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A Study on the Bund Section of Nanjing Road in Shanghai

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## 大都会从这里开始——上海南京路外滩段研究

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# ORIGIN OF A METROPOLIS

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## 导言 Introduction

#### 1. 思考南京路

在上海五彩缤纷的都市生活场景中,大名鼎鼎的南京路无疑是其中的经典。这条堪称中国近代第一的商业街,东西绵延五公里,纳五方之奇货,载万国之风情,是昔日大上海的空间缩影,因而"十里洋场"的比喻既生动形象,又名副其实。

然而"十里洋场"并不等于"洋人街"。南京路 作为外来文化移入的产物,经过了华洋之间在社会和 空间上接触与竞争的长期适应过程,才成为了国人所 认同的中国第一商业街。初期的图片档案显示:以英 租界西端的河南路为界,朝向外滩的东段,即今南京 路外滩段为西洋景;西段街景则为中国式,华洋两相 比照,泾渭分明。随后这一图景不断演替,东段越来 越宏大摩登,与欧美同时期同类建筑相比绝不逊色; 西段则越来越中西交融,甚至建起了不少尺度和比例 有些滑稽的假西洋景。相比之下,东段终究以临近外 滩的区位优势而身价倍增,街廓场景与外滩建筑群滨 水界面演化相呼应,经历了多次新旧更替的拼贴变 幻,积淀了异常丰厚的潜在价值和文化内涵,亟待发 掘整理以促其复苏。

上海有过受外强欺压的屈辱历史,但上海从来不像孟买、香港那些曾经完全殖民化的城市,因为这里的中国人即便是生活在租界里,也从未丧失过自己的主体意识。就拿南京路的建筑来说,虽以洋人建造的为主,也有不少中国人的杰作,后者对前者从鄙夷、好奇,到欣赏、模仿,再到提炼、融合,逐渐把这些外来的东西本土化了。不仅如此,上海都市文化里一些好的传统,如做事细致敬业,交往遵守规则,公共和私有界限清楚,追求时尚变化而又精打细算,讲究高品质、好"卖相"等,都可以从南京路的生长轨迹中找到印痕。这种从被动接受到主动选择、利用和兼容的过程,从一条商业街的生长历程中集中地体现出

#### 1. Regarding the Street Itself

In the multicolored urban scene of Shanghai, the famous Nanjing Road (Nanking Rd.) had a classical pattern. Special goods and exotic fashions from everywhere in the world were packed into this five-kilometer-long east-west-street, which was labeled the No.1 commercial street of China. With a vivid simile as a cosmopolitan street, it was the spatial epitome of old Great Shanghai in reality and name.

However, "the cosmopolitan street" was not merely a "foreign street." As a product of acculturation, it was recognized as China's first commercial street due to a long expanse of contacts, competition and adaptation amongst Chinese and foreign residents, within social and spatial aspects. As old photographs and archives show, the scene along the eastern part of Nanjing Road in the British Settlement was mostly western; while the western part, more local Chinese. Furthermore, the architecture kept evolving: the east toward large-scale modern style, the west, on the other hand, towards the comprador fashion. The eastern part became more valuable with its advantageous location abutting the Bund. A spatial dialogue was established between the scenery of the street and the setting of the Bund. After many changes and renovations through different periods, the street became a collage setting with diverse styles of buildings that accumulated increasingly diverse value and cultural usages.

Different from fully colonial cities like Bombay or Hong Kong, Shanghai never lost its Chinese identity in spite of its shameful semi-colonial history. Certainly, all residents felt the foreign influence. For example, although foreign merchants erected many buildings in Nanjing Road, masterpieces by Chinese craftsmen could be found here and there. The Shanghai locals disdained these exotic fashions at the beginning, but soon admired, copied, simplified and mixed them with local architecture styles. In addition, some positive habits in urban Shanghai also came from western traditions, e.g., careful planning in work, adhering to contact rules, recognizing the boundary between public and private, chasing changing fashions, calculating in detail, aiming at

来,也是上海都市现代性与建筑风格演变的基本特征 所在。

南京路外滩段不仅是指一条商业街,还与四川中路、江西中路和河南中路构成了一纵三横的路网结构,将南北两厢划分成六个街坊,形成了外滩地区的核心。因而分析和解读这一特殊路段及其街坊的历史变迁和形态特征,无论对于探究外滩地区的历史文化资源及潜值,还是评估其未来发展潜力与走向,都是非常必要的。

#### 2. 街史与外滩

南京路最初不过是黄浦滩边一条东西向的田间小 径,由于临滩路口地近租界滨水界面,并接近租界东 西几何中线, 所以, 很快成为了连接外滩航运贸易区 和花园赛马休闲区的主要交通便道。洋人骑马穿行其 间, 一开始叫"派克弄"或"花园弄", 又名"大马 路", 1862年起被称为"南京路"。这一称呼既可勾 起人们对昔日国耻的记忆, 又是中西文化碰撞交融的 象征。而这条宽不过十几米的街道,确实可以看作是 中国古代城市迈入近代的里程碑。第一高度的摩天 楼、第一盏煤气路灯、第一部民用电话、第一个红绿 灯交管系统、第一条有轨电车线路、第一辆双层公交 车、第一批自来水和火力发电用户、第一家民营广播 电台以及第一座室内公共菜市场,等等,这些发生在 南京路上的重大市政建设工程, 紧随国际近代都市文 明之后, 在在佐证了南京路, 特别是其外滩段在中国 以至整个远东地区城市中的特殊历史地位。

南京路外滩段与整个外滩是同步发展的。上海开埠之初,英国人获得土地租用权,首先看中了那块黄浦江与吴凇江(今苏州河)的交会地,即今被称为"外滩源"的地段。这里东扼水道咽喉,西窥吴地丰产,处于水上运输、江海贸易和安全守备的要冲,故被选作领馆基址。从这里沿租界东段向南,以简易的二层南亚殖民地式外廊坡顶建筑为主,形成了外滩的

high quality and fine craftsmanship, etc. The above aspects could all be found in Nanjing Road. The transformation from acceptance to selection, utilization to combination was presented in the evolution of the commercial street, which also represented the essence of urban modernity and the architectural evolution of Shanghai.

The Bund Section of Nanjing Road is comprised of six blocks in the middle of the British Settlement. Nanjing Road runs down the center of the six, with Middle Sichuan Road, Middle Jiangxi Road and Middle Henan Road as perpendicular divides. It is necessary for us to analyze the typological characteristics and to read the historical evolution of this special Six-Blocks zone, so as to explore the potential value of these historical and cultural properties for their further development.

#### 2. History of the Street and Background of the Bund

Nanjing Road was originally a narrow east-west lane on the west side of the Huangpu River. Located near the geometric centre of the Bund, it soon became a major road linking the Bund and the racecourse. At the beginning, it was called Park Lane or simply the "Grand Maloo" (Grand Boulevard). In 1862, it was named Nanking Road which recalled a shameful event for the Chinese people ("Treaty of Nanking", which ended the First Opium War), but also existed as a symbol of the combination of Chinese-Western culture, and as a milestone for Shanghai's transformation into a modern city. China's first high buildings, gas and electric lamps, telephones, traffic lights, trolley cars, double-decker busses, running water, thermal power, civil broadcasting, indoor food market, etc. appeared here. All these civil works followed the international trend toward urban modernity, which raised the special historic status of the Bund Section of Nanjing Road in China as well as in the Far East.

The Bund Section of Nanjing Road was developed at the same speed as was the Bund. Upon the opening of Shanghai in 1843, the British received "permanent lease" of all settlement land. The British settled the corner bounded by the Huangpu River to the east, and Soochow Creek (Suzhou Creek) to the north, now named "Waitanyuan"

第一期滨水界面。第二次鸦片战争后,外强在租借地获得了更大的利益和安全感,外滩建筑群也开始不断翻造,从而促就了以英国新古典主义为主导风格的外滩第二期滨水界面。第一次世界大战后的20世纪20年代,西方资本大量涌入上海,外滩建筑群又一次大规模更新,欧美风行的装饰艺术风格泊来沪上,与各种表现形式的新古典主义平分秋色,终成了今日所见外滩的第三期滨水界面,上海也从此迈入了"摩登"时代。所有这些演变同时也在南京路外滩段上发生过,这里的街廓也大致经历了从殖民地外廊式、英国新古典主义府邸式,到五花八门的折衷复古式和装饰艺术风格的拼贴过程,而南京路口也始终是外滩景观线上的画面焦点。

事实上,正是外滩和南京路所共同构成的"T" 型空间,历史上一直都是上海都市最为精华的地段所 在。从某种意义上可以说,南京路外滩段的历史浓缩 了租界以及整个近代上海都市发展的历史; 从政治经 济学的角度看,这也就是资本寻租于地产和业态的历 史。地价和级差地租则可以从物质基础上说明其缘 由。地价和级差地租是功能分布和空间形态的先决条 件,就外滩地区而言,上述的"T"型空间在整个公 共租界中的地价一直是最高的。从19世纪后半期的每 亩均价2000元(银元)左右,一路飙升至20世纪20年 代末每亩均价的20万元(银元)以上,短短半个世纪 地价平均净增了百倍。显然,南京路地价的高低与地 段距外滩的远近明显呈反比关系,外滩段地价走高自 不待言,而接近南京路口的地段每亩竟高达45万元 (银元) 左右,是公共租界中段地区每亩均价15万元 (银元) 的三倍。

因此,南京路外滩段积聚了当时最具资本实力和社会影响力的洋行、银行、商铺以及文化与传媒业。泰兴、福利、惠罗、汇司四大英资公司首当其冲,汇中饭店、华懋公司、大通银行、老介福绸缎局、亨达利钟表行、大公报馆以及伊文思书局等声名显赫,且后来居上。而六街坊的功能分布也受此影响,饭店、洋行、商号、公寓、仓储等建筑的选址和营造都与所在地地价关系密切。1928年北伐战争结束后,租界内的华商取得与洋商同等的商贸待遇,从南京路外滩段的功能分布中,可以大略通览

(Origin of the Bund). As this was the key point for river commerce and for military control on the east coast of China, the site was selected for erecting the British Consulate. From this starting point proceeding to the south, two-storied buildings with verandahs, the style from South Asian colonial buildings, were built along the Bund, forming the "first-period" waterfront view. After the Second Opium War (1862), the British achieved greater benefits from the Qing government and security, inviting them to renovate and construct buildings in the grander-scaled British Neo-Classical Style. This formed the "secondperiod" waterfront view. After the First World War, western capital flowed into Shanghai welcoming another largescale architecture renovation. During that period, the popular Art-Deco Style was introduced to Shanghai, blending with the Neo-Classical Style. Hence the "third-period" waterfront view came into existence, which comprises Shanghai's present Bund skyline. The above evolution also happened on the Bund Section of Nanjing Road.

The junction of Nanjing Road and the Bund historically formed a T-shaped concentrated space of Shanghai's urban essence. The history of the T-shaped zone is the epitome of Settlement and modern Shanghai history. From the political economic perspective, it was a history of capital expenditure on real estate and enterprises. The price of land and the differential rents explain the phenomenon materially. The price of land created the conditions upon which functions and spatial patterns were defined. The price of the land within the above T-shaped space was the highest in the entire International Settlement. From the late 19th century to the 1920s, the price of land rose from 2,000 to 200,000 yuan per mu, increasing by 100 times. Following the rapid increase of the Bund land value in the 1930's, Nanjing Road land went as high as 450,000 yuan per mu, three times higher than the average land value in the International Settlement (the British Settlement became the International Settlement in 1862).

Thus, the most influential hongs (trading houses), banks, companies and shops, as well as cultural enterprises congregated in Nanjing Road, such as Hall & Haltz Co, Whiteway Laidlaw, Co., Ltd., Palace Hotel, Cathy Hotel and Company, Hope Bros. Co., the Laojiefu Brocade shop, etc. This influenced the functional layout of the Six Blocks. Site selection and construction of the hotels, hongs, shops, apartments, warehouses, etc., influenced the price of land. In 1928 after the Northern Expedition (1925-1928), Chinese merchants

"海纳百川"的都市景象和华洋两方在商海竞争中的空间关系。

### 3.街中场景

在商品和业态之外,给人印象最深刻的就是建筑 的式样和街景的装点了。这两个方面本身又是相互关 联的。银行喜用高耸的古典柱式,以表达储户所需想 见的厚重和安然;洋行风格各异,或以雅致的格调来 表达开发者的口味,或以繁琐的折衷装饰来掩盖暴发 户心灵的空虚,饭店既要华贵还得时尚,所以不是含 着雍容的摩登气息就是带有简约的新古典倾向; 商厦 则宜爽朗明快, 以便衬托花哨的招牌和琳琅的货品, 因而多采用简化过的新折衷主义。南京路外滩段的街 廓建筑大都具有这种表里对应的关系, 且每座建筑的 式样又都讲究个性,构成了拼贴的场景效果。单单新 古典主义墙面和巴洛克山花墙就异彩纷呈,英国式 的、意大利式的、法国式的、西班牙式的,等等,层 出不穷,令人眼花缭乱。譬如,当初惠罗公司的新折 衷主义风格,汇司公司和礼记洋行的新巴洛克清水红 砖墙及扁平连续券, 汇中饭店相间的红砖白墙和印度 式侧向柱廊、沙逊大厦的美国装饰艺术造型和绿色穹 隆顶等,都是性格鲜明的建筑范例。

路面是街廓的重要组成。百年来,南京路外滩段的路面经历了从沙土到煤渣,从铁力木砖到沥青,从"洋灰"(混凝土)到石材地砖的演替,材料的改换记录了时代的变迁。道路线型从折线变得弯曲,街廓天际线由平坦渐趋起伏,从四坡屋顶为主,到带有局部山花和穹窿的平顶渐多。建筑与街道的高宽比也不断发生着变化,对应外滩滨水的三期界面来看,南京路的宽度从一开始的6米扩展到后来的12米左右,临街建筑从二层为主上升到六层以上。街道空间的高宽比也从开始平均的1:1到后来2:1,最后甚至局部可达3:1以上。用地进退和容积改变的背后,多少都闪烁着地产操弄和市政干预的影子,而既成的空间事实总是二者间相互平衡的结果。早在1856年,租界当局已对建筑物退后道路边界(相当于道路红线)作了严格规定,但是临街建筑从来就不是整齐划一的。

除了建筑和路面,街廓还需要其他的装点要素。 路灯、招牌、幌子、商标、广告等商业"行头",甚 至还有反映时尚的行人服饰、姿态特征,这些要素共 received the same commercial treatment as foreign ones in the Settlement. The functional layout of Bund Section of Nanjing Road gives us a glimpse of a great urban Shanghai, and the spatial relationship between Chinese and western commercial competition.

#### 3. Settings in the Street

In addition to new commodities and types of businesses, the architectural styles and scenic decorations impressed people the most. These two aspects corresponded with each other. Banks stood tall and erect with classical columns that transmitted an expecting image of steadiness and safety; firms had sophisticated forms to decorate their status; hotels were luxurious and stylish with either modern or Neo-classical styles; commercial towers of Neoeclectic styles served as the background for signs and goods. Buildings with Neo-classical facades, Baroque gables, British, Italian, French as well as Spanish styles added to the exotic setting. Prime examples are the Neoeclectic style Whiteway Laidlaw & Co., Ltd., the Neo-Baroque styled, red bricked and colonnaded Huisi Company/ Weeks& Co., Ltd. and Carlowitz & Co., the whitemixed-red brick walls and Indian styled colonnaded Palace Hotel, and American Art-Deco styled and green pyramided roof of Sassoon House.

Over time the surface of the Nanjing Road changed from sand to cinder, from caltrops-paved to bituminous and from concrete to partly paved with slabs of stone. Starting as a broken line, it became a winding line and finally a straight path. The roofline of either side changed from smooth to rising and falling. The buildings along the street changed from four-side sloping roofs to flat roofs with decorated gables and vaults. The height-width ratio of the buildings and streets was also varying continually. Taking the "third-period" waterfront scenery as an example, the width of Nanjing Road changed from the original six to about twelve meters, the height of the buildings along the street varied from two to six floors. The height-width ratios of the street space also changed from the earlier 1:1 to 2:1, and finally in someplaces to 3:1. Real estate and municipal controlling factors produced these spatial relationships. As early as 1856 the British Settlement government proposed rules regarding the distance buildings should keep from the street. However, the buildings along the streets never stood in line.

The street was decorated with other elements such as street lamps, signboards, trademarks and advertisements,

同组成了街廓的场景。南京路外滩段受西洋街景规则约束, "行头"一般在檐下门楣处,挑出墙面的距离严格受限。路灯以新艺术运动的铁花装饰最受青睐。而其他路段则多用中式装点,商号横幅可以跨街、招牌、幌子允许远挑,街景装点得如戏台幕布一般。两相比照,最大的差别,从建筑学和社会学的角度看,恐怕就是对公共和私有空间领域的界限理解不同,前者清晰,后者则模糊不清。

#### 4. 都市遗产

街景风貌和建筑遗产与商品的品牌一样,是街道 文化品质和"身价"的见证,也是商业附加值的一个 重要源泉。南京路外滩段的六街坊中共有保护类建筑 12栋,其中五栋为和平饭店南北楼、字林西报大楼 (后改称友邦大厦)等濒临外滩的国家重点文物保护 单位,其余七栋为上海市优秀历史建筑保护单位。对 于如此重要的历史风貌地区来说,保护建筑的数量还 会增加。事实上,包括珠江大楼、新康大楼等在内的 一批颇具特色的历史建筑,虽暂在"编外",但迟早 是要被列入保护清单的。值得回味的是,这些都市遗 产不只是对昔日辉煌的纪念,而且还包含着大量的都 市现代性启示。

从上海都市发展史的角度,我们可以把20世纪20年代初至30年代中,称作"摩登的15年",这是上海近现代都市发展的第一个高峰期,南京路外滩段的大部分建筑遗产都是这个时期的产物。而前摩登时代的建筑遗存更加值得珍惜。所有这一切留给上海的都市遗产,不仅仅是高楼大厦和街道景观,还有都市建设的智慧和技巧,以及中西交融的商业街中所产生的各种新事物。经过半个世纪的岁月之后,上海在短短的又一个15年中实现了第二次腾飞。这难道与外滩、南京路这样的都市遗产所给予的显赫"身分"和文化底蕴没有实质的关联吗?然而,这些都市遗产的现状却是差强人意的,南京路外滩段尤其如此。

从现状来看,南京路虽人流如潮,一日内有多达数十万人穿梭其间,但外滩段却是路过人流大于消费人流,地位与作用互不相符。这对这条位居中国第一的商业街及其重要路段来说无疑是不尽如人意的。街区内的历史老大楼多因常年的不当使用,内部空间品

fashions and models, etc., which were arranged under the eaves of the buildings because of strict rules on Nanjing Road. The street lamps were always in the western fashion with Art Nouveau iron ornaments being the most common choice. Facades on the other streets were decorated with Chinese elements, e.g. signboards and trademarks were hung across the street. The streets were decorated more or less like the sceneries on a stage. The big difference between Nanjing Road.and other roads, from the angles of architecture and sociology, lies in the different understandings of public and private area boundaries. The former was clear, while the latter, not.

#### 4. Metropolitan Heritages

Like well-known commodity brands, the scenery of a street and its architectural heritage are the symbols of urban cultural quality, and thus of commercial value. Within the Six Blocks mentioned above, there are 12 buildings listed for historic preservation. Five of these are National Heritage Sites, including Sassoon House, and Palace Hotel, (now the South and North Building of the Peace Hotel), and the North China Daily News Building (AIA Building). The other seven become Shanghai Important Heritage Sites. It is sure that the number of the architectural treasures will increase in such an important historical zone. Sooner or later, more historical buildings will be on the preservation list, although they are not included for the time being. Recognizing these special architectural heritage sites serve not just as a memorial to the old days, but also as a symbol of urban modernity.

Based on the urban history of Shanghai, we might label the period from the early 1920s to mid-1930s, the "modern 15 years", a sort of boom time. It was the first climax of Shanghai's modern urban development. Most of the architecture in the Bund Section of Nanjing Road was built during this period, while a few valuable ones belong to the premodern era. The buildings and urban scenes are important, as are the construction skills, in creating a new cosmopolitan street. After half a century, Shanghai has now jumped into a "second modern 15 years". Can we say that there is no essential relationship between the unique status of the city and the particular energy of those special urban times? That said, the current urban heritage situation of Nanjing Road barely does itself justice.

Presently streams of people flow through this most famous street like a tide. Over 100,000 people walk through the street everyday, but most of them just pass by it without

质严重退化,藏污纳垢,且存在着严重的安全隐患。 因此,南京路外滩段要走向未来,需借助都市历史上 有关现代性的启示,经深谋远虑地发展策划、文化与 商业定位,延续风貌、重塑功能,对建筑内外进行环 境整治、景观整饬和资源整合,以恢复和提升路段和 街坊的格调和品位,激活其蛰伏的价值和生命力,使 都市遗产的现代性持续地显示出来。而这一切,都离 不开对其历史演变和文化积淀的深度发掘和探究,离 不开路段及街坊历史风貌和建筑遗产的保护与再生, 本书撰写之目的正在于此。 purchasing anything, resulting in an inbalance between its status and function. The historical buildings in the district were not used properly, allowing the interior spaces to fall below acceptable safety and living quality. The future of Nanjing Road should be inspired by the modernity of today's urbanization process. In order to revive the street's cultural and commercial position thoughtfully, to maintain its style, to reestablish the street's functions, to refurnish the street's settings, landscape and resources, to recover as well as raise the street's class and taste, to stimulate the street's potential value and vitality and to continuously learn and better understand our urban heritage, we should explore the street's history and culture, and preserve these historical blocks and buildings for upcoming revival. That is the main object of this book.

顾省思义,

南京路外滩段与外滩是紧密相关的,南京路的"故事"还得从外滩说起, 外滩段尤其媚此。

第**二**章 Chapter One

# 外滩与南京路

The Bund and Nanjing Road



## 外滩的由来

## The Origin of the Bund

#### 一、外滩的含义

外滩曾是黄浦江边南北向的一片滩地,被称为"黄浦滩"、"黄浦路",曾经作为纤道使用。1845年,英国领事巴富尔与上海道台宫慕久签订《土地章程》(图1-1-1),开始了黄浦滩以西租界的历史。从此,租界建筑群临江一侧的界面自北而南一字排开,黄浦滩不仅仅意指滨江的一条道路,而且成了滨水"半边街"的代名词。其后的"外滩"一词便跟着带有了双重的含义。其英文译名乃从印度方言"Bund"而来,意指"堤岸"、"河滩"。外滩的滨江道路当时以涨潮水位边线为基准,宽为粤海官尺2.5丈,约合公制尺8.3米。

由于外滩地近苏州河(旧名吴淞江)与黄浦 江的交汇处,泥沙淤积和沉淀物使这里形成了凸 向两江口的"圆渚",再向南凹人,构成了蜿蜒 的江岸轮廓线。外滩建筑群的优美曲线正是循着 这一特殊的地脉关系形成的。

英人觊觎外滩两江口江海贸易咽喉的战略位置,在此建领事馆,并很快将租界的北端推向苏州河畔,使这里成了具有象征意义的"外滩源"。同时,位居租界中线附近的一条东西向小径就变得异常显要起来,此即后来的南京路。

#### 二、外滩与租界

上海的英租界, 实质上是英人的居留 地。中文"租界"一 词的使用,暗示了逾 越居留的额外权益。 1845年11月29日,上 海《土地章程》公 布,共23款,开篇即 言明: "查照条约就



图 1-1-1 1845 年上海《土地章程》复印件 Fig.1-1-1 A manifold of Land Regulations in 1845

#### 1. The Meaning of the Bund

The Bund was once a shore line from north to south along the Huangpu River (Whangpoo River), called as "the Bund" or "Whangpoo Road", as the adjacent tow path. The signing of *Land Regulations* (Fig.1-1-1) in 1845 between the British consul Balfour and the Daotai of Shanghai Gong Mujiu began concession's history to the western the Bund, and the first buildings lined on the west side of it from north to south. The Bund meant not only a road going along a river, but also a pier adjoining into the river. "Waitan" and its English translation was derived from the Anglo-Indian vernacula "Bund" ,which means "bank" or "shore" .The riverside avenue was based on the tide line, with a width of about 8.3 meters

The northern-most Bund area was situated at the merging of the Suzhou Creek (Soochow Creek) and the Huangpu River, where the riverbank is concave to the south. This beautiful curve marked the buildings along the Bund.

The British built their consulate here in order to control both domestic and international trade. Soon after, they expanded the borderline of their settlement to the bank of the Suzhou Creek, making the area the symbolic "Waitanyuan" (origin of the Bund). At the same time, a small path running from east to west in the middle of the settlement became extraordinarily important, being the embryonic form of Nanjing Road.

#### 2. The Bund and the British Settlement

The British Settlement in Shanghai, was initially settled

by Britishmen. However the word "ZuJie" (means concession), in Chinese implies privileges beyond settlement. On November 29, 1845, the 23-clause Land Regulations was published. The beginning reads: According to "Treaty of Nanking" and local situation, the land to the north of Yangjing

上海城市规划志, 第六篇

第一章第一节。

上海地势民情,前经议定杨(洋)泾浜以北、李家厂<sup>4</sup>以南地基租给英商建房居住。"文中指定英租界最初位置,相当于今延安东路到北京东路的外滩,面积约830亩(约55.3公顷)。当时并未规定居留地的西部界限。1846年,在今河南中路位置开辟"界路"作为西界<sup>2</sup>。这样,从黄浦江的西岸开始,最初的英租界向西深入约一华里,面积1080亩(约180英亩,72公顷)<sup>6</sup>。

巴富尔选定黄浦江边这片土地作为英国人的居留地,自有用意——"英国的军舰在这里可以停泊,可以使英国人看得见而感到安全。我们的目的是完全控制扬子江。我们籍着据有这个要塞的威力即可以向中国政府要求公允的条件,以稳定我们的商业关系。" 从中可以看出选址两方面的原因:一是外滩水域恰可作为洋船停泊区的外延,而岸边已有英国洋行租驻,在此地划租界予以保护顺理成章;二是这一黄浦江与苏州河围合的地块扼守于上海县城与吴淞口之间,对中国内外贸易均可保持高度的敏感,区位优势独一无二。

1848年,由于"青浦教案"处理中清廷的弱势,英国新任领事阿礼国在事件后随即向上海道台提出扩充租界的要求,新任上海道台麟桂很快允诺,于1848年11月27日发出布告,宣布英租界北界由李家厂推至吴淞江南岸,西界由界路推进到泥城浜(今西藏中路),即自江岸起向西扩充为一英里(约1.61公里),租界面积扩大为2820亩(470英亩,188公顷,见图1-1-2)。扩充的部分双方约定主要为娱乐功能用地 5 ,这便为1850年第一跑马场的开设提供了空间上的可能。租界的这次拓展,正式将"外滩源"英领馆地段纳人



图 1-1-2 1848 年上海租界图 Fig.1-1-2 The map of the concession in Shanghai in 1848

Creek, south of Lijiachang was rented to the British merchants for residence. Thus, the original area of the Bund specified by Land Regulations was equal to today's Bund, from East Yan'an Rd. to East Beijing Rd., for a total area of about 137 acres. The west borderline was not defined. In 1846, at the location of present Middle Henan Rd., Barrier Street was built to serve as the west borderline of the Settlement.

Thus, the original British Settlement went westward about 500 meter, from the west bank of the Huangpu River, for a total area of about 180 acres.

Balfour, who chose the land beside the Huangpu River as the British Settlement, had his intentions. First of all, the bank could house foreign firms and allow additional anchor place for warships. This would allow for protection of the Settlement. Secondly, the area surrounded by the Huangpu River and Suzhou Creek, situated between the old downtown of Shanghai and Wusong fort, had a unique advantage in allowing of control both domestic and international trade. The British government aimed to control the Yangtze River completely, so by occupying this strategic point, the British would be able to ask for further benefits from the Chinese government to strengthen their commercial interests.

In 1848, because of further social instability and resulting weakness of the Qing government, the new British consul R.Alcock demanded expansion of the British Settlement from the local Daotai. The newly appointed Daotai, Lin Gui, complied with the request immediately. It was announced on November 27,1848 that the north borderline of the British Settlement would be moved from Lijiachang to the south bank of the Suzhou Creek, the west borderline was moved from the Barrier Street to Nicheng Creek (today's Middle Xizang Rd.). The width from the riverbank to the west barrier was increased to 1 mile, and the area of the Settlement expanded up to 470 acres (Fig.1-1-2). The Chinese and British decided by consultation that the expanded land would be mainly used for recreational purposes, this providing the space for the establishment of the First Racecourse. With this expansion, the region of British consulate was formally included in the British Settlement, providing new impeling for later sustained and continuing transformation of the buildings along the Bund. The establishment of the racecourse was closely related to the origin of Nanjing Rd.

An American Settlement was formed in Hongkou

- 英国国家档案馆存有 1845 年《土地章程》中文本、从 中可确定租界北端应为 "李家厂"而非"李家场"或 "李家庄";曾被译为"旧纤 道"的今九江路实为"打绳 路"之误、"打绳路"也称 为"打绳旧路"。
- 上海租界志编纂委员会编, 上海租界志,总述。
- ❸ 吴圳义编,上海租界问题, P58。
- 详见杜兰亭、黄辉祖整理的上海市黄浦区档案馆内部资料、南京路房地产历史面貌、P7。
- 6 同②