

香港理工国际出版社 主编

# REMODELING

城市改造

# RENOVATION

重塑与再生

## URBAN RECONSTRUCTION

岁月侵蚀了建筑的肉体，  
改造延续了建筑的精神。  
赋予它们新的灵魂吧——  
把回忆留住，直到永远；  
循着过去的风华，走向明日的辉煌。

真正的改造，尊重历史、继承精华；  
真正的改造，古今交融、新旧撞击；  
真正的改造，侧重于提高旧的环境品质；  
真正的改造，着眼于满足新的功能需求……

历史的见证 文化的载体

## WITNESS TO THE PAST AND CULTURE!



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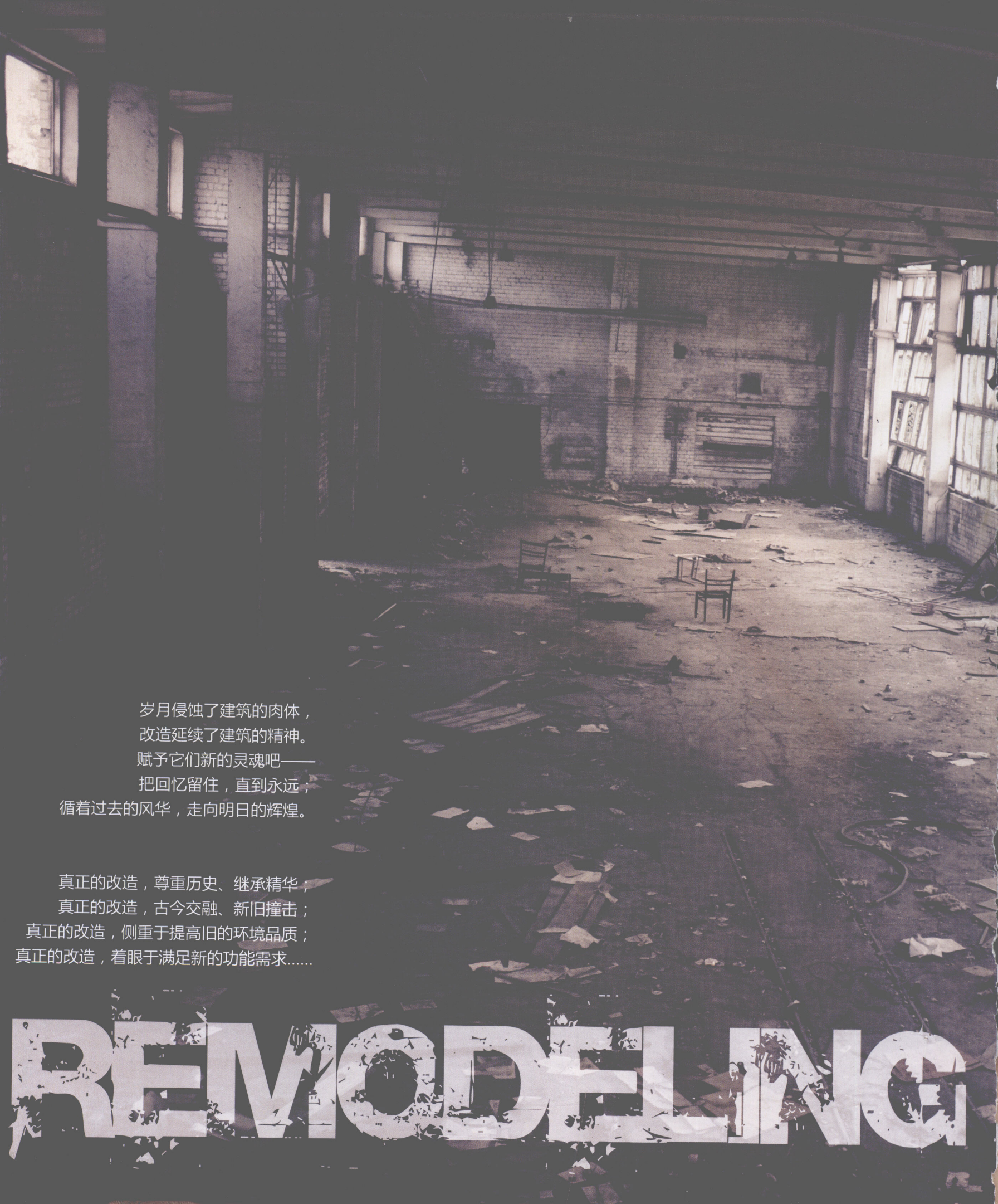


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# REMODELING





# RENOVATION

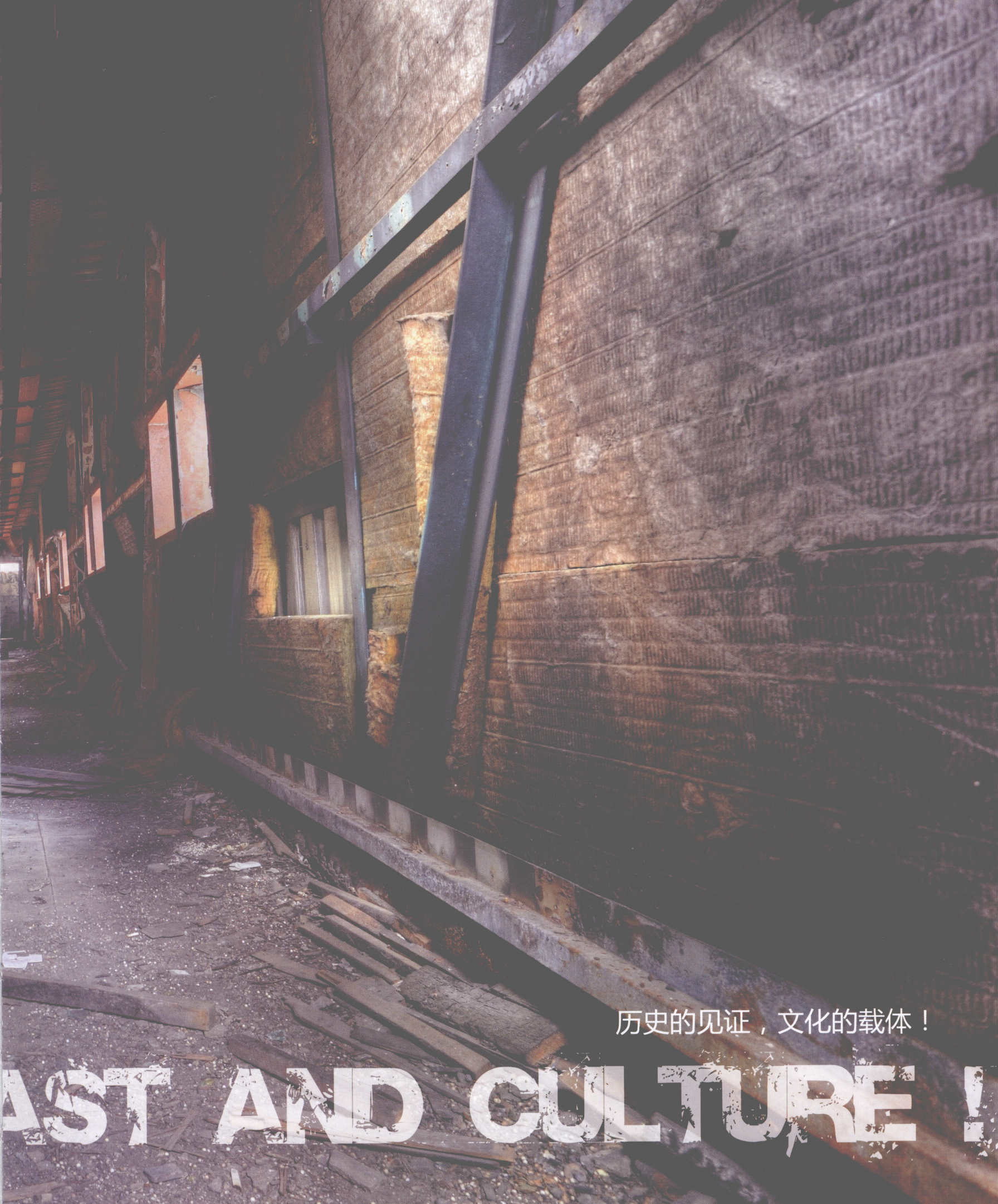
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历史的见证，文化的载体！

AST AND CULTURE !



# PREFACE 序

Chinese characters are not only represented with the beautiful drawing of hieroglyph, but also abundant meaning. In my opinions, renovation is not proper to be translating into Chinese "Gai Zao". Maybe there is another word more appropriate. The concept of Renovation comes from Europe. In architecture area, Renovation is the process of improving a building. But "Gai Zao" has a meaning of destroying the old buildings. It is apparently not a "Gai Zao" but really a Renovation, such as repainting walls. Therefore I realize there must be A WORD.

I can't find more suitable words to express it for this moment until the day I was looking for some inspirations in the old Peace Hotel, that the Chinese word "Qi" comes to my mind. The Chinese word "Qi" is originally referred to a house which covered with thatch, and now it means to do up the house which includes modification, sorting, renovation, overlapping and so on. Certainly, "Renovation" is matches with it perfectly in terms of speech or meaning.

中国老祖先的文字讲究意境、象形之外，更具丰富内涵。所以，当 Renovation 被翻译成“改造”，个人总觉得不甚妥当。以汉字的造诣，应该有更合适的词才对。Renovation 的概念源于西方。在建筑领域，它意指各种程度的翻新、修建和维护；而改造则颇有大动干戈的意思。譬如，单纯的墙体刷新很难称为一项改造，却可以毫无异议地称为 Renovation。所以，两者实非对等关系。

私下寻思着定有更接近的中文词汇，却一时拿捏不着。直到那日在和平饭店的老楼里上上下下地拂灰寻宝时，“葺”字跃然眼前。“葺”原指用茅草覆盖房子，后泛指修理房屋，包含修饰、整理、整治、重叠、累积等含义，无论从词性或词义而言，都与 Renovation 最为匹配。

近代中国对 Renovation 的演义颇为壮烈，对于老建筑似乎更倾向于用一个新的建筑体取而代之。这或许是城市化进程所付出的必要代价，或许是不该有

The interpretation of "Renovation" in modern China is quite brave and honorable. Whereas it seems that old buildings are tended to be replaced by some new ones. It might be a necessary cost in the process of urbanization, or a utilitarian heart, or forced by the driving of westernization. Personally speaking, instead of debating, it's better to do some practical work on one's own ability and to devote some power to the reformation culture of China.

What deserves to be mentioned the most is that the book is focus on specific actions but not the empty phrases; it puts the case as first. In addition to the architects' enthusiastic devotion, the capitalists were enclosed in the "Renovation". It turned out that all is well that ends well—the architects adds emotion to the building, the capitalists also can make a good profit, and the society reflects the historic context.

In all, please enjoy this excellent book!

Xie Gang Executive Vice-president of AAI

的功利心在暗中作祟，或许是受迫于全盘西化的驱使，种种现象不一而足，孰是孰非莫衷一是。个人认为，与其大费口舌地去分析辩驳，不如着手一些实际的工作，以自己的能力为延续中国的“葺”文化尽一份力。

本书以案例为重。最让人值得一阅的，正是它避开了大扯大谈的议论，而关注具体的行动。今天的 Renovation 除了建筑师的投入，也不忌讳资本家的介入，结果是建筑师把自己的情趣带给建筑，资本家由此得到一定的回报，而社会则延续了历史文脉，皆大欢喜。

就此打住，说得再多，也不及这本书给予诸位的帮助。

谢岗（AAI 执行副总裁）





# Building Regeneration

Do you still remember the feeling when you are standing in front of an old building? At that moment, the time seems turned back. You may think—the ancients weren't able to see the moon which is still bright and round. But that kind of feeling now is an extravagant hope. With the development of economy, the city is changing from day to day. Many old buildings are gone. And the charm of history is reducing. A great number of old urban neighborhoods and historical architectural characteristics in the city development impact of the tide of destruction. Many wonderful memories have nowhere to bring back.

Every building has its age limit. But the emotion doesn't have a limit. Human being is an emotional animal. Their emotions are able to get rid of the elapsed time, and they need to get rid of it. Then we can have memories, traditions and culture. In other words, that is human need to live in a space with history. So we have building restoration to solve the problem. According the U.S. Secretary of Interior's standards, restoration is defined "as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period."

## 建筑的重生

还记否，曾几何时，在古老的建筑面前，一刻恍惚，似乎彼时的时空和当下的时空交错在一起，一种“古人不见今时月，今月曾经照古人”的感慨，一种“曾伴浮云归晚翠，犹陪落日泛秋声”的心境？可随着经济的飞速发展，城市日新月异，沉淀的历史魅力也一天天地丧失了。甚至，由于混凝土森林的不断扩张，许多凝聚几代人美好记忆的地方也永远消失了。有些美好，被永远地掩埋在时间之上，废墟之下。

建筑会颓废，昔日的风华总会逝去，但感情却怎能轻易流走？更何况，它承载了太多的记忆、太久的岁月、太多割舍不下的情感。人是情感动物，他的感情能够，也需要摆脱时间向度的限制，而与已逝去的历史相连。于是才有了怀旧，有了传统，有了文化。人是需要生活在一个与已逝去的时间仍然相连的空间里的。因此，旧建筑改造呼之即出。它的出现，解决了在城市发展进程中的“建设”和“保存”——这对难以逾越的矛盾。这种“旧”向“新”的转变，也变成了在新阶段和新层面上对原有状况的超越和发展。

只有洞悉建筑的真谛，才能重塑生活的意义。那些所谓的“整旧如旧、和谐统一”的作法其实并非真正的改造。它们虽然是打着保护旧建筑所蕴含的传统文化在改天换地的新生活中“我自岿然不动”的旗号，但结果却是保护了

An excellent remodeling project will upgrade the look and feel of the building. The action or process of accurately revealing the state of a historic building is not sagacious enough. It only appeared at a particular period in its history, while protecting its heritage value. But it doesn't satisfy the needs of modern life. Concerning the issue of cultural sustainability, there is a need to regenerate the building sustainably. Then the principle and styles of old building will bring back to life and reinterpret.

Remodeling is a good method for building restoration. The design should consist of an ensemble of both new and old structures; merged together into a functional and iconic construction. The main challenge for a design team is how to create an identity for the building, and in addition to that, how to work with the existing architecture, not against it. The new environment should also adapt to the situation as well as obtaining an efficient exploitation of the site.

Systematic reconstructions of old buildings reflect people's deeper understanding of architectural activities, which represents the contemporary architectural value of "the life world". That is a real regeneration.

一些有历史价值、但没有人气、没有回报、没有环境的木乃伊。改造应该是一种更为自由、更加灵活的态度看待我们的历史环境，它应该在功能和风格上都以满足现代人的现代生活需求为出发点。尊重历史、继承精华，从深层的角度来解决最根本的问题，是改造的前提。在面对一栋旧建筑时，设计师需要去了解它的背景、历史、环境、特点、乃至它的文脉，以及“新主人”是否需要赋予它新的灵魂与使命。简而言之，“对症下药”才能起到好的效果。

许多成功的经典案例都是在更新和重塑方面展开实践的。更新建筑，使之更好地适应现代生活，可以增加适应目前生活状态的室内系统，甚至对原建筑的功能和形式做一定的调整；关于“重塑”，有人称之为“适应性再利用”，即赋予现有建筑全新的功能，或者运用文化和材料的内在价值加诸于旧的建筑外壳上，使得“新”与“旧”产生联系。这两种分类并不互相排斥，有时在建筑的不同部位需要采取不同的方法——保留局部的旧建筑原貌或某些能体现原始状态的细部，其余部分则采取完全现代的手法进行改造，使新旧部分形成鲜明的对比。

中西撞击，古今交融，展示现代人想象力的美妙之作，是对历史的思考，也是对未来的向往。这样的建筑，给人一种继往开来，襟怀博大的开阔感。这样的改造为旧建筑注入了新的生存意识，真正赋予了建筑的重生！



# INTERVIEW WITH DESIGNER

**Q:** Old city reconstruction is the urgent need for improving the image of the city. It is an effective measure of promoting the development which is also eager concerned. So, what is the principle of the city transformation in your mind?

**A:** Old city reconstruction is not only meet the needs of improving the image of the city. With China's urbanization progress and industrial development, the new demand must be satisfied by transforming unreasonable old city areas, which includes population growth and the needs of the industry development. But in the process of urban renewal, we cannot blindly deny the past, by pushing over all the old buildings to build new houses. You mustn't destroy the historical relics. But you are able to change the old factories into a usable new space. Before the design, a comprehensive analysis is needed, including surrounding environment, the old building and the future users. Then comes the principle—satisfy the demands from users. And that is also the wish of Logon.

**Q:** In the process of transformation, what kind of infrastructure technology should be provided? In addition, what are the requirements to urban design and environment construction?

**A:** In order to carry forward the sustainable concept in a project, it would be best to keep the original rational structure as much as possible. In this way, materials and energy consumption can be reduced, avoiding the waste. For example, 800 Show adopted some new materials, such as the sound insulation equipment which installed in the long corridor and the roof, custom double deck glass for old factory building, and the shading for the north facade. At the same time, there is a geothermal heating system in the corridor, which brings comfortable experience to users in the low consumption. In the initial stage of each project, we Logon will comprehensively consider the position, environment, usage type, investment, climate and other factors. Then we work out a unique energy plan. This energy solution will deeply influence the design. And it is tailor-made for each project.

**Q:** What is the standard of selection that the transformation always touched on the problem of selective retention of the old buildings? Furthermore, how to judge between good or bad for the old constructions?

**A:** There has a certain standard that which building is worth keeping.

The government worked out a list for the constructions of historical and cultural protection that cannot be removed. Whereas there are still a fair number of the constructions has a very high value but not on this list. We need to study their appropriate values carefully which included the site, surrounding environment, architectural construction, construction methods, materials and many other factors. The most essential is to comprehend that not only the "beautiful" buildings have to treasure and preserve but also some useless but historic buildings. Such as 1933 Old Millfun which was a slaughterhouse. Constructions are important to the development of a city and also a region. For instance, Shaft Towers in the Ruhr area of German have high historical and cultural value.

**Q:** How to add some elements which were keeping up with the latest fashions and modern or how to maintain a balance between them on the premise of maintaining the existing cultural heritage?

**A:** We must respect the original style of the old buildings and help to coordinate the new design with the original one when we transform and improve one building. And we also should reveal the comparison between the old and new building and add the new structure with modern style but maintain the original design features. Finally, the remodeled building is full of vitality and shine with dazzling brilliance. Certainly, we believe that the fusion and representation of the old by the new would bring brand-new feelings to the good taste client-group.

**Q:** Nowadays, there are many historical buildings have been transformed into a hotel or some buildings for commercial use. And how do you think of the problem of the historic buildings combined with the commercial use?

**A:** New features of historic buildings need careful investigation and analysis with the surrounding environment, which are by no means without foundation as the principle I mentioned before. And this is one of the key factors determining success of the project. Office, commerce, hotel and apartment are all could be the new features of the transformed construction, and currently there are a considerable number of the old buildings have transformed into a hotel or the building for commercial use. In the first place, the geographical location. Many old buildings located in the center of Shanghai, and there is an active demand for hotels and restaurants in this region.



Secondly, the cultural and historical connotation of the old buildings has an exchange of cultural transmission and even tended to attract the consumers. I agree with the combination of historic buildings and commerce that is not only protects the precious old buildings, but also meets the modern needs.

**Q:** Though there is a growing appeal to the energy saving internationally, all kinds of standards have been carried out. However, most developers don't accept it. They regard it as a fashion wind, and will stop after a while. So how do you think of energy-saving and its developing trend?

**A:** Nowadays everyone discusses about green building which has become a hot issue. But we have to distinguish "green building" and "sustainable building". "Green buildings" are achieved by high-tech and equipment, while "sustainable building" refers to a comprehensively optimum scheme according to the project location, surrounding environment, investment budget and custom demand. We concern the final client. Logon only used a way to optimize the utilization of space. This is the key factor to success. Certainly, it's important to make through the budget of project. That means it's unwise to use expensive technology and equipment blindly. We should set out a usable method and help the owner to save the

budget.

**Q:** Chinese buildings rise up an "antique tide" in recent years. But seldom has been transformed and protected to our satisfactory. Many transformations, actually, it's to coat on tradition over modern building and life style. What should we concern to the transformation of some historical buildings?

**A:** Transformation is to protect some building essence, and to set it to modern demand. It's a process taking the essence and discarding the dregs. Firstly is to know the old building. Each building established in different times and had various purposes. Thus, they differ in design and materials. Designers have to do more search to put it through. Secondly, they can inspect its potential functions. Not every single unit has gifted a new function. And also they can't ignore its original structure to make a wholly transformation. Meanwhile, they can demolish some excessive element and refresh it. Thirdly, they should redesign the old structure and new function of the single unit. During the process, they should concern more about details. New materials should keep in accordance with the modern demand. While integrating in the old factory, it also complements the old when necessary.

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## 设计师访谈录

**Q:** 旧城改造是提升城市形象的迫切需要，是促进发展的有力措施，百姓热切关注。那么，您认为一个城市的建设改造应该坚持什么样的原则呢？

**A:** 旧城改造不仅仅能满足提升城市形象的需求，随着中国城市化进展和产业发展，必须改造不合理的旧城区来满足全新的需求，包括人口增长和产业发展的需求。但是在城市改造的过程中，我们不能一味否定过去，推倒所有的旧建筑来造新房子。有的建筑是历史保护建筑，那你一定不能动。但是有些旧厂房，不是历史保护建筑，可以推倒重建也可以保留加以改造，这个时候需要在设计前做个全面的分析定位，既要对环境进行分析，也要对旧建筑进行分析，同时也要对将来的用户进行分析定位。而这个原则完全是建立在调查分析的基础之上的，原则是满足人的需要，这也是罗昂设计的愿景：满足最终用户的需要。

**Q:** 在改造的过程中，您认为应该提供什么样的基础设施技术呢？此外，对于城市设计和环境建设又有哪些相关的要求呢？

**A:** 在改造项目中，为了发扬可持续的观念，最好是尽可能保持原有的合理

结构，这样能够减少在建设过程中新材料和能源的消耗，避免浪费。比如，800秀就采用了一些新型材料，如安装在长廊屋顶的隔音设备，为旧厂房定制的双层玻璃，以及北部外立面的遮阳设备。同时，活动长廊里也安装了地热采暖系统，在低耗能的情况下给使用者带来舒适的体验。对罗昂来说，在改造每个项目的最初阶段，我们会综合考虑位置、环境、使用类型、投资、气候及其他因素，制定出一个独特的能源方案。这个能源方案深深影响着我们的设计，而且它是为每个项目量身定制的。

**Q:** 改造总是涉及到旧建筑选择性保留的问题，但是选择的标准是什么？对于过去的建筑，我们又如何去判断它的好和差？

**A:** 哪种建筑才值得保留是有一定标准的。政府有一个历史文化保护建筑名单，名单上的建筑是不能被拆除的。但有很多不在此列的建筑同样具有很高的价值。我们需要认真鉴别它们的价值，要考虑场地、周围环境、建筑结构、建造方法、材料和很多其他因素。重要的是，要理解不是“漂亮”的建筑才值得保留，反而一些如今再也不会使用的建筑倒值得保留。（比如1933老场坊，曾经只是一个屠宰场）。建筑对于一个城市乃至地区的发展是十分



重要的。比如德国鲁尔区的Shaft Towers等许多建筑，都具有很高的历史文化价值。

**Q:** 在保持现有文化遗产的前提下，如何加入一些符合时代的、现代的元素，或者说如何保持这两者之间的平衡呢？

**A:** 对一个项目进行改造设计的时候，要尊重老建筑的原有风格，新的设计方案要和原来的规划相互协调。在改造项目中，我们要展现出新旧建筑的对比，保持原有建筑的特色并增加具有现代风格的新结构。最后呈现出来的是新旧建筑充满活力的交汇。我们坚信这种新旧交融能为用户带来耳目一新的感受。

**Q:** 现在有很多历史建筑被改造成饭店或者一些商业用途的项目。请问您是如何看待历史建筑与商业用途相结合这一问题的？

**A:** 历史建筑的新功能不是拍脑袋想出来的，这个和我之前提到的原则一样，需要经过仔细的调查分析，结合周边环境，用户群体得出结论，这也是最终项目是否成功的指标之一。办公、商业、酒店甚至公寓等都可以作为建筑改造后的新功能，目前就有相当一部分老建筑成为商业建筑或者饭店。首先，这与项目的地理位置有关。许多老建筑地处上海市中心，而这些区域对于酒店、饭店的需求很大。第二、老建筑的文化历史内涵也容易吸引消费者，可以通过这种途径进行文化传播交流。我个人很认同历史建筑和商业相结合，既保护了珍贵的老建筑，又满足了现代需求。

**Q:** 虽说目前国际上对节能的呼声越来越响，各类标准也纷纷出台，但绝大部分的开发商还是不认可，总认为建筑节能只是一股流行风，刮过就停了。那么，您是怎么看待节能改造及其发展趋势的呢？

**A:** 现在每个人都在讨论绿色建筑，这个话题十分热门，但是我们必须区分“绿色建筑”和“可持续建筑”。“绿色建筑”多数依靠一定技术设备来实现，而“可持续建筑”的内涵是针对项目地点、周边环境、投资预算以及用户需求综合得出的最优方案。我们最关注的是最终用户。罗昂只采用能优化用户空间体验度的技术和设计方法，这也是设计成功的高质量建筑的关键因素。当然，认可每一个项目的预算也是很重要的。这就意味着，一味地使用昂贵的技术设备并不明智，并不能保证用户得到最佳的体验。我们应该在预算范围内制定可行的可持续方案，甚至为业主节约预算成本。

**Q:** 近年来，中国建筑改造兴起一股“仿古潮”。可是真正能够改造或者保护得尽如人意的并不是很多，许多改造其实只是将现代建筑和生活模式披上复古的外衣，所生成的建筑或者片区可以说是让人啼笑皆非。那么您觉得具有历史价值建筑的改造中有什么注意事项？

**A:** 改造旧建筑是为了保留一部分建筑精华，并使建筑符合现代需求，是一个取其精粹，去其糟粕的过程。首先最重要的是了解旧建筑。每个建筑建于不同时期，用途也不尽相同，因此建造方法和使用材料也不一样。为了能够更好地了解旧建筑，建筑师必须要做很多调查研究和文献查阅工作。然后考察这些建筑潜在的新功能。不是每个建筑单体都能随意地被赋予新功能，所以不能忽视原有的建筑结构来作全盘改造。同时也可拆除一些结构上多余的建筑元素，布局新功能。第三步就是以旧结构和新功能为基础的建筑单体重新设计。在旧建筑改造过程中，要注意细节处理。新型材料的应用符合当今时代的要求，很好地融入旧工厂氛围的同时，也为原有的旧建筑提供必要的补充。



# WORLDWIDE CITY TRANSFORMATION

## 世界各国城市改造一览

### United States—Urban Sublimation

The transformation for promoting downtown development

Historically, the development of the United States is to improve the slums of the city center. The house in this area will get older slowly after they are transfer to the suburbs, but be retained as a new development. In short, these projects are to create a more vivid image of the city.

Main measures

The United States carried out the model which is based on the Tax incentives promote the renovation of the old city. There are three main methods of implementation.

The first one is authorized area (EZs), which is operated at the federal, state and local level, and takes tax incentives as an urban renewal policy tool;

The second is TIF: It's a financing method used by the state and the local government. For attracting private investment, it will promote the development of the district. The funds of TIF raised through the

selling of city bonds, can be used to improve public facilities. And also people can loan from private developers to construct the defined areas. City bonds repaid by 20 to 30-year real estate tax revenue;

The third is the business improvement district (BID), which is a local mechanisms based on voluntary association of business interests, and take collection of local taxes as the specific regional development funding sources. BID is a kind of mortgage manner of self-taxation, and it usually used to designate the region to improve the physical environment. In addition, the government has taken a variety of ways to provide funding for urban development on the one hand, such as New Town House Plans, that the federal government uses its community development funds to finance the urban development and expected for private investment to fund. In 1977, the Housing and Community Development Act implemented the development plan that urban development programme grants adopt private and public-private partnership with funding, so that the private developers and investors could gain more than which invested in other places. On the other hand, Federal Government provide mortgage and guarantee under the 1977 Act, and encourage the financial institutions to use mortgage funds to finance urban development projects.

### 美国——市区升华

促进市中心发展的改造

从历史上来讲，美国的发展是为了改善城市中心的贫民区。他们向郊区转移之后，这个地区的房子会慢慢老化，城市会将其保留下来作为新的发展。总之，这些项目都是为了塑造一个更鲜明的城市形象。

美国城市改造的主要措施

美国实施的是基于税收奖励措施推动旧城更新改造的模式。实施方式主要有三种：

第一种是授权区（EZs），分别在联邦、州和地方层面上运作，将税收奖励措施作为城市更新的政策工具；

第二种是税收增值筹资（TIF），是州和地方政府使用的一种融资方式，为在特定地区吸引私人投资，促进地区的再开发。税收增值筹资通过发售城市债券，筹得的资金可以用于改善公共设施，也可用于向私人开发商贷款进行划定区域的建设。城市债券通过20~30年期的地产税收入来偿还；

第三种是商业改良区（BID），是一种基于商业利益自愿联合的地方机制，征收地方税为特定地区发展提供资金来源。BID是一种以抵押方式开展的自行征税，通常是用于划定区域物质环境的改善。此外，一方面政府采取多种方式对城市开发提供资助，如“新城镇内部计划”，联邦政府利用它的社区开发街道资金来资助城市开发，期望给私人投资以资助。之后1977年的住房和社区开发法（卡特政府）实行了城市开发活动津贴使用资助私人 and 公私合营的开发计划，使私人开发商和投资者获得至少等于投资在其他地方的一定水平的回报。另一方面联邦政府根据1977年的法案，提供抵押担保，鼓励金融机构利用抵押贷款资金来资助城市开发项目。



## UK—Preservation of the Old City

Give priority to the protection, and correctly deal with the relationship between urban development and heritage conservation.

In recent years, UK cities attach great importance to some “vulnerable resources” for the relationship between the urban development and heritage protection. They give priority to the protection, and ensure the urban planning and construction could not destroy the old town and historical site. They take the classical architectures which passed down from the past as the art treasures, and take extra care of them. They adhere to prohibit the construction of modern high-rise buildings in the old town to protect the historical style in the process of urban modernization. New buildings must consistent with the architectural features of historical era, but only to transform its internal facilities for the old building and the shape and structure of the building must stay the same. This will not only meet people’s demand for the modern living facilities, but also perfectly preserve its historical style of ancient buildings and combine the urban transformation and the modern building successfully, so that the modern metropolis has become a living architectural museum. It seemed like reading a history book while walking in the street that every street has left its distinct historical story. The history has frozen and be a sign, that recount the past quietly, then become a resource and a wealth and left to the future generation generously. Row upon row of the modern building achieves a perfect unity of history and modernism in the development of urban architecture successfully in the new city.

## 英国——旧城保护

正确处理城市开发与古迹保护的关系，坚持保护优先

近年来，英国各城市在城市开发与古迹保护的关系上，对一些“脆弱资源”予以高度重视，坚持保护优先的原则，新一轮城市规划和建设绝不以破坏旧城、古迹为代价。他们将各个年代留下的经典建筑视为艺术珍宝，倍加保护。为了保护历史风貌，他们在城市现代化建设的过程中，坚持在老城区内禁止建高层现代化建筑。新建筑必须与所在地区历史时代化的建筑特点相符合，老建筑只能对其内部设施进行改造，而建筑的外形和结构则必须保持原貌。这样既满足了人们对现代化生活设备的需求，又完美地保留了古建筑的历史风貌，成功地实现了旧城改造与城市现代化建筑的有机结合，从而使现代化大都市成为一座活生生的建筑历史博物馆。走在街头，就如同在读一部史书，每一条街道都留下了它鲜明的历史故事。历史在这里凝固了，它变成一个标志，静静地向人们述说着过去，它变成了一种资源，一种财富，毫不吝惜地留给了后人。而新城区则是现代建筑鳞次栉比，成功地实现了城市建筑发展中历史和现代的完美统一。

Focus on “city features”, and do well in the coordination of building surroundings.

Walking into UK, it was first a dazzling confusing view of a structure with red walls and gray top nestled among the trees. It creates a visual effect of “City in the forest, and people in the painting” that strongly impressed on each off-site visitor’s memory. British cities were not following the strange appearance of the building, but give full consideration to the coordination of the building and surroundings in the urban landscape and environment design. Various buildings at the foot of a hill and beside a stream, just like a nature born. The designers use the mountains and water as the background of the architecture, and take the greenery as the supporting landscape. Whether the architectural style or the colors are all blend well and the whole city fits into the scenery so well.

Persist in human-focus, and correctly disposing the harmony relation between man and nature.

The beauty of cities of UK is justly admired, that the sky is blue, the land is green and the water is clear whether in the urban or rural. There are grassy pastures and luxuriant forests along the highway with some scattered farmhouses and villages. The pigeons are fighting over the food which visitors thrown to them on the squares. In the park, the wild swans and ducks swimming in the lake and ignoring the tourist within reach completely. All these, constitute a scroll of vivid and beautiful scene.

正确处理建筑周边环境的协调，注重“城市特色”

走进英国，首先映入眼帘的是一座红墙灰顶的建筑，掩映在一片片绿树之中，一种“城在林中，人在画中”的视觉效果深深地印在每一个异地游客的脑海中。在城市景观和环境设计中，英国的城市不追求“高、新、奇、怪”的外观形状，而是充分考虑建筑与周边环境的协调。城市中的各种建筑，依山傍水，宛如自然生成。他们将山、水作为建筑的背景，将树木绿化作为建筑的配景，无论是建筑风格，还是建筑色彩，都是那样的统一协调，整座城市浑然一体。

正解处理人与自然和谐共融的关系，坚持以人为本

英国每座城市中宜人的环境都让人陶醉，不论是城市还是乡村，天是蓝的，地是绿的，水是清的。高速公路两旁是绿草如茵的牧场和乔木相间的树林，间或点缀着零落的农舍、村庄。各个城市广场上，成群的和平时鸽争抢游人抛来的食物。公园里，随处可见野生的天鹅、水鸭等在湖中游动，丝毫不在意岸上伸手可触的游人……这一切构成一幅幅人与自然和谐相处的生动而美丽的画卷。



# Singapore—Behind the High-rise Building

## Principle Analysis

Singapore is a modern garden state, and it creates an impression that this beautiful island has skyscraper only. Furthermore, many people mistakenly think that only high-rise reinforced concrete buildings in the so-called modern cities. Actually, there are simple constructions in Singapore as also. Such as Lau Pa Sat in CBD, which is of great age and noisy inside. But it become an irreplaceable tourist attraction because of its long history has been protected carefully from local government and its Nanyang features. The old building is an annual ring of the city actually, and people could read out the city's development process of civilization from the age and style of the building.

Urban renewal is a discipline which is derived by urban planning, landscape science and architecture design. The rise of it shows that people concerned about the city's overall design, which not only includes the relationship between architecture and nature and the buildings, but also the people's needs, the city's environmental quality and the urban functions. Urban planning focused on some

matters of principle of the urban capacity, land range, population density and traffic structure, and then extended to the comprehensive analysis of social and economic and regional planning. Urban Design is an important step that implemented the city planning and a bridge which linked up the urban planning and single design. Furthermore, it focuses on the overall urban spatial form, urban landscape system, and human systems of the urban public activities, and draws up the basic relations and principles of the urban architecture and outer space.

## Factor Analysis

Urban Landscape is constituted by natural landscape and cultural landscape. Natural landscape refers to the natural topography, vegetation, water, soil, rocks, etc., and it appears the biological form with characteristics of organic systems. Cultural landscape refers to buildings, roads, bridges and so on, and appears cultural form with characteristics of social customs, historical tradition, living ways, and local feelings. Therefore, the urban landscape has the dual properties of space and time. In general, urban landscape design includes the research of following elements in practical applications: the city road system, the city park, the town square, waterfront, the reserved area of history, city markers, and environmental pieces.

# 新加坡——高楼背后

## 城市改造的原理分析

新加坡是一个现代化的花园国家，给人留下的印象是这个美丽的岛国似乎只有摩天大厦，更有许多人误以为所谓现代化的城市就应该只有高耸入云的钢筋水泥建筑，而容不得那些貌似落伍的古迹。其实，新加坡的摩天大厦背后一样有朴素的建筑。如位于CBD街区的老巴刹，不仅年代久远，里面更是一片嘈杂，但由于其悠久的历史得到了当地政府的精心保护，更因为鲜活的南洋特色而成为旅游者必到的景点。古老的建筑其实就是一个城市的年轮，人们可以从建筑的年代与风格上读出这个城市的文明发展过程。

城市改造是由城市规划、地景学、建筑设计交叉而衍生的一门学科，这一学科的兴起表明了人们对城市整体性设计的关注，这既包括对城市中建筑与建筑、建筑与自然之间关系的关注，也包括了对城市中人的需求，对城市的环

境品质、城市功能的关注。城市规划着重研究城市容量、用地范围、人口密度、交通结构等原则性问题，进而扩展到社会和经济的综合分析和区域性规划。城市设计是落实城市规划的一个重要步骤，是衔接城市规划和单体设计的桥梁，它着重研究城市整体的空间形态、城市的景观体系、城市公共活动的人文系统等内容，并制定城市建筑与外部空间的基本关系和原则。

## 城市改造的要素分析

城市景观由自然景观和人文景观构成，自然景观指自然的地形、植物、水体、泥土、岩石等，人文景观指建筑、道路、桥梁等设施。自然景观呈现具有生命有机系统特征的生物形态，人文景观呈现具有社会习俗、历史传统、聚居方式、地方性情感等特征的文化形态。因此，城市景观具有空间和时间双重属性。一般来说，城市景观设计在实际应用中主要包括对以下七个方面要素的研究：城市道路系统；城市公园；城市广场；滨水区；历史保留区域；城市标志物；环境小品。



## Japan—Inheriting the History

The 1950s and 1960s, the rapid development of Japanese economy has undergone great changes. Since 1970s, people begin to retrospect its "development" and "transformation". They have noticed the importance to preserve the historical elements and cultural heritage. Some responsible citizen joined groups, they kindly advise the transformation of the urban planning. Suddenly they set off to preserve historical and cultural street movement. With the help of its citizens, the government paid more attention on the reconstruct of its tradition and human landscape.

Hokkaido Otaru was a commercial city and transport hub at the beginning of 20th century. The canal has brought vitality and prosperity for this city. After World War Two, air has taken placed by land, and canals had been discarded. The river deposited and rubbish is here and there. In 1970s, the government decided to fill the canal and paved the road. When the canal-side buildings were removed, the mess old stone, warehouses, houses, traditional Japanese-style housing became visible, and then the charm of the landscape canal reappeared. Nowadays, buildings along the bank are named as museum, hand workshop, restaurant and bar. The canal becomes the most representative landscape which has attracted many tourists.

## 日本——传承历史

上世纪五六十年代，日本经济高速发展，许多城市进行了大拆大建。自70年代起，市民们开始反思这样的“开发”与“改造”，认识到保留城市历史风貌和文化遗产的重要性。一些有责任感的市民结成团体，积极为市政规划提建议，参与到城市改造和建设，一时间全日本范围内掀起保存历史文化街巷的运动。城市改造进程中的市民参与帮助日本更加重视历史传统和人文景观的构建。

北海道小樽市在20世纪初曾是商业都市和交通枢纽，运河给这座城市带来了生机和繁荣。二战后，陆路逐渐取代了航路，运河被废弃，河道淤积、垃圾遍布。上世纪70年代，市政府计划填埋运河并铺建公路。当运河边杂乱无章的建筑物被拆除后，老石头仓库、洋房、传统日式房屋等显露出来，运河景观的魅力重新显现。被打动的市民们成立了“小樽运河保留协会”等团体，推动政府重新论证运河规划，最终运河得以保留，其历史文化资源也被开发出来。如今，运河沿岸的建筑被辟为博物馆、手工作坊、餐馆、酒吧，运河则成为小樽最具代表性的景观，吸引着大量游客。

长野县有条全长500m的“妻笼宿”，是江户时期过往商旅的中途驿站，由

Nagano has a total length of 500 meters of “Tsumago”. It's the halfway inn in Edo period in past business travels. Since it's among the mountains, and not yet developed, therefore it appears the format of 100 years ago. In 1968, the government decided to demolish the “Tsumago”, which has against by the residents. In 971, the citizens made charter, and firmly stipulated the policy of “no sell, no rent, and no split”. In 195, the government has also taken some actions to protect the old buildings. Now, “Tsumago” has become a very famous tourist attraction.

In Japan, there are many cities like “Tsumago”. City transformation cannot exist without the policy and master plan of the government, the support of local enterprises, and the active participation of the citizens.

During the process of city transformation, the relationship between city community and local government is neither opposing, nor entirely dependent. The government is the supervisor, but the supervisee. In the process of urban transformation, the citizens has improved and enlarged their social position and political effect, and also increased the quality of the residents which plays a great role in the harmony and development.

于地处群山之中一直未被开发，呈现着100多年前的风貌。1968年，当地政府计划拆除“妻笼宿”，遭到居民强烈反对。1971年，居民制定了宪章，明确规定对当地传统房屋“不卖、不租、不拆”；1975年，政府也出台相关制度，控制滥拆滥建、保护传统文化风貌。如今，“妻笼宿”已成为很受欢迎的一处旅游景点。

在日本，像这样经过改造而重新焕发生命力的城市还有很多。城市改造离不开政府的决策和总体规划，离不开当地企业的有力支持，更离不开市民的积极参与，特别是那些数量多、分布广的市民组织发挥了不可替代的作用。这些以地缘为纽带的市民组织除了为城市建设献计献策之外，还主动承担力所能及的事情，如整治堤防、绿化街道、为空巢老年人设立“托老所”、开展文化活动等，既解决了市民生活中的不便，也为当地经济发展和文化建设做出了贡献。

在日本城市改造进程中，市民团体与地方政府的关系既不是对立的，也不是完全依赖的；政府既是管理者，又是被监督者。在参与城市改造的进程中，市民们不仅提高和扩大了自身的社会地位和政治影响，也提升了自身公民素质，而公民素质的提高对整个社会的和谐、稳定与发展起着至关重要的作用。



## China: Please Slow Down

Since 1978, China has begun a journey from the former planned economy to the new market economy. The reform of urban land utilization and housing system originated from the advent of the housing market in the late 1980s. From then on, projects of city reconstruction on a large scale became fashionable for a time. In 1990s, the reconstruction in large and medium-sized cities has reached the highest peak than ever before with the high speed development of economy. In the new century, the renovation of the old city has become an important act to quicken the construction of a modern and international city, to strengthen the comprehensive competitive power of a city, and to raise people's living standards.

The renovation of the old city has become China's hotspot that its cognition is advanced and deepened constantly. The country urban economy development and the industrial structure adjustment are its motivations. Along with the increasing of the expansion of renovation scale, the commercial part is growing. It is much like a large real estate project by only pursuing the economic thing. Some problems such as single function and the inadequate protection of old buildings have come into being.

The development of modernization process of Chinese cities is like a bullet train which is moving at a high speed. Urban Development and

renovation of any old city should be very carefully thought out. Once they are "upgraded", there is no going back. If we lose the charm and ambience of the "Old" city, then we lose it forever. How to deal with the renovation of old city and conservation of historic building is a very important question facing current city. Suzhou has taken a step, and its successful experience deserves to learn. Pingjiang Street has found a new road to deal with the problems, which has been a new model because it considers improving people's living, heritage traditional culture and paying attention to industrial development.

With regard to investment scale, completed construction area, construction quality and ethnic style, the construction of Nanchang old city's infrastructure suits the surrounding environment. Moreover, it is accordance with Nanchang's position as a political, economic and cultural center and a historical and culturally famous city. Infrastructure in the old town of Chengdu is renovated and interior facilities of the traditional buildings which satisfies the requirements of a modern lifestyle. The overall arrangement of streets are changed and the appearance of the traditional constructions with high historical value which is not be altered. Chengdu is kept mainly as a residential, commercial, cultural, entertainment and tourist center, with improvement of residential quality, tourist services and cultural and recreational function to be spotlighted in its development. And the trees make a pleasant shade on both sides of the street. What a picturesque garden city!

## 中国——请放慢改造的脚步

从1978年开始，中国大胆地踏上了由计划经济到市场经济转变的旅程。城市土地使用的改革和住房改革起源于20世纪80年代末房地产市场的出现。从那时起，大规模的城市内部改造项目风靡一时。90年代，随着经济的高速发展，我国许多大中城市的改造达到了一个前所未有的高潮。改变城市面貌，提高人民居住水平，挖掘城市用地潜力等，都使旧城改造在世纪末的城市建设中显现出重大的意义并占有非常重要的位置。

我国在旧城改造这个问题上是一个逐渐认识和深化的过程。经济的发展和城市结构的调整是我国旧城改造的驱动力。随着改造规模的不断扩大，改造中的商业成分也逐渐增多，旧城改造项目也逐渐演变成一种大规模的房地产开发项目。受到市场经济规律的支配，这种开发方式以获取利益为主要目标，追求单一的经济效益，对旧城改造的复杂性缺乏认识，将问题简单化，不顾具体情况，一律采用推倒重建的单一开发模式，忽略城市内部组织结构的调整，破坏城市的传统风貌和特色，致使城市整体环境难以得到有力的改善。

城市化的进程仿佛一列高速行驶的子弹头列车，正在以不可阻挡的姿态呼啸而过。于是我们看到，成群的古建筑转眼间被标新立异的高楼大厦取代，成片的老城区刹那间被游人如织的商业设施淹没。城市在生长，但文化传承的

链条却出现了明显的断裂。所谓“慢工出细活”，中国社会科学院美国研究所所长黄平在他的考察项目中发现，苏州平江街道在社会融合、经济发展与历史遗迹保护这三者之间找到了很好的平衡点，而其中的关键一招就是——冷水泡茶，“急不得，也快不得”。如果放任自流，古城的结局就是消失无影；如果把古迹全部移进博物馆，古城就等于死去。要让城市保持旺盛的生命力，改造就不能以盈利为唯一目的，“遇到当下解决不了的问题，不妨留给后人，一时找不到最佳方案，还是等一等更好。”

优秀的旧城改造，让城市插上了腾飞的翅膀。“新”环境，“赏”新貌，“品”生活——这才是成功的旧城改造。如南昌市的旧城改造围绕城市规划的功能布局，打造成一个个地标性城建公共项目、商业项目、住宅项目，有的还将建成集商业、娱乐、办公、酒店、住宅为一体的城市综合体项目，譬如：云居路将建大型商业街、利字街则建综合体项目。这些新项目建成后，将大大提升南昌老城区的城市形象。成都的旧城改造则将推进成都向“世界现代田园城市”大步迈进。三环路上的树木郁郁葱葱，让人应接不暇，环绕二环路和“中心城区”，烂漫的鲜花、精心的绿化，城市的每一处角落都是一座袖珍园林，苍翠欲滴的绿色将城市紧紧笼罩。成都百姓既能享受高品质的城市生活，又可享受惬意的田园风光。“最适合人居的城市”、“最具经济活力的城市”、“一座来了就不想离开的城市”，……人们用最美的赞誉形容成都翻天覆地的巨变。