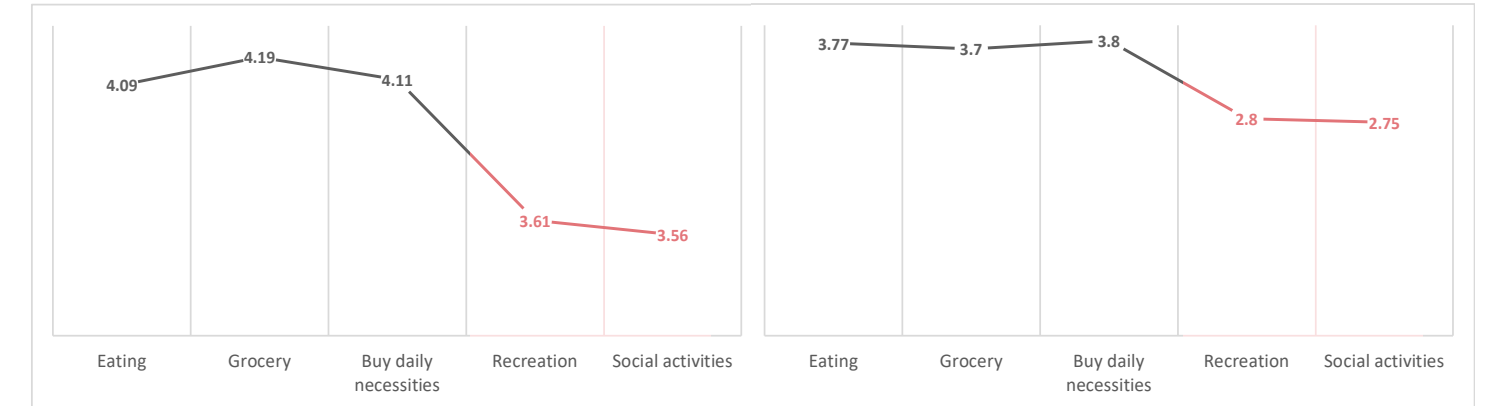
chart 2

FUTIAN VILLAGE

URBAN VILLAGE

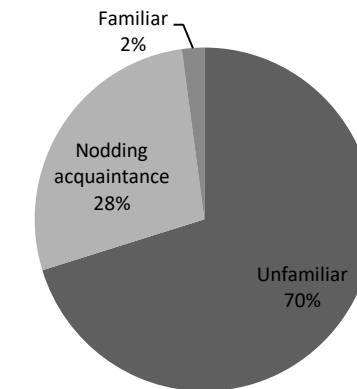
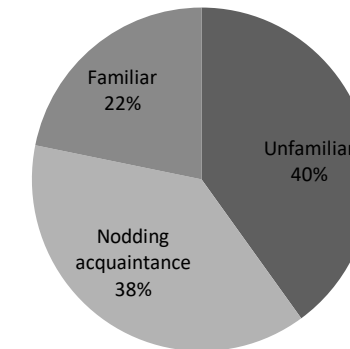
Q13: Can Futian village fulfil your following needs? (The larger the number, the more satisfied. Not fulfilled. 0-5 Fulfilled.)

Q13: Can urban village fulfil your following needs? (The larger the number, the more satisfied. Not fulfilled. 0-5 Fulfilled.)



Q14: Your relationship with your neighbors

Q14: Your relationship with your neighbors



FUTIAN VILLAGE

Q15:What are your usual social activities in the village? chart 1

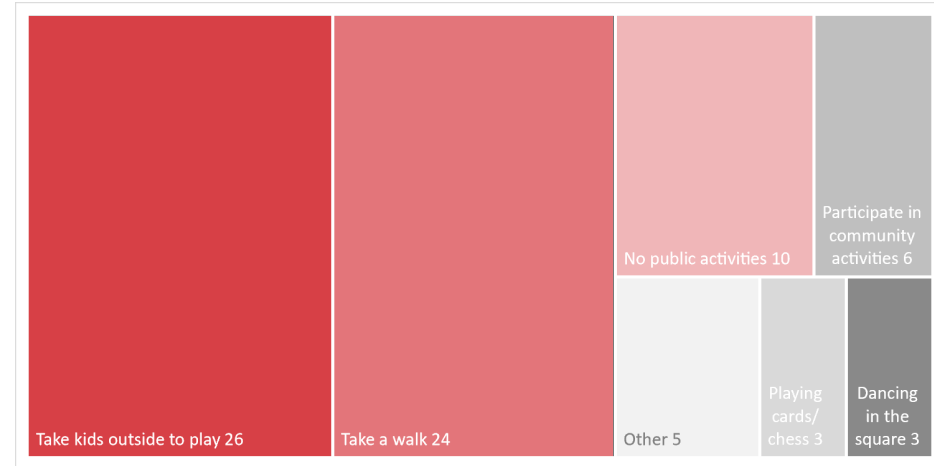


chart 1

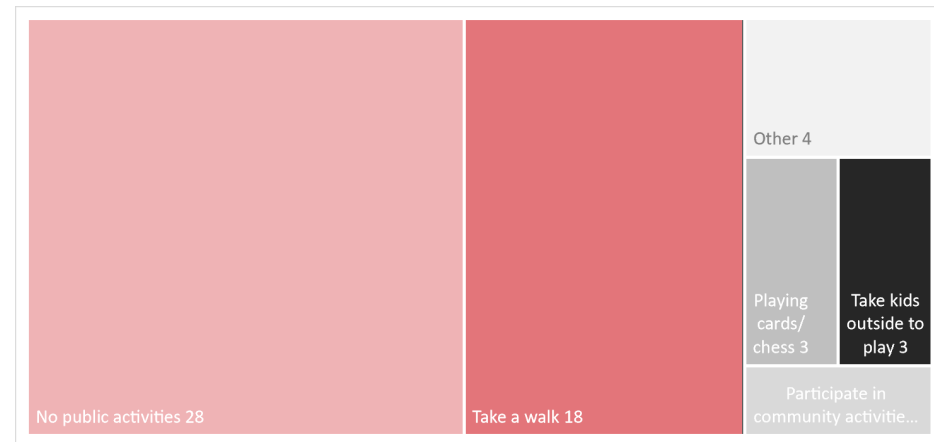


chart 2

Other:
Buy daily needs
Running

URBAN VILLAGE

Q15:What are(were) your usual social activities in the village? chart 2

FUTIAN VILLAGE

Q16:What type of public space/ facilities would you use if it is added in the village? (Multiple choice) chart 1

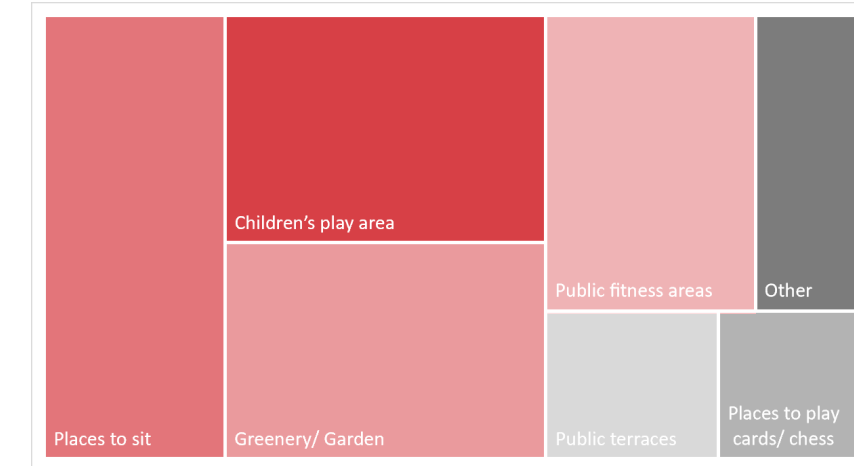


chart 1

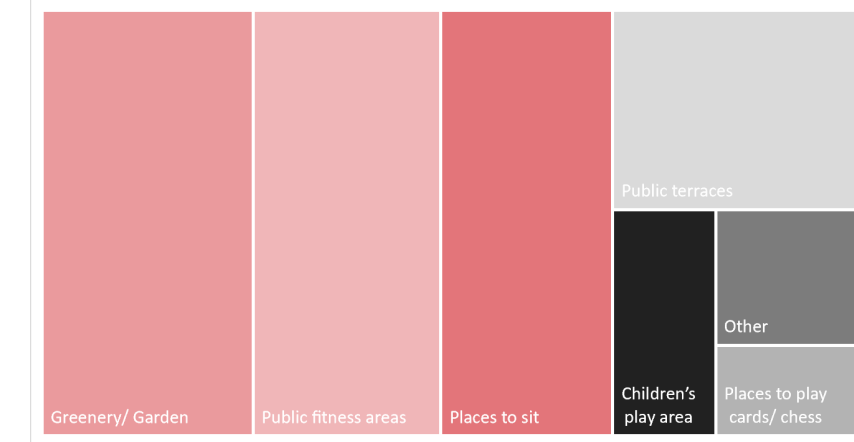


chart 2

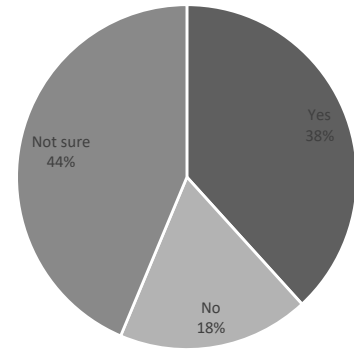
Other:
Parking lot

URBAN VILLAGE

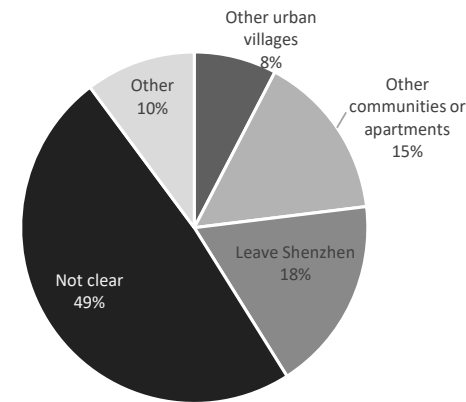
Q16:What type of public space/ facilities would you use if it is added in the village? (Multiple choice) chart 2

FUTIAN VILLAGE

Q17:Do you plan to live in the village in the city for a long time?

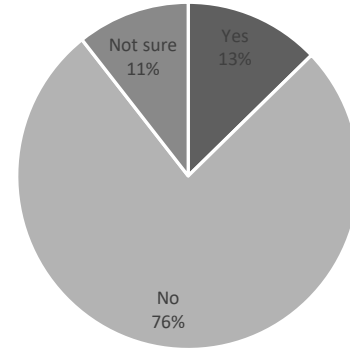


Q18:Where would you live when you leave the urban village?

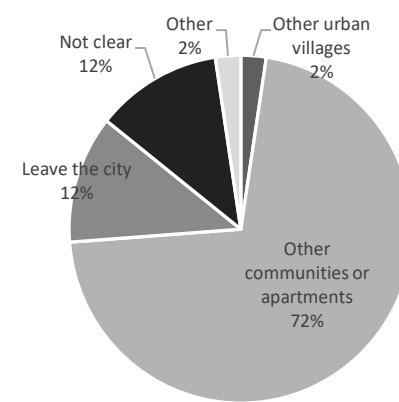


URBAN VILLAGE

Q17:Do you plan to live in the village in the city for a long time?



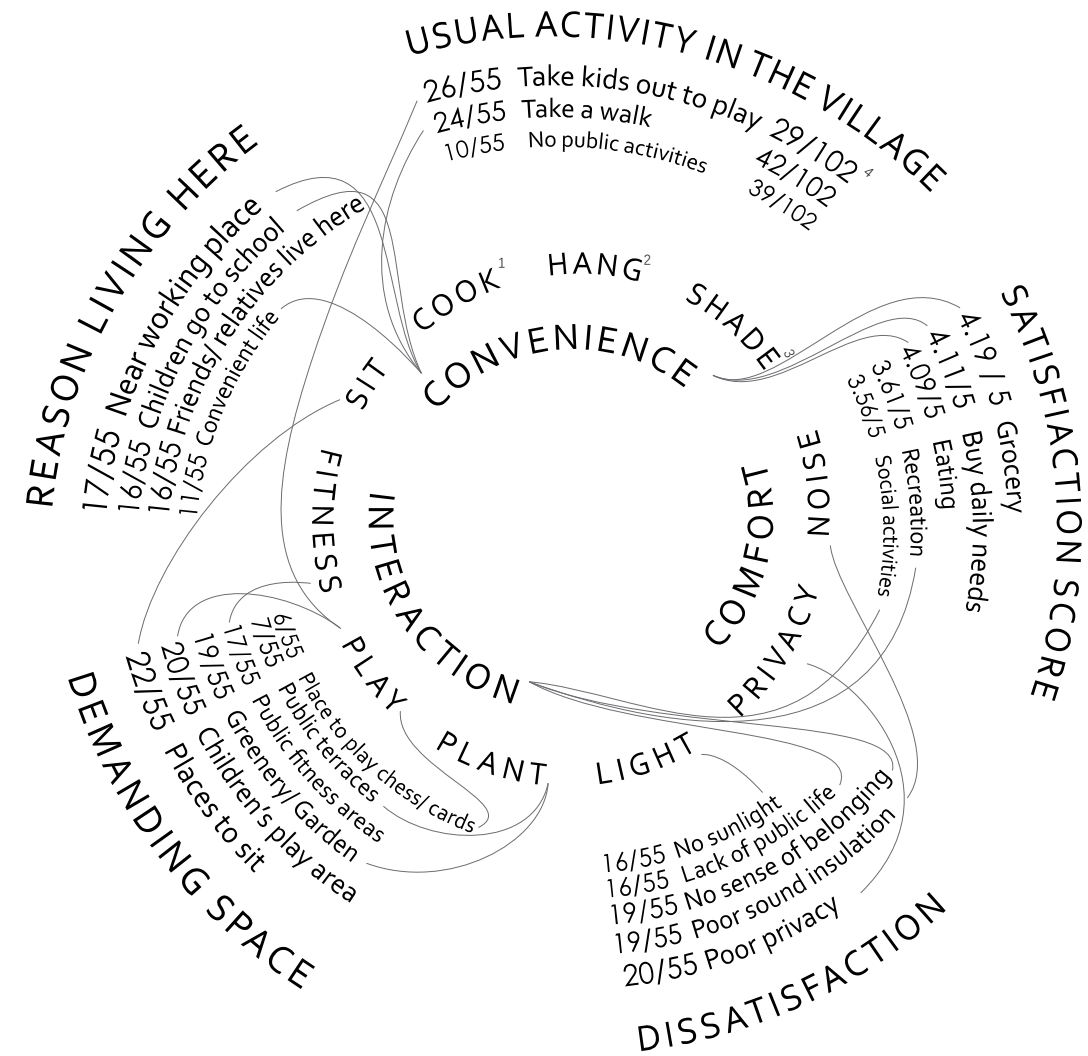
Q18:Where would you live when you leave the urban village?



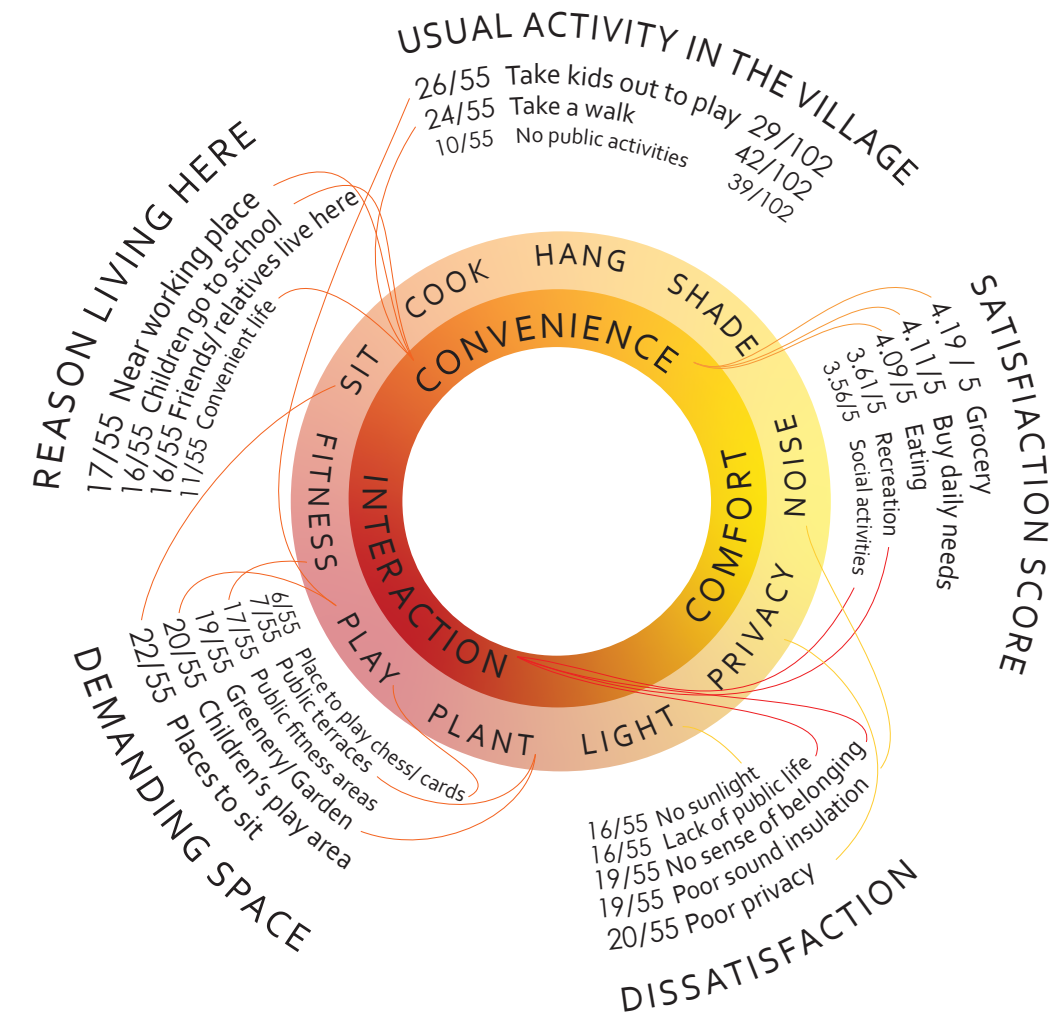
CONCLUSIONS FROM QUESTIONNAIRES

- 1 People enjoy the convenience of life in urban villages (Q10)
- 2 Recreation and social activities are relatively lacking in urban village space (Q13)
- 3 Children is an important factor in Futian urban village(Q10, Q15, Q16), because there are more families living here (Q6)
- 4 People choose to live in Futian urban village more because of the location convenience(Q9, Q10), rather than low rent (Q12)
- 5 Walking is a major activity inside urban village(Q15)
- 6 People live in Futian village tend to live for a longer time(Q3), therefore more familiar with their neighbors(Q14)
- 7 Top public spaces people hope for include: Sitting/ Greenery/ Fitness/ Children recreation(Q16)

HUMAN FACTOR SUMMARIZE



1 information from interview of nursing home president and conversations with residents
 2 information from observation and conversations with residents
 3 information from observation
 4 data adding compare group - questionnaire for residents in urban villages



"I never use the curtain although I live in the first floor. I don't care much about privacy."
 —the shoe repairer grandpa

"Don't need public space in the village, since we are so close to the city center."
 —an anonymous young worker

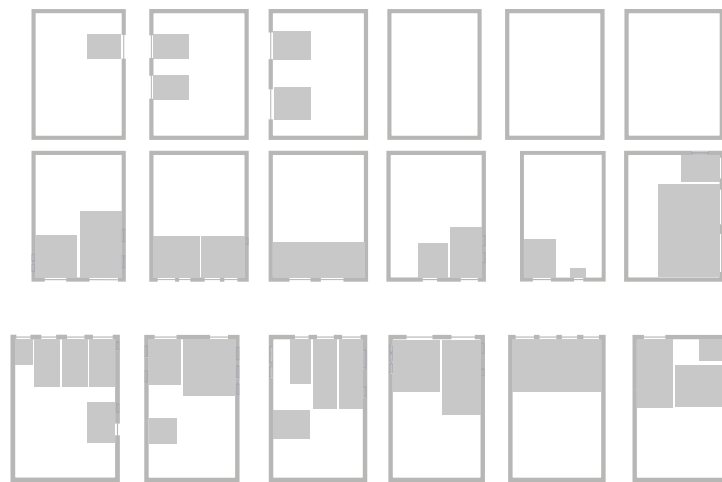
"I work nearly 12 hours in the store, I don't have time to go for public activities."
 —one shop owner

"I cannot stand the habit here of eating late at night, the people here are too noisy when I'm trying to go to sleep."
 —two couples from North China

I extracted most important factors in resident's life from questionnaire, observation and conversations. Summarize from that, convenience, comfort and interaction are three major aspects to enhance.

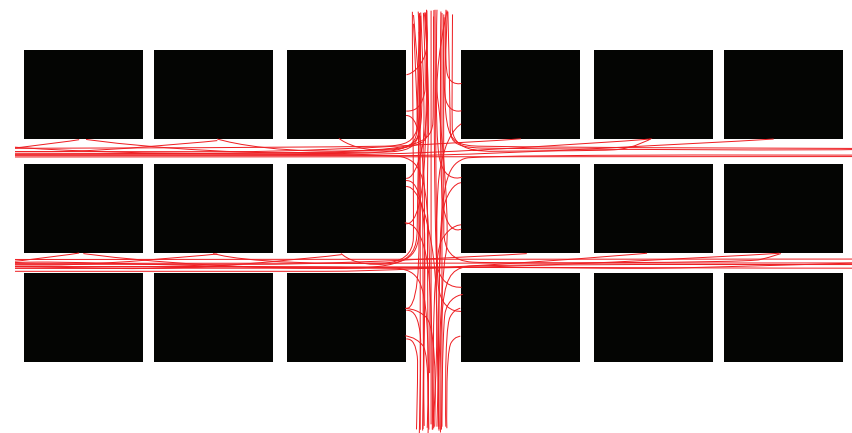
Although some factors seem to be important to most people, the need for individual still varies according to their own status (habit, working time, living style, etc).

SPATIAL FACTORS



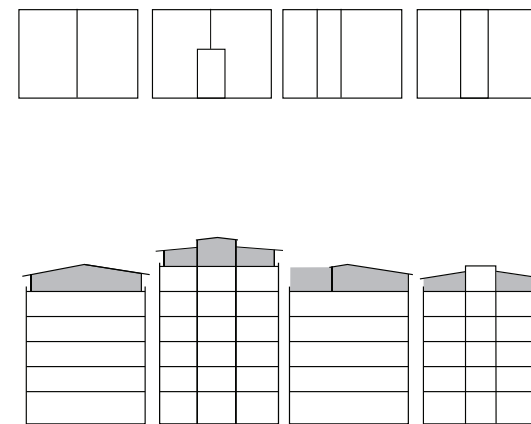
Commercial forms

- One side opening
- Canopy to shade
- Stairs where sometimes people sit on



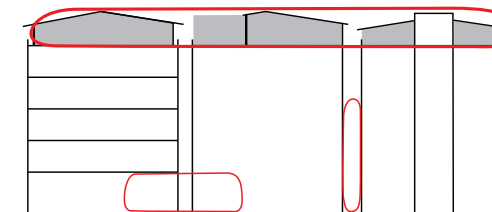
Human circulation

- Everyday routine
- Public living room



Underutilized roof

- Provide shade and waterproof
- Demanded by higher authority
- No residence allowed

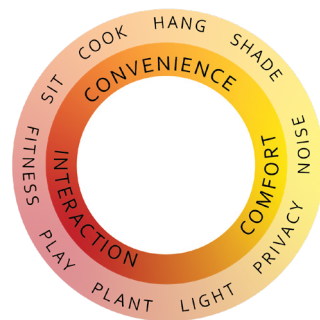


What can be enhanced in these in-between spaces?

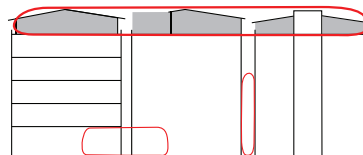
URBAN VILLAGE
ON IMAGINATION
/ IN FANTASY

THINKING EVOLUTION

Think from the people who I talked with, what are their needs?



Utilizing the space / interface where can have more possibilities



The interventions are beneficial or profitable for the store owners/ tenants/ villager, but at the same time, they're beneficial for all the residents.



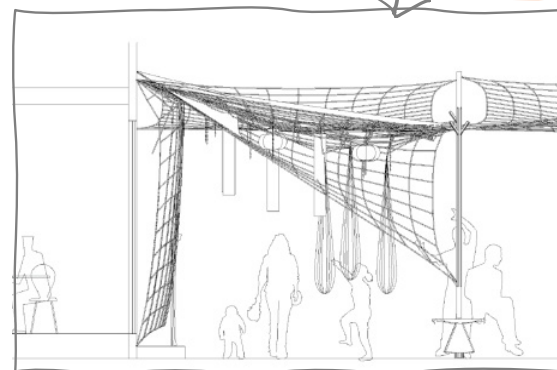
Store owner

Tenant

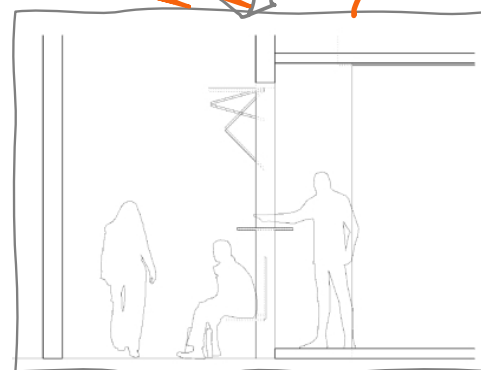
Villager



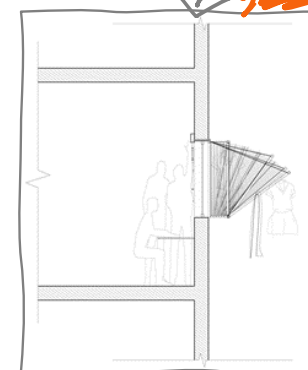
Residents



Store front



Store corner

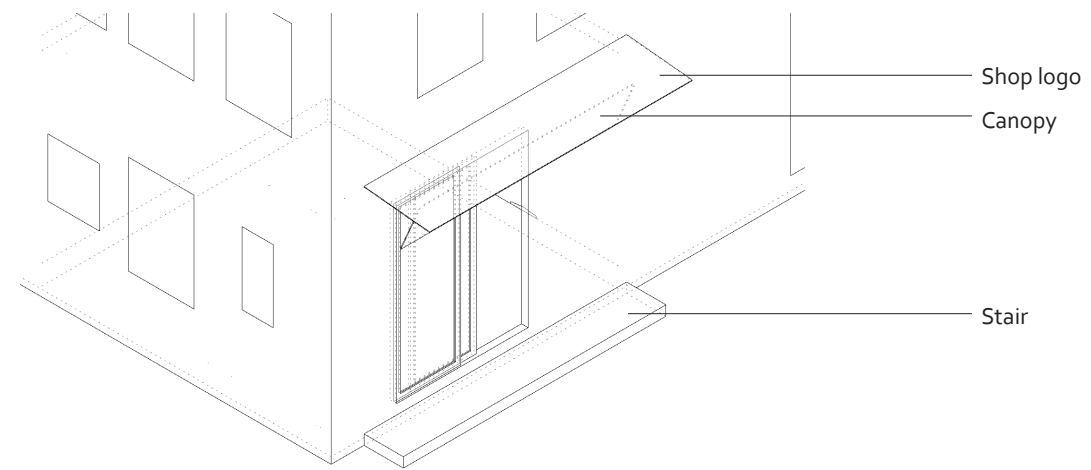


Protective window

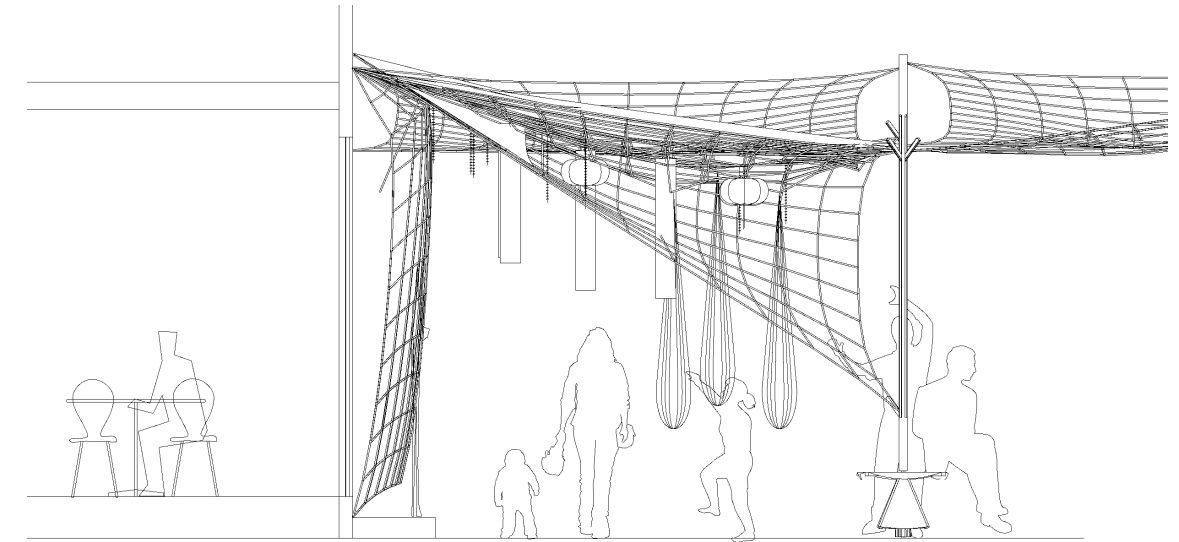


Roof

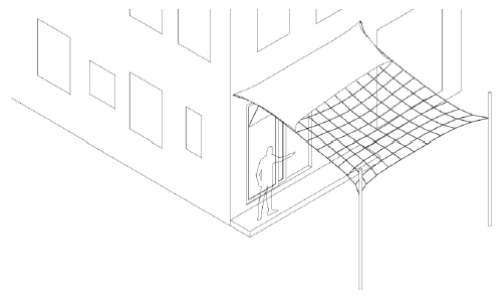
STORE FRONT



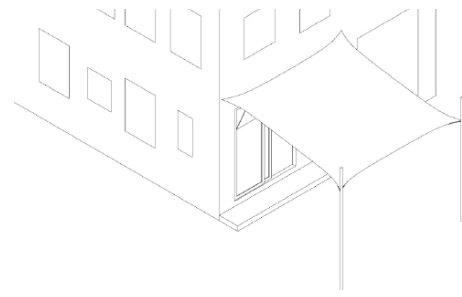
Original store front



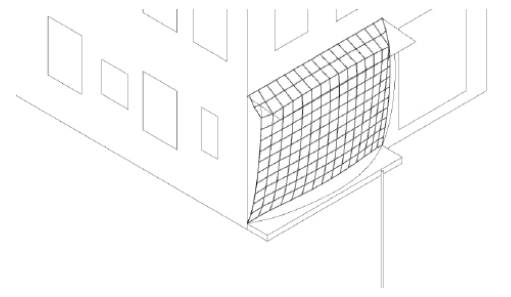
Store front intervention varies modes



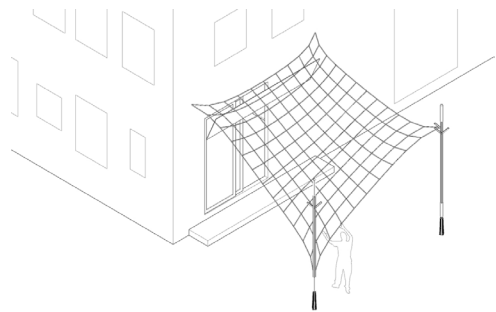
Put up Canopy



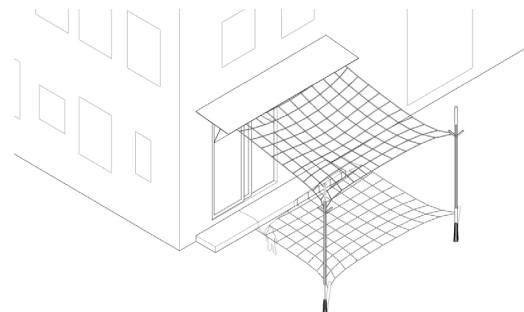
Sun shade/ rain shelter



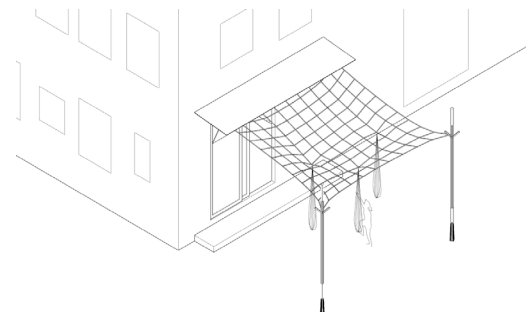
Security



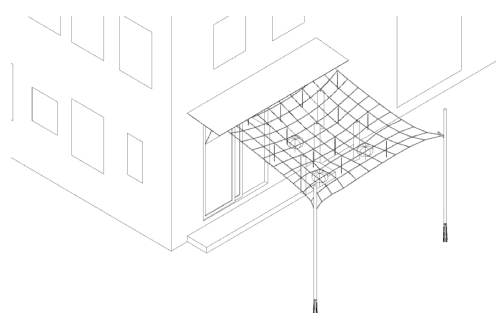
Climb



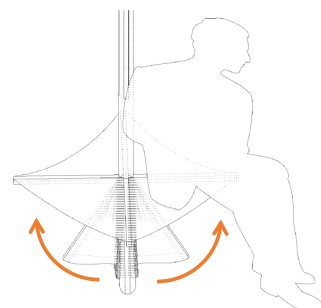
Play with shadow



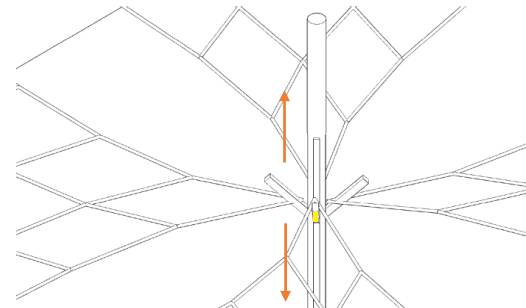
Swing



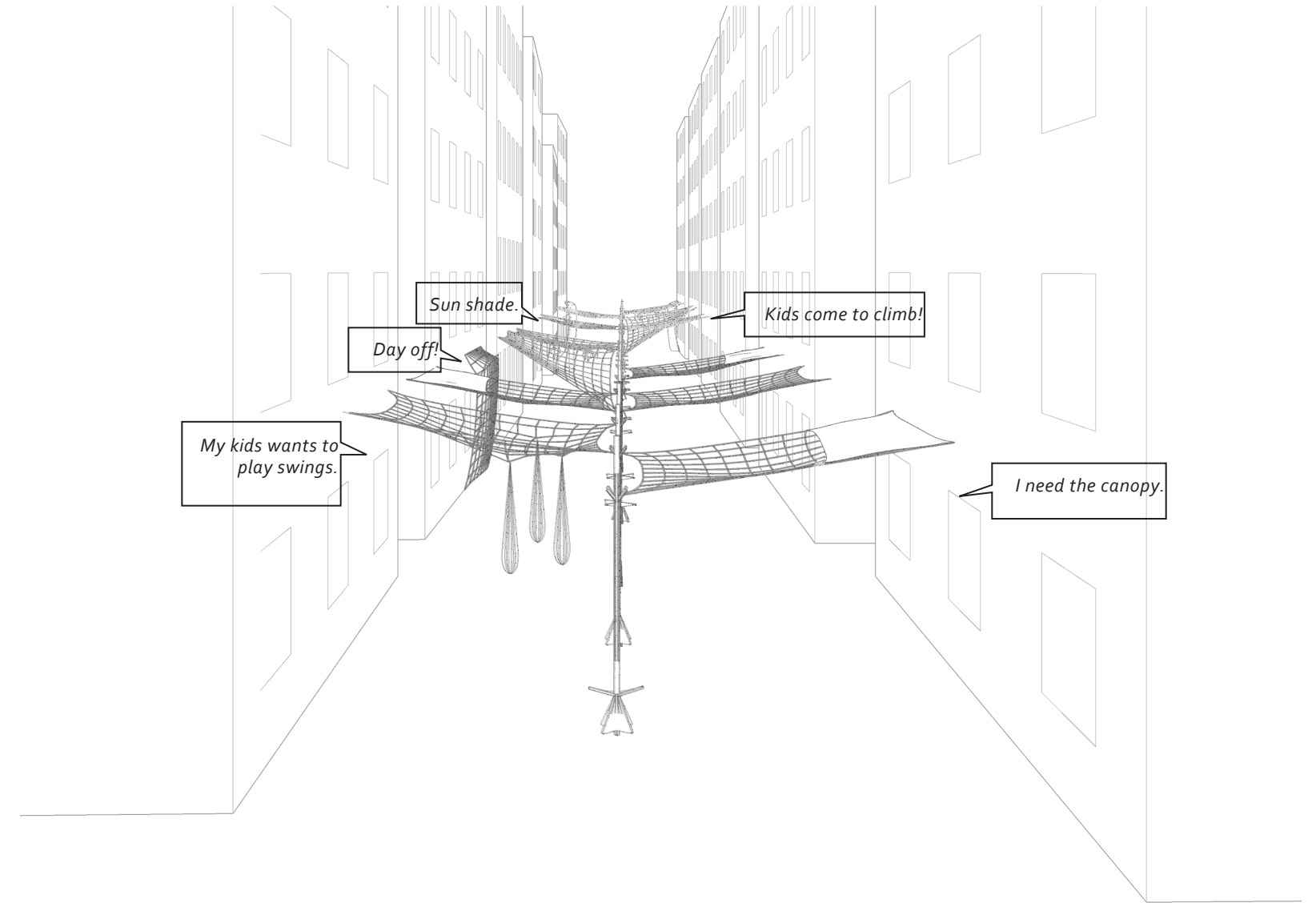
Hang couplets/ lantern/ lights



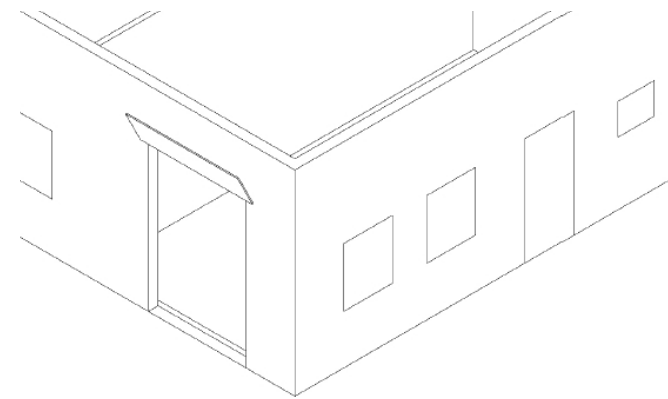
Pole seating



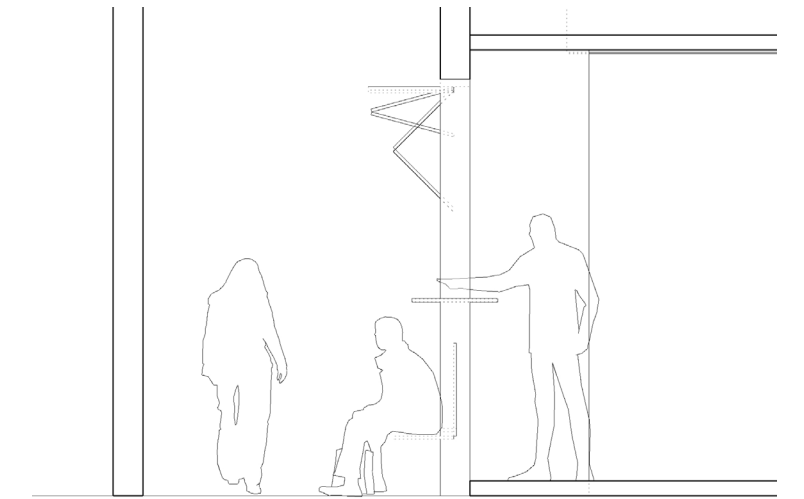
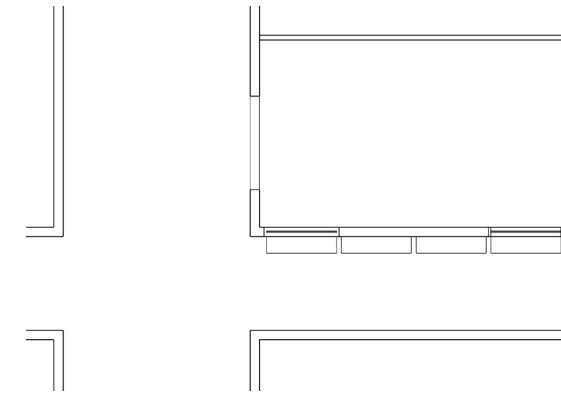
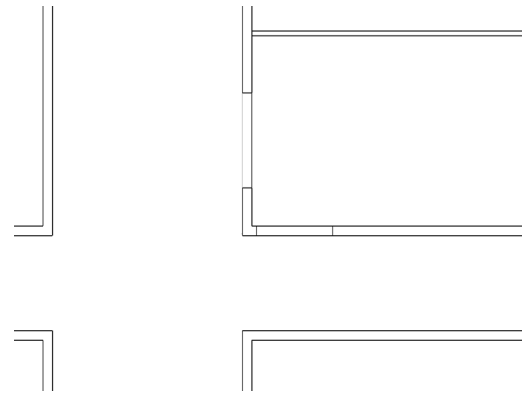
Pole lighting



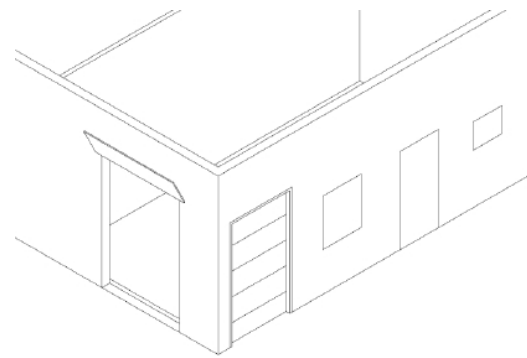
STORE CORNER



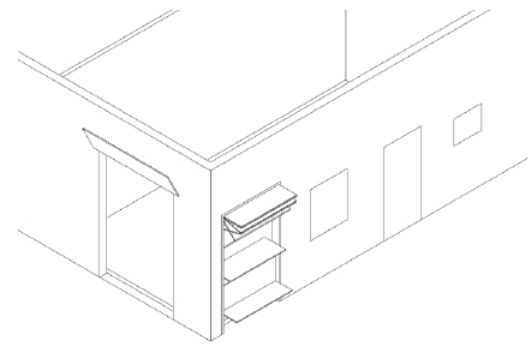
Original store corner



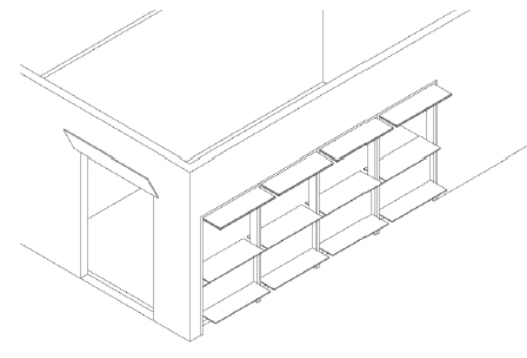
Open up store corner



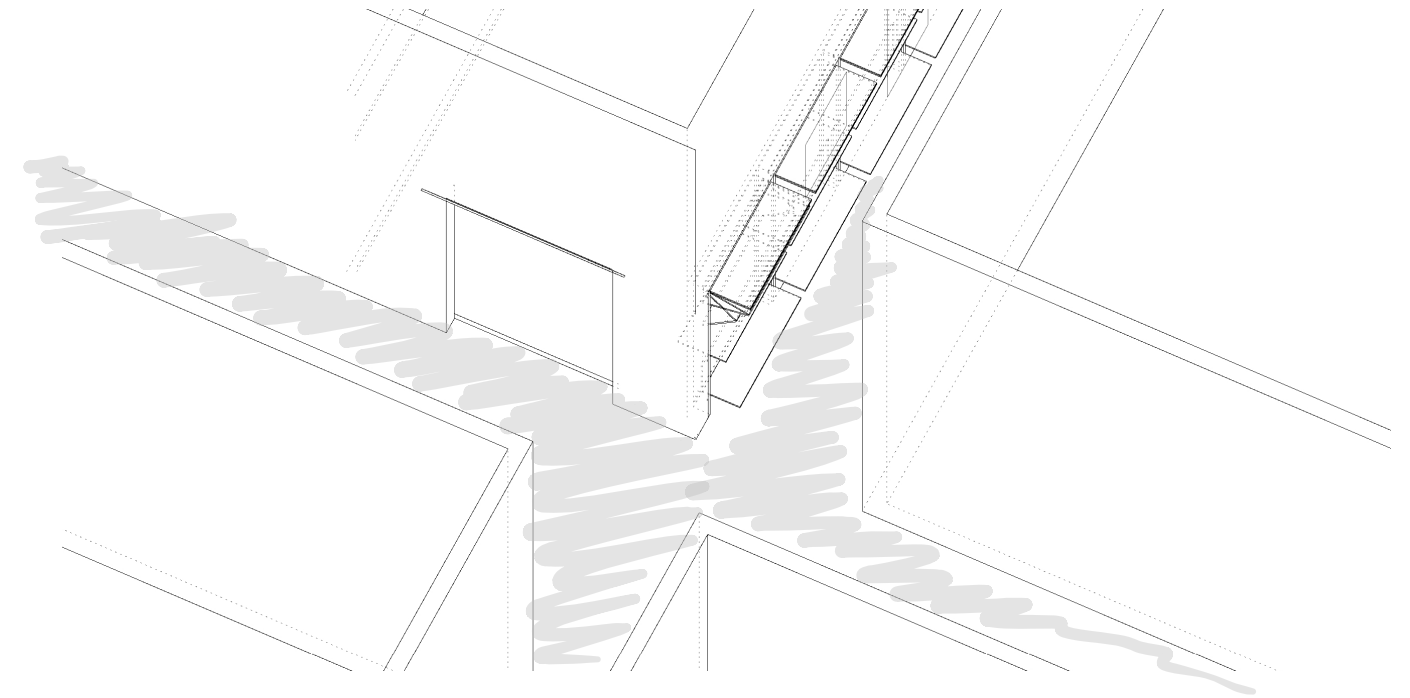
One panel of the storefront closed



One panel of the storefront open



Store owner's choice to open up how many panel

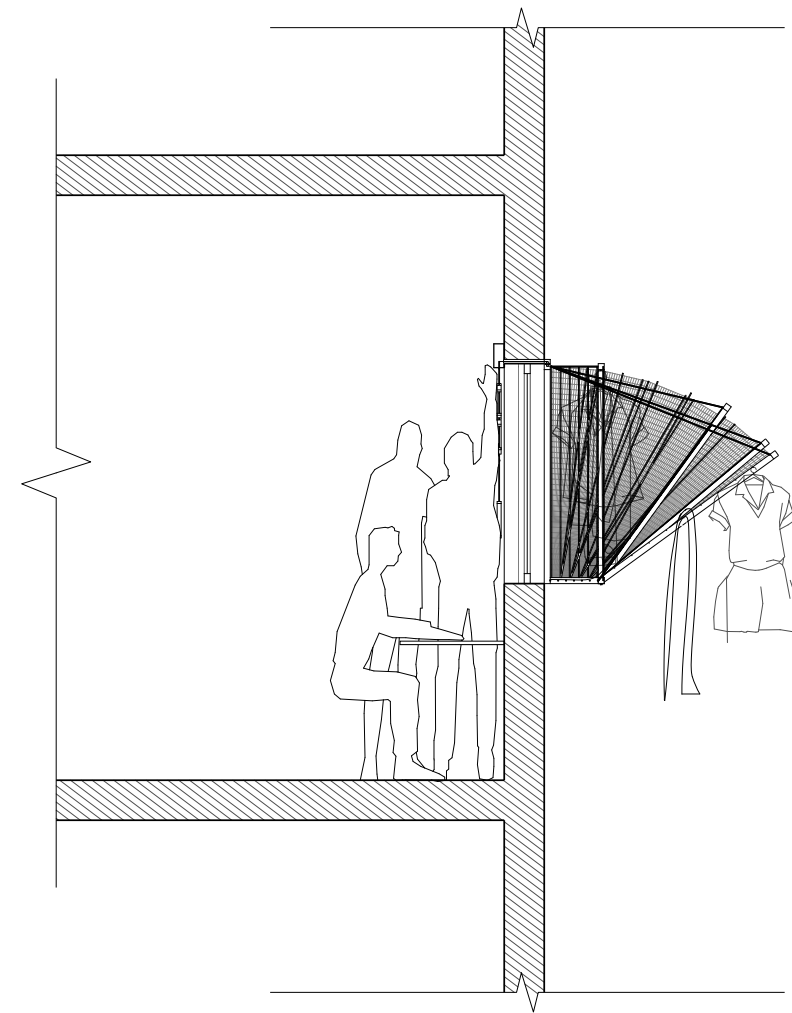
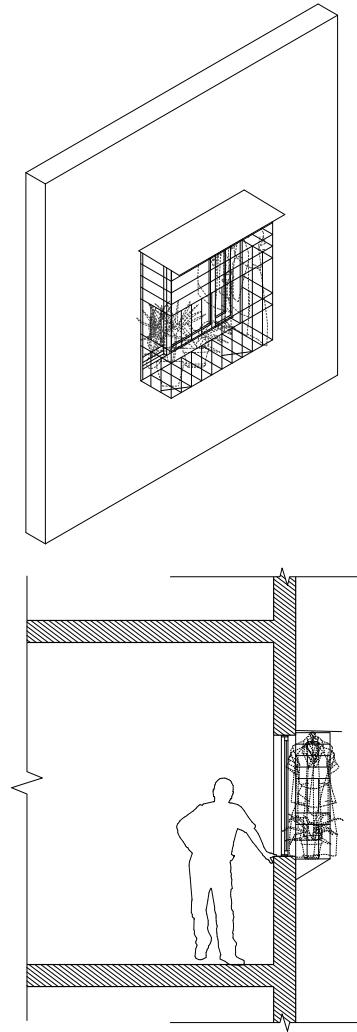


Providing communication space for residents inside alleyway

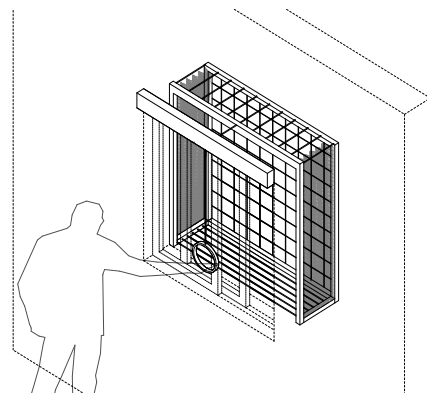
RESIDENT'S WINDOW



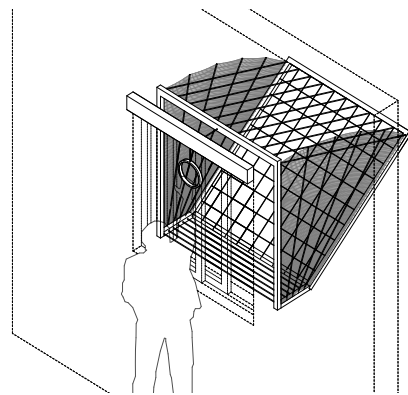
Original resident's protective window



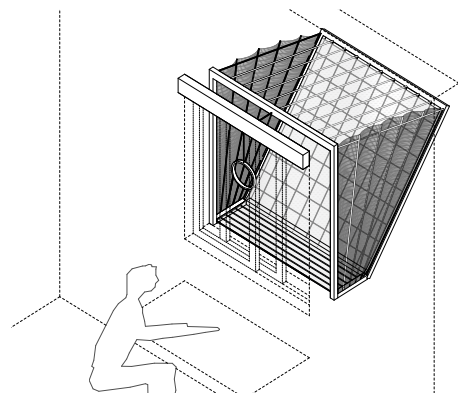
Protective window intervention varies modes



Window closed

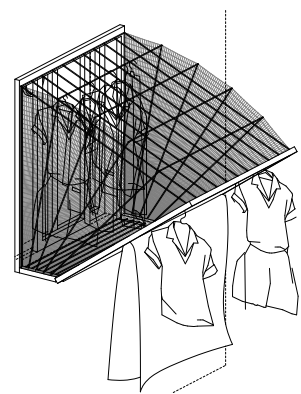


Window open mechanism

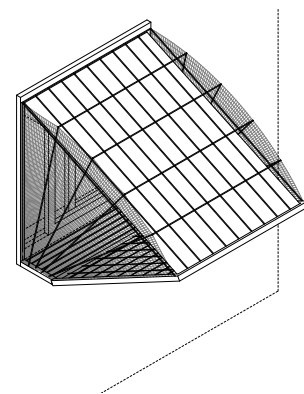


Light / Privacy

Put up reflective material to reflect light / keep privacy

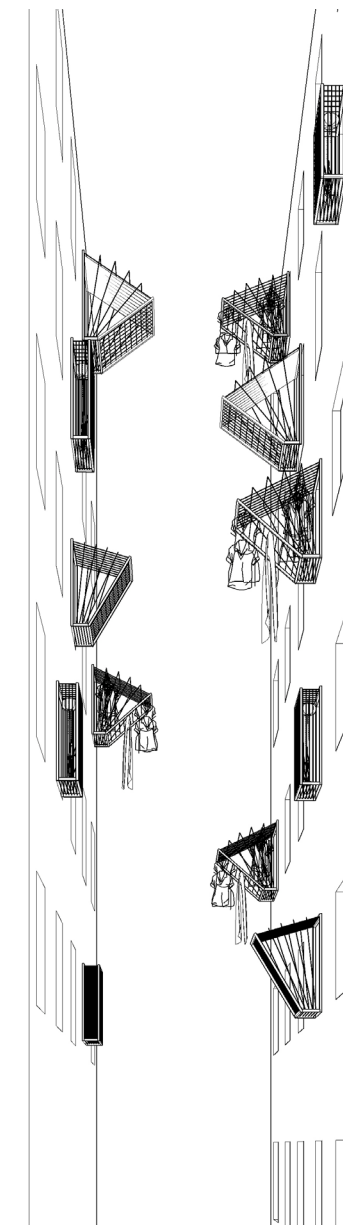


Hang clothes / quilt/ plants



Canopy

Residents choose their own ways of utilizing the intervention according to their own needs.



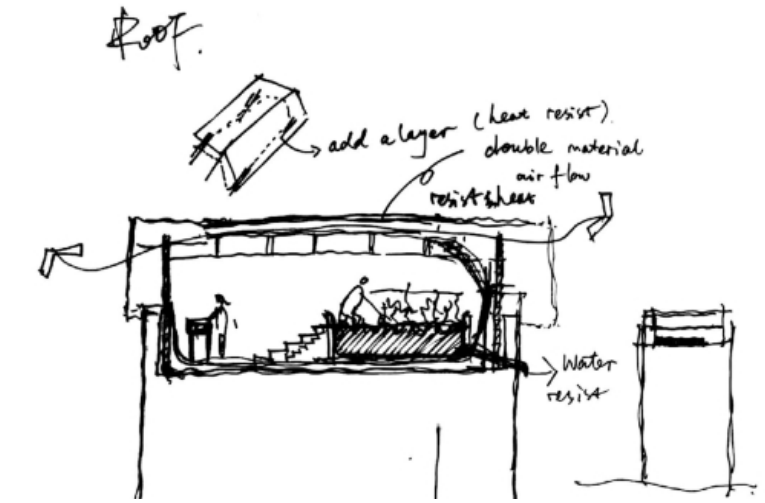
ROOF



At present, roof is mostly only used by the villager if they live in the building and not open to the residents.

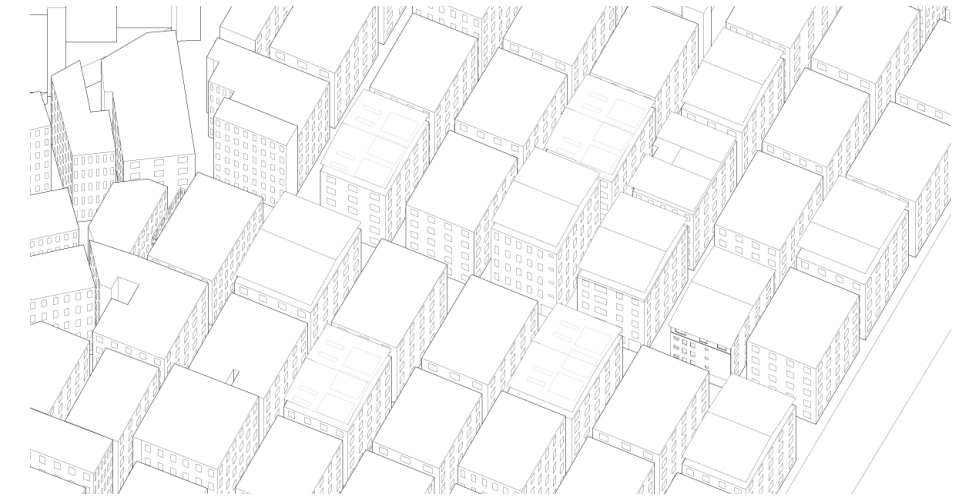
Original villager's roof

I would propose the villager to open it up as a public planting area and kitchen for the building's residents who are unwilling to cook in their own houses which they can charge for that. Or that the villager can rent the houses in smaller units without the space for cooking but offer this public kitchen. Also they're having the planting experience back.



Proposal of open up the roof

Villager's own choice of whether or not to open up their roof to the residents from the building.



MY VISION

The intervention changes with needs, varies with people, grows with time. By fulfilling the various needs from individuals, it's bringing the community together in some ways. People's way of living is not altered but enhanced.



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