

# 柏林联建住宅

## Co-housing in Berlin

龚喆 李振宇 [德]菲利普·米塞尔维茨 著  
by GONG Zhe LI Zhenyu Philipp Misselwitz



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人因宅而立，宅因人得存。作为与人最密切的建筑形式，住宅建筑伴随时代的变迁发展出了众多的类型。现代住宅建筑按照建设主体划分大致有三类：其一是由权力机构所主导的针对指定住户的福利性住房；其二是由商人所主导的面向市场的商品性住房；其三是由居住者主导建设的自用性住房。

第一次世界大战之后，随着居住需求的变化，一种介于三者之间的新的住宅类型“联建住宅”在欧洲悄然出现。这种住宅是由多个用户通过合作协商的方式联合兴建的。在一定程度上，它很好地结合了三类住宅的优点而又规避了各自的缺点，既能回应住户不同的个性化需求，又能保持相应的共性。惜乎联建住宅从组织到实施，总不如传统的三种方式那样富有效率：既不像政府那样集中政策资源，又不像企业那样可以运用好“看不见的手”进行专业化运作，也不像一户人家那样价值取向明确，又无需过于追求速度。

到了 21 世纪，信息化的技术方法，全球化的多样视野，个性化的居住需求，城市化的交往方式，为联建住宅提供了新的生长环境。在德国，“忽如一夜春风来，千树万树梨花开”，联建住宅迅速成为一种时尚。这是一种协作性的、以社区生活为导向的住房类型。在项目实践过程中，居民能够全过程参与住宅设计和项目管理。面对新时代住户多样化需求的局面，联建住房项目做出了积极回应。在柏林，通过不断地探索，联建住宅项目逐渐发展出了一套完整的运作机制，并形成了一大批摆脱传统居住模式，极富个性的住宅设计作品。

本书对 21 世纪以来柏林范围内联建住宅项目的类型与设计特征进行研究，探讨在有各方参与（包括项目团体成员）的情况下实现建筑设计的方法，以期在公共与私密，集体与个人，多元与统一等需求矛盾中，找出可供当代住宅设计借鉴的积极模式。

Housing is the closest architecture type to human beings with many different types. At all times and in all over the world housing can be classified into 3 types according to the main body of construction: welfare housing conducted by governments, commercial housing conducted by real estate developers and self-built housing by residents.

After WWI with the change of living requirements, a new type of housing sharing the features of the above three came into being in Europe. It is the so-called "Co-housing", which provides a way for residents to co-built housing together. It well combines the advantages of the three and evades the disadvantages to some degree. However, Co-housing at that time was less effective than the main three types of housing: neither could Co-housing make full use of policies like governments, nor could it run professionally with the "invisible hand" like enterprises or with a clear purpose but without time limit like one family.

When it comes to 21st century, informational techniques, global perspectives, individualized living requirements and urbanized communication ways help built new growing environment for Co-housing. Co-housing, which is a type of collaborative housing and in which residents actively participate in the design and operation process of their own communities, has been favored increasingly in Germany. In Berlin, with continuous exploration, Co-housing has gradually developed a sound set of practical mechanisms and a large number of highly individualized residential design-works boomed getting rid of the conventional model.

Focusing on Co-housing's typologies and design features in Berlin since 2000, this book explores positive and practical

本书选取了柏林 40 个住宅区以及单体加以研究，并对其中 19 个案例进行深入分析，配以相应的照片、图纸和数据资料，展现了柏林联建住宅的整体面貌，重点分析在城市设计以及建筑设计多样化、个性化探索中所采取的方法和已经取得的成绩。通过分析，期待对中国住宅建筑的多样化有相应的启发，对步履蹒跚的中国合作式建房提供一定的借鉴。

2

本书的诞生，首先是“同济大学——柏林工大城市设计双学位硕士研究生项目”的一项成果。2006 年，经过数年准备，由中国政府和德国政府资助的“共同学习、共同研究”研究生联合项目正式开班，同济大学和柏林工大共同设定了两年四模块研究生课程，采取全英语教学，双方研究生在一起学习两年，第一年在柏林工大，第二年在同济大学。开始的几届由中国国家留学基金管理委员会（Chinese Scholarships Council）和德国德意志学术交流中心（Deutscher Akademischer Austausch Dienst）向学生提供奖学金，其后逐步过渡到常态化，虽不再有丰厚的奖学金，但一直不额外收取学费。该项目德中双方分别由 Peter Herrle 教授和李振宇担任创始项目主任。屈指算来，到今天已经有 10 届学生参加，受益的中德学生总计达到 200 人。

中德双方学生的研究论文，选题大多涉及到对方国家的城市建筑问题。这积极促进了彼此的了解和认识，拓宽了双方学生的视野，使他们认识到城市和建筑问题的参差多态。

龚喆是同济大学建筑与城市规划学院 2011 级硕士生，中方导师为李振宇，德方导师为菲利普·米塞尔维茨（Philipp Misselwitz）。龚喆 2012 年 9 月到德国学习，在双方导师指导下选定柏林联建住宅为论文题目，由米塞尔维茨指导开

ways to design housing with the participation of multiple parties in order to find a new model for contemporary residential design resolving conflicts between the public and the private, the collective and the individual, the unified and the personalized.

The book selected 40 Co-housing projects including living communities and individual buildings. Based on the 40 cases, 19 of them are well displayed in detail with a lot of photos, drawings, and relevant data. Together they show the accomplishment of Co-housing in Berlin achieved in the pursuit of diversity and individuation both in urban design and architecture design. Through analysis, we are looking for inspiration and references to housing in China.

II

This book is firstly the achievement of Urban Design Master Dual Degree Program between Tongji University and TU Berlin. After several years of preparation the joint graduate program sponsored by Chinese government and German government started in 2006. This two-year program contains four learning modules via English teaching, which spend the first year in TU Berlin and the second year in Tongji University. In early years Chinese Scholarships Council and Deutscher Akademischer Austausch Dienst offered the participants scholarship and nowadays no additional tuition is charged. This program was established by Peter Herrle from TU Berlin and LI Zhenyu from Tongji University. Up to date it is in its 10th year and more than 200 students have taken part in this program.

The master dissertations in this program mainly deal with the



展调查工作；2013年9月回到同济，由李振宇指导调整毕业论文并于2014年6月完成答辩。答辩中，中德双方教授和答辩委员给予很好的评价。本书就是在龚喆的中英双语硕士论文《柏林联建住宅类型与设计特征研究》的基础上修改完善而成的，这也是同济大学柏林工业大学城市设计双学位联合培养项目学生中，第一次正式双语出版的硕士论文。

本书的主要研究和写作工作由龚喆完成。李振宇帮助选择了研究课题，指导了研究提纲的设定和正文的修改，确定了本书的体例和形式；米塞尔维茨指导了柏林的现场调研，提供有关文献资料，协助进行了英文修改。

希望本书能为当今住宅建筑的设计和研究提供不同的思路，给出有价值的参考。

龚喆  
李振宇  
菲利普·米塞尔维茨

2015年12月

urban and architectural issues in the opposite country which positively help the two countries know each other more deeply and help students from the two countries broaden their horizons and understand the diversity of issues in cities and architectures.

GONG Zhe started to study for his master degree in College of Architecture and Urban Planning in Tongji University in 2011. His Chinese supervisor is LI Zhenyu and German supervisor is Philipp Misselwitz. GONG Zhe went to Germany in September 2012 and chosen Co-housing in Berlin as his topic of master dissertation under the guidance of the two supervisors. With the help of Philipp Misselwitz, GONG Zhe started his field trips and research work in Berlin. When back to Tongji in September 2013, GONG Zhe finished his dissertation guided by LI Zhenyu. In June 2014 He finished his final defense and received good evaluation from Thesis Supervisory Committee. The book is based on GONG Zhe's bilingual master dissertation "Research on Co-housing's Typologies and Design Features in Berlin". This book is also the first published bilingual master dissertation of this program.

The main research and writing of this book was finished by GONG Zhe. LI Zhenyu helped choose the research topic, define the research outline and modified the main body of the book. Philipp Misselwitz guided the field trips in Berlin, provided relevant materials and modified the english version of the book. Wish this book offer different thought and valuable reference to the current housing design and research.

GONG Zhe  
LI Zhenyu  
Philipp Misselwitz  
December 2015

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**Background Introduction**

背景介绍

**Part 1** ▶

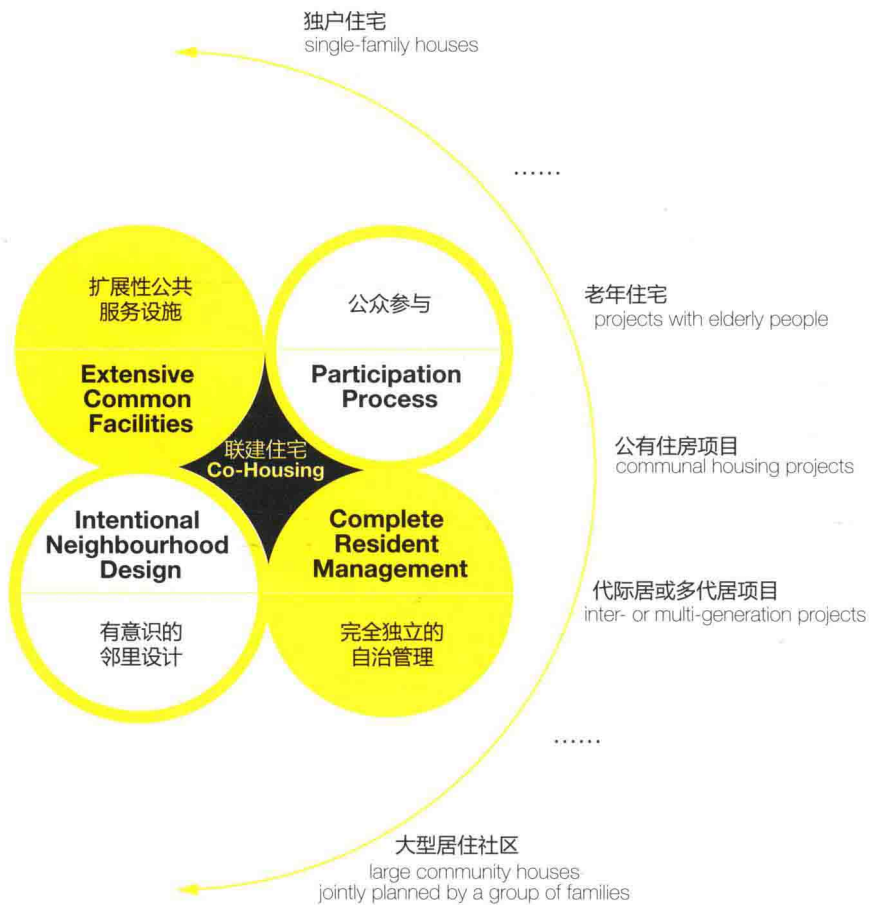


Fig. 1.1 联建住宅的特征 Co-housing's Characteristics

## 1.1 联建住宅的相关定义

联建住宅是协作性住宅，居民积极参与住宅设计和实践过程<sup>1</sup>，是协作型、合作型、集体型和邻里导向型的住房项目 (LaFond<sup>2</sup>, 2011)，它拥有以下四大特性 (Fig.1.1)：

1. 居民参与规划设计过程，是项目决策者；
2. 项目设计以邻里生活为导向，社区生活是日常生活的重要组成部分；
3. 项目内公共服务设施（厨房、餐厅）功能得到扩展，其空间占有率增大；
4. 居民以某种联合形式实施对住宅完全独立的管理。

联建住宅具有高度灵活性，这不仅体现在其规模可从小型独户住宅浮动到大型居住社区，也体现在其满足各类人群需求的、丰富多样的住宅空间形式。

联建住宅项目在实施过程中涉及到的个人、组织或者机构被称为其利益相关者。Experimentdays 12 研讨会<sup>3</sup>将其分成了三大类：公共部门、市民团体（非政府和非营利组织）和私营部门。公共部门是指政府机构及其附属部门，例如由政府资助的代理或基层部门；市民团体是指由非政府人员发展的非营利性组织；私营部门则是营利性的公司。Fig.1.2 展示了利益相关方的代表及其扮演的角色。

## 1.1 Definition of Co-housing

Co-housing is a type of collaborative housing in which residents actively participate in the design and operation of their own neighborhoods<sup>1</sup>. And it is understood as collaborative, cooperatives, collective and community-oriented housing project (LaFond<sup>2</sup>, 2011). It has four characteristics (Fig.1.1):

1. *future residents can take part in the plan and design process and they are decision-makers;*
2. *Co-housing projects are community oriented and internal neighborhood design is great part of the project;*
3. *Co-housing projects are usually equipped with extensive common facilities;*
4. *residents take the charge of daily management independently.*

The forms and the scales of the projects are flexible, ranging from single-family houses to large community houses and from retirement houses to inter-generation houses.

The actors of Co-housing projects include those individuals, organizations or institutions that are involved in the development of Co-housing projects. Experiment-days 12 seminar<sup>3</sup> divided them into 3 categories: government organizations, Civil Societies (non-offical and non-profit organizations) and Private groups. (Fig.1.2)

1 定义来源于 <http://www.cohousing.org>

2 Michael LaFond, 柏林联建住宅等自建项目专家, id22 (Institute for Creative Sustainability) 柏林可持续性创意研究所负责人, 曾就职于柏林工业大学。

3 Experimentdays 每年由 id22 (柏林可持续性创意研究所) 举办, 为联建住宅项目以及其他创意可持续性项目提供交流平台, 以期将城市理解为经过设计的生活空间。自 2003 年以来, Experimentdays 为人们了解各式自组织住宅项目, 寻找支持者以及思考未来城市发展方面提供了很多机会。同时它也为日常生活, 艺术和政治等方面的探索和实践提供了场地。2012 年举办的这一届名为 Experimentdays 12。

1 Definition from the website: <http://www.cohousing.org>

2 Michael LaFond, director of id22(Institute for Creative Sustainability)

3 The EXPERIMENTDAYS is held by id22 (Institute for Creative Sustainability) annually and is a platform for cooperative housing projects, ideas and actors of creative sustainability in order to understand the city as a designed living space. Since 2003, the EXPERIMENTDAYS has offered the possibility to learn about different kinds of self-organized housing, find other supporters and to think about the future of urban development. The EXPERIMENTDAYS offered a place for ideas and actions of everyday life, art and politics to be developed through discussion, building, and experimentation. Source: [www.experimentcity.net](http://www.experimentcity.net)



# 1.1 联建住宅的相关定义 | Definition of Co-housing

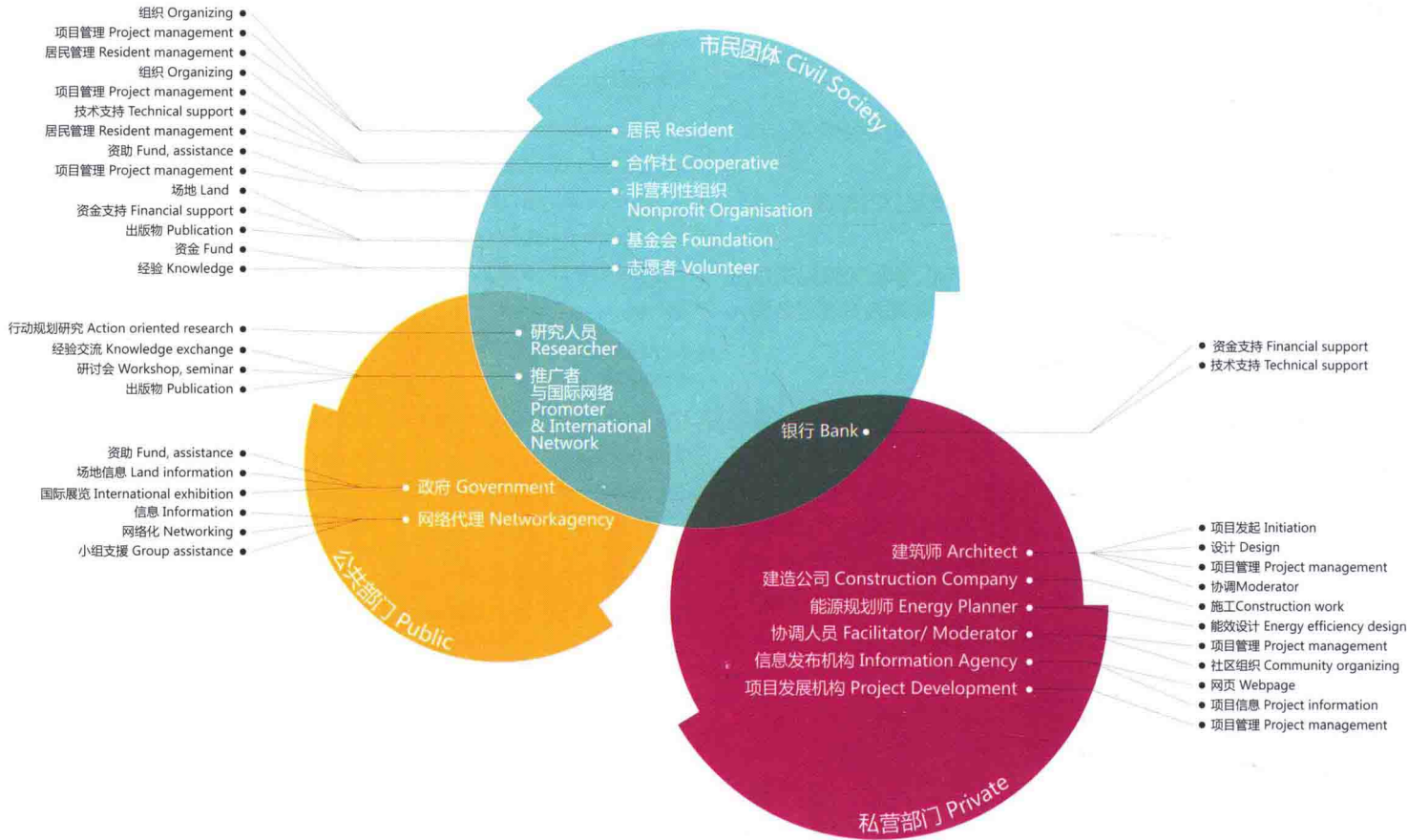


Fig.1.2 联建住宅的利益相关者 Actors of Co-housing

## 1.2 德国联建住宅的发展

### 1.2.1 联合居住理念萌芽期 (19 世纪末 -20 世纪初) (Fig.1.3)

德国联建住宅的历史与德国悠久的自建文化及自我组织的传统息息相关，而这其中，“合作社”作为联建住宅项目最古老的合作形式之一，早于联建住宅项目诞生。在 1840-1873 年间激烈的工业化时期里日益恶化的劳动条件下，劳动者们联合起来于 1847 年成立了第一个合作社<sup>1</sup>。1862 年第一个住房合作社在汉堡成立，合作社第一次在住房领域实践。1889 年，合作社法案 (Cooperative Act) 正式通过。在第一次世界大战后至 1929 年经济大萧条时期，合作社成为反映劳动者基本需求而被普遍使用的社会工具和手段。

以社区生活为导向的居住理念在这一时期开始萌芽，联建住宅作为一种替代性居住模式，被认为是一种“非标准住宅”形式，而当时标准的住宅是独栋别墅和公寓，住户与住户之间联系甚少。“住房不仅意味着你头上的屋顶还意味着社区的方方面面以及公共设施” (P.ACHE, M. FEDROWITZ, 2011)，20 世纪初期的住房合作社运动正是基于这一理念进行的。

这一时期基本上没有建筑方面的设计尝试，只是在传统住宅建筑中实现联合居住的理念。而随着 1930 年代纳粹废止合作社，以及受到激进的工业化与城市化进程影响，联建住宅项目蛰伏许久，直至 1970 年代才开始复苏。

### 1.2.2 居住形式探索实践期 (20 世纪 70 年代 -90 年代) (Fig.1.3)

Novy-Huy<sup>2</sup> 曾指出第二次世界大战后，德国约有四百万房屋被摧毁，一千二百五十万难民流离失所。德国开始重建城市和工业，并向低收入者提供国家贴息贷款的社会

<sup>1</sup> 1847 年，F. W. Raiffeisen 创办了德国第一个救助合作社，几乎同一时间 H. S. Delitzsch 创办了德国第一个“原材料”合作社，他们都是为了保障特定行业劳动者的合法权益。

<sup>2</sup> Rolf Novy-Huy, Stiftung Trias 德国非营利基金会负责人，许多联建项目获得该基金会扶持。

## 1.2 Development of Co-housing in Germany

### 1.2.1 Beginning (Late 19th Century-Early 20th Century) (Fig.1.3)

The history of Co-housing in Germany goes along with the development of self-made culture and self-Organization tradition in Germany. As one of the forms of Co-housing, Cooperative was born before Co-housing. Between 1840-1873 the intense industrialization period, with the deteriorating working conditions, workers united together to protect their own interests and the first cooperative<sup>4</sup> was established in 1847 and the first home-ownership housing cooperative was founded in Hamburg in 1862. In 1889 Cooperative Act was passed and during the time from WWI to the Great Depression (1929) cooperative had become a popular social tool and instrument to reflect the basic needs of workers.

The community-oriented living concept emerged during this period and “for a long time living in a community has been an alternative to living in the ‘standard’ situation as a single family or an individual in a single house or apartment. The cooperative housing movement at the beginning of the twentieth century was already based on the perception that housing means not only having a roof over your head, but also including all the aspects of a community and its infrastructure.” (P.ACHE, M. FEDROWITZ, 2011)

During this period little architectural practice was tested and people just tried to realize the community living in the traditional housing. With cooperatives were abandoned by Nazi in 1930s and the intense process of industrialization

<sup>4</sup> In 1847, the first aid association was founded by F. W. Raiffeisen and at the same time independently the first “raw materials association” was found by H. S. Delitzsch. They are the first cooperative in Germany and the tool to protect workers’ interests.

## 1.2 德国联建住宅的发展 | Development of Co-housing in Germany

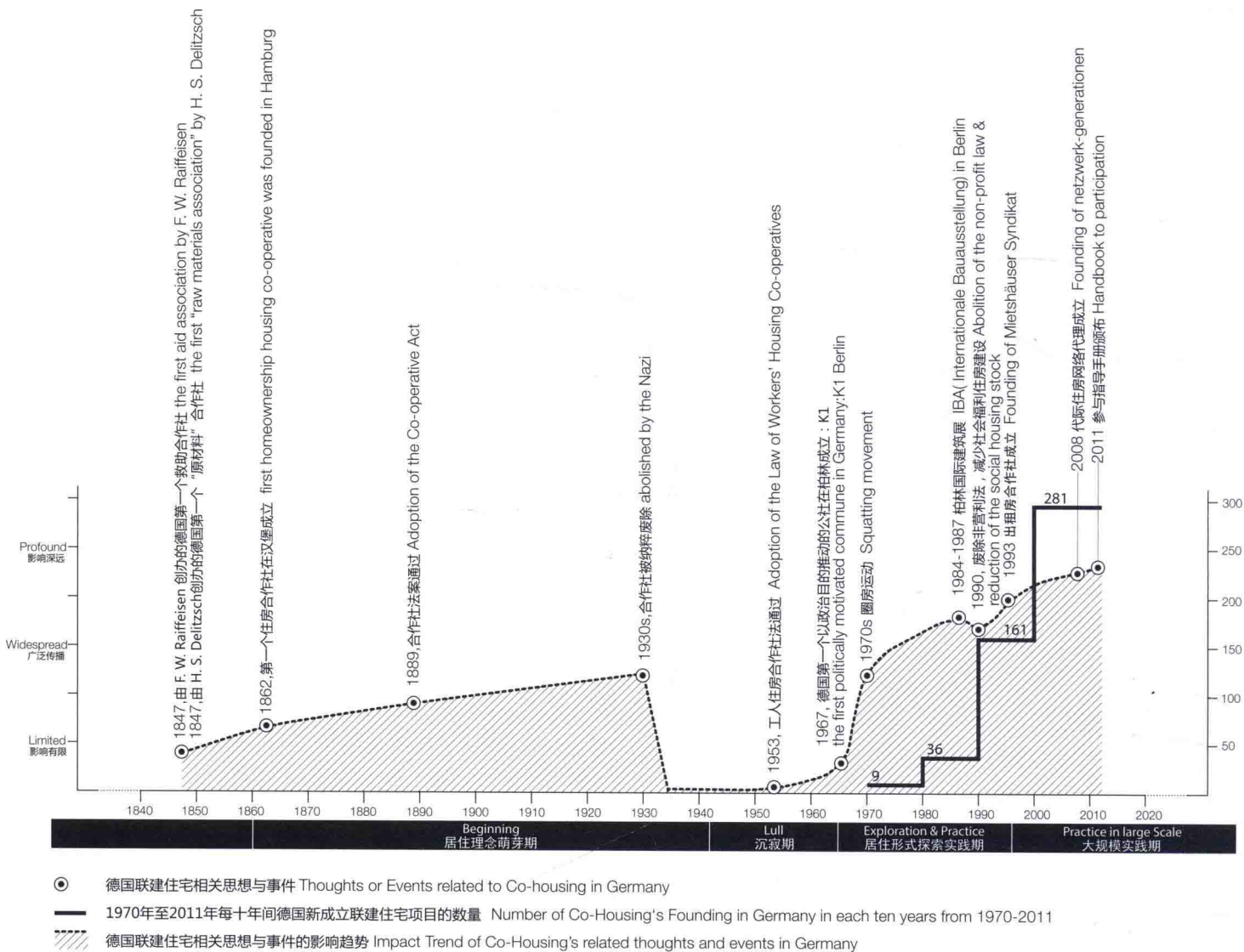


Fig.1.3 德国联建住宅发展时间轴 Timeline of Co-housing in Germany



住宅。1968年在巴黎爆发的学生运动旨在争取更大的个人自由，改革社会价值观，以及实现更多自由理念和社会生活方式。这场运动席卷了包括德国在内的许多国家，德国共同居住的生活理念以及第一个公社在这一时期形成。

1970至1980年代的炒房现象引发了民众针对主管部门的抗议与暴力活动，人们纷纷占领了那些空置的、租金高昂的房屋（当时柏林约有300多栋住房被占领）。学术上普遍认为联建住宅也包含这一部分被占房。这一时期的城市政策倡议者尝试以集体住房和其他替代性住房模式在一起聚集生活。这些项目有的失败了，有的改变了初衷，有的则创建了植根于当地文化传统与邻里的联建住宅，这些先锋实践者为提供可负担的自管理住房实践经验做出了贡献。

这一时期各种理念的联建住宅项目开始了小范围的实践：自我管理、自我组织的联合居住模式（1970年代）；带有共产性质的自治模式和针对妇女、丧偶老人等特定人群的联合居住模式、圈房运动（1980年代）；社区养老模式（1990年代）；这一时期相应的建筑主要以更新改造为主。

1984-1987年的柏林国际建筑展（Internationale Bauausstellung Berlin，以下简称IBA）是这一时期的经典案例。“IBA的项目包括了城市设计、新建筑设计和旧城区的保护改造设计……，并分别提出了两个指导性原则：

‘批判的重构’（kritische Rekonstruktion）和‘谨慎的城市更新’（behutsame Stadterneuerung）”（李振宇，2007，10）。IBA的旧建筑改造部分可以说是联建住宅团体第一次真正意义上进行的建筑实践，其分布如图1.4所示。IBA采取了民主的、自下而上的工作方法，并于1982年确立了12条原则<sup>3</sup>，归纳起来这些原则有如下几个重点：

“居民和企业主共同参加规划，更新的目标和措施应协调一

3 这12条原则于1983年3月在议会上通过：（1）更新的规划和实施必须同现时的居民和企业主共同进行；（2）规划者、居民和企业主对更新的目标和措施应协调一致，技术和社会的规划必须紧密结合；（3）克劳伊茨贝克的特征必须保留，必须唤起对危旧地区的希望和信心，紧迫的房屋危险必须立即排除；（4）平面的谨慎的改变可以采用新的住宅形式；（5）新住宅和建筑应一步步出现，逐渐补充；（6）建筑状况应通过少量的拆除、街区内部绿化的补充和立面的造型来完善；（7）街道、广场、绿地等公共设施必须根据需要进行更新和完善；（8）涉及的分配权和产权必须在社会规划中确定；（9）城市更新的决定必须公布，并尽可能现场讨论，涉及者的代表权必须加强；（10）获得通过的更新方案需要有明确的经济保障，经费必须尽快拨付；（11）要发展多样化的实施者，委托修复任务和建筑措施必须分开；（12）从1984年起，城市更新必须被保证根据这个方案进行。

and urbanization, Co-housing practices were put into a lull. Not until 1970s did they thrive again.

### 1.2.2 Exploration and Practice Period (1970s-1990s)(Fig.1.3)

After World War II, it was estimated 4 million houses were destroyed during the war, and housing was needed by about 12.5 million refugees. Germany started the period of reconstruction of the cities and industry. The social housing with state-subsidized loans began in order to provide housing for people with low income. It made the housing affordable for the people. In 1968, the student revolt began in Paris, which demands for greater personal freedom and reform in social values with more liberal ideas and in way of life in society. This movement spread in many countries, including Germany. During this period of time, the concept of shared living arrangements and the first commune was formed. (Novy-Huy<sup>5</sup>, 2011, p.76-79)

The property speculation during 1970s-1980s led to the protests and violent activities against to relevant authorities. Those vacancies and high-rent buildings were occupied. Nowadays many relevant scholars think that Co-housing should also contain parts of squatter houses. Due to the inappropriate urban renewal and development policies, vacant apartment buildings, barracks and factories were occupied by the citizens and in Berlin there were about 300 squatter houses. Urban policy advocators in this period occupied the houses and tested the collective living and other alternative living models. Some of them failed, some of them changed their initial choice and others created Co-housing projects that rooted in the local culture and neighborhood, which contributed to the affordable self-organized housing development.

During this period lots of Co-housing living concepts were

<sup>5</sup> Rolf Novy-Huy, director of Stiftung Trias



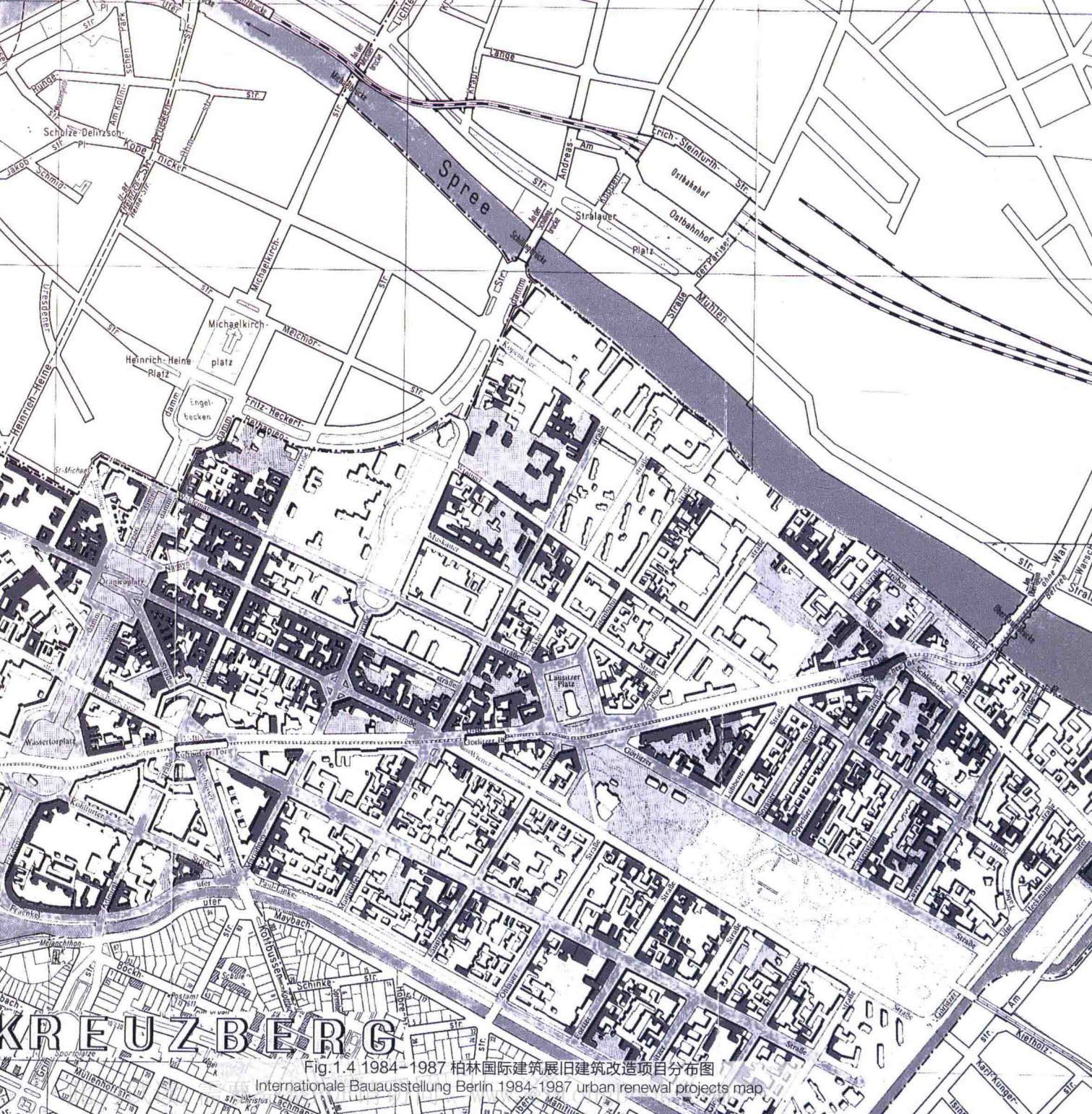


Fig.1.4 1984-1987 柏林国际建筑展旧建筑改造项目分布图

Internationale Bauausstellung Berlin 1984-1987 urban renewal projects map