



Analysis and Exploration of the Industrial Development and Transformation Process of Historical Villages ——Taking Cuiwei Village as an Example

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ABSTRACT: Urban village is an important carrier of cultural heritage and a settlement space with regional characteristics. It can organically integrate and fully express the production and life and cultural customs of local residents. Taking Cuiwei historical village as an example, this study reasonably analyzes the problems encountered in the process of industrial development and transformation of historical villages, and provides reference for relevant departments.

Keywords: Cuiwei Village, Urban Design, Historical Villages, Industrial Development

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INTRODUCTION

Overview of Cuiwei Village

Cuiwei village; Urban design; Historical villages; Industrial development the village market on the original site of Cuiwei village where Cuiwei street is located, as a bridge connecting with the external space of the village, plays an irreplaceable role in the internal static villagers' life, production, industrial development, and the future development of the idle site of the village. Inside the village, a certain number of businesses are distributed on both sides of Cuiwei North Street, jieshizhi street, Dabian street in the north-south direction, Changshui street in the east-west direction and huaganglin street in the east-west direction at the entrance. As the most direct and basic interests of Cuiwei Historical District, commercial interests and public transport have had an important impact on the modern urban street space.

LITERATURE REVIEW

At present, in the process of industrial development of ancient villages in China, most of them aim at the symbiosis research of tourism, trying to make the villages commercialize through tourism, so as to obtain economic benefits. However, this type of research is still in its infancy, and the research content mainly focuses on four aspects: symbiosis of tourism enterprises in ancient villages, industrial symbiosis, symbiosis of stakeholders and spatial symbiosis, and it is believed that symmetrical mutualism and integrated symbiosis are most conducive to the development of tourism in ancient villages .

However, traditional villages have a relatively large number of material and intangible cultural heritage, and have high historical, cultural, scientific, artistic, social and economic values. They are the essence of farming civilization and the foundation of the Chinese nation. The "living fossil" and "museum" of history, culture and natural heritage are known as the DNA of the Chinese nation. For today's China, traditional villages are our spiritual fortresses. How to protect traditional villages has always been a major issue in academic circles. Therefore, in the research, we should first clarify the characteristics of local villages, meet the needs of the people, and sort out the industrial development, which is the most important link in the transformation of traditional villages.

METHODOLOGY

This paper studies the industry and transformation of the historic district of Cuiwei Village through field research and Baidu Time Machine urban street view data analysis.

FINDINGS AND DISCUSSION

Current situation of village industry development and transformation process

At this stage, the economic benefit of the land used in the village is low, the type of business is single, and the main economic activities are limited to shops, restaurants, house rental, etc. the output value of economic activities is low. After the covid-19 virus epidemic, there is no output value, and the loss is greater than the profit. New businesses are unwilling to settle in, making it difficult for people and vehicles to stop and carry out relevant business activities, making the

permeability of different spaces in the village worse. In order to make a living, the old businesses also gradually moved away, making the number of business forms smaller and the vitality of the streets weaker, leading to the disconnection of people flow, traffic flow, business organization and spatial form, and also leading to the continuous low vitality of village business and the single business organization. In addition, the lack of public green space makes the green visibility of street space low; In the early stage, the buildings were built disorderly, and the streets formed spontaneously, so that when people outside walked in the village, plus there were no signs, the chaotic spatial layout reduced their cognitive ability of space. In the early stage, the villagers of Cuiwei rebuilt and built the interior of the house according to their own needs, and privately connected electric wires and network cables, and placed their own daily necessities in the external space, making the plane inside the house unreasonable, reducing the concentration of the visual field inside the building and increasing the visual depth. The above problems eventually lead to poor integration, understandability, coordination and accessibility of the internal and external space of the street.

Problems in the development of village industry

At the level of industrial development, we should make rational use of the rich historical and cultural resources of Cuiwei historical block, coordinate the protection of historical blocks, the cultural tourism industry and the improvement of people's living environment, give full play to the characteristics of historical blocks to promote the development of local economy and the living standards of residents, and let the development of tourism and cultural industry support the leading industry of the economic revitalization of the whole town. At this stage, the industrial development is faced with the low popularity of historical blocks There are five main problems: the lack of service facilities, the lack of professional publicity talents, and the lack of investment in corresponding guarantee funds.

Popularity of historical blocks is low

The main scenic spots in Cuiwei historical block are small in scale and chaotic in layout. Due to the lack of systematic publicity and development of the village, the tourism image of the block is not prominent, and the regional influence scope is relatively narrow, which is only limited to Tanzhou, Zhongshan. Although the features of traditional buildings are relatively prominent, the buildings in the block are scattered. The historical buildings basically belong to the courtyard space layout, and the construction methods and architectural details follow the traditional practices, It has high architectural value and ornamental value.

Lack of service facilities

At present, Cuiwei historical block basically does not have the tourism reception capacity, and the traffic conditions are simple. In terms of external traffic, the traffic flow line leading to Cuiwei village needs to be improved, and there is no public facilities and large parking lots. In the later stage, we can

consider adding shared bicycles. There are still low placed external air conditioners in the lane houses in the block, pedestrians will hit their heads, and there are many potential safety hazards. Bicycles, motorcycles, tricycles and clothes hangers are parked disorderly in some lanes, occupying most of the road space, and there are few lighting devices on the road. With the gradual acceleration of urbanization, Zhuhai, as a coastal city, is adjacent to Hong Kong and Macau, and a large number of foreign tourists come to travel every year, the reputation of Cuiwei village increases, which further intensifies the contradiction between supply and demand of tourism service facilities (Figure 1).

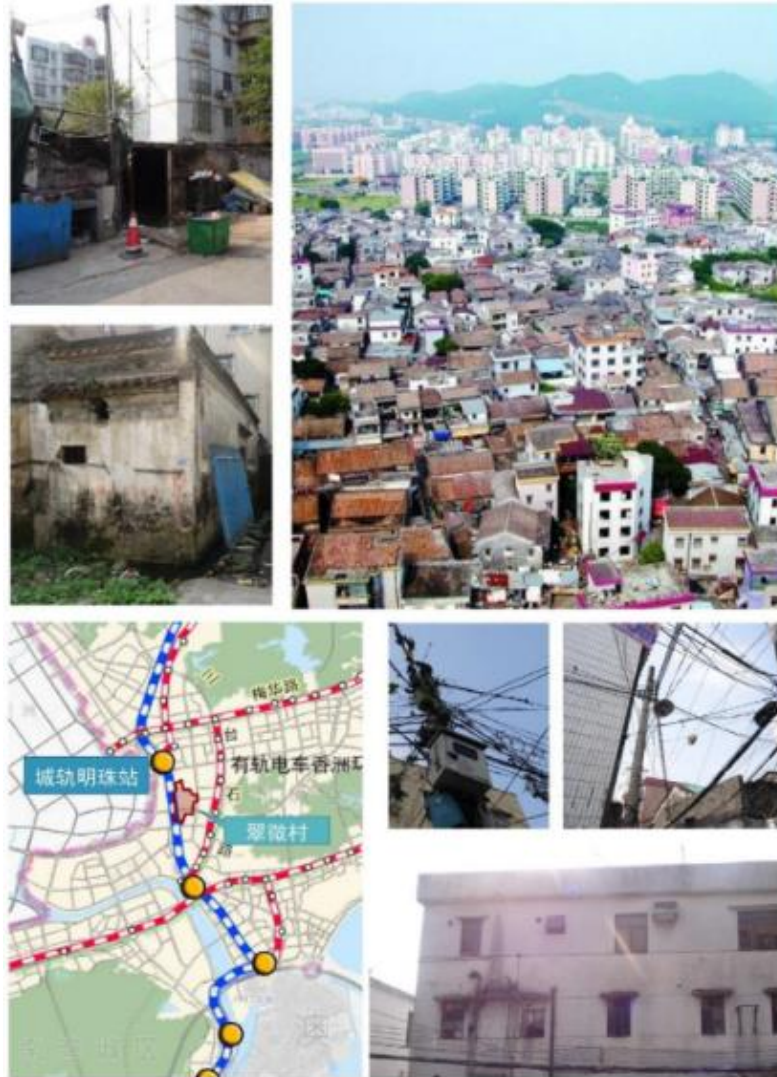


Figure 1 current environmental situation of Cuiwei Village
(Image source: the author intercepted from the summary of the renewal
planning of the reconstruction project of Cuiwei old village in Xiangzhou
District, Zhuhai in 2019)

Lack of professional publicity talents

Cuiwei village has a long history of more than 700 years. There are many temples, ancestral halls and ancestral halls, but they are basically idle. At present, there are no professionals in the reception and explanation of tourists and investigators. It is only the members of Cuiwei village committee who

occasionally make simple oral statements about Cuiwei's historical or cultural heritage, lacking systematic and in-depth publicity.

Lower development level

At present, in the protection of villages, due to the imperfection of corresponding laws and regulations, the planning, management and construction of villages are relatively poor. Although Cuiwei historical block has rich folk houses, temples, ancestral halls, ancestral halls and other human landscape resources, at present, the cultural connotation of Cuiwei historical block is shallow, the development is insufficient, and many farmland in the village is also idle. The tourism theme is relatively vague. In the increasingly fierce ancient village In the tourism competition of the ancient city, the strength of tourism brands is insufficient (Figures 2 to 4).



Figure 2 side of No. 4 folk house, erheng lane, Binlang Street



Figure 3 Cuiwei kindergarten



Figure 4 gable of Webster Mansion

(Image source: the author intercepted from the summary of the renewal planning of the reconstruction project of Cuiwei old village in Xiangzhou District, Zhuhai in 2019)

Lack of investment of corresponding guarantee funds

The level of cultural relics in villages is generally low, and there is a lack of special fund protection. The contradiction between protection and construction is more prominent. Although there are many valuable ancient buildings in the historical block, such as Webster mansion, Sanwang temple, Guandi temple, etc., they are currently lack of maintenance and repair. After more than 700 years of baptism, many architectural relics have been seriously damaged. With the rapid development of Qianshan economy, villagers have higher and higher requirements for the living environment. Most of the existing ancient residential environment has been difficult to meet the local residents' pursuit of modern life. The reconstruction and expansion of houses by villagers themselves also cause a certain degree of damage to the traditional architectural style. In order to solve the contradiction between tourism development and historical relics protection, effective guidance and development must be carried out.

Problems in the process of village reconstruction

External environmental facilities

Public green facilities are seriously insufficient, far below the national standard, and are unevenly distributed, with poor street greening. At this stage, there are still some ancient trees, which have become a cooling point for residents. Although it can make up for the lack of public green space to a certain extent, the sidewalks in most of the road sections in the village are too narrow to form a relatively good open space, which needs to be further improved. At the same time, there is no fixed parking lot area in the village, which is easy to cause internal traffic congestion, blocked access roads, no route guidance signs, and the public environment in the workshop is poor. Because the ground elevation of

Cuiwei area is lower than the elevation of the surrounding municipal roads, once the weather in Taiwan rainy season, the problem of flooding is serious (Figure 5).

At first, foreign businessmen settled in Cuiwei village, mainly engaged in manufacturing, textile industry, morning and evening markets, and served the villagers of Cuiwei village. At that time, prices were low, and their profit-making purpose was weak. The stall at night was also to provide a platform for workers to eat dinner and have a late night snack. Subsequent merchants settled in, with strong purpose or profit-making nature, they did not pay attention to the environment in the workshop, so it was easy to cause environmental problems, No planning has been made for public areas, and the discharge of catering and domestic sewage has not been well solved.



Figure 5 current situation of drainage facilities in Cuiwei Village
(Image source: the author intercepted from the summary of the renewal planning of the reconstruction project of Cuiwei old village in Xiangzhou District, Zhuhai in 2019)

Commercial operation capacity needs to be improved

Due to the certain closeness in the village, the business presents a recession phenomenon. The layout of business forms is based on basic living businesses, and time-honored brands lack effective improvement. Cuiwei village is facing the problem of demolition and reconstruction at this stage. According to the on-site investigation, the businesses along the street are still in operation, and the traditional textile industry is still serving the villagers of Cuiwei village. In the medium term, with the continuous entry of merchants, the rent of shops rose too fast. Most of the shops were dominated by the service industry, including barber shops, restaurants, selling daily necessities, supermarkets, acupuncture and moxibustion medical clinics, dental medical clinics, etc. the shops with repeated functions piled up, resulting in the phenomenon of homogenization. The relevant departments did not screen the settled shops, and there were a lot of plagiarism

and competition because the merchants settled for the purpose of urgently needing profits, The characteristics of the store are not obvious, and the change of cultural and creative industries is not obvious. There is little room for growth. There are no advertising companies, wedding photography companies and other diversified forms of business settled in Cuiwei village or Cuiwei historical block built later (Figure 6).



Figure 6 distribution of business types in Cuiwei Village

Image source: the author intercepted it from the online street view map of the earth

Housing construction quality and property rights in historical blocks

According to the relevant documents of zxxz [2019] No. 99, the area of villagers' houses, the area of village collective property, the area of property rights of other equity holders and other relevant instructions have been identified. The content includes the villagers: the total building area of the house is 420677.75 square meters. Village collective part: the recognized area of production reserved land is 64608.95 square meters, and the recognized area of collective property in the old village is 15976.22 square meters. In the old village site (excluding collective property), the number of land requisitioned residents is 334, the number of municipal residents is 146, the number of Hong Kong, Macau and Taiwan residents is 63, the number of other stakeholders is 132, the number of non land requisitioned residents is 3, and the number of public property houses is 10, a total of 788.

Because most of the houses are old at present, the merchants in residence urgently need to transform the building space, repair and decorate the residential buildings, and even illegally build or add floors. Therefore, the housing quality problems in Cuiwei village at this stage mainly focus on: (1) all merchants have not identified the safety of the housing structure; (2) Most houses are still in use beyond their service life; (3) The structural foundation and building wall are

gradually loosened by weathering; (4) Cracks, water seepage and ash fall out of some walls in the building, and the stairs and railings inside the house begin to loosen, and the roof truss begins to decay. Also due to the absence of supervision function in the village, the poor quality of building reconstruction, and there are many potential safety hazards in the house itself, in the process of reconstruction, there is no corresponding policy to reasonably guide, relying on the villagers' existing cognitive level will inevitably have a large deviation, leading to tragedy.

As for the rural land in Cuiwei historical block, there are historical contradictions in the confirmation of rights. Tracing back to the history, it is found that in the early formation of Cuiwei village, the relevant departments spontaneously disposed of the land with unclear ownership to the villagers, including the villagers renting new houses or reconstructed houses, making some merchants start to settle in. With the accelerating process of urbanization, villagers' land conscious property rights and legal property rights gradually tend to be blurred, and there are contradictions between the two. After Cuiwei village was widely concerned in 2000, the relevant departments originally planned to recover part of the land for the use of the community neighborhood committee, which was strongly opposed by the villagers. They spontaneously organized protests in the streets, and even made a noise at the door of the unit. At present, some places in Cuiwei village are lack of property right certificates. Due to the large disputes over some buildings in the village, the Village Renewal Service Center hired lawyers to negotiate with relevant villagers.

Problems in the early stage of village protection

In June, 2000, the renovation of old villages kicked off. At first, it only proposed to protect historical blocks, but there was no clear development direction. After the introduction of a series of policies and regulations, the protection has not achieved significant results until today. Similarly, the following problems have also occurred:

(1) Road traffic: the current road network framework is basically completed, and the road skeleton network of the area is formed by the main roads such as Renmin Road, Mingzhu Road, Cuiwei Road and cuiqian Road, which undertake the main traffic volume of the area. The key area is 1.5 square kilometers, and only the ground section of Cuiping road is the secondary trunk road. The internal branch road of Cuiwei old village is imperfect, with the problem of broken ends and poor traffic microcirculation;

(2) Cuiwei village belongs to the service scope of Gongbei water supply plant, which is located in Xiawan, Gongbei. The surrounding water supply network mainly includes municipal water supply pipes such as Mingzhu Road, Renmin West Road, cuiqian Road, Cuiwei Road, etc., with municipal fire hydrants. All users within the scope of the renewal unit have been connected to municipal water supply pipes, and some of the pipes are exposed to the ground and not covered with soil;

(3) The scope of the village belongs to the service scope of Qianshan Gongbei sewage system. Sewage pipes are built on the surrounding main municipal roads. Due to the low elevation of the renewal unit and the imperfect internal

sewage pipe network, domestic sewage enters the sewage pipes in the form of confluence after passing through the septic tank. The current rainwater is mainly discharged through the drainage channel of Cuiwei Road in the south. The elevation of the current renewal unit is low, and a small drainage pump station is built in the southwest. During rainstorm, there is flooding in the renewal unit;

(4) Cuiwei village lacks the use function, and the educational resources in the whole region are relatively scarce and unevenly distributed. There is only one primary school and kindergarten, namely Cuiwei primary school and Cuiwei Kindergarten (Figure 3). The primary school has been abandoned here and no longer has the use function. The supporting facilities of the kindergarten are poor, and the building quality is poor. Once encountering typhoon and rainy season weather, water will seep, and it needs to be updated and transformed;

(5) The infrastructure is not complete, and there are a large number of dilapidated houses and empty houses. On the one hand, the land value of the plot has been seriously misaligned. On the other hand, it has caused great potential safety hazards. The sanitary condition in the village is poor, with garbage everywhere, a large number of garbage cans exposed, dirty water everywhere, and the sanitary condition is not optimistic;

(6) Cultural facilities are relatively scarce. Because ancestral halls and temples are used by villagers to make profits, there are no decent cultural and entertainment facilities in the village, and the activity venues are relatively scarce, which makes the elderly and children lack recreation places. The public toilets and environmental sanitation in the village are poor, especially in the hot summer, it is more smelly, which has a great impact on the people in the village, and the overall living environment is very poor;

(7) Municipal supporting facilities have been in disrepair for a long time, have gradually aged, and the quantity is seriously insufficient. Many problems such as water supply, power supply, heating, fire-fighting facilities, sewage treatment, hazardous waste transfer in and out are prominent. The original roads, pipe networks and municipal facilities in the village can not meet the requirements of production transformation at this stage. When transforming and organically renewing the village, we should rebuild supporting infrastructure, develop green energy, set up sewage treatment plants, filter out sewage, and set up green facilities to absorb harmful gases.

Cuiwei historical block originates from the reconstruction and construction of Cuiwei village, and its protection and organic renewal are in the initial stage. Due to the lack of effective guidance, introduction and other supporting facilities and services, catering and hotel formats are also relatively lacking. The block fails to provide cultural landscapes, lacks the decoration of landscape sketches, and the overall greening distribution is uneven. Tourists regard Cuiwei village as an affiliated scenic spot, and it is difficult to appreciate its historical flavor by looking at the flowers at a glance, which also makes it difficult for urban residents to understand Cuiwei village in depth at this stage.

CONCLUSION

With the rapid development of China's economy and the gradual acceleration of urbanization, there are a large number of ancient villages whose

space has been abandoned and compressed, which has caused serious damage to the original pattern of ancient villages. The development of the village block is closely related to the protection and organic renewal of the block, the embodiment of commercial value, the connection of internal and external traffic road network and economic development. Through research and analysis, it can be seen that although Cuiwei village has excellent location conditions, its living conditions and environmental conditions are extremely poor. Aboriginal people rent their houses to migrant workers in the form of low rent, which is difficult to attract high-quality tenants, The functions of historical blocks and historical buildings fail to coordinate with the living needs of contemporary people. Young people cannot experience the cultural atmosphere of the block, let alone the sense of belonging of the historical block. What they want is to rebuild or move away from their original place of residence.

ADVANCED RESEARCH

This paper studies through the local village industry orientation. However, each region has its own architectural identity and different cultural heritage. Our current direction in the future can only be borrowed from historical villages of the same type or buildings in the same area. This is also a limitation. In the future, we can also try to add quantitative research methods. For example, we can add some new economic statistics to refine the industrial types of the villages and make design decisions more scientific.

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