

改建空间

REMODELING SPACE

DESIGN COLLECTIONS

设计大典



改建空间 I / 改建空间 II

特殊改建空间

REMODELING I / REMODELING II

REMODELING WORLD SPECIAL

02

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改建设计程序

Process of Remodeling Design

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前言

由于环境问题越来越多的得到重视，人们更多地展开了关于改建的调查及开发，以使改建工作与环境 and 建筑业的持续发展相契合。

为了节省资金，建筑业盲目地扩建及改建，只注重了建筑的功能性，而忽视了必要的保养问题。由此导致了建筑物的过早老化，使用寿命缩短，不得被过早地迁移、拆除或弃用。迁移的极大浪费以及浪费在改建中的物料又导致了更多的环境问题。

另外，住宅质量的恶化，是由于以前的工业化进程只一味地追求数量而缺乏长远的目光。最终，老化的房屋越来越多，我们不得不面对这个迫切的需求，找到一个合适的方法来改善这种老化状况。

通常，建筑的使用寿命包括了较短的修建阶段与长期的保养及管理阶段。建筑费用的25%

Introduction

There are active researches and developments for remodelling together with the environment-friendly and sustainable development in the architecture industry due to environment problems that are recently on the rise.

The reckless development and reconstruction in the architecture industry has focused only on the functional development according to the capitalistic theory without having necessary maintenance process. As a result, the early degradation of building is caused, the life span of building becomes shorter and the building is removed, dismantled, and abolished before the completion of its life span, which causes environment problems due to the mass wastes from removal and waste of energy used for materials for reconstruction work.

In addition, the residence quality is deteriorated because the past industrialization process only pursued quantitative supply of houses without a middle and long-term vision. As a result, the stock of apartments are increasing and we face up to requirements to find the proper solutions for improvement

用于新建工程，75%用于保养。由此可见，保养对于建筑物是非常重要的。改建工作涵盖了在保养及管理中将出现的各种与建造相关的工作。因而在不久的将来，改建业不仅在欧美发达国家，而且在韩国都将成为一个前途无量的行业。

改建的概念

改建是在对建筑物的保养及管理阶段中，为达到重新利用的目的，所采取的各项革新措施。

这些举措是为了改善建筑物在功能方面的老化或退化，延长建筑物在物理上、功能上和社会效用上的使用年限。主要方式为，在保持建筑物现有基本结构的基础上，进行修理、补建、更新、扩建及重建。

全面地讲，改建包括了扩建、重建和革新三种方式，以完善建筑物的结构、功能和外观。大体上可分为三种类型。

of degraded apartments.

The life span of building consists of the short construction period and long maintenance and management period in general. The construction expense for the life span consists of 25% for new construction and 75% for maintenance, which shows maintenance is very important for building. The remodelling work includes various construction-related activities occurred during the maintenance and management process. The remodelling industry would be the promising industry in future not only in advanced countries such as USA and Europa but also in Korea.

Concept of Remodelling

The remodelling indicates all kinds of renovation activities for reuse of building during the maintenance and management process. It is to cope with the degradation or obsolescence of building function and capacity and extend the physical, functional and social life span of building by improving its functions. It indicates repair, mending, renovation, expansion and reconstruction keeping the basic frame of the existing building as it is.

第一：保养是指将建筑物的自然退化速度维持在最初的建筑水准；

第二：维修是指将退化的功能回复到建造时的水准；

第三：更新是通过增加新的功能，提升建筑物的功能水平至建造时之上，常用于室内设计。

改建的必要性及目的

因为建筑物在建成后便开始老化，所以改建必须具有经济效益，且符合随着环境的变化而提高的对建筑量与质的要求。在韩国64.4%的改建工程都是针对只使用了20年甚至于更短的建筑进行的，表明我国建筑材料的浪费度高于发达国家3~4倍。这种浪费，必然会导致韩国的建筑竞争力由于建筑材料的短缺而变得非常糟糕。

所以，我们必须控制建筑的老化、提高使用寿命，建造使用年限长的建筑，通过改建减少资源的浪费。改建的必要性是建立在社会、物理及经济因素的需求的基础上的。

The comprehensive remodelling activities for the improvement of structure, function and fine spectacle include expansion, reconstruction and renovation. There are three types for remodelling in large. First, 'maintenance' is to keep the speed of the natural deterioration process of building on the initial construction level.

Second, 'repair' is to recover the deteriorated functions to the construction level.

Third, 'renovation' is to improve the function of building better than the construction level by adding new functions, which is commonly used in the interior design process.

Necessity & Purpose of Remodelling

Since a building starts to be degraded after construction, the remodelling is required in terms of economic profitability and increase of demands on the qualitative and quantitative development of buildings according to the environmental changes. 64.4% of reconstruction in Korea has been conducted for the buildings of 20 years old or less, which means the waste of construction resources reaches 3 or 4 times more than the advanced countries. As a result the construction competitiveness of

1. 社会因素

1) 社会环境的变化

- 满足高度信息社会对建筑信息化的要求
- 空间变更的必要性, 以便于老年人能够居住得安全舒适

2) 住宅类型的变化

- 营造舒服健康的生活环境
- 空间实用率要求的提高
- 使用者的独立性及个性化

3) 社会要求的变化

2. 物理因素

满足日益强烈的对于恢复建筑的功能性、维修长久失修部分和加强正在增多的危楼的抗灾能力的要求。

Korea would be very weak due to the shortage construction resources.

Therefore we should control buildings in stock, improve quality of living and construct the sustainable buildings reducing the waste of resources through remodelling. Such necessity of remodelling is based on demands and can be classified as social, physical and economic factors as follows.

1. Social factors

- 1) Change of social environment - ncrease of necessity of communication function of building
in response to the high information communication society
 - Necessity of space renovation so that the old can act safely and comfortably in response to the aging society
- 2) Change of residential style - Creation of a comfortable and healthy environment
 - Increase of demand on space utility
 - Individuality and variety of users
- 3) Variety of social demands

3.经济因素

- 对能源高效利用的要求日益提高
- 房价的提升使得租售的经济效益提高
- 与建造成本相比投资低
- 与新建相比时间短

改建的内容

1.保养/管理

- 1)构造检查：主体结构的划分
- 2)设备检查：空调、管道设备、卫生设备、通讯设备、电梯
- 3)环境卫生检查：环境测量、防虫性
- 4)安防、抗灾及停车场检查

2. Physical factors

Increase of demands on recovery of building function, repair of accumulated defect and protection against disasters according to the increase of building stock and dilapidated buildings

3. Economic factors

- Increase of demands on high-efficient energy
- Increase of profitability from transaction and leasing resulting from the rise of building value
- Profit with the low investment expense compared to the construction expense
- Profit from the short-term construction period compared to the new construction period

Constitution of Remodelling

1. Maintenance / Management

- 1) Construction check : Major structure division
- 2) Facility check : Air conditioning facility , Plumbing facility , Sanitation facility,

5) 建筑内外的清洁检查

2. 维修

1) 结构: 结构维修及加固

2) 外部完善: 外墙粉刷和修补、屋顶的修补及防漏

3) 内部完善: 天花板、墙壁的粉刷及修补、更换毁坏部分

4) 设备: 供水设备维修、通讯设备的维修、防灾设备的维修、电梯的维修

3. 更新

1) 信息化: 信息线路的安装、家庭自动化、办公自动化

2) 舒适化: 洗手间及浴室的装修、空气及环境的净化、光线及音响的完善

3) 安防: 防盗、防灾系统的建立, 内外墙防火涂料层

4) 节能: 高效的设备及操作、绝缘材料的安装及广泛使用, 天然能源的利用。

5) 智能型建筑: 中央监控设备的引入、停车场管理设备的引入、集中式的管理

Telecommunication facility, Elevator facility

3) Environment sanitation check : Environment measurement, Protection against insect

4) Guard, protection against disasters and parking lot check

5) Building inside and outside cleaning check

2. Repair

1) Structure : Structure repair and reinforcement construction

2) External finishing : Outer wall painting and repair, Roof repair and water-proofing

3) Internal finishing : Ceiling, wall painting and repair, Exchange of dilapidated parts

4) Facility : Water supply facility repair , Telecommunication facility repair,

Repair of facility for protection against disasters , Elevator repair

3. Renovation

1) Information : Installment of information circuit, Home Automation, Office Automation

2) Comfort : Improvement of toilet and bathroom , Improvement of air and environment ,
Improvement of light and sound environment

- 6)形象完善：外观的美化、内部设计的完善
- 7)有效空间利用率：结构的变化、储存空间的加大、户外设施的建立
- 8)便利设备的安装：安装楼梯和电梯、安装老年人便利设施

改建的步骤

改建的步骤要根据社会要求、经济要求、管理方式、相关组织系统和决策方式而变化。因为计划时要考虑很多的因素，所以这是一个很复杂的过程，而且它对于系统化建造相关过程、组织对各阶段的决策和简化改建都是非常重要的。

此外，对计划可行性的评估也是进行改建工程前的一个基本的步骤。所以，设计师必须先分析并理解委托人的实际要求，同时考虑建筑物本身的限制，然后通过系统化的步骤进行更有效合理的改建。

- 3) Protection against disasters and safety : Establishment of system for protection against disasters and crime prevention , Fireproof internal finishing for external wall
- 4) Energy saving : Highly effective equipment and operation , Establishment and extension of insulating materials , Use of natural energy
- 5) Intelligent building : Introduction of central surveillance equipment , Introduction of parking lot control equipment , Centralization management
- 6) Improvement of image : Improvement of image of external appearance , Improvement of interior design
- 7) Available space use : Change of layout. Increase of storage space. Establishment of equipment of outdoor style
- 8) Establishment of convenience facilities : Establishment of stairs and elevators, Establishment of convenience facilities for the old

Process of Remodelling

The process of remodelling can be very varied according to the social and economic terms, management

1.计划步骤

1)目的/问题/改建的要求

2)目标：研究地理与经济因素，在测量位置与环境后，通过应用现有的建筑物创造利益。

3)测量及分析

- 可行性分析：检测许可的范围

分析结构、功能和管理费用

估算废弃设施、能源分析

- 分析位置状况：与周围环境及建筑和谐

- 分析环境决定因素：内容环境评估

- 分析计划因素：确定改建方向及数量

4)计划：建议制定二个方案供选择

5)评估：向权威机构的专家咨询变更结构的相关规定及程序，在建造前听取民众的意愿

style, related organization system and decision-making methods. Since there are many subjects for decision-making and the decision-making process is very complicated, it is very important to systemize the construction-related process and organize the decision-making process of each phase simply for the remodelling process.

Moreover the phase of evaluation of validity of plan is the essential process out of the whole remodelling processes. Therefore one should conduct more effective and reasonable remodelling by means of a systematic process by analysing and understanding the practical requirements of the client together with restrictions of construction.

1. Planning Step

1) Motives / Problems / Requirements of remodelling

2) Objective : To study the geographical and economic profits and use in order to create profits by using the existing building productively after surveying the terms of site and surroundings

3) Survey and analysis - Validity analysis : Examination of permission regulations

Analysis of structure, function and management expense , Survey of outworn facilities , Energy analysis

- 建筑评估

现有建筑结构的安全测试、检查现有安装的设备和管道系统的损坏及老化情况

- 经济评估：在对现有建筑进行切实的测量后，复查工程期与花费，避免重复会造成的经济损失

- 环境评估

- 社会及文化评估

6)修改及增加

7)决定最后的提案

2.执行步骤

1) 计划及基本设计：衡量详细的设计后制定基本计划，确立基本的设计理念

2) 执行计划

- Analysis of site status : Harmony in surrounding environment and buildings

- Analysis of environment decision elements : Interior environment evaluation

- Analysis of planning elements : Set up the construction direction and calculation of construction amount

4) Planning : Suggestion of alternatives

5) Evaluation : Consulting experts from the authorities concerned for the regulations and procedures for the structure change. Review the civil appeals to be occurred after construction in advance

- Architectural evaluation : Diagnosis of safety of the existing building structure , Check of damage and deterioration of facility and piping installed in the existing building

- Economic evaluation - Evaluate not to have dual economic loss and review the construction period and expense after surveying the use of building exactly

- Environmental evaluation

- Social and cultural evaluation

6) Amendment and compensation

7) Decision on the final proposal

3)建造：建筑监督、方位设计

3. 保养

1)保养：保养及管理咨询

2)使用者评价

改建中的问题

1. 社会因素

1)保养缺乏个人意识

2)通过改建达到资产增值的要求增多

3)建筑周围设计缺乏个人意识

4)没有对效用进行评估的系统

5)对建筑价值的狭隘理解

2. Implementation Step

1) Planning & Basic design : To set up the basic planning after surveying the detailed design

Master Plan - Communication through image. To create basic design principles

2) Implementation planning

3) Construction : Construction supervision, site planning

3. Maintenance

1) Maintenance : A/S, maintenance and management consulting

2) User evaluation (P.O.E)

Problems of Remodelling

1. Social factors

6)对周边环境的模糊的估计

2.经济因素

1)经济负担

2)与已有的建筑相比，难以客观地分析其带来的经济价值

3)用于支持系统化的公共设施费用不足

4)限制了居民的运动

3.制度因素

1)不符合对合法行为及改建范围的规定

2)不清楚规定的程度

3)没有信息共享系统

4)合法扩建的限制

5)建筑中没有清晰的区域划分

- Poor consciousness of maintenance
- Increase of demands on asset multiplication from reconstruction
- Poor consciousness of community for building
- Absence of evaluation system for effect and capacity
- Narrow-minded concept for building value
- Vague prediction for surroundings

2. Economic factors

- Burden on construction expense
- Difficult objective analysis of economic value increase effect compared to the input construction expense
- Insufficiency of public expense supporting system
- Burden on movement of dwellers