

Sharing Oriented Community Regeneration Strategies --Take LM Youth Community as an Example

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Abstract

Sharing becomes a new trend in the development of architecture and cities in China. Additionally, an increasing number of sharing-oriented community regeneration practices is realized in recent years. Research on the community regeneration strategy under the new trend is of great significance. This research selected the LM Youth Community in Shenzhen as the research object which was converted from urban-village in the center of Shenzhen. Through the field research and the analysis of design features, four types of design methods in the regeneration process have been found which including mix function, sharing space, roof garden, and sky corridors. Furthermore, this research emphasis three sharing-oriented regeneration strategies including Integrate the public and private space, Urban life events reappearance and Lineal connection with blurred boundary. These strategies can provide a guide for future designs.

Introduction

Urban villages have emerged in many cities due to the rapid urbanization process in China. Urban villages are the residence which surrounded by the city, forming a unique urban texture. The urban village in the city provides affordable housing for low-income people and young entrepreneurs, and plays a vital role in the development of Shenzhen's urbanization (Lai and Tsoi, 2019). However, the safety, health, and social issues have also become difficult to cure. The enormous number of existing urban village community need to regenerate urgently. However, the community renewal strategy in China is still in the early stage, and there are

several difficult issues that have not been resolved which involve government policy and public interest (Cao, 2019). In general, the research on community regeneration has paid more attention to the unit typologies rather than create sharing space. Therefore we still need to explore from multiple perspectives in order to respond the current social and technology development.

With the development of information technology and sharing economy, sharing is becoming a key word in current architectural research (Li and Zhu, 2017). Qin and Zhou (2017) have pointed out that the development of the sharing economy has a positive effect on urban renewal. Chen and He (2017) illustrated that sharing concept have positive influence at community regeneration which provide social and economic support in the community development. Furthermore, it is crucial to pay more attention to the sharing oriented community regeneration.

Several sharing-oriented community regeneration practice are realized in this context. One of the representative cases is the LM Youth



Figure 1. Shuiwei Village before regeneration. Source: <https://www.gooood.cn/lm-youth-community-china-by-doffice.htm>.





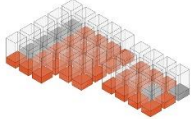
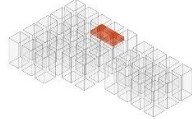
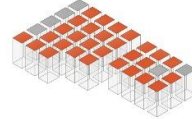
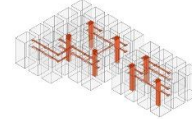
Four types of design methods.				
Type	Mix function	Sharing space	Roof garden	Sky corridors
Photo				
	Ground floor of LM Youth Community	Sharing living room in the fifth floor	Roof garden of LM Youth Community	Sky corridor connect the building and elevator
Diagram				
	Various commercial spaces were set on the ground floor.	Sharing living room occupies the joined space of the two buildings.	Roof garden provide a shared space for residents to get sunlight.	Sky corridor and elevators can led residents to the sharing space.

Figure 2. Four types of design methods. Source: Authors.

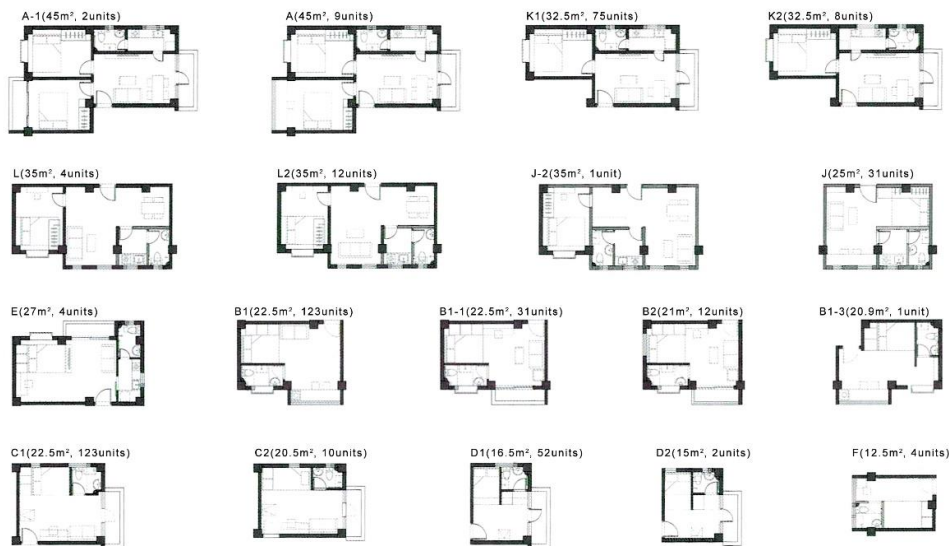


Figure 3. Eighteen types of apartment units. Source: DOFFICE(SHENZHEN) CO., LTD, 2020. “Shuiwei LM Youth Apartment, Shenzhen China,” *World Architecture*, (02):42-47

Community designed by DOFFICE which is converted form a formal Shuiwei village. Through the field research and the analysis of the design features, the strategies could be summarized.

The regeneration of LM Youth Community

The urban village before regeneration

Before the regeneration, Shuiwei Village was an urban village in the centre of Shenzhen (Figure 1). However, due to the limitation of land resources and the difficulty of demolishing the old district, it is difficult for the urban centre to provide enough affordable housing for the migrants in a short period of time. Therefore,

this project has become a pilot in Shenzhen city to use the “handshake building” in the urban village to transform into social affordable housing community. After the project reconstruction, the government will provide anti-leasing subsidies, which are lower than the market price and corporate talents (Lai and Tsoi, 2019). The amount of subsidies is equivalent to the cost of rehabilitating the village in the city which create a balancing situation.

Four types of design methods

The design is not only turning “handshake building” into modern apartment but to create a sharing-oriented community. In order to achieve that goal, four types of design methods have been adapted in the design process (Figure 2).

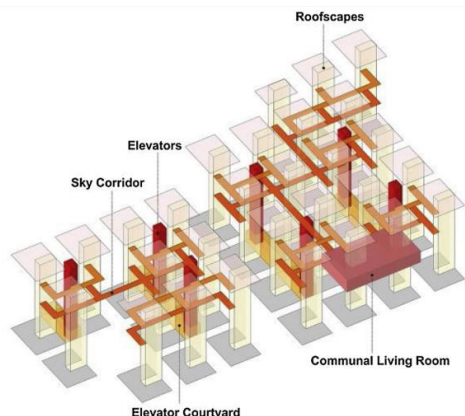


Figure 4. Sky corridor with elevator courtyard.
 Source: Li, Bin, De Tong, Yaying Wu, and Guicai Li. 2019. "Government-Backed 'Laundering Of The Grey' In Upgrading Urban Village Properties". *Progress In Planning*, <https://doi.org/10.1016/j.progress.2019.100436>.

1) Mix function

By maintains the original spatial scale the function of the lower floor also been set as the original commercial area. The whole region formed into a mix function community with the commercial area at the first two floor while the upper floor is for apartment. New lift was installed to form an entry yard which open to the city street. Meanwhile, a jointed sharing space is created at the third floor with gym and sharing kitchen.

2) Sharing space

Eighteen types of apartment unit is designed to fit the regeneration, only 146 of the unit have the building in kitchen (Figure 3). In contrast, all the apartment unit is modified to suit the current living style which have the bathroom. In addition, other facilities are separate from the individual unit such as the kitchen, dining room and living room.

Additionally, a sharing club is place into the third floor of the community linked by the sky corridors. The sharing space is managed by the residence itself with minimal help from the government.

3) Roof garden

The designer created a roof garden for the community. Colourful roof spaces according to

their respective colour system. These roofs include laundry, vegetable garden and relaxation garden. This method could increase the active of the negative space. Further provide a shared space for residences to get sunlight.

4) Sky corridors

The sky corridor and the interior corridor are connected in series. This three-dimensional traffic streamline system connects all buildings, roof gardens, elevator courtyards and youth homes, forming a network that extends in all directions, and also becomes a public space for residents to relax and communicate. Create a three-dimensional living block (Figure 4).

The project erected 7 elevators and steel structure corridors in the partial "one-line sky" laneway between the handshake buildings. Each elevator has a yard on the first floor to become the entrance to the apartment, so the community does not have a main entrance. It is not a closed community, but an open community, connected to the village's commercial streets and markets.

Three types of sharing oriented approach

The project is creating a platform to trigger the participation and integration of the residents of the old and new communities and vibrant the old community.

Integrate the public and private space

The ownership of the urban village is decentralized, some of which are not involved in the transformation, and even sporadic indigenous residents' families are maintaining in the community. There for to integrate the public and private space is crucial in the sharing oriented community regeneration process.

Urban life events reappearance

It is critical to involve urban life into the community rather than demolish the old building completely. The fundamental target is to create a space for human to live. Additionally, providing mix function and open ground which could inherited the sense of the place (Figure 5).

Lineal connection with blurred boundary

Linear cascading makes the sharing of space continuous, cascading the shared spaces. Including vertical and horizontal connections. Interactive communication of sight, blurred boundary of street space and the community

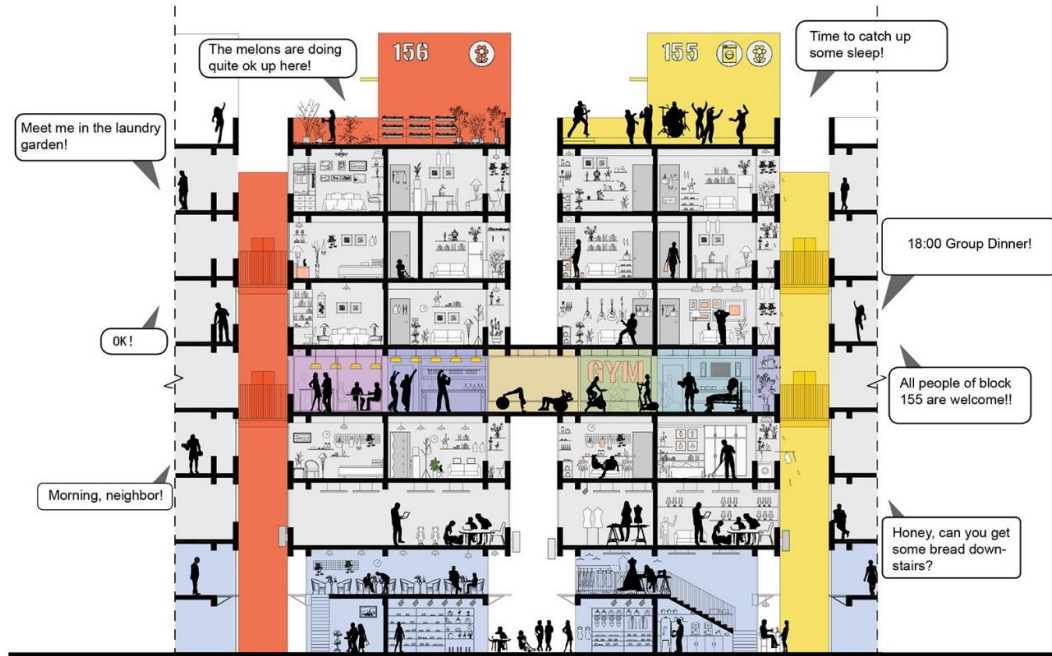


Figure 5. Section diagram of LM Youth Community. Source: <https://www.goood.cn/lm-youth-community-china-by-doffice.htm>.

space which create a sharing environment in a larger scale.

Conclusion

Four types of design methods in the case LM Youth Community regeneration process have been found which including mix function, sharing space, roof garden, and sky corridors. Sharing-oriented community renewal creates a vibrant community space by adapt three strategies: Integrate the public and private space, and urban life events reappearance Lineal connection with blurred boundary. Furthermore, this research emphasis these strategies can provide a guide for future designs. Eventually the urban space can be shaped into a truly shared place designed for the community.

Endnotes

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