

南池子

历史文化保护区修缮改建工程

The Repair and Rebuild Engineering
of Nanchizi Historical Culture Protection Area

北京市东城区房地经营管理中心

Property and Land Management and Administration

Center Dongcheng District, Beijing



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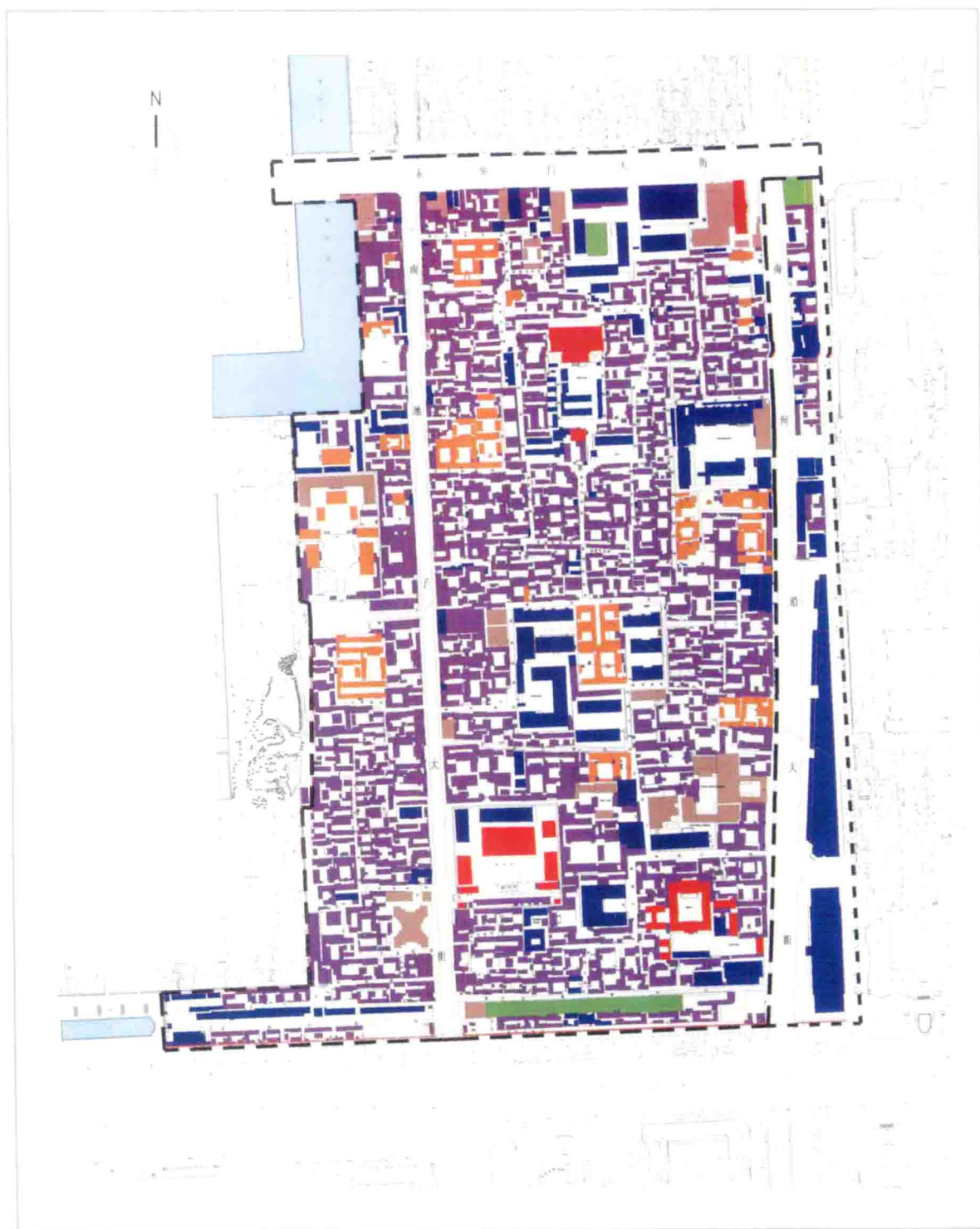
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北京旧城历史文化保护区保护规划(南池子、东华门)现状建筑质量分类图



北京旧城历史文化保护区保护规划
(南池子、东华门)现状建筑风貌评估
分类图



图例

- 国家、市区级文物保护单位
- 具有一定历史文化价值的传统建筑和近现代的建筑物
- 与传统风貌比较协调的一般传统建筑
- 与传统风貌比较协调的现代建筑
- 与传统风貌不协调的建筑

南池子历史文化保护区修缮改建工程情况介绍

An Introduction to the Repair and Rebuild Engineering of Nanchizi Historical Culture Protection Area

南池子历史文化保护区修缮改建工程是北京市 25 片文保区的试点工程,试点面积为 6.39 公顷。北起东华门大街以南,南至灯笼库胡同以北;西起南池子大街以东,东至磁器库南、北巷以西。它位于皇城内紧邻故宫,因此倍受世人瞩目。政府主管部门、古建筑学家、文物专家及一批艺术家、民俗学者甚至还有外国人,当然还有久居京城的老百姓,他们都从不同的视角对该工程提出诸多的观点和建议,其目的都是为更科学、更合理、更有效地保护好古都,让百姓安居乐业。

南池子地区的建筑大都是民国初期以来兴建的民居(清代为皇家库房),试点范围内基本完好的四合院仅占总数的 8.04%,一般破损的为 69.41%,严重破损的达 22.55%。这里共有居民 1076 户,3038 人。户均居住建筑面积为 26.54 平方米,人均居住面积只有 7.5 平方米,不足市区人均居住面积的 1/2。在一般破损和基本完好的四合院中,还有相当一部分房屋是建国后用新建材修建的。

由于岁月的风雨时时在剥蚀,尽管房屋管理部门天天在维护,但是这些四合院的健康状况越来越差,加之电线老化、上水不通、下水不畅、没有厨房、没有厕所,给居民生活带来许多不便甚至是烦恼。尤其是夏季防汛、冬季防火都成了难题。该地区人口稠密,大多数院内私搭乱建严重,一些院内简直如同垃圾场,居住环境无从谈起,四合院的修缮改建工作已迫在眉睫。

北京这座古都正在崛起成为现代化的国际大都市,要保护好古都风貌,又要使市民体会到现代化生活的优越,这确实是一个两难的问题。如何解决好这一世界性的难题,举世瞩目。

2001 年 5 月 31 日,原北京市委书记,现任全国政协主席贾庆林在听取南池子修缮改建方案汇报后指出:“南池子是全市历史文化保护区第一片试点,要大胆试,市委市政府将给予支持配合。……要把历史文化保护好,保护好胡同、四合院才有文化,要突出普渡寺的文化特点,保护好平房风貌,……要把南池子的整体风貌保护好。”

2001 年 9 月 4 日,原北京市市长,现任北京市委书记刘淇主持召开

The repair and rebuild engineering of Nanchizi historical culture protection area is an experiment project engineering, an area of 6.39 hectare, among 25 culture protection areas in Beijing city. It is from south of Donghuamen street in north to north of Denglongku lane in south, and is from east of Nanchizi street in west to south of Ciqiku and west of Beixiang in east. The project is more attractive in the world due to its situation within the royal city and closing to the Imperial Palace. The competent departments in the government and persons in all walks of the life, including those from historic building experts, cultural relic experts, artists, folklorists, even foreigners, and, certainly, including civilians who have lived in Beijing city over a long period of time, have put forward many viewpoints and suggestions about the engineering from their different angle of view, aiming at preserving the ancient capital more scientific, more rational and more effective, and allowing people to live and work in peace..

Most of house in Nanchizi area are those houses owned by civilian (as royal storehouse in the Qing Dynasty) built since the early of Republic of China. Within the experiment project area, Beijing courtyard houses basically in good condition have only occupied 8.04%, generally damaged houses have occupied 69.41%, while severe damaged ones 22.55%. There are 1076 households in total with near 3038 local residents in this area. The average floorage owned by per family is 26.54 m², only 7.5 m² for every one, which is less than 1/2 as compared with that owned by every resident who lives in urban district. Some houses among the generally damaged houses and the Beijing courtyard basically in good condition have been built with new constructional material after liberation.

The department of housing management has maintained houses daily, but those courtyards have become worse as have been eroded by weather. In addition, wire is aged, water supply is not unobstructed, sewer system is blocked, there are no kitchen and toilet, all have made resident a lot of difficulties, even worry, and have brought difficulties for flood prevention in summer and fire prevention in winter in particular. Population in the area is dense, the condition in which houses are built privately and at random is serious in most yards, some yards are as rubbish heap at all, housing environment is very bad, work for courtyard' repair and rebuild has become urgent.

Ancient capital Beijing is raising sharply to become an international large city, it, indeed, is a dual difficulty problem for protecting its style and features on the one hand, and making citizens feel superiority of modern life on the other hand. Worldwide's attention will be attracted to this world difficult problem how to being settled up.

After listening to a report about scheme on repair and rebuild of Nanchizi, Jia Qinglin, then secretary of Beijing municipal Party committee and now chairman of C.P.P.C.C pointed out on May 31, 2001: "the Nanchizi project is the first experiment project among the historical culture protection areas in the whole city, a bold trial must be made. The municipal Party committee and the municipal government will support it.....it is necessary to protect historical culture well, to protect lane and courtyard well, then there exists culture only. It is necessary to project Pudu temple's cultural features and to protect the views of the single-storey house.....the entire view of Nanchizi must be

116次市长办公会,在研究《历史文化区危旧房修缮和改建若干规定(试行)的请示》时决定:先在南池子地区进行试点,在取得成功经验的基础上,再加以推广。

在此之前,原北京市副市长,现任建设部部长汪光焘与市区有关部门负责人一起到南池子进行调研,三次主持召开了“东城区南、北池子古都风貌保护区危改方案专家论证会”。全国著名的文物保护、城市规划、古建筑等专家、学者对北京历史风貌保护问题充分发表了意见。

2001年5月,汪光焘主持的第三次专家论证会上,形成了“整体保护、合理保存、适度更新、延续文脉、整治环境、调整功能、改善市政、梳理交通”的修缮改建原则,制定了南池子保护更新规划方案。根据保护原则和修缮改建工作的要求,东城区确定了“完整保护历史风貌、适度疏散保护区人口,完善市政基础设施,改善群众居住条件”的工作思路,并依此修订完善规划方案和实施细则。

2001年10月开始实施普渡寺文物腾退工作,为此外迁居民186户、学校一所。2002年9月,普渡寺抢险修缮工程竣工。

2002年5月16日,南池子文保区修缮改建试点工程正式启动,2003年8月31日,居民开始回迁。试点区内的1076户居民中,回迁安置居民300户,定向、异地安置和货币安置居民776户,疏散保护区内居民达70%以上。

在修缮改建工程中,试点范围内文物、有价值的院落全部得以保留。普渡寺10000平方米占地范围进行了整体保留;试点区内保留院落31处,保留面积为1.04万平方米;试点区内全面保留原有9条胡同,胡同肌理和整体风貌得到很好的保护,整个试点区内总体保留面积占规划总面积的48%。试点区内建筑风格仿明清时期,全部建筑采用青砖灰瓦;建筑高度为6米以下,建筑色彩采用北京传统的青灰色调。同时还注意了现有树木的保护。现有的危旧房屋全部得到改建,影响历史风貌的近10000平方米违章建筑全部拆除。

试点范围内的居民不论是回迁居民还是异地安置居民的户居住面积均提高了3至4倍,回迁居民户均面积为69平方米,实现一户一厨一厕。通过修缮改建,新铺设6种、9条市政管线,并建设了能停放161辆汽车的地下车库。通过市政基础设施建设,将燃气全部引入居民家中,解决了这一地区的燃煤问题,对保护环境起了积极作用。

南池子历史文化保护区房屋修缮和改建工程竣工前后,许多专家学者来南池子视察。全国历史文化名城保护专家委员会主任委员周干峙院士认为:从现场的实际情况看这次试点是成功的,当初确定的规划原则和风貌

preserved well."

When "asking for instructions on several rules (trial implementation) about dangerous house repair and rebuild in historical culture protection area" was studied, which was conducted on the 116th session of mayor office meeting held by Liuqi, former mayor of Beijing municipality and now secretary of Beijing municipal Party committee on Sep 4, 2001, it is decided: to perform experiment project on Nanchizi area at first, then popularize on the basis of the gained successful experiences.

Before then, former vice mayor of Beijing municipality and now minister of construction ministry Wang Guangtao went to the Nanchizi area to survey with persons in charge in the departments concerned and he also held "expert verification meeting on dangerous house repair and rebuild scheme with regard to the ancient capital style and features protection area of Nanchizi and Beichizi within the Dongcheng District." three times. National famous experts from cultural relic, city planning, historic building and scholars fully expressed their opinion related to protecting Beijing historic style and features.

On the third expert verification meeting held by Wang Guangtao in May 2001, a principle of repair and rebuild concerned about "whole protection, rational preservation, moderate renewal, thread of culture thought continuity, environment repairing, function regulation, municipal administration improvement, and communication improvement." was formed, and a scheme on protection and renewal planning for Nanchizi was worked out. According to the demand of protection principle and repair and rebuild work, the Dongcheng District government defined a train of thought on "completely protecting historic style and features, moderately dispersing population in this protection area, perfecting infrastructure for municipal administration, and improving the common people housing condition", and, in turn, revised and perfected planning and implementation detailed rules.

The work for emptying and withdrawing residents from the Pudu temple began in Oct 2001, for the purpose, 186 households and one school were withdrawn. The engineering project for making urgent repairing on the Pudu temple was completed in Sep 2002.

On May 16, 2002, the experiment project engineering for Nanchizi historical culture protection area repair and rebuild initiated formally. On Aug 31, 2003, residents began returning. Among 1076 households in this area, there are 300 returned households, 776 households for directional settlement or removing to other place or taking settlement allowance, over 70% of the local residents in the protection area were dispersed out from the area.

During the repair and rebuild engineering, cultural relics and valuable yards within the experiment project range are completely retained. 10 thousand m² area of the Pudu temple is kept as a whole; 31 yards are retained, preserved area reaches at 10400 m²; 9 original lanes in this experiment project area are fully retained, texture and whole style and features for the lane are protected fairly, the whole retained area in the whole protection area has occupied 48% of the complete planned area. Structures in the area have adopted building technique and material borrowed from Beijing traditional courtyard building, its style has been modeled on that of the Ming or Qing Dynasty, and all of building have adopted blue brick and gray tile; building height is under 6 m; building color has used Beijing traditional blue and gray. Meanwhile, existing trees have been protected. Rebuilt all existing dangerous or old houses and dismantled near 10 thousand m² buildings which have influenced historic style and features and have broken rules and regulations completely.

The housing area for per family, whether returned family or family removing to the other place, has increased by 3-4 times. The housing area for returned family averages 69 m², realizing one household having one kitchen and one toilet. 9 new pipelines, in

特点都得到了较好的体现,有些地方比当初规划做得还好一点。该委员会副主任郑效燮说:“……修缮改建的南池子在风貌上是很好的……”。中科院院士、清华大学吴良镛教授认为:“这次南池子是成功的,很重要一条经验是坚持了全局的整体规划。以后在其他地方进行改造,也要坚持南池子的作法……”。中国城市规划设计研究院顾问邹德慈总工程师指出:在北京历史文化名城保护中,皇城一定要尽最大力量保护。南池子改造的这个目的基本达到了。比如说建筑高度、肌理、色彩、胡同系统、古树名木的保护等,都基本做到了,所以给人的印象,这还是北京古都的更新和延续。

2003年8月8日,国务院总理温家宝、副总理黄菊、曾培炎、国务院委员华建敏,在刘淇、王岐山、刘敬民等市领导陪同下,视察了南池子修缮改建试点工程和普渡寺文物保护工作。

温家宝总理对群众在修缮改建工作中得到妥善安置,居民住房水平有了大幅度提高,南池子历史风貌得到了积极保护,有机更新表示满意。对试点工程广泛邀请专家参与规划方案论证、实行统一规划、统一领导的工作体制和政府组织、居民参与、市场运作的工作模式,以及在保护历史风貌的同时改善了人民群众生活水平的作法给予肯定,认为南池子历史文化保护区建筑做得非常好。

应该说,南池子历史文化保护区修缮改建工作经过艰苦的努力,圆满实现了预期的目标,除了上上下下的共同努力,各个部门的通力配合,也与当地居民的大力支持密不可分。我们希望南池子试点工程能给北京旧城改造摸索出一条适如其当的道路来。能让百姓安居乐业,让千年古都灿烂依旧,就是我们的最终目的。

北京市东城区房地经营管理中心

2003年12月15日

6 kinds, for municipal administration have been laid, an underground garage parking 161 automobiles has been constructed after repairing and rebuilding. With completed municipal infrastructure construction, gas has been introduced into common people home, resolving the question of burning coal, which will play an active role in environmental protection

Before and after completing the engineering of house repair and rebuild in the historical culture protection area of Nanchizi, many experts and scholars came to Nanchizi for survey. Zhou Ganzhi academician, chairman of committee of Expert Committee for Historically Cultural Famous City Protection in China said, the experiment project engineering is successful from the actual condition on site, the planing principle defined early and the style and features are reflected better, some places are done rather better compared to the that defined in the former planing. Zheng Xiaoxie, vice chairman of committee of that expert committee said: ".....the style and features for the repaired and rebuilt Nanchizi is very good...." Academician of Chinese Academy of Science and professor from Tsinghua University Wu liangyong considered: "this time, Nanchizi is successful, one very important experience is that the entire planning as whole has been persisted. This practice in Nanchizi must be persisted in rebuilding other place as well later...." Zhou Deci, consultant and chief engineer of the Institute of China's City Planning, Design and Research stated: In Beijing historically cultural preservation, royal city must be preserved with great effect as possible. The goal of Nanchizi rebuilding is achieved basically. For example, preservation for building height, texture, color, lane system, ancient tree and famous flower, etc is basically realized. An impression is left, i.e., Beijing ancient capital is also updated and continuous.

On Aug.8,2003, premier Wen Jiabao, vice- premier Huangju, Zeng Peiyan, state councillor Hua Jianming, accompanied by city leaders Liuqi, Wang Qishan and Liu Jingmin, watched the experiment project engineering for repairing and rebuilding Nanchizi and preservation of Pudu cultural relic.

Premier Wen expressed his satisfaction at the fact that the common people have been settled appropriately during repairing and rebuilding, resident housing level has increased greatly, historical style and features of Nanchizi has positively protected and organically updated. He confirmed the following practices such as that expert are widely invited to participate in planning verification in the experiment project engineering, work system for unified planing and unified leadership and work mode for government organizing, resident participation and market operation have been performed, preservation of historical style and features and improvement of living level of people are achieved simultaneously. Buildings in Nanchizi historical culture protection area have been done very good, said he.

It should be said, with hard effort, the expected goal of repair and rebuild for Nanchizi historical culture protection area has been achieved in a satisfactory way, besides that, working personnel in high and low level have made joint efforts and all units have coordinated in a concerted effort way, it is closely related to get great support from local residents as well. We wish that the experiment project engineering of Nanchizi can try to find a proper path to Beijing old city rebuilding. To let people live and work in peace and let millenium ancient capital being splendid as before, that is our ultimate goal.

修缮前居民住房及生活状况

The Status of Resident's Housing And Their Life Before Repairing And Rebuilding

本次试点工程占地 6.39 公顷，建筑面积为 32763.77 平方米，房屋 2358 间，居民及单位 1076 户，其中私房 198 户，标租户 42 户。

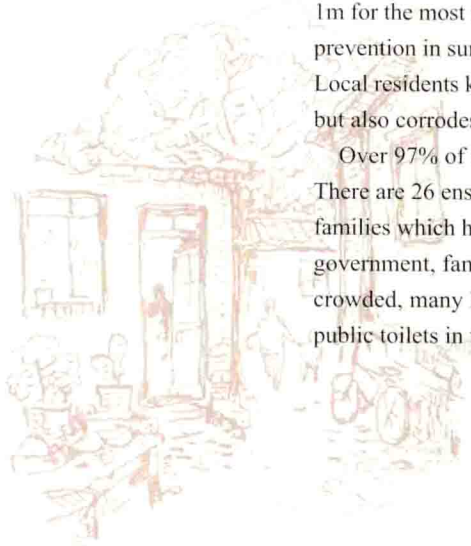
试点片内的房屋按其现状可分为三类：其中一般破损房为 21296.45 平方米，占总面积的 65%；严重破损房和危房 8518.58 平方米，占总面积的 26%；基本完好房为 2948.74 平方米，占总面积的 9%。改造前的胡同状况宽者不足 5 米，多处为 3 米以下，最狭窄处仅为 1 米，且多处为尽端街巷（死胡同）。长期以来都是冬防火、夏防汛的重点地区。该地区市政基础设施很差。居民取暖以烧煤为主，有的居民做饭也采用煤火，因而严重污染了大气环境，同时也是对历史文化遗产（故宫）的侵蚀。

居住在此保护区内的居民 99.5% 以上为工薪阶层，收入不高。低保户为 26 户，生活困难户 102 户，两项合计总户数占拆迁总户数的 14.38%（低保户为政府补贴户，生活困难户为家庭月收入为 1000 元以下）。住房拥挤，自建房甚多，大部分自建房内住着居民。整个试点片内仅有 5 个公共厕所，居民上厕所排队是常事，每一户居民当中都存在着缺厨少厕的现象。

This experiment project engineering area has 6.39 hectare with 32763.77 m² for floorage and 2358 rooms. There are 1076 resident households and units in it, among them, 198 is private householder, 42 is standard leaseholder.

The houses in this area are fallen into 3 types according to their present state :among them, general damaged house owns 65% of total area ,21296.45 m², severe damaged or dangerous house 26% of total area,8518.58 m²;house basically in good condition 9% of total area,2948.74 m².Before rebuilding ,the lane is less than 5m in width, some places less than 3m , only 1m for the most narrow place, and many places are blind (dead lane).It is a key area for fire prevention in winter and flood prevention in summer for long time. The condition of infrastructure for municipal administration in the area is very poor. Local residents keep warming by coal basically, some also cook by coal ,which not only pollutes atmosphere environment but also corrodes legacy of historical culture (the Imperial Palace).

Over 97% of residents living here are those who are relied on salary and are retired personnel without much income. There are 26 ensured low living level families and 102 families with material difficulties, both occupy 14.38% of whole families which have their house pulled down (ensured low living level families is defined a family receiving subsidy from government, family with material difficulties is defined a family with income under 1000 yuan per month.) Housing is crowded, many houses are built by resident themselves , and most people live in their self-built house .There are only 5 public toilets in this area, lining up for entering into public toilet is usual. No kitchen or no toilet exists in each home.



路边的电线杆有上世纪50年代的，也有70年代的。蜘蛛网般的电线东拉西扯伸向各方，一眼望去上上下下均显得那样杂乱。

Utility poles on the roadside can date back to 1970s, some even to 1950s. Cobwebs of electrical wires point to all directions in disorder, making up a scene of chaos.





走进南池子附近的胡同里，随处可见路边搭建的各式杂物棚。因为随意占地无法管理，于是你家搭一个，我家便建一个更大的。

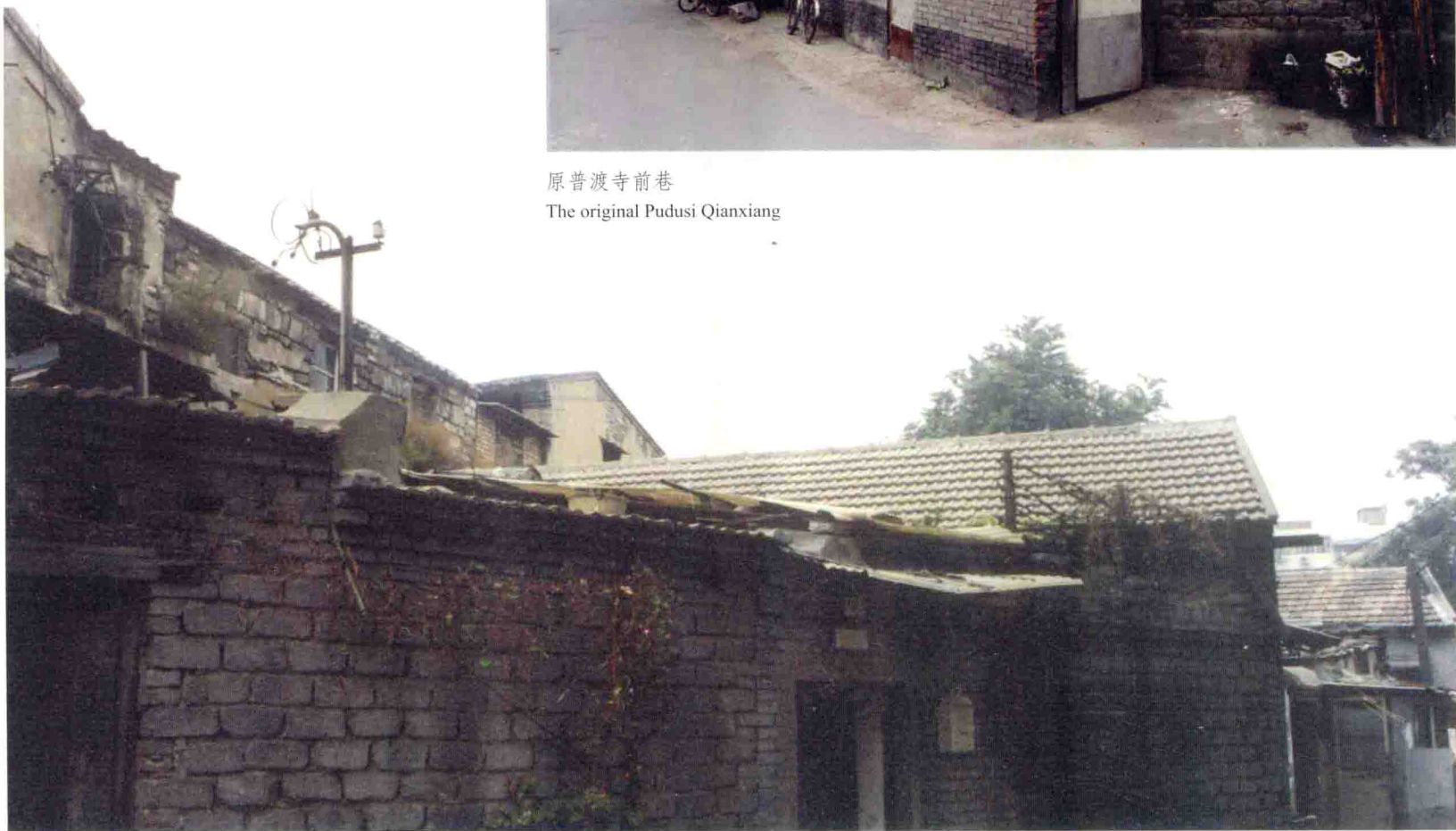
When you step into the nearby alleys of Nanchizi, various hovels put up on both sides of the alleys will easily catch your eyes. Due to a lack of supervision over the land occupation, every family takes a liberty in setting up hovels and sheds one after another.

由于住房紧张，院子里边已经盖满了棚屋实在没有地放盖了，只能向胡同里发展，一些居民将路边占为己有，以尽可能扩大自己的生存空间。

Shacks have already taken up all the room in the courtyard. Tension on the housing space leads to expansion to the alleys. Some residents occupied the place on the roadside so as to expand their living space.



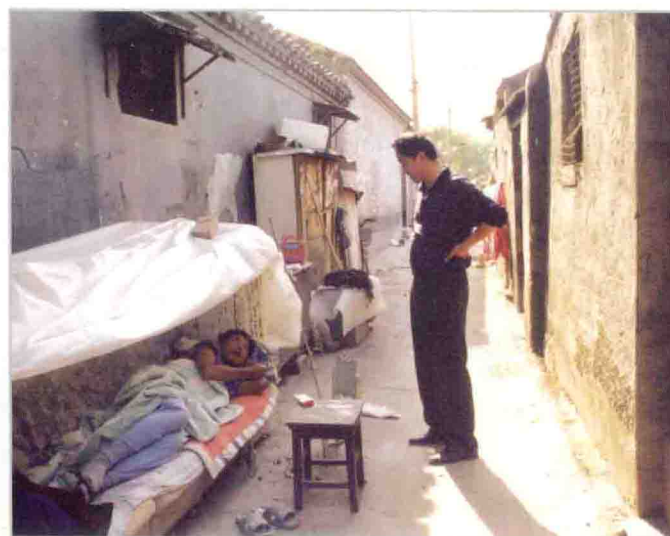
原普渡寺前巷
The original Pudusi Qianxiang



搭建小棚挤占胡同的情况随处可见，既影响交通又有碍观瞻。象这位老兄的情况虽是不多见，听他细说原由还真让拆迁工作人员同情了一把。

“我家三口人就住一间小房，我患肝硬变已到晚期，总不能三口人挤在一张床上吧。”

It is very common to see shacks set up by residents narrowing the alleys, which not only blocks the traffic but also impair the view. Although the story below mentioned by a local resident is not a common case, he still has the sympathy of the removing functionaries. "The three people in my home accommodate in a single small room. I have developed hepatocirrhosis to the late period, so shall we three still cram in a single bed?"



你想回家，必须通过这些狭窄的过道。人们没有睡觉的地方，只得占点过道搭间小房。尽管过道已经很窄，不能支床总可以架个炉灶吧。

If you want to go home, you have to pass these narrow aisles. Since the residents have no room to sleep, they resort to setting up hovels on the aisle side. Although the aisles are too narrow to hold a bed, a stove for cooking is allowed.

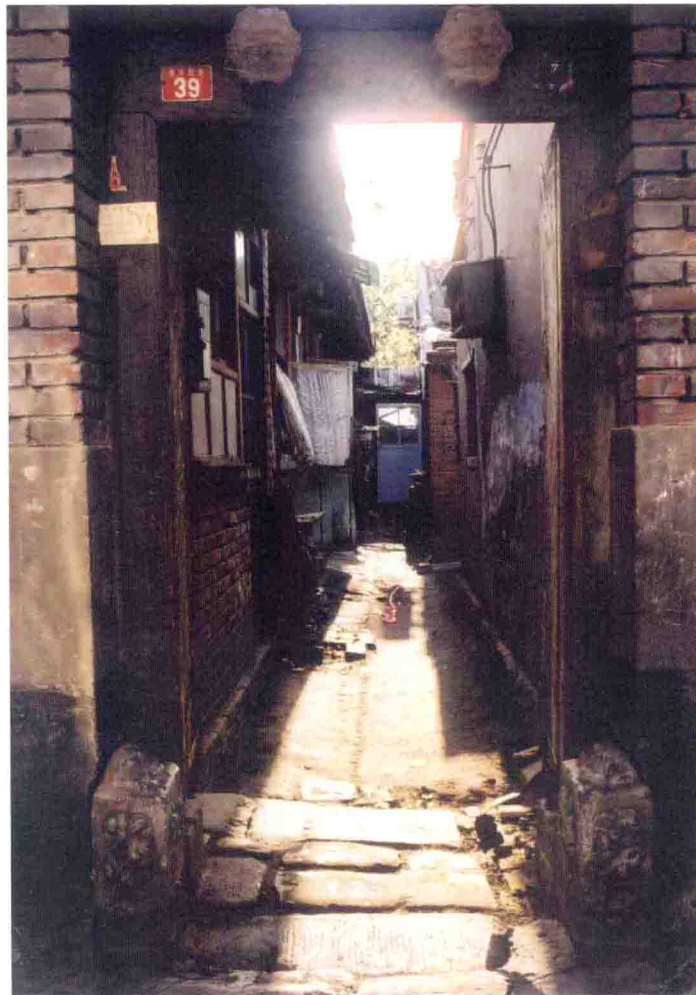


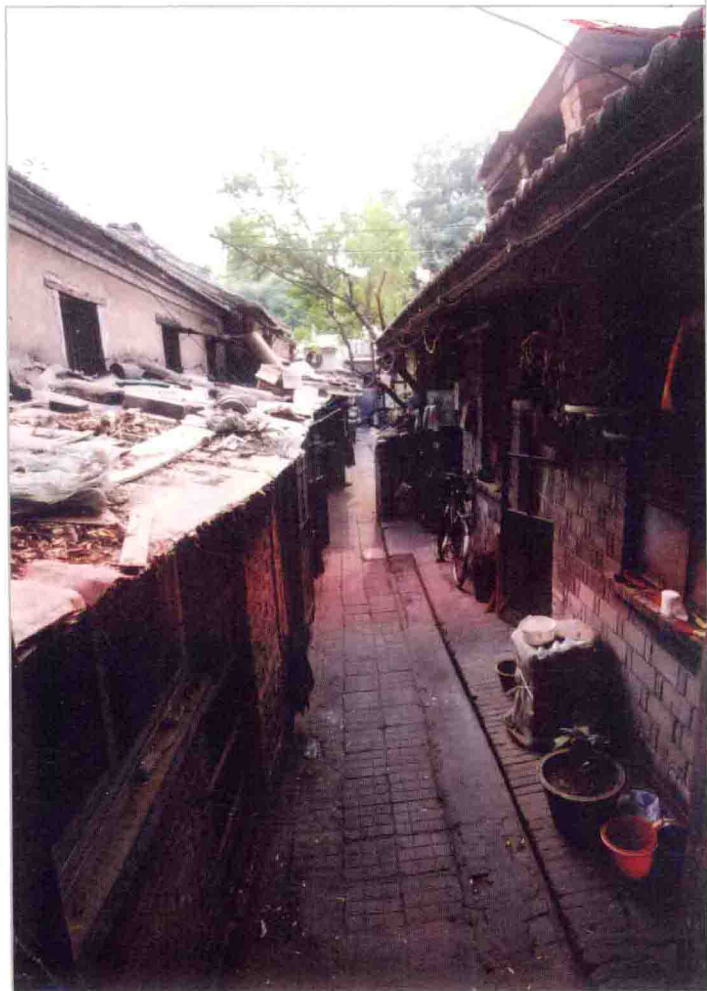




原属“小康之家”的如意门，虽然能从残破的石门墩看出些年代，但门两侧的红砖门垛早已改变了这段历史。上图的随墙门看上去已熬不了几年，她好像是上世纪五六十年代的产物。

The “Ruyi Gate” originally belonged to a well-off family, which can be detected from the broken stone gate frusta, but the red brick buttresses on both sides of the gate have already changed its history. The “Suiqiang Gate” in the above picture looks like a construction in the 1950s to 1960s, which is not going to last for years.





要不是地上有个水表井，肯定不会悬空搭个半截屋，话说回来，要是真盖上了“落地式”，那人想进院不侧身行吗？

“真可气，前排房子为什么留着后窗户，否则将厨房盖高些，炒菜时也能直直腰。”

Here this family would have never built a “hanging out” hut like this but for the water meter well on the ground. However, if they had built the hut from the ground, would it be possible to pass without sidling?

“It's annoying that the front row houses have back windows. Otherwise we would have built a higher kitchen so that we could stand upright when cooking.”