

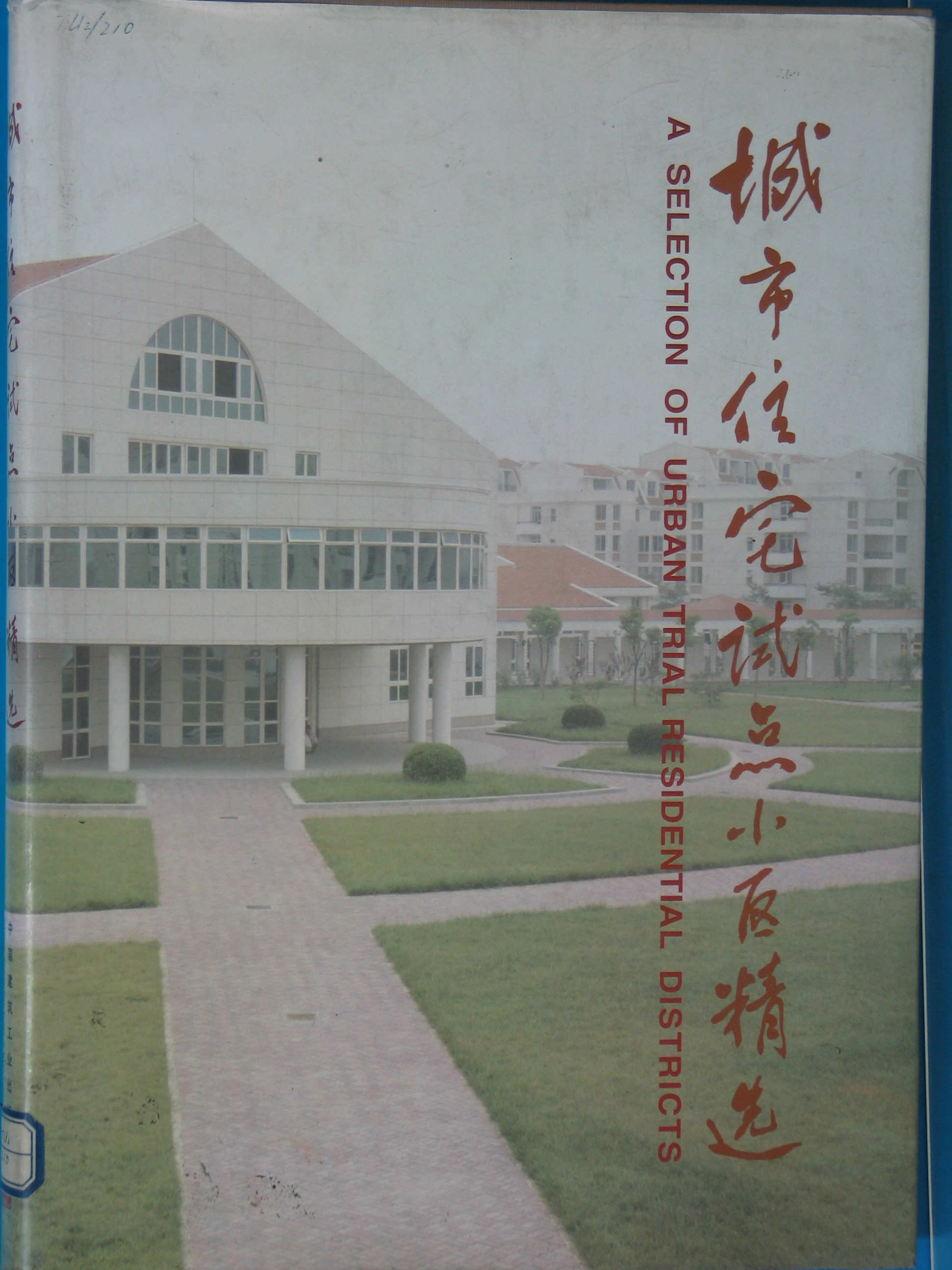
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城市住宅精品小区精选

A SELECTION OF URBAN TRIAL RESIDENTIAL DISTRICTS

城市住宅精品小区精选

中国美术学院美术考级教材



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城市住宅试点小区精选



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城市住宅试点小区 精选

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A SELECTION OF URBAN TRIAL RESIDENTIAL DISTRICTS

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中共中央总书记、国家主席江泽民参观中国居住环境建设成就展览会
Jiang Zemin, General Secretary of the Central Committee of the Communist Party of China and President of the People's Republic of China, visiting the Exhibition of Construction Achievements in Residential Environment of China



国务院总理李鹏参观中国居住环境建设成就展览会
Li Peng, Premier of the State Council, visiting the Exhibition of Construction Achievements in Residential Environment of China

ACN 64/02



全国人大常委会委员长乔石参观住宅试点小区
Qiao Shi, Chairman of the Standing Committee
of the National People's Congress, visiting an ur-
ban trial residential district



全国政协主席李瑞环参观中国居住环境建设成就展览会
Li Ruihuan, Chairman of the Chinese People's Political Consultative Conference, visiting the Exhibition of Construction Achievements in Residential Environment of China



国务院副总理朱镕基参观住宅试点小区
Zhu Rongji, Vice Premier of the State
Council, visiting an urban trial residential
district



中共中央政治局常委胡锦涛参观住宅试点小区
Hu Jintao, Member of the Standing Committee of
the Political Bureau of the Central Committee of
the Communist Party of China, visiting an urban
trial residential district



国务院副总理邹家华参观中国居住环境建设成就展览会
Zou Jiahua, Vice Premier of the State Council, visiting the
Exhibition of Construction Achievements in Residential
Environment of China

前 言

改革开放以来,党和政府十分重视解决城镇居民住房问题,使我国城镇居民住房水平有了很大提高。

在保持住房建设数量的同时,各级建设行政主管部门正积极探索符合我国当前经济情况的提高住宅及居住小区质量的新路子。为此,建设部从1989年起,在全国大中城市开展了一定规模的城市住宅小区试点工作。其指导思想是:“以人为本”,在相同造价或略高一点造价的情况下,通过精心规划、精心设计、精心施工,使居住小区上质量、上水平、上档次,努力为人民群众提供良好的生活环境。着力提高居住小区的整体水平,包括提高居住小区的环境质量、生活质量、住宅本身的功能质量和工程质量。

经过八年的努力,全国大中城市27个试点小区相继陆续建成。这些小区按照部试点小区办公室的小区规划大纲、建筑设计大纲及工程质量大纲要求,认真工作;部试点小区办公室则组织部有关司局同志及专家组,帮助审定小区规划及建筑环境设计,深入现

场指导,进行竣工验收,通过原则及具体指导,来提高试点小区规划、设计、施工水平。这样做,意在探索出一条既适合中国国情,又考虑远期发展需要的提高住宅及小区的路子,提高设计和施工队伍素质。

各地、各界对居住小区试点反映是好的。当务之急是如何使试点小区经验能在各省市逐步推广,以实现各省市1997年应有10%居住小区,2000年应有25%居住小区达到试点小区水平。这个任务是很艰巨的,需要各级政府、各级建设行政主管部门共同努力才能实现。

为了总结前八年小区试点工作,宣传试点小区成就,指导今后居住小区建设,我们将城市居住小区试点中的优秀者精选汇编成这本画册。

感谢所有为居住小区试点工作辛勤工作的同志。

陈云

1996年12月

FOREWORD

Since the adoption of the policy of reform and opening to the outside world, the Communist Party of China and the government have been focusing their attention on solving the urban problem of housing shortage and, as a result, have greatly improved the housing conditions of the urban residents in China.

The administrations of construction at all levels are making their utmost efforts to find new ways to build quality housing in accordance with the country's current economic situation while constructing an adequate number of houses to meet the urgent needs of the people. To this end, the Ministry of Construction has been working on a trial basis to build residential districts on a certain scale in large and medium-sized cities throughout the country since 1989. The principle along this line is "to have the people in mind". Through careful planning, design and construction, the quality of the residential housing has been greatly improved and residents are provided with better living environment at the same or a bit higher construction costs. Great efforts have also been made to improve the overall quality of residential districts in an attempt to better the environment, quality of life, construction and the function of houses in the residential districts.

After eight years of arduous work, a total of 27 trial residential districts have been consecutively Constructed. These residential districts are all well built according to the requirements of the general plan, architectural design and construction quality stipulated by each office of the urban trial residential districts in the cities concerned. Responsible people from the relevant departments of the Ministry of Construction and the expert groups, headed by the Office of the Trial Residential Districts, help examine the planning of residential districts and the design of architectural environment, offer on-the-spot supervision, and check on

the completed projects. Consequently, the planning, design and construction of all the urban trial residential districts have been advanced to an unprecedented level. The purpose of this trial work is to find out a new way workable in the conditions of the country and adaptable to the new needs of the eventual developments in residential districts in urban areas of the country, and to raise the technical competence of our construction workers in both design and construction.

The completed urban trial residential districts are well received everywhere by people of all walks of life. The pressing task now is to extend, step by step, the experience gained along this line to all the provinces and cities in order to realize the goal of having 10% of the residential districts constructed up to the standard of the trial residential districts in 1997 and 25% in the year of 2000. It is a tremendous task. Only through joint efforts of the governments and construction administrations at different levels can we achieve this goal.

In order to summarize the work carried out in the past eight years in the construction of residential districts, we have compiled this book in an album form, which contains all the excellent exemplary works of urban trial residential districts. It is our sincere hope that through publicizing the achievements made in this area, some guidelines can be offered for the construction of residential districts in the future.

Finally, I would like to extend my deep acknowledgments to all who have been working industriously and selflessly for the construction of all the urban trial residential districts.

Tan Qinglian
December, 1996

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上海市三林苑小区

三林苑小区是一个体现建设部要求的“造价不高水平高，标准不高质量好，面积不大功能全，占地不多环境美”的具有上海海派特色的新颖住宅小区。小区矗立在上海浦东新区西南端三林乡境内，北距南浦大桥7公里，规划中有轻轨交通到达此处。小区总用地13.80公顷，总建筑面积18.34万平方米，其中住宅14.36万平方米，可容纳2092户，供6695人居住。

小区规划设计坚持以人为本的指导思想，着力于创造一个布局合理、用地经济、设施完善、生活方便、便于管理、环境优美的新一代居住小区。小区的总体布局以中央大草坪为构图中心，6个住宅组团围绕草坪作均匀布置。空间构成以主要公共建筑——

社区中心、大片草坪与两侧的弧形长廊，以及具有欧陆风格的步行水街为构图要素，配以浅墙红瓦、彩色地砖、水池喷泉、不锈钢雕塑等，形成了一个具有较高整体质量的安居环境。

住宅群体组合吸收了上海里弄住宅的长处，以两排住宅楼间的长条形院落作为室外空间的基本构成单元。住宅单体设计也吸取了里弄住宅在空间利用方面的传统手法，如采用双折坡屋顶、阁楼和老虎窗、过街楼、顶层布置跃层住宅等，使小区洋溢着亲切、细腻上海传统建筑历史延续感。

三林苑小区荣获建设部城市住宅小区建设试点金牌奖。

Sanlinyuan Residential District in Shanghai

Sanlinyuan Residential District is constructed according to the requirements imposed by the Ministry of Construction of low-cost, high standard, good quality, low price, small area with multiple functions, and limited land with graceful living environment, which are the main characteristics unique to the new style of residences built in Shanghai. This residential district is situated in Sanlin township on the southwest of Shanghai Pudong new economic development zone, and 7 km. north from the Nanpu Bridge. According to the design, the district, which will be reached by rail transit system, covers an area of 13.80 hectares with 183,400 m² of building area, in which residential area takes up 143,600 m² for 2,092 households with 6,695 residents.

The guideline of having the people in mind has been strictly followed in planning and designing the district. Attention is paid to the construction of a new type of residential district, which provides rational overall space organization, economical use of land, perfect facilities, convenient living conditions, easy management and beautiful environment. The general layout of the district centers around a big lawn with 6 apartment groups standing on each

side of it. The space organization is characterized by such component elements as the major public building — the community center, the lawn with its winding corridors on both sides, and the water streets in European style with light-color walls and red tiles, colorful floor-tile, ponds and fountains and stainless steel sculptures, forming a peaceful living environment of an integrated whole.

The apartments grouping draws on residences on lanes and alleys in Shanghai and the space between two rows of buildings forms a long courtyard serving as the basic structure unit of outdoor space. The design of the dwelling houses has also assimilated the traditional techniques of space utilization of the houses on lanes and alleys, with mansard roof, attics, dormer windows, flyovers and houses built with two storeys on the top floor, which makes the district full of cordial and exquisite atmosphere of continuity of the traditional Shanghai architectural style.

Sanlinyuan Residential District has won the gold medal awarded by the Office of Urban Trial Residential Districts under the Ministry of Construction.

