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Research on Sustainable Development of
Immovable Cultural Heritage in the Inner City
of Changsha, China



Yi YU

Tutore

Prof. Piergiorgio Tosoni

Co-tutore

Prof. Carlo Ravagnati

Prof. Su Liu (Hunan Università, Cina)

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ABSTRACT

Changsha (长沙), as a famous historic city in the midland of China, bears a long history of urban development and has experienced twists and turns in conservation of immovable cultural relics. As a result, a number of immovable cultural heritages have remained.

In recent years, just like other major cities in China, Changsha has been brought into a critical moment when its urban renewal threatens the existence and prospect of immovable cultural heritage, especially in the inner city. Seemingly, sustainable developments in the urban and in the conservation of immovable historic relics are incompatible.

Based on the understanding of the background concerning the territory, the context and the basic related information to conservation, this thesis has made a survey of the status including entities that perform conservation, objects and main measures of conservation for immovable cultural heritage in the inner city of Changsha. Combined with the understanding of sustainable development and application of its theories in conserving immovable cultural heritage, the materials from the survey are analyzed, from the perspectives of conservation methodologies, urban planning and other significant issues. The thesis tries to bring up several proposals on strategies concerning the sustainable development of immovable cultural heritage for the specific case of inner city of Changsha.

Finally it is mentioned in the conclusion that, in Changsha, to fulfill the sustainable development in urban growth and cultural heritage conservation, the cultural resources shall be preserved and exploited at maximum in an active and adaptive way. In this phase of society development, conserving immovable cultural heritage shall make efforts in sustaining in economy, society and environment and even contributing to them, yet it absolutely needs supports from the city in these three aspects.

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1. INTRODUCTION

Changsha is a historic city in the central region of China, with unique geographic and cultural features.

After trials in early years, the developments of both the urban and the cultural heritage protection in Changsha have moved into a brand new phase, yet cases in which they appeared to be contradictory to each other emerged quite often. Especially in recent two decades, the encroachment on immovable relics by urban development has come to a climax, since the renewal project has been launched in the city center.

In Changsha, a city in socialist country, the projects of urban constructions and cultural heritage conservation are mainly dominated by administrations, who are supposed to overlook monetary benefits, and address more concerns to the social and environment benefits in the long run. However, the value of immovable cultural heritage is not always fully comprehended and exploited in the practice, and growing monetary benefits especially those come from land transactions, have become so appealing that cultural relics are often given up for the pursuit of economy profits in short term.

Conservation of immovable cultural heritage in Changsha is undertaken in such constraining situation. In the unsatisfying results, restored architectural sites could be not having an adapted usage, and there lack successful cases of conserving historic streets and renovating historic neighborhoods. The governments have made efforts in these directions, but the top-down management structure has proved its ossification in operating and blindness to civilian's need for culture and market's vitality.

Such urban development with sacrificing cultural heritage, which could be significant cultural resources, would not be sustainable, and conservation in such mode could not help immovable cultural heritage to gain independence in economy or benefit the society in active ways, which would also lead to unsustainability.

To improve this situation, especially in the inner city of Changsha, where historic sites are densely located, how and where to apply the conception of sustainable development with the immovable cultural heritage could be an interesting topic. A comprehensive survey and analysis about the status of immovable cultural heritage, the conservation work at present, and major issues worth noticing, could help to clarify the reasons and motives that could be negative or positive for the sustainable development, and eventually lead to advisable proposals in strategy making.

This thesis is structured as follows: Chapter 2 introduces the geographical and historical background of Changsha and its cultural relics protection. Chapter 3 describes the survey of immovable cultural heritage in the inner city and related aspects. Chapter 4 contains the analysis of issues presented in cases concerning the sustainable development of built cultural heritage. And finally, Chapter 5 concludes the thesis.

2. BACKGROUND

The chapter of background consists of the introduction to the geography of Changsha, and the historiography of urban development and cultural heritage protection development in Changsha City within the overall situation of China. It is supposed to present a general description about the context of the territory and developing process of the urban and the conservation of immovable cultural heritage.

2.1. GEOGRAPHY OF CHANGSHA



Figure 1 Location of Changsha in China

As it shows in Figure 1, Changsha locates in the midland of China, and approximately at latitude 28° north and longitude 112° east. It is about 800 kilometers away from the coast in east and

south, yet it is connected to the longest river in China, Yangtze River (扬子江) that runs towards the sea in east.

Figure 2 illustrates the main hydrographic net around Changsha. Xiang (湘江), Zi (资江), Yuan (沅江), Li(澧水) are the four main branches of Yangtze River in Hunan (湖南) Province, whose capital is Changsha, all flowing to the Dongting Lake (洞庭湖) before joining Yangtze. Among them, Xiang and its own tributary Liuyang (浏阳河) have fertilized the land of Changsha for centuries. Such hydrographic net has made Changsha an important port when the modern industry rose in its early days.



Figure 2 Hydrographic Net in Hunan Province



Figure 3 Satellite Picture of Territory in Administrative Region of Changsha

Examining the territory of Changsha with the visions of administrative region displayed in Figure 3, of metropolitan area (都市区)¹ displayed in Figure 4, and of 2nd ring area² displayed in Figure 5, it could be told that the city sits in the west of several mountains that run from northeast to southwest, adjoining Mountain Yuelu (岳麓山), whose highest altitude is 300.8 meters, in the east, and among the dense river network, Xiang River runs through it from south to north reaching out two branches Liuyang River and Laodao River (捞刀河). The land of the city gradually converts from hilly to flat. A very distinguishing feature is that there are two islands, 5-kilometers-long Juzizhou (橘子洲) and Fujiazhou (傅家洲) lying in the Xiang River facing the city center with Mountain Yuelu in background. Such geographical features are quite unique in Chinese cities and decide that the altitude of west and south Changsha is higher, and it ascends gradually to the east and north, where is a relatively flat terrain. The climate in Changsha is continental, moderate and humid, with four distinct seasons, while summer and winter are

¹ Defined by *Overall Urban Plan of Changsha City (2003-2020) (revised in 2010)*, May, 2011 (accessed September 8, 2012); available from <http://www.csup.gov.cn>.

² Defined by *Overall Urban Plan of Changsha City (2003-2020) (revised in 2010)*, May, 2011 (accessed September 8, 2012); available from <http://www.csup.gov.cn>.

longer than the other two. The wind blows from northwest mainly, the annual mean temperature in urban area is 17.2 °C and the rainfall averages 1361.6 mm a year.¹



Figure 4 Satellite Picture of Territory in Metropolitan Area of Changsha

¹ Changsha Chorography & Almanac, ed., *Changsha Yearbook 2009* (Beijing: Fangzhi Press, 2009), p. 27.



Figure 5 2nd Ring Area of Changsha

2.2. HISTORIOGRAPHY OF CHANGSHA

After around two thousand years of development, the number of citizens in Changsha has reached to 3 million now, and briefing through the history of urban development in this metropolis, which could be divided into four phases, would be helpful to understand the context.

2.2.1. FOUR PHASES OF URBAN DEVELOPMENT IN CHANGSHA

Changsha has a long history, and the part recorded with written language can be traced back to three thousand years ago. According to the archeology study, the expansion of the urban area could be illustrated as Figure 6. As the capital of this region, except for the alternation of regimes and the damages created by accompanying wars and chaos, the location of its central area has not moved ever since, until nowadays, which is a unique case in China, because other historic cities like Xi'an(西安) and Nanjing(南京), have all changed their locations from the ancient sites they grew out of.

As for the history of urban development, by the time of Zhanguo (战国), lasting from 8th century BC to 3rd century BC, a city with the dimension of about 700 meters in east-west and 600 meters in north-south¹ has been constructed in the east side of Xiang. Then in Western Han (西汉) Dynasty, the following two centuries, another city with similar size has been erected on the foundation of the previous one². Afterwards the boundary of Changsha city kept expanding until Song (宋) Dynasty, which existed between 10th Century and 14th Century, but mainly limited by the east bank of Xiang River. Such layout has been inherited and developed in Ming (明) and Qing (清) Dynasties, namely until the beginning of 20th Century.³ Then in the time of the

¹ Fuyu Wen, ed., *Changsha*, Chinese Historic Cities Collection (Beijing: China Architecture & Building Press, 1989), p.24.

² Jianhui Xie, ed., *Changsha in China: Saving the Historic Context* (Beijing: Wuzhou Chuanbo Press, 2004), p.10.

³ Fuyu Wen, ed., *Changsha*, Chinese Historic Cities Collection (Beijing: China Architecture & Building Press, 1989), p.34.

Republic of China (中华民国), which means from 1912 to 1949, the city has expanded into the space outside the historic city walls. After 1949, the city kept growing until today, as Figure 6 shows that even the 2nd ring of Changsha in 2013 is much bigger than any of the ancient city sites.

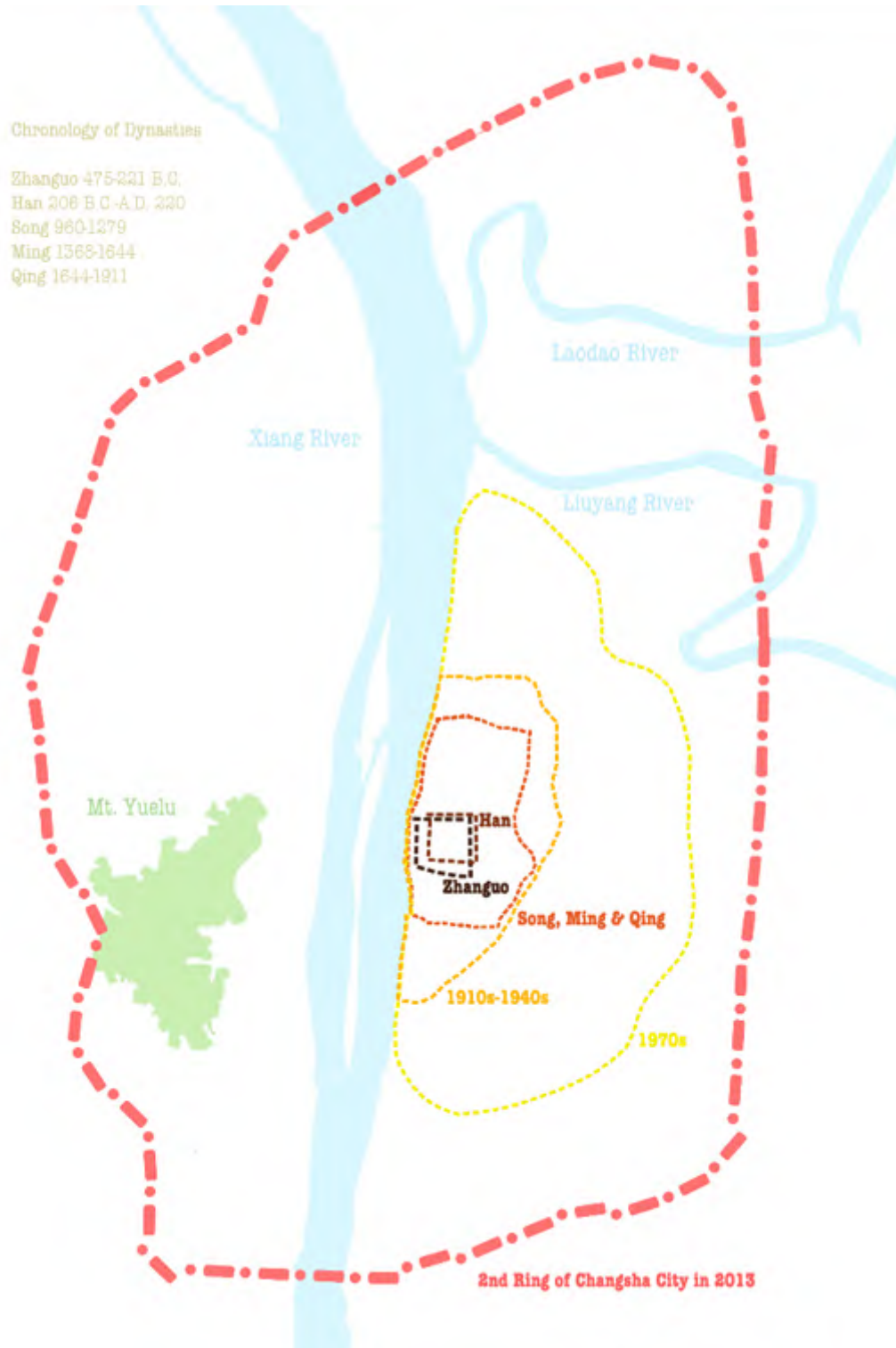


Figure 6 Relative Positions of Central City of Changsha in Previous Periods and 2nd Ring Area of Changsha in 2013

In Ming Dynasty, which lasted from 1368 to 1644, Changsha has already developed into a prosperous commercial city, with nine city gates, which could be observed in Figure 7 Map of Changsha in 1639. A typical feature of Chinese urban layout could be quite distinctive that the superior government office lies in the center. Other places marked in the map are mostly other administrations, temples and memorial halls. Inside the 7-mile-long city wall, there were nine streets plus more and 150 roads inside, the context of the whole city was quite completed and inherited¹. Many streets today still have the same positions and names. Outside the city wall, Kaifu Temple (开福寺) and Chengnan Academy (城南书院) have left some relics until now to trace. On the west, Xiang River, Mountain Yuelu and Shuiluzhou Island (水陆洲), as known as Juzizhou Island, kept the same location as today. Figure 8 is an illustration of Changsha City in that time.

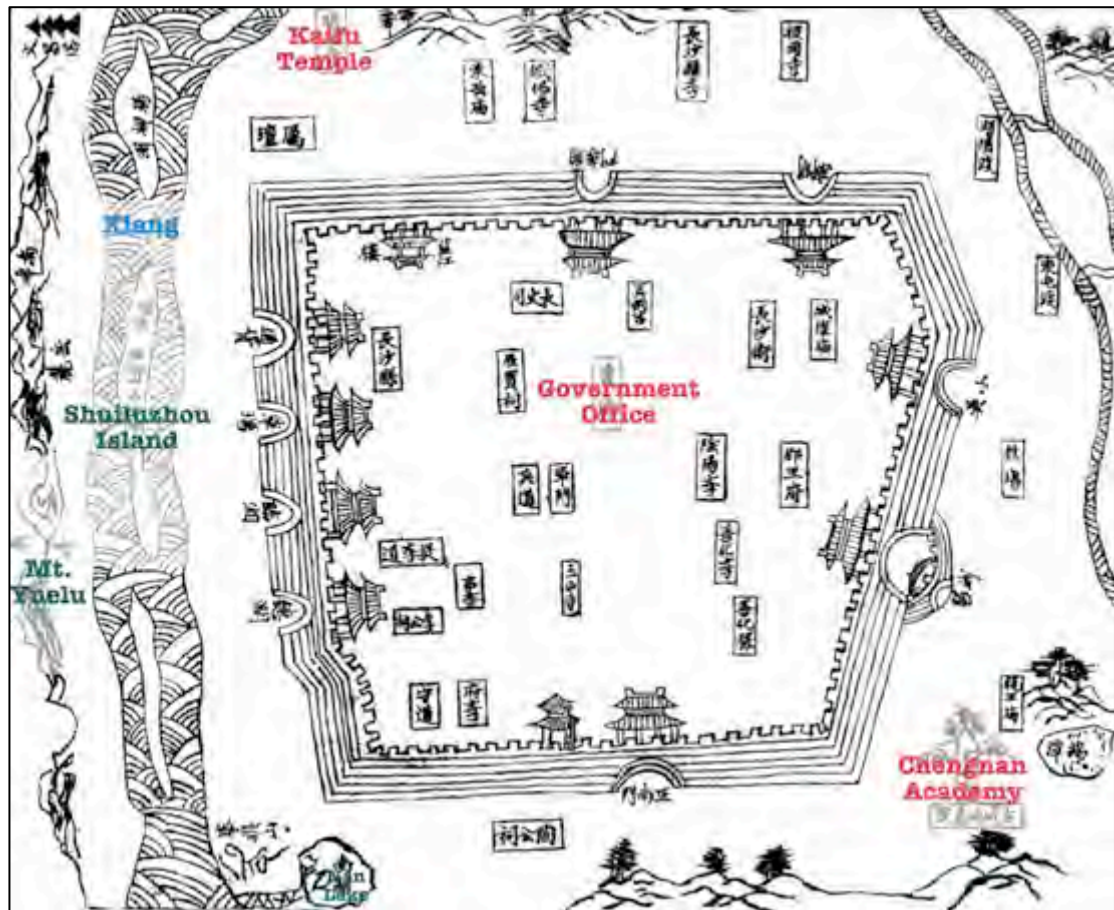


Figure 7 Map of Changsha in 1639 with Labels by Author

¹ Jiaming Zheng, ed., *Perspectives of Changsha*, Hundred-year Changsha Old Photos Series (Changsha: Hunan Wenyi Press, 1999), p. 12.



Figure 8 Illustration of Changsha City in 1639

In Qing Dynasty, which means from late 17th century to the late 19th century, the commerce in Changsha has developed better, and the urban structure was enriched. Several maps from those days, as Figure 9 and Figure 10 show, could confirm that the primary layout of the city was established during that time. The city wall has maintained four gates to the west, two to the north and east, and one to the south. Figure 12 and Figure 13 are two pictures showing image of the city walls in Changsha. Government office has still kept the central location, and more cultural buildings, like official academies (学官府) and the Examination Hall (贡院) have been reconstructed again in the city center after many times of being destroyed in wars. Outside the city wall, a surrounding city moat has been dug. Figure 11 illustrates the Gongji Tower (拱极楼) on the Shuiluzhou Island, and the ancient and famous Yuelu Academy (岳麓书院) at the foot of Mountain Yuelu after expansion. A composition of mountain, river, island and city is vividly presented in Figure 11.

2. Background

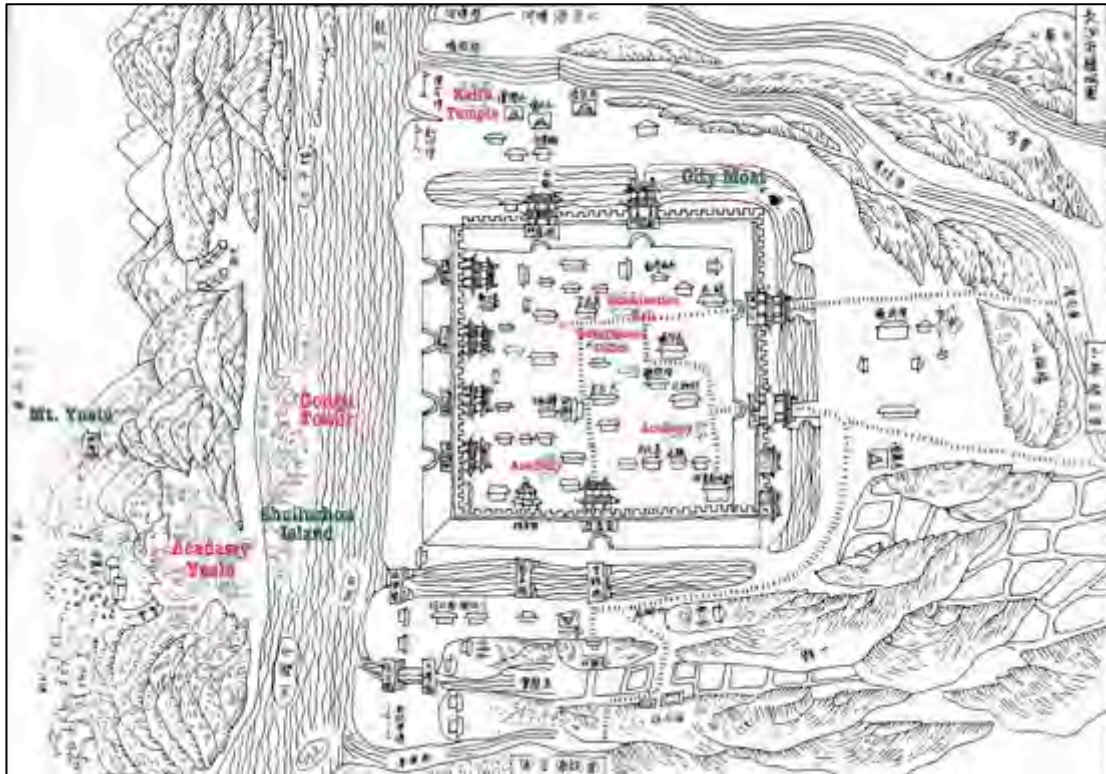


Figure 9 Map of Changsha in 1750 with Labels by Author



Figure 10 Map of Changsha in 1878 with Labels by Author



Figure 11 Image of Mountain Yuelu and Shuiluzhou Island (Juzizhou Island) in 1685



Figure 12 Xiangchun Gate (湘春门) in 1910s



Figure 13 Pedlar under City Wall in Changsha 1890-1915

In conclusion, before the modern time, the Chinese society, which Changsha has immersed in through its history, was relatively closed and dominated by the people of Han Nationality (汉族), hence the organic urban growth has followed its culture evolution, and remained consistent.

The turning point is the year 1904, when Changsha was assigned to reform by the very last feudal government in China and opened as commercial port to foreign trades. Modernization was brought along, and has been deepened after 1911 when feudal governance ended in China.

Figure 17 is an overall photo of Changsha City at that time, and it shows the spreading city with typical southern Chinese residences inside the city wall in the overlook from Tianxin Tower (天心阁) on the left of the picture. Among the buildings, not only traditional Chinese architecture, but also western style buildings and modern constructions with chimneys could be found. The

industrialization has been inspired in this historic city and the ancient military defense, the city wall, has been obviously put down and even turned into farming site by civilians without intervention as Figure 14 presents.



Figure 14 City Walls in Changsha 1911-1912

Figure 18 is a map of the city made with scientific cartography method from that period, approximately in late 1910s and early 1920s. Railways, roads, mines, factories, modern infrastructures and modern industry have been flourishing in this city, coming along buildings and activities of western religions and educations.¹ Figure 18 indicates that a railway running north and south was constructed outside the east city wall. And also, there have been at least 12 missions and churches in Changsha and their attached schools, orphanages, and dormitories have scattered among traditional Chinese temples, academies and residences all over the city. Along the riverbank have located consulates, companies and their serving ports and offices like Figure 15 and Figure 16 show. It is also indicated that the British consulate located on the Juzizhou Island and Figure 19 presents the building. At that time, as for its relatively isolated environment and nice views, the Juzizhou Island was occupied by consulates, foreign firms and their residential buildings mostly. Later in 1926 the control of Changsha was taken over by the republic regime and the modernization in Changsha has developed to the most prosperous status

¹ Jiaming Zheng, ed., *Changsha's Hundred Years*, Hundred-year Changsha Old Photos Series (Changsha: Hunan Wenyi Press, 1999), pp. 16-17.

until 1938. Many politicians, merchants and celebrities have had their independent villas built in the city or on Juzizhou Island, and the civil residences were developed into multiple forms.



Figure 15 Xiang Riverside in Changsha 1906



Figure 16 Bund Construction in Changsha 1906-1907

In these constructions on island and inside the city, a number of modern buildings designed by foreign or Chinese architects erected in Changsha, among which many cases have combined western style and Chinese traditional function. In the sense of culture, they have left Changsha a great amount of heritages. For example, Figure 20, Figure 21, and Figure 22 are the photos of some buildings in miscellaneous styles from that time.



Figure 17 Panorama of Changsha City in Early 1920s

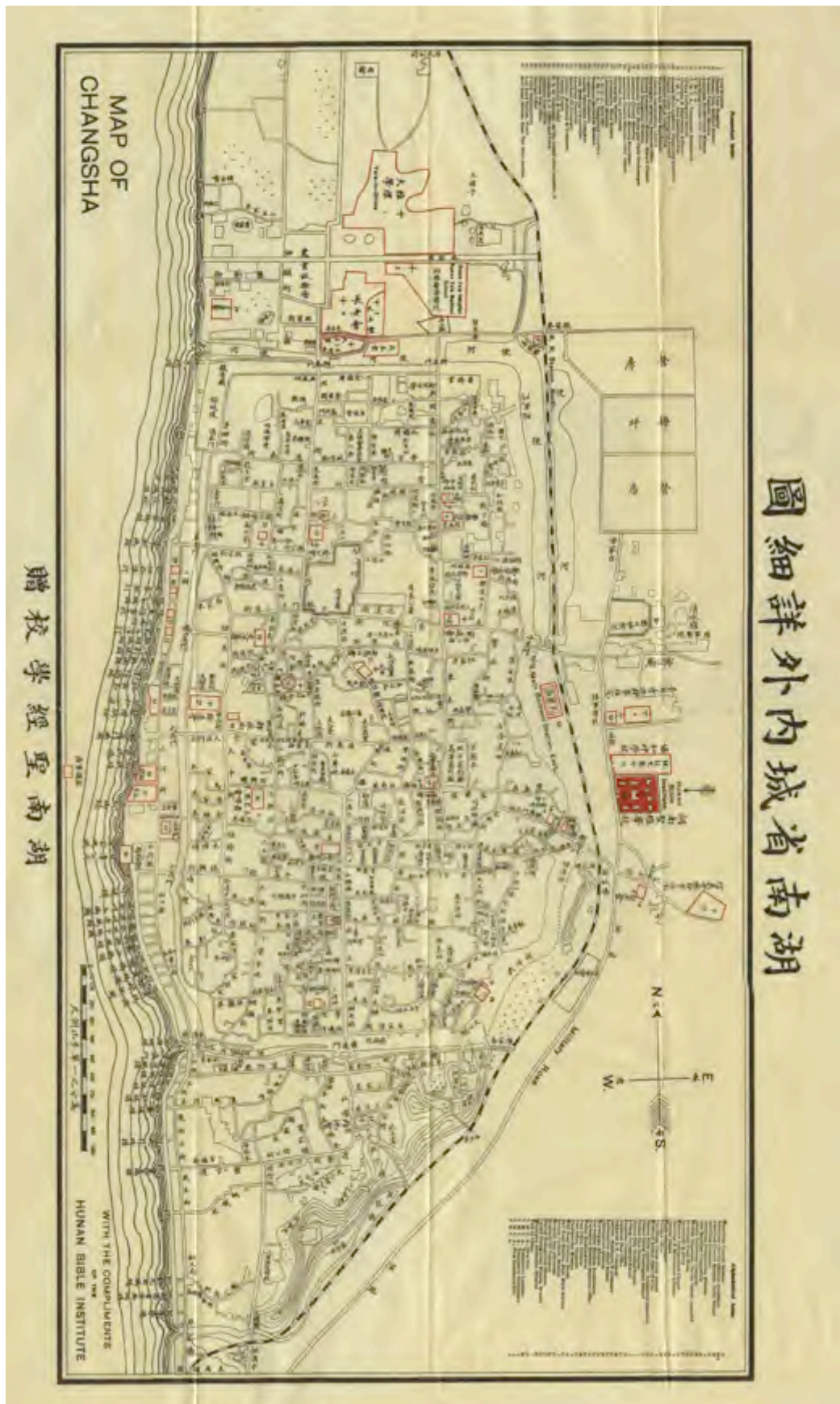


Figure 18 Map of Changsha with the Complements of the Hunan Bible Institute



Figure 19 British Consulate in Changsha 1911



Figure 20 Roofs in Changsha 1907



Figure 21 Customs in Changsha Constructed in 1904



Figure 22 Guohuo Gallery (国货陈列馆) in 1930s

On the negative side of that modernization period, the consequent social contradictions led to destructions like burning down the earliest western churches, schools and consulates in the Qiangmi Unrest (抢米风潮)¹ in 1910. As result, no modern buildings constructed before that year could be found in Changsha now, whose relevant archives or photos are also rare.² Moreover, during the modernization, in 1917, the city wall was demolished to build roads around the city, for vehicles.³ The soil of the city wall was used to fill the city moat.⁴ It is one of the main differences of Figure 18 map of Changsha in 1910s and Figure 24 map of Changsha in 1949. Without detailed records, the 800-year old city wall was removed in Changsha with only a 251-meter piece in the southeast corner left, as illustrated in Figure 23.



Figure 23 Tianxin Road Built after City Wall Being Demolished

¹ A mass uprising in Changsha in 1910 caused by famine, with attacks aiming at foreign organizations.

² "Qiangmi Unrest in Changsha: first domino of the falling empire, *The Epaper of Xiaoxiang Morning*, October 11, 2011. Accessed May 16, 2012. Available from <http://epaper.xxcb.cn>.

³ Jiaming Zheng, ed., *Changsha's Hundred Years*, Hundred-year Changsha Old Photos Series (Changsha: Hunan Wenyi Press, 1999), p. 6.

⁴ Yue Shi and Jing Lv, "Panorama of Changsha Before Wenxi Fire Appears," *Changsha Evening Newspaper*, April 13, 2011, A16.

Afterwards, Changsha came through more social unrests and wars, which reached to the ultimate in the year 1938. To resist the approaching invasion of Japanese army, the national government at that time decided to burn the city of Changsha down. In the early morning of November 13, 1938, due to some faulty intelligence, this obtrusive countermeasure was carried out without warning to the citizens. This conflagration lasted five days and five nights, and destroyed 80% of the buildings and streets in the city.¹ Literally the social wealth accumulated in all these centuries vanished in flame. This disaster, namely Wenxi Fire (文夕大火), put severe setback to the urban development of Changsha, and also decided that very few architectures before that year survived and many old neighborhoods existing now were shabby shelters built after that enormous fire.

¹ Yanitai Wang and others, *Changsha Wenxi Fire* (Beijing: China Central Television, 2006), episodes 1-3.

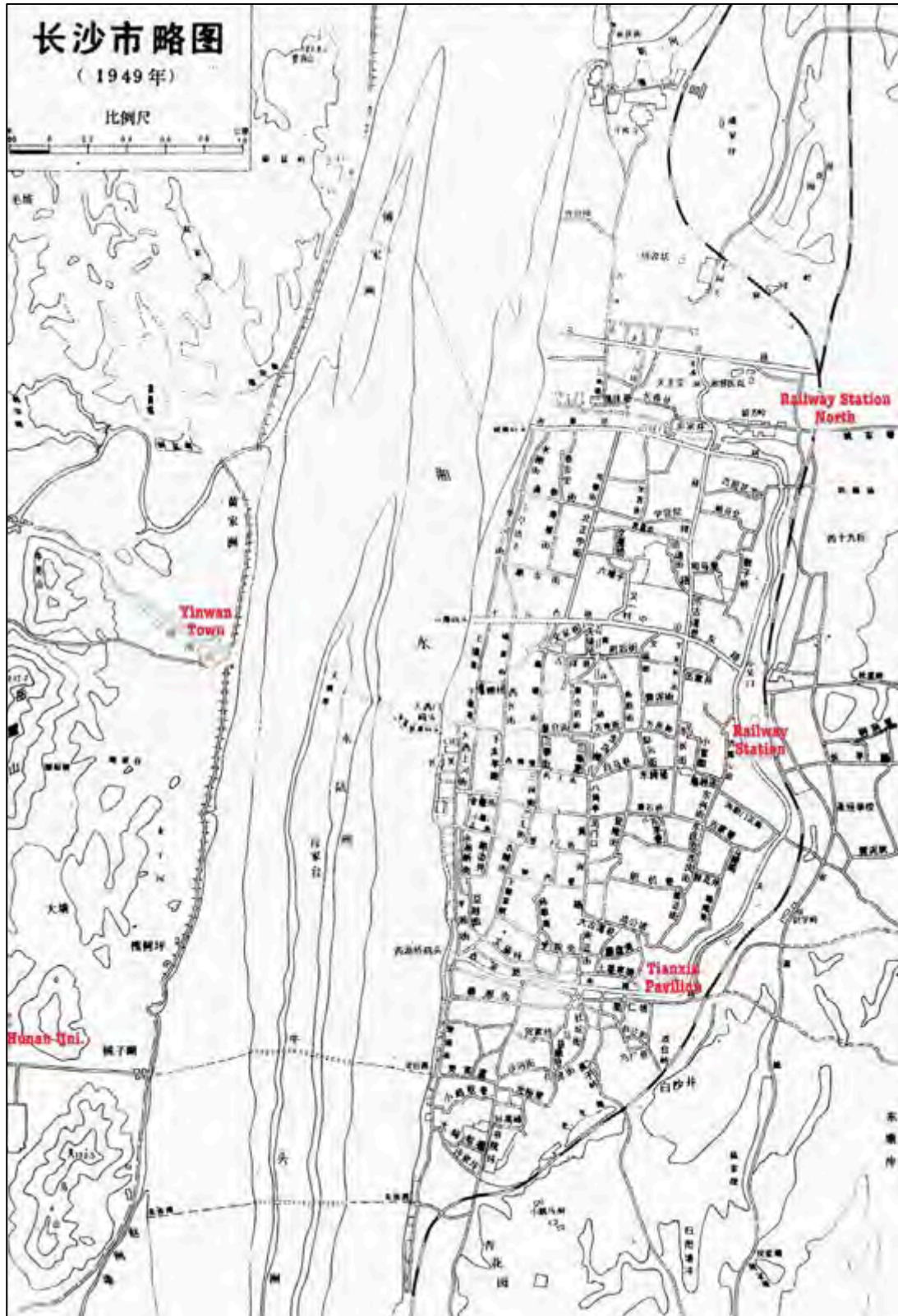


Figure 24 Map of Changsha in 1949

From Figure 24 it could be observed that after Wenxi Fire, the reconstruction had several streets pulled through and straightened for the convenience of vehicles, but the railway maintained and the general layout of Changsha City has been restored. Roads towards east indicated on Figure 24 meant the proper transportation network has already been set up to communicate with other cities. On the west side of Xiang River, small neighborhoods like Yingwan Town (溁湾市) have been developed and institutions like Hunan University (湖南大学) have been founded.



Figure 25 Wuyi Avenue West Constructed in 1952

Then a long-term reconstruction started in Changsha after the calamities. In 1949, Changsha was a small city with an area of only 6.7 square kilometer. Roads and alleys were so narrow and usually dead ended. In the whole city, there were only 8 factories have had more than 100 workers, and the industrial output value was 57.91 million Yuan.¹ There has been a great need and chance to develop this desolated city after the Second World War ended. Constructing infrastructure was the main task. On October 1st, 1951, citizens in Changsha have celebrated the accomplishment of five major civic facility projects, the Yanjiang Avenue (沿江大道) along the

¹ Jiaming Zheng, ed., *Changsha's Hundred Years*, Hundred-year Changsha Old Photos Series (Changsha: Hunan Wenyi Press, 1999), p. 173.

riverbank, the Nanchang Street (南长路), the running water supply, the ferry service and the children park.¹ The tide of construction has been continued with the completion of Wuyi Avenue West(五一西路), shown in Figure 25, which connected the old train station and Xiang Riverbank, Cai'e Road (蔡锷路) etc.

As Figure 26 illustrates, in 1953, outside the space defined by the old railway and the bank of Xiang River, where people have built the 115 hectare Lieshi Park(烈士公园)and the surrounding administration offices and other cultural architecture in the north east. This site has become a new cultural center of Changsha City.

In 1960s, the locations of railway and railway station have been altered in sense that the whole railway system has been moved forward to the east to vacate more space for the urban development. This alteration, like demolishing the city wall in 1910s, has marked the expansion of Changsha City in that phase of urban development. The Wuyi Avenue has extended 2.7 kilometer more to reach the new Changsha Railway Station, and the construction of this in total 4138-meter-long street has not been completely finished until 1978. In the year 1972, Xiangjiang Bridge (湘江大桥), which was renamed as Juzizhou Bridge (橘子洲大桥) later, was brought into use and formed an axis of new Changsha Train Station, Wuyi Avenue and the bridge from east to west as Figure 29 displays. Afterwards, with Xiang River no longer being the barrier, the urban development has expanded in the west riverbank rapidly. In this period, lots of outstanding works of architecture have been erected in Changsha city. The data in Table 2 proves that in 1978 the area of urban region of Changsha has doubled the number in 1959.

¹ Dameng Ren, "Changsha Finished Five Major Public Projects on National Day in 1951," *Changsha Evening Newspaper*, October 13, 2011, A16.



Figure 26 Map of Changsha in 1970s



Figure 27 Old Changsha Railway Station in 1960s



Figure 28 Relocated Changsha Railway Station in 1970s



Figure 29 Axis of Relocated Changsha Train Station, Wuyi Avenue and Xiangjiang Bridge (Juzizhou Bridge) in 1983

Yet Changsha went through more hiatus and setbacks, like the political movements in the early years of People's Republic of China including the world-known Cultural Revolution(文化大革命). Normal social life and production came into halt. At a certain point, the destructive effects they created to urban construction and cultural heritages have become more negative than the misfortunes before. Let along the massive destruction to economy, the damage to culture was quite fatal to the society. Traditional monuments and cultural relics were destroyed or emptied. Temples and churches, all the religious buildings were either torn down or shut down to use as

storages. More importantly, the common respect for religions and knowledge, and the essence of traditional Chinese civilization, was made absent. These chaotic decades have determined that a certain part of immovable cultural heritages in Changsha now are restored after the vandalism in that time.

The movement finally ended and the year 1978 came, when the economic reform started. It was followed by three decades of rapid development in industry and society.

According to the maps from different times, a brief illustration of how major traffic network has been developed could be presented in Figure 30. It could be observed that in 1910, the early years of modernization, the city has still maintained the configuration of organically developed, narrow, curving and densely distributed lanes. The long and relatively straight streets around the city wall were built for military use. In 1949, the traffic system expanded since the city wall has been demolished, and the roadways were basically rebuilt after Wenxi Fire, yet the network of city center has inherited the major layout that it used to have. Main alterations are the absence of some detailed and small neighborhoods, the reorganization and straightening of certain roads to be longer and broader streets, as results of changes in modes of construction and means of transportation. The extending and widening work of roads has continued and modified the traffic network in 1970s, with the intervention of modern urban planning, squares and roundabouts started to appear in traffic network as hubs. With the roadway extending to west with the bridge over the river, the east-west axis has become clearer. In the year 2013, the railway has been relocated and traffic network of Changsha City has covered an area 50 times it used to cover, but in the city center, the development is still concentrated on constructing broader and better connected streets. The area has been divided into blocks with the size of 500 to 1000 meter by wide streets, and roundabouts have been proved unsuitable for the booming traffic flow and have been replaced with much bigger crossroads than ever in this city.

One key point to notice is that, given that the traffic network evolves in different ages, the locations of nine ancient city wall gates have always been the hubs, dominating the shape of traffic networks, while the section of city wall under Tianxin Tower has remained how it was and where it was in all these years. From this point of view, the city holds astonishing consistency for its landmarks in traffic network.

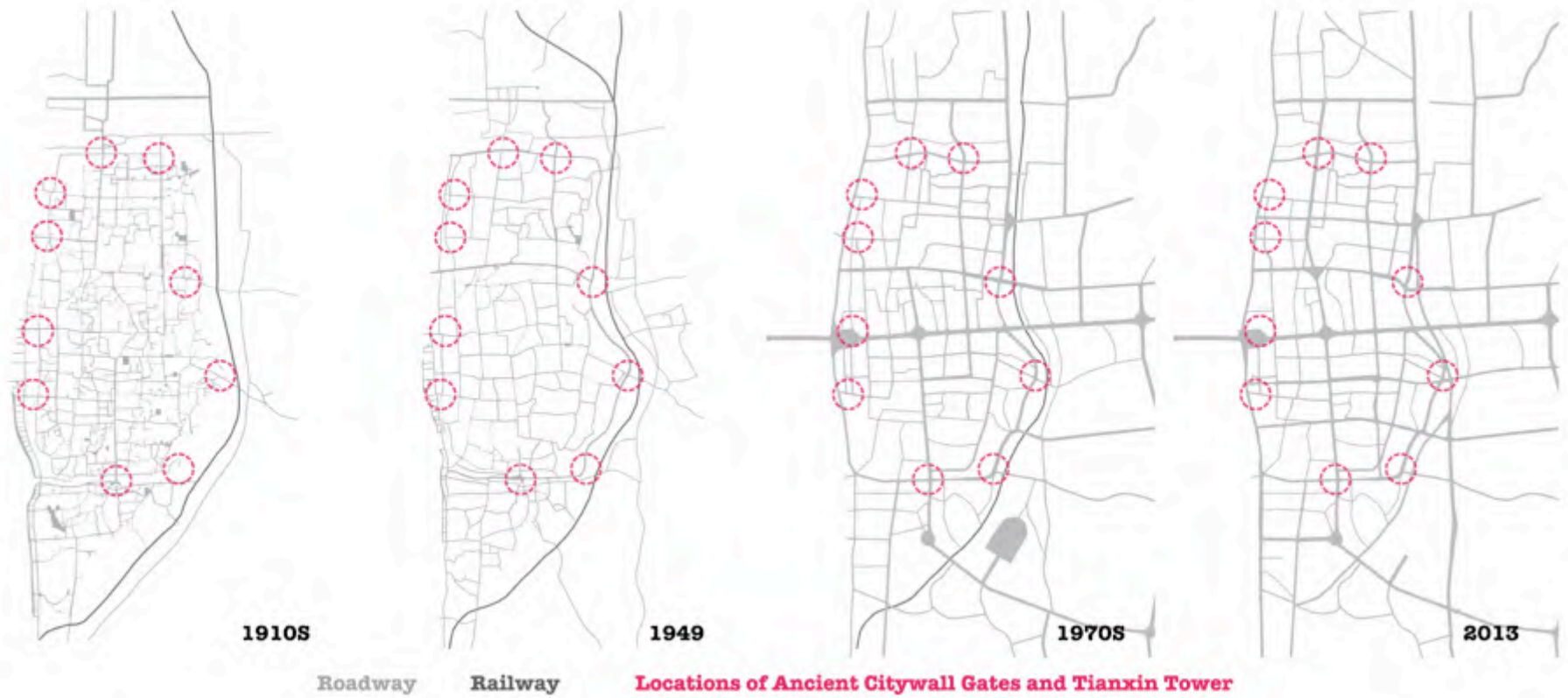


Figure 30 Development of Major Traffic Network in City Center of Changsha

To conclude, the urban development history of Changsha could be divided into four phases mainly like Table 1 indicates. The first is from ancient time to 1904, when the city developed in an origin and successive culture and with organic form without influences overseas. The second phase dates from 1904 to 1938, when Changsha started the modernization and got struck by the tragic Wenxi Fire. From 1938 to 1978 is the third phase of recovery and reconstruction during haunting social upheavals. After 1978, the urban development of Changsha City came into the fourth and speeding phase, which could be described as urbanization.

Table 1 Four Phases of Urban Development in Changsha

	Time	Description
1st phase	Ancient time-1904	Original development
2nd phase	1904-1938	Modernization
3rd phase	1938-1978	Reconstruction
4th phase	1978-now	Urbanization

2.2.2. URBANIZATION IN RECENT DECADES

Urbanization in the fourth phase of urban development in Changsha has the most important influences to the immovable cultural heritage and shall be elaborated. It started when the society became more stable after 1978 and the economic reform began. The built area in the urban has not stopped growing ever since, and accordingly the urban region has kept being re-delimited in 1978, 1990, 1996, 1997, 2008 and 2011. In Figure 31, it is illustrated the expanding process of urban region and built area from 1986 to 2011.

To be more statistically, it is shown in Table 2 and Table 4, the area of urban region and population of Changsha increased gradually and boomed in the recent decades. The economy and industry grew so fast as the rest of China, as a result, the Overall Urban Plan of Changsha City (2003-2020) was revised in 2010 and announced in 2011 before its term finishes, because the modernization of Changsha was about to reach the plan established for ten year later already. In

this version, the area of urban region of Changsha doubled and reached to the astonishing 1938 square kilometer. According to the latest Overall Urban Plan of Changsha (2003-2020)¹, the area of central city² is about 1200 square kilometers.

Table 3 shows some data about urban region of Changsha, while Table 2 and Table 4 illustrate the developing trend of its area and population. Which worth mentioning is, many sudden changes in built area and population of urban region are due to the modifications in administrative division.

Since most of the immovable cultural heritages concentrate in a much smaller scope, for the convenience of research, the inner city of Changsha in this thesis refers to the area inside the second ring of the city as indicated in Figure 5.

¹ Published by Bureau of Urban-Rural Planning of Changsha City on May 6, 2011 (accessed September 8, 2012); available from <http://www.csup.gov.cn>.

² Based on boundaries of administrative villages, includes all the area in the five urban districts of Furong (芙蓉区), Tianxin (天心区), Kaifu (开福区), Yuelu (岳麓区) and Yuhua (雨花区), and some parts of the neighboring towns.

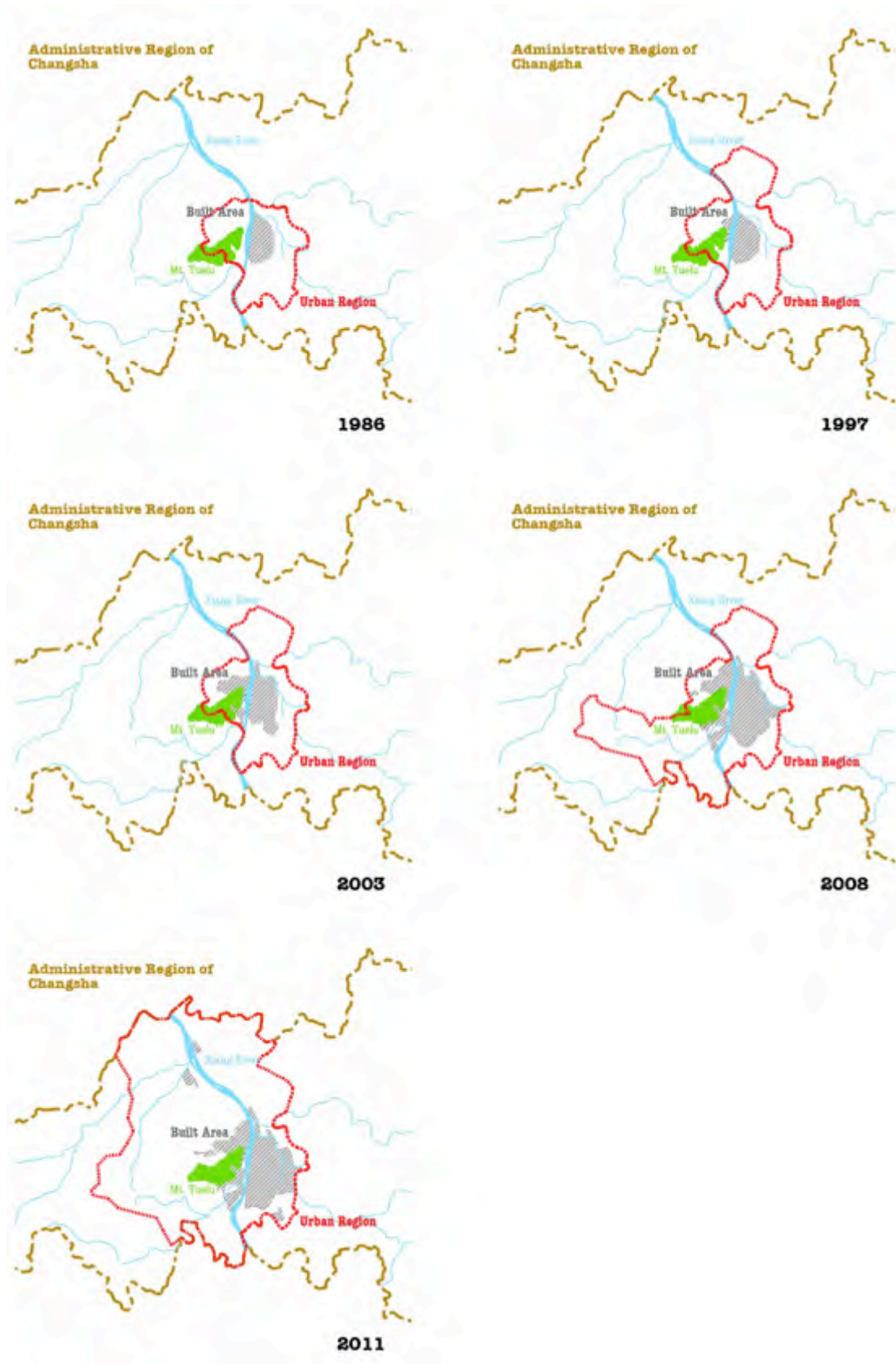


Figure 31 Expansion of Urban Region and Built Area of Changsha from 1986 to 2011

Table 2 Expanding Trend of Urban Region of Changsha

Year	Area of Urban Region (square kilometer)	Built Area in Urban Region (square kilometer)	Population in Urban Region (thousand)	Density of Population in Urban Region (per square kilometer)
1949	112	6.7	383500	3424
1950	112	6.7	413600	3693
1959	177.07	20.93	723000	4083
1978	352	53.04	948300	2694
1985	352	57.18	1157200	3288
1986	352	82.87	1192667	3388
1990	367	101	1326800	3615
1995	367	101	1454461	3963
1996	554.07	110	1603800	2895
1997	556.33	110	1634400	2938
1998	556.33	115	1669100	3000
1999	556.33	115	1714600	3082
2000	556.33	118.82	1754142	3153
2001	556.33	128	1807700	3249
2002	556.33	129	1889773	3397
2003	556.33	135.84	1962561	3528
2004	556.33	142	2024646	3639
2005	556.33	167.7	2086476	3750
2006	556.33	173.18	2146096	3858
2007	556.33	181.23	2187488	3932
2008	954.55	242.78	2370643	2484
2009	954.55	249.29	2391675	2506
2010	958.8	272.39	2395348	2498
2011	1938	320	3630000	1873

Table 3 Area of Urban Region and Built Area of Changsha

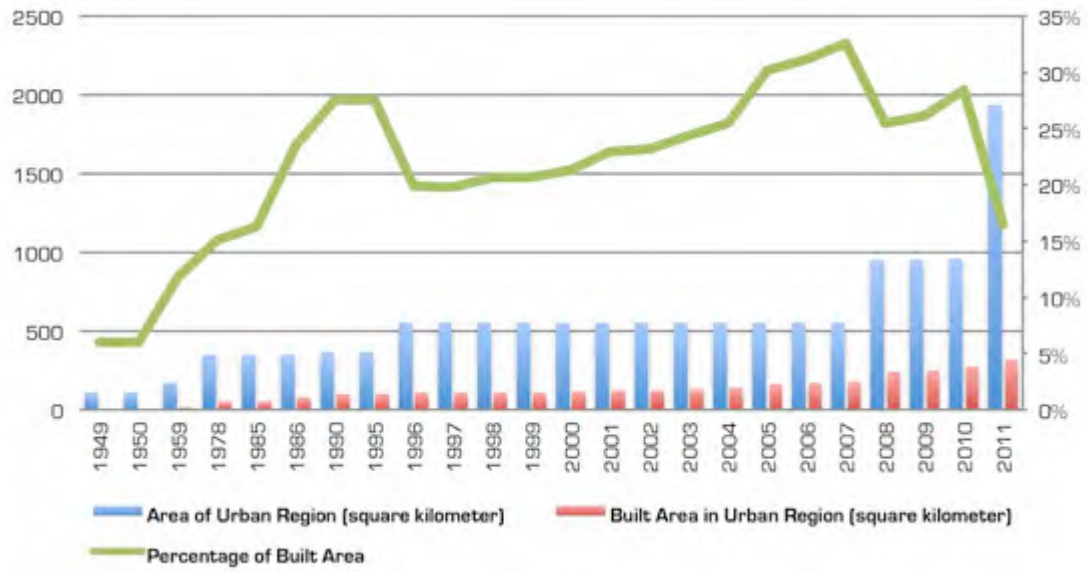
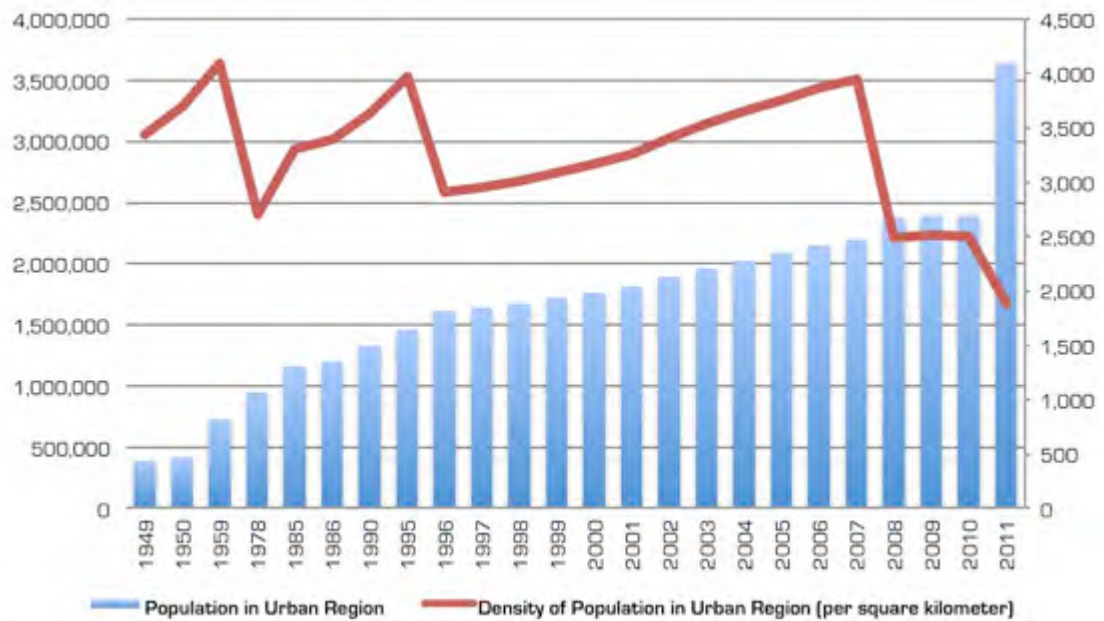


Table 4 Increasing Trend of Population in Urban Region of Changsha



2.2.3. DEVELOPMENT OF IMMOVABLE CULTURAL HERITAGE PROTECTION IN CHANGSHA

Unlike the long history of urban development, the protection of cultural heritages, especially the preservation in scientific significance of immovable cultural heritages, has not started before the 20th century.

TRIALS BEFORE 1949

In the year 1906, the very last feudal government, Qing Dynasty, has issued a set of rules for *Preserving the Antiquities* (古物保存), but the government itself was brought down five years later.

The Ministry of Interior of the following National Government promulgated the Regulations Governing Preservation of Scenic Resorts, Ancient Remains and Relics (中华民国名胜古迹古物保存条例) in 1928 with 11 articles, and established the Central Relics Custodian Commission (中央古物保管委员会) in the same year, then in 1930 the government promulgated the Relics Preservation Law (古物保存法), including 14 articles, which specified that “the term ‘relics’ as denoted in this Law shall mean those related to archaeology, science of history, paleontology and other cultures”¹. They were the starting steps of cultural relics protection in China, but due to the contemporary situation, it is hard to tell that they have functioned properly in the state, let alone in Changsha.

The more effective work before the year 1949 was archeological studies carried out by scholars. The Society for the Study of Chinese Architecture (中国营造学社) founded in 1929 has done the crucial investigations of traditional architecture in the next 15 years, including discovering and carefully surveying many representative ancient buildings in wartime. Their achievements have

¹ National Government, *Relics Preservation Law*, June 2, 1930, amended on November 10, 1935, (accessed April 12, 2012); available from UNESCO.

laid a concrete foundation of Chinese architectural history study, which benefitted and are still benefitting the researches of Chinese traditional architecture. It has set its root in several cities including Changsha to avoid the war. Several architects in this organization or under its effect, like Liu Dunzhen (刘敦楨) and Liu Shiyong (柳士英), not only have designed outstanding buildings, which have become great heritage to this city, but also have served the architecture education for universities in this city. They were outstanding pioneers in this cause.

WORK BETWEEN 1949 AND 1982

In the first years after 1949, demolition and traffic in cultural relics happened widely in the nation, due to the demand for economic recovery, the weak common sense of preservation and the absence of relevant regulations.

For example, in Changsha, from 1949 to 1957, many construction units in Changsha, along with those in the neighboring cities, have been purchasing tomb bricks rather than new bricks, as their construction material, hence local habitants were provoked to excavate ancient tombs; the Culture department of central south region described in an official letter to the government of Hunan province, that “in the recent years, a certain number of ancient tombs in Changsha suburb have been excavated and damaged, and all the movable unearthed relics were sold abroad without permission”.¹ As for official excavation and management for cultural relics, the culture offices in Changsha also have failed to perform a proper job, with “serious defects”, indicated in the same letter mentioned previously.²

The seriousness of the situation has urged the newborn government of People’s Republic of China to establish regulations and organizations, as countermeasures to the daily vandalism, to the traffic in cultural relics to overseas which has not stopped since 1930s, in Changsha city as widespread as in the whole country, and to bring public attention to this critical but neglected issue during the postwar development.

¹ Yunliang Wang, “Institution of Immovable Cultural Relics and Situation of Cultural Relics Protection in Early Years of PRC: Background Research of Institution of Immovable Cultural Relics in PRC Part 3,” *China Cultural Relics Scientific Study*, no. 3 (2011): pp. 75-78.

² *Ibid*, pp. 75-78

Consequently, up to 12 regulations for cultural relics protection have been announced between 1950 and 1963, respectively aiming at preserving precious archives, ancient tombs, ancient sites, cultural architecture or revolution-related monuments and so on.¹

Among them, the Provisional Regulations on the Protection and Management of Cultural Relics (文物保护单位暂行条例), issued on March 4th, 1961 was the most comprehensive one. It outlined the authority and obligation of the state in the cultural relics protection, and indicated the duties of the Ministry of Culture (文化部) and the Ministry of Construction (建设部), which transformed to the Ministry of Housing and Urban-rural Development (住房和城乡建设部) in 2008, in this matter. Most importantly, it established officially the institution of Sites to be Protected for Their Historical and Cultural Value (文物保护单位), which means officially protected monuments and sites, similar to the Listed Buildings in United Kingdom. It requires immovable cultural heritage to be labeled and preserved at county/city level, province level or nation level according to their values, and four essential measures shall be specified and applied to their conservation, which were area of protection, signs and notices, records and files, and fulltime persons to be responsible for management.² In the following years this whole system has become the fundamental solution to conserve immovable cultural relics in China.

Accordingly, 18 sites in Changsha were announced officially protected at province level in 1956, and 8 more in 1959. In the year 1962 and 1964, 13 sites were categorized to being officially protected at city level. Signs and notices were produced for every site and monument and specialized agencies were appointed to the protection and management. Several sites like Lushan Temple (麓山寺), Kaifu Temple and the Tomb of Zhao Ruyu (赵汝愚) were renovated.³

Unfortunately, during the Cultural Revolution from 1966 to 1976, most of the relics were damaged severely. Many classic buildings and monuments were destroyed as the *Four Old* (四旧):

¹ Yunliang Wang, "Institution of Immovable Cultural Relics and Situation of Cultural Relics Protection in Early Years of PRC: Background Research of Institution of Immovable Cultural Relics in PRC Part 3," *China Cultural Relics Scientific Study*, no. 3 (2011): pp. 75-78

² State Council, *Provisional Regulations on the Protection and Management of Cultural Relics*, March 4, 1961, (accessed April 12, 2012); available from UNESCO.

³ Changsha Chorography Compilation Committee Office, ed., *Changsha Yearbook 1987* (Changsha: Changsha Chorography Compilation Committee Office, 1987), p. 362.

old ideas, old culture, old customs and old habits¹, changed to other usage, rebuilt, or their ornaments were removed. Until now, when it comes to the lost of cultural relics in Cultural Revolution, complete list is untraceable, and the official public documents remained sensitive on this issue, offer only general descriptions.

So the preservation of cultural relics had to go through recovery again after this frenzied calamity finally ended. Starting from 1978, the provincial and municipal governments have allocated funds to repair some tombs and one residence of the notable from modern time. The Criminal Law (刑法) of People's Republic of China, that came into force in the year of 1979, for the first time held those who violate the laws and regulations on protection of cultural relics, and intentionally damage cultural relics, under criminal sanction.² That was the preparation for establishing specialized laws before 1982.

INSTITUTIONALIZATION AFTER 1982 IN CHINA

1982 is the year when conservation of immovable cultural heritage started to be conducted comprehensively and systematically in China.

On 8th February 1982, Changsha was entitled as one of the first 24 Famous Cities of Historical and Cultural Value (历史文化名城), namely historic city with official affirmation. By the year of 2012, the State Council has announced 119 historic cities in China, and has greatly encouraged the protection of cultural relics in those cities including Changsha.

The emergence of this institution was accompanied by the very first version of the Law on Protection of Cultural Relics (文物保护法) of People's Republic of China, which was adopted in

¹ The targets that social movements among students purported to break down in early stage of Cultural Revolution.

² Jinghui Wang, Yisan Ruan and Lin Wang, ed., *Protection Theories and Planning of Historic Cities* (Shanghai: Tongji University Press, 1999), p. 10.

November of the same year. In its Article 8, it was indicated that “Cities with an unusual wealth of cultural relics of high historical value and major revolutionary significance shall be recommended to the State Council by the state department for cultural administration together with the department for urban and rural construction and environmental protection to be approved and announced as famous cities of historical and cultural value.”¹ This law was revised later in 1991, 2002 and 2007, and expanded from previous 33 articles to 80 articles.

The Law on Protection of Cultural Relics was not only in 1982 the milestone of legislation of cultural relics protection, in the following decades it has also consolidated the institution of Officially Protected Monuments and Sites, and originally brought up another institution for protecting historic cities in China, aiming at propagating the protection of cultural relics with an honor, and implementing conservation plans into overall planning for the historic cities.

Accordingly, in August of 1982, the Committee of Conservation Planning of Historic City Changsha (长沙历史文化名城规划保护委员会) was founded, to be in charge of drafting the conservation plan, which was finished in August of 1985. Meanwhile management offices of cultural relics at city and county levels were opened one after another.² All the works related to cultural relics preservation have finally been practiced regularly afterwards.

During the development, another law has coordinated to implement the protection of cultural relics. In the year of 1989, the Law on Urban Planning (城市规划法) of the People’s Republic of China was adopted. Its 14th article of all 46, pointed out “preserving the historic heritage, traditional cityscape and local features” as one of the causes shall be paid attention to in formulation urban plans.³

¹ Standing Committee of the 5th National People’s Congress, *Law on Protection of Cultural Relic*, November 19, 1982, amended on June 29, 1991, October 28, 2002, December 29, 2007 (accessed April 8, 2012); available from <http://www.sach.gov.cn>.

² Changsha Chorography Compilation Committee Office, ed., *Changsha Yearbook 1987* (Changsha: Changsha Chorography Compilation Committee Office, 1987), p. 362.

³ Standing Committee of the 7th National People’s Congress, *Law on Urban Planning*, December 26, 1989, (accessed April 8, 2012); available from <http://www.gov.cn>.

Then in the year 2007, it was replaced by the Law on Urban and Rural Planning (城乡规划法) of the People's Republic of China with 70 articles. Aside from the content in 1989's law, other articles concerning the implementation of protecting cultural relics to urban plans were added. Article 17 and Article 18 provided that preservation of historical and cultural heritage shall be made mandatory for the overall plan of a city or town, a township or village to include. Article 31 writes "In the reconstruction of an old urban area, attention shall be paid to preservation of the historical and cultural heritage and traditional style and features, rational determination of the scale of demolition and construction, and planned reconstruction of the places where clusters of dilapidated houses are located and the infrastructures are outdated. The famous historical and cultural cities, townships and villages shall be preserved and the buildings under preservation shall be maintained and used in compliance with the provisions of the relevant laws and administrative regulations and of the regulations of the State Council."¹

Until now, three versions of overall planning have been made and approved for the Changsha city in 1979, 1993 and 2003, and they have been revised for six times according to the fact that the development of this city had exceeded the overall planning before its supposed covering period, during these recent decades of booming urbanization in China. As a part of the overall planning, the conservation plan of Changsha was also modified accordingly. A version of conservation plan was drafted in 2002, and was revised later in 2011 and 2012.

As the number of Officially Protected Monuments and Sites increased year by year, the historic neighborhoods and buildings kept disappearing during the speedy urban development. Apparently, either the immovable relics needed a relatively long time to go through all the investigation, the evaluation and the final announcement, or some of them have not reached the level to be protected by this single institution, they were already demolished or not protected well. In 1990s, other historic cities have reacted to this condition by creating their own institutions of immovable cultural heritages to be implemented in the conservation plan and have achieved plausible results, like Shanghai (上海) and Suzhou (苏州).²

¹ Standing Committee of the 10th National People's Congress, *Law on Urban and Rural Planning*, October 28, 2007, (accessed April 8, 2012); available from <http://www.gov.cn>.

² Jinghui Wang, Yisan Ruan and Lin Wang, ed., *Protection Theories and Planning of Historic Cities* (Shanghai: Tongji University Press, 1999), p. 77.

Changsha started late in this step. The government of Changsha has announced 35 Historic Buildings from Modern Time (近现代历史保护建筑) in the year of 2002, 23 Historic residences (历史旧宅) as an addition in 2004, and 21 more Historic Buildings from Modern Time in 2009, to conserve the townscape and context in the historic urban area, which was distinguished as the key character in this historic city.

3. SURVEY

To make survey of the immovable cultural heritage in inner city of Changsha, four aspects are studied in this chapter: legal system in force, related administration and organization, different systems for conservation, and the lists of immovable relics.

3.1. LAWS AND REGULATIONS IN FORCE

Laws and regulations related to conservation of immovable cultural heritage could be reviewed at three levels: international, national and local. The national and local ones are integrated as a legal system, while the international documents provide values as references.

3.1.1. INTERNATIONAL DOCUMENTS

There have been a remarkable series of norms on preserving cultural heritages in the international society, like the Venice Charter (1964) and the Nara Document of Authenticity (1994). Common views accepted by them are embraced in the draft of Chinese laws and regulations for cultural relics. The international agreement that is most respected and in force in China would be the World Heritage Convention initiated by UNESCO. Another norm with widely spread reputation is Principles for the conservation of Heritage Sites in China drafted by China ICOMOS, which was recommended by the State Administration of Cultural Relics.

The general conference of UNESCO has adopted the Convention Concerning the Protection of the World Cultural and Natural Heritage on November 16th, 1972 in Paris. 13 years later, on November 22nd, 1985, People's Republic of China joined this convention to be one of the state parties. Since, it has become the major international convention on cultural heritage that is conducted in China, where it has inspired an upsurge of submitting sites to be inscribed in the

World Heritage List. Today the social, cultural and economical values of World Heritage are very appealing to governments and public.

So far, no World Heritage site locates in Changsha, and it does not mean Changsha is not attempting to submit sites. In November of 2012, it was reported that Changsha would join other cities to submit the ten famous towers in China, including Tianxin Tower, to World Heritage List. Yet this plan has not been carried out eventually in considerable public controversy.¹

This incident implies that the fundamental work on protecting cultural heritages in Changsha has not made this city capable of applying for world-level heritage yet.

3.1.2. NATIONAL LAWS AND REGULATIONS

When it comes to the preservation of local heritage, national laws and local regulations play a more powerful and practical potence.

In the Article 22 of the Constitution of the People's Republic of China, it is pointed out "The state protects places of scenic and historical interest, valuable cultural monuments and relics and other important items of China's historical and cultural heritage."² According to this article, several laws were drawn up to serve this purpose. Most importantly, the Law on Protection of Cultural Relic, the specialized law was first adopted in 1982, revised three times in 1991, 2002, 2007. In these years, it has played a critical role in preservation of cultural relics, by reestablishing the ideology of protecting historical and cultural heritage in the whole nation, and consolidating the official preservation systems. For example, before 1982, there were only 180 sites in the first list were assigned as Officially Protected Sites and Monuments at National Level

¹ Hairui Xu and Wei Sha, *11 Cities Signed Changsha Declaration, Application for World Heritage suspended*, (accessed January 4, 2013); available from <http://news.rednet.cn>.

² 5th National People's Congress, *Constitution*, December 4, 1982, amended in April 12, 1988, March 29, 1993, March 15, 1999, March 14, 2004 (accessed April 8, 2012); available from <http://www.gov.cn>.

in the year of 1961, but by the year of 2006, when the 6th and the last list was released, 2351 sites and monuments were registered and under national protection.¹

Correspondingly, subordinate regulations were made. The Major one is Regulation for the Implementation of the Law on Protection of Cultural Relics (《文物保护法实施条例》) drafted in 2003. Others in force are as shown in Table 5, covering aspects like verification, administrative penalty, conservation projects and so on.

Complementarily, the Law on Urban-rural Planning and its predecessor from 1989 to 2008, the Law on Urban Planning, have been providing legal basis for the protection of historic cities in the form of administrating preservation planning.

The Law on Environmental Protection and the Regulation on Scenic Spots both have articles mentioning protecting sites with cultural values.

3.1.3. LOCAL REGULATIONS AND DOCUMENTS

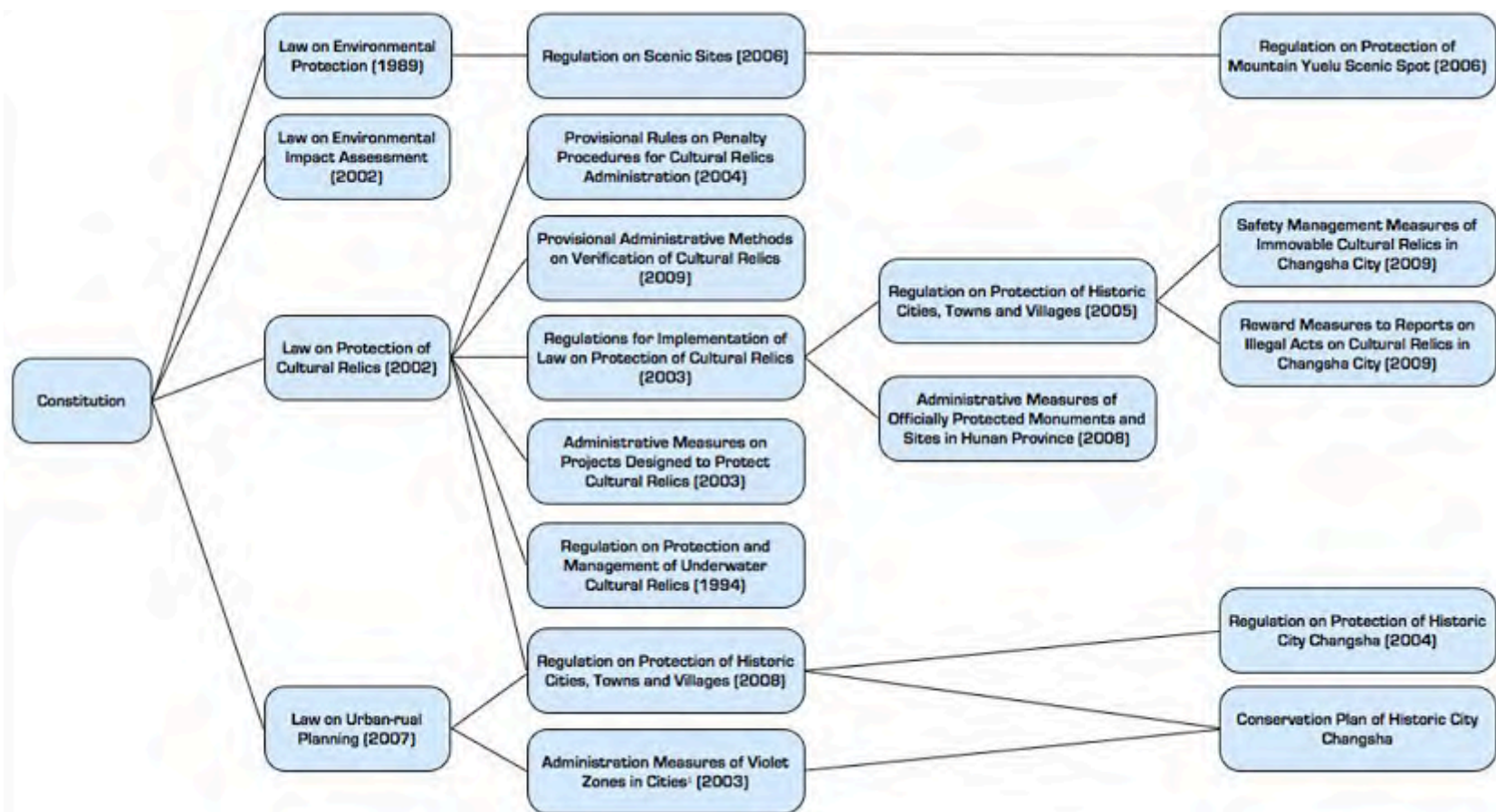
Local legislation has done the work mainly in the recent decade. Those concerning the protection of immovable cultural relics are Regulation on Protection of Historic City of Changsha (《长沙市历史文化名城保护条例》) in 2004, Regulation on Protection of Cultural Relics in Hunan Province (《湖南省文物保护条例》) in 2005, Administrative Measures of Officially Protected Sites in Hunan Province (《湖南省文物保护单位管理办法》) in 2008, Safety Management Measures of Immovable Cultural Relics in Changsha City (《长沙市不可移动文物安全管理办法》) and Reward Methods to Report on Illegal Acts on Cultural Relics in Changsha City (《长沙市文物违法行为举报奖励办法》) in 2009.

¹ *Directory of Officially Protected Sites in China* (accessed March 17, 2012); available from <http://www.sach.gov.cn>.

As a nationally famous scenic spot locates in Changsha with dozens of cultural and historic sites, the Mountain Yuelu Scenic Spot has its own regulation of protection for the natural resources, cultural resources and environment.

The local regulations and documents in Force and their structure are shown in Table 5.

Table 5 Diagram of Legal System Concerning Protection of Immovable Cultural Heritage in Inner City of Changsha



¹ Violet Zone in Cities (城市紫线) is the zone delineated to be conserved as historic conservation areas or historic monuments and sites according to the official standards of urban planning in China.

3.2. ORGANIZATIONS AND ADMINISTRATIONS RELATED TO IMMOVABLE CULTURAL HERITAGE PROTECTION IN CHANGSHA

Administrative departments are the main entities working on immovable cultural heritage protection in Changsha, while organizations, international or local, making efforts mainly on training, propagating and research in the nation-wide region.

3.2.1. INTERNATIONAL AND LOCAL ORGANIZATIONS

There are basically six kinds of international organizations on the preservation of cultural heritage. First, public organizations between governments like UNESCO and ICCROM; second, NGOs composed by experts like ICOMOS and TICCIH; third, regional organizations between governments like European Parliament and ASEAN; forth, cooperation organizations related to historic city preservation between cities like OWHC; fifth, INGOs, short for international non governmental groups of volunteers on cultural heritage preservation; sixth, NPOs, short for non-profit organizations, that offer financial and technical support for researches or other activities related to preservation.¹ Among them, few actually practice in China, or in Changsha.

The first class, especially UNESCO plays a great role in preserving the world heritage sites since China regained its rightful position in the year of 1971. For ICCROM, China is a new member state with the adhesion date of June 14, 2000, and the main activity it performs in China is training.

In the second category, China joined ICOMOS in 1993 and the branch, China ICOMOS, was founded in the same year. It participates in scientific research and propaganda of preservation. China ICOMOS published the Chinese-language text version of Principles for the Conservation of Heritage Sites in China, which was a quite comprehensive, professional and normative guidance for preservation.

¹ Song Zhang, ed., *Selected Work of International Charters and National Regulations on Urban Cultural Heritage Preservation* (Shanghai: Tongji University Press, 2007), p. 3.

Until 2012, China has not joined in any regional organizations between governments concerning heritage preservation as previously referred as the third kind.

As the representative of the fourth type of organizations, OWHC has four Chinese cities as their members: Chengde (承德), Macao, Lijiang (丽江) and Pingyao (平遥).¹

The directory of the fifth kind, international NGOs in China, database shows that some INGOs among the total 202 of them, pay attention to protecting cultural heritage during their activities concerning environment, sustainable development or community development; 13 INGOs are registered in Hunan Province but none is focusing on the sector of preservation.²

As for the sixth class, NPOs in China are under the management of the Ministry of Civil Affairs (民政部). According to the statistics of its NPO Bureau, they are divided into four categories: social groups, private non-profit organizations, foundations and representatives of foreign foundations. 10 social groups and 3 foundations are registered under the issue for cultural heritage or preservation, including above-mentioned China ICOMOS. It seems that private NPOs and foreign foundations are underdeveloped.³

3.2.2. NATIONAL AND LOCAL ADMINISTRATIONS

In the sense of function domain at national level, the cultural heritage in China concerns the Ministry of Culture (文化部), the Ministry of Housing and Urban-Rural Development (住房和城乡建设部), the Ministry of Education (教育部), the Ministry of Finance (财政部), the Ministry of Environmental Protection (环境保护部), the Ministry of Technology (科学技术部), the State Administration of Cultural Relics (国家文物局) and the State Administration of Tourism (国家

¹ According to information on <http://www.ovpm.org> by April 2012.

² Directory of International NGOs (DINGO), *China Development Brief's database of over 200 International NGOs operating in China* (accessed May 2, 2012); available from <http://www.chinadevelopmentbrief.com/dingo>.

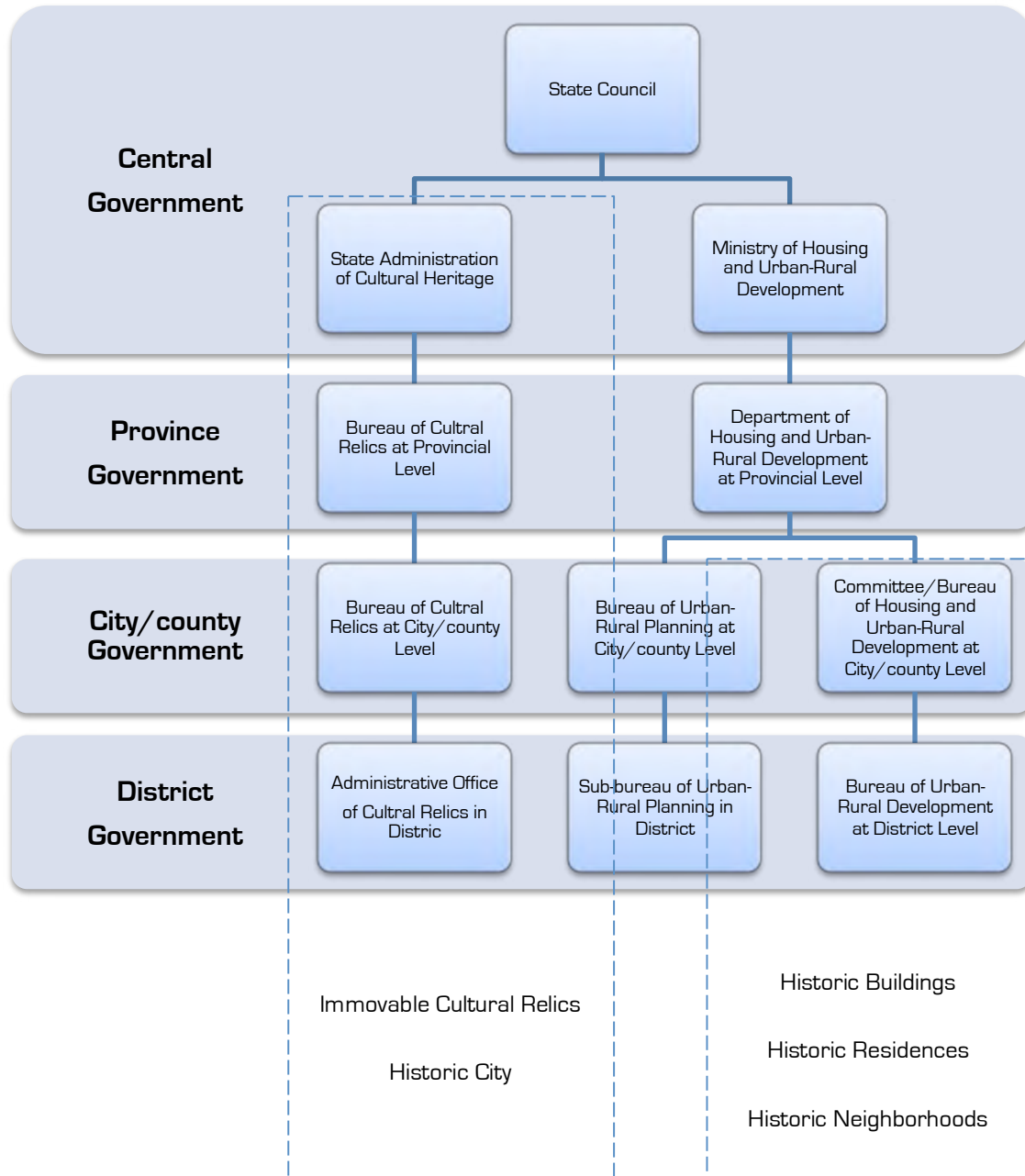
³ *Database of NPO for Research, 2005-2009* (accessed April 20, 2012); available from <http://www.chinanpo.gov.cn>.

旅游局) and so on. The specific conservation work of immovable cultural heritage is mainly assigned to two departments: the State Administration of Cultural Relics and the Ministry of Housing and Urban-Rural Development.

Then based on these two departments, the administration extends from the state to provinces, cities or counties, and districts to fulfill the function, in vertical hierarchy. Yet because of the territoriality of immovable cultural heritage, the responsible departments at each level are subordinated to the government at the according level and have to perform inside the framework of local governance, forming a “bulk” in the horizontal alignments.

On the part of immovable cultural heritage, the offices of cultural relics are always the main organs in charge of protecting and managing the officially protected sites at each grade, according to their own level. Other than that, they are also supposed to cooperate with other departments in the matter of protecting and managing the historic cities, towns or neighborhoods.

Table 6 Administration on Protection for Immovable Cultural Heritage in Inner City of Changsha



In most of the cases, the Offices of Housing and Urban-rural Development are the mainly responsible department for historic city protection. In this part, their branch of urban-rural planning shall organize the draft the protection planning for historic city, including preservation planning for historic buildings. The preservation task of historic buildings, which usually are built immovable cultural relics not listed yet, but have important significance to the historic city's heritage.

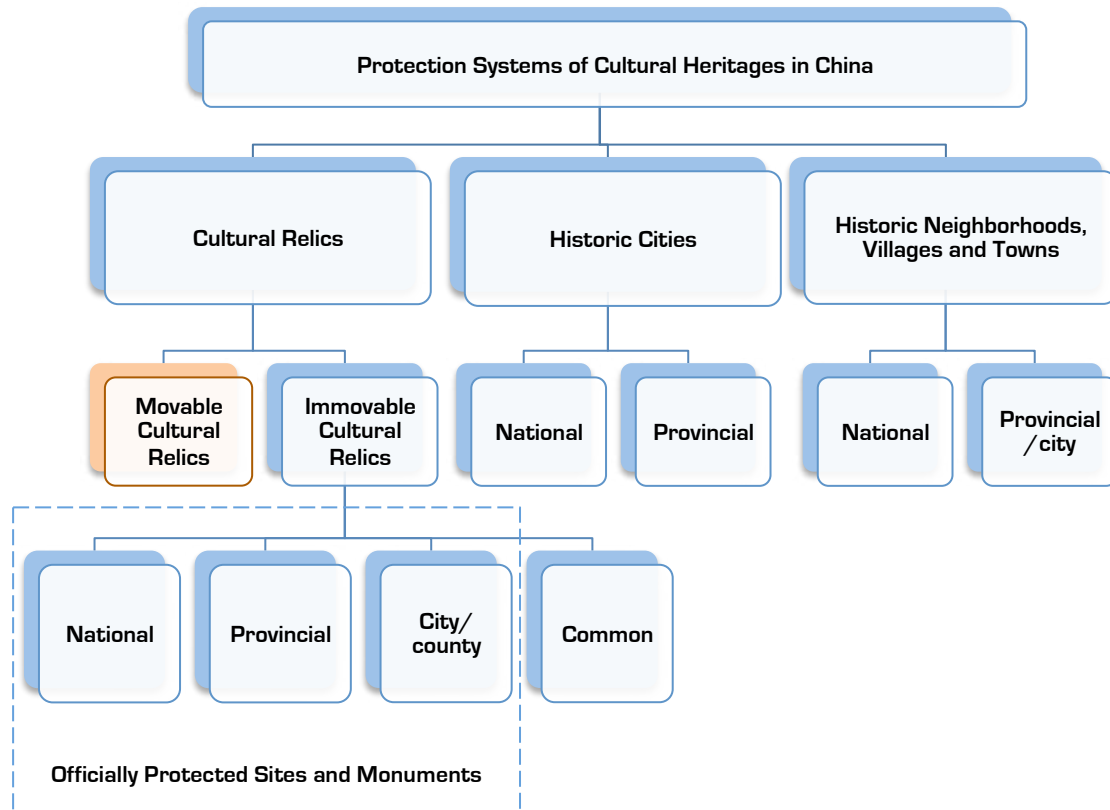
Taking Changsha as the case, the hierarchy is illustrated in Table 6. In Changsha, under the national administration, there are the Bureau of Cultural Relics of Hunan Province (湖南省文物局), supervising the Bureau of Cultural Relics of Changsha City (长沙市文物局), and the Department of Housing and Urban-rural Development of Hunan Province (湖南省住房和城乡建设厅), supervising the Bureau of Urban-Rural Planning of Changsha City (长沙市城乡规划局) and the Committee of Housing and Urban-Rural Development of Changsha City (长沙市住房和城乡建设委员会). At the same time the city level departments are organs belonging to the Government of Changsha City. The Committee of Housing and Urban-Rural Development was assigned to take charge for the investigation and preservation of Historic Buildings from Modern Time as a contribution to the historic city protection. They all shall perform their duties jointly with the departments for cultural relics.

3.3. PROTECTION SYSTEMS OF IMMOVABLE CULTURAL HERITAGE

The protection system of cultural heritages in China could be presented as Table 7. Except the orange label Movable Cultural Relics (可移动文物), the other systems aim are involved in the protection practice for immovable cultural heritage, which are specifically defined in Law on Protection of Cultural Relic. Three main systems, Immovable Cultural Relics, Historic Neighborhoods, Towns and Villages, and Historic Cities, attempt to conserve immovable cultural heritage separately yet coherently at the different dimensions of sites, neighborhoods and cities.

So far in China, the State Council has approved the announcement of 2351 sites or monuments to be Immovable Cultural Relics at all three levels, 102 Historic Cities, 10 Historic Towns and 12 Historic Villages. As the most premier and integral institution on protection of immovable cultural heritage in China, Immovable Cultural Relics is not only the system practiced in parallel with Historic Cities and Historic Neighborhoods, Villages and Towns, it could also be an important part of the other two. Immovable Cultural Relics do not necessarily locate inside Historic Cities or Historic Towns, but if they do, then their conservation shall be considered as an interactive factor and essential resource to the conservation and development of cultural areas with bigger dimensions. For Changsha, one of the national Historic Cities, its conservation plan works as overall outline in such hierarchy of conservation systems.

Table 7 Protection Systems of Cultural Heritage Practiced in China



3.3.1. FAMOUS CITIES OF HISTORICAL AND CULTURAL VALUE AND SUB-CONTENTS

The protection of historic cities is practiced under the framework of Famous Cities of Historical and Cultural Value (历史文化名城), namely Historic Cities, in China. This concept is defined in Article 14 of the Law on Protection of Cultural Relics:

Cities with an unusual wealth of cultural relics of important historical value or high revolutionary memorial significance shall be verified and announced by the State Council as famous cities of historical and cultural value.¹

And the implement of their protection is required as,

Local peoples governments at or above the county level in places where famous cities of historical and cultural value, or famous neighborhoods, villages or towns of historical and cultural value are located shall take charge of drawing up special plans for their protection and include such plans in their overall urban plans.

Measures for the protection of famous cities, famous neighborhoods, villages and towns of historical and cultural value shall be formulated by the State Council.²

Usually the provinces would announce their own famous cities of historical and cultural value, basing on the requirement for protection of immovable cultural heritage within the territory. Such lists work as Historic Cities at provincial level.

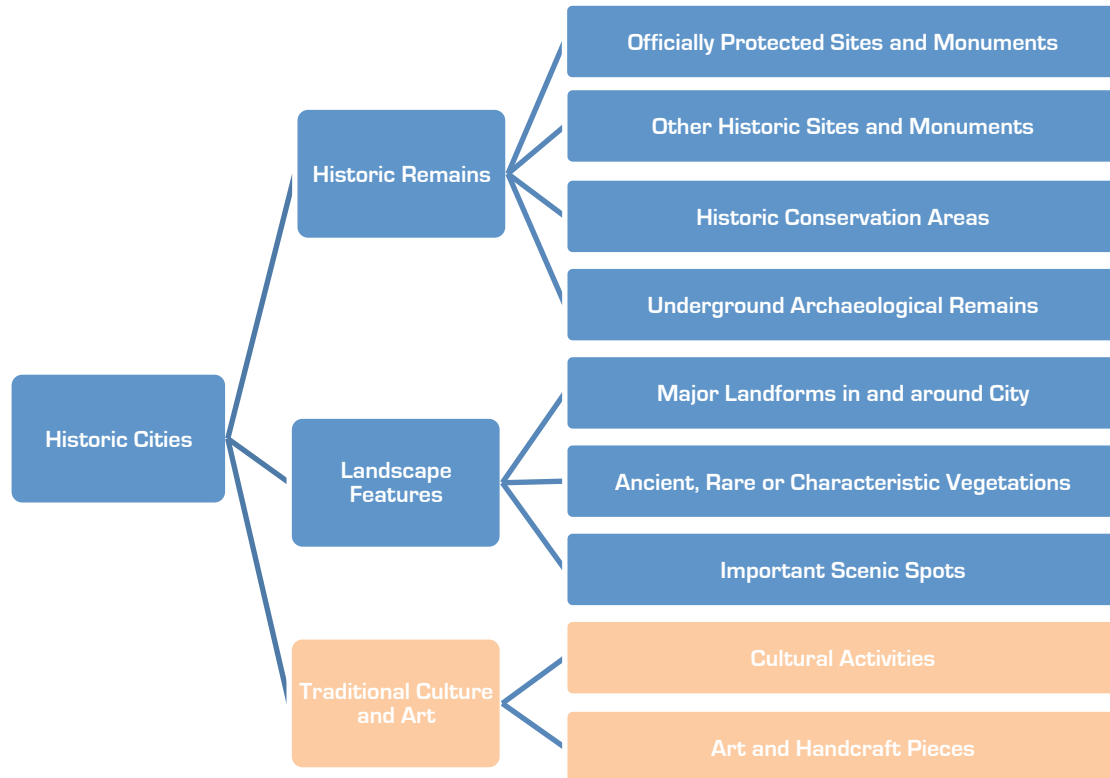
In general, the Special Plan for the Protection of Famous Cities of Historical and Cultural Value(历史文化名城保护规划), or for short, Conservation Plan of Historic Cities, whose protection objects shall include three aspects: historic remains, landscape features, and traditional culture and art, as the inclusive planning for all the cultural heritage in the city.³ To carry out the conservation of these objects, the components of the special planning is usually customized according to the cases of each historic city with different sub-contents. Such sub-contents normally could be divided into several categories as Table 8 explains. Except the cultural activities, art and handcraft pieces considered as intangible, the other objects are immovable cultural heritage.

¹ Standing Committee of the 5th National People's Congress, *Law on Protection of Cultural Relic*, November 19, 1982, amended on June 29, 1991, October 28, 2002, December 29, 2007(accessed April 8, 2012); available from <http://www.sach.gov.cn>.

² Standing Committee of the 5th National People's Congress, *Law on Protection of Cultural Relic*, November 19, 1982, amended on June 29, 1991, October 28, 2002, December 29, 2007(accessed April 8, 2012); available from <http://www.sach.gov.cn>.

³ Hongyan Jia, *General Survey on Famous Cities of Historical and Cultural Value in China* (Nanjing: Southeast University Press, 2007), p. 175.

Table 8 Sub Contents of Conservation Plan for Historic Cities



Officially Protected Sites and Monuments have been attached great importance. Other historic sites and monuments are commonly composed with historic buildings outside the officially protected lists. Historic conservation areas are protected mainly through the institution of Famous Neighborhoods of Historical and Cultural Value (历史文化街区), in short, Historic Neighborhoods, which is quite critical, since it is administratively required to designate historic neighborhoods in historic cities. The list of Underground Archaeological Remains (地下文物埋藏点) is quite significant for cities with substantial buried relics like Changsha, which is also usually confidential. Protection of landscape features is more concerned from the angle of landscape. Except the standard system of Officially Protected Sites and Monuments, the other institutions allows historic cities to set up their own planning systems according to their conservation plans and adjust the overall urban planning.

The State Council announced Changsha as one of the Historic Cities in year 1982. Ever since the protection of immovable cultural relics in Changsha has been conducted under the framework of Conservation Plan of Historic City (历史文化名城保护规划) for Changsha. For the case of Changsha, its first version of conservation plan has started being drafted in 2002, and it has

passed the reviews by experts in 2004 as Figure 32 shows. But somehow it came back to the phase of being assessed in 2005 instead of being implemented. Then in company with drafting the Overall Urban Plan for Changsha, conservation plan was revised in 2011 displayed as Figure 33 and in 2012 illustrated as Figure 34, and still in the process of reviews. The contents of these versions of conservation plan have similar classifications for conservation objects: officially protected sites and monuments, historic neighborhoods, historic buildings and so on. The recent two versions have included the considerations for the landscape features and scenic spots. Such conservation plans work through the subordinate planning, namely regulatory plans(控制性详细规划) and site plans(修建性详细规划).



Figure 32 Conservation Plan of Historic City Changsha Drafted in 2003

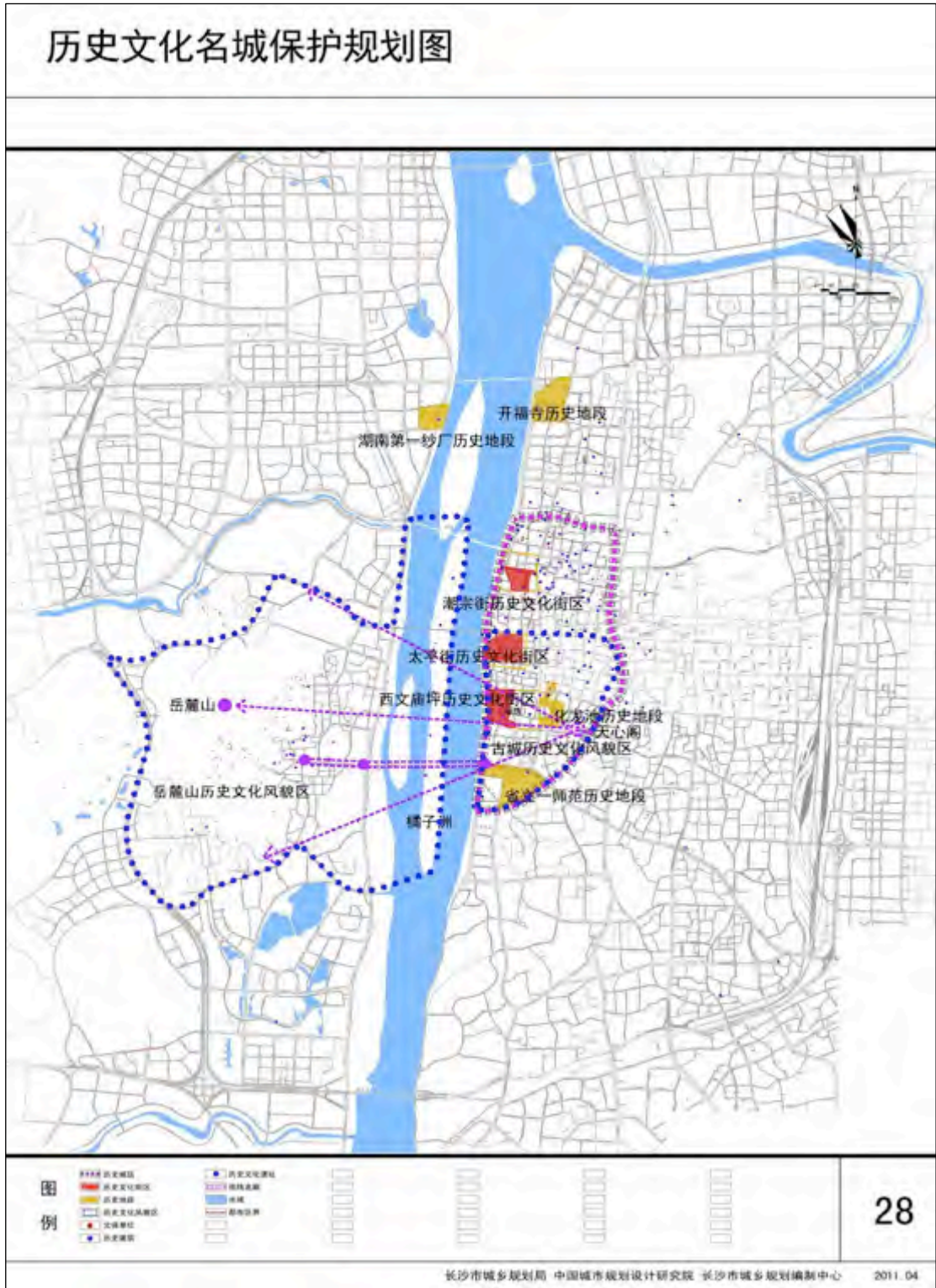


Figure 33 Conservation Plan of Historic City Changsha Drafted in 2011

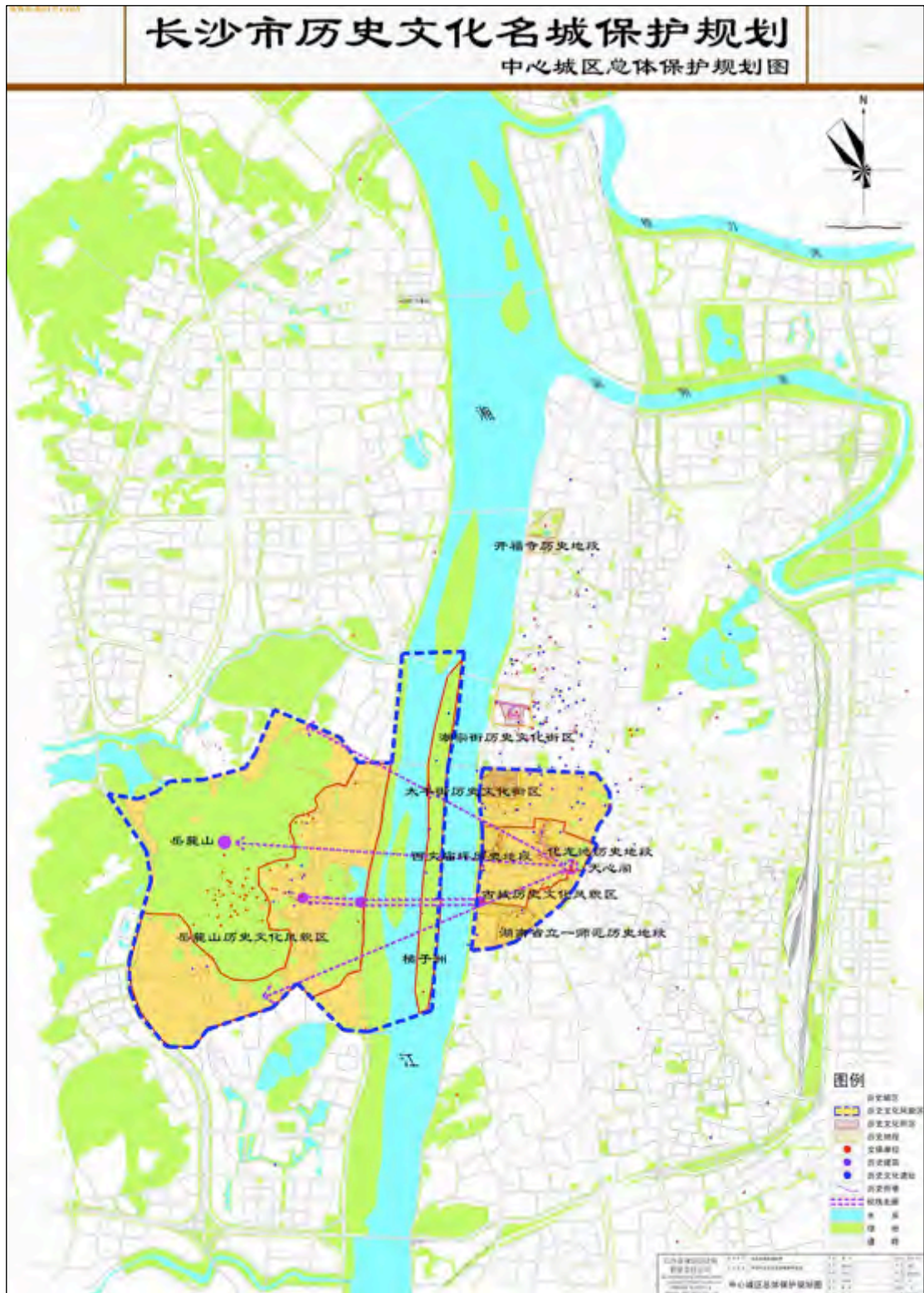


Figure 34 Conservation Plan of Historic City Changsha drafted in 2012

3.3.2. SITES TO BE PROTECTED FOR THEIR HISTORICAL AND CULTURAL VALUE

Cultural relics (文物) is the primary and the simplest idea of cultural heritages in China. The Article 2 of the Law on Protection of Cultural Relics has defined five categories of the cultural relics that the State places under its protection.

(1) Sites of ancient culture, ancient tombs, ancient architectural structures, cave temples, stone carvings and murals that are of historical, artistic or scientific value;

(2) Important modern and contemporary historic sites, material objects and typical buildings that are related to major historical events, revolutionary movements or famous personalities and that are highly memorable or are of great significance for education or for the preservation of historical data;

(3) Valuable works of art and handicraft articles dating from various historical periods;

(4) Important documents dating from various historical periods, and manuscripts, books and materials, etc. that are of historical, artistic or scientific value; and

(5) Typical material objects reflecting the social system, social production or the life of various nationalities in different historical periods.¹

Law on Protection of Cultural Relics in China defines it into two types: Movable Cultural Relics and Immovable Cultural Relics (不可移动文物), which covers the first and the second categories. And,

The criteria and measures for the verification of cultural relics shall be formulated by the administrative department for cultural relics under the State Council and submitted to the State Council for approval.²

¹ Standing Committee of the 5th National People's Congress, *Law on Protection of Cultural Relic*, November 19, 1982, amended on June 29, 1991, October 28, 2002, December 29, 2007 (accessed April 8, 2012); available from <http://www.sach.gov.cn>.

² Standing Committee of the 5th National People's Congress, *Law on Protection of Cultural Relic*, November 19, 1982, amended on June 29, 1991, October 28, 2002, December 29, 2007 (accessed April 8, 2012); available from <http://www.sach.gov.cn>.

According to this principle, all the immovable cultural relics are divided into six kinds:

- A. *Sites of ancient cultures*
- B. *Ancient tombs*
- C. *Ancient architectural structures*
- D. *Cave temples, stones carvings and murals*
- E. *Important modern and contemporary historic sites and typical buildings¹*
- F. *Others*

In the context of the law, immovable cultural relics under official protection by the authority are named as Sites to Be Protected for Their Historical and Cultural Value (不可移动文物保护单位), which could be understood as Officially Protected Sites and Monuments. Sites and monuments officially protected at three levels and the Common Immovable Cultural Relics (一般不可移动文物), which works as the candidacy list for them, are defined in Article 13:

The administrative department for cultural relics under the State Council shall select sites from among the ones protected for their significant historical, artistic or scientific value at the provincial, city or county level and designate them as major sites to be protected for their historical and cultural value at the national level, or shall directly designate such major sites, and report them to the State Council for verification and announcement.

Sites to be protected for their historical and cultural value at the provincial level shall be verified and announced by the peoples governments of provinces, autonomous regions, or municipalities directly under the Central Government, and be reported to the State Council for the record.

Sites to be protected for their historical and cultural value at the city or county level shall be verified and announced respectively by the peoples governments of cities divided into districts, of autonomous prefectures and of counties, and be reported to the peoples governments of provinces, autonomous regions, or municipalities directly under the Central Government for the record.

¹ Standing Committee of the 5th National People's Congress, *Law on Protection of Cultural Relic*, November 19, 1982, amended on June 29, 1991, October 28, 2002, December 29, 2007 (accessed April 8, 2012); available from <http://www.sach.gov.cn>.

Immovable cultural relics of sites to be protected for their historical and cultural value that have not yet been verified and announced as such shall be registered and announced by the administrative department for cultural relics under the people's government at the county level.¹

3.3.3. FAMOUS NEIGHBORHOODS, VILLAGES OR TOWNS OF HISTORICAL AND CULTURAL VALUE

To preserve the context that historic sites and monuments locate in, to conserve the townscape at the scale of neighborhoods, and to make the conservation of historic city more concrete, the institution of Famous Neighborhoods, Villages or Towns of Historical and Cultural Value (历史文化街区、村镇) was generated. It is more concentrated than the system of Historic Cities and it was defined in Article 14 of the Law on Protection of Cultural Relics:

Towns, neighborhoods or villages with an unusual wealth of cultural relics of important historical value or high revolutionary memorial significance shall be verified and announced by the peoples governments of provinces, autonomous regions, or municipalities directly under the Central Government as famous neighborhood, villages or towns of historical and cultural value, and reported to the State Council for the record.²

In other documents, this title is understood also as Historic Neighborhood, and the required implement of their protection is introduced in company with those for national historic cities. In practice, provinces or cities generally would draft the historic neighborhoods, villages or towns at provincial or city level before the State Council officially approves the list.

¹ Standing Committee of the 5th National People's Congress, *Law on Protection of Cultural Relic*, November 19, 1982, amended on June 29, 1991, October 28, 2002, December 29, 2007 (accessed April 8, 2012); available from <http://www.sach.gov.cn>.

² Standing Committee of the 5th National People's Congress, *Law on Protection of Cultural Relic*, November 19, 1982, amended on June 29, 1991, October 28, 2002, December 29, 2007 (accessed April 8, 2012); available from <http://www.sach.gov.cn>.

3.4. IMMOVABLE CULTURAL HERITAGE IN INNER CITY OF CHANGSHA

In this historic land of Changsha, dozens of dynasties had established their domains; thousands of litterateurs had lived, passed by and left their masterpieces; millions of workshops and businesses had prospered. Reviewing the cultural heritages in Changsha, many archeological remains and numerous movable cultural relics, which are really amazing, mainly presented the rich history before modern time. But unfortunately, only limited immovable cultural heritages, mostly from modern time, have been left until nowadays.

According to the latest revised version of conservation plan of Historic City Changsha, the immovable cultural heritage in inner city of Changsha could be classified and presented as Figure 35 shows. They are ten categories: Officially Protected Sites and Monuments at National Level, Officially Protected Sites and Monuments at Provincial Level, Officially Protected Sites and Monuments at City Level, Historic Buildings from Modern Time, Historic Residences, Historic Alleys, Historic Neighborhoods and Historic Areas, plus not illustrated Underground Archeological Remains (地下文物埋藏点) and landscape features (城市风貌). Each category of immovable cultural heritage has its own features, planned conserving measures and faces existing and upcoming problems. Since most of them concentrate in the Mountain Yuelu and the ancient city area, how to manage the balance between immovable cultural heritage conservation and the urban development in the city center would be an essential issue. It is necessary to break down the categories to comprehend the situation.



Figure 35 Immovable Cultural Heritage in Inner City of Changsha

3.4.1. OFFICIALLY PROTECTED SITES AND MONUMENTS IN INNER CITY OF CHANGSHA




As the protection system of cultural relics practiced for the longest time in China, Officially Protected Sites and Monuments puts its objects under the most strict and guaranteed protection. Changsha has the sites and monuments protected at all three levels.

OFFICIALLY PROTECTED SITES AND MONUMENTS AT NATIONAL LEVEL

By the year of 2012, the State Council has verified and announced six batches of Major Sites to be Protected for Their Historical and Cultural Value at National Level (全国重点文物保护单位), which equals, Officially Protected Sites and Monuments at National Level, in 1961, 1982, 1988, 1996, 2001 and 2006. Altogether there are 2351 sites or monuments with this title in China, and 5 of them locate in the inner city of Changsha, as Table 9 shows.

Table 9 List of Officially Protected Sites and Monuments at National Level in Inner City of Changsha

	Picture	No.	Announcement Year	Category
Tomb of Huang Xing 黄兴墓		1-1	1988	E
Yuelu Academy 岳麓书院		1-2	1988	C

Tomb of Cai E 蔡锷墓		1-3	2006	E
Hunan No.1 Normal University 湖南第一师范		1-4	2006	E
Former Site of CPC's Hunan Committee 中共湘区委员会 旧址		1-5	2006	E

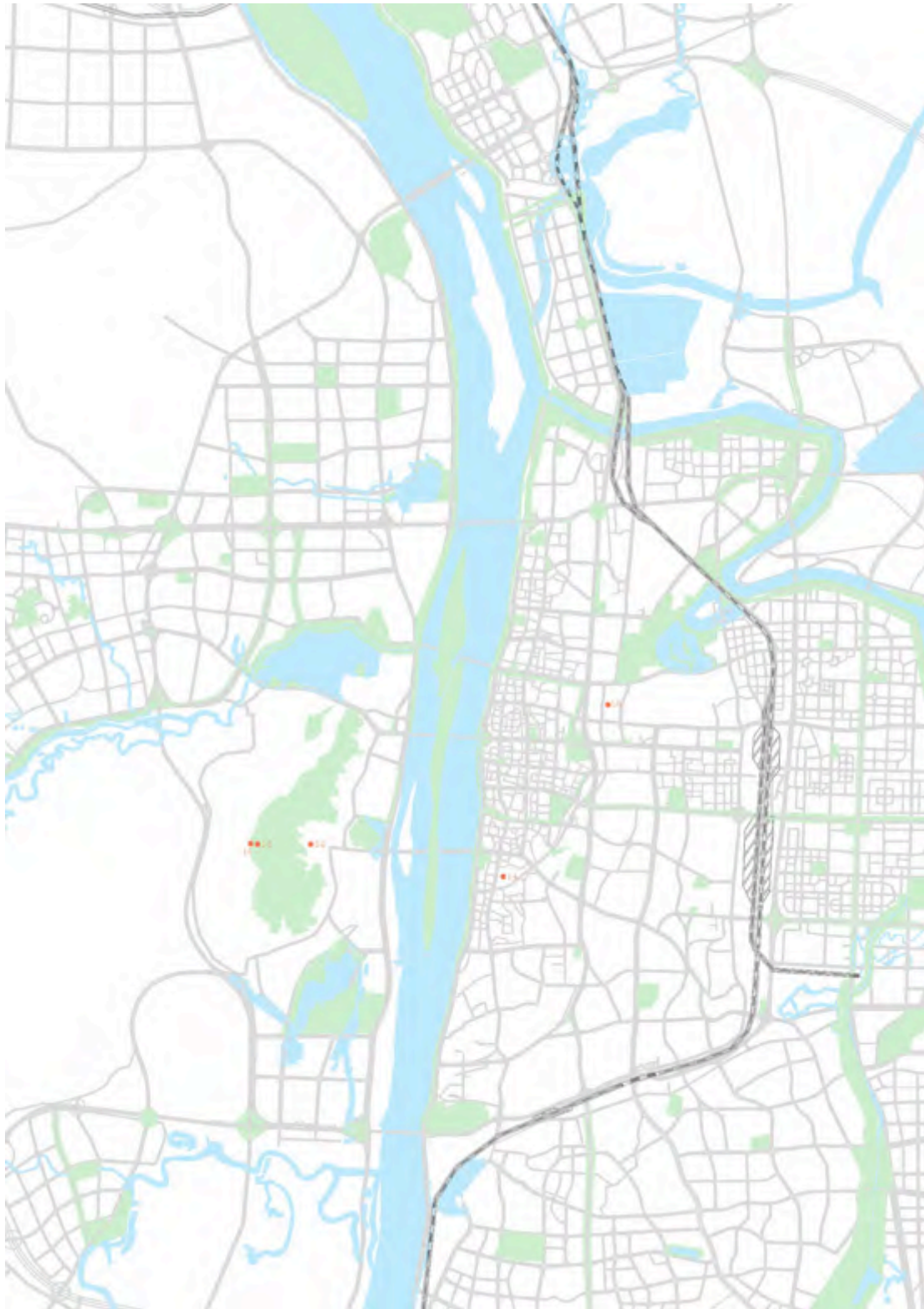


Figure 36 Locations of Officially Protected Sites and Monuments at National Level in Inner City of Changsha

OFFICIALLY PROTECTED SITES AND MONUMENTS AT PROVINCIAL LEVEL

The people's government of Hunan province, so far until 2012, has verified and announced nine batches of Sites to be Protected for Their Historical and Cultural Value at Provincial Level (省级文物保护单位) in 1956, 1959, 1972, 1981, 1983, 1996, 2002, 2006 and 2011. There are 1112 such officially protected sites or monuments at Hunan provincial level in total, and 53 of them can be found in inner city of Changsha, as Table 10 and Figure 37 indicates.








Table 10 List of Officially Protected Sites and Monuments at Provincial Level in Inner City of Changsha

	Picture	No.	Announcement Year	Category
Aiwan Pavilion 爱晚亭		2-1	1956	E
Former Site of Hunan Zixiu University 自修大学旧址		2-2	1956	E
Former Site of Balu Army's Hunan Contact Address 八路军驻湘通讯处旧址		2-3	1959	E
Monument to Martyrs in Hunan 湖南烈士纪念碑		2-4	1983	E

<p>Former Site of Xinmin Lyceum's Foundation 新民学会旧址</p>		2-5	1983	E
<p>Former Site of CPC's Hunan Work Council 中共湖南省工作委员会旧址</p>		2-6	1983	E
<p>Tomb of Huang Ai and Pang Renquan 黄爱、庞人铨烈士墓</p>		2-7	1983	E
<p>Tomb of Jiang Yiwu 蒋翊武墓</p>		2-8	1983	E
<p>Tomb of Liu Daoyi 刘道一墓</p>		2-9	1983	E
<p>Tomb of Jiao Dafeng 焦达峰墓</p>		2-10	1983	E
<p>Tomb of Chen Zuoxin 陈作新墓</p>		2-11	1983	E
<p>Tomb of Yu Zhimo 禹之谟墓</p>		2-12	1983	E

3. Survey

<p>Tomb of Chen Tianhua and Yao Hongye 陈天华、姚宏业墓</p>		<p>2-13</p>	<p>1983</p>	<p>E</p>
<p>Lushan Temple 麓山寺</p>		<p>2-14</p>	<p>1983</p>	<p>C</p>
<p>Kaifu Temple 开福寺</p>		<p>2-15</p>	<p>1983</p>	<p>C</p>
<p>Former Residence of Jia Yi 贾谊故居</p>		<p>2-16</p>	<p>1983</p>	<p>C</p>
<p>Ancient City Wall under Tianxin Tower 天心阁城墙</p>		<p>2-17</p>	<p>1983</p>	<p>C</p>
<p>Stele of Lushan Temple 麓山寺碑</p>		<p>2-18</p>	<p>1983</p>	<p>D</p>

<p>Stele to King Yu 禹王碑</p>		2-19	1983	D
<p>Ruins of Ancient Beijing City 北津城遗址</p>		2-20	1983	A
<p>Weijiadadui Tombs from Han Dynasty 魏家大堆汉墓</p>		2-21	1983	B
<p>Tomb of Zhao Ruyu 赵汝愚墓</p>		2-22	1983	B
<p>Mawangdui Tombs from Han Dynasty 马王堆汉墓</p>		2-23	1983	B
<p>Royal Tombs of King Changsha from Han Dynasty 西汉长沙王室墓</p>		2-24	1983	B
<p>Tomb of Qin Zhen 秦振墓</p>		2-25	1996	E

<p>Royal Tombs of Queen Yuyang from Han Dynasty 西汉长沙王后“渔阳”墓</p>		2-26	1996	B
<p>Monument to Martyrs in Beifa War 北伐阵亡将士墓</p>		2-27	2002	E
<p>Changsha Catholic Chapel 长沙天主教堂</p>		2-28	2002	E
<p>North Christian Church in Changsha 长沙基督教城北堂</p>		2-29	2002	E
<p>Tianxin Tower 天心阁</p>		2-30	2002	E
<p>Former Site of Changsha Customs Office 长沙海关工廨旧址</p>		2-31	2002	E
<p>Grand Hall of Hunan University 湖南大学大礼堂</p>		2-32	2002	E

<p>Christian Church in Beizheng Street 北正街教堂</p>		2-33	2002	E
<p>Lecheng Hall 乐诚堂</p>		2-34	2006	E
<p>Tomb of Martyrs from Army 73 七十三军抗日阵亡将士 墓</p>		2-35	2006	E
<p>Memorial to Sun Yat-sen 中山亭</p>		2-36	2006	E
<p>Baisha Well 白沙井</p>		2-37	2006	F
<p>Tomb of Yang Tanyuan 杨坦园墓</p>		2-38	2011	B
<p>Tomb of He Shaoji 何绍基墓</p>		2-39	2011	B
<p>Tomb of Soldiers in Meiling from Qing Dynasty 梅岭官兵合葬墓</p>		2-40	2011	B

<p>Tomb of Tan Zhonglin 谭钟麟墓</p>		2-41	2011	B
<p>Former Residence of Cheng Qian in Baiguoyuan Neighborhood 白果园程潜公馆</p>		2-42	2011	E
<p>Former Site of Hunan Bible School 圣经学校旧址</p>		2-43	2011	E
<p>Former Residence of Li Fuchun 李富春故居</p>		2-44	2011	E
<p>Former Residence of Li Jue 李觉公馆</p>		2-45	2011	E
<p>Earlier Building Group of Xiangya Hospital 湘雅医院早期建筑群</p>		2-46	2011	E
<p>Former Residence of Xiao Jinguang 肖劲光故居</p>		2-47	2011	E

<p>Tomb of Lin Xiumei 林修梅墓</p>		2-48	2011	E
<p>Former Site of Hunan No.1 Cotton Mill 湖南第一纱厂旧址</p>		2-49	2011	E
<p>Former Residence of Tang Shengzhi 唐生智公馆</p>		2-50	2011	E
<p>Martyrs' Shrine in Yuelu Mountain 麓山忠烈祠</p>		2-51	2011	E
<p>Former Site of Headquarters of No. 9 War Zone in the Changsha Battle 长沙会战第九战区长官司令部指挥所旧址（含长沙会战碑）</p>		2-52	2011	E
<p>Exhibition Room of Former Site of CPC's Hunan Committee 中共湘区委员会旧址陈列馆</p>		2-53	2011	E
<p>Statue of Mao Zedong made of aluminum-magnesium alloy 毛泽东铝镁合金塑像</p>		2-54	2011	E

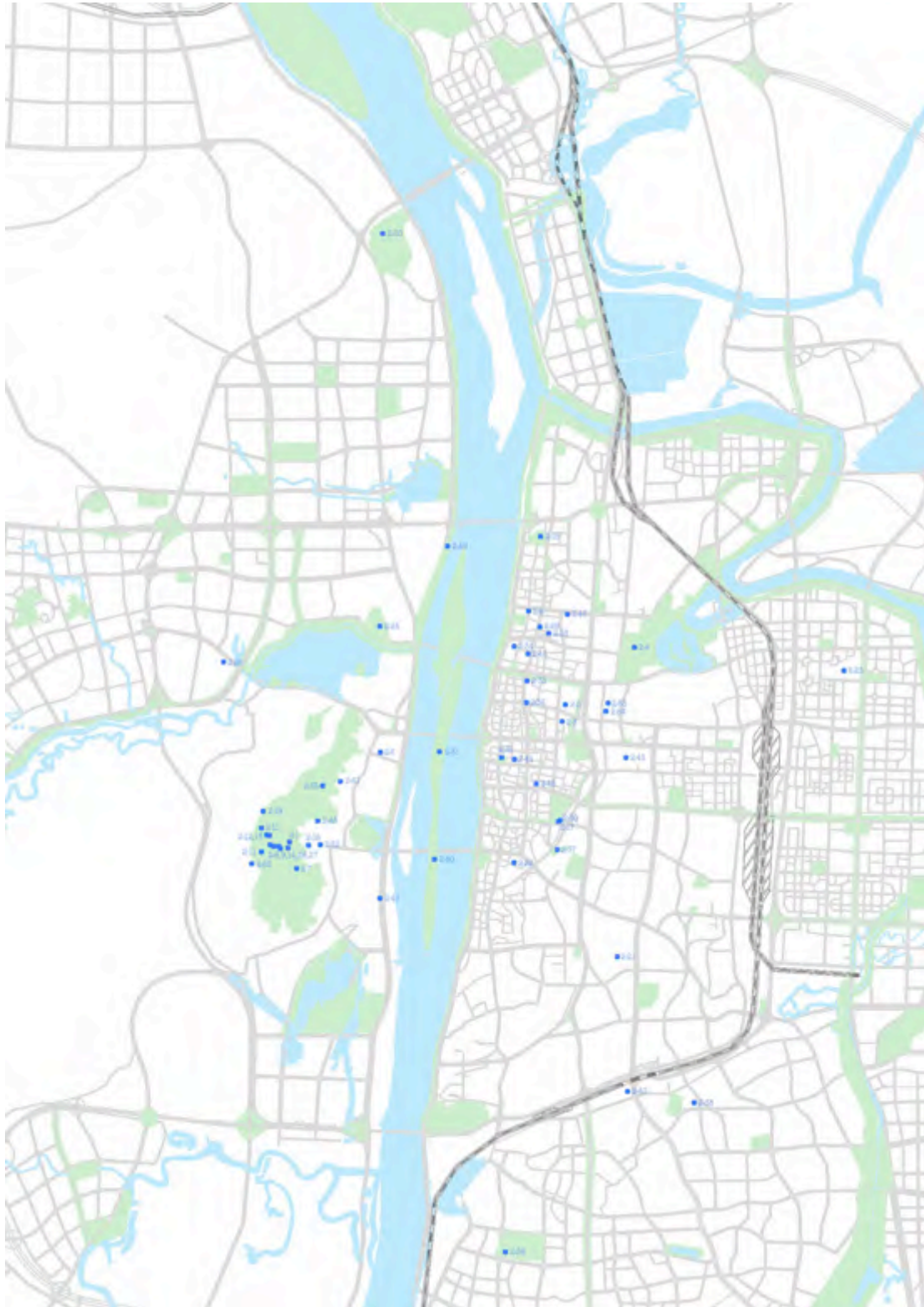






Figure 37 Locations of Officially Protected Sites and Monuments in Inner City of Changsha

OFFICIALLY PROTECTED SITES AND MONUMENTS AT CITY LEVEL IN CHANGSHA

As for the Changsha City, right after adopting the institution of the officially protected sites and monuments, the government at that time, namely the People's Committee of Changsha (长沙市人民委员会) has announced twice and 13 sites to be officially protected in 1962 and 1964, and has formulated their signs and notices. After the Cultural Revolution, the successor, the People's Government has verified and announced five batches of Sites to Be Protected for Their Historical and Cultural Value at City Level (市级文物保护单位) in 1982, 1993, 2000, 2005 and 2007. Inside the inner city of Changsha, exist 35 officially protected sites and monuments at city level, as Table 11 and Figure 38 conclude.

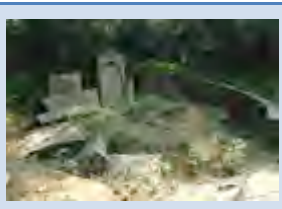
Table 11 List of Officially Protected Sites and Monuments at City Level in Inner City of Changsha

	Picture	No.	Announcement Year	Category
Liuchengqiao Tombs of Chu from the Time of Zhanguo 浏城桥楚墓		3-1	1982	B
Front of Juzhou Island 橘子洲头		3-2	1993	E
Tomb of Liu Kuntao 刘昆涛墓		3-3	1993	E
Stupa 舍利塔		3-4	1993	E

<p>Yuewang Pavilion 岳王庙</p>		3-5	1993	E
<p>Yunlu Palace 云麓宫</p>		3-6	1997	E
<p>Tomb of Hu Zijing 胡子靖墓</p>		3-7	1997	E
<p>Gateway of Xiwenmiaoping Community 西文庙坪牌坊</p>		3-8	2005	C
<p>Gateway of Fire Palace 火宫殿牌坊</p>		3-9	2005	C
<p>Wu Houde Hall 伍厚德堂</p>		3-10	2005	E

<p>Former Residence of Cheng Qian in Shaoshan North Road 韶山北路程潜公馆</p>		3-11	2005	E
<p>Tomb of Gao Jiqing 高继青烈士墓</p>		3-12	2005	E
<p>Zibei Pavilion 自卑亭</p>		3-13	2005	C
<p>Baihe Well 白鹤井</p>		3-14	2005	D
<p>Carved Stone in Yinxin House 印心石屋石刻</p>		3-15	2005	D
<p>Cemetery of Martyrs in Xinhai Revolution 辛亥援鄂汉阳阵亡烈士 公墓</p>		3-16	2005	E
<p>Cemetery of Martyrs in Minwu Movement 辛亥援鄂民五护国阵亡 将士公墓</p>		3-17	2005	E

<p>Tomb of Ding Wenjiang 丁文江墓</p>		3-18	2005	E
<p>Memorial to Police of Changsha 湖南抗日警察纪念堂</p>		3-19	2005	E
<p>Tomb of Cheng Xuan 程宣墓</p>		3-20	2005	E
<p>Zhiji Tower 植基塔</p>		3-21	2005	C
<p>Gateway to Widow Liu 刘氏节孝坊</p>		3-22	2007	C
<p>Pavilions in Youyicun Neighborhood 又一村亭组</p>		3-23	2007	E
<p>Former Shelter of Jin Jiu 金九活动旧址</p>		3-24	2007	E

<p>Tomb of Xie Zuyao 谢祖尧墓</p>		3-25	2007	E
<p>Tomb of Wang Yi 王易墓</p>		3-26	2007	E

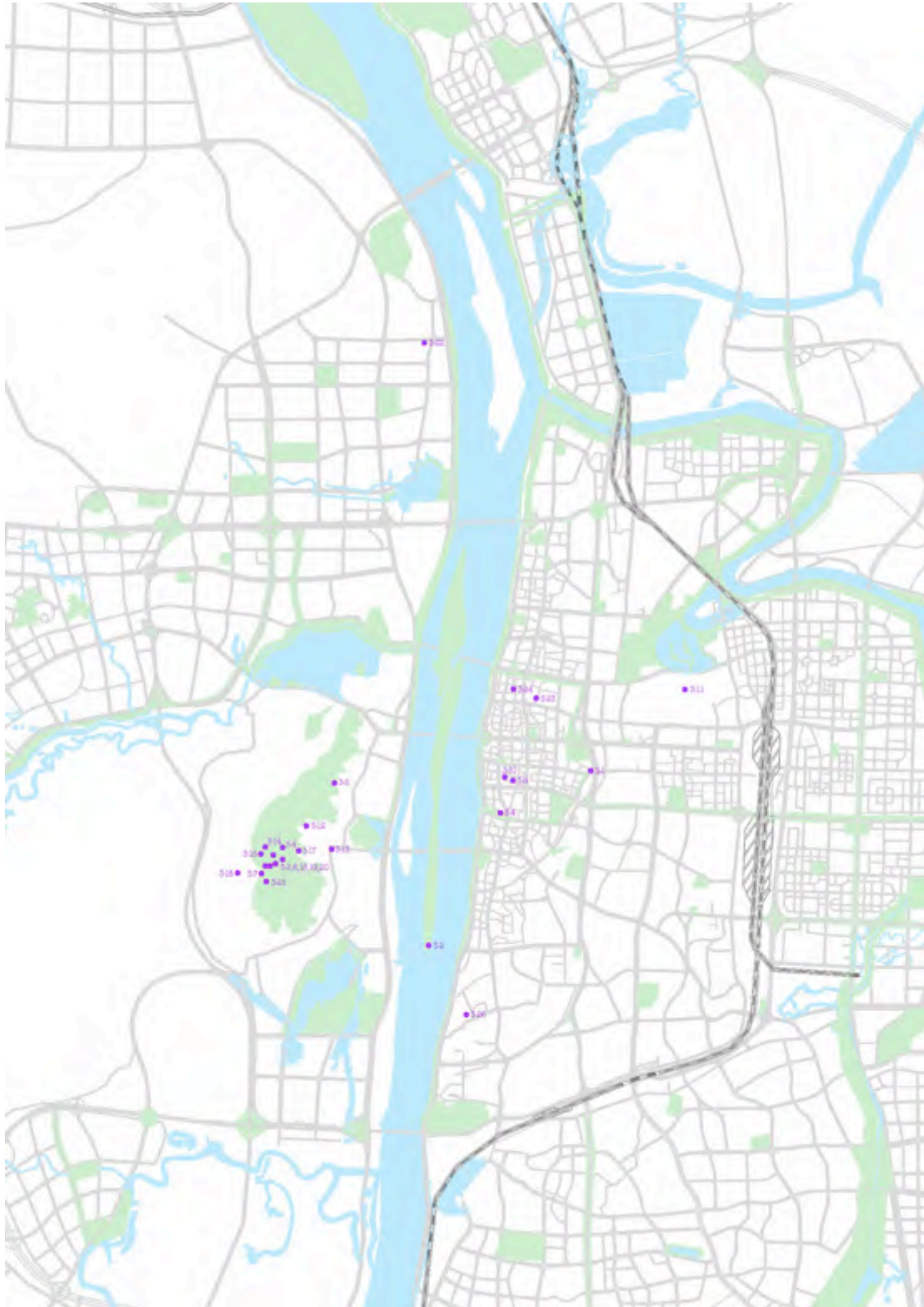
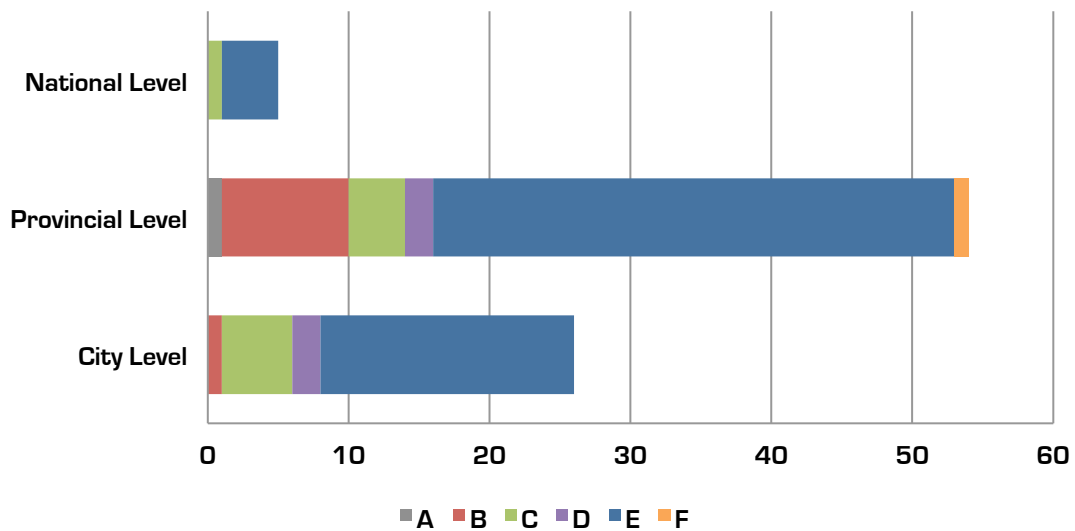


Figure 38 Locations of Officially Protected Sites and Monuments at City Level in Inner City of Changsha

The charts show the lists of officially protected sites and monuments at three levels. To summarize the categories of the sites and monuments at each level, it could be drafted in Table 12, which implies that the type D, buildings and monuments from modern time is majority of every level. On the aspect of quantity, the sites and monuments at provincial level constitute the majority, and the three lists form a shape of shuttle instead of pyramid in usual cases.

Table 12 Classifications of Officially Protected Sites and Monuments at Each Level in Inner City of Changsha



CONSERVATION MEASURES

The primary requirement of practical work to protect cultural relics by the law is called *Siyou* (四有), which means four legal prerequisites, as Article 15 of the Law on Protection of Cultural Relics claims:

Peoples governments of provinces, autonomous regions, and municipalities directly under the Central Government and of cities and counties shall respectively delimit the necessary area of protection, put up signs and notices, and establish records and files for the historical and cultural sites protected at the corresponding levels and shall, in the light of different circumstances, establish special organs or assign fulltime persons to be responsible for control over these sites. The area of protection and records and files for the major historical and cultural sites protected at the national

level shall be reported by the administrative department for cultural relics under the people's governments of provinces, autonomous regions, or municipalities directly under the Central Government to the administrative department for cultural relics under the State Council for the record.

The administrative departments for cultural relics under the local peoples governments at or above the county level shall, on the basis of the requirements for the protection of different cultural relics, formulate specific protective measures for the immovable cultural relics of the sites protected for their historical and cultural value and of the sites that have not yet been verified as such, and announce the measures for implementation.¹

These sites and monuments protected officially are under most strict and standard protection and management. According to the legal requirement, there should be demarcation of the Area of Protection (保护范围) and the Area for Control of Construction (建设控制范围), erection of an official plaque declaring, creation of an archive for records, designation of an organization or person dedicated to management.

To begin with, the area of protection, as known as Boundary, is defined in Article 9 of Regulations for the Implementation of the Law on Protection of Cultural Relics,

The area of protection for a site protected for its historical and cultural value shall cover both the site proper and the surrounding areas for which special protection is enforced over a certain parameter.

The area of protection for a site protected for its historical and cultural value shall be delimited rationally in light of the classification, size and contents of the site as well as the historical and actual conditions of the surrounding environment, and a certain additional safe space shall be kept beyond the site proper, so as to preserve its true identity and integrity.²

¹ Standing Committee of the 5th National People's Congress, *Law on Protection of Cultural Relic*, November 19, 1982, amended on June 29, 1991, October 28, 2002, December 29, 2007 (accessed April 8, 2012); available from <http://www.sach.gov.cn>.

² State Council, *Regulations for the Implementation of the Law on Protection of Cultural Relic*, 8th Executive Meeting, May 13, 2003, (accessed April 8, 2012); available from <http://www.sach.gov.cn>.

And the area for control of construction, which could be understood as Buffer Zone, shall be delimited, as Article 13 of the same regulation requires,

The area for control of construction around a site protected for its historical and cultural value refers to an area, beyond the area of protection of the said site, in which the construction of any project is restricted with a view to protecting the safety, environment and historical features of the site.

The area for control of construction around a site protected for its historical and cultural value shall be delimited rationally in light of the classification, size and contents of the site and the historical and actual situations of its surrounding environment.¹

For example, as Figure 39 shows, in 2002 the People Government of Hunan Province has announced that, the range of 30 meters outwards from the wall base of Beizheng Street Christian Church shall be the area of protection, and the area for control of construction is 50 meter further beyond the area of protection.² The boundary and buffer zone for other sites and monuments are also delimited according to similar principles, but in the complicated urban development, it seems that more considerations could be given to the actual situation of the surrounding area in conservation plan.

Details of erecting the official plaque declaring a site a protected entity are described in Article 10 of the regulation,

The sign or notice for a site protected for its historical and cultural value shall include its grade, name, organ and date of announcement, organ of putting up the sign or notice and date of its establishment. The sign or notice for a site in an autonomous region of an ethnic group protected for its historical and cultural value shall be in both standard Han characters and the ethnic language commonly used in the locality.

¹ State Council, *Regulations for the Implementation of the Law on Protection of Cultural Relic*, 8th Executive Meeting, May 13, 2003, (accessed April 8, 2012); available from <http://www.sach.gov.cn>.

² People's Government of Hunan Province, *Notification by People's Government of Hunan Province about Announcing Protected Sites and Monuments at Provincial Level*, May 19, 2002, (accessed June 13, 2012); available from <http://www.csswwj.gov.cn/>.

Figure 40 shows the official declaring plaque for site 1-2 Yuelu Academy.

Besides, Yuelu Academy Institution in Hunan University (湖南大学岳麓书院文化所) and a responsible person are designated to manage this site, complying with Article 12 in the regulation,

For a site of ancient culture, ancient tomb, cave temple, State-owned memorial building or ancient architectural structure that is verified and announced as a site protected for its historical and cultural value, the local people's government at or above the county level shall establish a special organ or assign an organ to be responsible for the control over the site. For any other site protected for its historical and cultural value, the local people's government at or above the country level shall establish a special organ or assign an organ or a full-time person to be responsible for the control over the site, the said person may be employed as a cultural relics guard.

Where a site protected for its historical and cultural value is under use by a unit, the unit shall set up a mass organization for the protection of cultural relics; ...¹

All these related information about the officially protected sites and monuments is recorded in the archive by the cultural relics administrative departments, according to the article 11 of the regulate demands,

The records and files of a site protected for its historical and cultural value shall include written description of the site proper, scientific and technological data, related documentary accounts and contents concerning its administrative management.

The records and files of a site protected for its historical and cultural value shall make full use of the forms such as written language, sound and video recordings, pictures, rubbings, facsimiles and electronic copies so as to give effective expressions to the contents they carry on.

Table 13 shows a part of the archives that is open to the public, which has recorded basic information, preservation condition and facilities for conservation separately.

¹ State Council, *Regulations for the Implementation of the Law on Protection of Cultural Relic*, 8th Executive Meeting, May 13, 2003, (accessed April 8, 2012); available from <http://www.sach.gov.cn>.



Figure 39 Boundary and Buffer Zone of 2-33 Beizheng Street Christian Church



Figure 40 Official Declaring Plaque of 1-2 Yuelu Academy

Table 13 Recording Forms for Officially Protected Sites and Monuments

Title			Other Title				
Dating			Dating Study Information				
Protection Level			Announcement Batch No.				
Serial No.			Category				
Assortment No.			Classification				
Code			Location				
Address							
Latitude							
Longitude							
Altitude							
Announcement Authority			Announcement Date				
Proprietorship			User				
Management Organ							
Brief Introduction							
Preservation Condition	Preservation Grade						
	Historic Remains						
Boundary and Buffer Zone							
Declaring Sign	Declaring Plaque	Material		Quantity		Declaring Authority	
		Dimension				Declaring Date	
	Interpretative Plaque	Material		Quantity		Declaring Authority	
		Dimension				Declaring Date	
	Boundary Marker	Material		Quantity		Declaring Authority	
		Dimension					
Conservation Organ	Title						
	Classification						
	Responsible Person						
	No. Of Staff				Founding Date		
Remark							

According to arrangements by superior departments, related offices shall organize the management and, every several years, reevaluate the conditions to announce common immovable cultural relics to be officially protected sites and monuments or upgrade those under official protection to higher level.

3.4.2. OTHER HISTORIC SITES AND MONUMENTS

Besides those officially protected ones, Changsha has other sites and monuments with certain significance in history, science and art, especially from modern time. Protecting them is also critical to conserve the whole image of Changsha's historical process. Three lists of such immovable cultural heritage have been brought up for this consideration.

HISTORIC BUILDINGS FROM MODERN TIME

According to the Article 47 of the Regulation on the Protection of Famous Historical and Cultural Cities, Towns and Villages (历史文化名城名镇名村保护条例), which came into force in 2008,

Historic buildings are the buildings or constructions, confirmed and announced by the people's governments of cities and counties, with a certain value to be protected, reflecting historic townscape and local features, not announced as "Sites to be protected for their historical and cultural value", nor registered as immovable cultural relics.¹

In July of 1998 and April of 2000, Committee of Development of Changsha City (长沙市建设委员会), which was the predecessor of Committee of Housing and Urban-Rural Development of Changsha City, has organized the two rounds of survey of modern buildings in Changsha, and a list of 35 buildings and districts to be protected came out eventually. In 2002, the municipal government of Changsha has officially announced 35 sites of Historic Buildings from Modern Time (近现代历史保护建筑), namely from 4-1 to 4-35 in Table 14.





In the year 2005 and 2006, Committee of Development of Changsha City invited other offices and institutes to cooperate with surveys for the second announcement of historic buildings from modern time. They have maintained the same evaluating standards, which are that the selected

¹ State Council, *Regulation on the Protection of Famous Historical and Cultural Cities, Towns and Village*, April 2, 2008, (accessed May 3, 2012); available from <http://www.gov.cn>.

buildings shall be characteristic buildings from different ages, landmark or memorial buildings, representative works by famous architects, fine-designed buildings of different types or districts with traditional features. With such criteria the second batch of 21 sites, which are from 4-36 to 4-56 in Table 14, was announced in 2009, and they all locate in the inner city of Changsha.

Checking from the result, a number of historic buildings were selected to be officially protected at provincial or city level after restoration, which means this measure has play an effective role in preserving the relics. The negative side is, several cases did not survive in the encroachment by the urban development, were either demolished or dismantled for relocation, which means the protection potency of this measure shall be improved.

Table 14 List of Historic Buildings from Modern Time in Changsha

	Picture	No.	Announcement Year	Remark
North Christian Church in Changsha 长沙基督教城北堂		4-1	2002	2-29
Beizheng Street Christian Church 长沙基督教北正街教堂		4-2	2002	2-33
Lecheng Hall 乐诚堂		4-3	2002	2-34
Former Outpatients' Building in Xiangya Hospital 湘雅医院原门诊大楼		4-4	2002	2-46

<p>Former Residence of He Jian 何健公馆</p>		4-5	2002	
<p>Former Residence of Li Jue 李觉公馆</p>		4-6	2002	2-45
<p>Gate of Yuxiang Textile Mill 裕湘纱厂大门</p>		4-7	2002	2-49
<p>Minzhu Building in Central South University 中南大学民主楼</p>		4-8	2002	
<p>Heping Building in Central South University 中南大学和平楼</p>		4-9	2002	
<p>Memorial Pavilion in Lieshi Park 烈士陵园纪念亭</p>		4-10	2002	
<p>Building No.1 in Hunan provincial CCP committee 湖南省委一号办公楼</p>		4-11	2002	
<p>Hunan Hotel 湖南宾馆</p>		4-12	2002	

<p>Office Building in HPADI 省建筑设计院办公楼</p>		4-13	2002	
<p>Changsha Catholic Chapel and Belfry 长沙天主教礼拜堂及钟楼</p>		4-14	2002	2-28
<p>Yard No.2 in Hunan University 湖南大学二院</p>		4-15	2002	
<p>Old Library in Hunan University 湖南大学老图书馆</p>		4-16	2002	
<p>Grand Hall of Hunan University 湖南大学大礼堂</p>		4-17	2002	2-32
<p>Kexue Building in Hunan University 湖南大学科学馆</p>		4-18	2002	
<p>Gongcheng Building in Hunan University 湖南大学工程馆</p>		4-19	2002	

<p>Former Teaching Building in Hunan Bible Institute 圣经学校教学楼</p>		4-20	2002	2-43
<p>Former Site of Changsha Customs Office 长沙海关旧址</p>		4-21	2002	2-31
<p>Former Residence of Standard Oil Company 美孚洋行私人住宅</p>		4-22	2002	
<p>Former Congress Building of Kuomintang Party 原湖南省咨议会大楼</p>		4-23	2002	
<p>Memorial to Sun Yat-sen 中山纪念堂</p>		4-24	2002	2-36
<p>Former Gate of Provincial Government 原省政府大门</p>		4-25	2002	
<p>Gateway of Xiwenmiaoping Community 西文庙坪石牌坊</p>		4-26	2002	3-8
<p>Former Sino-Soviet Friendship Building 中苏友好馆</p>		4-27	2002	

<p>Chaozong Street 潮宗街</p>		4-28	2002	
<p>Jinxian Street 金线街</p>		4-29	2002	
<p>Traditional Residence of No.8-13 in Tongren Neighborhood, Jixiang Alley 吉祥巷同仁里 8-13 传统民居</p>		4-30	2002	
<p>Former Residence of Tang Shengzhi 原唐生智公馆</p>		4-31	2002	2-50
<p>Former Residence for clergies 原神职人员寓所</p>		4-32	2002	
<p>Jufu Well 聚福井</p>		4-33	2002	DEMOLISHED
<p>Christian Church of Xichang Street 西长街基督教堂</p>		4-34	2002	DEMOLISHED

<p>Former Exterior Wall of Gongyuan 贡院外院墙</p>		4-35	2002	
<p>Pavilions in Youyicun Neighborhood 又一村亭组</p>		4-36	2009	3-23
<p>Rusheng Pavilion 入胜亭</p>		4-37	2009	
<p>Former Residence for Foreign Teachers in Xiangya Medical College 原湘雅医学院外籍教师楼</p>		4-38	2009	2-46
<p>Former Auditorium in Xiangya College 原湘雅医学院礼堂</p>		4-39	2009	2-46
<p>Dormitory No.7 in Hunan University 湖南大学七舍</p>		4-40	2009	
<p>Dormitory No.1 in Hunan University 原湖南大学一舍</p>		4-41	2009	
<p>Shengli Residence in Hunan University 湖南大学胜利斋</p>		4-42	2009	

<p>Former Heshipo Sanatorium 赫石坡原职工疗养院</p>		4-43	2009	
<p>Christian Church of Zhenyesu 真耶稣教会堂</p>		4-44	2009	
<p>Former Site of Jiaotong Bank 交通银行旧址</p>		4-45	2009	DISMANTLED
<p>Former Teaching Building in Sanyi School 原三一小学教学楼</p>		4-46	2009	
<p>Office Building in Hunan Provincial Museum 省博物馆办公楼</p>		4-47	2009	DEMOLISHED
<p>Display Building in Hunan Provincial Museum 省博物馆陈列楼</p>		4-48	2009	DEMOLISHED
<p>West wing of Display Building in Changsha Municipal Museum 市博物馆陈列大楼西段</p>		4-49	2009	

3. Survey

Former Office Building of Changsha Municipal CCP Committee 原长沙市委办公楼		4-50	2009
Xiaowumen Post Office 小吴门邮电楼		4-51	2009
Former Minzhu New Building 民主新大厦旧址		4-52	2009
Office Building of CMI 市冶金设计院研究总院办公楼		4-53	2009
Former Watery Club for Workers 原水上工人文化宫		4-54	2009
Former Hongfang Residence for Foreign Settlers 原外侨红房别墅		4-55	2009
Dongtundu Bridge 东屯渡大桥		4-56	2009



Figure 41 Locations of Historic Buildings from Modern Time in Changsha

The management measures set for their conservation were similar to those for the officially protected sites and monuments. First, setting up boundaries and buffer zone. Second, erecting the declaring plaques. Third, assigning the offices or persons in charge of using and conserving the buildings, and making sure that the usage is not against the original intension. Forth, drafting guidance for conservation of each case, concerning the structure, layout and ornaments etc.



Figure 42 Declaring and Illustrative Plaques on Facade of 4-18 Kexue Building in Hunan University

Studying the remarks in Table 14, it is noticed that 16 sites were listed as Historic Buildings from Modern time first, and their values, especially significance in modern history have been recognized and accordingly preserved or restored, then in the surveys after, the cultural relics administrative departments have confirmed their values by announcing them Officially Protected Sites and Monuments at Provincial level or at City Level and including them in the protection by law. Such fact proves that in Changsha, most of the historic relics before 20th century has vanished, so the conservation system of Historic Buildings from Modern Time is essential and effective to conserve and explore more cultural resources.

Yet unfortunately, 4 sites of Historic Buildings have been demolished and another one has been dismantled and planned to be reassembled in another place in Changsha. This condition shows that this conservation system do not give enough sanctions to guarantee the protection of these historic buildings yet.

HISTORIC RESIDENCES

Another list in the protection system of immovable cultural heritage in inner city of Changsha was announced as Historic Residences (历史旧宅) in 2005, as Table 15 illustrates.

Table 15 List of Historic Residences in Changsha

	Picture	No.	Announcement Year	Remark
No. 4, Fude Neighborhood 福德里 4 号		5-1	2005	
No. 5, Fude Neighborhood 福德里 5 号		5-2	2005	
No. 6, Fude Neighborhood 福德里 6 号		5-3	2005	

<p>No. 26, Fengjiawan Lane 冯家湾 26 号</p>		<p>5-4</p>	<p>2005</p>
<p>No. 27, Fengjiawan Lane 冯家湾 27 号</p>		<p>5-5</p>	<p>2005</p>
<p>No. 59, Mayishun Lane 马益顺巷 59 号</p>		<p>5-6</p>	<p>2005</p>
<p>No. 61, Mayishun Lane 马益顺巷 61 号</p>		<p>5-7</p>	<p>2005</p>
<p>No. 64, Mayishun Lane 马益顺巷 64 号</p>		<p>5-8</p>	<p>2005</p>
<p>No. 2, Jiuru Neighborhood 九如里 2 号</p>		<p>5-9</p>	<p>2005</p>

<p>No. 4, Jiuru Neighborhood 九如里 4 号</p>		5-10	2005
<p>No. 6, Jiuru Neighborhood 九如里 6 号</p>		5-11	2005
<p>No. 60, Liansheng Street 连升街 60 号</p>		5-12	2005
<p>No. 62, Liansheng Street 连升街 62 号</p>		5-13	2005
<p>No. 6, Ziyuan Neighborhood 梓园 6 号</p>		5-14	2005
<p>No. 68, Shijiantou Lane 十间头 68 号</p>		5-15	2005
<p>No. 72, Shijiantou Lane 十间头 72 号</p>		5-16	2005
<p>No. 2, Shanghujiahuyuan Lane 上胡家花园 2 号公馆</p>		5-17	2005

<p>No. 23, Baiguoyuan Neighborhood 白果园 23 号程潜公馆</p>		5-18	2005	2-42
<p>No. 56, Tiefo East Street 铁佛东街 56 号</p>		5-19	2005	
<p>No. 125, Juzhou Island 橘子洲头 125 号</p>		5-20	2005	
<p>No. 29, Sangui Street 三贵街 29 号</p>		5-21	2005	
<p>No. 190, Pozi Street 坡子街 190 号鸿记钱庄</p>		5-22	2005	DISMANTLED
<p>No. 11, Fusheng Street 福胜街 11 号苏州会馆</p>		5-23	2005	DISMANTLED

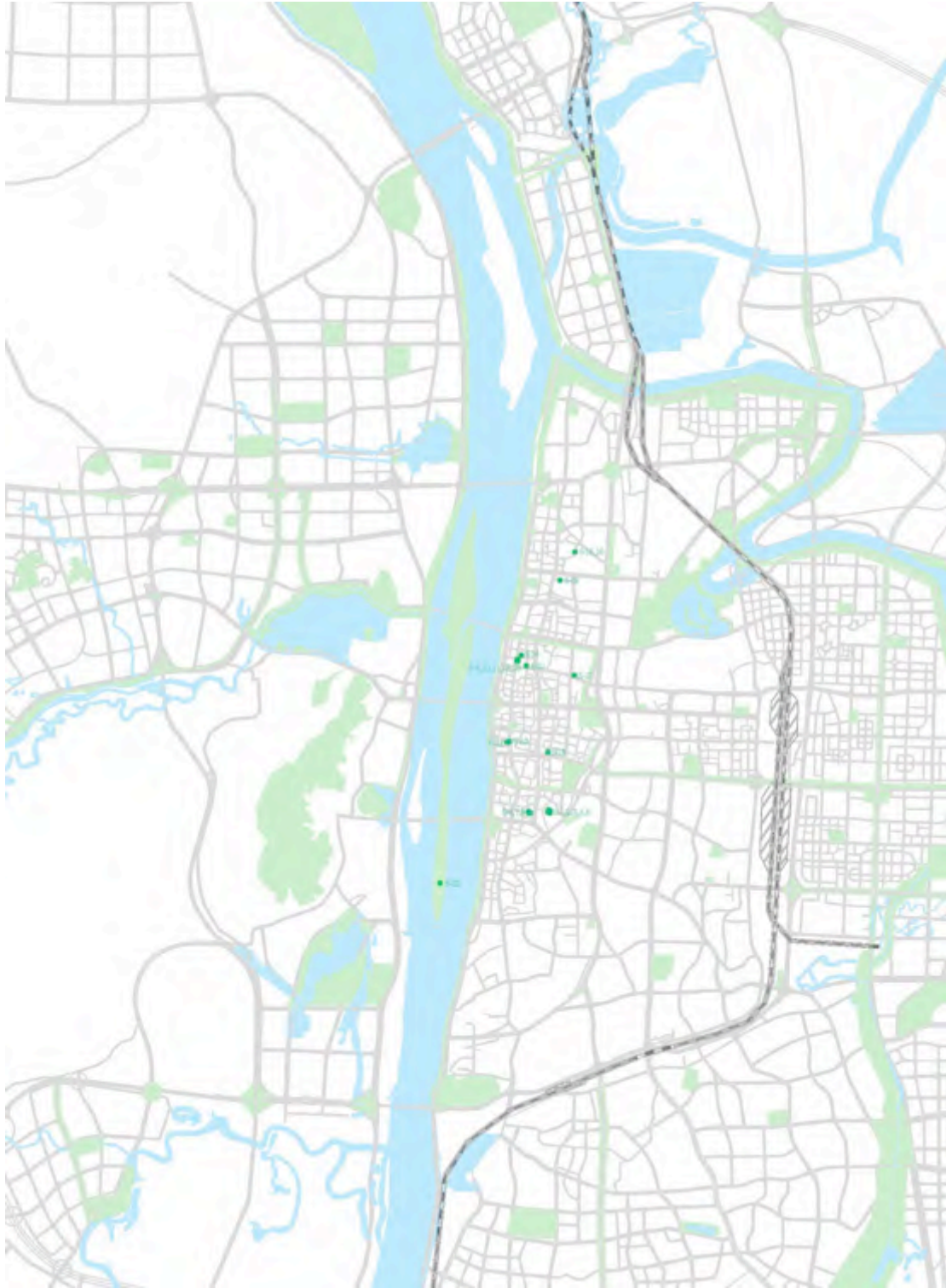


Figure 43 Locations of Historic Residences in Changsha

The Bureau of Cultural Relics of Changsha City has set the measures to conserve them. First is to recover their original appearances with the same structure and material like there were, second is to decorate aptly the other buildings around with elements in accordance with the historic residences' style, third is to demolish the severely incompatible buildings in the neighborhoods and the illegitimate fabrications inside the historic residences, fourth is to implant architectural articles or gardens with features from past epochs in clearings inside the neighborhoods, five is to set up illustrative installations to propagate knowledge about local history, six is to put importance to the holistic and massive effects of the considering the connections between neighborhoods and to in planning, seventh is to reduce the density of population inside the neighborhoods gradually without relocate all the habitants absolutely.¹

So far, half of these buildings remained private residences, restored or not yet, while the other half's ownership has been transferred to other owners like state-owned real estate companies or other groups to restore and reuse the property.

HISTORIC ALLEYS



To preserve the immovable cultural heritage , Changsha city has announced a list of Historic Alleys (历史街巷) in 2004, as Table 16 describes. Also, these neighborhoods concentrate in the inner city of Changsha. Some of these Historic Alleys have a particular feature, which is the granite-covered pavement from Qing Dynasty. And the buildings on the sides are usually constructed with wood or bricks from early 20th Century.

¹ Jianhui Xie, ed., *Changsha in China: Trails of Historic Streets* (Kunming: Nationalities Publishing House of Yunnan, 2006), p. 120.

Table 16 List of Historic Alleys in Changsha

	Picture	No.	Main function
Baiguoyuan 白果园		6-1	Residence
Hualongchi 化龙池		6-2	Service
Dagudao Alley 大古道巷		6-3	Residence & Commerce
Xiaogudao Alley 小古道巷		6-4	Residence & Commerce
Mopanwan-South Daotuoque Alley 磨盘湾-南倒脱靴巷		6-5	Residence
Tianxin Street 天心街		6-6	Residence

<p>Xiwenmiaoping 西文庙坪</p>		<p>6-7</p>	<p>Residence</p>
<p>Gutan Street 古潭街</p>		<p>6-8</p>	<p>Residence</p>
<p>Chaozong Street (including Jiuru Neighborhood and Ziyuan) 潮宗街 (包括九如里 和梓园)</p>		<p>6-9</p>	<p>Residence & Tourism</p>
<p>Jixiang Alley (including Tongren Neighborhood) 吉祥巷 (包括同仁里)</p>		<p>6-10</p>	<p>Residence</p>

<p>Liansheng Street 连升街</p>		<p>6-11</p>	<p>Residence & Tourism</p>
<p>Cixianhu Neighborhood 赐闲湖巷</p>		<p>6-12</p>	<p>Residence</p>

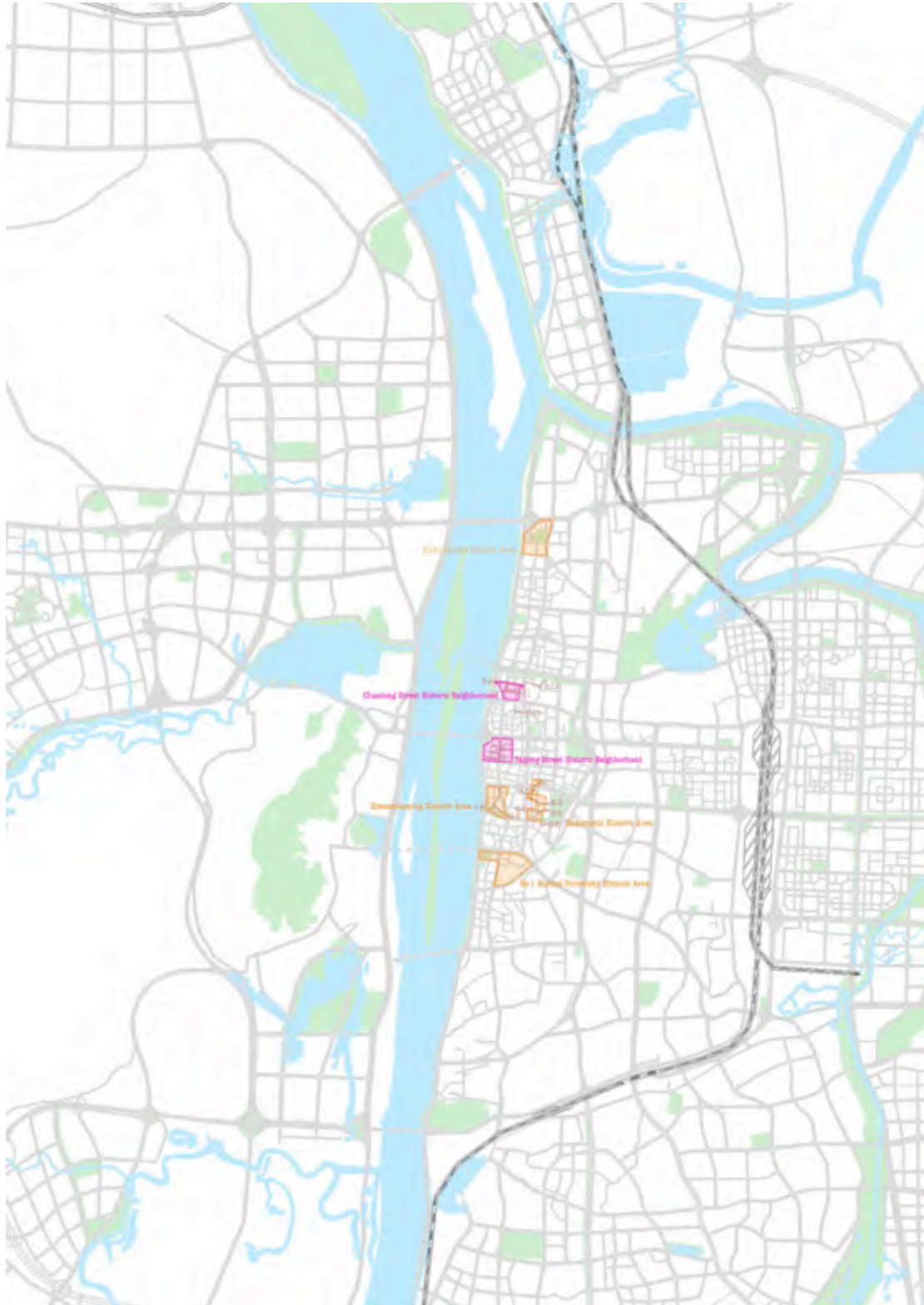


Figure 44 Locations of Historic Alleys, Historic Neighborhoods and Historic Areas in Changsha

So far, the main measures to protect them are preserving the pavement and the buildings on the flanks, and updating devices, which were usually integrated with the conservation of bigger neighborhoods they locate in.

3.4.3. HISTORIC NEIGHBORHOODS

There is a rigid value standard for an area to be announced as national Historic Neighborhood, and as an important content of Historic City conservation, it has been defined recently that a Historic City shall have no less than two Historic Neighborhoods in its territory. Changsha has not met this requirement yet so many efforts have been done in this part. Figure 44 shows the locations of historic neighborhoods.

TAIPING HISTORIC NEIGHBORHOOD

In Changsha, Taiping Street Historic Neighborhood (太平街历史文化街区) is the only one that has acquired the title of Famous Neighborhood of Historical and Cultural Value with the State Council's approval.



Figure 45 Analysis of Layout in Conservation Plan of Taiping Street Neighborhood drafted in 2004



Figure 46 Rendering in Conservation Plan of Taiping Street Neighborhood Drafted in 2004

As part of the conservation plan for the whole city, much planning work has been done around the conservation for this area. The most comprehensive planning was drafted by Shanghai Tongji Urban Planning & Design Institute (上海同济城市规划设计研究院) in 2004. Their conservation plan has formulated three gradations: general administration like the delimiting the boundaries of protection area and buffer zone, adjusting land usages of the protection area, traffic planning and social life planning; spacial measures including specifying conservation and renovation modes for buildings and constructions, assigning limitation of buildings' height, reorganizing public spaces and planning other public projects; and lastly, detailed planning such as positioning every single building, designing important public facilities, and offering specific methods of preservation and renovation for facades and buildings elements.¹

The result of the conservation could be observed in Figure 47 and Figure 48. Figure 47 shows Taiping Street in 1990s, and in 2013, after the restoration in 2005. Figure 48 illustrates the difference happens to Lisheng Store, an old salt shop in Taiping Street, after the same project of conservation. The major scale and features of this neighborhood have been preserved, major sites of cultural relics and historic buildings have been restored, part of infrastructure has been improved and the commercial value has been fully exploited and Taiping Street Historic Neighborhood has become one of the popular places for recreation among citizens.

¹ Tao Yang, "Views on Method and Guidance of Historical Block Protection, Renovation and Planning", *Architecture & Culture*, no. 7 (2005): p. 56.



Figure 47 Taiping Street in 1990s and in 2013



Figure 48 Lisheng Store (利生盐号) in Taiping Street in 1990s and 2013

But this restoration has not covered at least two problems as Figure 49 could explain. First, the main path in the neighborhood, Taiping Street, and its branch paths are assigned as commercial space, but the inadequacy of management has led the area to be overly commercialized, and distracting public attention from cultural and historical significances. Second, the infrastructure has been updated in the commercial streets, but not in the residential neighborhoods. The conservation plan has projected the restoration to be completed from 2005 to 2009 by three stages, and the conservation for the residential neighborhood shall be finished lastly given commercial area renovated in the first stage has brought along fund. Yet due to all kinds of reasons, the late stage has not followed up, and residents still have to live with stagnant infrastructure until now.



Figure 49 Over Commercialization and Stagnant Infrastructure in Taiping Street Historic Neighborhood

CHAOZONG STREET HISTORIC NEIGHBORHOOD

In the conservation plan of historic city Changsha drafted in 2012, it is planned that the neighborhood around Chaozong Street (潮宗街) to be protected as the second Historic Neighborhood. This proposal is still waiting for the State Council's approval.

The 9-meter-wide and 511-meter-long, pieces of granite covered Chaozong Street (潮宗街) got its name from the Chaozong Gate (潮宗门) in the northwest of ancient city wall. The neighborhood used to be full of stores and storehouses for rice trade, since it was the thoroughfare to arrive at the ports through the Chaozong Gate. Plus ancient government and courier station used to locate here, so this neighborhood has been prosperous in history. In 1910s and 1920s, cultural buildings like schools, churches, and newspaper offices have appeared and have given this area other characteristics.



Figure 50 Satellite Picture of Area around Chaozong Street in 2002 and 2013

Examining the satellite pictures of this area taken in 2002 and 2013, Figure 50, it could be known that the context around Chaozong Street used to be similar and from the same period. But, the old street Beichang (北长街) was being demolished to make space for the new avenue Huangxing North Road (黄兴北路), which cut through the original context. In company with the completion of this 46-meter-wide and six-lane street, commercial buildings with mass volume and coverage were built along. And then, the street along Xiang River, Xiangjiang Middle Road (湘江中路) was widened during the development of waterfront area in Changsha. The adjoining blocks were demolished and reconstructed with high-rise buildings for profits and riverside landscape.

Figure 51 and Figure 52 could help to trace the context clearly. A detail worth noticing is the high-rise buildings around Chaozong Street Neighborhood. They are mainly for the usage of residence, commerce or the mixture of these two purposes. Along with the extension and expansion of roads, they have occupied the peripheries of old neighborhoods and have nibbled the traditional context.



Figure 51 Texture of Chaozong Street Neighborhood in 2002

As Figure 52 illustrates, the boundary of Chaozong Street Historic Neighborhood was delimited as an area of 4.5 hectare, and the buffer zone 8.7 hectare. Inside the boundary, the height of buildings is required to be less than 18 meters, and buildings, mostly residences in smaller connected alleys are contained in the area to be conserved, including one Officially Protected Sites and Monuments 3-24, one Historic Buildings 4-44, and six Historic Residences 5-09, 5-10, 5-11, 5-13, 5-14 and 5-21. Those alleys have maintained the small scales inherited from old time, some of which are only 1.5 meters wide, and the buildings have kept traditional and local styles from early 20 century. Now the main usage of this piece of land is residential and it would be the same at least until 2020 as planned.



Figure 52 Texture of Chaozong Street Historic Neighborhood in 2013

3.4.4. HISTORIC AREAS

So far there is one Historic Neighborhood officially admitted by the State Council locates in the inner city of Changsha. Such condition is disadvantageous to conserve the other historic zones, which do not present enough historical significance or townscape distinctly to be announced as Historic Neighborhoods yet, so another list of Historic Areas (历史地段) is formulated to enrich the conservation of Historic City Changsha. They are Kaifu Temple Historic Area (开福寺历史地段), Hualongchi Historic Area (化龙池历史地段), Xiwenmiaoping Historic Area (西文庙坪历史地段) and Hunan No.1 Normal University (湖南省立一师范历史地段) as Figure 44 indicates.

KAIFU TEMPLE HISTORIC AREA AND HUNAN NO.1 NORMAL UNIVERSITY
HISTORIC AREA

Kaifu Temple (开福寺) was founded in the year 927 to the north of ancient Changsha city, where now has developed into part of inner city. After many alterations and reconstructions in all these centuries, some remaining buildings in Kaifu Temple date back to the year 1887, renovated in 1922 and 1950s, ruined severely in the Cultural Revolution, and finally restored in 1983 and reopened as Buddhist place.¹

Kaifu Temple itself is one of the Officially Protected Sites and Monuments at Provincial Level, and has a typical traditional Chinese architectural layout, in these years, restorations and new construction inside the temple, and building of scenery spots corresponding with the Buddhism-theme style outside the temple keep going on while it attracts an increasing number of Buddhists and other visitors.

Hunan No.1 Normal University grew out of the Chengnan Academy that dated back from the 12th century, and in 1903 it has started the history as a normal university. The buildings were modeled on foreign academic architecture at that time, which were destroyed in 1938's Wenxi Fire. It was rebuilt with the exactly original design from 1966 to 1969. Hunan No. 1 Normal University shares the condition of Kaifu Temple Historic Area, the site proper is one of the Officially Protected Sites and Monuments, and so its conservation complies with the according requirements. They both have independent and unified users, at the same time functioning as management organs. They both have organized usage and adequate and stable revenue source, which would make the conservation much easier to carry out. In this case the management organ, Hunan No.1 Normal University is in charge of its restoration and other necessary maintenances, which shall be consulted with the local administrative departments of cultural relics. Now the school's activities are still carrying on but will be gradually moved out to a new campus in the suburb to preserve the historic site.

¹ Jianhui Xie, ed., *Changsha in China: Old Buildings in Changsha* (Beijing: Wuzhou Chuanbo Press, 2006), p. 98.



Figure 53 Satellite Picture of Kaifu Temple Historic Area



Figure 54 Kaifu Temple Historic Area



Figure 55 Satellite Picture of Hunan No.1 Normal University Historic Area



Figure 56 Hunan No.1 Normal University in Early 20th Century and Rebuilt in 1960s

HUALONGCHI HISTORIC AREA

Hualongchi neighborhood is connected with the neighborhoods of Baiguoyuan (白果园), Dagudao Alley (大古道巷) and Xiaogudao Alley (小古道巷). Hualongchi Historic Area has

covered all these neighborhoods. Hualongchi is an old s-shaped and granite-covered road where historical personages have lived, which is quite characteristic in Changsha. The other neighborhoods also have many typically traditional residences and alleys, including a villa that is Historic Building and Officially Protected Sites and Monuments at Provincial Level.

In Figure 58, the connection between these neighborhoods is quite clear in 2003. Zhiji Street (织机街) used to be part of this old urban area, which has been demolished in 2005 and rebuilt as 50-meter-wide Renmin West Road (人民西路) as it is shown in the 2013's satellite picture of Figure 59. The connectivity between Baiguoyuan and Hualongchi has been attenuated much. Environment design has attempted to rebuild the spacial connection between these two lanes like Figure 57 shows, or physical connections like an overpass has also been considered, yet the effect might not be working as expected since the distance between is quite long and the flowing traffic stream on Renmin West Road has made it quite difficult.



Figure 57 Coherent Indicative Installations of Baiguoyuan and Hualongchi on Renmin West Road

Another big difference between Figure 60 and Figure 61 that could not be ignored is that a big part of the neighborhoods has been demolished. Such change in fact reflects the trial process to conserve Hualongchi Historic Area.



Figure 58 Satellite Picture of Area around Baiguoyuan in 2003



Figure 59 Satellite Picture of Area around Baiguoyuan in 2013



Figure 60 Texture of Hualongchi Historic Area in 2005



Figure 61 Texture of Hualongchi Historic Area in 2013

The conservation of Historic Areas is integrated with Historic Alleys together. In the year 2004, Changsha has intensively renovated a number of alleys behind main streets in the city, and has also announced the boundary of Historic Alleys as well as the lists, just like Figure 60 indicates. Each neighborhood in Hualongchi Historic Area has had different treatment of conservation or renewal. Fundamental policies are not to change the layout of neighborhood but to update the public facilities and construction quality, to rule the height of buildings in buffer zone, and to create or to improve scenic and cultural spots as well as public space in suitable places. To harmonize the townscape in this area, alterations have been applied to the neighborhood around.

On this basis, then individual management scheme has been drafted for each neighborhood. Hualongchi has been transformed into a bar street, so the main modifications are decorations and contents of social life as Figure 62 shows. Baiguoyuan has had its environment renovated, and public space recreated while the neighborhood remained residential as Figure 63 displays. Huangxing South Road (黄兴南路), indicated in Figure 58 and Figure 59, is a very thriving commercial pedestrian street, since the previous road in the same location has always been the prosperous place of all kinds of trades in historic Changsha. Joining with this commercial center, Dagudao Alley and Xiaogudao Alley used to be full of shops selling cutlery and antiques in old days, yet the commerce has become depressed along with the downgrading of the neighborhoods. In the reformation in 2004, mostly the ground floor of buildings along these two alleys have been renewed to be shops selling leather or plastic products, and other articles of daily use. Yet in the year 2009, it was decided to start a project aiming at demolishing the shabby shelters in these two neighborhoods and then rebuilding, which, for various reasons, has not finished the demolition yet and have left the environment unorganized in this neighborhood.



Figure 62 Hualongchi before and after Renewal in 2004



Figure 63 Baiguoyuan before and after Renovation in 2004



Figure 64 Dagudao Alley in 2005 and 2013

In Figure 64 it could be observed that in 2005, Dagudao Alley has just had the reformation, which has redecorated the facades, but only the facades. All these archaic but brand new assets have fallen apart without proper management in few years, and such process was more stimulated by the project of demolishing shantytown since the habitants' life has become unstable.

XIWENMIAOPING HISTORIC AREA

Xiwenmiaoping Historic Area sits in the site where the ancient Changshafu Academy (长沙府学宫) as Figure 65 shows, has located and has been burned down in 1938's Wenxi Fire, after when, Neighborhoods Xiwenmiaoping, Xuegongfu Main Street (学官府正街), and Gutan Street (古潭

街) have been rebuilt on the ruins. During the reconstruction, the only part of the academy survived from the conflagration, the Xiwenmiaoping Gateway, has been embedded as part of rebuilt shelters. In this densely populated area, small alleys flanked by residences with various construction qualities, interlace with each other and have created relatively long and narrow corridors. Such statue has not changed much until 1990s as illustrated in Figure 66.



Figure 65 Changshafu Academy in Early 20th Century

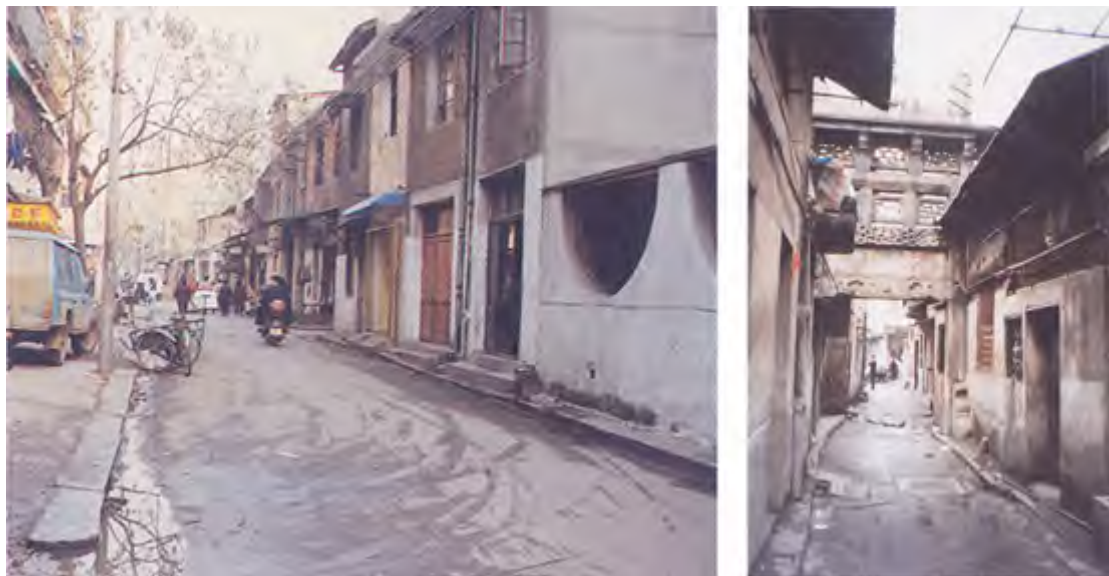


Figure 66 Xuegongfu Main Street and Xiwenmiaoping Gateway in 1990s

At the end of the year 2005, two major changes have taken place in this Area. First, the traditional Fanxi Alley (樊西巷), which could be seen in Figure 67 was demolished and rebuilt as part of Renmin West Road. As Figure 68 displays, Renmin West Road has led several north-south roads crossed by heavy traffic. Second, the government has renovated the neighborhood. As for the conservation of the neighborhood, the main measures are also controlling the height of buildings in buffer zone, as Figure 69 shows, under 24 meters, representing other cultural or historic significant spots to propagandize history, and harmonizing the townscape with decorations of similar historical symbols.

The most important part of conservation is that the construction around the gateway has been cleared for a small square to admire it and the history it stands for, which has become also the spot of landscape and leisure in Xiwenmiaoping Historic Area. As pictures of newly built cultural elements No. 3, 4, 5 and 6 in Figure 71 show, the buildings surrounding the square have been reformed to suit the contemporaneous architectural features with the gateway, to lead visitors go further to the historic neighborhoods, and also directing sights away from inconsistent buildings on the east. Plus on the walls, interpretive panels have been set up to illustrate the history of this area. The small square has been recreated to be the center of daily life of habitants in this neighborhood. The ground floors along Xiwenmiaoping, mostly stores, have been redecorated with accordant fixtures on the facade.



Figure 67 Satellite Picture of Area Around Xiwenmiaoping in 2003



Figure 68 Satellite Picture of Area around Xiwenmiaoping in 2013



Figure 69 Texture of Xiwenmiaoping Historic Area in 2005

Inside this Historic Area, there are more than one culturally and historically significant spots. After Wenxi Fire, people have rebuilt the house along Xialijiapo Alley (下黎家坡巷), Xuegongfu Main Street, Gutan Street and other adjoining neighborhoods. Limited by the shortage of resources and labor force at that time, basically houses were built with low-quality material and low technology in small dimensions and adjoining with each other to avoid building more walls. The habitants in such dwellings are in need of improving their living condition, because they

were congested into 20-50 meter long, about 2 meter wide, and usually blind alleys, which offer inferior lighting and ventilation like the example on the left of Figure 70. They are also mingled with independent houses with bigger dimension and better construction quality. Those houses were usually built before 1949, when the people's government has taken over the ownership from private proprietors, and then given to collective proprietors like factories or bureaus. They were usually assigned to worker and staff to live with their families. Due to the limited lodging area, it was common situation that up to a dozen families living in the same building. Along with the state-owned enterprises falling into decay, the residences have fallen into disrepair, and the dwellers became less capable and willing to renovate their lodgings, like the example on the right of Figure 70. These two types of residences in need of renovation exist not only inside the boundary, but also in the buffer zone, and have been brought into consideration, yet the conservation of Xiwenmiaoping Historic Area has not really penetrated into.



Figure 70 Two Types of Residences in Need of Renovation in Xiwenmiaoping Historic Area

In the following years, Xiwenmiaoping Historic Area as a residential neighborhood has not changed much, but the development of the urban has kept going on. The Xiangjiang Middle Road along Xiang River has been extended to the south, also the scenery belt beside has been constructed, the site at the corner of this waterfront avenue and Renmin West Road has been torn down to build new high-rises, so is the site on the south, cornered by Xiangjiang Middle Road and Xihu Road (西湖路), where one listed Historic Building used to locate. In this way the texture of historic urban formed in one or more centuries has been made disconnected. Such condition is creating a dilemma for Xiwenmiaoping Historic Area. On one hand, the designed environment renovation and newly built cultural elements, along with the original historic

monuments and buildings shown as the pictures in Figure 71, have promoted and enriched the cultural significance and fascination towards people, on the other hand, the new constructions and projects, along massive commercial spaces, including the about-to-build high-rises on the north marked in Figure 71 have imposed bigger influence towards the neighborhoods by bringing up the price of land.

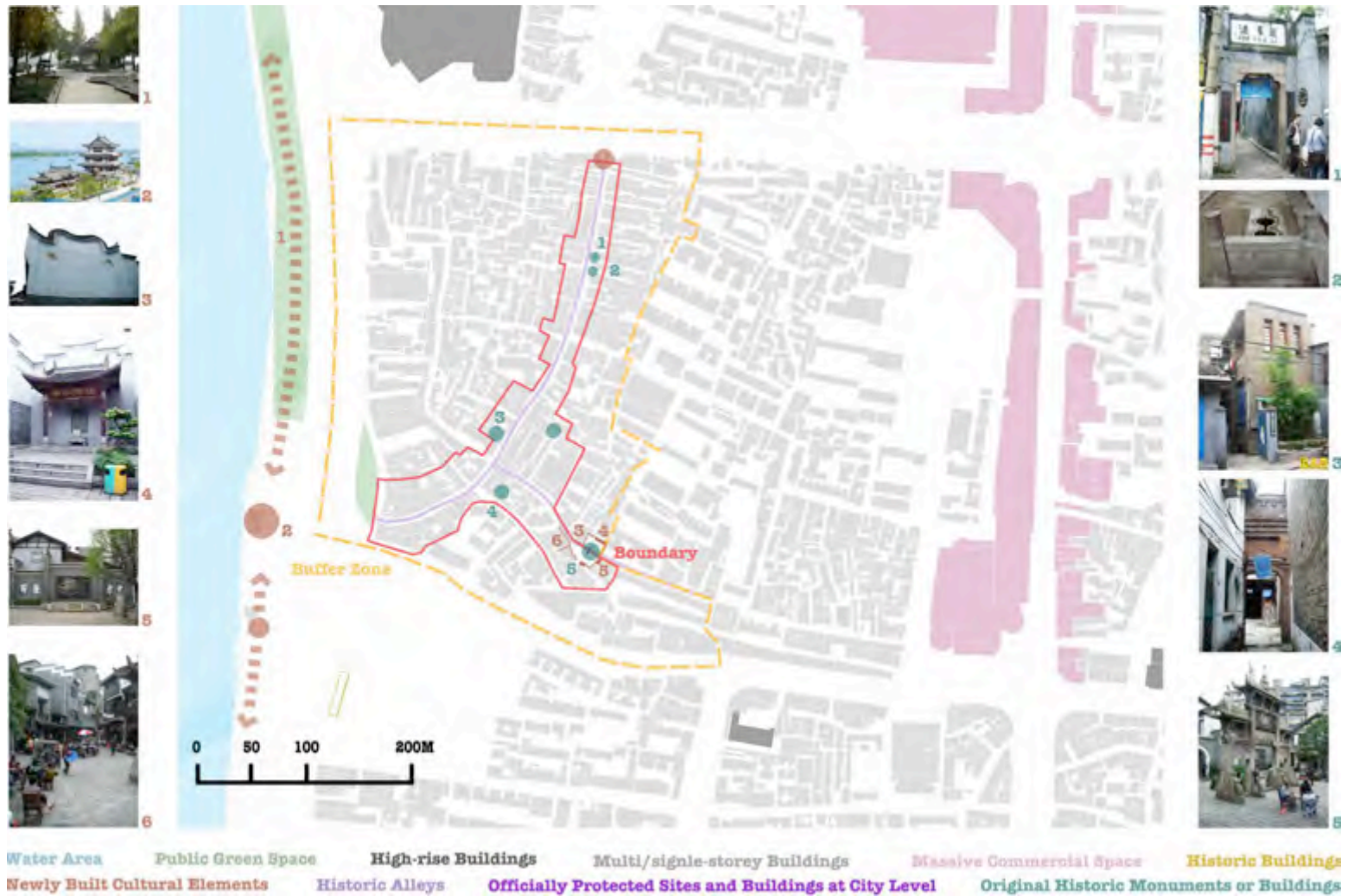
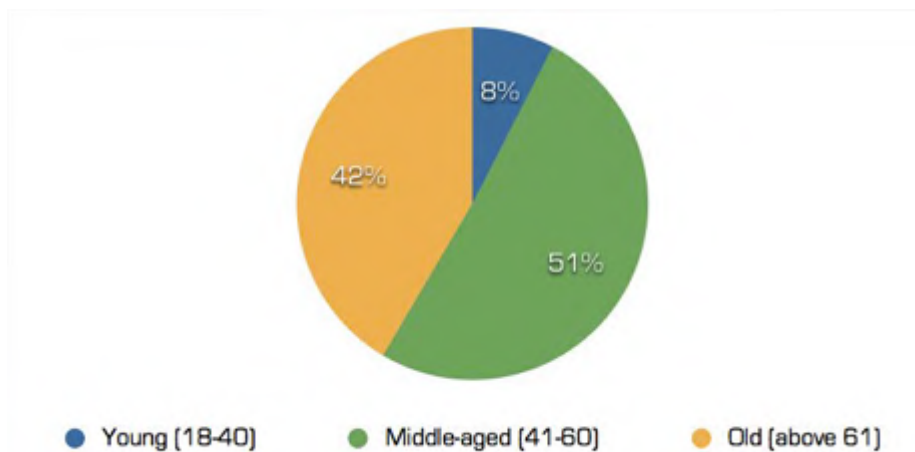


Figure 71 Texture of Xiwenmiaoping Historic Area in 2013

Xiwenmiaoping Historic Area is a mainly residential neighborhood, and the conservation plan in force projects to maintain this usage. According to statistics in 2012, 1536 households, in total 4703 residents, inhabited this 10-hacre area.¹

To help making the strategy, a questionnaire survey could be useful. In December of 2013, 53 residents from Xiwenmiaoping Historic Area, 30 male and 23 female, were interviewed and have finished the questionnaires. 4 of them are between 18 and 40, 27 are in their forties or fifties, and 22 are older than 60, and Table 17 illustrates the percentages. Such composition more or less stands for the age proportions of resident population in this area, which means middle age and old people make up the absolute majority.

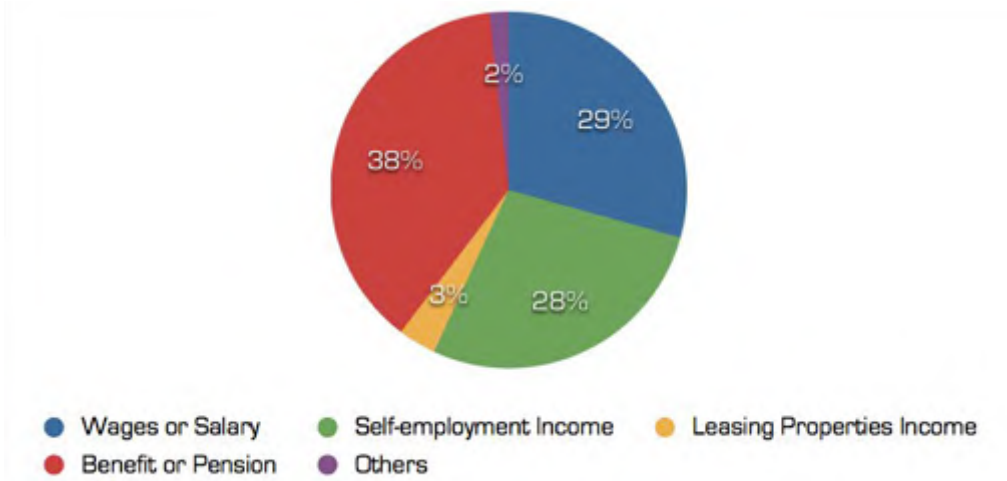
Table 17 Age Composition of Respondents



Xiwenmiaoping is a typical shantytown in the city center, and the habitants' personal income is commonly low. From the samples it could be told that the benefit or pension is the major category of personal income, then taking full-time or part-time jobs and self-employment like running small shops are also popular sources.

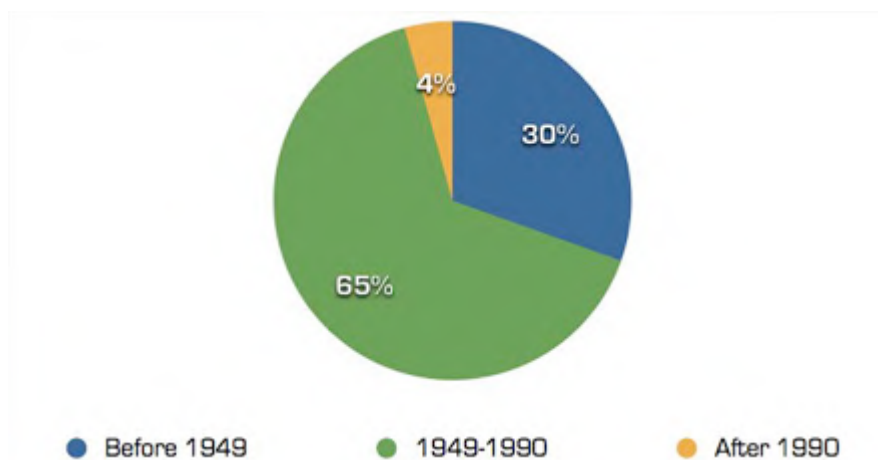
¹ Xiwenmiaoping Community in Xueyuan Street, Tianxin District, *Introduction to the Community*, (accessed October 16th, 2013); available from <http://wmp.2shequ.com/>.

Table 18 Main Personal Income Categories of Respondents



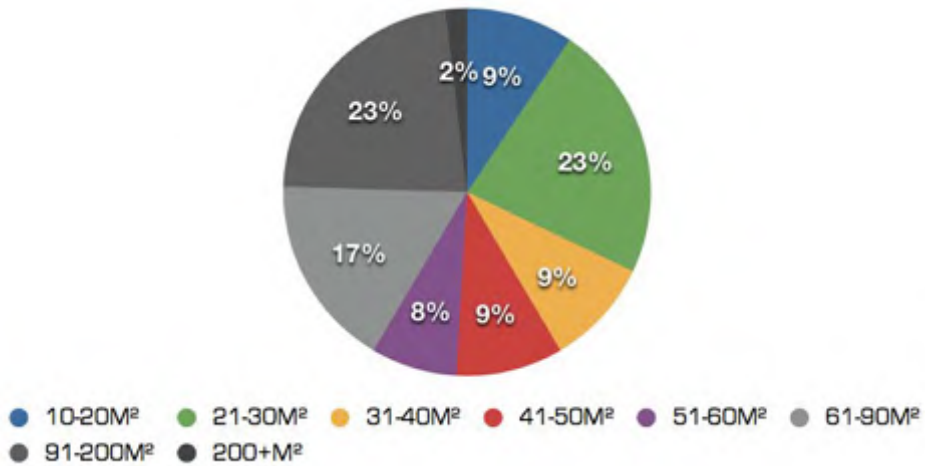
And about the dwellings, it is worth mentioning that before 1949, houses in Changsha were usually ordered by private owners like individual families to be built. After 1949, lodgings were normally built with the funds from collective purchasers like a factory and its workers. In such case the dwellers possess only part of the ownership or only the right to use the property, until 1990, when the houses or apartments started widely being constructed and offered by the real estate market as commodities. Among the samples dwellings, in which more than 60% of respondents are living, were built in the period between 1949 and 1990, which means the collective ownership could hint a troublesome issue.

Table 19 Construction Time of Respondents' Dwellings



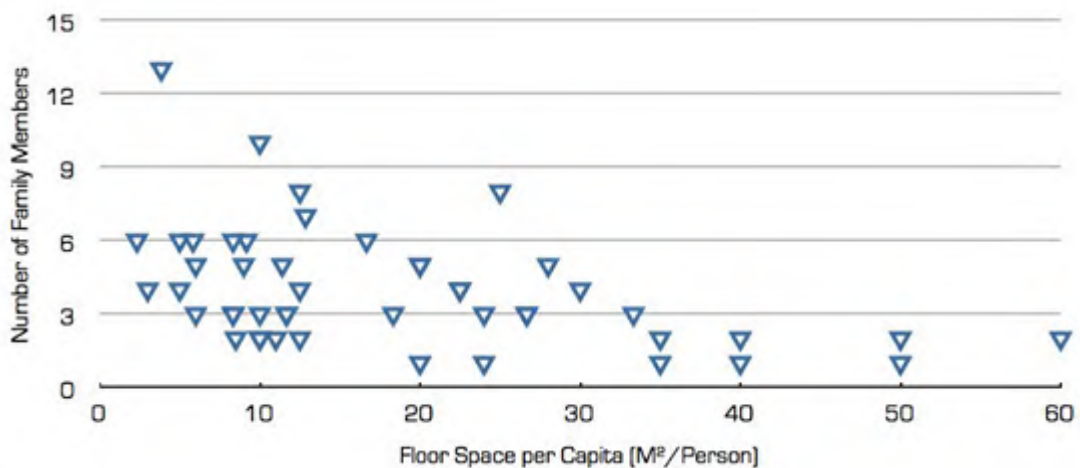
It is illustrated in Table 20 that half of the respondents' households have a floor space less than 50 square meters, and a quarter of them has a relatively bigger floor space, which means more than 90 square meters. On average, each family has a floor space of 62.38 square meters.

Table 20 Households' Floor Space of Respondents



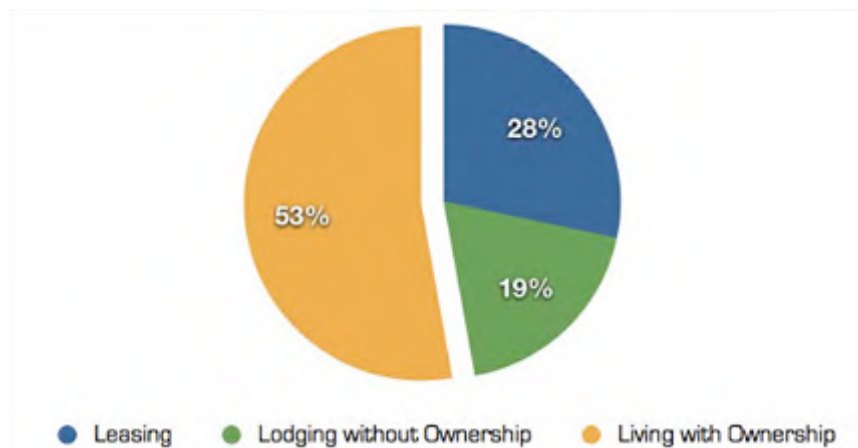
Analyzing the living space for each person would be significant to value the living quality in this neighborhood. According to Table 21 based on statistics of all the 53 samples, most of the respondents have 2 to 6 members in their families, and the floor space per capita concentrate in the section between 5 and 13 square meters/person. The average floor space per capita of all samples is 16.45 square meters/person.

Table 21 Floor Space per Capita and Number of Family Members of Samples



Among all the dwellers, it is suggested in Table 22 that 28% of them are leasing their dwellings, 19% are lodging but without proper ownership, while the rest, 53%, possess the properties of their residences. In comparison, Table 18 shows that only 3% of the respondents receive their income from the leased properties, which could suggest that the majority of owners who have leased their properties have not chosen to live in Xiwenmiaoping Historic Area.

Table 22 Ownership Statuses of Respondents' Properties



Respondents' opinions towards their residences vary as Table 23 displays, but in general, they give an average evaluation of 60% to how much they are satisfied with the houses or apartments they are living in, and many of them mentioned that they have nothing to complain about since they own the properties. The most unsatisfying aspects for respondents are lack of facilities like private lavatories and kitchens, worrying construction quality, and inadequate floor space, while neighbors are mentioned frequently as a positive aspect of the dwellings. Ventilation and lighting have gained equally praises and criticisms. As for the degree of satisfaction of respondents towards the neighborhood Xiwenmiaoping, it is quite positive and 84% on average. The biggest reason they give such high credit is the location of the neighborhood, since it locates in the city center and connects well with the other districts. After these years' maintenance, the cleaning and organization of public space, relationship of the big neighborhood, infrastructures like supplies of water, electricity and gas, and services like accessibility to kindergartens, markets and hospitals have been referred repeatedly as satisfactory and rarely as unsatisfying. Most of the respondents have expressed their fondness for their neighborhood relationship.

Table 23 Degree of Satisfaction towards Residence and Neighborhood by Respondents

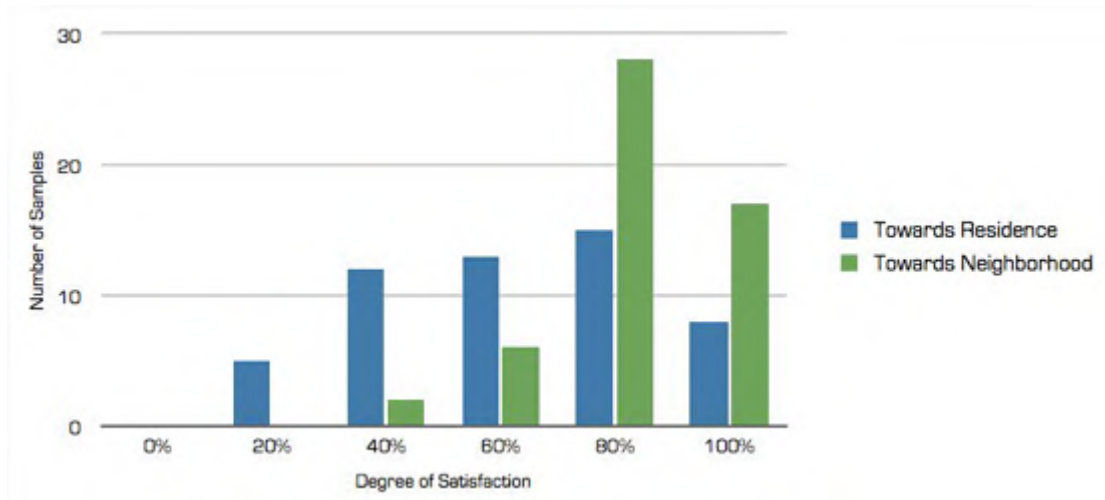
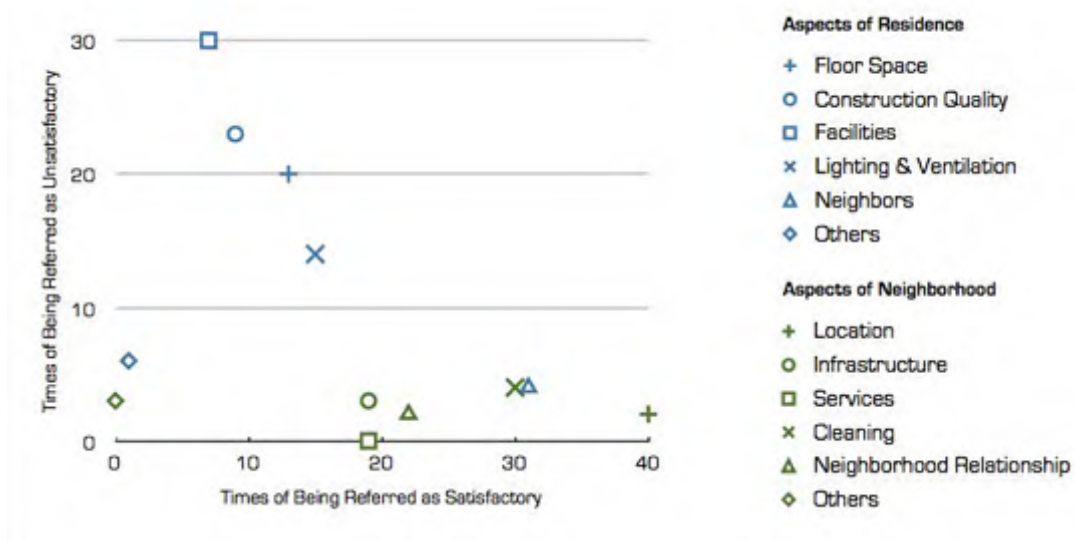
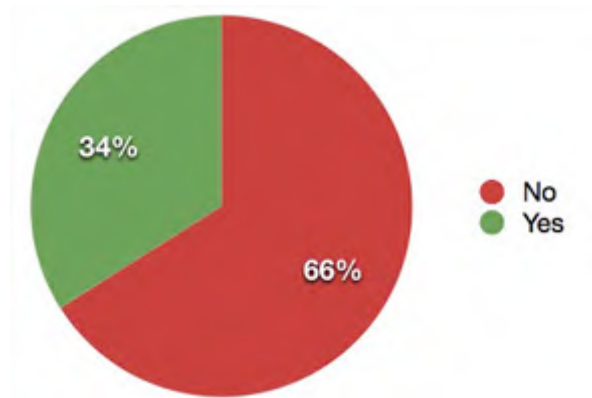


Table 24 References to Aspects of Residence and Neighborhood by Respondents



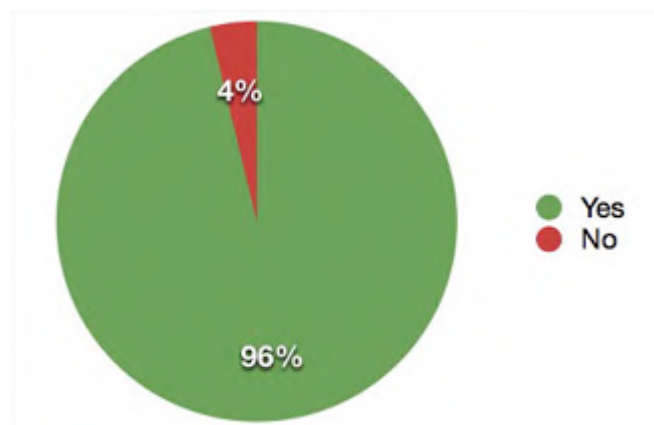
Respondents have also been asked about their preference towards relocating. 66% of them prefer to stay in their current residences because they care for the location and social network they hold in this quarter, or simply because of financial shortage. 34% of the people surveyed would like to relocate, and what they hope for the new dwellings are an upgraded public space, a location in downtown area, and most keenly, a bigger floor space.

Table 25 Preferences of Respondents to Relocate



The last question in the survey is that if the residences they are living in were designated to be conserved or restored with the fund from government, and they were asked for cooperation in repair and maintenance, and forbidden to alter the construction without permission, would the respondents cooperate? 96% of the participants are willing to adjust their life and cooperate with the conservation work while, the rest, 4% tend to move out of their residences in such condition.

Table 26 Willingness of Respondents to Cooperate with Conservation



How to improving the quality of life in historic areas has always been a controversial issue. It is always doubted that preserving old neighborhoods would prevent original residents from having an improved living condition, and relocate them might be a better and easier solution. This questionnaire survey suggests the strong bond between residents and the community, and their







willingness to dedicate to the conservation. Balancing improving the quality of original residents' living and conserving the traditional neighborhoods is more of a technical issue instead of a moral decision. Relocating the original residents would be more likely to deprive them of their connection to the homeland, and more importantly, income from the properties.

3.4.5. UNDERGROUND ARCHEOLOGICAL REMAINS

Much of the cultural heritage on ground in Changsha has not survived wars, movements and urban developments in all this centuries, yet the city has abundant cultural relics underground. In recent years' booming constructions, along with the renewal of city center, underground archeological remains have emerged more often in Changsha, which have stimulated great conflicts between protection of cultural relics and urban development. Among such cases these years, the speeding development has not really tolerated time-consuming archeological excavation, or sparing the land for immovable historic remains.

Aside from movable cultural relics, Table 27 shows a number of archeological sites have been discovered during construction projects in recent years. They have contained pillars, culverts or bases of city walls, those have obvious significances with the places they locate in, and all of them locate in city center, where ancient cities of Changsha have existed. Those cultural heritages were supposed to be immovable, yet the major part of them were dismantled and moved away in short time to be studied in offices and later be presented without the context in museums. Such projects are usually construction of commercial real estate or public infrastructure, and the time limit for the project, price of land and other reasons all make developers, including departments of government even, reluctant to cooperate with preservation. Also because the laws and regulations have not covered this aspect soundly, like more effective and concrete contingency plan for discovery of historic remains after construction projects have been authorized and penalty scheme for vandalism with greater deterrence. All these deficiencies claim the determinations of authorities in favor of preserving cultural heritage and the historical information they contain as much and as complete as possible.

Table 27 Some Archeological Sites Excavated in Inner City of Changsha

Location	No.	Year	Picture	Outcome
	1	1988		Not Preserved
	2	2004		Partly Preserved
	3	2010		Not Preserved
	4	2011		Not Preserved
	5	2011		Partly Preserved

3.4.6. LANDSCAPE FEATURES

When it comes to landscape features of Changsha, the composition of Mountain, River, Island and Urban (山水洲城) is always emphasized.

Mountain Yuelu is one of the absolute landmarks of Changsha City. Starting from Han Dynasty (206 B.C.- A.D. 220), religious buildings have been constructed in, then the Yuelu Academy was founded at its foot in the Northern Song Dynasty (960-1127), when it gained quite wide fame,

until in the first half of 20th century numerous martyrs were buried in, Mountain Yuelu has become a rich synthesis of history, culture and scenery. In 1957, it was opened up as a formal scenic area. From then on, monuments have been restored, new scenic spots and service facilities have been established, and Mountain Yuelu has become a national scenic area of 5.28 square kilometers.

Xiang River has always been the crucial source and scenery for Changsha city. It comes from south and passes through a distance of about 25 kilometers inside the urban, and meets 15 branches of it in the administrative region of Changsha. The riverbed is quite wide and the flow is relatively placid, so many islands are formed upon the river. On the riverbanks, the waterfront landscape is also a very important issue for the whole city's landscape planning. There used to be lots of ports on the riverbanks and until 1972, when Xiangjiang Bridge (湘江大桥), as known as Juzizhou Bridge (橘子洲大桥) now, the first bridge spanning Xiang River in Changsha was built, the city has started building more bridges and tunnels to replace the role of ports in traffic. Nowadays, this 1.25-kilometer-long bridge and the Xiang River beneath become irreplaceable in people's impression of Changsha City.

Among various islands on Xiang River, Juzizhou is the most famous one. It meets immediately the city center, quite isolated from the urban noise yet adjoins the urban prosperity. It locates also within the sight of Mountain Yuelu, binding the scenic spots together. It is recorded that Juzizhou Island appeared in the year 305.¹ Then later during dynasties, there have existed buildings like Gongji Tower, Shuilu Temple (水陆寺) and Jiangxin Tower (江心阁) on the island. Unfortunately they did not remain but have become the prototype for the recently rebuilt towers for landscape on the island. In early 20th Century, consulates, private villas and other normal residences has taken up Juzizhou, until in 1960, a park of 5.7 hectare was opened up in the front of the island. In 2004, the municipal government decided to evacuate the habitants and turn the whole island into an ecological and scenic park, and its coverage of land reached to 91.64 hectare.

Figure 74 and Figure 75 are two panoramic images of Changsha in 1996, when Changsha has had a population of 1.6 million. Figure 76 and Figure 77 are the panorama of Changsha taken from

¹ Fuyu Wen, ed., *Changsha*, Chinese Historic Cities Collection (Beijing: China Architecture & Building Press, 1989), p.189.

the same point on Yuelu Mountain in year 2006 and year 2012. These pictures show the landscape of Changsha in the background of an ever-growing city.

To conserve such landscape of Changsha, the Conservation Plan of Historic City Changsha drafted in 2012 has delimited two areas to be suggest the historic townscape: Mountain Yuelu Townscape Zone (岳麓山历史文化风貌区) and Historic City Townscape Zone (古城历史文化风貌区) as Figure 72 indicates. The first one is basically the area of Mountain Yuelu Scenic Spot and Juzizhou Scenic Spot, whose initial conservation plan follows the Regulation on Protection of Mountain Yuelu Scenic Spot (2009) (岳麓山风景名胜区保护条例). The Latter one covers the main area of ancient city of Changsha. This version of conservation plan has also specifically emphasized the importance of controlling the spatial association and the field of vision between Tianxin Tower, Mountain Yuelu and Juzizhou Island. Tianxin Tower is the only remained corner from the ancient city wall, and a splendid spot to enjoy the views of Changsha City, with many pieces of literary and artistic work inspired by sightseeing on the tower. To preserve this inspiring cultural heritage, the height of buildings in the 82.1-hectare sector of Tianxin Tower towards the north and south ends of Mountain Yuelu is required to be less than 18 meters.

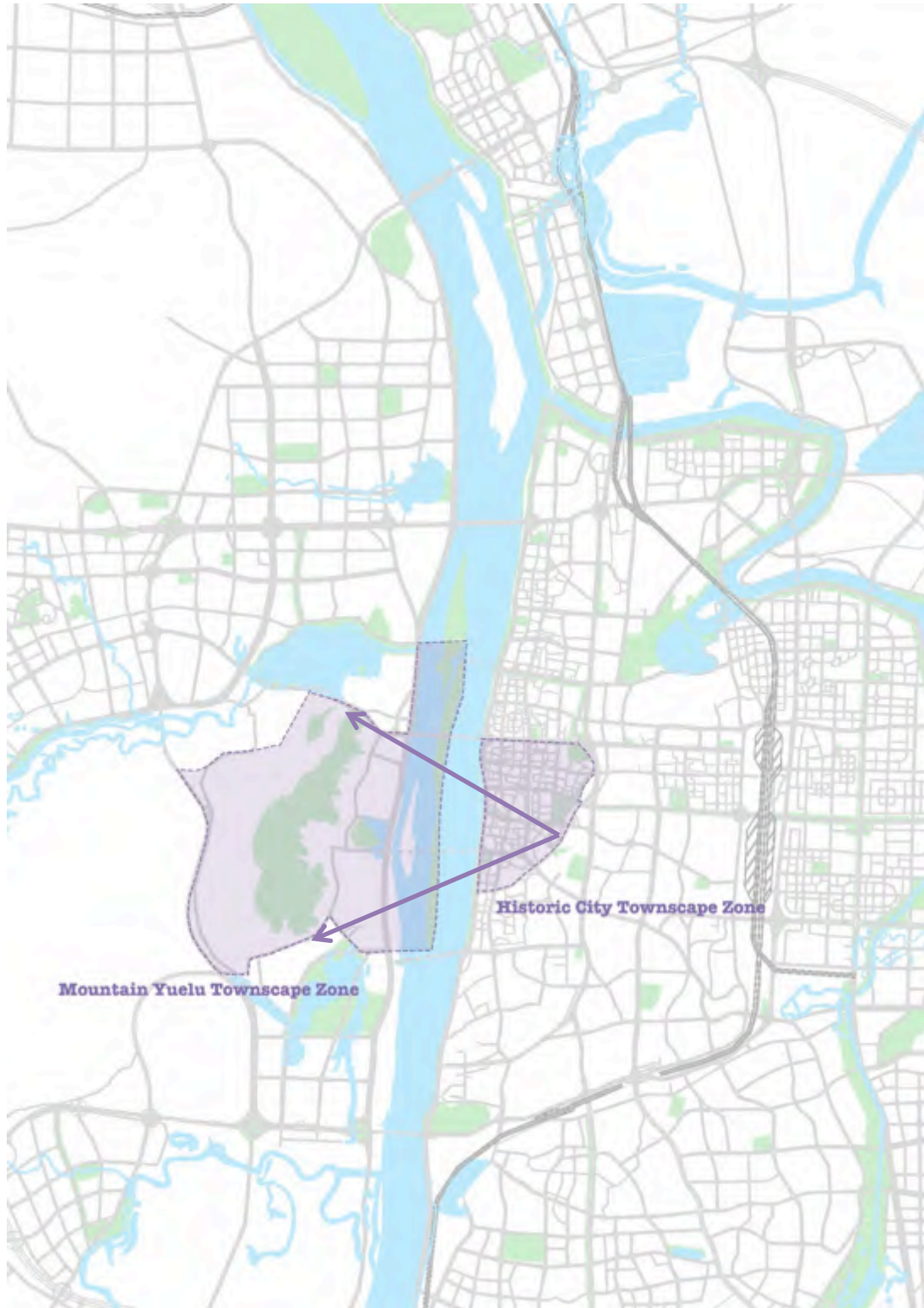


Figure 72 Townscape Zones in Inner City of Changsha

Figure 73 could help to examine the filed of vision. It could be told that a sector of space in height was reserved, but the vision is too crowded with buildings to contain Juzizhou, not to mention

three of them have blocked the sight of Mountain Yuelu. Such controversial condition exists in the east of the controlling sector, which is the 1.25-hectare part belonging to the Historic City Townscape Zone. In fact the control of buildings' height has already been brought up in 2004, when the earlier version of conservation plan was being drafted, yet the proposal has been put in abeyance during rounds of discussion and argument. Those three buildings blocking Mountain Yuelu all have over 20 floors and were finished in 1995, 2001 and 2009, which means their approvals from the government were received before and during the process of discussing the issue of buildings' height control. Moreover, more buildings in the height controlling sector have a height of over 18 meter. The remediation is to rectify or demolish them gradually by stages, but no concrete and practical schedule has been drawn up yet.

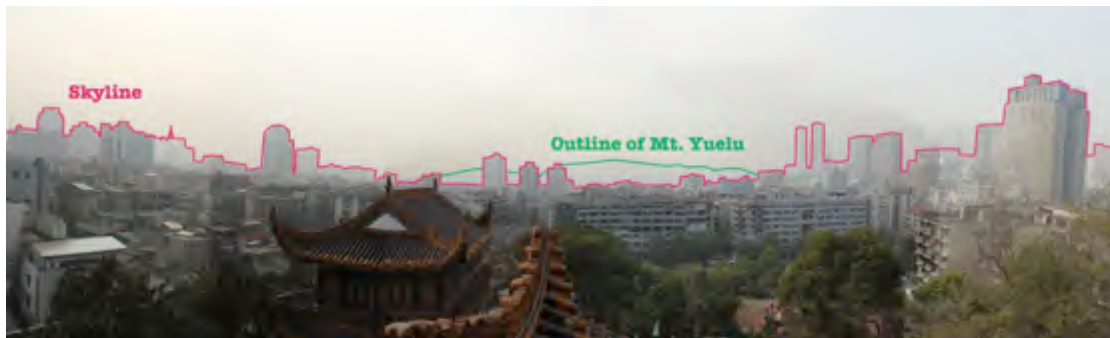


Figure 73 Vision of Mountain Yuelu from Tianxin Tower



Figure 74 Panorama of West Changsha in 1994



Figure 75 Panorama of East Changsha in 1994

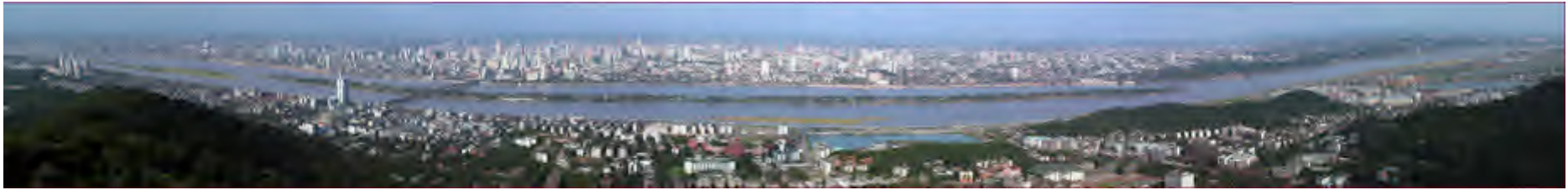


Figure 76 Panorama of Changsha in 2006



Figure 77 Panorama of Changsha in 2012

4. ANALYSIS

The chapter of research for sustainable development, starts with analysis to the conservation methodologies and urban planning in practice in Changsha, then elaborates on the current problems, gives special concern to economy, makes SWOT analysis, and finally ends with strategy proposals.

4.1. SUSTAINABLE DEVELOPMENT OF CULTURAL HERITAGES IN INNER CITY OF CHANGSHA

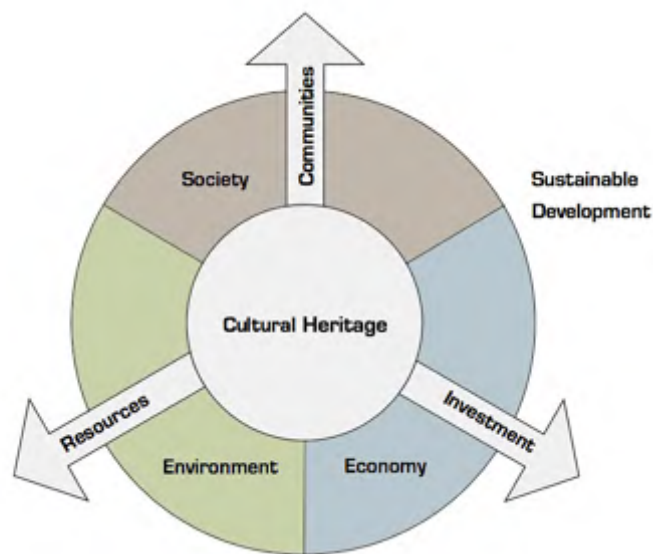
Sustainable development has been a popular subject of research, even before it was principally defined by the Brundtland Report in 1987: "*Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs*". Now it is commonly accepted that it involves three aspects, society, economy and mostly concerned environment, but it is not always linked with conservation. Out of craving for cultural resources, conservation is widely embraced now in China, yet it is still easily regarded as limiting or at least not benefitting development.

In fact, in a wider sense, the conceptions of conservation and sustainable development are both provoked by the side effects coming along with the fierce invasion of the modern industries to the traditional society and the natural world, moreover, conservation and sustainable development both aim on diversity. Especially the cultural diversity conservations are working on could be considered as a critical part in the aspect of society in sustainable development. From another point of view, historic sites and certain historic cities have already proved their sustainability through years, and human being's primary and plain ideas about sustainable development have been presented in numerous cases of cultural heritage.

To engage sustainable development better with conservation, there are two directions could be considered. The first is what effects cultural heritage could bring to sustainable development in

the bigger-scale territory. Cultural resources are renewable, but single pieces of patrimony are not reproducible. How to fulfill this generation's development without compromising the future generations' needs for cultural heritage? And the second is sustainable development of cultural heritage itself. How to make cultural heritage contain more historical and cultural significances over time instead of losing them? Resources and material it consumes, the financial investments it demands, and the social participation it requires shall all be involved as Table 28 illustrates.

Table 28 Relationship between Cultural Heritage Conservation and Sustainable Development



In the case of Changsha, immovable cultural heritage does not possess advantages in quantity, but plays a very important role in its sustainable development of society, economy and environment. With proper conservations, it brings cohesions to communities, it brings profits to tourism and other industries, and it is eco-friendly avoiding unnecessary new constructions. Unfortunately such relationship has not been fully realized since it is not obvious within short period, and usually the conservation of cultural heritage is regarded as impeding the other three cores of development. In the years of booming urban development, priority has been given to rapid development, resulting in conserving cultural heritage in longer time expansion has encountered great resistances. How to coordinate these two issues of importance could be critical to Changsha as a historic city.

4.2. CONSERVATION METHODOLOGIES OF IMMOVABLE CULTURAL HERITAGE PRACTICED IN INNER CITY OF CHANGSHA

Conservation work has direct effects to the sustainable development of immovable cultural heritage. In inner city of Changsha, several methodologies have been applied in the domain of conserving architecture and neighborhoods.

4.2.1. TOWARDS ANCIENT ARCHITECTURE OF TRADITIONAL CHINESE STYLE

In 1950s and 1960s, the conservation of immovable cultural heritage has been focused on restoring sites and monuments damaged in warfare and disasters. Many cases of traditional Chinese-style architecture have been destroyed because of its wooden construction. At that time, the idea of cultural relics was widespread, but a systematic theory of restoration has not been introduced into Changsha yet. People held the primary and simple attitudes towards damaged monuments or buildings in need of repair.

Traditionally, the measures to restore such buildings are either repairing the structure by replacing the elements, usually in accompany with expansion or additional constructions, or completely refabricating. The treatment towards ancient architecture of traditional Chinese style has followed this path in the two decades of 1950s and 1960s.

It could be learned in Figure 78 that Aiwan Pavilion¹ has been rebuilt with such conceptions. The original pavilion could date back to the year 1792, and after several times of repairs and alterations, was destroyed in the Second World War. In 1952 the pavilion was rebuilt in the similar form with the original one, with small modifications according to the judge by the

¹ 2-1 in Table 10 List of Officially Protected Sites and Monuments at Provincial Level in Inner City of Changsha.

constructors at that time. In addition, the structure was modified since the material of the outer pillars has been changed to granite.



Figure 78 Aiwan Pavilion in 1910s and in 2012

In recent decades, as the historic relics are disappearing at a faster speed, the enthusiasm for visualizing traditional architectural heritage has become more stronger. In Changsha where most of such relics have already most vanished, the only choice is to rebuild. Archives with image or text recordings about existed historic sites have become the valuable material and basis for the rebuilding work.

Take former residence of Jia Yi (贾谊)¹ as an example. Jia Yi was a philosopher lived in 2nd century BC, and his residence has gone through many times of destroys, reconstructions, expansions, and demolition in two thousand years, and has remained in the same site. The most recent demolition was when the Wenxi Fire has burned it down in 1938. The main hall was rebuilt after the fire but damaged again in 1970s' Cultural Revolution, the courtyard was rebuilt between 1997 and 1999, and the garden besides it in planning was designed in 2004. Studying Figure 79 and Figure 80, It could be known that the early and current rebuilding plan of Former Residence of Jia Yi have both rooted from the archives. This is a common measure to restore or rebuild ancient architecture of Chinese style, whose construction is modularized and

¹ 2-16 in Table 10 List of Officially Protected Sites and Monuments at Provincial Level in Inner City of Changsha

holds a proportion that generally changes in a small range. Plus, the roof, as the most characteristic part of Chinese architecture, has a limited number of prototypes. Hence, simple and imprecise illustrations could be enough to help making assumptions of ancient buildings and courtyards. Of course, unavoidably, contemporary architects' own creation would be added to be a newly built part of the cultural heritage.

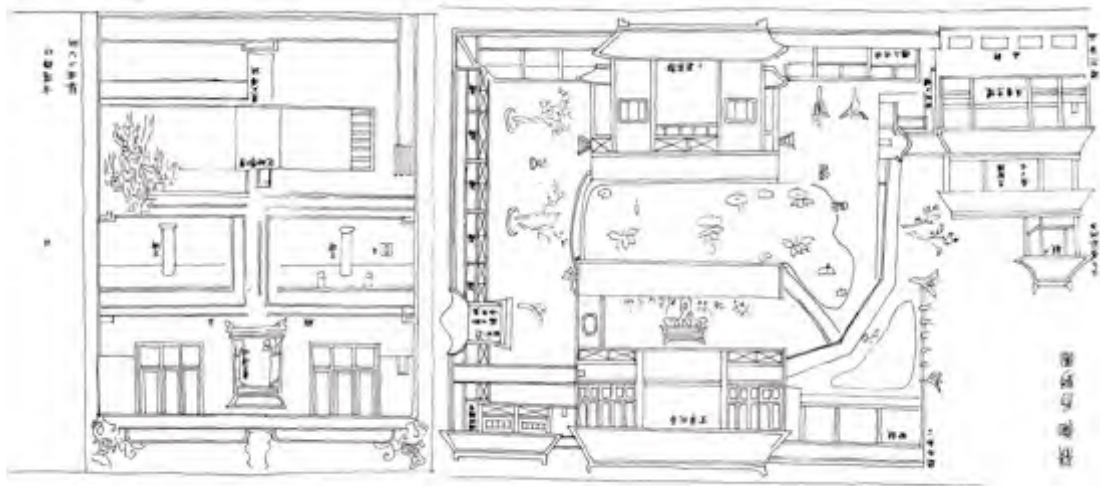


Figure 79 Ancient Illustration of Former Residence of Jia Yi



Figure 80 Current Buildings and Rendering of Rebuilding Plan of Former Residence of Jia Yi



Figure 81 Tianxin Tower before 1920s



Figure 82 Tianxin Tower in 1924

The conservation of Tianxin Tower¹ could be a more significant example. This tower was originally built in 1746. After repairs and expansions through history, with the piece of city wall beneath together, it has become a part of Tianxin Park in 1924. From three picture of that time, Figure 81 and Figure 82, it could learned that in 1924, people have mounted glasses, changed the roof, removed the wall around, and built two wings to this historic building in public park. In a

¹ 2-30 in Table 10 List of Officially Protected Sites and Monuments at Provincial Level in Inner City of Changsha

word, people at that time have altered the cultural monument mildly with their own understanding and new material.



Figure 83 Teahouse in Tianxin Park in 1950s



Figure 84 Tianxin Tower in 2000s

After Tianxin Tower was destroyed in Wenxi Fire in 1938, Figure 83 shows that a building was built on the city wall ruins in 1950s, used as teahouse. This building has adopted a totally different design from the original tower, which was in fact a decision ahead of time. In 1982, when conservation of cultural relics has officially and systematically started in China, the municipal government has decided to rebuild the Tianxin Tower again, and give its original image back. In 1984, the new-old Tianxin Tower was completed and Figure 84 shows the overlook of it. From the appearance, it was built completely according to the original shape, but internally it has changed since new material, namely concrete and steel, was introduced in to prevent fire ultimately. The two wings were also modified with new design.

These cases have explained the methodologies applied in conservations of ancient architecture in inner city of Changsha, which could be explained as stylistic restoration. It attempts to bring the building back to its previous form, selectively the most prosperous one, partly based on evidence in the building itself, partly on analogy¹, combined with contemporary understanding and aesthetic choices.

4.2.2. TOWARDS MODERN ARCHITECTURE

Changsha has more modern architecture to conserve, which are usually the original buildings unlike the ancient ones, with shorter history. Former residence of Cheng Qian in Baiguoyuan Neighborhood could serve as a case study.

This two-story residence² of brick with a housing area of 326.66 square meters, locates in the city center, and used to belong to Cheng Qian, a politician and military man who played a key role in the early 20th Century's history of Changsha. The villa was constructed in No. 23, Baiguoyuan Community about one century ago, and used to be delightful.

¹ Jukka Jokilehto, *A history of Architectural Conservation* (Oxford, UK; Woburn, USA: Butterworth-Heinemann, 1999), p. 349.

² 2-42 in Table 10 List of Officially Protected Sites and Monuments at Provincial Level in Inner City of Changsha, and 5-18 in Table 15 List of Historic Residences in Changsha.



Figure 85 Former Residence of Cheng Qian in Baiguoyuan in Early 2000s



Figure 86 Details of Former Residence of Cheng Qian Before Restoration

Unfortunately, it became dilapidated and finally was declared unsafe for habitation in 1991, because after the year 1949 the residence was assigned to an office, which has used it as dormitories for the staff. Neither the administration nor the habitants has made effort to maintain the villa, moreover after 1991, they had no capability to restore it. The two pictures in Figure 86 show the some the condition of damages in the house. Despite all the inconveniences

and danger, up to eight families have lived there, and this fact has accelerated the house's declination.¹

Such condition was neglected until the year 2005, when the villa was pointed as one of the 23 Historic Residences in Changsha City to be protected.

As for the key role, the former residence of Cheng Qian was announced as immovable cultural relic of Furong District after this transformation, and the plan was restoring the house and making it an exhibition place about Changsha's peaceful liberation, but the actual work was not carried out immediately, and reasons are complicated.

First, the property belonged to the provincial administration, yet municipal departments have undertaken the conservation of this residence, so it was inconvenient to transfer the ownership and launch the restoration. Administrative coordination was required.

Second, the habitants, who were the practical users, had difficulty to give up their shelters for over 50 years and find other accommodations due to financial shortage. Given that the housing price kept growing fast since the year 2002, it would cost a big amount to subsidize the families for their relocation.

Third, Chanfine Group (长房集团), an exclusively state-owned enterprise specialized in real estate, authorized by the municipal government of Changsha, has taken over the ownership. The authority designated that the cost for restoration shall be paid half by the property owner and half by the municipal government finance. Yet Chanfine found difficulties to invest more for a non-profit project.²

¹ "Those Things in the Old Villa," Legal Report, China Central Television, June 22, 2009, Television.

² Miaoli Lv and Miaoling He, "Why Restoration of Former Residence of Cheng Qian was Delayed for 6 Years," *Hunan Daily*, March 15, 2011, 7.

Such situation remained until October 25, 2009, when the last habitant of No.23, Baiguoyuan Community received satisfying compensation and signed the removal agreement. On 26th, the very next day Chanfine immediately blocked out the site and started preparing for restoration, simply because the house was literally ramshackle. On 27th, they invited experts in construction and architecture to discuss the restoration plan. The conclusion was that the damage to the structure was irreversible so it could only be dismantled and reassembled. The dismantlement has finished in November of 2009, but the project suspended again.¹

Which worth mentioning is, between November of 2007 and the end of 2009, it was the main stage of the 3rd National Survey of Cultural Relics (全国文物普查) in China. It could be a reasonable guess that the survey has stimulated the progress of this project. When it came to the two-year final stage of the survey in 2010 and 2011, so did the restoration of the No. 23, Baiguoyuan.

The project designing was assigned to the School of Architecture in Hunan University (湖南大学建筑学院), and Professor Liu Su (柳肃), specialized in architectural history, has taken this responsibility. Prof. Liu and his group have finished the design and blueprint in June of 2010. Yet the procedure came into halt again during applying for the permission of construction. The manager of property department in Chanfine explained in an interview once, being a cultural relic and locating in a shanty area might have brought the project stricter examinations.² In January of 2011, the former residence of Cheng Qian was announced as an officially protected site at provincial level, which finally promoted the progress. The project started in April and finished in July.

¹ Miaoli Lv and Miaoling He, "Why Restoration of Former Residence of Cheng Qian was Delayed for 6 Years," *Hunan Daily*, March 15, 2011, 7.

² Ibid.



Figure 87 Former Residence of Cheng Qian in 2010 and 2011



Figure 88 Former Residence of Cheng Qian Before and After Restoration in 2011

The wall base remained untouched, and original bricks and other building elements were used to reassemble the villa according to the original design. Only beams of decayed wood were replaced for safety. Figure 88 shows the comparison before and after restoration 2011. Prof. Liu Su suspected that when this villa was originally constructed, the contractor has cut down on materials; otherwise it could have lasted longer. Another interesting detail is that on the east wall, there is a refilled door opening with a sign in the center writing “this villa used to have an entrance here” (本宅原有大门在此). It turns out to be an act by the previous owner, the Cheng family. This could be regarded as the original spirit of Changsha people respecting history and cultural heritage, now it was also restored in this old and renewed residence. Figure 89 and Figure 90 show some details of this residence after restoration.



Figure 89 Beam on Entrance and Windowsill After Restoration

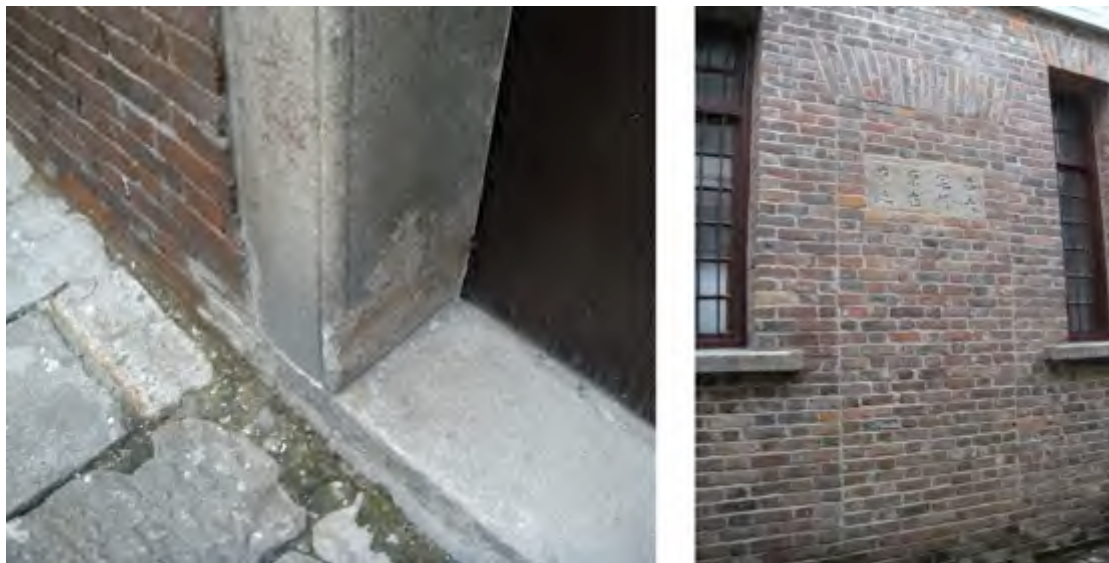


Figure 90 Doorsill and Sign of Original Entrance After Restoration

The residence was planned to be a display room for the history of peaceful liberation in Changsha, yet until the year 2013, the exhibition was not ready yet and the site was shut down. If the attitude on how to use a cultural site could be changed to figure out some temporary plan or other usage for this building, the communication between public and cultural sites would be more active and positive.



Figure 91 Former Site of Changsha Customs Office in Need of Restoration



Figure 92 No. 26, Fengjiawan Lane in Need of Restoration

Summarizing the conservation cases of other immovable cultural heritage from modern time, it could be found out that the causes for their decline are similar. Unclear property ownership and usage right have led to indeterminacy of obligations for maintenance and restoration. This way the structure corrupts easily in years of disrepair and finally faces the crisis to collapse like Figure 91 and Figure 92 indicate.

Unlike ancient architecture, historic buildings from modern time relatively do not have a long history and not much conservation work has been done for them, so these modern buildings

usually do not carry interventions of conservation from different episodes, and it is logically clearer to restore the building as how it was. Depending on the specific condition of each building, restoration is usually practiced with reinforcing the structure with materials that are in accordance with traditional ones, or dismantling and reassembling the construction using as many original elements as possible.

Given the small scale and simple structure they commonly have, the difficulties of conservation usually do not lie in the technological part, but the management. Taking over all the properties of cultural sites with government finance, means following duty to conserve them, which would increase the burden of public finance and also weaken the creativity and flexibility for the public to manage the sites.

4.2.3. TOWARDS NEIGHBORHOODS

Among the two Historic Neighborhoods and four Historic Areas, few of them have experienced the conservation whose result could be deemed as positive in promoting sustainability.

One example is that the public space of Baiguoyuan¹ has been upgraded. The overall plan to transform the Baiguoyuan Community was drafted by Changsha Planning & Design Institute (长沙市规划设计院). According to the protection plan, the entrance of Baiguoyuan facing the main street was broadened into a garden with monuments in order to give publicity to the history of this area, the alley with the original granite pavement and some old buildings on the two sides were preserved or rebuilt, and the other residences were classed as shanties to be transformed in future.²

¹ 6-1 in Table 16 List of Historic Alleys in Changsha.

² Chunhua Tan, "Retention of City Life and Memory: the Research of Changsha Historical Streets and Houses Protect Planning," *Modern Urban Research*, no. 11 (2008), pp. 33-39.



Figure 93 Baiguoyuan Neighborhood before Transformation in 2005-2006



Figure 94 Baiguoyuan Neighborhood after Transformation in 2005-2006

There are mainly two measures to conserve historic areas in inner city of Changsha, limiting buildings' height inside boundary and buffer zone, and stipulating the facades shall be detailed to accord with a certain townscape assigned for the neighborhood. The first measure sets a valid assessment while the second one tends to give soft requirements. Because of all kinds of difficulties, fundamental improving in living space of historic neighborhoods is hard to fulfill. Main efforts have been made to reform the facades, which could be regarded as *façadism*. As Figure 95 shows, extra details have been added along Kaifusi Road (开福寺路) in Kaifu Temple Historic Area to be accordant with the townscape that the temple represents.



Figure 95 Detailed Facades and Pavement in Kaifu Temple Historic Area

In the book *A History of Architectural Conservation*, Jukka Jokilehto gives a quite accurate judge on this methodology:

One of the most disconcerting and diffused phenomena in the second half of the twentieth century has been the all too frequent choice of 'façadism'. This is often falsely justified on the grounds of economics vs. architectural or picturesque values; it is often accepted as the least bad solution, and sometimes excused due to the different dates of the elevation and the interior. In practice, façadism is expensive and has generally meant a total destruction of the historic fabric, while keeping or rebuilding only the external image of the past architecture. Looking beyond a single architectural structure, such practice has had the most serious impact on the integrity of historic cities or villages,

undermining efforts to introduce integrated conservation planning at the level of settlements and cultural landscapes.¹



Figure 96 Dagudao Alley in 2005 and 2013

Dagudao Alley could be a good case to interpret this point of view. In Figure 64 it could be observed that in 2005, Dagudao Alley has just had the reformation, which has redecorated the facades, but only the facades. Without essential improvements in living space and proper managements, the archaistic assets could only work as a cover for the degradation of the communities, which could not help the neighborhoods in sustainable development, and bring only wastes in investments, material and labor.

4.3. URBAN PLANNING AND CULTURAL HERITAGE

Urban planning decides the layout and development directions of a city, which effects cultural heritage conservation in every possible way. Changsha's Overall Urban Plan has been drafted for the years before 2020, which has Conservation Plan of Historic City Changsha as a part of it. In reality, conservation plan usually outlines the intensive conservation only, while the other sections influence the extensive development of cultural heritage actually.

¹ Jukka Jokilehto, *A history of Architectural Conservation* (Oxford, UK; Woburn, USA: Butterworth-Heinemann, 1999), p. 314.

4.3.1. COMPREHENSIVE TRANSPORT PLANNING

Comprehensive transport planning could be essential for a city with dense population. In recent years, the traffic has increased significantly in Changsha and in the mean while accordingly the comprehensive transport system of Changsha has developed at a high speed.

Automobiles have greatly influenced the traditional urban structures. Since the city wall of Changsha was demolished to build streets for vehicles in 1920s, this city has been continually attempting to build more roadways to adapt the modern mode of transport, as a fashion to improve citizens' wellbeing. In order to bring an effective traffic for a city whose amount of vehicles was 1.19 million by the end of 2011, which has increased 18.2% per year and 756,900 more from 2005, which meant, on average, every 6 citizens in Changsha has one vehicle,¹ expanding and extending roads, especially in the crowded city center are critical.

As Figure 97 illustrates the comprehensive transport system in inner city of Changsha, several main streets and roads have been and will be inserted in city center, where immovable cultural heritage densely distributed in the blocks in between. Many projects like tunnels under the river, and high-speed railway are still waiting for environmental impact assessment.

Aside from the demolition of old neighborhood for their construction, these streets are usually have a width of 20 to 60 meters, and viaducts in junctions, so such traffic system is discordant to old neighborhoods with smaller scales, and intervening through traditional context also makes historic areas lose their spatial connectivity and cohesion, and furthermore the townscape and cultural environment would become fragmented.

Moreover, as cases have been described in Chapter 3 indicate, that in recent two decades the development of Changsha has been dominated by real estate industry and led by government. Building roads usually take place in the area governments plan to develop or in the case of old neighborhood, redevelop, then it is followed by authorizing the real estate projects along the

¹ *The number of vehicles in Changsha approaches 1.2 million*, March 20, 2012 (accessed September 4, 2012); available from <http://www.hntj.gov.cn>.

roads, to cover up the investment of buildings roads and to improve the urban space and in this way traditional context is damaged unavoidably.

Transport system shall avoid altering the old urban context of Changsha that represents the process of development in this historic city. Traffic network shall bring better accessibility to immovable cultural heritage by serving public transportation, and improving urban communications does not necessarily rely on expanding roadway. For example, the subway system in progress is a positive attempt, provided the underground archeological remains would be paid attention to.



Figure 97 Comprehensive Transport System and Immovable Cultural Heritage in Inner City of Changsha

4.3.2. LAND UTILIZATIONS IN INNER CITY OF CHANGSHA

The land which immovable cultural heritage is attached to has a vital importance in its significance, and the land around it greatly matters to its conservation. According to the latest version of Overall Plan, the land utilizations in inner city of Changsha are mainly classified into residence, administration, commerce, culture and recreation, medical treatment, and so on. To summarize, several main land utilizations that impose powerful driving force to the city could be analyzed since they would also greatly affect the immovable cultural heritage.

COMMERCIAL HUBS IN INNER CITY OF CHANGSHA

Figure 98 shows the locations of commercial hubs in inner city of Changsha. The ancient city area, and at the same time, the city center, possess most of the immovable cultural heritage, and its big commercial hub has always taken the central position in the city.



Figure 98 Commercial Hubs and Immovable Cultural Heritage in Inner City of Changsha

It has been an area crowded with all kinds of shops before Wenxi Fire, and in the reconstruction, people have still set the commercial center here according to their memory about the city. In the urbanization, citizens in Changsha have spared no effort in the axis of Wuyi Avenue and Juzizhou Bridge to augment the centrality and commercial values to the city center area. Such condition has stimulated the city to invest more in infrastructure and public services in this zone, thus bigger commercial potentials could be exploited.

This could be a double-edged word to the sustainable development of immovable cultural heritage. On one side, commerce brings popularity, which gives a chance to introduce cultural relics to mass public, and suitable commerce produces vitality and reward in fund to help the social and economical sustainability in old communities. On the other side, traditional commerce center in Changsha has been taken over by massive commercial enterprises, which have only left space that is marginalized and underserved by infrastructure to private and small business. In general, massive commerce in Changsha has not found a sound way to integrate the historic patrimony well with the modern and fashion image it tries to establish. Moreover, in this era dominated by booming economy, every resource is being exploited and realized radically in short time, especially resource of land in urbanized areas. Comparing to the Cultural resource that requires specifically more time to explore, it is usually given up in exchange for the chance to enjoy other resources that repay instantly. More concretely, when the commercial development conflicts with conservation of certain monuments or sites, the pressures from upfront investment and real estate developers always rush decision makers to neglect the cultural value and potential ones in economy and environment and choose countable profits in sight from commercial projects.



Figure 99 Ancient City Wall Ruins Locate in Construction Site of Wanda Mansion

The case of city wall in Chaozong Street, shown in Figure 99 could be cited as an instance.

In November of 2011, in the construction site of Wanda Mansion (万达公馆), a commercial and residential project developed by Wanda Group (万达集团) in Chaozong Street of Changsha, two sections of ancient city wall with a length of more than 120 meter were uncovered as Figure 99 shows. After archeological research, the two sections have been separately dated to Song (960-1279), Ming and Qing Dynasties (1368-1912).¹

Values of this city wall ruins exist in many aspects. First for archeology, information, like people's name and native place, or army's name was engraved in some bricks, which suggested the craftsmen and historic events. And the city wall of Changsha was already pulled down in the early 20th century. This fragment of city wall is even more precious since it carries history of multiple times. Also, it used to stand right in front of the Xiang River, for the purpose of defense and flood control, which could be a great material to study the ancient city of Changsha. Second for culture, the pieces of ancient city wall locate right next to Chaozong Street Historic

¹ Huaping Zhou and Hairui Xu, "46 days, Ancient City Wall of Changsha Racing with the Flood Season," *Xiaoxiang Morning*, February 15, 2012, A03.

Neighborhood, and this rare case in its category could be integrated with the historic neighborhood and enrich the cultural resource in this area.



Figure 100 City Wall Ruins Locate Next to Chaozong Street Historic Neighborhood

Before the buffer zone of Chaozong Street Historic Neighborhood was delineated, the site next to it has already been assigned for real estate development. The ruins of ancient city wall lies in the Wanda Mansion project area, covering a site of 2,730 square meters, as Figure 100 indicates. Before the construction began, archeologists planned two stages of excavation and have finished the first one in January of 2011. Many movable cultural relics were uncovered, then later the discovery of city wall sections was during the construction and unexpected.

As soon as the ruins were discovered, the construction stopped at once and it is said that the municipal government started seeking resolution from cultural departments and other experts, and negotiating with Wanda, the real estate developer to preserve this valuable relics. Yet it did

not go well on the track of cultural relics protection. On February 7, 2012, in a meeting hold by the Cultural Relics Bureau of Changsha City, the experts on geology and hydrology did not agree with preservation in situ because of the coming flood season and insisted to “remove it as soon as possible”.¹

This discussion remained between the developer, the administration, few scholars and experts, until the midnight of February 9, Prof. Liu Su, specialized in architectural history from Hunan University, who was keen to preserve the ancient city wall, posted some words on Weibo², “I have received reliable information, that the city wall is at risk. ...”³. This news has evoked a chain response among people and heated arguments in the society. Citizens tended to believe that municipal government was going to sacrifice the public interest for the commercial interest of individual companies. After media reported this case, the government had to reconsider measures to deal with this problem pressed by public opinion.

In fact the conflicts of interest in this case is obvious. Wanda planed to invest over 10 billion Yuan on Wanda Plaza. As the ruins effect the 2,730 square meter zone, Wanda Group was losing 500 thousand Yuan everyday over the lay-off.⁴ Most of the citizens who expressed themselves wanted to claim the maximum public interest, and hoped that the municipal could repurchase the land’s use right to build a museum for the city wall, or at least insist in Wanda changing the project to preserve the ruins in situ. The Changsha People’s Government has received 2.45 billion Yuan for granting the land-use right over this Wanda Plaza project, and spent also 2.45 billion Yuan to compensate the resettlement of original habitants.⁵ Surely they would have second thought on investing more on this individual site preservation. The real estate company claimed that they have been cooperating all the time with the archeological research, and waiting for the government to make the final decision, but it was predictable that they had put pressure on the

¹ Gewei Jiang and Xiuyu Yu, Trails in the “Defense” of Changsha Ancient City Wall, March 1, 2012 (accessed March 2, 2012); available from <http://www.efaw.cn/html/fzzb/201231/FBA339115.html>.

² A Chinese microblogging website.

³ Posted on February 9, 2012 at 16:23. Translated by author.

⁴ Chang Cao and Liang Wen, “Changsha Ancient City Wall was ‘Dismantled in a Protecting Way,’” *China Economic Weekly*, no. 11 (2012), pp. 43-45.

⁵ Liguang Peng and Jing Ju, “I Was Criticized for Not Giving Importance to Cultural Relics Protection, and I Feel Wronged’-Exclusive Interview With Mayor Zhang Jianfei of Changsha, *Southern Weekly*, June 26, 2012. Accessed October 23, 2012. Available from <http://www.infzm.com>.

government to resume the construction, given that Wanda had its reputation in fast development of real estate projects.

After a month of seesaw bargain, the government came up with a compromising plan to every side. First, preserving a fragment of the city wall with the length of 20 meter on site, which “remained to be the most complete piece, carried the most rich amount of information, and was most valuable”. Second, cutting off the other 100-meter long wall from the ground and removing the earth and bricks entirely to museums or other cultural places. This plan has not stopped discussion between representatives of citizens, experts and government delegates, but it seemed that no one could overlook that the flood season was predicted to come in April, so even though there were still lots of details to define, on February 27, the Cultural Relics Bureau of Hunan Province announced that the removal shall be finished before April. On March 5, at 18: 15, without a concrete following plan, constructors started dismantling the 100-meter part, as recorded in Figure 101.



Figure 101 Dismantling the Piece of City Wall

In this typical case that happens in contemporary Chinese cities during fast urbanization, commercial profits have overridden the cultural significance a site could give to the city. The contingency plan prepared was formulated out of the consideration for movable cultural relics, while immovable cultural heritage has not been given full thought to. Specific regulations and plans considering them shall be established before authorizing constructions in potential underground archeological sites.

This case could also be considered as unusual since it was the first time that the public in Changsha has participated actively in pursuit of conserving a historic site on the basis of striving for the public benefits. Public participation will definitely play a more important role in balancing commercial interest and cultural heritage in future.

CULTURAL AND RECREATIONAL HUBS IN INNER CITY OF CHANGSHA

Cultural and recreational hubs in inner city of Changsha are illustrated in Figure 102, which are mainly composed by universities, museums, parks, and religious places. Except the area of Mountain Yuelu has condensed patrimonies in, the other cultural and recreational hubs are distributed evenly among the immovable cultural heritage sites.

Normally speaking, cultural and recreational have positive effects to the conservation, like the Mountain Yuelu Scenic Spot has covered all the cultural and historic relics in Mountain Yuelu and Juzizhou Island, universities, churches and temples all have taken the responsibility to organize the conservation, and these organs are enlivening the sites and monuments with their daily activities. For the heritage outside their domination, the cultural and recreational hubs are creating a better cultural atmosphere and appealing bigger public.



Figure 102 Cultural and Recreational Hubs and Immovable Cultural Heritage in Inner City of Changsha

But there exists also a risk that cultural hubs could endanger cultural relics. Changsha has great ambition in developing tourism, and enhancing investment to big and long-term cultural projects but neglecting the small entities of cultural relics.¹

For example, the Historic Building from Modern Time 4-47 and 4-48, office building and display building in Hunan Provincial Museum (湖南省博物馆) displayed in Figure 103, have been announced to be protected in 2009. At the end of the same year, the provincial government has approved the expansion project of the main building of the museum. But the rebuild proposal, which has passed in April of 2011, is demolishing the two historic buildings and using the space as parking lots as Figure 104 shows. For one hand, the city-level conservation system of Historic Buildings has not realized its full potency. And more importantly, on the other hand, the eager to build grandiose cultural landmarks does not always help to run the cause of culture, including cultural industry. Imprints left by history with authenticity could be a more appealing feature than grandiosity in cultural heritage.

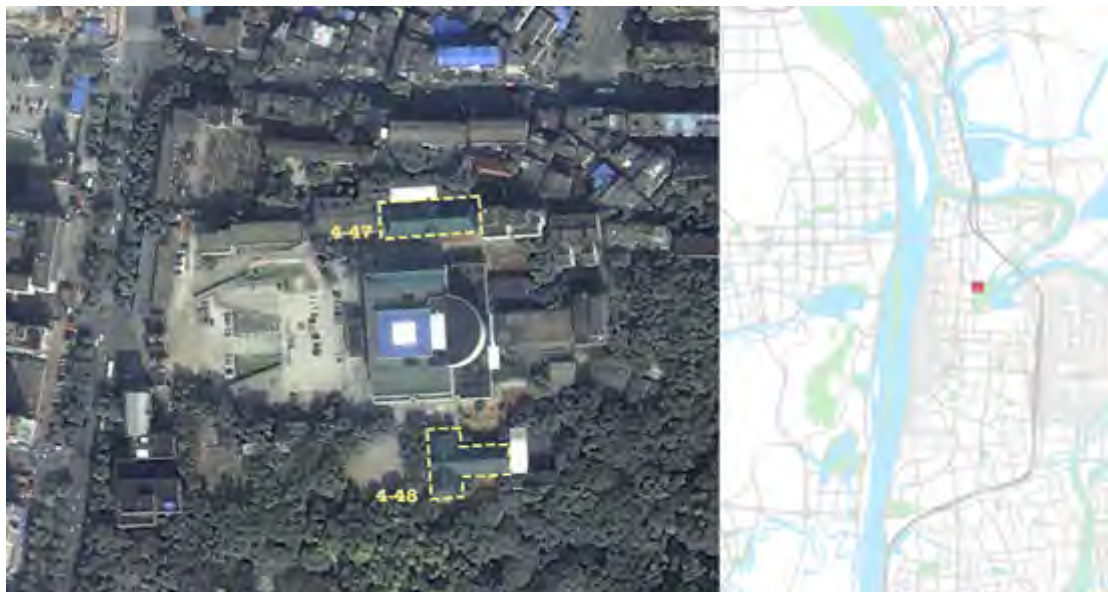


Figure 103 Location of office building and display building of Hunan Provincial Museum before 2011

¹ "Overall Planning of Tourism in Changsha" for Future 10 Years Officially Out (accessed January 26, 2013); available from http://news.changsha.cn/cs/2/200912/t20091203_1041379.htm.



Figure 104 Master Plan for Expansion Project of Hunan Provincial Museum in 2011

POLITICAL CENTERS IN INNER CITY OF CHANGSHA

It could be observed in Figure 105 that the political centers have been evacuating from the city center to the periphery of the urban.

In China, this is an efficient way to stimulate developments in underdeveloped areas. Such move could help metropolitan area to expand, and reduce the population in city center, which could be positive condition to conserve cultural heritage. And, relocating organs of administration could increase the flexibility of the land utilizations in city center, where immovable cultural heritage could enjoy the management arranged by the market instead of administrative orders. Such influence to the city would not work right away, but shall be functioning in years later.

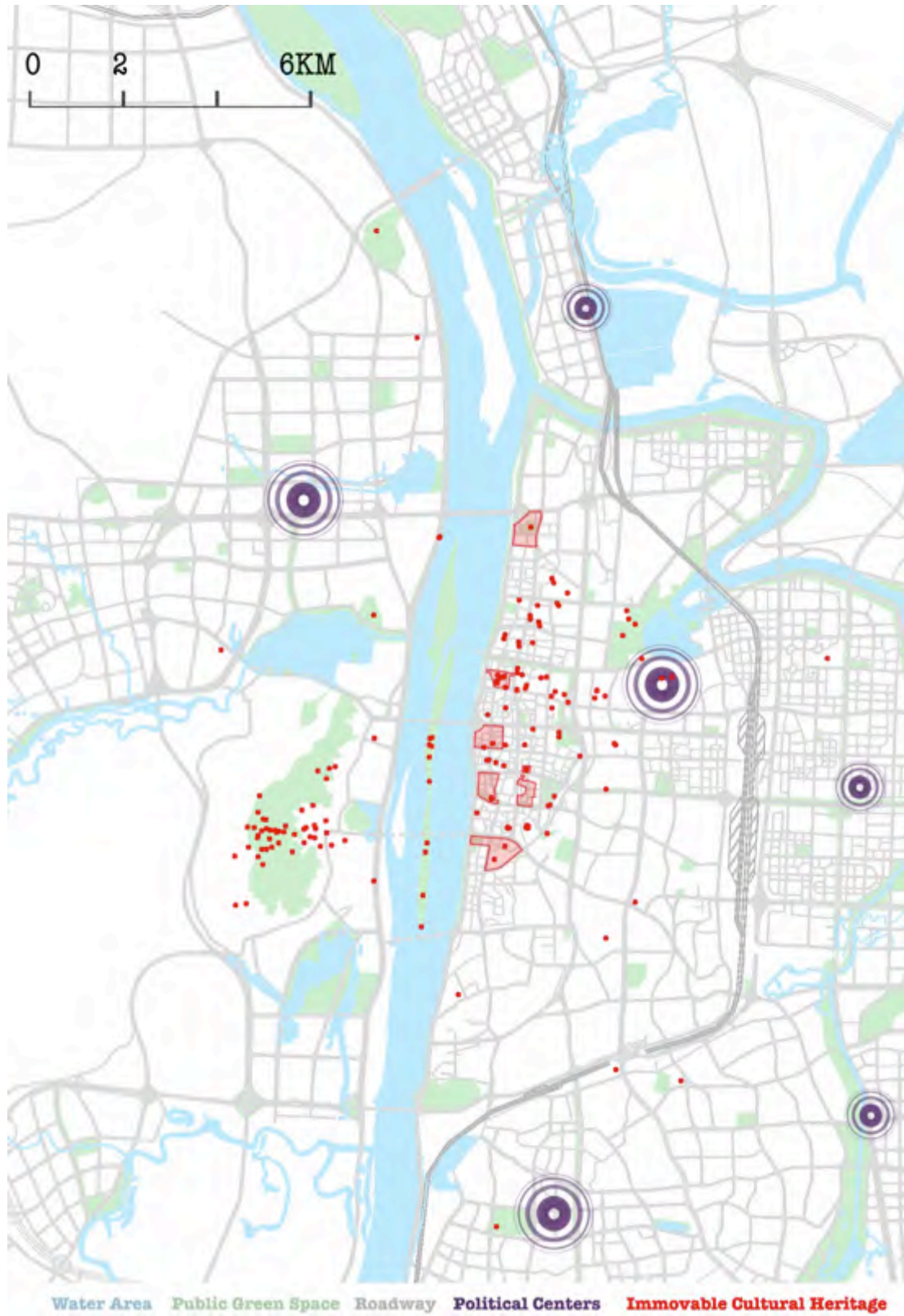


Figure 105 Political Centers and Immovable Cultural Heritage in Inner City of Changsha

4.4. PROBLEMS AND ISSUES

The combined influences from conservation and urban planning have resulted in some problems in the sustainable development of immovable cultural heritage in inner city of Changsha.

4.4.1. DEMOLISHMENTS

After the year of 1949, immovable cultural relics in Changsha have suffered three waves of destroy. The first was the movement of socialist construct(大跃进) between 1958 and 1960; the second was the ten-year Cultural Revolution, and now the underway third, urbanization since 1980s. If the unawareness of cultural heritage and the deviation of social ideology shall be held as the causation of the first and second waves, then the third one is more like the cost of rushing development.

In the recent three decades, except for officially protected cultural sites, dozens of fine buildings either with aesthetic values, architectural values or historic values, were not cherished enough and demolished by authorities, under denounce by citizens in Changsha. As the time of urban development moves on, such cases occurred quite frequently, and the public arguments became even intense.

To sum up, the causes for the demolition all these years could be concluded into the following four types. Cause A is traffic construction. During the urbanization started from 1978, Changsha has been putting the main effort in constructing urban traffic system.


Cause B is Failures of ownership units. In the 1980s and early 1990s, many units, namely government departments, companies or organizations have sold, altered, or torn down the historic buildings under their control. In the social transition time, on one hand, economic revolution has made a big number of units lost the command over their properties; on the other

hand, the sense of social responsibility has given away to the impulse of possessing the various resources. Not to mention many individuals attached to the properties were not capable nor in the position of conserving the properties, because they have had only the tenure instead of the ownership.¹

Cause C, the real estate development is the most common one recently, since the real estate development has been the main measure to redevelop old urban areas. In China's early urbanization and industrialization, a great amount of unsustainable settlements, declined industrial sites, and its attached residence. In Changsha, there was a long period when residence construction has taken place without planning, and after the Wenxi Fire, rebuilt settlements were dense, disordered and with low quality. Cases without proper ventilation, lighting, and green space were common, creating problems in traffic, fire control, etc. A certain number of historic buildings were demolished together with the old neighborhoods to improve the living condition of locals. The real estate has become the pillar industry of domestic economy in only two decades, and offered a very effective method with strong support of capital, techniques and market for the integrate process of renewing old settlements and rearranging the habitants.

These causes are concluded for each case of demolition in inner city of Changsha in Table 29.

Table 29 List of Demolished Significant Buildings Since 1980s







	Picture	Demolish Year	Cause
Fulu Palace 福祿宮	No picture found	1983	B
Former Residence of Zuo Zongtang 左宗棠故居	No picture found	1991	C
Memorial Hall to Sun Yat-sen 中山紀念堂		1995	B

¹ Hui Liu, "The current status of damaging, preserving and reuse the extraordinary buildings from modern time in Changsha," *Real Estate Zongheng*, no. 4 (2007): pp. 8-9.

4. Analysis

<p>Hunan Theater 湖南剧院</p>		<p>1999</p>	<p>A</p>
<p>Office Building of Dongtinghu Engineering Department in Hunan Petroleum Company 石油公司洞庭湖工程处办公楼</p>		<p>1999</p>	<p>C</p>
<p>Office Building of Supply and Marketing Cooperative in Hunan 湖南供销合作社</p>		<p>1999</p>	<p>A</p>
<p>Weining Test Hall 浏宁试馆</p>		<p>1999</p>	<p>C</p>
<p>Former Residence of Chen Mingren 陈明仁公馆</p>		<p>2000</p>	<p>C</p>
<p>Former Residence of Zuo Xueqian 左学谦故居</p>		<p>2002</p>	<p>C</p>

4. Analysis

<p>Hunan Electric Lamp Company 湖南电灯公司</p>		<p>2003</p>	<p>A</p>
<p>Former Residence of Tang Shengming 唐生明公馆</p>		<p>2005</p>	<p>C</p>
<p>Former Site of Hall to Cai E 蔡锷专祠旧址</p>		<p>2009</p>	<p>C</p>
<p>Christian Church of Xichang Street 西长街教堂</p>		<p>2010</p>	<p>C</p>
<p>Seamen Club 海员俱乐部</p>		<p>2010</p>	<p>C</p>
<p>Jufu Well 聚福井</p>		<p>2011</p>	<p>C</p>

Huachang Cigarette Factory 华昌烟厂		2011	C
Office Building in Hunan Provincial Museum 省博物馆办公楼		2013	B
Display Building in Hunan Provincial Museum 省博物馆陈列楼		2013	B

In the *Third Nation-wide Survey of Immovable Cultural Relics* (第三次全国文物普查), carried out from 2007 until 2011, a List of immovable cultural relics in Changsha was one of the report after survey. 648 registered sites have been reviewed in this survey and 208 of them, which mean 32.1%, did not exist any longer. According to the record, 71.63% of the demolition was due to urban development.¹

The most influential cause is redevelopment of old urban area. In the process of redeveloping old urban areas, Changsha has experienced two modes mainly. One is upgrading. To conclude in numbers, from 2004 to 2012, Changsha has renovated more than 600 alleys and lanes, by whitewashing the facades, redevising the power and swages, reorganizing the path and parking, etc. Historic neighborhoods were included.² Another is rebuilding. In general, this is the elementary method that has been applied to redevelopment in Chinese cities before the idea of cultural heritage sprouted in society, yet after that, the opposing voice has rarely surpassed the demand for rapid reconstructions in this economy-oriented country. The old urban areas occupied too much valuable territorial resource and limited too many habitants from enjoying modern living conditions, and no one could wait. From 2005, the central government launched a transformation of shanty towns project, and in Chinese *Penggai* (棚改), in northeast China.

¹ Daixia Wu, "208 Cultural Sites disappeared, 70% Destroyed by development," *Sanxiang Urban Newspaper*, October 17, 2012, A07.

² Jinwen Piao, "Renovated 600 Alleys, Built 80 Community Parks," *Changsha Evening Newspaper*, November 7th, 2012, A17.

The general policies were, the urban planning departments evaluate and decide the areas in need of rebuilding according to the qualities of buildings, facilities of neighborhoods and so on, which are usually old urban areas, national industrial enterprises, or its staff's settlements; then the governments recollect the ownership of land from those factories or local habitants by announcing its bankruptcy, assigning other locations according to up-to-date urban planning, building replacing residence or compensating the habitants to settle down some where else; this process is normally organized by removal companies led by local governments; the reclaimed land would go back to territory market for auctions, and in this way the rebuilding is completed.

From 2009, this project was carried out national-wide; later in 2010 and 2011 the State Council defined it as an obligatory goal in the national economy plan.

As for Changsha, the rebuilding project has been officially promoted since the *Changsha Penggai Committee* (长沙市棚户区改造和安居工程领导小组) was founded in 2008. Three main orientations they set up were, improving the citizens' living conditions, upgrading the class of the city, and developing economy by raising the plot ratio. Under such directions, around 7,300,000 square meters of urban areas in the inner city of Changsha was defined as shantytowns in face of rebuilding, and the rebuilding for them was planned to be finished in three years.¹

Changsha has figured out its own specific guidelines. First, practicing the urban planning thoroughly. Second, giving great importance to resettlement plan. Third, preparing well the funding plans. Forth, arranging practical removal plans. Following these guidelines, the Penggai project in Changsha has demonstrated intense conflicts to the conservation of historic neighborhoods.²

As result, a drastic change in texture of city center happened between 2005 and 2013 could be observed in Figure 106 and Figure 107.

¹ Changsha People's Government, Press Conference on Penggai in Changsha, April 15, 2009. Changsha: Changsha People's Government. Accessed October 16, 2012. Available from <http://www.changsha.cn>.

² Changsha People's Government, Press Conference on Penggai in Changsha, April 15, 2009. Changsha: Changsha People's Government. Accessed October 16, 2012. Available from <http://www.changsha.cn>.



Figure 106 Texture of City Center in 2005



Figure 107 Texture of City Center in 2013

In the book *Saving the Historic Context*, printed in 2004, the writer Chen Xianshu (陈先枢) has pointed out that

Now, the conflicts between urban development and conservation of historic neighborhoods become obvious. First, the zonings of urban planning are not quite reasonable, and professional planning shall not be practiced well. Second, commercial development goes on with great density, and raised the pressure of conservation on purpose. Third, the idea of regarding Changsha as a historic city is absent, and some departments and units, in order to bring down the developing cost and increase the financial profit blindly, go after partial benefits by sacrificing the integrated and the environmental interests. Forth, the ideas of modern cities are disoriented, by regarding the urban developments as building skyscrapers and avenues. The pursuit for higher buildings and wider streets always, has led to destructions of many traditional neighborhoods and buildings with historical and cultural values. Fifth, the urban aesthetic taste is low, and resulted in that the scale and forms of new buildings are not coherent with historic neighborhoods and buildings.¹

All these problems above have been consistent in Changsha's modernization in this decade, and the recent and still going on Penggai has stimulated them in an even more intense and drastic fashion. Too many historic buildings without official identities disappeared in the trial of strength between different offices. In a meeting of Municipal People's Congress Standing Committee of Changsha, on 27th, April 2011, a periodical investigation report about Penggai project was announced. By April of 2011, the area of shantytown in Changsha has reduced to 3,300,000 square meters after only three years. A member in the committee made a comment that

Carrying out the urban planning is what Mayor Zhang has repeatedly demonstrated and argued, and no project could be proved without a planning. Now about the redevelopment in areas of shantytowns, no matter what condition it is, or good, or bad, or profitable, or unprofitable, all shall be pulled down. You may take a look at a successful example, the project of Wanda Plaza, has removed all (the existed buildings). Then another one is the project of Dongpailou Neighborhood; on the north there is Wuyi Avenue, on the south Jiefang Road, on the east Cai'e Road and on the west Huangxing South Road, a parcel of land in real rectangular form, with removing all has been

¹ Jianhui Xie, ed., *Changsha in China: Saving the Historic Context* (Beijing: Wuzhou Chuanbo Press, 2004). pp. 17-18. Translated by author.

*realized, will be invested by the Wharf Limited from Hong Kong, and build a super-scale city complex.*¹

From this speech, the neglect of preserving immovable historic and cultural resources during redevelopment is obvious, and the authorities even have shown certain connivance.

These two “successful” examples later turned out to be negative cases for cultural relic protection. On the site of Wanda Plaza, in November of 2011, a part of ancient city wall with 120-meter length was uncovered, but at the end only 20 meter of it was preserved on site. As for the project of Dongpailou (东牌楼), there was the Jufu Well (聚福井)² with a history of hundreds of years, which was announced as one of the Historic Buildings from Modern Time in 2002, yet the investing company had it demolished in 2011 without any permission. The company was imposed a fine of 500,000 Yuan, which was the maximum of fines for vandalism according to the law, but comparing to the investment they put into this project, this number seemed bearable; after all, they paid a price of 5,636,930,000 Yuan for the tenure of this site in the auction.³

The national ownership offers the most convenience to redistribute the land for public utilities, commercial and residential spaces according to how the government defines the demands of urban development. This has brought unbelievable efficiency in urbanization and also great disputes, because of this oversimplified method towards human settlements.

4.4.2. USAGE

About the usage of Officially Protected Sites and Monuments, the Article 23 of the *Law on Protection of Cultural Relics* has specified:

¹ Standing Committee of 13th Municipal People’s Congress of Changsha, *Hearing on Rebuilding Plan of Old Urban Area of Changsha in 2011*, 31st Cong., April 27, 2011. Translated by author.

² 4-33 in list of historic buildings from modern time in the inner city of Changsha.

³ Jun Long, “Changsha: Who Moved ‘Immovable Cultural Relics?’” *Guangming Daily*, January 17, 2012, 05.

a memorial building or an ancient architectural structure officially protected and owned by the state shall be used as a museum, a cultural relics preservation institute or a tourist site. In the case of usages other than these, the administrative departments of corresponding level shall first ask consent of the higher-level offices in case they plan to put the sites in other uses.¹

Moreover, the Article 26 writes that:

The principle of keeping the immovable cultural relics in their original state shall be adhered to in their use, and the users shall be responsible for the safety of the structures and the cultural relics attached to them, see to it that the immovable cultural relics are not damaged, rebuilt or dismantled and that no additional structures are built on the site.²

The practical usage of other immovable cultural heritage in Changsha is another tricky topic. Regulation on Protection of Historic City of Changsha has three articles covered it. Article 23 mentioned:

The agreement of safety responsibility shall be signed with administrative departments for cultural relics in their use, and the users shall be responsible for the safety, maintenance and treatments of cultural sites and their components, with guidance and supervision from the administrative departments for cultural relics.³

In Article 29 it was written that:

¹ Standing Committee of the 5th National People's Congress, *Law on Protection of Cultural Relic*, November 19, 1982, amended on June 29, 1991, October 28, 2002, December 29, 2007 (accessed April 8, 2012); available from <http://www.sach.gov.cn>.

² Ibid.

³ Standing Committee of 12th Municipal People's Congress, *Regulation on Protection of Historic City of Changsha*, 11th Cong., April 30, 2004, (accessed April 8, 2012); available from <http://www.csrd.gov.cn>.
Translated by author. Translated by author.

*no damaging or using historic buildings in a way that threatens their safety may be allowed.*¹

To analyze the usage of immovable cultural heritage in Changsha nowadays, as Table 30 displays, it could be divided in to five categories as α , β , γ , δ and ε , according to the properties of space.

Except the main function is for the public to visit as the law predicts, some institutions and companies use the properties as offices or business locations, which are conditionally open to the public. On one hand, it consolidates the institution of officially protected sites and monuments by specifying better the offices to be hold responsible, on the other hand, it allows proper usage of cultural relics, which could improve the link between sites and the public.

Religious places are special sites in Changsha. Their activities are organized by the Bureau of Ethnic and Religious Affairs of Changsha City (长沙市民族宗教事务局) as resource to develop religious tourism. The more accustomed Buddhist temples are usually expanded into courtyards with building groups, and then progressed into “parks” with entrance tickets and other incomes. Chapels, churches and mosques are normally single buildings without business activities.

As for residence, in this decade, the municipal has already replaced the majority of historic buildings’ property with original habitants who could not afford the maintenance and repairs. Those belong to government or institutions are used as housing for the staff, and some villas were restored and resold for private usages.

The last, a part of archeological sites are not open to public yet.

¹ Standing Committee of 12th Municipal People’s Congress, *Regulation on Protection of Historic City of Changsha*, 11th Cong., April 30, 2004, (accessed April 8, 2012); available from <http://www.csrd.gov.cn>.
Translated by author.

Table 30 Usage Classification of Immovable Cultural Heritage in the Inner City of Changsha

Usage	Officially Protected Sites and Monuments	Historic Buildings	Historic Residences
Tour & Display	66	16	5
Public Space (Office, Education, Medical Care etc.)	9	32	7
Religion	6	4	0
Residence	1	1	9
Others (Archeological Sites etc.)	3	0	0
Demolished	0	2	0
Dismantled	0	1	2

Table 31 Usage Percentage of Officially Protected Sites and Monuments in the Inner City of Changsha

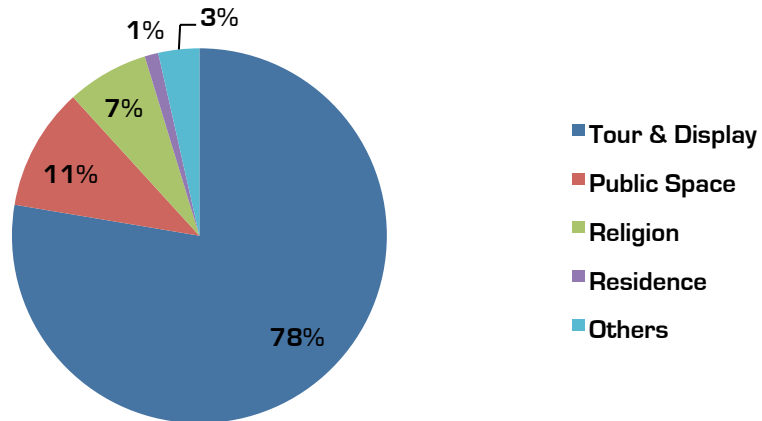


Table 32 Usage Percentage of Historic Buildings from Modern Time in Changsha

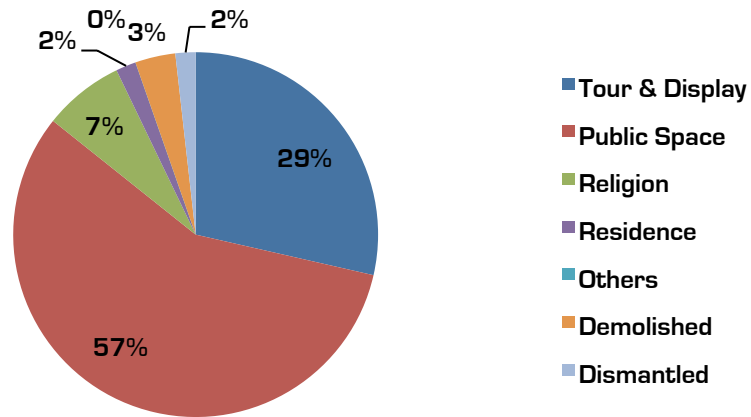
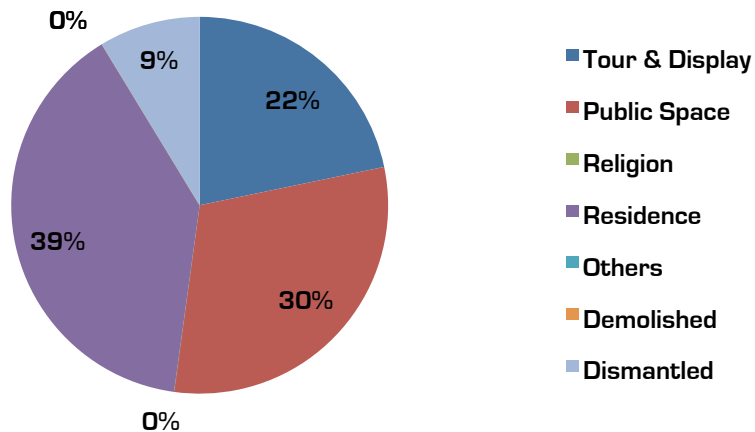


Table 33 Usage Percentage of Historic Residences in Changsha



As the most common function played by cultural sites, museums, institutes or sites for tourism are preferred, and the officially protected sites are strictly guarded from imprudent usage. As it illustrates in Table 31, Table 32 and Table 33, among 85 sites and monuments to be protected officially, 78%, 66 of them are used tour and display, mostly monuments or exhibition places in tourist sites, parks, or communities. Half of these sites locate inside the region of Mountain Yuelu Scenic Spot (岳麓山风景区) and are under unified management. In historic buildings and historic residence, this portion becomes smaller to 29% and 22%. The tourism in Changsha has kept developing, until on the list of Chinese cities with most developed tourism, made by Forbes

Chinese version in 2012, Changsha made to No.20¹ with 80.88 million visitors and an income of 78.31 billion Yuan.² According to the draft for examination of Overall Planning of Tourism Development in Hunan Province (湖南旅游业发展总体规划说明书[送审稿]) drafted in 2007, among all 208 tourism resources in Changsha, cultural relics and buildings occupied 82.³

For sure cultural relics and tourism are benefiting each other, yet there exist some doubts.

Two, to develop tourism, a lot of work for upgrading urban spaces has been done. Yet at the speed of urban development in Changsha, it seems very difficult to accomplish the job without adversely affects to immovable cultural relics.

The most representative case is the transformation of Juzhou Island (橘子洲). This island in the middle of Xiang River used to be full of habitants enduring shabby housing from old time and floodwaters. The government has been planning to develop it from residential into tourist site, and in late 1980s, to attract an investment from Taiwan, the former British Consulate was demolished in a rush as Figure 108 shows, yet the project was aborted. The government started moving the residents outside the island from 2002, and then launched the project of transforming the island into an ecological park, as a part of the main Mountain Yuelu Scenic Spot in 2006. 11 historic buildings were restored and used to entertain visitors of the park, but the old neighborhood and a certain number of historic sites have not stayed, including the ruins of former British Consulate. The way to restore historic buildings, which was whitewashing them inside and out like brand new to meet the “high class” requirements, has been doubted. Figure 109 is one example with the former residence of Tang Shengzhi on Juzhou Island.

¹ *The Cities in Mainland of China with Most Developed Tourism* (accessed January 15, 2013); available from <http://www.forbeschina.com/review/list/001991.shtml>.

² *The Tourism in Changsha Made a New Record in 2012*, January 16, 2013 (accessed January 26, 2013); available from <http://www.cstj.gov.cn/static/zlndbg/20130116/21985.html>.

³ Tourism Bureau of Hunan Province and Institute of Tourism Development and Plan of Zhongshan University, *Overall Planning of Tourism Development in Hunan Province (draft for examination)*, May, 2007 (accessed January 26, 2013); available from <http://www.docin.com>.



Figure 108 Former site of British Consulate on Juzhou Island in 1911 and 1999



Figure 109 Former Residence of Tang Shengzhi on Juzhou Island Before and After Restoration in 2009

Three, when the sites are designated for tourism, the restoration usually requires national ownership. After restoration, to attract tourists, it requires a suitable setting and service facilities, which the single buildings might not have; or a series exhibition contents for the designed theme, which might not be available as planned. To cope with such situation, sites could only be locked up temporarily, then the restored heritages become shut down to public and wasted, like the Historic Residences 5-13, 5-14, 5-17 and 5-18.

Sometimes, the unavailability of cultural relics is set on purpose. The official protected site, former shelter of Jin Jiu¹, used to be the base for the founder of Republic of Korea in the Second

¹ 3-24 in List of officially protected sites and monuments at city level in the inner city of Changsha.

World War. To attract Korean tourists, the municipal government invested a lot to replace the property, to renovate the building as Figure 110 presents. Let along the contradiction between the brand-new renovation and the authenticity of cultural relics, to serve all the group tourists, mainly Koreans in this small villa, the site has become inaccessible to local individual visitors, which is an unnecessary sacrifice in communication of cultural heritage for tourism.



Figure 110 Former Shelter of Jin Jiu before and after Restoration in 2009

Observing the present situation, this measure remains in the phase of conservation, and has a slow progress. Few cases were restored but shut to the public since specific usage was not determined yet. Like the historic buildings, the relocation happened to historic residences too, as a solution to the contradiction between cultural heritage and urban development.

4.4.3. RELOCATION

Out of various reasons and motives, besides reconstruction, relocation is another topic that has been brought up into discussion repeatedly in China when conserving cultural sites stands in the way of the demand for a certain development.

Originally, the professionals did not approve relocation as an approach to save historic structures. The Article 7 of *Venice Charter* (1964), the significant file for guiding the heritage conservation practice, specifies that

*A monument is inseparable from the history to which it bears witness and from the setting in which it occurs. The moving of all or part of a monument cannot be allowed except where the safeguarding of that monument demands it or where it is justified by national or international interest of paramount importance.*¹

Other ICOMOS charters confirm this principal, including the Article 18 of the *Principals for the Conservation of Heritage Sites in China* (2002) edited by ICOMOS China.

*Conservation must be undertaken in situ. Only in the face of uncontrollable natural threats or when a major development project of national importance is undertaken and relocation is the sole means of saving elements of a site may they be moved in their historic condition. Relocation may only be undertaken after approval in compliance with the law.*²

Hence internationally, relocation has always been the last resolution for conserving a cultural site or construction, except for the cases that relocation is the only means to save them in front of natural disasters, war fires or other unavoidable causes.

¹ ICOMOS, *The Venice Charter for the Conservation and Restoration of Monuments and Sites*, March 31, 1964, (accessed July 19, 2012); available from <http://www.icomos.org>.

² Neville Agnew and Martha Demas, ed., *Principals for the Conservation of Heritage Sites in China*, (Los Angeles: Getty Conservation Institute, 2002).

Along with developed considerations about history presentation and authenticity, relocation has been argued as an optional approach. Before it was revised in 2010, ICOMOS New Zealand's Charter for the Conservation of Places of Cultural Heritage Value (1992) has expanded the justification for relocation, and shall be considered most forward so far.

The site of an historic structure is usually an integral part of its cultural heritage value. Relocation, however, can be a legitimate part of the conservation process where assessment shows that:

- i. the site is not of associated value (an exceptional circumstance); or*
- ii. relocation is the only means of saving the structure; or*
- iii. relocation provides continuity of cultural heritage value.*

A new site should provide a setting compatible with cultural heritage value.¹

Yet in recent China, it has become a trend for real estate developers to deprive cultural resources from less developed zones, or for governments to avoid conflicts between public demands for cultural heritages and redistribution of related territory. There have been dozens of cases of real estate developers removing the whole gateway or even a temple of distant villages, to the roof garden of a newly built office building, or the hall of an elite club. In the sense of cultural class, they did have improved their grades, but in a way of disrespecting neither the attachment of cultural relics to its belonging setting, nor the cultural properties of less developed zones, and its people, even with purchase.

In Changsha, among all the demolition cases, under the public query, five cases of historic sites were replied with relocation.

The Former site of Jiaotong Bank (交通银行旧址)², No. 204 of Chuxiang Street (楚湘街), with masonry-timber structure built by British bankers, has survived the Wenxi Fire, was announced as historic building in 2009, then as normal immovable cultural relics in 2010, yet was dismantled in 2011, after the plan of relocation was permitted in the same year. It was planned to

¹ ICOMOS New Zealand, *ICOMOS New Zealand's Charter for the Conservation of Places of Cultural Heritage Value*, October 4, 1992, (accessed July 19, 2012); available from <http://www.gdrc.org>.

² 4-45 in Table 14 List of Historic Buildings from Modern Time in Changsha.

reassemble the bank 160 meters away to the north with a twist of orientation, but the date was not fixed yet.¹

The Suzhou Hall (苏州会馆)² located in No.11, Fusheng Street, and the neighboring Hong Financial House (鸿记钱庄)³ located in No. 190, Pozi Street, were both masonry-timber structure and both announced as historic residence in 2004, and as normal immovable cultural relics in 2010. The effort for conserving these two buildings, especially the Suzhou Hall, against relocation has kept them in situ until 2012, when the relocation plan was permitted. This plan involved another structure, the gateway of No. 3, Mupailou (木牌楼) neighborhood, which belonged to an old residence “damaged severely with no value to be conserved”. According to the latest relocation plan in October of 2012, these three structures would be rebuilt one block away to the south, but with reorganization as a building group, as Figure 111 and Figure 112 shows.⁴

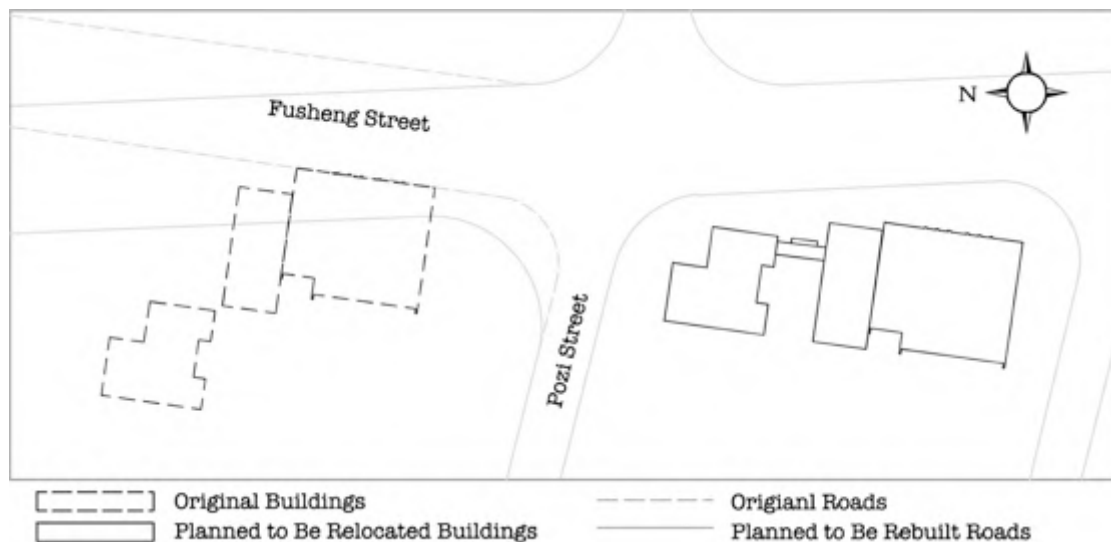


Figure 111 Relocation Project of Suzhou Hall and Hong Financial House

¹ Hairui Xu, “The 76-year-old Former site of Jiaotong Bank Is Going to Move,” *Xiaoxiang Morning*, July 27, 2011, B02.

² 5-23 in Table 15 List of Historic Residences in Changsha.

³ 5-22 in Table 15 List of Historic Residences in Changsha.

⁴ Hairui Xu, “The Relocation Plan for Suzhou Hall and Hong Financial House Is Permitted,” *Xiaoxiang Morning*, October 29, 2012, B02.

Since the plot for relocation is limited, some attached constructions would be abandoned. The timber material shall be replaced, so only the parts of bricks and stone, which add up to 30% of the original structure parts would be numbered and rebuilt in the original fashion. Except the fee for dismantlement, the cost of reconstruction would be 4.04 million Yuan.¹



Figure 112 Suzhou Hall and Hong Financial House before Dismantlement and Rendering for Relocation Project

The last case is the ruins of ancient city wall in Chaozong Street (潮宗街). It was unearthed in November of 2011, during a real estate project. Due to pressures from many sides, the 100-meter out of 120 was dismantled four months later with an agenda of relocation but no specific plan of when and where. Now all the dismantled parts from these five structures are collected and kept by departments for cultural relics,² but it is worth mentioning that no case of relocation was practiced in Changsha before, and none of the above projects is carried out so far.

Scanning these cases, a pattern could be concluded. They all have had the status of cultural relics to be protected according to local regulations, or recognized value to be conserved for collective memory, but the right to use the sites they located in was put in market by the state. The public, usually led by cultural relics officials and other scholars, brought up counterviews. Developers sought the max area of the sites and the speeded up progress of projects, governments preferred bigger fees from assigning the use of the sites and possibly better social benefit, and the citizens wanted improved living conditions and accumulated cultural environment. All kinds of forces have wrestled for a while in every case. The results were similar, that the dominant government made decisions compromising to developers, but also compensating to the public.

¹ Hairui Xu, "The Old Hall to Be Rebuilt, Part of Attached Construction to Be Abandoned," *Xiaoxiang Morning*, October 30, 2012, B02.

² Hairui Xu, "20-meter of Ancient City Wall Will Be Covered with Glass for Display," *Xiaoxiang Morning*, February 28, 2012, A01.

Examining the dismantled sites and monuments, even with the most forward ICOMOS New Zealand's Charter for the Conservation of Places of Cultural Heritage Value (1992) as reference, their relocation is quite negotiable.

First, the site is certainly of associated value. Yet the imperative rush to redevelop and raise plot ratio has demolished the neighborhoods and the so-called context before making the final decision.

Second, there were other means to save the structures. Yet the cost, especially the direct economic cost prevented governments to consider them. The Mayor Zhang Jianfei (张剑飞) commented once in an interview:

But now the cost of demolishing and redeveloping, plus rearranging the habitants is too high, the current cost in Changsha is about 15 million Yuan per mu (equals 0.0667 hectares). To conserve the old architecture spread in other illegal and unorganized buildings, the cost could easily reach to hundreds of million and unaffordable for the municipal finance.¹

Third, providing continuity of cultural heritage value does not apply to the cases in Changsha. Especially for the ancient city wall in Chaozong Street, its most significant value is historical, and relocation does not help presenting that.

4.5. ECONOMY

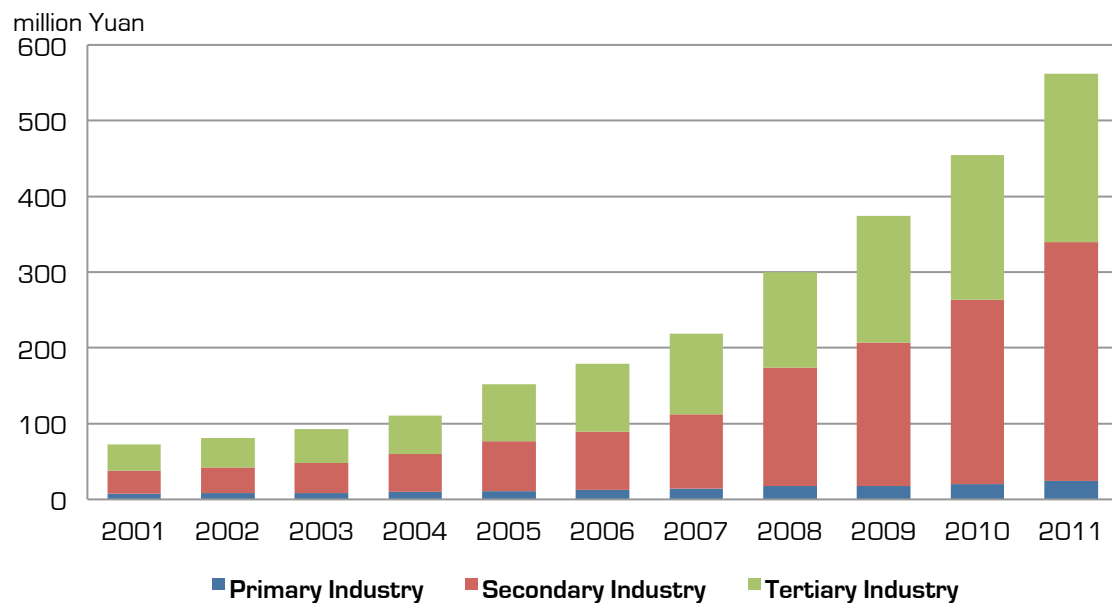
In these booming years of China, economy is a prior issue. It could be a great driving power to develop cultural industry, and also strong destroying force to wreck cultural heritage.

¹ Liguang Peng and Jing Ju, "I Was Criticized for Not Giving Importance to Cultural Relics Protection, and I Feel Wronged'-Exclusive Interview With Mayor Zhang Jianfei of Changsha, *Southern Weekly*, June 26, 2012. Accessed October 23, 2012. Available from <http://www.infzm.com>. Translated by author.

The GDP of Changsha City is increasing rapidly in recent years. It has reached to 561.9 billion Yuan in the year of 2011 and the government has planned to maintain the increase at an annual rate of 11% to 1200 billion Yuan in 2017. The main growth lied in secondary and tertiary industries, and it would keep this way.¹ Table 34 shows the increasing trend of GDP of Changsha City from 2001 to 2011.

Such steady rise is related to land-based finance. In fact, the land revenue has been the most important piece of local government revenue for a long time. For example, in 2007, the turnover of land auction in Changsha was 20 billion Yuan and the local fiscal revenue of that year was 26.13 billion Yuan.² The prosperous real estate industry led in early 2000s and Penggai kept it up since 2008. The development of real estate is closely linked to the investment of fixed assets in the city. The annual growth rates of these two items in Changsha are approximately accordant like Table 35 implies.

Table 34 Development of GDP of Changsha City from 2001 to 2011

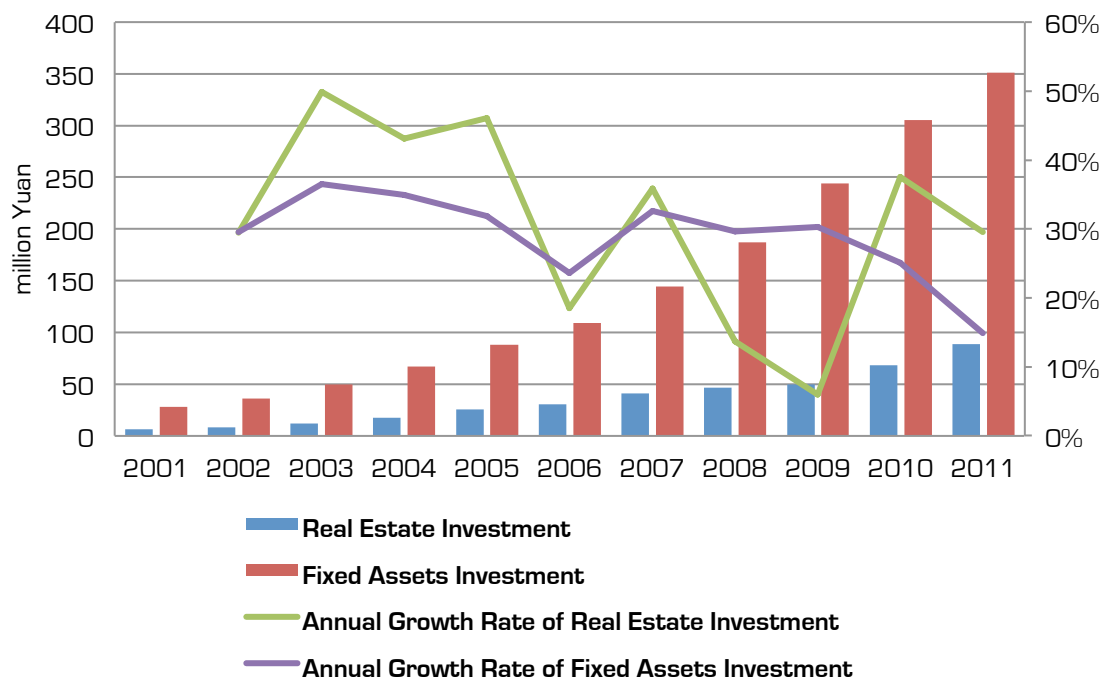


¹ 14th Municipal People's Congress of Changsha, *Government Work Report of Changsha*, 1st Cong., December 30, 2012.

² Peinan Zhao, "Predicament of 'land-based finance' to be solved, *China Investment*, no. 3 (2009). Accessed September 17, 2012. Available from <http://www.chinainvestment.com.cn>.

In Changsha, the main source of fund to maintain and restore cultural relics is the government finance, to which the tax of real estate business is a great contribution. Especially the officially protected sites, which are mostly state-owned and their business activities are controlled strictly, but the necessary fund allocation is mostly guaranteed. The other cultural heritage sites could be in financial straits often but also enjoying relatively more opportunities from the market. The key point would be how to take advantage of that.

Table 35 Development of Real Estate Investment and Fixed Assets Investment in Changsha City from 2001 to 2011



4.6. SWOT ANALYSIS

The SWOT analysis of the sustainable development of immovable cultural heritage in inner city of Changsha would help to make appropriate policies.

4.6.1. STRENGTH

Changsha is one of the important cities in the midland in China, with advantaged geographical and natural conditions, well-connected transport network, long and rich history and rapid developing economy, and in its city area, Changsha is surrounded by mountain area, hilly ground and dense river system with historic villages in between, to gather a natural and cultural heritage group. Figure 113 illustrates its connectivity with other major Chinese cities.

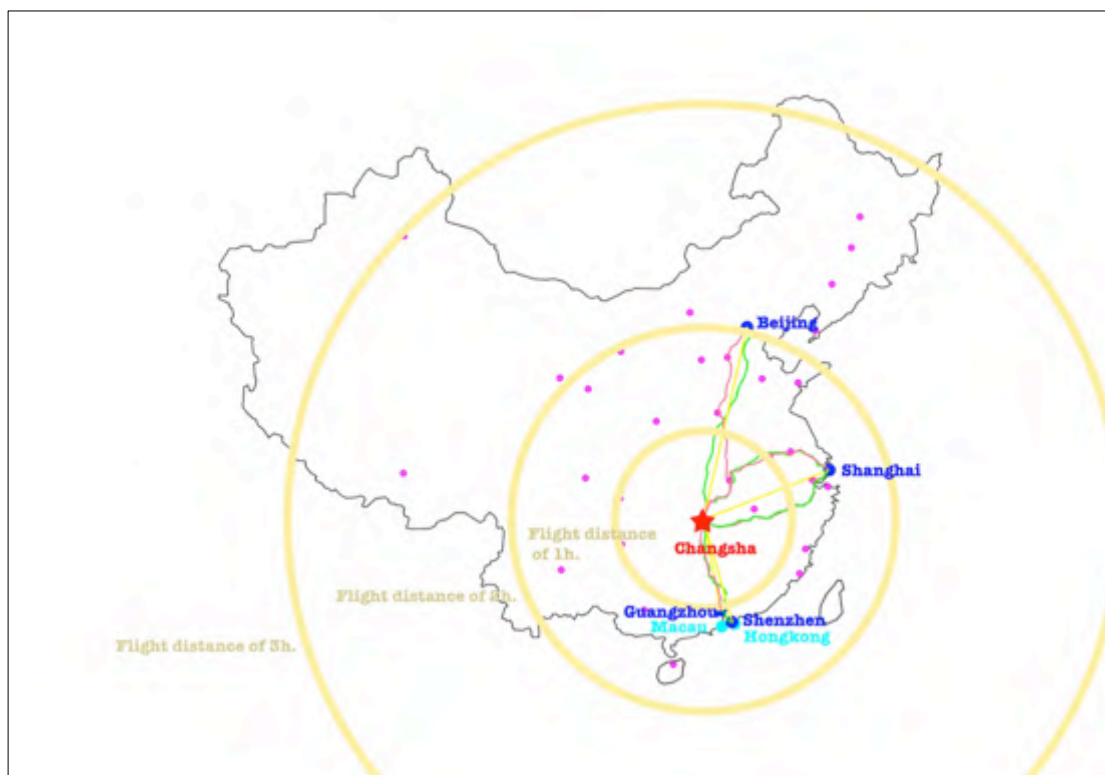


Figure 113 Location of Changsha City among the Major Cities in China

In recent years the transport network in Changsha has development a lot. So far it has one airport with 130 air routes for more than 90 national and international destinations, two main train stations with three high-speed rails (one is operating, other two will operate in 2015), two national rails and one intercity rail in construction.

The cultural undertakings in Changsha are vital. The cultural and creative industry has offered added value for the GDP of 10%, 45.38 billion Yuan and 522.2 thousand Employees in 2010.¹ Changsha has a series of very influential nationally TV stations and newspapers, which pay close attention to the development of cultural heritage. Youth activity centers, museums and all kinds of cultural places in communities are developing at the same time. From the old times to the present, Changsha has always been an attractive city to scholars and literates. Now Changsha has 55 universities and colleges with more than 500,000 students.² They should be the hard core for the development of culture in future.

Plus, according to the urban plan for Changsha, it will be emerged together with two other neighboring cities, Zhuzhou(株洲), 60 kilometers away, and Xiangtan(湘潭), 55 kilometers away to become a metropolitan. These three cities have different specialties, and Changsha would enjoy more competitive position and further development in the short-distance tourism market.

4.6.2. WEAKNESS

The weakness of immovable cultural heritage in Changsha is mainly on management, since the ideas about their protection are often in misdirection.

First, the attempt to carry out grandiose projects to impress people has made the accumulation of cultural heritage neglected. The scale and trend of China's economy has encouraged decision-makers to practice big-investment projects with astonishing outcomes, including with the cultural undertakings, in this way has prompted them to neglect the fact that cultural heritage is accumulated bit by bit, and day by day. The often-mentioned expressions like "to forge the cultural heritage" (打造文化遗产) or "to improve the taste of cities" (提高城市品位) fully explain how small cultural sites are usually outside the spotlight and underestimated in value.

¹ *Research on Status and Development of Cultural Industry in Changsha*, July 7, 2009 (accessed September 4, 2012); available from http://www.hntj.gov.cn/sxfx/csfx/200907/t20090706_66944.htm.

² Keda Li, *Changsha Mayor Zhang Jianfei: New Co-ordinates of Changsha*, December 11, 2012 (accessed January 4, 2013); available from <http://3g.forbeschina.com/review/201212/0021828.shtml>.

For instance, in 2011 Changsha has had 55 cultural projects in construction. The total number of investment has reached to 32.85 billion Yuan, and 32 projects were planned to be invested more than 100 million Yuan.¹ Such mentality also brings myopia, resulting in continuous wastage of resource of tangible heritage in Changsha, which is already left not rich after all these centuries.

Second, on the management, the outdated and passive fashion is another weakness.

The requirement of practical work to protect cultural relics by the law is the four legal prerequisites: demarcation of the boundaries, erection of an official plaque declaring a site a protected entity, creation of an archive for records, designation of an organization or person dedicated to management. The principle of the work concerning cultural relics pleaded in the law is “giving priority to the protection of cultural relics, attaching primary importance to their rescue, making rational use of them and tightening control over them”². The locale regulation followed such minimum standards. The administrative departments for cultural relics always play the part to answer the questions instead of bringing them up.

If sustainable development is targeted as the goal for future, then the administration shall do more active work on the management, other than those four legal prerequisites, and the whole society shall cooperate to practice the principle more strictly. In a certain number of demolition cases in Changsha, the sites were announced to be protected usually one year or even several months before the demolition, which demonstrates that the administration put effort in front of the emergency of protecting the relics late, or the decision to protect was postponed for contentions over monetary interests, and eventually the force for protection compromised.

Third, the social participation is quite limited.

¹ *Report on Cultural Industry Development of Changsha in 2011*, November 29, 2012 (accessed December 4, 2012); available from <http://www.cstj.gov.cn/static/jcndbg/20121129/21786.html>.

² Standing Committee of the 5th National People’s Congress, *Law on Protection of Cultural Relic*, November 19, 1982, amended on June 29, 1991, October 28, 2002, December 29, 2007 (accessed April 8, 2012); available from <http://www.sach.gov.cn>.

The administration for cultural relics interacts mostly with the public during the investigation, then the decision making in evaluation, conservation and usage is mainly between officials and experts. Yet the importance and necessity of social participation is revealing better each day. Together with much improved material life, the public need for culture is also increasing. Towards cultural and historic heritage, people require participation, more educational and more profound experience than simple visiting now. Not to mention that the enthusiasm for cultural life of citizens in Changsha is also a tradition. The tourist and cultural products in Changsha need to be more creative to meet such challenge.

4.6.3. OPPORTUNITY

Ever since the World Heritage Convention (1972) was announced, the protection of cultural and natural heritage has been taken important issue by people and government worldwide. And other documents like Agenda 21 (1992) have pointed out the future direction of sustainable development for human society.

The stability of international economy has created positive conditions for tourism development, especially for the opening-up-everyday China. Globalization is another positive cause, and since China joined WTO in 2001, not only trades, but also the tourism and cultural undertakings have benefited from international capital, technologies and intelligence. The related businesses would be more standardized, and their developing environment would be much improved. Changsha is a very creative city with open mind to reforms, and to embrace the international society.

Inside the state, the central government has made several strategies, which are positive for the Changsha's sustainable development. Like the Rise of Midland of China (中部崛起) and the project of Liangxing (两型) society, which means a type of society that is saving resources and friendly to environment. Changsha is one of the key strategic cities in both projects. It means Changsha would keep making practical trails on the path of sustainable development.

As for the local strategies, municipal government has put cultural and creative industries in priority to development according to the requirement of Liangxing society, and has drawn up the development plan of cultural and creative industries for 2012 to 2015. Financial and policy support for such business has also been raised. In 2011, the added value of cultural and creative industries was 48.89 billion Yuan, and also 8.7% of the GDP in that year.¹

4.6.4. THREAT

The main threats lie in market competition, the various needs for culture and the environment protection.

Coming along with the international opportunities, the market competitions in tourism between other cities have become fiercer. The attraction of a city depends not only on its cultural and natural resources, but also on the reputation, especially in this era of web 3.0. The trend to travel in famous sites is still a main ideology among Chinese tourists, and Changsha needs more chances to make an impression to foreign travellers. Changsha is a tourism city famous for its history and relics from modern time, plus archeological discoveries. In this type, another two capital cities, Wuhan (武汉), 350 kilometer away, and Guangzhou (广州), 700 kilometer away, have similar and richer resources, longer experience in reform and urbanization. Changsha needs to play better its own strength to compete in the tourism market.

Inside the city itself, the competition between sites and scenic spots managed by different departments also exist, with lack of mutual link and communication. A cooperation network between cultural and natural sites shall be helpful.

The environment protection is a critical topic for fast-developing China, including Changsha. Controlling over floods and air quality would put effects also on cultural relics.

¹ *Report on Cultural Industry Development of Changsha in 2011*, November 29, 2012 (accessed December 4, 2012); available from <http://www.cstj.gov.cn/static/jcndbg/20121129/21786.html>.

4.7. STRATEGY PROPOSALS

Based on research and analysis, several proposals about policies and strategies for the sustainable development of immovable cultural heritage in inner city of Changsha could be considered.

First, avoid massive redevelopment in historic areas, and expand the urban to the outer space to decrease the density of population in historic areas.

Experiences in recent years have proved that redevelopment in city center imposes great damage to the original urban context, and it is merely realizing the interest of city center's advantage of location, which seems profitable now, but definitely unsustainable in fact. It would be shortsighted to give up cultural resource for the short-term values.

Second, pay close attention to original residents in historic areas.

Authenticity and continuity of life have been two popular issues in conservation, which should also be considered for the case of Historic City Changsha. A big number of original citizens living in historic neighborhoods have become vulnerable groups, and simply depriving their original dwellings and relocating them do not improve the quality of their living space sustainably. How to realize the continuity of life in the neighborhoods they are attached to would be a key issue for sustainable development.

Third, keeping propaganda for the transformation of ideology about culture.

Now in China with the developing economy, there exists a great need for various cultural activities, especially about traditional culture, whose continuity and close connections with the public was cut off after the chaotic 1950s, 1960s and 1970s. The Chinese people now have strong longing but also frequent misunderstanding for the traditional culture, which needs guidance and

better communication to enlighten the proper comprehension and re-embrace of it under the new circumstances. Not only to the masses, but also to the elite, like scholars, officials and entrepreneurs. Blindly requiring conserving cultural heritage would face many practical obstacles, so undue persist on the “dignity of cultural relics” might not help the sustainable development of them. Developing cultural undertakings require diversity, which means various scale and types of cultural places. The pursuit for economic interest shall not be achieved by devaluing cultural heritage. Sustainable development requires a transformation of ideology attending to culture and cultural heritage.

Fourth, opening up more channels for social participation.

Now in Changsha, mostly the social participation in cultural relics protection is carried out through media. Newspapers and TV programs help the public to discover their interest, express their concern and propose their opinions. Yet actual public intervention for the cultural relics protection is still quite limited, since there is no official provision for such act, there is no effective bottom-up communicating channel, and most importantly, the public is not widely motivated. The top-down management structure dominated by governments has already proved its ossification in operating and blindness to civilian’s need for culture and market’s vitality in many cases, especially for the usage of architectural sites.

The initiative shall be managed by education with time, but now it could start to establish formal procedure for receiving public’s feedback. Changsha now only has regulation for accepting reports from the public about the cultural relics’ safety. If the participation could be expanded to more aspects like usage, would be positive for the protection. As for the bottom-up communicating channel, traditional media is still principal, yet the new we-media such as Email, instant messaging program, blog and micro blog are emerging very fast and have already played an important part. What should be done is amplifying and normalizing these new communication means.

Fifth, adjusting the growth pattern and structure of economy.

In fact, this point is already a widely accepted consensus in China. It is definitely a long-term process, and the central government has been trying to manage that with a series of policies. In Changsha, what needs to be done is giving up the land-based finance. It has brought along social tensions, and encouraged decision-makers to devalue immovable heritage for higher monetary revenue, which is really not wise in the long run. It is also related to reform of concepts. As for the structure of economy, the real estate, as the business that affects immovable relics the most, shall be adjusted. Cultural real estate in Changsha does not have a big portion of the market yet, which should be a promising business in this vital city. Now restoration projects related to cultural relics are mainly assigned to a state-owned company under the municipal government, which has not made use of the market adequately in such projects. Encouraging cultural and creative industries including cultural real estate is the likely solution in the economy part.

In conclusion, if more concrete measures on ideology reshape, social participation and economy reform could be figured out and carried out, the sustainable development of immovable cultural heritage in inner city of Changsha would be hopeful.

5. CONCLUSION

Changsha is a city with rich history yet few relics remained, and forward urban culture yet massive thoughts oriented on material life. Here, the developments of the city and the cultural heritage protection have all gone through many difficulties, and now steadily moving forward. There are still many shortcomings in the administration of immovable cultural heritage, like legislation, management and communication. The most common phenomenon is economic interests contend with social interests and environmental interests over land resources. Immovable cultural heritage as attachment to the land often becomes sacrificed as a result of the fact that economic interests usually outdo. It is a current situation not only for Changsha, but also for the whole China.

To clear that fallacy, it should be insisted to abandon the myopia and superstition of economic interest, and to make efforts for sustainable development in the society. Immovable cultural heritage is one of the most threatened resources, and in need of sustainable ideas the most.

To understand the context, situation and roots of problems, the thesis starts from the background introduction, a comprehensive survey and an analysis of conservation methodologies, connections with urban planning and strategy proposals, with the study of several cases with representativeness of newly uncovered sites in face of emergency, old sites in need of restoration, and restored sites requiring revitalization. Herein, the targets and possible approaches for the sustainable development of immovable cultural heritage in the context of the inner city of Changsha shall be clearer.

The Changsha city has the masses foundation, environment and opportunities for that. With the authorities' determination and proper measures, it could be expected a sustainable future for cultural heritage in this historic city.

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(Source: txrw003(2012), "Xiaowumen Post Office", August 18, 2012, accessed October 16, 2012, available from <http://txrw003.blog.163.com/blog/static/89423732201271801858313>)

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(Photo: Sidan Luo. Source: Jianhui Xie, ed., *Changsha in China: Old Buildings in Changsha* (Beijing: Wuzhou Chuanbo Press, 2006). p. 232)

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(Photo: Sidan Luo. Source: Jianhui Xie, ed., *Changsha in China: Old Buildings in Changsha* (Beijing: Wuzhou Chuanbo Press, 2006). p. 22)

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(Source: By author)

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(Source: xinkou6309(2011), "No. 27, Fengjiawan Lane", May 7, 2011, 22:05:32, accessed June 23, 2012, available from http://blog.sina.com.cn/s/blog_48f1ad450100u3zv.html)

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(Photo: Sidan Luo. Source: Jianhui Xie, ed., Changsha in China: Old Buildings in Changsha (Beijing: Wuzhou Chuanbo Press, 2006). p. 26)

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(Photo: Sidan Luo. Source: Jianhui Xie, ed., Changsha in China: Old Buildings in Changsha (Beijing: Wuzhou Chuanbo Press, 2006). p. 26)

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(Photo: Sidan Luo. Source: Jianhui Xie, ed., Changsha in China: Old Buildings in Changsha (Beijing: Wuzhou Chuanbo Press, 2006). p. 26)

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(Photo: Chao Tian. Source: Jiaming Xiang, Yan wang and Lina Zou, "Changsha: 23 Historic Residences in Danger," Sanxiang Urban Newspaper, August 27, 2009, A09)

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(Photo: Sidan Luo. Source: Jianhui Xie, ed., Changsha in China: Old Buildings in Changsha (Beijing: Wuzhou Chuanbo Press, 2006). p. 16)

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(Photo: Chao Tian. Source: Jiaming Xiang, Yan wang and Lina Zou, "Changsha: 23 Historic Residences in Danger," Sanxiang Urban Newspaper, August 27, 2009, A09)

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(Photo: Chao Tian. Source: Jiaming Xiang, Yan wang and Lina Zou, "Changsha: 23 Historic Residences in Danger," Sanxiang Urban Newspaper, August 27, 2009, A09)

Figure 5-18

(Source: 9008816(2012), "Former Residence of Cheng Qian in Changsha", May 2, 2012, accessed July 2, 2012, available from

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(Photo: Sidan Luo. Source: Jianhui Xie, ed., Changsha in China: Old Buildings in Changsha (Beijing: Wuzhou Chuanbo Press, 2006). p. 37)

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(Source: http://www.changsha.cn/ztiwenhua/2007m/4/200711/t20071114_760607.htm)

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(Source: www.csyy.com)

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(Source: www.csyy.com)

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(Source: zansa(2007), "Mopanwan-South DaotuoXue", November 18, 2007, 00:15:32, accessed November 20, 2012, available from http://blog.sina.com.cn/s/blog_4895f9cc01000c2o.html)

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(Source: 杨芳(2011), "Tianxin Street", December 24, 2011, 01:22:10, accessed November 20, 2012, available from http://blog.voc.com.cn/blog_showone_type_blog_id_734500_p_5.html)

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(Photo: By author)

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(Source: zansa(2007), "Gutan Street", November 18, 2007, 00:15:32, accessed November 20, 2012, available from http://blog.sina.com.cn/s/blog_4895f9cc01000c2o.html)

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