



# GORGEOUS TURN

OLD BUILDING  
RENOVATION

华丽转身  
旧建改造实录

思木达 主编



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# 序 言

## PREFACE

《华丽转身——旧建改造实录》付梓之时，我在旧建筑改造这一领域摸索前行已逾十载。“旧建筑”一词涵盖面较广，从时间的角度上，只要是已建成并投入使用的建筑，都可以称之为“旧建筑”。就大多数城市而言，旧建筑改造与城市化进程密切相关。尤其是在老城区改造过程中，城市结构、空间形态、空间内容、建筑以及建筑所支撑和依赖的生活形态均发生着重大的改变，更新的城市功能与环境已不允许大量的旧建筑完整地延续其使用价值，对旧建筑的物质肌体与功能进行适应性的改造或许是最好的选择。旧建筑改造还与当下社会经济文化发展趋势联系紧密，如绿色低碳改造及遗产的保护修缮等。人们对旧建筑改造的认识经历了一个不断深化与扩展的过程，这期间，新观念、新理论、新技术、新方法不断涌现，这正是本书所要记述的主要内容。

城市更新是每个城市发展一直遵循的基本方式。21 世纪我国城市化进入快速发展阶段，大量出现的新建筑替代了那些设施陈旧、环境恶劣的旧建筑，以满足人们对现代生活的需求。然而，旧建筑倒掉的同时，我们所生活的城市的历史、文化也随之消逝。如今，随着社会的发展和思想的进步，人们开始反思并醒悟，推倒重建只不过是一种代价昂贵的改进方式，城市的发展是一个综合性极高的过程，尤其从城市建设角度而言，大拆大建的粗放建设模式早已被证明是不科学、不适当的，此种模式不仅极大地浪费了既有资源，制造了大量的建筑垃圾，更破坏了城市的历史文脉。城市中那些仍然承载着人类日常活动的旧建筑，不仅是时间的见证，更使得这个地方具有“人情味”。结合先进技术对旧建筑进行开发再利用，让它适应社会需求改

变而继续“活”下去，是对城市的尊重和负责任。

旧建筑改造能够体现每一历史时期的建筑特点与审美倾向，因此，这项工作对于建筑师而言极富挑战性：不仅要探究历史，更要向历史环境当中注入新的内容。旧建筑在现代的不断演绎之下，可以持续不断地焕发出光彩：不仅是经济价值的体现，也是对其文化价值的延续。身份的更替为旧建筑带来了新的活力，也给城市带来了“认同感”与“归属感”，使城市延续着它的历史价值，使人们保留着对城市的场所记忆。保留这种情感上的共鸣，也就保留了城市的文脉与根基。

本书收录了国内外酒店、会所、商业综合体、创意产业园区、展厅、文化场馆、学院及传统建筑易地重建等八种类型的改造项目，并系统地介绍了不同类型旧建筑改造再利用的实践做法，为其他此类建筑的改造提供参考。此外，本书还从建筑师的角度，解读了项目实践的理念与思路、手法与特色，为旧建筑改造领域的研究提供了翔实的案例。旧建筑的开发与再利用，显现出不可小觑的社会经济、文化、环境效益，是当代建筑保护与城市建设的热点与难点问题，也是建筑师大有作为的实践领域，因而本书具有极强的针对性，对唤起公众的社会文化生态意识也具有积极意义。

旧建筑改造作为建筑设计众多门类中的一个分支，往往只见于杂志中零星的报道。本书将各类型建筑改造项目汇集成册，让读者发觉不同改造项目的内在联系，并为建筑设计师、室内设计师、规划设计师及建筑爱好者等提供难得的参考。

天津大学建筑学院院长 张顺

When *Gorgeous Turn—Old Building Renovation* is about to come out, I've been exploring in the field of old building renovation over ten years. The words "Old Building" cover a wide range. From the perspective of time, as long as the building has been built and put into use, it can be called "Old Building". As for most cities, the old building renovation is closely related to urbanization process. Especially in the process of the old city

renovation, a great change has occurred in urban structure, spatial form, spatial contents, building and lifestyle building supports and depends on. Complete extension of the use value for lots of old buildings has not been allowed due to the updated urban functions and environment. Adaptive renovation for the substantial body and functions of the old buildings may be the best choice. The renovation for the old buildings



is closely linked with current social, economic and cultural development trends, such as green low-carbon renovation, heritage preservation and restoration, etc. The understanding for the old building renovation has undergone a continuous deepening and expansion process, during which new ideas, theories, technologies and methods constantly emerge. This is just the main content to be described in the book.

Urban renewal is always the basic way for the urban development. The urbanization begins to rapidly develop in our country in the 21st century. In order to meet people's needs for the modern life, large numbers of new buildings have replaced the old buildings with outdated facilities and poor environment. However, with the collapse of the old buildings, the history and culture of the city we are living in have also elapsed. Nowadays, with the development of the society and the progression of the thought, people begin to reflect and come to realize that it is just a costly improvement for demolition and reconstruction. Urban development is a process with high comprehensiveness, especially from the angle of urban construction, extensive construction mode of large-scale demolishment and construction has been proved to be unscientific and inappropriate. The mode not only is a great waste of the existing resource and leads to the production of a large amount of construction waste, but also damages the historical context of the city. Those old buildings still carrying the human day-to-day activities in the city not only are the witness of time, but also make the place with a "milk of human kindness". It is a kind of respect and responsibility for the city to develop and reuse the old buildings by the combination of the advanced technology and let them change according to the needs of the community to continue "survival".

The renovation for the old buildings can reflect the architecture features and the aesthetic tendencies in each historical period. Therefore, this design work is challenging for the architects. They not only need to explore the history, but also to inject new content in the historical environment. Under the modern constant preservation and reuse, old buildings can continuously glow glory, which is not only the manifestation of the economic

value, but also a continuation of their cultural values. The replacement of the identity brings a new vitality for the old buildings as well as "receptivity" and "belongingness" for the city, which makes the city continue its historical value and makes the people retain place memory for the city. The reservation for this emotional resonance is also the reservation for the context and foundation of the city.

The *Gorgeous Turn—Old Building Renovation* contains eight types of renovation projects at home and abroad, including hotel, club & bar, comprehensive complex, creative industry park, exhibition area, cultural stadium, school, traditional building relocation, etc., and systematically introduces the practices to renovate and reuse the different types of old buildings, which provide a reference for the renovation of other buildings. In addition, the book also interprets the concepts and ideas and the techniques and features of the project practice from the angle of the architects, providing full and accurate cases for the study in the field of old building renovation. The development and reuse for the old buildings show socio-economic, cultural and environmental benefits not to be underestimated. It is the hot spot and difficult problems of the contemporary architectural preservation and urban construction and is also the practice field showing architects' achievements. So the book has strong pertinence and also has a positive significance for arousing social, cultural and ecological consciousness of the public.

As a branch of architecture design categories, the renovation projects for the old buildings are often seen only in the sporadic reports of the magazine. The *Gorgeous Turn—Old Building Renovation* brings all types of building renovation projects together to let the readers find the internal relations of the different renovation projects and provides a rare reference for the architects, interior designers, planning designers, architectural buffs, etc.

Zhang Qi

Dean of School of Architecture,  
Tianjin University



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# HOTEL

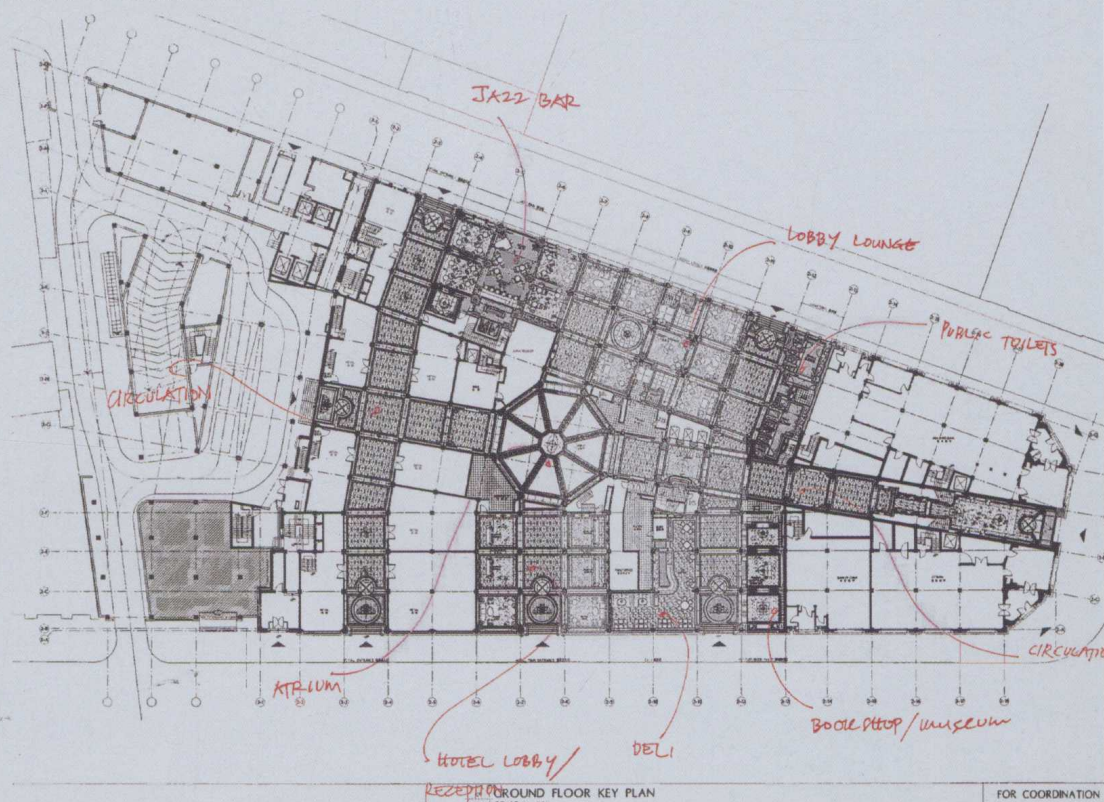
OLD BUILDING RENOVATION

## 酒店

我们现在说的改造型酒店，不仅是酒店功能和设施的增改。

酒店原本是个被动生意，开门迎客天经地义。而如今的都市酒店数目繁多，想要获得更好的经济效益，除了良好的服务，懂得造就“时尚策源地”才能把客人吸引进来。建筑本身并不重要，重要的是建筑带给城市的改变。比如它应该是一个“约会中心”，酒店应该是人们进行各种活动首先想到的聚集地点、活动中心，能够满足人们商务、爱情、聚会、娱乐等各种活动需求，而不是一个与大众相割裂，仅有漂亮外观的高层建筑。它应该是融于城市之中，并能够影响城市发展进程的，与时尚潮流融合，并能够引领潮流的。

策划改造型酒店，首先应该规划它的各种功能，然后再根据其功能要求规划建筑，以使建筑要素能够符合精神要素。改造后的酒店应该是一个很好的“城市外景地”。一个改造后的酒店应该成为一个区域、一个城市的标签，能够大量地出现在各类媒体以及影视作品里，成为这个城市的代表，成为城市里一道亮丽的风景线。





# 京都 Anterroom 酒店

## HOTEL ANTERROOM KYOTO

GORGEOUS TURN  
OLD BUILDING  
RENOVATION

项目名称：京都 Anterroom 酒店

项目地址：日本京都南区东九条明田町 7 号

改造前使用用途：学生宿舍

改造后使用用途：酒店和公寓

规模：地上 6 层

占地面积：3 055.07 平方米

建筑面积：6 134.64 平方米

设计：都市创意组织股份公司（董事长：梶原文生 项目负责：  
中原典人）、国誉家具股份公司

Project Name: Hotel Anterroom Kyoto

Project Address: No. 7 Aketacho Higashi-kuio Minami-Ku,  
Kyoto, Japan

Before Renovation: Students' Dormitory

After Renovation: Boutique Hotel and Apartment

Scale: 6 Floors above Groundfloor

Site Area: 3,055.07 m<sup>2</sup>

GFA: 6,134.64 m<sup>2</sup>

入口处 Entrance







入口改造前 Entrance before Renovation

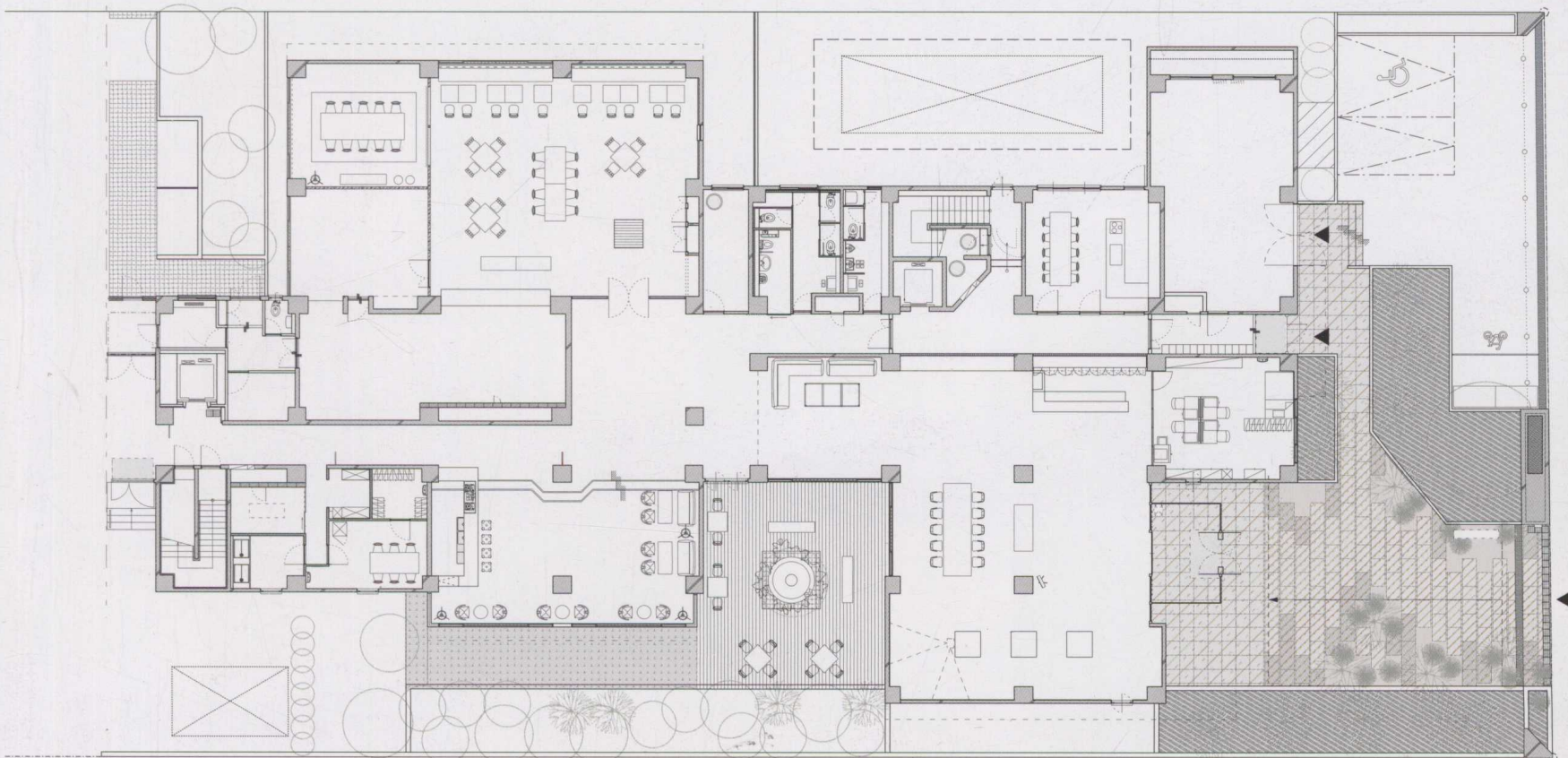
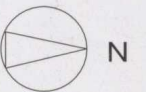
京都 Anterroom 酒店是由都市创意组织股份公司在日本京都建立的第二家由该公司自行策划、设计、运营管理的酒店，它是由原来的学生宿舍改建而成的精品设计酒店。该酒店由 61 间客房以及 50 间租赁公寓组成，于 2011 年 4 月 28 日正式开业运营。

该酒店空间注重强调艺术、音乐、设计等文化元素，将它们充分融入酒店大堂中，酒店同时设有休息厅、书吧、艺术画廊、餐厅等区域。这里既是一个展示文化艺术的场所，也为来访客人和居住者提供了沟通、交流的方便。酒店的公共空间以及客房里摆放着京都著名的艺术家的设计作品，可以向入住酒店的客人出售这些艺术作品也是该酒店的服务特点之一。

Hotel Anterroom Kyoto is from Urban Creative Organization Stock Company in KYOTO, it is the company's second plan, design, operation and management hotel in Kyoto, Japan. From original students' dormitory and after reconstruction, it is now reformed to boutique hotel. The hotel constituted of 61 rooms and 50 rental apartments, on 28 April 2011 officially opened.

The space pays attention to emphasize art, music, design, and other cultural elements, and they fully integrate them into the lobby lounge, bookstore, art gallery, even the restaurant. Here is a place showing the culture and art, also for the hotel guests and the persons who live in the apartment to positive communication. In the hotel guest rooms and public space put active artists design work in Kyoto's. These works can be sold, and this is one of the features of the hotel service.

寮1側C棟 ホテルB棟

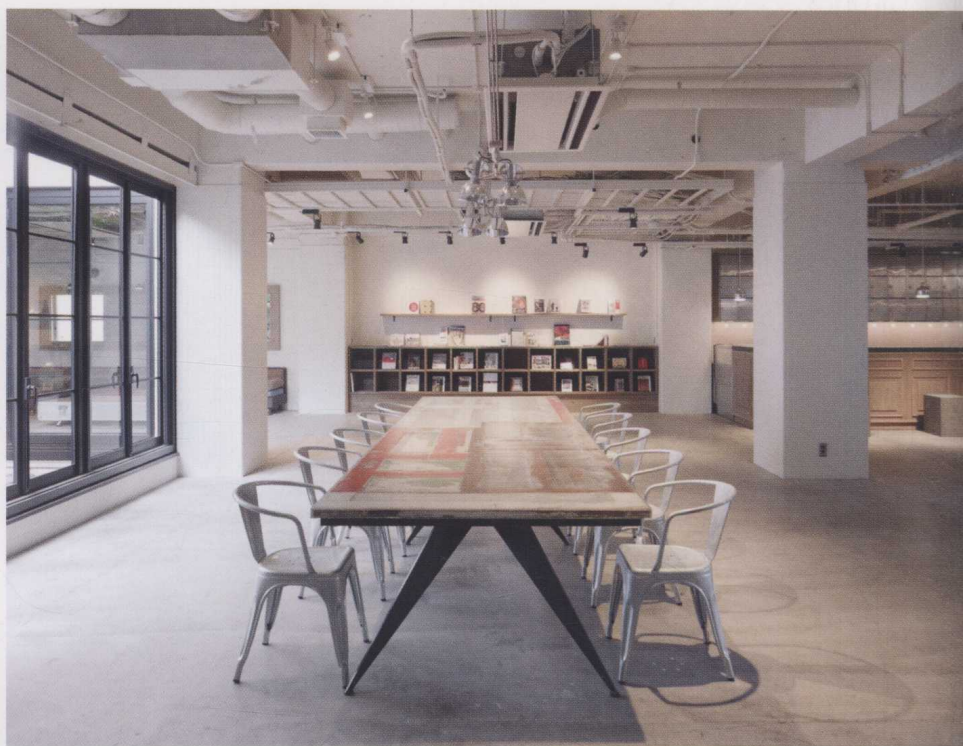


1 层平面图 1st Floor Plan





大厅 Lobby

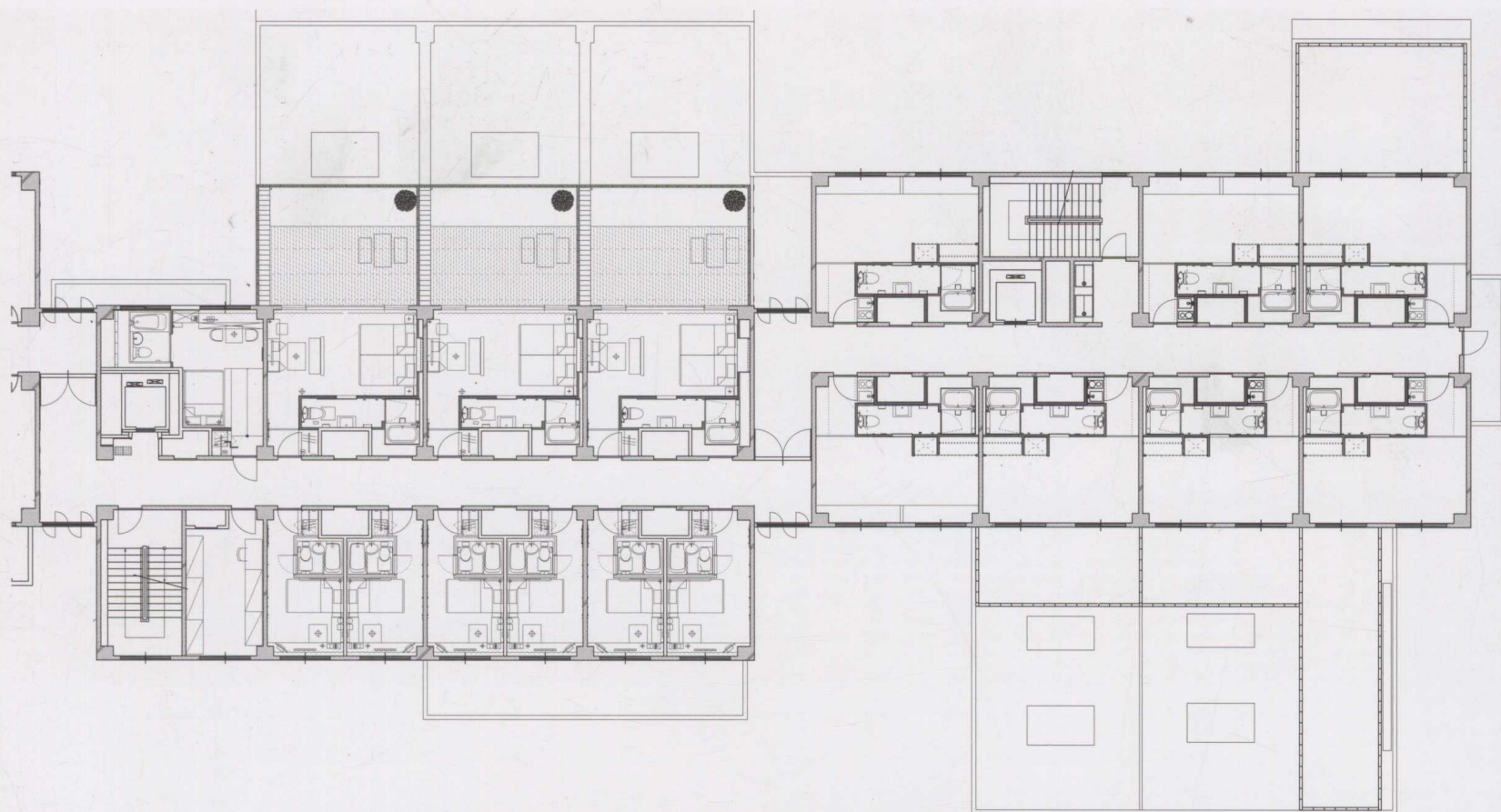


大厅 Lobby

休息室 Lounge



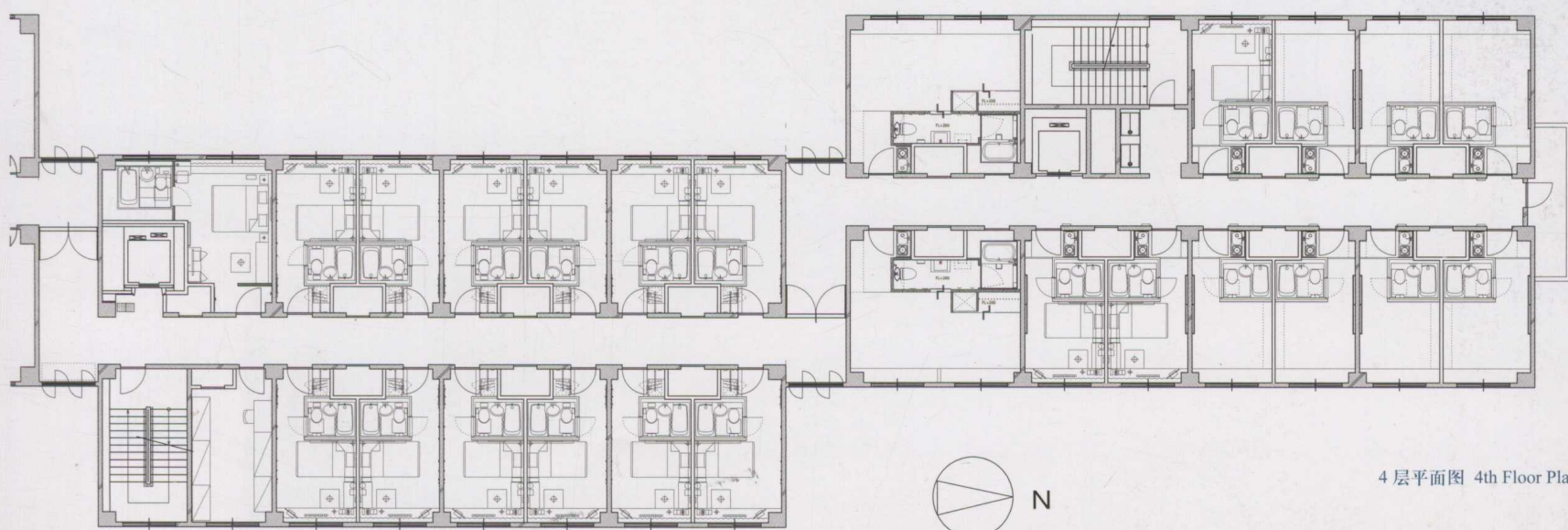




2 层平面图 2nd Floor Plan



3 层平面图 3rd Floor Plan



4 层平面图 4th Floor Plan