

Conservation Planning

of

25

Historic

Areas

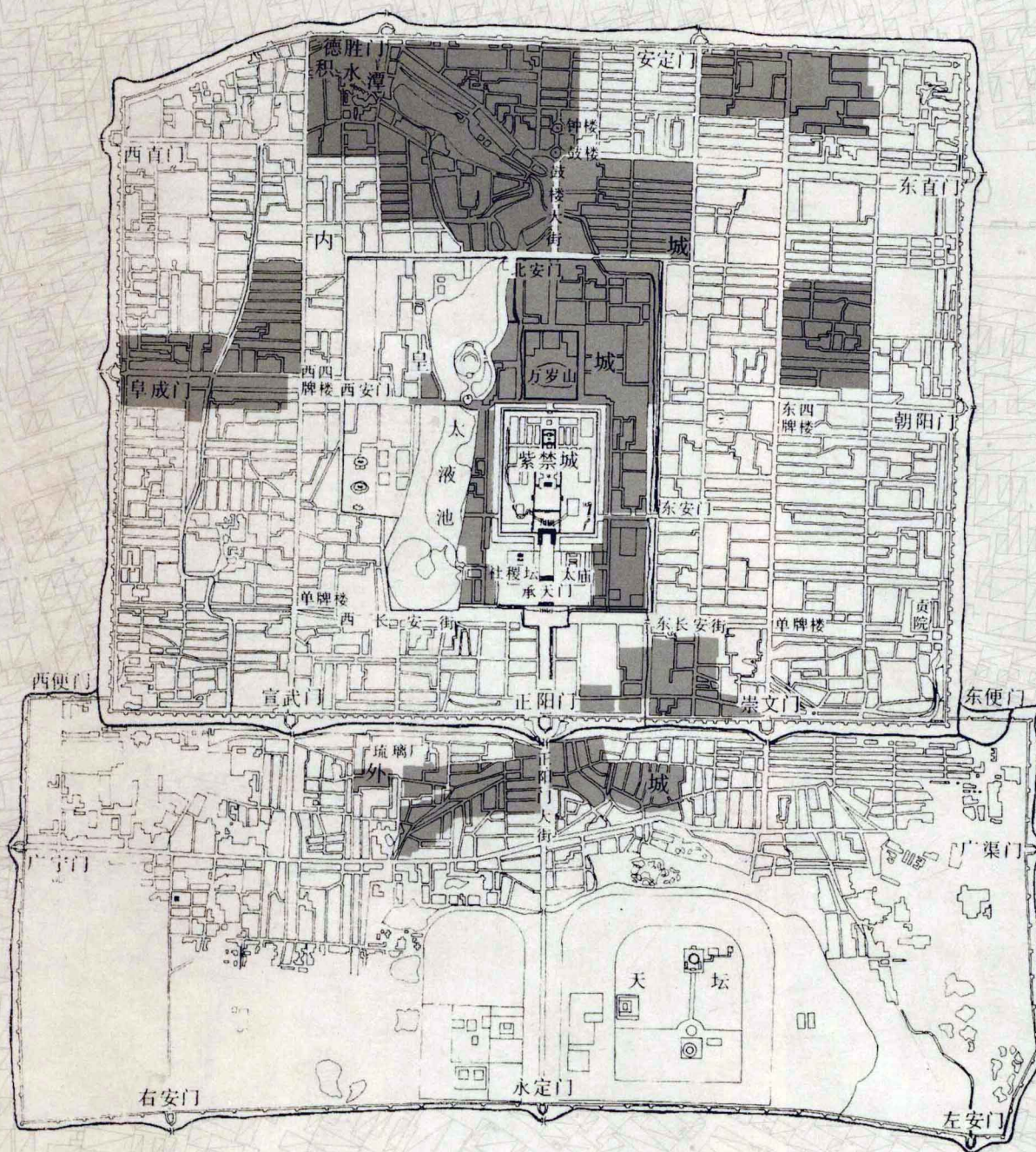
in Beijing

Old City

# 历史文化保护区保护规划

## 北京旧城二十五片

北京市规划委员会



北京燕山出版社



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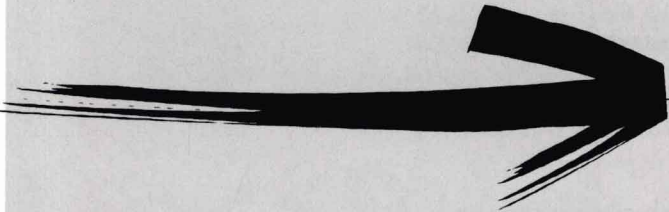
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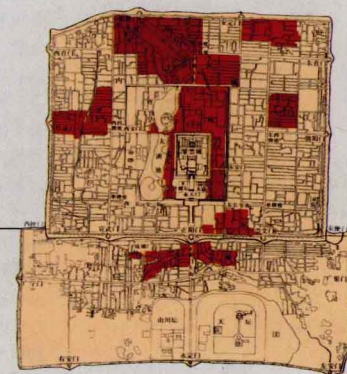


# 北京旧城 25 片历史文化保护区保护规划

Conservation Planning of 25 Historic Areas in Beijing Old City

北京市规划委员会

Beijing Municipal City Planning Commission



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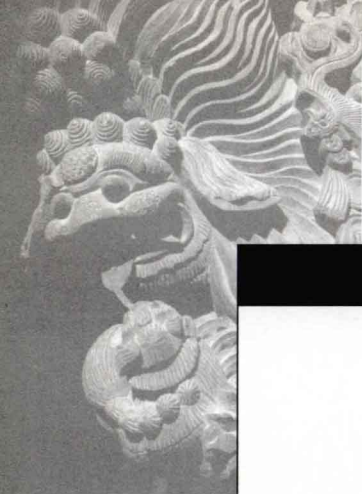
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## 前言

Foreword

### 前言

北京旧城25片历史文化保护区保护规划编制工作在北京市政府的支持下，于2000年下半年完成，当年通过专家评审，2002年2月1日北京市政府正式批准。保护规划的编制工作是将25片历史文化保护区分成15个单元，委托12家设计单位分别承担。作为保护规划工作的一部分内容，北京市规划委员会将25片历史文化保护区保护规划编辑成书，是一件非常有意义的工作。目的是扩大交流，展示北京市保护历史文化名城的坚定决心，展示加强名城保护工作的有力措施。

在有关单位的大力支持下，《北京旧城25片历史文化保护区保护规划》终于面世。我们期待通过更加广泛地开展宣传教育工作，提高各级领导和社会各界对名城保护工作的认识，调动社会各界和广大市民参与规划编制、规划实施监督与保护管理工作的积极性，充分依靠社会力量搞好北京历史文化名城的保护。

编者

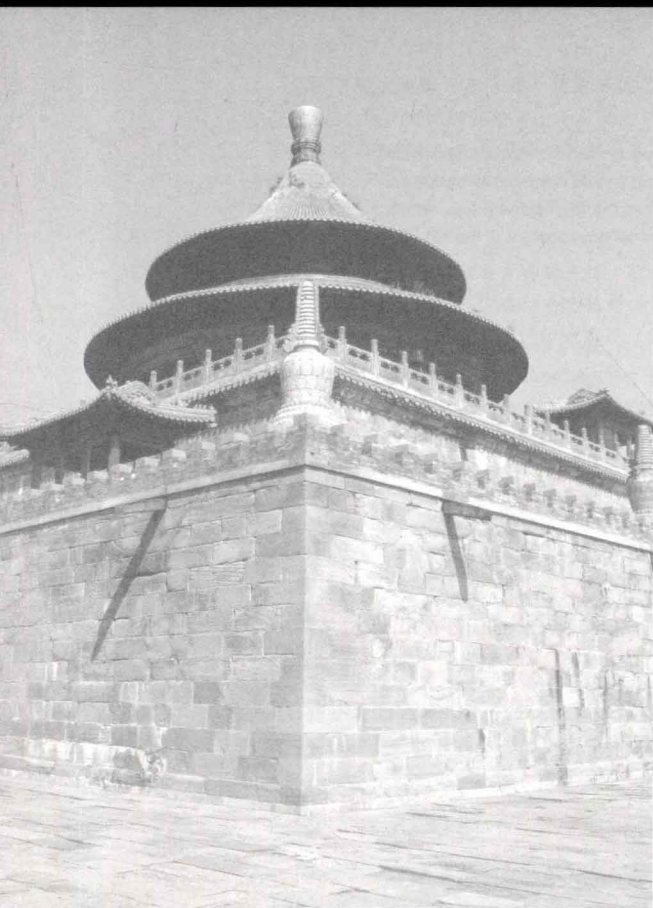
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### Foreword

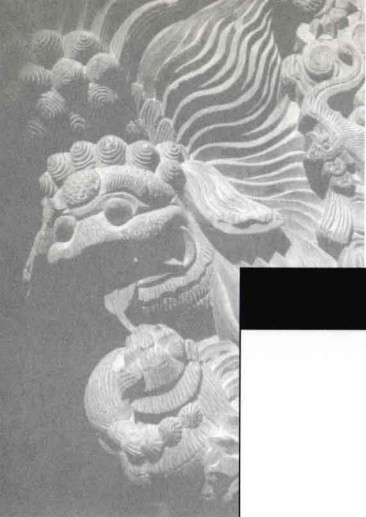
With the great support of the Beijing Municipal Government, the compiling work on Conservation Planning of 25 Historic Areas in Beijing Old City was finished in the second half of the year 2000, affirmed in the assessment process by specialists afterwards and approved by the Municipal Government on February 1st, 2002. The compiling work on the 25 historic area was divided into 15 units and charged by 12 designing and planning firms separately. As part of conservation process, it is great significance to prepare the book on Conservation Planning of 25 Historic Areas in Beijing Old City by the Beijing Municipal Planning Commission. The aim of publishing this book is to enlarge communication and to show the firm determination and effective measures of the government in the conservation and rehabilitation on historic city.

With the enthusiastic support of the institutions concerned, the Book on Conservation Planning of 25 Historic Areas in Beijing Old City is finally published. Through this kind of publication and education, we look forward to enhancing the consciousness of conservation by the government officials and the citizens, and calling the active participation of the whole society in the full stage of planning, implementation, management and supervision for the conservation of the historic city of Beijing.

The Editor  
May 27th, 2002







## 专家评语

Expert's Comments

### 专家评语

首都的建设影响到全国，特别是现在世纪之交，有更加明确的指导意义。对北京而言，就是要从整体上保护北京的风貌特色。北京25片历史文化保护区是旧城保护的重点，与北京整体格局的历史环境联系起来，形成有机整体，是一件非常好的事情。

——周干峙

旧城保护永远不算晚，而且大有作为。北京25片历史文化保护区保护规划非常具有创造性，以院落为单位进行有机更新，保护城市肌理等已成为共识。旧城保护的工作还可有更大发展，要强调动态的保护和有机更新。

——吴良镛

北京25片历史文化区保护规划的编制，开始把保护工作落到了实处，北京历史文化名城保护有望。有保护范围、有标志、有机构、有资料，规划提出了控制高度，疏散人口，解决交通，改善居住条件，所提出的保护思路和办法都非常重要。

——罗哲文

此次25片保护区的调研与规划工作是非常成功的。减少旧城人口，疏散人口压力成为旧城保护工作中不可避免的最艰苦工作。北京25片历史文化保护区保护规划能解决一部分问题，更多地还要依赖于城市总体规划。

——郑孝燮

25片历史文化保护区保护规划编制完成后，需要制定适当法规作为保障，才能保证其有效实施。要从历史文化名城保护的角度，适当对《北京城市总体规划》进行调整。

——李准

北京旧城平房四合院的历史文化价值最高，保护的难度也最大。要利用新技术提高科技含量，行之有效地解决保护区内基础设施的具体问题。让高等院校、设计单位纳入到城市规划的管理工作中来，并建立长期的合作关系。建议建立责任建筑师制度。

——宣祥鑫

此次历史文化保护区保护规划编制工作很重要，对全国历史文化名城保护工作的开展具有开拓性的意义。在此次规划中确立的原则已取得了共识，即保护真实的历史遗存，不搞新的设计；保护整体风貌，区别于文物的保护；采取逐步整治的原则，区别于一次规划设计，要“有机更新”和“循序渐进”。

——王景慧

这项工作意义重大、影响深远。25片历史文化保护区要按照规划实现好，并且以25片为中心形成放射状对北京历史文化进行整体保护，25片以外的地区绝不能放弃，风貌也要保护好。

——王建平

### Expert's Comments

The urban construction of the capital of China has great influence on the whole country, especially at the turn of new century. Beijing should preserve its traditional cityscape in general. It is more important to preserve the 25 historic areas, which should be harmonious with the layout and the historical environment of the old city. It is a matter of significance for the future.

Zhou Ganzhi

It is still not late to preserve the old city, but we also have a long way to go. The Conservation Planning for the 25 Historic Areas in Beijing Old City is creative, in which the organic renovation and preservation in terms of the unit of courtyard has been agreed upon by all. The preservation work on the old city has much to do, especially on the organic renovation and dynamic conservation.

Wu Liangyong

The Conservation Planning of 25 Historic Areas in Beijing Old City involves preservation scope, markings, participating organizations, information, height control, depopulation, solving of transportation problems, and improving living conditions. The ideas and methods from the conservation planning are very important.

Luo Zhewen

The research and compiling work in the Conservation Planning of 25 Historic Areas in Beijing Old City are very successful. It is a very difficult work to remove population in which part of the problem could be solved but most of them need to be tackled by the Master Plan of Beijing.

Zheng Xiaoxie

In order to make the Conservation Planning of 25 Historic Areas in Beijing Old City into practice, we need proper regulations from the conservation planning for historic city, and revise the Master Plan of Beijing.

Li Zhun

The traditional courtyards in the old city are most valuable for historical culture, and it is most difficult to preserve them. I suggest that we should use new technology to solve the infrastructure problems and let universities and institutes of planning and design take part in the process of planning and management with a system of responsible planner and architect.

Xuan Xiangliu

This compiling work on the Conservation Planning of 25 Historic Areas in Beijing Old City is very important and has great influence on the historic city preservation for the whole nation. Some principles have become common understandings such as to preserve the historic authenticity, not make any new designs in the conservation areas; preserve the cityscape, employ different methods of conservation on cultural relics; use the ideas such as "organic renovation" and "proceeding in a gradual and measured way and step by step".

Wang Jinghui

This work has sense and great influence. It should make the work into practice according as we will preserve not only the 25 historic areas but outside the areas as well as whole old city.

Wang Jianping



专家评语  
Expert's Comments

25 片历史文化保护区保护规划编制工作开了一个好头。25 片不应大拆、大改，历史文化街区的保护是个动态的过程。要进一步深化建筑元素，深挖历史文化内涵，处理好保护规划与总体规划的关系，修改、完善总体规划内容。

——王瑞珠

此项工作是一项非常重要的工作，规模大、参加单位多、组织工作很规范，工作准备很充分，从指导思想到内容都很好，并且有一个统一的标准。对保护区的区域划分、保护内容规定得很好，对保护区做了很多细致深入的调查。

——朱自煊

北京市如此大规模地进行历史文化保护区的规划编制工作是第一次，在全国也是第一次。旧城的保护首先要保护下面的内容：25 片历史文化保护区的重点保护区和建设控制区，177 处市级以上的文物保护单位以及建设控制地带。保护区内的保护工作要合理利用经济杠杆，做决定时更尊重居民的个人意愿。

——单霁翔

这件工作在北京城市发展史上具有开拓的作用，是建国以来首次对北京旧城 25 片做详细的保护规划；在全国也是第一次大规模地进行历史文化保护区保护规划工作。工作组织紧密、方法统一、调查深入，规划方案在总体上是符合要求的。

——梅宁华

北京 25 片历史文化保护区规划编制的过程很复杂，此次规划没有偏离“保护”的方向，以“风貌”为切入点，做得比较深入。规划编制运用城市设计的手法，以达到保护历史街区整体风貌为目的。

——朱嘉广

北京 25 片历史文化保护区保护规划的编制，把北京历史文化名城保护规划工作向前推进了一大步，同时也把总体规划所提出的保护原则更加具体化。

——范耀邦

此次历史文化保护区规划是一次划时代的工作，其影响重大而深远。建议 25 片历史文化保护区规划的编制，要遵循“整旧如故，以存其真”的原则、整体性的原则、可持续发展的原则。

——阮仪三

It is a good beginning for the compiling work on the Conservation Planning of 25 Historic Areas in Beijing Old City. Preservation for the historic street is a dynamic process. It should be done on exploring architectural elements, cultural context, the relation between the conservation planning and master plan. The Beijing Master Plan should be revised and added some contents.

Wang Ruizhu

It's a very good job to have engaged so many historic areas and so many participants. The Beijing Municipal Planning Commission has made a uniform standard and requirements for compiling conservation planning and is careful for everyday work. The investigation on the historic areas and divisions is well done.

Zhu Zixuan

It is the first time to do the compiling work for the conservation areas in such a large scale not only in Beijing municipality but also in the whole country. In Beijing's old city, we should give priority to the key conservation area of the 25 historic areas, 177 historic heritages protection units at and above the municipal levels, and their surrounding regulation areas. The preservation process in the conservation area should use proper economic lever and respect the residents' rights.

Shan Jixiang

It is the first time to make conservation planning in Beijing old city since the 1950s and also the first time in the whole nation with a large scale. This work is creative in the evolution of Beijing. The organization of the work, the methods, the research and planning are all up to the expectations.

Mei Ninghua

It is a complicated process for compiling the plan, but the conservation planning's direction is correct, and keeps as the main point the maintaining of the traditional cityscape and has done a good job. In order to preserve the cityscape in general, the conservation planning uses the urban design as a tool and has scored great success.

Zhu Jianguang

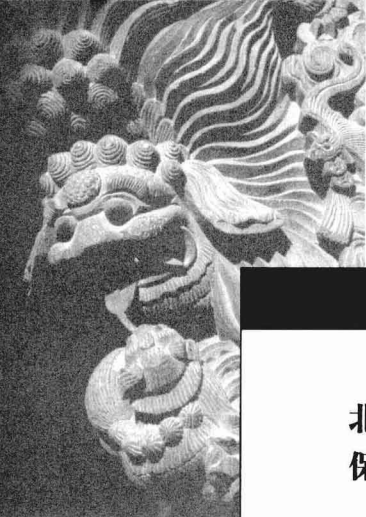
The compiling work on the Conservation Planning of 25 Historic Areas in Beijing Old City is a main step for the conservation of historic city of Beijing, and has deepened and concretized the principles of the Master Plan of Beijing.

Fan Yaobang

The compiling work on the Conservation Planning of 25 Historic Areas in Beijing Old City will landmark the old city preservation from now on. I suggest that the principles for conservation planning should be keeping authenticity, comprehensiveness and sustainability.

Ruan Yisan





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评审意见  
Evaluation Report

北京旧城 25 片历史文化保护区  
保护规划方案专家评审会评审意见

(2000 年 11 月 30 日于北京顺义华中国全体通过)

1. 综合评价

与会专家高度评价了北京旧城 25 片历史文化保护区保护规划的工作，一致认为这项工作的开展是北京历史文化名城保护的重要里程碑，在北京城市建设史上也有重要意义，对全国历史文化名城保护规划具有重大影响。

保护规划提出了五项原则：第一、保护整体风貌的原则；第二、保护历史的真实性，保存历史遗存的原则；第三、推行循序渐进、逐步改善的原则；第四、积极改善基础设施，提高居民生活质量的原则；第五、公众参与的原则。专家认为是正确的。

专家认为，这次规划工作根据北京古城的特点，借鉴国内外先进的理论与方法，制定的《北京旧城 25 片历史文化保护区规划——统一标准和要求》是合理的、必要的。各参编单位在市规划委的周密组织、精心安排下，各区政府和相关部门的大力配合下，做了大量深入细致的工作。专家们原则同意所做的保护规划，希望在进一步完善和深化后尽快上报市政府审批。

2. 几项建议

- 1) 综合考虑历史文化保护和旧城区交通系统，应对旧城区的交通系统和道路网规划做进一步的研究；
- 2) 进一步研究提出疏散历史文化保护区内的人口政策和措施；
- 3) 在文献及历史研究的基础上进一步挖掘历史文化保护区的文化内涵和历史价值；
- 4) 在历史文化保护区内可采取多种方式解决市政基础设施问题。建议以电能为主要生活能源；
- 5) 立即着手上报的准备工作，各参编单位抓紧修改完善并起草历史文化保护区保护管理规定；
- 6) 建立责任规划师制。聘请在历史文化保护区保护工作方面具有一定理论水平和实践经验的专业技术人员作为各片的责任规划师，具体配合规划管理人员进行技术把关；
- 7) 加强宣传，增强公众的保护意识并鼓励公众的积极参与；
- 8) 在进一步完善保护规划的基础上，积极开展实施试点工作，第一步可做胡同沿街的治疗；
- 9) 继续在旧城划定第二批历史文化保护区。

专家评审组  
2000 年 11 月 30 日

Evaluation Report

(It was all agreed by the Members of Expert Group on November 30, 2000, Beijing)

I. General Evaluation

The Expert Group sets a high value on the work of The Conservation Planning of 25 Historic Areas in Beijing Old City. The work is considered as an important landmark for the historic city conservation in Beijing, and it is significant in the construction history of Beijing, and also has a great influence on the historic city conservation planning for the whole nation.

The Expert Group considers that the principles in the Conservation Planning of 25 Historic Areas in Beijing Old City are reasonable and correct. These principles are as follows: 1) preserve traditional cityscape and hutongs in general. 2) keep historic authenticity and heritage intact. 3) proceed the preservation work in a gradual and measured way. 4 ) improve the infrastructure and living conditions of the local residents.5) encourage public participation.

II. Suggestions

1. The traffic and road network in the preservation areas and in the whole old city should be considered in a comprehensive way. Further research is needed to the planning of traffic and road network in the old city.
2. It is needed to do further research on depopulation policy and methods.
3. On the basis of ancient documents and research, It is needed to tap undiscovered cultural implications and historical value in the preservation areas and the old city.
4. We should use multiply methods to solve the infrastructure problems in the preservation areas, and use electricity as the primary power energy consumption.
5. Prepare the final report on the conservation planning for the BMG as soon as possible. The 12 designing and planning institutions should improve the conservation planning and make regulations on how to manage it.
6. Set up the system of planner accountability. Invite technicians with theory knowledge and experience on conservation planning as responsible planner in the preservation areas, whose duty is to help the planning manager with technical problems.
7. Publicize the conservation planning, raise the preservation awareness among the people, and encourage public participation actively.
8. On the basis of further improving the conservation planning, do some experimental work by carrying out some face-lift along the hutongs and streets.
9. Define and plan for the second group of historic areas in the old city.

Expert Group  
November 30, 2000





## 批复

Written Reply

### 北京市政府关于北京旧城25片历史文化保护区保护规划的批复

市规划委：

你委《关于报请批复北京旧城25片历史文化保护区保护规划的请示》（市规文[2002]57号）收悉。《北京旧城25片历史文化保护区保护规划》（以下简称《保护规划》，已经市政府原则同意，现就有关问题批复如下：

一、《保护规划》在对北京旧城25片历史文化保护区的历史沿革、用地、人口、建筑和市政基础设施条件等方面进行深入细致现状调查的基础上，结合北京的地方特点并借鉴国内外保护历史文化保护区的先进经验，通过对历史文化保护区进行院落划分、用地调整、人口密度分类、建筑质量及建筑历史文化价值的评价与分类、改善市政基础设施条件等做法，进一步深化了《北京城市总体规划》和《北京市区中心地区控制性详细规划》对北京历史文化名城保护的要求，对北京旧城25片历史文化保护区内的保护和规划管理具有指导作用。请你委会同有关部门和区政府认真组织实施。

二、北京是全国著名历史文化名城。因此，《保护规划》中所确定的各历史文化保护区的性质、重点保护区和建设控制区的范围及其所遵循的规划原则、保护及改善的标准和要求是必要的、合理的，应在城市规划管理中严格遵守。对在规划实施过程中出现的问题，应按上述要求妥善协调解决。

三、《保护规划》由你委会同市规划院、市文物局、东城区政府、西城区政府、崇文区政府和宣武区政府负责监督执行。

四、市有关部门要尽快依据《保护规划》制定并发布实施管理细则，对保护区内的单位和居民提出的房屋建设及维护维修行为制定有效的申报和审批程序，严格审批，以确保《保护规划》的顺利实施。

北京市政府  
2002年2月1日

### Written Reply to the Conservation Planning of the 25 Historic Areas in Beijing Old City

Beijing Municipal City Planning Commission:

Your submission of the Conservation Planning for the 25 Historic Areas in Beijing Old City( Planning Document [2002] No.57) has been received. The Conservation Planning for the 25 Historic Areas in Beijing Old City (hereafter referred to as Conservation Planning), has been approved by the Beijing Municipal Government in general. Following are our comments:

I. The Conservation Planning further deepens the preservation requirements of the historic city of Beijing from the Beijing Master Plan and Regulatory Plan in the Central Area in Beijing. Through making a thorough investigation and study of the evolution, land, population, building, infrastructure, combining the local features with the advanced experience from abroad, using courtyard as the basic unit, adjusting the land use, classifying building quality and cultural values, and improving the infrastructure, the Conservation Planning will serve as a guideline to the conservation work and management control for the 25 historic areas. Your Commission should put the Conservation Planning into practice jointly with other concerned departments and district governments.

II .Beijing is well known as a historic city in the whole nation. The nature, scope of the key conservation areas and surrounding regulation areas, the principles, standards and requirements of conservation and improvement defined in the Conservation Planning are necessary and reasonable.The Conservation Planning must be implemented in a strict way and any problems that should appear in the practice must be solved carefully and skillfully according to the Conservation Planning.

III.Your Commission is responsible to supervise and carry out the Conservation Planning in collaboration with the Beijing Institute of City Planning and Design, Beijing Administrative Bureau of Cultural Relics, Dongcheng District government, Xicheng District government, Chongwen District government, and Xuanwu District government.

IV. In order to make sure that the Conservation Planning is carried out smoothly, the concerned departments of the Municipal Government should draw up and issue control regulations in detail as soon as possible. Procedures of applying and approval on house construction and repairs for the residents in the conservation Areas will also be worked out to ensure the uneventful implementation of the Conservation Planning.

Beijing Municipal Government (stamp)  
February 1, 2002

## 关于北京旧城 25 片历史文化保护区保护规划

Brief Introduction on the Conservation Planning of 25 Historic Areas in Beijing Old City

### 关于北京旧城 25 片 历史文化保护区保护规划

根据北京市政府的指示精神，北京市规划委员会在北京市政府批准实施《市区中心地区控制性详细规划》和《北京旧城历史文化保护区保护和控制范围规划》的基础上，自 2000 年 7 月起，组织中国城市规划设计研究院、清华大学、北京市城市规划设计研究院等 12 家单位，共同编制了《北京旧城 25 片历史文化保护区保护规划》。

这项《规划》制定了统一的规划原则、标准和要求，对北京旧城 25 片历史文化保护区进行了详细的现状调查、评估分类和规划编制。经过公众参与、两轮规划方案预审及专家评审，《保护规划》已正式获得北京市政府的批准。

#### 1. 北京旧城 25 片历史文化保护区的分布与特色

25 片历史文化保护区总用地面积为 1038ha，约占旧城总用地面积的 17%。其中重点保护区用地面积 649ha，建设控制区用地面积 389ha。加上已由北京市政府批准的旧城内 200 多项各级文物保护单位的保护范围及其建设控制地带，保护与控制地区总用地面积达 2383ha，约占旧城总用地面积的 38%。

北京旧城 25 片历史文化保护区中有 14 片分布在旧皇城区内。南北长街、西华门大街、南北池子、东华门大街、景山东、西、后街、地安门内大街现已演变为以传统居住形态为主的街区；文津街、景山前街、五四大街是旧城内重要的传统文化街；陟山门街是连接北海、景山的一条具有特色的小街。这些历史文化保护区是旧皇城传统风貌的重要组成部分。街区内或街的两侧分布着一些著名的文物古迹和历史遗存，保留着大量的四合院住宅，成为故宫、中南海、北海、景山的重要“背景”。

另有 7 片分布在旧皇城外的内城。西四北头条至八条、东四三条至八条、南锣鼓巷地区建于元代，是胡同系统保留最为完整的传统居住区；什刹海地区是融水面风光、王府、寺庙与民俗文化于一体的地区；国子监地区是以重要文物和寺庙建筑为中心，以传统四合院为衬托的街区；阜成门内大街一直为重要的交通干道，沿街寺庙众多；东交民巷是 1900 年以后西方列强的使馆区。

还有 4 片分布在外城。大栅栏、鲜鱼口地区是北京著名的传统商业街区。鲜鱼口街东的草厂三条至九

### Brief Introduction on the Conservation Planning for the 25 Historic Areas in Beijing Old City

In line with the policy of the Beijing Municipal Government (BMG), and based on the Regulatory Plan for the Urban Central Area and the Conservation and Control Scope Planning for the Historic Areas in the Old City of Beijing, two documents approved by BMG, the Beijing Municipal City Planning Commission (BMCP) drew up the conservation planning for the 25 historic areas in Beijing old city. Since July 2000, 12 institutes and universities have been invited by the BMCP to participate in this project, including China Academy of Urban Planning and Design, Tsinghua University, Beijing Municipal Institute of Urban Planning and Design, etc.

The project formulates unified guideline, standards and requirements, conducts thorough investigations, evaluations, classification and planning of the 25 historic areas. After public participation and two rounds of preliminary review and experts' evaluation, the conservation planning has been formally approved by BMG.

#### 1. Location and Characteristics of the 25 Historic Areas

Occupying an area of 1,038 hectares, the 25 historic areas account for 17% of the total area of the old city. The key conservation area takes up 649 hectares while the surrounding regulation part occupied an area of 389 hectares. Coupled with the more than 200 buildings on the historic heritage preservation lists of governments at various levels and the surrounding under their regulation, the total preserved and controlled area is 2,383 hectares, accounting for 38% of the old city.

Out of the 25 historic areas, 14 are located within the old imperial city. Many of the 14 areas have evolved into residential blocks with traditional housing, such as North and South Changjie Streets, Xihuaamen Street, Nanchizi and Beichizi Areas, Donghuameng Street, Jingshandongjie Street, Jingshanxijie Street and Jingsshanhoujie Street, and Di'anmen Street. Some of them are important traditional cultural streets in the old city include Wenjin, Jingshanqian, Wusi, etc. Zhishanmen Street is a small unique one linking Beihai and Jingshan Parks. As an integral part of the old imperial city in the past, these streets are lined with well-known historical places of events and heritages, quite a number of quadrangles, providing an important backdrop for the Forbidden City, Zhongnanhai, Beihai and Jingshan Parks.

Another 7 areas are scattered outside the old imperial city but within the old inner city wall. Built in the Yuan Dynasty, the first to eighth Hutongs of Xisi Area, the third to eighth Hutongs of Dongsu Area and the Nanluoguxiang area are the best preserved Hutong residential quarters so far. The area embracing water scenery, royal mansions, temples and folk culture is Shichahai. The Guozijian area where the old Imperial college stands is the home of important historic relics like the Confusion Temple surrounded by courtyard houses. While Fuchengmen Street has been a key traffic route lined with many temples, Dongjiaominxiang Street used to be the legation area of the western powers since 1900.

Still another 4 areas are located in the old outer city. The famed traditional commercial streets can be found in Dashalan and Xianyu Kou. The Third to Ninth Hutongs of the Caochang Area, east of Xianyu Kou boast the largest number of hutongs going from north to south. And Dong and Xiliulichang Streets are traditional commercial and cultural areas.

#### 2. Guidelines for Conservation Planning

Different guidelines are made for the key conservation and surrounding regulation areas in the 25 historic areas.





## 关于北京旧城 25 片历史文化保护区保护规划

Brief Introduction on Conservation Planning of 25 Historic Areas in Beijing Old City

条有北京旧城中密集的南北走向胡同,是传统居住区,东、西琉璃厂是传统商业文化街。

### 2. 保护规划的原则

北京旧城 25 片历史文化保护区保护规划针对重点保护区和建设控制区分别制定了不同的保护原则。

#### 1) 重点保护区的保护规划原则

(1) 要根据其性质与特点,保护该街区的整体风貌。

(2) 要保护街区的历史真实性,保存历史遗存和原貌。历史遗存包括文物建筑、传统四合院和其他有价值的历史建筑及建筑构件。

(3) 其建设要采取“微循环式”的改造模式,循序渐进、逐步改善。

(4) 要积极改善环境质量及基础设施条件,提高居民生活质量。

(5) 保护工作要积极鼓励公众参与。

#### 2) 建设控制区的整治与控制原则

(1) 新建或改建的建筑,要与重点保护区的整体风貌相协调,或不对重点保护区的环境及视觉景观产生不利影响。

(2) 进行新的建设时,要严格控制各地块的土地性质、建筑高度、体量、建筑形式和色彩、容积率、绿地率等。

(3) 进行新的建设时,要避免简单生硬地大拆大建,注意历史文脉的延续性。

(4) 要注意保存和保护有价值的历史建筑、传统的街巷、胡同肌理和古树名木。

(5) 什刹海、大栅栏、鲜鱼口地区的建设控制区应参照重点保护区的原则。

### 3. 北京旧城 25 片历史文化保护区保护规划

在南北长街历史文化保护区保护规划试点工作的基础上,制定了“25 片历史文化保护区保护规划的统一标准和要求”,作为各编制单位现状调查研究和编制保护规划的主要依据和基础,重点侧重于以下方面:

#### 1) 地块划分

结合北京旧城空间形态的特征,以院落为单位进行现状资料调查和规划编制。“院落单位”以现状的门牌编号及其范围为基本依据,综合考虑院落的行政区划、产权所属、历史形成、自然边界、院落的完整、出口位置等因素,有利于历史文化保护区的保护与更新。

#### 1) Planning guidelines for the key conservation areas

(1) The overall style and features of the areas must be preserved according to their nature and characteristics.

(2) The authentic history features and heritages must be preserved. Historic relics include historical architecture, traditional quadrangles and other historical housing and components of value.

(3) Renovation in these areas must proceed in a gradual and measured manner.

(4) Improve environmental quality and infrastructures as well as the living standard of the residents.

(5) Encourage the public participation of the preservation work.

#### 2) Regulation guidelines for surrounding regulation areas

(1) Newly- or renovated-buildings must be compatible with the style of the key conservation areas, and can not produce any negative impact on the environment of the key conservation areas.

(2) When embarking on renovation, careful considerations must be taken of the nature of the land use, and the height, scale, forms and color of the architecture and the floor area ratio (FAR), greening rate, etc..

(3) Renovations must not proceed at random and at great expense of demolishing old houses in an unplanned way. Historical continuity must be maintained.

(4) Try to preserve the valuable historical architecture, hutongs and famous old trees.

(5) The guidelines for the key conservation areas should be used as a reference for the surrounding regulation areas of Shichahai, Dashilan and Xianyukou.

### 3. Conservation Planning for the 25 Historic Areas of the Old City of Beijing

On the basis of the preservation pilot work done in the historic areas of the North and South Changjie Streets, the Unified Standard and Requirements of the Conservation Plan for the 25 Historic Areas was formulated, which was used by participating units as the guideline and basis for investigation, research and drafting of the present plan. The key components are as follows:

#### 1) Division of Land Parcel

According to the space features of the old city form, site survey, data-collecting and drafting of the plan was based on courtyards. "Courtyard Unit" was in turn based on street numbers, taking into account of the administrative jurisdiction, property rights ownership, historical formation, natural boundaries, completeness of the courtyards, their exits and other factors. All these are instrumental to the conservation and renovation of the historic areas. 15, 178 courtyard units as the land parcels were carved out, out of which 5,456 were well preserved, accounting for 36%.

#### 2) Adjustment Plan for the Land Use

(1) The categorization of the land use within the conservation areas should abide by the Urban Land Use Classification and Land Use Standard for Planned Construction Area issued by the Ministry of Construction.

(2) The land use should be adjusted according to functional needs, so as to further highlight the features and characteristics of the conservation areas.

(3) According to the preservation plan, the area for residential housing will be reduced to 409 hectares from the current 490 hectares, accounting for 40% of the total area; area for public infrastructure will be adjusted to 266 from 247 hectares, accounting for 26% of the total land use; area for industry development will be adjusted to 1.6 from 17 hectares, taking up 0.2% of the total land; area for roads will increase from 154 to 213 hectares,

关于北京旧城 25 片历史文化保护区保护规划

Brief Introduction on Conservation Planning of 25 Historic Areas in Beijing Old City

保护规划共划分了 15178 个院落单位。其中现状保存较完好的院落有 5456 个，占 36%。

2) 土地使用功能调整规划

(1) 历史文化保护区内用地性质分类遵照建设部《城市用地分类与规划建设用地标准》。

(2) 历史文化保护区的土地使用性质应根据功能需要进行调整，以进一步突出历史文化保护区的特色和性质。

(3) 保护规划范围内，居住用地面积由现状的 490ha，调整为 409ha，占总用地面积的 40%；公建用地面积由现状的 247ha，调整为 266ha，占总用地面积的 26%；工业用地面积由现状的 17ha，调整为 1.6ha，占总用地面积的 0.2%；道路用地面积由现状的 154ha，增加到 213ha，占总用地面积的 20%；公共绿化用地面积由现状的 69ha 增加为 97.4ha，占总用地面积的 9%；其他用地面积由现状的 61ha，调整为 51ha，占总用地面积的 4.8%。

3) 居住人口规划

(1) 25 片历史文化保护区内现在居民约 9.5 万户、28.5 万人，总人口密度为 275 人/ha。改善历史文化保护区的居住条件，首先要降低居住人口密度，因此，疏散人口是保护规划的目标之一，也是保护规划实施的关键。根据居住人口的现状调查结果，居住院落的人口密度共划分为五级。

I 级：指每 100m<sup>2</sup>住宅用地上的居住人口少于 2 人，人均住宅用地面积大于 50m<sup>2</sup>的院落。这类住宅的标准属于超大型，情况特殊，应予以保留。

现状调查中，此类院落为 648 个，占院落总数的 6.4%。

II 级：指每 100m<sup>2</sup>住宅用地上的居住人口 2 至 4 人，人均住宅用地面积 25 至 50m<sup>2</sup>的院落。这类住宅的标准属于舒适型，可以维持不变。

现状调查中，此类院落为 1640 个，占院落总数的 16.4%。

III 级：指每 100m<sup>2</sup>住宅用地上的居住人口 4 至 7 人，人均住宅用地面积 15 至 25m<sup>2</sup>的院落。这类住宅的标准属于经济型，其标准与北京目前的居住平均水平相当，可以维持不变，也可以根据居民要求适当降低密度。

现状调查中，此类院落为 3866 个，占院落总数的 38.6%。

IV 级、V 级：IV 级指每 100m<sup>2</sup>住宅用地上的居住人口 7 至 10 人，这类住宅的标准属于拥挤型；V 级指每 100m<sup>2</sup>住宅用地上的居住人口 10 人以上，这类住宅的

accounting for 20% of the total land, and area for greening projects will increase from 69 to 97.4 hectares, accounting for 9% of the total land. Areas for other use will be reduced to 51 from 61 hectares, taking up 4.8% of the total land use.

3) Planning for Residential Population

(1) The present households in the conservation areas stand at 95,000 with 285,000 people. The population density is 275 persons per hectare. The living conditions of the conservation areas cannot be improved unless the population density there is reduced. Therefore, depopulation is one of the goals as well as the key to the successful implementation of the conservation planning. Based on the site survey, the density of population in courtyards was classified into 5 categories.

Grade I: refers to courtyards where less than 2 persons occupy an area of 100 square meters, so the living space for one person exceeds 50 square meters. The number of such courtyards, which are extra-large and should be preserved, is 648, accounting for 6.4% of the total courtyards.

Grade II: 2 to 4 people per 100 square meters with one person occupying a living space of 25 to 50 square meters. These courtyards, which are deemed as comfortable type, can also be left intact. Their number is 1,640, accounting for 16.4%.

Grade III: 4 to 7 people per 100 square meters, with one person taking up 15 to 25 square meters. These courtyards are called economy type comparable with the current living standard of Beijing, thus can be either preserved or enlarged according to residents' needs. There are 3,686 grade III courtyards in the survey, accounting for 38.6%.

Grade IV and V: The first refers to 7 to 10 people per 100 square meters which are regarded as crowded type whereas the latter refers to over 10 people per 100 square meters which falls into the category of extremely overcrowded. The conservation plan will try to reduce the number of people in the last two categories and upgrade them above grade III, so that living conditions can be improved. Investigation found that the number of last two categories is 3,870, accounting for 38.6% of the total courtyards.

(2) The projected population stipulated in the plan for the conservation areas is 167,000, so 118,000 people have to be moved out, accounting for 41% of the total population there.

4) Building Preservation and Regeneration in the Plan

Building preservation and regeneration in the plan is based on the current condition of buildings there and the traditional features and historical value they represent.

(1) Based on the extent of damage, the current buildings are divided into three categories of good, fair and poor.

Site survey found that the total floor space in the 25 areas is 6.13 million square meters, out of which the good, fair and poor buildings respectively account for 42%, 41% and 17%.

(2) All the buildings are divided into five categories according to their historical and cultural background, architectural space layout and forms, traditional style and historical value.

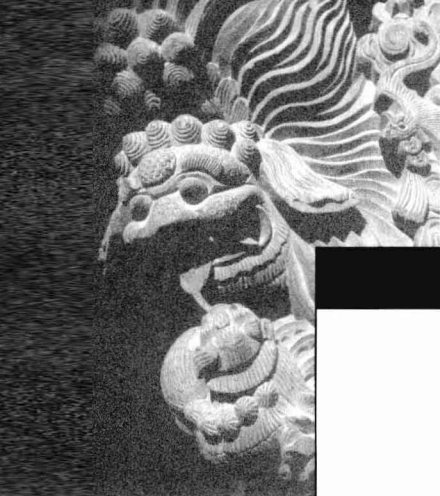
The first category is "historic heritage under the preservation of the State, municipality and district". They account for 7% of the total floor space.

The second category is "traditional and contemporary buildings with historical value". Although they have not been placed in the list of historical heritage, they do have some historical and cultural worth. They account for 9% of the total floor space.

The third category is "the traditional buildings in tune with the traditional features", which refers to courtyard houses and contemporary buildings with low historical and cultural value. They are in large numbers and need repairing constantly, accounting for 36% of the total floor space.

The fourth category is "contemporary buildings in agreement with





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标准属于特挤型。保护规划中需要降低这两类住宅的居住人口密度,使其至少达到Ⅲ级以上标准,以改善居住条件。

现状调查中,此两类院落为 3870 个,占院落总数的 38.6%。

(2) 北京旧城 25 片历史文化保护区规划人口为 16.7 万人。共需迁出人口 11.8 万人,占现状总人口的 41%。

### 4) 保护规划中的建筑保护和更新

保护规划中的建筑保护与更新是依据现状建筑的质量及其代表的传统风貌和历史文化价值来确定的。

(1) 根据建筑的结构损坏程度,将现状建筑质量分为好、一般、较差三类。

据调查,北京旧城 25 片历史文化保护区内总建筑面积约为 613 万  $m^2$ 。其中建筑质量好和较好的占 42% 左右;建筑质量一般的占 41% 左右;建筑质量较差和差的占 17% 左右。

(2) 根据现状建筑的传统历史文化背景、建筑空间布局与形态、建筑形式,对其传统风貌和历史文化价值进行评价,分为五类。

第 I 类为“国家、市、区级文物保护单位”。此类建筑占总建筑面积的 7% 左右。

第 II 类为“具有一定历史文化价值的传统建筑及近现代建筑”。指尚未列入文物保护单位名单,但却具有一定历史文化价值的历史建筑。此类建筑占总建筑面积的 9% 左右。

第 III 类为“与传统风貌比较协调的一般传统建筑”。指单体建筑的历史文化价值较低,数量较大,需要不断修缮的一般传统建筑,包括传统四合院建筑、近代建筑等。此类建筑占总建筑面积的 36% 左右。

第 IV 类为“与传统风貌比较协调的现代建筑”,指在建筑的空间形态、建筑形式、建筑体量、高度、色彩、材质、建筑细部等方面与保护区的传统风貌比较协调的现代建筑,包括仿古建筑等。此类建筑占总建筑面积的 14% 左右。

第 V 类为“与传统风貌不协调的建筑”,主要包括两种建筑:一种是单位或居民近年来自行翻建、改造的建筑,其建筑质量较好,建筑尺度基本符合保护区传统风貌的要求,但其建筑空间形态、建筑形式、色彩、材质、细部等与保护区传统风貌不协调;另一种主要是指近几十年新建的多层(甚至高层)建筑,虽然其建筑质量较好,但对保护区的传统风貌有很大的破坏作用。此类建筑占总建筑面积的 34% 左右。

traditional features", which refers to buildings matching the traditional style and features of the conservation areas in terms of space form, architectural style and scale, height, color, materials, and architectural details. They include pseudo-classic buildings and account for 14% of the total floor space.

The fifth category refers to "buildings not in agreement with traditional style and features". They further fall into two kinds, the first being those rebuilt or renovated by individuals or units in recent decades which, although good in material quality and have met the requirements of the conservation areas in scale, are not in tune with the traditional feature of the place in terms of space form, style, color, materials and detail. Another kind is the apartments or towers built in the past two decades. Even though quite good in material quality, they have undermined the traditional style and features of the conservation areas. This category accounts for 34% of the total floor space.

The conservation planning takes into account of the existing buildings in terms of historical and cultural value as well as building condition, and divided all buildings in the key conservation areas into categories, with the view of taking different preserving and renovating measures for different types of architecture. In regard to the buildings in the surrounding regulation areas, those in the first two categories takes into consideration to be preserved, and the rest could be renovated in accordance with the conservation planning.

Type I, Buildings of historical heritage: For those that are under the preservation of the State, municipality and district, scrupulous preserving measures must be taken in accordance with related laws and regulations.

Type II, Buildings of preservation: For those old, modern and contemporary buildings that have not been listed as historical heritage items, but are of certain historical and cultural value, their appearance should be preserved and modern renovation can be done for the interior. This kind of buildings accounts for 9.3%.

Type III, Buildings that needs rehabilitation: For those buildings that have typical and distinct traditional space layout and forms, and have been rated as "fair" in quality evaluation, rehabilitation can be done to adapt them to today's life style. But their original space layout and traditional forms must be maintained. These buildings account for 23.8%.

Type IV, Buildings that can be temporarily remained: Those contemporary buildings that are in tune with the traditional style of the conservation areas and are rated as "good" in building condition can be temporarily remained. They account for 7.3%.

Type V, Buildings that need to be renovated: They have two kinds. The first have not any value in architectural style and have been rated as "poor" in building quality appraisal. They can be demolished, but the renovation work must be done in a careful manner so that the renovated buildings should be in harmony with the original buildings in the conservation areas in scale, measurement, space form, architectural style and color. The other kind is high-rises built in the past decades, which, if necessary, can be demolished. But the rebuilding must be in agreement with the style of the conservation areas. These buildings account for 49.2% (11.2% of which are along the key streets).

Type VI, Buildings along main streets need to be rehabilitated in facade: In order to rehabilitate and accentuate the traditional features of the historic areas, a face-lift must be given to the buildings along the main streets of the conservation areas which are not in tune with the traditional style and have been rated as "good" or "fair" in building quality assessment. Rehabilitation must be proceeded strictly in accordance with the requirements of the conservation areas. These buildings account for 3.4%.

### 5) Greening Planning in the Conservation Areas

(1) Old and labelled trees registered at the gardening department are

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(3) 保护规划综合考虑对现状建筑的历史文化评价和建筑质量的评价,对重点保护区内所有建筑进行分类,不同类别的建筑采取不同的保护更新手段:对建设控制区内的建筑则只要求保留前两类建筑,其他建筑均可按规划要求进行更新。

文物类建筑:对已划定为国家、市、区级文物保护单位的建筑,要依据相关法律和法规进行严格的保护。此类建筑占 7% 左右。

保护类建筑:对那些尚未被列入文物保护单位名单,但却具有一定历史文化价值的传统建筑和近现代建筑,应以修缮为主,保护外部面貌,其内部可以进行现代化改造。此类建筑占 9.3% 左右。

改善类建筑:对于那些具有清晰和典型传统建筑空间布局形态和传统建筑形式的历史建筑,其建筑质量评估分类为“一般”,可以进行修缮和翻建,适应现代的生活方式,其翻建建筑必须维持原有的空间布局 and 传统建筑形式。此类建筑占 23.8% 左右。

保留类建筑:对于与保护区传统风貌比较协调的现代建筑,其建筑质量评定为“好”的,可以作为保留类建筑。此类建筑占 7.3% 左右。

更新类建筑:更新类建筑可分两种类型,一种是建筑风貌上无保留价值的、建筑质量的评估分类为“差”的危房,可采取更新的手段,对其进行拆除,但更新改造必须要精心设计,使更新改造后的建筑与保护区原有的建筑规模、尺度、空间形态、建筑形式、色彩等保持协调一致;另一种是少数单位近几十年新建的多层(甚至高层)建筑。对这类建筑,在条件成熟的时候应予以拆除,原址复建应与保护区风貌相协调。此类建筑占 49.2% 左右(其中 11.2% 位于重点保护区内, 38% 位于建设控制区内)。

沿街整饰类建筑:为尽快恢复和体现历史文化保护区的传统风貌,应对沿保护区主要街道分布,但与传统风貌不协调的建筑及装饰物,其建筑质量的评估分类为“好”或“一般”的建筑进行整饰。再次改造时,要严格按照保护区的风貌要求进行建造。此类建筑占 3.4%。

### 5) 历史文化保护区的绿化规划

(1) 保护规划把园林部门注册挂牌的古树名木列为“保护类树木”;把现状的各种成年乔木列为“准保护类树木”;规划要求新种植的乔木列为“新种植乔木”。

(2) 历史文化保护区内的绿化建设应以街道、胡同绿化为主,不宜大拆大建集中绿地。绿化形式应以种树为主,提高绿化覆盖率。

listed as “protected trees” in the preservation planning. The grown-up trees already in place are listed as “quasi-protected trees”. The Planning stipulates that newly planted trees are listed as “newly-planted trees.”

(2) The greening project within the conservation areas should be concentrated in hutongs and streets, not in concentrated large areas through demolition. Priority should be given to trees and increase of green covered area.

(3) Residential greening must be an important part of the greening project in the conservation areas. Traditional cultivating and planting methods must be taken into consideration for courtyard greening.

(4) Public green belt for the conservation areas will cover 97.4 hectares, accounting for 9.4% of the total land space of the historic and cultural preservation areas. 9,600 trees shall be preserved.

#### 6) Traffic Planning for the conservation Areas

(1) The boundary lines of roads of the Regulatory Plan for Beijing Central Areas would not be suitable for the key Conservation Areas of the 25 historic areas.

(2) The traffic and road network planning for the conservation areas must strive for the protection of the traditional features along the streets of the areas, offering convenient transportation for the residents and improvement of city infrastructure.

(3) Apart from main arteries, traffic through the conservation areas should be limited.

(4) Traffic planning for the conservation areas should take various forms so that problems of transportation, the width of the roads and parking can be solved in line with local conditions.

(5) Circulation in the conservation areas should make use of the hutongs of various widths, especially those exceeding 7 meters in width.

(6) Some of the dead-end and narrow hutongs can be linked together to make room for traffic. The total length of the hutongs in the conservation areas is 111 kilometers, and the specific planning is as follows:

Hutongs less than 3 meters in width are mainly for pedestrians and non-motor vehicles. They account for 16% of the total hutongs.

Those that are 3 to 5 meters in width are also mainly for walking and non-motor vehicles, but can also serve as one-way road for occasional motor vehicles that can provide service for local people. This kind of hutongs accounts for 35% of the whole.

Hutongs that are 3 to 7 meters in width can be used as one-way road for occasional motor vehicles for the benefits of the local residents. They account for 26%

7 to 9 meter wide hutongs can become two-way traffic road for motor vehicles, not only providing service for the local residents, but also shouldering part of the traffic load of the city. They account for 17%.

Hutongs as wide as or wider than 9 meters will shoulder the local traffic load and account for 6%.

(7) There are urban roads of various grades within the conservation areas to serve as transportation in the areas. The length of these city roads is 30 kilometers.

#### 7) Public Infrastructure Planning for the Historic Areas

(1) The pipes network planning in the conservation areas must be implemented on the condition that the traditional features there will not be damaged, and the public utilities and anti-disaster facilities will be improved.

(2) The pipes network must make full use of the hutong system, taking various factors into consideration.

(3) Improvement of city facilities in the conservation areas should be done by using new materials, technology and comprehensive methods in line with the conditions of each area. For example, pipe ditch and plow-in can be combined for underground piping, and natural gas can be coupled





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(3) 宅院绿化应是历史文化保护区绿化规划的重要组成部分。宅院内的绿化形式，应充分考虑传统的植树栽培方式。

(4) 历史文化保护区规划公共绿地面积为 97.4ha，占历史文化保护区总用地面积的 9.4%。保留各类树木 9600 余棵。

### 6) 历史文化保护区的道路交通规划

(1) 历史文化保护区重点保护区范围内不执行《北京城市中 15 地区控制性详细规划》中原有道路规划红线要求。

(2) 历史文化保护区的道路交通规划应以不破坏历史文化保护区内的沿街传统风貌、方便居民出行、改善市政条件为目标。

(3) 除城市主干道之外，历史文化保护区应尽可能限制过境交通穿过。

(4) 历史文化保护区的道路交通规划应采取多种方式，因地制宜地解决出行和车辆停放、道路宽度等问题。

(5) 历史文化保护区内的交通组织应充分利用现有不同宽度的胡同系统。特别是 7m 以上的胡同，更应在规划中充分利用。

(6) 适当打通一些尽端胡同，拓宽一些“瓶颈”胡同，以改善区内的交通组织状况。

历史文化保护区的胡同总长度 111km，其具体规划要求如下：

宽度小于 3m 的胡同：为步行和非机动车道路；此类胡同占胡同总量的 16%。

宽度为 3~5m 的胡同：主要是步行和非机动车道路，同时可以是非穿行性机动车单向道路，为就地的居民服务；此类胡同占胡同总量的 35%。

宽度为 5~7m 的胡同：为非穿行性机动车单向道路，为就地居民服务；此类胡同占胡同总量的 26%。

宽度为 7~9m 的胡同：可以组织为机动车双向道路，除了为就地居民服务外，适当承担局部地区的穿行性交通；此类胡同占胡同总量的 17%。

宽度大于 9m 的胡同：适当承担局部地区的城市交通。此类胡同占胡同总量的 6%。

(7) 历史文化保护区还有不同等级的城市道路，来承担保护区的交通。城市道路的长度为 30km。

### 7) 历史文化保护区市政设施规划

(1) 历史文化保护区内的市政设施和综合管线规划应以不破坏历史文化保护区的传统风貌、改善保护区内的市政设施和防灾设施条件为目标。

(2) 历史文化保护区内的市政管线布置，应有效利

with electricity for energy consumption.

(4) Make full use of current infrastructures and reduce investment and maintenance expenses.

This planning has put forward some tentative ideas on the ways of improving the city infrastructures. But given the fact that infrastructure construction is a weak point in maintaining the old city, and that special requirements have to be met in building infrastructures that must be in line with the preservation of the traditional features of the conservation areas, we think work on this regard need to be further explored.

### 4. Evaluation

In late November 2000, BMCPC organized an evaluation meeting for the planning draft of the conservation of the 25 historic areas. Twenty experts were invited to pass their comments on the draft including Wu Liangyong, Zhou Ganchi, Zheng Xiaoxie, Luo Zhewen, Li Zhun and Wang Jinghui, etc. Vice-Mayor of Beijing Wang Guangtao also delivered a speech titled "Issues on the Conservation of the Historic City of Beijing". All the participants sang high praise for the organization and drafting of the plan and believed that the plan takes into consideration of the features of the old city, draws upon the domestic and foreign experience and methods and that the principles, unified standards and requirements are reasonable and necessary. They agreed upon the draft in principle and hoped to submit it to the BMG for approval after further polishing and revision.

The experts put forward some specific pieces of advice and comments as well, which were relayed to the BMG by BMCPC afterwards and incorporated in the revising process of the draft by the participating compiling units.

### 5. Advice for the Implementation of the Conservation Planning

As an important part of the conservation planning of the Beijing historic city, the conservation planning for the 25 areas is a further step in developing the overall planning of the whole city. In order to implement this plan, importance should be attached to the whole city and the harmonious development and preservation of the new and old areas. Towards this end, the following policies and regulations must be researched and made:

1) The preservation and rehabilitation of the old areas calls for depopulation, which be occurred from the key conservation areas is different from that due to renovation of deteriorated housing, appropriate removing policy must be formulated.

2) Population removing is closely related with the local housing property rights exchange. While the current way of combining renovation of risky housing and housing reform can be used within the developing control areas, research on specific housing reform and property rights exchange policies must be done.

3) Policy of housing repairs should be worked out to encourage the units and residents to refurbish their houses in line with the preservation requirements by making use of old buildings and avoiding the danger posed by ramshackle houses.

4) Formulate management regulations for the conservation areas so that rule of law will soon become the norm.

5) Pilot plots should be allocated to experiment the conservation plan within the key conservation areas.

6) Enhance environmental protection by coordinating the efforts of the departments of urban management, urban planning, historic heritage preservation, environmental protection, gardening as well as those under the jurisdiction of various districts. Unauthorized buildings must be demolished for the purpose of environmental protection.

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用规划保留的胡同系统，不拘一格，综合考虑。

(3) 应根据各个历史文化保护区的具体情况，采用新材料、新技术和综合手段，改善保护区内的市政设施条件。如地下管网以综合管沟与直埋方式相结合，能源以使用天然气和用电相结合等。

(4) 充分改善和利用现有的市政设施，节约投资和运行费用。

本次规划对历史文化保护区内如何改善市政基础设施条件的措施和方法进行了初步探讨，因基础设施建设是旧城的薄弱环节，且保护区内历史风貌的保护对市政设施的引入提出了特殊的要求，故此项工作将进一步深化。

### 4. 专家评价

2000 年 11 月底，北京市规划委员会组织了“25 片历史文化保护区保护规划方案专家评审会”。会议邀请了吴良镛、周干峙、郑孝燮、罗哲文、李准、王景慧等 19 位著名专家、学者对 25 片历史文化保护区保护规划方案逐一进行了评审。北京市副市长汪光焘在会上做了题为“北京市历史文化名城保护问题”的专题报告。与会专家们对这次保护规划的组织和编制工作给予了高度评价。专家们一致认为，这次规划工作根据北京旧城特点，借鉴国内外先进的理论与方法，所制定的规划原则、统一标准和要求是合理的和必要的。专家们原则同意所编制的《保护规划》，并希望在进一步完善和深化后尽快上报北京市政府审批。

与会专家还为此项工作的进一步开展提出了一些具体建议。会后，北京市规划委员会将专家意见向北京市政府做了汇报，并组织各参编单位积极研究落实专家建议，调整并完善了规划方案。

### 5. 保护规划实施建议

《北京旧城 25 片历史文化保护区保护规划》是北京历史文化名城保护规划的重要组成部分，是对城市总体规划的深化，要实现这一规划，必须全市统一考虑，新区开发与旧城保护协调发展。为了推动保护规划的实施，需要进一步研究制定下列相关的政策和法规。

1) 历史文化保护区的保护和更新，首先需要疏解过密的人口。重点保护区内人口的疏解与其他地区的危房改造不同，需要制定相应的人口迁移政策。

2) 人口的迁移与房屋的产权交易密切相关，现行的危改、房改相结合的方式在建设控制区内可以借鉴，

还需研究专门的房改政策和产权交易政策。

3) 应制定房屋管理修缮政策，以鼓励产权单位或居民按照保护要求自行修缮房屋，合理使用旧建筑，达到解危的目的。

4) 制定历史文化保护区保护管理规定，使其尽快步入法制化管理的轨道。

5) 应在重点保护区内选择一些地块开展保护规划的实施试点。

6) 加大环境整治力度，城管、规划、文物、环保、园林及区政府各部门应切实加强合作，拆除保护区内的违章建筑，采取切实措施整治环境。