

Exploration of “Un-gated Community” Updating in the “Three Wire Industry”

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Abstract—Most of the original three wire factory settlements have been or are evolved into the city's old "open community" accumulated a lot of problems of governance. Three wire plant communities each has its own characteristics because of its location, the unit characteristics and its changes. The renewal way of three wire plant community should be made corresponding arrangements according to their respective characteristics of result, space, and residents.

Keywords—community updates; circumstance; social capital

I. INTRODUCTION (THREE LINE "OPEN COMMUNITY")

Three line industrial (family members) settlements is accompanied by the construction of three lines in the same period, is a continuation of the unit compound community form, as a type of urban communities, the formation of settlements has a number of characteristics today. The overall environment is poor and basic set matching lag. The proportion of vulnerable groups is high, showing the aging trend. The accumulation of community social capital is generous, the original neighborhood is harmony.

With the aging of the three line factory, discontinued, as well as accelerated urbanization, today, communities has been closed to become more open, the most of old open community has also accumulated a lot of governance issues.

II. UPDATE WAY

The three line industrial residential area is mainly based on their location, space and the characteristics of the residents to make corresponding arrangements.

The life district of 857 plant is in Wen Sheng Zhen of Jiangyou city, in the deep cutting valley of Longmen mountain fold belt, bordering Pingwu County, 10 km to the Hou Ba Railway Station of Baoji-Chengdu Railway, just a few kilometers to the Horse-gorge area. The site is relatively flat and open, before there is a river, backed by the mountains, green rate is high, living facilities complete (Figure 1). After 50 years of running between residents, community social capital is generous; community residents

treat people with great enthusiasm. The community is more typical "mountain" community of the three line industry, surrounded by mountains, no fence around the environment. The agricultural and sideline products are provided by the surrounding farmers, and the relationship between the local farmers is also very harmonious.



Figure 1. 857 factory living area and the environmental satellite photos

The residential area has been divided into two (Junshan, the Milky Way) community management, a total of 35 thousand square meters, the existing staff of 41 residential buildings, up to 3500 people, about 2018 families' members. After the policy bankruptcy in 2002, a large number of workers went to live with their children outside, the original housing have being vacant. Because the traffic is convenient, the migrant of summer vacation is increasing year by year, the peak has more than 5 thousand people in last year, a large number of vacant housing were rent to the summer vacation people.

Update design is based on the use of existing homes, by grouping piece. The entire live area is divided into 7 blocks. Because of the convergence of architecture and environment, block 2 and 3 combined. The reconstruction schemes (Figure 2 ~ Figure 5) include the original two vacant single dormitory building and the new design of parking lot.

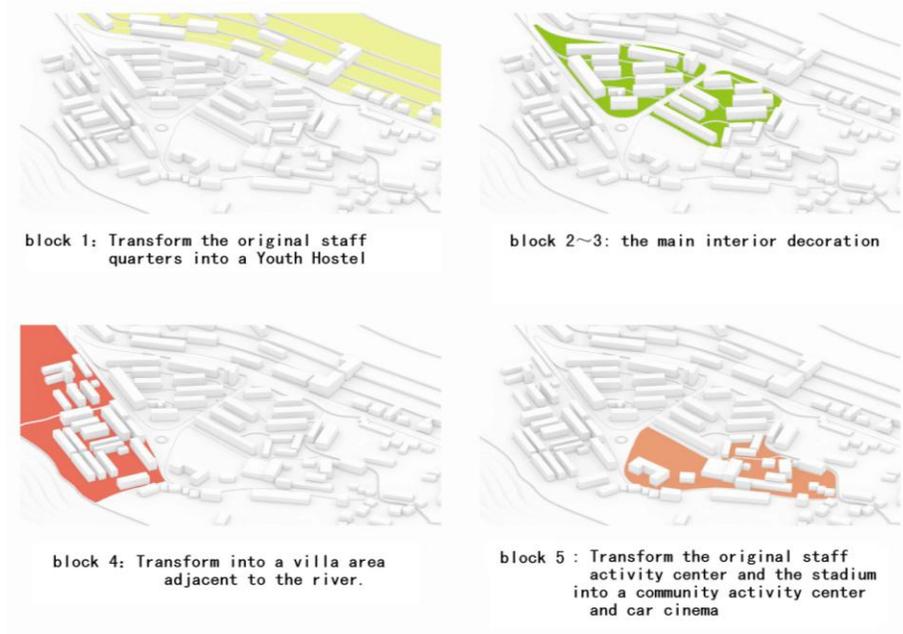


Figure 2. Transformation program of block 1~5

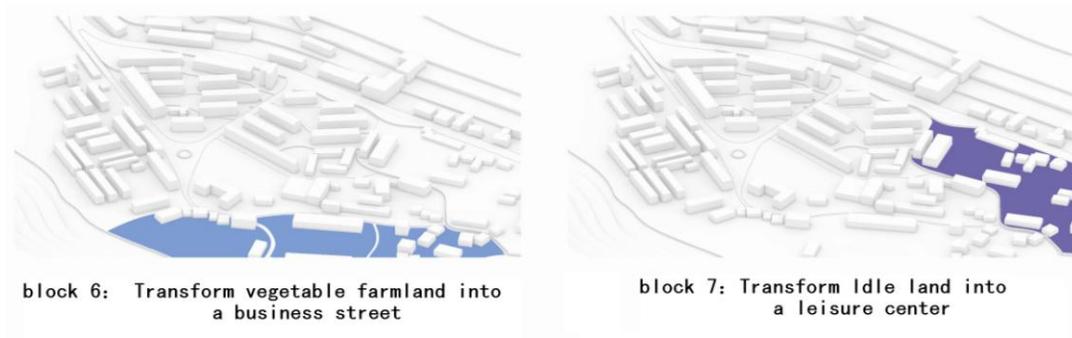


Figure 3. Transformation program of block 6~7

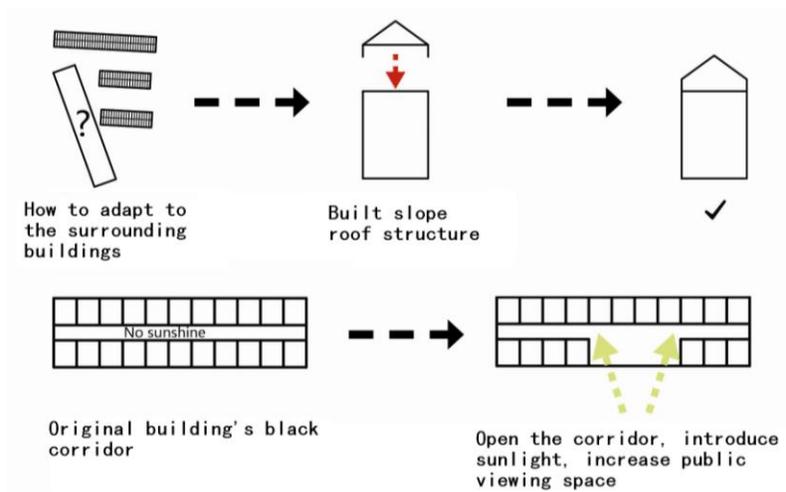


Figure 4. Transform the original single dormitory into a Resort Apartments of youth; use its framework to do a greater adjustment in the space

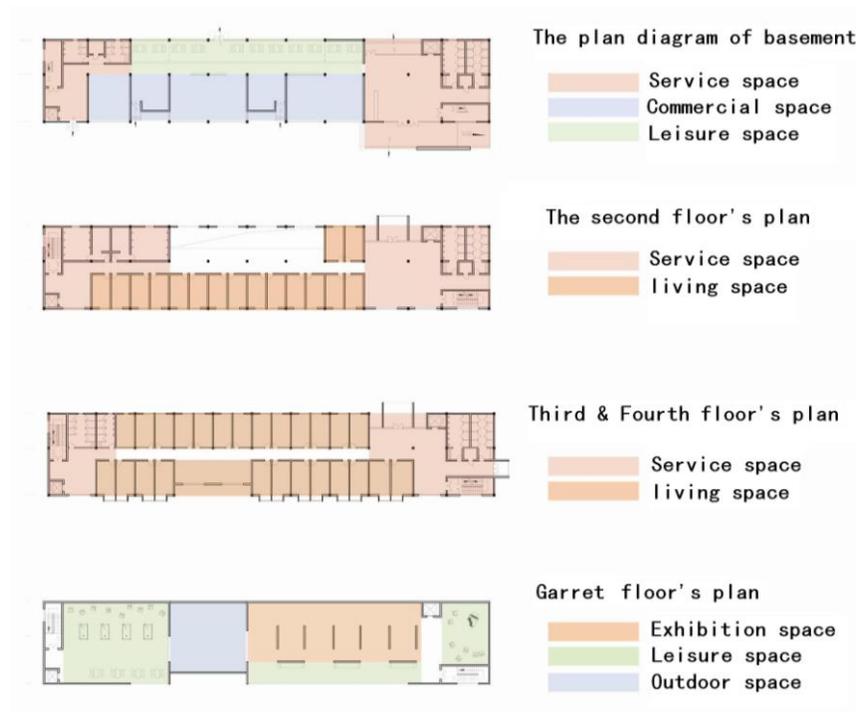


Figure 5. The transformation scheme of the Resort Apartments of youth

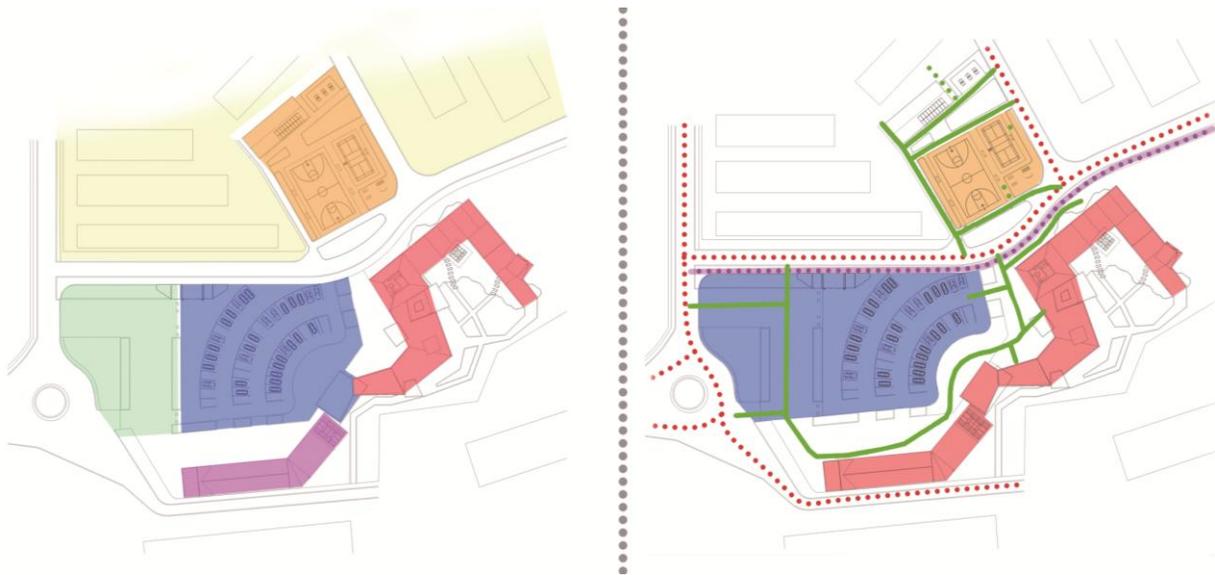


Figure 6. Function partition & Traffic flow line analysis

The block 5 locate in the center of the community, has the highest proportion of demolition and construction. The original ground building include the auditorium, training centers and other old buildings, after the 5.12 earthquake had been severely damaged, should be demolished & rebuilding the day care centre for old people in the community & parking lot (Figure 6). Transform the original space into a fan-shaped center parking lot. Build a retractable movie screen, form an auto cinema.

The main work of other blocks is to analysis, further strengthen and renovate the existing homes, improve the

public space, increase the service facilities, building villas.

III. CONCLUSION ("OPEN COMMUNITY" NEED REFORM)

Discussion on "open community", should not only stay in the new residential area and the change of function, space form and so on, should further expand the research scope, should include some "open community" of old city (some three line industrial settlements mainly in Mianyang) into the scope, and actively promote its update, promote the whole city area.

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