

## A Study on Urban Regeneration of Shanghai

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**Abstract.** The historical buildings in the city imply the history of development as well as symbolize the identity of the city. The historical landscape of the city in the modern times premised in the preservation has had conflicts with modern development consistently. However, entering 2000s, Shanghai is actively carrying out the urban regeneration project. Accordingly, this study aims to introduce the process in which Shanghai has developed and turned its historical sites into a contemporary cultural complex. In addition, the research analyzes the practical cases and suggests effective development of the creative industrial complex, introducing the policies related to urban regeneration of Shanghai.

**Keywords:** underused modern industrial complex, historical building, cultural complex, creative industry, creative industrial cluster, urban regeneration

### 1 Introduction

Shanghai, the center of Chinese economy, has developed as a world class city over the years. This prosperous city was forced to become an open port by the Western powers after the Opium War. Afterwards, it has undergone fast industrialization, accumulating capital. Besides this city, the major cities such as Beijing and Qingdao have experienced rapid development as industrial cities since the Independence in 1949. Particularly, Shanghai, focused on textile industry and related mechanical manufacturing industry, has developed light industries. In the late 1990s, Shanghai shut down the plants which caused severe environmental pollution as well as inefficient production. This policy enabled the city to leave a great deal of underused space. Thus, Shanghai established a new policy to expand tertiary industries whereas it downsized the existing secondary industries, newly planning basic industries of the city. Because of this, Shanghai got to confront the enormous tasks of developing the city. That is, how to harmonize the existing historical sites with underused space remained unsolved. In addition, utilizing the space, the city is concerned about developing the modern industrial complex more effectively. Shanghai has decided to find diverse ways to use space, for instance, constructing the creative industrial cluster is a plan A. Accordingly, this study aims analyze the case of Shanghai and regenerate the city which faces many problems like vacantization, pollution, and slumism by utilizing historical buildings and underused space in the center of the city.

## 2 Urban Development Policy of Shanghai

Shanghai is the largest city and center of economy in China. The history of Shanghai dates back to the 14th century with over 720 years of urban construction history. Shanghai had to concede a concession to Britain in 1840 when the Opium War broke out. From then, starting from Britain, the US and France acquired a concession in Shanghai as well. The city turned to a colonial city of the Western countries. For that reason, the city has many global elements in its culture. Particularly, the architectural style of Shanghai has a unique characteristic, integrating the styles of Britain, France, and Germany; it conceives multicultural nature as a cosmopolitan city.

The city government enacted the law called 'the Excellent Modern Building Preservation Act' (上海市優秀近代建築保護管理方法) to protect the modern buildings in 1991 [1]. It is meaningful because the law was first enacted at the provincial dimension. Since then, it became a standard for the laws related to protection of modern buildings. And also, Shanghai worked with a regional university to grasp the situation on modern industrial heritage by carrying out a comprehensive survey 1998. The city's tasks were the largest and earliest attempt related to industrial buildings in China. The city completed 'the Report of Excellent Modern Buildings of Shanghai and Protection' and suggested listing the 30 industrial heritages in Shanghai for protection [2]. In this context, Shanghai started protecting its cultural heritage in the early years, practicing substantive policies and institution.

Entering the 2000s, the Chinese government declared the creative industries as the fundamental industry to boost its economy. Thus, throughout the nation, the development of creative industry has been core aim in the recent years. The motivation for Shanghai's promoting the creative industry is attributed to control and adjust industrial structure renewal and urban function shift. From the Independence of 1949 to 1978, the basic industry of Shanghai was manufacturing for almost 30 years. After reformation and opening, Shanghai transferred the plants which caused pollution, noise, low production, and high energy consumption due to the old equipment and facilities to suburban areas. Its increasing population was another reason for driving these plants away. After the plants were transferred, underused space was left with old plant facilities or storages; some of them were torn down, but some were neglected. Such old buildings reflected Shanghai's historical traces in terms of development, industrialization and culture. Fortunately, a majority of Shanghai citizens and the city government have recognized the importance of preservation and protection of historical buildings left behind to keep the identity and keep integrity of the city. This movement of protection of cultural heritage synergized the creative industry cluster which was constructed in the center of the city at the same time and regenerated as new cultural space beyond the level of protection of heritage. Thanks to this, Shanghai had a step-stone to tertiary industries, expanding its industrial spectrum.

The Shanghai city government established the policies that it shows development phase in the center of the city while it accumulates competitiveness in suburban regions. In addition, this policy is titled "the 3-2-1 Policy," which refers to prioritizing the industries like the tertiary, secondary, primary industries in the order [3]. In other words, the tertiary industries, the creative industries, gained a main focus.

In this regard, Shanghai supports the companies and organizations related to the creative industries to promote development by constructing the cluster.

### 3 A Case of Shanghai Historical Building Regeneration

Shanghai is a city that developed the cultural creative industries for the first time in China. The Four lines of warehouses cluster which was founded from the mid-90s turned out to form the early stage of the cultural creative industrial district. Afterwards, Shanghai held the first conference on the creative industrial cluster and its project in April 2005. The 18 districts including 'Tianzifang(田子坊)', 'No. 8 Bridge (8號橋)' and 'M50' were chosen to be the districts that showed remarkable development. From then, the term 'the creative industrial cluster' is widely accepted in Shanghai [4]. As the word emerged, Shanghai also constructed related clusters from place to place, living up to its reputation. Thus, the clusters in this region were restructured on the underused sites of the modern age in the recent years.

Shanghai presented the declaration on 'Enforcement of Protection for Historical Cultural District and Excellent Historical Buildings' in September, 2004. Among them were classified the buildings which needed repairing and restoring; they were farmhouses, apartment buildings, narrow paths, small townhouse complexes, private houses with historical values, representative industrial building of a particular period, storages, bridges, plants, and commercial buildings before 1949.' Namely, all buildings with historical and cultural values are included in the declaration. It is easy to find out that the city tried to protect more buildings under the proper institution.

The representative historical buildings in Shanghai are concentrated in the Bund, which is a landmark of downtown Shanghai. It used to be a concession; it functions and plays a major role. The regeneration of this district which represents a long history of Shanghai also represents Shanghai itself, so the structure of space and function were also considered in the course of regeneration. From 1989, Shanghai has designated 398 buildings as historical buildings over the years. Some of them are as follows [5]:

**Table 1.** Representative Historical Building in Shanghai

No .	Name	Original Function	Year of Foundation
01	Asia Building	British commercial building	1913
02	Association of Shanghai, now Tengping Hotel(東風)	British club	1909
03	Huipeng Bank, Pudung Bank	bank	1925
04	Shanghai Customs	Customs office	1927
05	Palace Hotel, now The Peace Hotel South Building	The first hotel in Shanghai	1908
06	Sassoon House, now north building, the Peace Hotel	English capital 'The New Sassoon Matheson' ownership	1929

07	Bank of China in Shanghai	Bank	1912
08	Jardine Matheson, now Shanghai City Foreign Trade Bureau	The largest British Foundation in Northeast Asia (Jardine Matheson, SGX : J36, LSE : JAR)	1832
09	Credit Agricole bank, now China Everbright Bank	French capital (Banque de l'Indochine)	1914
10	Shanghai Broadway building, now Shanghai Mansions	British capital, Industry Wide Estate	1934

The historical buildings located in the Bund of Huangpu District accounted for a major position of the list. The buildings of the former concession were most likely to be designed by the countries like Britain under the colonial period, so their architectural style is different from that of the other districts. Shanghai's landmark, the Bund has combined traditional style and exotic style well, leading to the cosmopolitan image. This district utilizes many historical buildings as office space or accommodations, rather than commercial buildings. However, besides the Bund, the historical buildings are used irrelevant to their original function. For example, '1933 Old Millfun' was regenerated to be totally different appearance. This building, originally the slaughter house, was founded by the government in 1933. It was designed by a prominent British architecture. The building adopted Roman architectural style and integrated it with Chinese thought of Feng Shui. In addition, the round shape is outside while the square inside. It is said that the construction materials such as sand and stones were imported from Britain directly. The former slaughter house, 1933 Old Millfun now turns into the most updated trendy building that houses many boutiques, cafes, and unique clubs. It also holds luxury brand launching shows, fashion shows of leading designers and conventions every year, emerging to be a cultural complex [6].

#### 4 Conclusion

The historical building 1933 Old Millfun in Shanghai was analyzed for the research as an example of utilization of modern industrial complex. As a result, Shanghai has inclined to construct contemporary cultural space by regenerating large scale historical buildings and underused structures. It also adds popular culture based on a keyword of the creative industry to this space which combined history and presence. Such various space utilizations tend to regenerate urban areas.

The Shanghai development plans have become today's Chinese urban regeneration model, leading nationwide urban regeneration. However, the Shanghai model is not necessarily applied to other cities. It is likely to be feasible to promote the values embedded in modern historical buildings and to bring them back to life, but generic regeneration resulted from a particular model may cause monotonous, dull landscape of the city. Thus, to carry out the plan more effectively, a comprehensive research including restoring related documents and holding a series of hearings on the area should be premised ahead. Moreover, the residents and tenants involved should have

opportunities to understand why the project is necessary and how it will go.

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