

The Practice of Renovation, Protection and Utilization of Yongqingfang

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Abstract: This article is devoted to study the revitalization project of the Enning Road historic district in Liwan District, Guangzhou. In the context of urban renewal, the protection and inheritance of cultural heritage has become an important issue. After nearly 10 years of practice and exploration, the Enning Road Historic Street Revitalization Project (Yongqingfang) in Liwan District, Guangzhou has finally achieved the protection and inheritance of Xiguan's historical culture and has become a demonstration of urban renewal that integrates tradition and modernity. The significance of Yongqingfang is that it can serve as a model for the micro-renovation of old neighborhoods. Studying the Yongqingfang renovation project and summarizing the experience and enlightenment of the renovation project will have reference and reference significance for the protection and inheritance of cultural heritage in the process of urban renewal.

Keywords: Urban Renewal; Cultural Heritage; Preservation Historical; Revitalization Project.

1. Introduction

Historic districts play an extremely important role in shaping the urban landscape and recording history and culture. In addition, they are also one of the most important spaces for citizens' lives and activities. To renovate historical blocks, it is necessary to clarify the objects and methods of protection and utilization, which involves many professional fields such as architecture, planning, society, and commerce. The issues involved include building maintenance, environmental improvement, economic development, and improving residents' lives. conditions etc.

Actively exploring appropriate and effective ways of protection and utilization is a must-clear process in historic district renovation projects. Relevant experience around the world has told us that the co-development of protection and utilization is currently the most important approach and method for the transformation of historic districts.

2. The Overall Situation of Yongqingfang

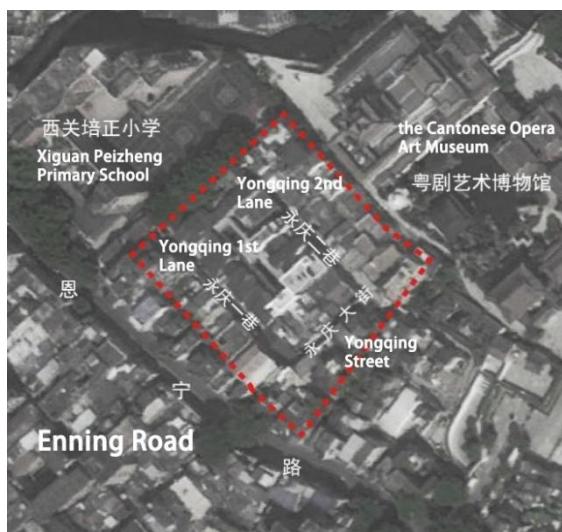


Figure 1. Schematic diagram of Yongqingfang area

Yongqingfang Historical and Cultural Street is located in the Xiguan area of Liwan District, Guangzhou City, under Enning Road. It is adjacent to Xiguan Peizheng Primary School to the northwest, the Cantonese Opera Art Museum to the northeast, and Enning Road to the southwest. Most of Yongqingfang's buildings were originally old residences from the Republic of China period, usually two or three storeys, with some reaching four storeys. The street texture is still clear. Although some houses are no longer used and are deserted, the complete architectural interface is still retained.

Due to constant conflicts involving a large number of clues of historical features and the preservation or demolition of residential buildings, the neighborhood renovation work has been stagnant. Moreover, the property rights of a large number of houses in historical districts are unknown, making it difficult for these houses to be effectively protected and utilized. Historic districts have gradually fallen into a vicious cycle of decline and demise amid the contradiction between protection and utilization.

In February 2006, the announcement of the "Guangzhou Pilot Reform Plan for Dangerous Housing on Enning Road Land" marked the launch of the Enning Road Land Land Renewal Project. The plan proposes the method of "relocation-based reconstruction" and stipulates the demolition of almost all buildings in the area.

By 2010, due to the introduction of new policies, the issue of renewal of the Enning Road area once again attracted attention. Subsequently, Wu Minggao, a member of the Guangzhou Municipal People's Political Consultative Conference, asked experts to re-study and evaluate the area to preserve the texture of the historical area. The renovation work of the project was completed until 2014.

On March 25, 2016, the Liwan District Urban Renewal Bureau issued the "Guidelines for Micro-Renovation Construction in Yongqing Area". In the end, in order to improve the area, the district government launched a public bidding and evaluation process to introduce corporate investment in construction and operations. In addition to Yongqing Street, Lane 1 and Lane 2, the renovation scope also includes Zhibao Street and Zhibao West Lane 1, covering a

total area of approximately 8,000 square meters.



Figure 2. General plan of Yongqingfang before renovation (data source: Guangzhou Vanke Yongqingfang Project Department)

3. The Situation after the Renovation of Yongqingfang

After the renovation, Yongqingfang retains the original texture and street spatial pattern of three lanes, two horizontal and one vertical. The facades of many dilapidated buildings have been restored while the basic structure has been greatly improved to meet the level 7 earthquake resistance requirements; collapsed houses have been demolished and cleaned up, transformed into green spaces or public spaces, and original narrow streets and alleys have been evacuated. Through sparse treatment, the environmental scale of the site has been improved. Infrastructure such as fire protection and pipe network routes have also been upgraded. Most of the population has been relocated, and the population density of the neighborhood has been reduced, while its residential functions have been partially retained. In addition, Yongqingfang is actively developing new commercial spaces, hoping to revitalize the neighborhood and showcase the historical features and culture of the neighborhood to users.



Figure 3. General plan of Yongqingfang after renovation (data source: Guangzhou Vanke Yongqingfang Project Department)

4. The Value of Yongqingfang

Historical and cultural value is extremely important. At the

same time, it also includes historical aesthetic value, scientific value, architectural diversity value, etc. These values are all attached to material entities. In Yongqingfang, historical and cultural values can be attached to buildings and people.

The cultural relic protection units, clues to the historical style of traditional buildings and other residential buildings in Yongqingfang are actually witnesses of the history of Yongqingfang and products of the times. By studying and exploring it, we can understand the craftsmanship during construction, and also speculate on the economic and humanistic conditions of the area at that time.

Most of the buildings in Yongqingfang were built during the Republic of China period, which is of great significance to the historical research of the Enning Road area during the Republic of China period. It is a solid evidence for judging history. Although most of these buildings are ordinary residential buildings and cannot be compared with large palaces, temples and other buildings, it is these civilian architectural styles that create the unique Yongqingfang. This also shows that Yongqingfang is non-renewable. Once it is destroyed or demolished, it will no longer exist. In modern times, many antique buildings have been built. Even after research, the construction methods and forms are completely consistent with the old times. After all, they cannot replicate the historical value of historical buildings.

There are still many Cantonese opera actors and enthusiasts active in the Luanyu Tang, which is preserved in Yongqing 2nd Lane. And these people are also the carriers of history and culture. As an intangible cultural heritage, Cantonese opera cannot exist independently of people. To protect Cantonese opera, we must protect the disseminators of Cantonese opera culture.

However, everyone has different values, and the historical and cultural value of different historical and cultural blocks is also different. Therefore, it is very complicated to directly judge whether a historical and cultural block is worthy of protection, which requires society to have a recognized evaluation standard or laws and regulations. Fortunately, some buildings in Yongqingfang were protected by laws and regulations before they were renovated, so they were well preserved.

Neighborhoods are like people. There are old people and young children in the society. There are also historical districts and new urban areas in the city. Compared with new urban areas, historic districts obviously have historical and cultural value. However, their commercial value should not be ignored. The commercial value of Yongqingfang is mainly reflected in its good geographical location. Yongqingfang, which is close to Shangxiajiu, has absolute consumption potential.

Although the Enning Road area is relatively deserted now, once the surrounding historical districts are also developed and expanded in scale, tourism value can be developed, and the business opportunities are unlimited. People are attracted by the history and culture here, and there are people who want to spend money. Therefore, large and small shops have been developed in Yongqingfang. The operation of these shops can bring direct economic benefits to Yongqingfang, and the popularity brought by the flow of people to the area further enhances the land value of the area, forming indirect economic benefits.

5. Functional Attributes of Yongqingfang after Renovation

After the renovation, Yongqingfang was positioned as a tourist attraction, providing an activity venue for nearby residents or tourists. At present, it has many functions, including residential, commercial, cultural inheritance, etc., and these functions may coexist in the same building. This feature is conducive to the functional balance of the area. Since the function setting is dynamic, it will be adjusted according to the lack of functions in the current area. Although each historical district has multiple functions, generally speaking, there will be one or two main functions based on the location conditions of the historical district, the development of historical context, the implementation of policies and other factors. For Yongqingfang, its main function is commercial function, and it is also equipped with other secondary functions.

For most renovation and renewal projects in historic districts, commercial functions should be one of the most indispensable functions. In fact, Yongqingfang's own building layout, street width, etc. are far from the requirements of modern commercial streets. However, relying on its location advantages and historical culture, the commercial use of Yongqingfang after renovation has become a must. One of the features to consider and develop. When the transformation of the area is successfully completed, the business of Yongqingfang will not only face the residents of the area, but also the entire city, and even tourists from outside the city. Therefore, the businesses there will not have daily necessities stores, hardware stores and other shops that are common in residential areas. Instead, there will be restaurants, cafes, etc. that are common in large commercial streets or shopping malls. However, the large number of shops in Yongqingfang will lead to changes in its population structure and nature.

Most of the commercial formats in newly renovated historic districts are innovative or youthful, such as creative handicraft shops and coffee shops. Most of the young people have moved away from Yongqingfang, and the remaining residents are mainly middle-aged and elderly people. For middle-aged and elderly people, most of them cannot afford to operate such shops. Therefore, almost all the shop owners who open shops in Yongqingfang are not residents of Yongqingfang itself.

The cultural inheritance function is one of the secondary functions of Yongqingfang. Any renovation of a historical and cultural district should have the function of cultural inheritance, otherwise its renovation will fail and it will eventually be eliminated. Although culture is worthy of inheritance and learning, the carrier of culture cannot withstand destruction and must be carefully protected by people. In Yongqingfang, the carrier of history and culture may lie in the residents or in the buildings. Protecting this historical and cultural resources is not only the responsibility of the government, but also the responsibility of developers, residents and each of our users. As a reflection of the city's history and culture, historical and cultural districts are one of the unique charms of a city.

If you want to protect the historical context and cultural resources of a city, you can start with the historical and cultural districts, which is also one of the key points. Guangzhou is a modern metropolis, but this does not mean that it should abandon history and blindly develop

modernization. On the contrary, Guangzhou should pay more attention to these historical and cultural carriers. This is a manifestation of attaching importance to cultural traditions and is the right approach. The higher the level of development of a city, the more attention it will pay to the protection of historical and cultural buildings and neighborhoods. Beijing and Shanghai have set a good example in this regard, and both have a large number of excellent protection cases.

Historical and cultural resources are non-renewable resources. This kind of resource is contained in historical and cultural buildings, neighborhoods and famous cities. For Yongqingfang, transforming historical buildings in neighborhoods into shops, although the spatial layout has certain limitations compared with modern new shops, However, historical and cultural resources can be a major factor in attracting people, and at the same time bring commercial value. The two complement each other, allowing people to experience history and culture while promoting economic development.

The residential function is also one of the secondary functions of Yongqingfang. Yongqingfang was used as a residential area from the beginning, and after the renovation was completed, it still retained a certain residential function. This feature is very common in historic districts. But generally speaking, the residential functions in renovated historical and cultural blocks are relatively secondary and attached to the functional attributes of commercial functions. For specific historical districts, such as the arcade area, etc., a mixed form of commercial and residential buildings is often formed in the same building. This type of residential function is conducive to inheriting historical culture and restoring historical features.

The residential function of Yongqingfang exists alone in some buildings, that is, the residents' private residences. Most of this type of private residences belong to residents who are unwilling to move during renovation projects. Since the current flow of people in Yongqingfang is not very large, the trouble caused to residents is within an acceptable range. In this case, it helps restore the life style of the indigenous people and allows tourists to experience the life of the local people. However, this situation will generally change with the development of the area. When the flow of people in the area reaches a certain level, tourists will cause certain troubles to the indigenous people. At this time, the residents' living experience will become worse. By this time, the life style of the Aboriginal people was completely isolated from other users.

In order for the residential function to be better accompanied by the cultural inheritance function, two characteristics generally need to be met: authenticity and a certain quantity. First of all, the residents should be real aborigines who have always lived here rather than short-term tenants. This group of people understands the past history and has adapted to the occurrence of history. Their life style is a precious historical heritage; secondly, a certain number. That is to say, a group of buildings is retained rather than a handful of buildings. Only when these residences reach a certain number will they become complete, reflecting the living habits of different residents at the same time and the community formed by the communication between different residents. . From this perspective, retaining a certain number of residential buildings and aboriginal people will have a positive role in promoting the inheritance of history and culture.

6. Protection and Utilization of Yongqingfang Buildings

When dealing with architectural renovation in historical districts, architectural surveying and mapping work is inevitable. The purpose of building surveying and mapping is to retain complete basic information about the buildings in the block and to truly record the original appearance of the building. Due to the passage of time, the ownership of the property rights of the houses was chaotic, the residents changed, and many houses, clues of historical features and even historical buildings were illegally added, and the historical features were destroyed. Conducting true and accurate surveying and mapping can not only record the complete condition of today's buildings, but also make reasonable and accurate inferences about the original appearance of the original buildings based on the building's shape, component decoration, research on traditional Xiguan dwellings, and interviews with residents, and at the same time provide guidance for subsequent protection, repair, reinforcement, transformation and other work.

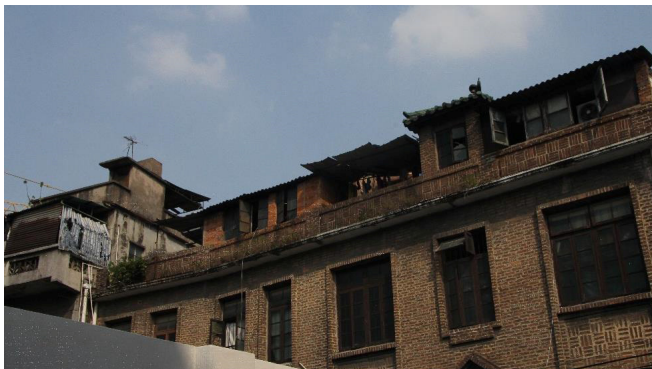


Figure 4. Illegal construction on historical residential buildings



Figure 5. Survey drawing of the northwest elevation of Yongqing Street (data source: Guangzhou Vanke Yongqingfang Project Department)

The design team finally surveyed and mapped all 59 buildings involved in the renovation in the area, completed drawings of all buildings, and recorded the area, completeness, structural safety and property rights of each building.

After the surveying and mapping work is completed, a survey form needs to be established for the surveyed buildings to truly reflect the current status of the buildings in the historical district, thereby recording the process from the beginning to protection and utilization. The survey form includes the basic information of the building (building area, floor area, age, number of floors, structural form, roof form, property rights, functions), building description, surrounding building conditions, building integrity evaluation, structural safety evaluation and photos. With the advancement of design, construction and final use, comparing and sorting this table with survey drawings, design drawings, construction drawings, as-built drawings and post-completion photos will provide a better understanding of Yongqingfang, Yongqingfang Phase II Project, Yongqingfang Phase II

Project, and Yongqingfang Phase II Project.

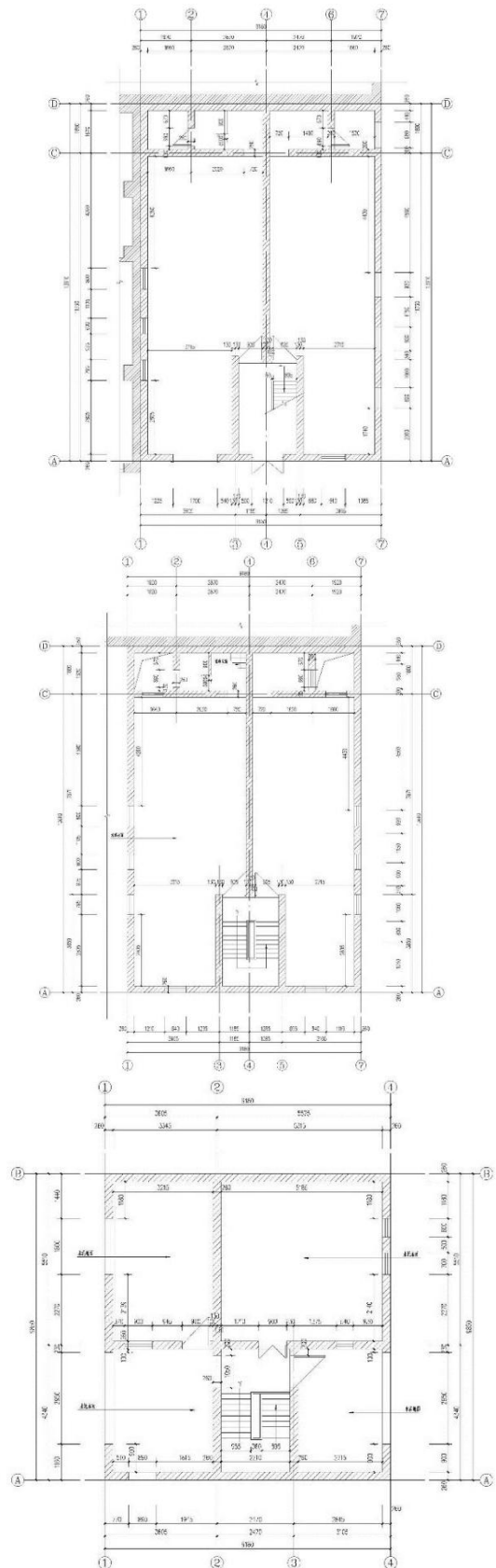


Figure 6. Floor plan survey drawing of No. 3-5 Yongqing Street (Source: Guangzhou Vanke Yongqingfang Project Department)

The protection and utilization of the Qingfang Phase III project and similar projects provide valuable reference.

The completed survey drawings will serve as reference for subsequent architectural design. In order to ensure the protection and rational use of the building in the future, a

statistical analysis of the streets, lanes, buildings and decorative components of Yongqingfang should be carried out first, and the spatial and architectural characteristics of the area should be summarized to provide support for the subsequent design work.

1) Spatial characteristics of streets and alleys

The street size of Yongqingfang is defined by the buildings on both sides of the street: Yongqing Street is 3.0 meters wide at its narrowest point and 5.5 meters wide at its widest point, with a general width of 4.0 meters; Yongqing 1st Lane is 4.0 meters wide at its narrowest point and 6.0 meters wide at its widest point, meters, the general width is 4.3 meters; the width of Yongqing 2nd Lane is relatively the widest, with the narrowest point 4.3 meters and the widest point 5.8 meters, mostly concentrated at 5.0 meters. It can be seen that the street width of Yongqingfang does not change much, with an overall width of 4 to 5 meters. The buildings in the area are arranged on both sides of the street, with two-story buildings as the mainstay, supplemented by three-story buildings, and some as high as four stories. The height of most buildings is about 8.5 meters, resulting in a street height-to-width ratio close to 2:1. Users no longer feel comfortable walking in the streets. Considering the economic value, the building height is further increased, generally to 3 stories. Although the floor height of the additional part is controlled, the building height generally reaches more than 10 meters, and the height of some interface buildings is concentrated around 12 meters. Street The aspect ratio is close to 3:1. Despite the decontamination of partially collapsed houses in the block and the design of open spaces and green spaces for activities, the overall situation still appears depressing.

2) Architectural features

The traditional houses in Yongqingfang are mainly brick and wood structures, and some buildings are brick-concrete structures or frame structures. It is speculated that because the area was originally a residential area for non-rich people, the shape is mainly square and simple, and basically uses double-slope roofs or flat roofs, which is in line with the Lingnan architectural tradition. Many houses still retain the doors that are characteristic of Xiguan folk houses.

In terms of architectural colors, most of the traditional houses in the area are simple and elegant, with mainly cool colors. The tiles are cyan, the walls are gray brick or red brick, the beams and columns are brown, and the doors and windows are red brown or light green.

As mentioned above, due to chaotic property rights, changes in residents, and buildings in disrepair, most of the residential buildings in the area are in poor condition. When carrying out the subsequent protection and utilization work, special attention must be paid to the treatment of structures and distinctive components.

3) Single building design

Since the protected building design involves 53 buildings, each building is different, the difficulty and workload of the design are self-evident. In order to facilitate the promotion and management of the design work, the planned areas are divided into 9 according to their different functions. functional areas and number them.

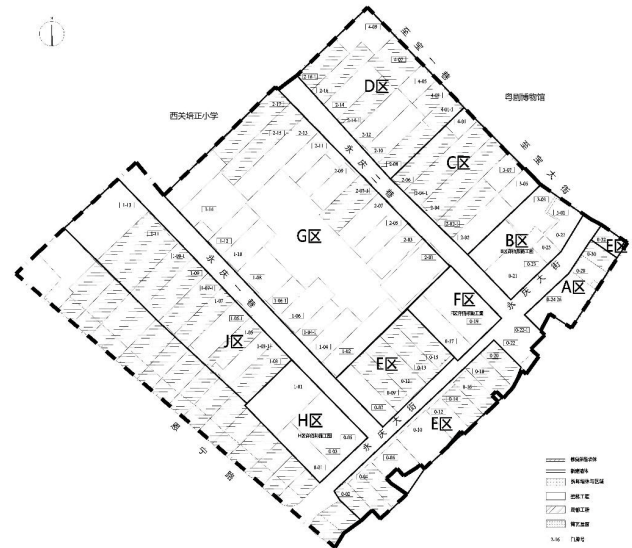


Figure 7. Yongqingfang planning and design zoning diagram (data source: Guangzhou Vanke Yongqingfang Project Department)

The focus of the architectural design is to protect the street texture, architectural and historical features and traditional features of Yongqingfang, while comprehensively renovating the chaotic current situation, so as to achieve the purpose of protecting historical culture, improving residents' living conditions and subsequent rational development and utilization. Through design, the spatial scale of the continuation of streets and lanes should be strengthened, and the texture of three lanes, two horizontal and one vertical, should be retained. The added and reconstructed buildings should be coordinated with the overall style of the block, and a certain number of original buildings should be retained as much as possible when conditions permit. The residents can show their original life styles.

Classification according to the current status of the building, combined with its architectural integrity, structural safety and historical and cultural connotation, can be roughly divided into several design strategies: The first is for buildings with serious facade damage or whose style conflicts with the style of the historical district. Carefully clean it up to integrate it into the historical district as a whole, adopting the strategy of "retaining the structure and transforming the facade", accounting for 45.3% of the total construction area; the second type is for the architectural image that has distinctive characteristics of the times but the interior no longer meets modern functions. The building advocates repair and renovation in parallel to form a contrast between the old and the new, and adopts the strategy of "retaining the facade and rebuilding the interior", accounting for 22.33% of the total building area; the third method is to adopt the strategy of "retaining the facade and rebuilding the interior" for buildings that have collapsed or have no preservation value. The "reconstruction" strategy accounts for 29.33% of the total construction area; the fourth is to properly protect the buildings that are in good condition, valuable and distinctive, and make them a common witness to the history and future of the neighborhood, and adopt "repair and restoration" strategy, accounting for 3.03% of the total construction area.

Taking No. 3-5 Yongqing Street in District H as an example, the design strategy adopted is to retain the facade and rebuild the interior. Since the adjacent No. 1 Yongqing Street has the same style as this building, it was considered together during the design. When planning the use of functions, the first

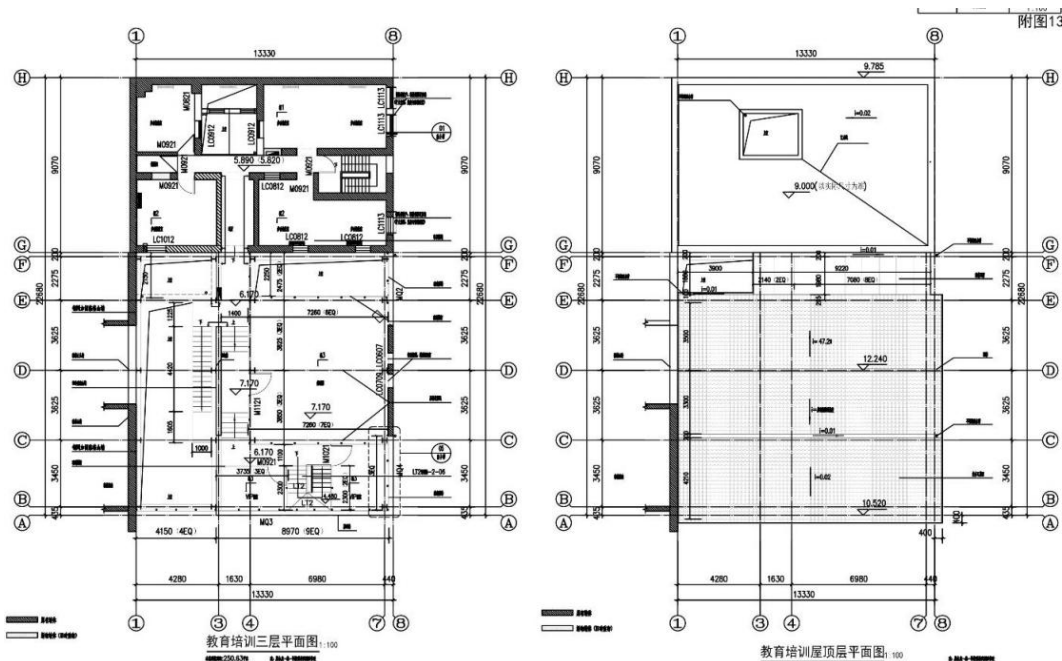


Figure 10. The third floor and roof plan of No. 3-5 Yongqing Street (Source: Nansha Original Architecture Studio)

7. Conflicts Caused during the Utilization of Yongqingfang

Utilizing historical districts instead of simply taking protective measures has its positive significance. However, it is worth noting that all work should be based on improving residents' living conditions and protecting historical culture. It must be handled carefully according to the actual situation, once the management and binding force are insufficient, it is easy to cause some contradictions or disadvantages. A careful analysis of the situation in Yongqingfang can guide the correct path for the subsequent reconstruction of Guangzhou's historical and cultural blocks.

7.1. Changes in Residents' Lifestyles

The most unavoidable problem of placing commercial functions in historical and cultural blocks is that it will lead to changes in the original lifestyle in the block, because this method fundamentally changes the social environment of the area.

The commercialization of residential historical and cultural blocks will inevitably bring about some changes in the social structure of the original blocks. While the function of Yongqingfang is being replaced, the nature of the housing has changed, residents have been moved out, and the population density in the block will be reduced. From this aspect, the quality of life of residents has indeed been improved. But the problem is that the way of life in historic districts is community-based and includes neighborhood relationships, and the migration of people will cause damage to it. According to the survey, the population structure of the neighborhood is showing an aging trend. Most of the people who still live in Yongqingfang are elderly people. Most of the young people have left and moved to the urban area, giving up their original way of life, and there is almost no inheritance to speak of. Furthermore, functional replacement leads to a reduction in living space and an increase in commercial space, which will inevitably change the original use of space. As a store owner, you will want to extend the business hours as much as possible to attract more business. Moreover, the store

has characteristics such as openness and publicity. All these characteristics are contrary to those of residential buildings, which will inevitably damage the original living space and style.

The fundamental purpose of the renovation and revitalization of Yongqingfang is to improve residents' living conditions and inherit historical culture. We cannot put the cart before the horse. However, there are still many problems during the renovation process. According to news reports, the expansion of some buildings in Yongqingfang has sealed the windows of the nearby residences.

Such situations are not uncommon in Yongqingfang. Taking the north facade of Yongqing 2nd Lane where Luanyu Hall is located as an example, we can observe that there are a large number of new and additional buildings. Among them, the windows of Luanyu Hall were renovated after the addition of the building No. 7 in Yongqing 2nd Lane next to Luanyu Hall. Obstructed. The heightening of some buildings has brought about a series of problems. In addition to blocking the windows of neighboring houses, there have also been cases where the added sloping roofs have bounced raindrops into neighboring houses, and the walls of houses have been broken open without notice. Construction noise disturbs residents and other phenomena. During this period of time, residents complained everywhere, but still could not receive effective measures. The remaining residents were very uncomfortable. The root cause of these problems lies in the failure to fully listen to the opinions of residents during project design and construction. Residents should be the main beneficiaries of the renovation and revitalization of historic districts. Therefore, without their participation, the micro-renovation of Yongqingfang is incomplete.

In addition, due to the long history of the construction of historical and cultural districts, almost all residences have chaotic property rights. In addition, due to practical interests, owners and the government often bargain over the amount of compensation, which is more likely to cause conflicts among multiple parties.



(11)



(12)

Figure 11, 12. The windows of Luanyutang and residential are blocked by new buildings (Source: Xinkuaibao News)

All in all, when renovating a historical district, in order to protect the historical culture, it should preserve its life atmosphere as much as possible, rather than just retain the empty shell of the building. It should also improve the quality and level of residents' life while improving their living standards. living condition. This breath of life is actually a kind of intangible cultural heritage, including the original lifestyle of residents, related customs and activities, etc. They are intangible and can only be attached to residents and buildings. Therefore, protecting the residents and their way of life is of great importance to the preservation of historic districts. Inserting commercial functions as a means of protection should not focus on customers and completely force away old residents. To achieve this, we must strengthen the concept of protecting this invisible traditional life atmosphere, and strengthen management and restraint.

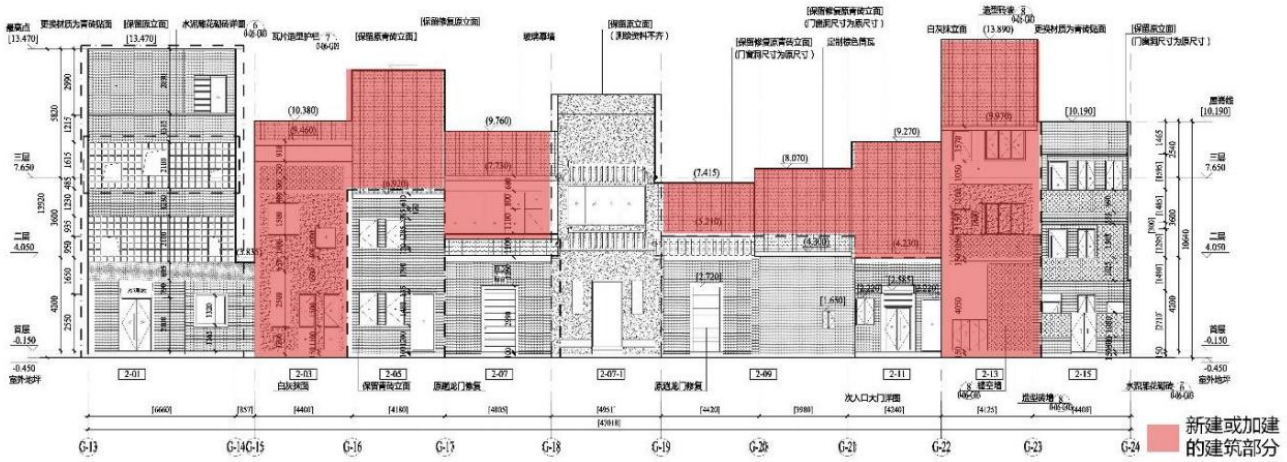


Figure 13. North elevation of Yongqing Lane 2 (Source: The author reprinted from Vanke materials)

7.2. Decline in Neighborhood Social Identity

Today, the preservation and development of historic districts often coincides with the development of tourism. Different from traditional shopping malls and department stores, the businesses equipped in historical and cultural districts are more attractive to foreign tourists because of their historical and cultural characteristics. Similarly, businesses in historical districts often sell related goods or services in order to use history and culture to attract more tourists. However, the benefits brought by business opportunities are likely to blind the merchants and make them mercenary. In order to obtain higher profits and capture the mentality of tourists who only visit once and "do more than do less", it is not uncommon to sell fake and shoddy products and deceive customers. Although the disadvantages of using any means for profit will not be reflected immediately at the moment, over time, the reputation and social identity of the neighborhood will be greatly reduced, and people will form an extremely bad impression of the local area, so naturally they will not If customers come again, it will not only damage the interests of businesses, but also have a negative impact on the historical and cultural district.

In addition, the issue of commodity homogeneity in historical districts has attracted more and more attention nowadays. Relevant violations of laws and regulations have not been shown in Yongqingfang for the time being. It is understood that there are still many young entrepreneurs in the neighborhood. Most businesses have good quality and self-discipline. The goods and services in the area are clearly

priced. But relevant departments must not relax and relax supervision, and must nip all kinds of illegal activities in the bud. However, there are still very few shops with the characteristics of Yongqingfang, and the neighborhood is still dominated by cafes, bars, and restaurants. If there are no distinctive shops, Yongqingfang may become a homogeneous historic district.

7.3. Conflict with Cultural Inheritance

The more modern a human society becomes, the more it values its own history and culture. As the third largest city in China, Guangzhou must cherish its unique history and culture. It is one of the elements that make up the city and plays an irreplaceable role in shaping the image of the city. It tells the historical process of the city and shoulders the responsibilities of the city. Responsibility for continuing urban civilization.

When businesses are placed in historical and cultural districts, people's purchasing power and needs have been confirmed in each case. However, the contradiction between business and culture in historical and cultural districts has always been the focus of debate among all walks of life. Since the research object of this article is a historical and cultural block located in the city, which generally has a large land value, if only the resource redevelopment method is used, the income will be smaller than direct real estate development. This situation limits the investment enthusiasm of developers. In addition, some indigenous people are eager to improve their quality of life through house expropriation and are unwilling to protect historical residences, making it even more difficult to inherit historical and cultural heritage.

Yongqingfang has taken the first step in protecting the historical and cultural district and completed the restoration and renovation of the building. But for now, the gap between business and culture is still very obvious. Shops are shops, and historical buildings are displayed as exhibition halls. The two are still not integrated into an organic whole, which means that protection and utilization are not unified. These phenomena are actually universal. To improve them, the most important thing is to raise the awareness of cultural protection among the government, developers and residents. All three are indispensable. Only by integrating business and culture into a mutually reinforcing whole can the true benefits be maximized.

8. Conclusion

Regarding the specific protection and utilization of the buildings in Yongqingfang, the architect first conducted an overall survey and mapping, and then divided different areas according to the plan for architectural design. In the process, the protection of historical buildings and their rational use in the future were fully considered. In the subsequent operation and use, the utilization of Yongqingfang was not consistent with its own history and culture. In the process, all development and utilization problems such as changes in residents' lifestyles and destruction of the original historical district style were brought about. The disadvantages brought about are all reflected to a certain extent.

History and culture are non-renewable and cannot be forged. The word "protection" seems simple, but in practice it is very difficult. If you are not careful, it will turn into "protective destruction". When designing buildings in a block, in addition to doing a good job of protection, speculation on future development and utilization should also be fed back into the design. In addition, as one of the most important means of transforming historical districts, it is necessary to carefully study the placement of businesses and carefully balance the relationship between culture and business, that is, to balance the relationship between protection and utilization, and not to blindly erode culture for the sake of economic benefits. The process of making protection and utilization interdependent must be long, and it should be regarded as a long-term planning goal. This not only conforms to the principle of protecting and utilizing historical and cultural

blocks, but also provides support for the integration of business and culture.

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