



## Research on the Way of Village Renovation and Renewal ——Taking Cuiwei Historic District As an Example

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**ABSTRACT:** With the rapid development of science and technology, since the reform and opening up, the speed of urbanization construction has been accelerating. Zhuhai City has steadily promoted the transformation of old factories, old towns and old villages, which in turn promoted the process of urban renewal and realized the economic development of the city. Take off, promote the transformation and upgrading of industries, and improve people's living standards. This study takes the former Cuiwei Historic District as an example, and gives corresponding policy suggestions for village renovation and renewal and future development.

**Keywords:** Cuiwei Village, transformation process, business layout, environment

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## INTRODUCTION

### **The location of Cuiwei Village**

Cuiwei Village is located in Qianshan, Zhuhai. It is currently the largest project in the renovation of the old village. After the construction and re-planning of the old relocated houses, the Cuiwei Historical District has been formed, which is also one of the typical old reform projects that the people are focusing on. However, its current stage is out of touch with the construction and development of Qianshan area. The distribution of points of interest and facilities in the block is few and uneven, and the business function is single, which makes the village commercial block less dynamic. The development of tourism, service industry and modern urbanization does not match, and the popularity of the block is low, making it difficult to attract outsiders to come for consumption and inspection. The public space available inside the block, that is, the space for accommodating the activities of villagers and foreigners, carries a large number of behavioral activities that are difficult for people to control, and the space area is small, which makes the agglomeration function poor.

## LITERATURE REVIEW

Zhuhai is the core city of the Guangdong-Hong Kong-Macao Greater Bay Area, one of the four major bay areas in the world. At present, it attaches great importance to the study of ancient villages. For example, relevant government departments have compiled and published historical records such as "Zhuhai Party History Knowledge" and "Zhuhai Village Situation". Filmed a series of short films "Inheritance", launched the "Zhuhai Local Situation Publicity Month", and organized "Always Keep the Original Heart and Always Take the Mission - Zhuhai History Exhibition of the Communist Party of China". There is also the second reprint of "The Three Red Heroes of Zhuhai" and "Yang Pao'an's Thought and Research". Have a deeper understanding of the local traditional culture. However, it still needs to be explored how specific historical villages can further develop their own path.

## METHODOLOGY

Through the method of on-the-spot investigation and architectural drawing analysis, this paper studies the scheme of the renovation design of Cuiwei Village.

## FINDINGS AND DISCUSSION

### **Trends of renovation and renewal: extraction and application of traditional architectural elements**

Cantonese culture is an important regional culture in Lingnan area. Traditional architectural elements are feng shui ponds, arches, gateways, ancient trees, temples, ancestral halls, and roadways. In the contemporary and modern architectural environment, it is not advisable to blindly copy the style of traditional buildings, otherwise the buildings and the style of historical districts are prone to breakage. In the design process, traditional architectural elements, such as the deformation of forms, materials or internal details, are extracted, and integrated with modern architectural styles to form a unique charm. Among the

design methods, the more commonly used methods are: extracting and collaging elements from traditional buildings, including facade colors, decorative styles, building materials, etc., adding and subtracting processing, and integrating different proportions to make traditional buildings more in line with modern people (Figures 1 to 4).

In order to show the commercial atmosphere of the future block, some paragraphs of the characteristic commercial block are selected in the early stage, and the necessary components and facilities are used to form a certain early stage display surface. In the design of the facade, the color of the display surface is similar to that of traditional buildings, and the indoor lighting can be in the form of warm colors, which makes people have a warm feeling, and makes the villagers accept and gradually like the modern renovation and design.



Figure 1 Display of the update effect of the historic district



Figure 2 Rendering of the entrance plaza



Figure 3 Elevation display Figure 1



Figure 4 Elevation display Figure 2

Image source: The author intercepted from the summary of the renewal plan of the renovation project of Cuiwei Old Village, Xiangzhou District, Zhuhai City (2019)

**Under the guidance of culture, a mixed and diverse model of land use will be placed into the plot**

For Cuiwei Village, in addition to the traditional Lingnan blue brick buildings, there are also a large number of self-built buildings by residents that also contain a unique market culture. They once had a long history and prosperous commercial functions, and are destined to be protected. It is the road of cultural continuity and urban renewal. Although its physical development value is limited, its spiritual and cultural relics are relatively rich. In the planning thinking of Cuiwei Historic District, we should highlight the characteristics, pay attention to inheritance, actively protect and make sustainable use. In the overall planning strategy, we should focus on protecting key areas, maintaining the overall pattern, and building multiple divisions to realize the activity between divisions, thereby improving the integration of streets and alleys. Although there are no famous historical buildings in the village, the rich historical culture and market culture contained in excellent buildings and neighborhoods such as

Weiss Mansion, Sanwang Temple, Yanggong Pavilion, and Cuiwei Di Garden still exist today.

The organic renewal of traditional historical and cultural blocks, for historical areas lacking legal protection, adopts the protection form of the combination of overall demolition and local protection mode, which often leads to the main reason for the fragmentation of areas with historical and cultural context in the city.. In the renewal of historical buildings, historical and cultural monuments, traditional living and rest spaces and rich market and local cultures should be jointly established in an open and transparent space, which should be interconnected with the surrounding historical elements to form a relatively complete village historical main line. Therefore, it is necessary to advocate a contextual continuation strategy of collaborative connection and organic symbiosis to realize the organic symbiosis of historical blocks, historical traditions and modern culture at three levels.

At present, Cuiwei Village is located in a relatively prosperous commercial area in Qianshan. There are many high-rise residential, commercial and educational supporting facilities in the surrounding area, and the functional carrying capacity is often high. How to effectively and reasonably utilize its main functions and values, and integrate it into Zhuhai's multicultural background is the main focus necessary to dig deep into the dynamic genes of Cuiwei Historic District, including modern service facilities such as business, culture, leisure, entertainment, and viewing, so as to revive the unique urban spirit of a century of commerce and neighborhood vitality. The Cuiwei block built in the later period contains rich market culture. It can be considered to change the original function of only a single residence and along Cuiwei Peking University Street, Jiejie Straight Street, Dafang Street and other streets to clothing, designated pharmacies, convenience stores, gourmet shops, restaurants, dentistry, etc. The main business forms. Due to the dense historical buildings in the block, it is necessary to further explore its cultural heritage, the effect on a huge scale and the catalyst function of cultural forms. Under the mutual stimulation of the two, inject multicultural functions, take the existing historical buildings as the focus, and vigorously develop the merchandise industry. Combining multiple functions such as commercial culture, traditional dwellings, and consumption with a strong sense of experience for residents in Qianshan District enhances the sense of experience of residents in this area, allows more people to participate, and creates a business model with a compliant business format. Make full use of the functional carrying capacity of Cuiwei Historic District, implant modules in commercial development, and determine the function of the business format and the area of the commercial form.

According to the current historical and cultural value and location conditions of Cuiwei Village, the surrounding education, living, catering and commercial supporting facilities are relatively complete, covering residences, schools, general merchandise stores, mobile phone and tablet stores, restaurants, hotels, book reading rooms, display Newsstands, etc., as well as basic business forms such as indoor activity spaces with cultural and entertainment functions and financial service functions, and commercial banks, so the block has an overall

positioning of commercial functions. On this basis, the development of mixed-use can not only improve the quality of life and living standards of urban residents, but also improve the vitality of the block and the attractiveness of the city, help to form a multi-mixed community, and improve the size of the local space to carry the mixed functions of the area., thereby improving the symbiosis of the area. Inheriting and carrying forward the traditional folk customs and textile industry, while conforming to the historical context of Cuiwei, makes it more dynamic. In the later stage, it is also possible to consider allowing all local interest developers to participate in the process of village development and form a strong The block brand marketing promotion business model.

### **Principles followed in the process of village renovation**

#### **Improve the village's external environment and infrastructure building management**

The spatial form of Cuiwei Historical District, as a material element, has precipitated the non-material elements in the economic and social development of the village for more than 700 years, and are inseparable from each other. In the Cuiwei Village site, there are a large number of historical relics, residential buildings and a small number of public spaces, which invisibly form the direction of the flow of people and vehicles in the space, and the flow of people and vehicles will in turn affect the land nature of the historical block. The reflection of different functions in different plots ultimately affects the policy orientation and business operations of the area. At present, in the face of a huge number of occupants, it is urgent to speed up the development and construction of parking lots. In addition to considering the division of parking lots on the ground, the development and construction of underground spaces should also be considered, and special personnel should be set up to manage traffic and relieve traffic pressure. For the environment in the village, it is necessary to improve the environmental sanitation, clean up the disorderly parking of bicycles, motorcycles, and tricycles, remove the air-conditioning units placed low in the roadway houses, and release the visual space.

Because public space is a very representative area of villages, urban space is very modern, and modern elements play a strong role. In the process of protection and renewal, the green area should be increased, the area of the public space area should be expanded, and the spatial cohesion should be increased. Appropriate consideration can also be given to improving the green vision rate of urban areas through roof greening or wall greening; the injection of landscape sketches and street furniture can also enrich the design of public spaces. After the land use is adjusted, it is also necessary to raise the ground elevation, so that the rainwater can be discharged through the road rainwater pipes and canals, and the rainwater in the planning area can be properly adjusted and refined, so that the rainwater discharge as a whole tends to be safer, thereby effectively avoiding flooding and other phenomena appear.

#### **Strictly regulate and guide business activities**

The composition of the spatial form of the village has a greater coupling with the vitality of the block, which is an important condition for the vitality of the

block. A block with better walkability can increase the opportunities for villagers, residents and tourists to communicate, thereby attracting more businesses to come. Invest and promote more business distribution. At the same time, the jurisdiction management department of Cuiwei Village can effectively manage and persuade the merchants who are about to settle in for business, so as to avoid disorderly competition among merchants, which will lead to more and more serious business simplification and disorder. Ensure that businesses operate in the village while ensuring that the cultural characteristics of the village are maintained, develop diversified businesses, and increase the types of business formats. At the same time, businesses need to improve their own business capabilities and levels, and start their own brands, so as to attract more Tourists come to spend, thereby improving the economic level.

### **Establish a fluid, step-by-step microcirculation model**

At present, the organic transformation of historical blocks needs to consider how to effectively utilize land resources and the service life of buildings. It is taboo to blindly demolish and build large buildings. It is necessary to establish a consensus on guidance, historical relevance and adaptability of the times., should be carried out in a small-scale, continuous and dynamic manner. Although the historical blocks in the villages are not completely the main protection objects of historical culture, they should also be related to historical protection in urban renewal, and should be related to the rapid development of urban life., production activities adapt to each other. Therefore, in the renovation and reconstruction of Cuiwei Historic District, the microcirculation model is preferred. This type of model advocates small-scale and gradual renewal. The main features are: integrating the connection between streets and streets, streets and buildings, increasing the The agglomeration effect of the village. The current microcirculation model planned and updated by Cuiwei Village is mainly to effectively integrate various facilities within the village in accordance with relevant laws and regulations, increase the enthusiasm of villagers to participate in the renovation and renewal of Cuiwei Village, and provide opinions for the early, mid and late stages of the design. and suggestions. Build a three-way circulation system of the government, designers, and residents, continuously enhance the stability of the triangle, establish a fluid and step-by-step circulation model, and transform from the "government-led" model in traditional villages to the "government-led" model jointly led by the government, designers, and residents. The urban renewal model of "sharing, co-construction, and co-governance", only by respecting the wishes and choices of villagers, can the updated village relocation rate be improved.

In addition, reasonable guidance should be carried out in the external streets, so that the permeability and recognizability of the block have a large space for improvement, so that it can be connected with the surrounding streets, buildings and landscapes, and has a good impact on the inheritance and development of the urban context. Linkage. Create space nodes at blind spots in public spaces and important street-lane intersections, and set up signage to enhance the

recognizability of space, enhance penetration, and attract tourists to stop and enjoy their taste.

### **Strengthen the control of housing quality problems during the renovation process**

The relevant management departments of Cuiwei Jurisdiction need to conduct mandatory structural safety appraisal for the houses that are in business or have been closed, and at the same time strengthen and reinforce the houses that do not meet the structural safety. The illegal addition of floors, illegal construction, illegal renovation and other parts of the stability shall be resolutely demolished and dealt with, and buildings that meet the specifications and standards shall be built according to the existing technical regulations such as building design fire protection specifications. Finally, it is necessary to establish an information consultation platform for the update of Cuiwei Historic District. Before new merchants settle in the updated Cuiwei Village in the future, the jurisdiction department needs to inform the merchants of all the relevant information of the merchants' rental houses. Within a limited period, the merchants need to submit the interior and exterior of the house. Space renovation declaration form to ensure that the management part can carry out the follow-up construction quality inspection and maintenance work smoothly.

### **Create a block with internal and external linkage, multi-point trigger and strong permeability**

#### **Control methods of historical blocks**

For the historical district, because of its long history and many spontaneous reconstructions, a complex road network is formed inside, resulting in the scattered distribution of historical buildings. The existing architectural style is both a protective cover and a barrier cover. It has isolated the changes in the development of the outside world. Before the policy came out, it was well protected from the destruction of the development and construction around the city. Therefore, when the outside of the village has been towered in recent years, the interior still maintains its original appearance. At present, the first priority is to dredge the original streets and alleys of Cuiwei Village, increase the permeability of the area, fully respect the texture and spatial layout of traditional streets and alleys, and find "acupoints" in the body of the old village. ", through the construction of squares, sculptures, sketches, etc., to trigger the vitality on a small scale, so that the spatial nodes inside the village block and the global system can establish a good unity and integrity, and the local spatial environment can better reflect the overall historical block. Characteristics of the spatial pattern. The outside of the village field should be guided to strengthen the connection between the surrounding spaces in the site, strengthen the connection with the external areas of the village, reduce the average depth of the village streets, and improve the connection value, intelligibility, accessibility and integration of the village streets. Among the mixed business types with high comprehensive index, the agglomeration of mixed businesses can retain people and vehicles and ensure the long-term vitality of historical blocks (Figures 5 to 8).

In terms of the regulation of the style of the historical block, the core area inside the block is a centralized protection area for historical buildings, which can be paved by recycling old building materials for secondary use. The style echoes. The height of newly established buildings with commercial functions in the core area is not only in terms of building height control, but also similar to protected historical buildings such as Wei's Mansion, Wu's Great Ancestral Hall, and Xinlun Guo Gong Temple. In terms of color matching, it is similar to the color of the surrounding historical buildings, and the jump should not be too large. For the interior of the building with commercial functions, due consideration should be given to designing trendy ones such as Hello Kitty coffee shop, Tai Airi or jewelry retail store (Figures 5 to 7).

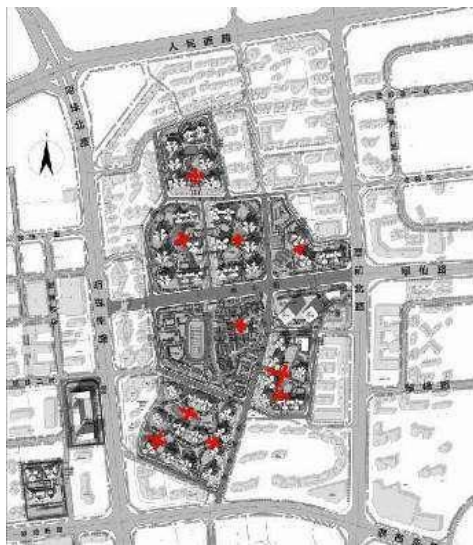


Figure 5 Internal road dredging

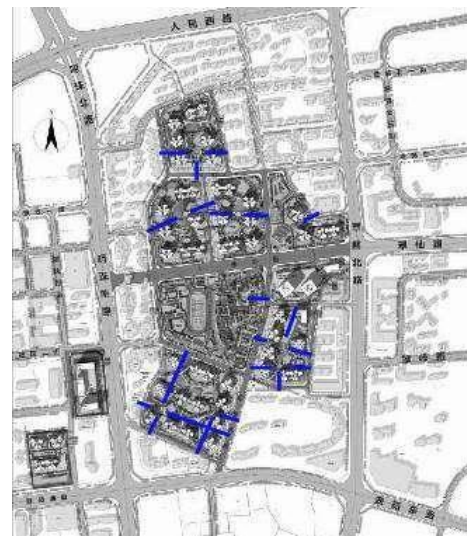


Figure 6 External guidance

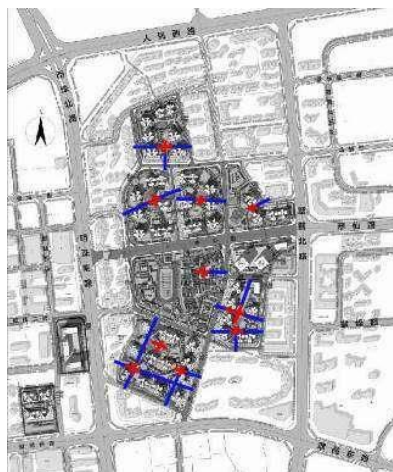


Figure 7 The connection between the inside and outside of the village

Image source: The author redraws according to the plan of Zhuhai Architectural Design Institute



Figure 8 Hello Kitty side

### **Adjustment method of business layout on both sides of streets and alleys**

When adjusting the layout of the business format of the historical block, it is necessary to increase the number of service-oriented and entertainment-oriented facilities in Cuiwei Village. Internally, because they are all commercial along the street, the layout of the internal business format of the block should be developed in the direction of homogeneity and diversity. Form a complete commercial interface as much as possible to maximize the functions and commercial value of small shops, clinics, fast food restaurants, etc. According to the analysis results of space syntax, the integration of the whole village is in the area from Cuiwei Street to Dafang Street. Therefore, the updated block The business format should be developed vertically along the main road in this area, and vertical and sheet-like formats can be considered along the street Direction development. Small shops themselves improve their ability to operate independently. The commercial part of the newly built residential and commercial complex should be reasonably divided into planes according to the column network, and the façade with modern characteristics should be designed on the outside. The colors should not be too bright, and the overall number of colors should not exceed three colors. (Figures 9 to 12).



Figure 9. Rendering diagram of future commercial renovation and update



Figure 10. The elevation form extends linearly,

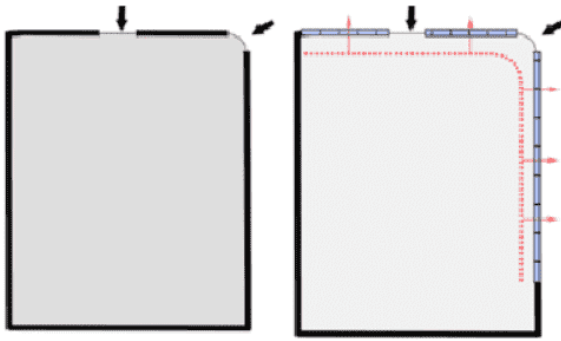


Figure 11. reasonably divides the commercial plane

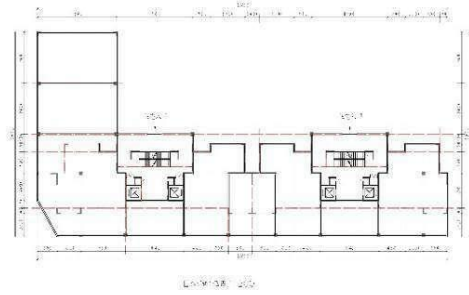


Figure 12. Commercial floor plan

Image source: self-painted by the author

## CONCLUSION

Although a new update plan has been introduced in the early reform and practice, the reform practice and the plan text are separated from each other, and there are many economic problems in the renovation process. It is necessary to spend a lot of money to repair and strengthen various buildings due to disrepair. For problems such as wall cracking and structural instability, private residences and shops occupy a considerable proportion of historical blocks. Villagers generally have low incomes and have no economic ability to protect historical buildings. Most of the renovation funds rely on external funds. to support.

In the future development, it is necessary to strengthen public participation and collaboration between the government and residents, put people first, comprehensively and systematically sustainable, improve the living environment of residents, improve infrastructure buildings, refurbish roads and lay pipelines, and continuously ensure the best interests of residents. The government should also hire professionals to restore buildings with historical value in villages, and improve housing quality and living environment without destroying historical value. Increase the historical and cultural identity of the new generation of residents, thereby increasing the attractiveness of the neighbourhood, so that more villagers can move back after the neighbourhood is updated.

## ADVANCED RESEARCH

This paper studies the conception of the design through the transformation of local villages. 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, you can also try to add quantitative research methods to make design decisions more scientific.

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