

中国城市住宅小区建设试点丛书编委会 编

中国建筑工业出版社

中国城市住宅小区建设试点丛书

建筑实录篇

1



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国务委员、中共北京市委书记陈希同及北京市常务副市长张百发等在现场审查恩济里小区规划

小康不小康
关键看住房
侯捷
一九九四、六、一

建设部部长侯捷及河北省领导视察石家庄联盟小区建设



建设部部长侯捷偕小区办主任奚瑞林视察上海市康乐小区



统一规划合理布局
综合开发配套建设

李振東

一九九四年四月

试点小区的经验是宝
贵的财富，要在全国各
地开花结果

谭文璠 一九九四年
三月廿日



建设部副部长谭庆琰主持第三批试点小区规划设计方案
审定会



建设部原副部长、现任特邀顾问周干峙听取联盟小区的
汇报

总结推广试点经验
提高住宅整体水平

毛如柏
一九九四年四月十六日

为人民生活为
经济发展为子
孙后代

周干峙

甲戌春

中国住宅小区建设试点丛书



上海市市长黄菊、建设部领导侯捷、谭庆琰、周干峙等在建设部城市住宅小区建设试点工作会议上。



建设部城市住宅小区建设试点工作会议在上海隆重举行

总结试点经验
推进住区发展

宋玉华 题



继往开来，精益求精，建设住宅，造福人民。

许洛烈

一九九〇年九月二日

上排自左至右

上海市副市长夏克强接受奖旗

常州市人大常委会副主任洪文鑫

接受奖旗

河北省建委副主任李山林(左)、

石家庄市副市长沈志峰接受奖旗



北京市建委副主任林峰(并代表
张百发副市长)接受奖旗

成都市人大常委会副主任
舒奎逸 接受奖旗

合肥市副市长厉德才接受
奖旗

青岛市副市长李乃胜(左)、上海市已故副市长
倪天增遗孀接受奖旗。

前 言

建设部城市住宅小区建设试点工作,经过十几万建设者四年的艰苦奋斗,已在全国 21 个省、市、自治区的 46 个城市,发展了 51 个试点小区,其中 15 个已胜利竣工,通过国家验收并交付使用。这些小区,在规划设计、施工管理、工程质量、科技应用、使用管理诸方面都创出了本市、本省甚至全国的先进水平,深受老百姓的拥护和赞扬,引起了极大的反响。尤为可贵的是,在建设试点小区的过程中,我们摸索了经验,锻炼了队伍,培养了人才,在越来越广的范围内发挥了越来越大的试点效应,大大超过了预期的效果。实践证明,试点小区成功地探索了符合中国国情的、多快好省地进行城市住宅建设的新路子。可以说,城市住宅小区建设试点工作历经艰辛,初战告捷,可喜、可贺、可嘉!

住房问题是人民生活中最迫切、最重要、最关心的问题,也是一个国家安定团结、兴旺发达的至关重要的问题,各国政府都予以高度的重视。“安居乐业”的道理从古讲到今,到了改革开放的今天,才真正付诸实践。15 年来,我国城市住宅建设的投资总额和竣工总量分别提前 30 年的 12.76 倍和 3.4 倍。这充分说明党和政府十分重视解决城市居民的住房问题。

为此,我们编辑出版《中国城市住宅小区建设试点丛书》,旨在向全国宣告:城市住宅小区建设试点作为里程碑,预示着我国城市住宅建设的春天即将到来,我们不仅在数量上,而且在质量上也要无愧于“住宅王国”的称号。我们要向世界宣传我国住宅建设的新成就。同时,把试点小区的好经验、好思路、好方案、好做法向全国介绍、宣传、推广,以求我国 2 亿多城市居民“居者有其屋”,居者有好屋;以求我国住宅建设技术达到较好水平,这才是建设部抓城市住宅小区建设试点工作的最终目的!

谭庆琰

PREFACE

Mr. Tan Qinglian Vice Minister of Construction

More than 100,000 constructors toiled on the pilot projects of urban housing estate supervised by the Ministry of Construction for 4 years. 51 pilot projects have been developed in 46 cities of 21 provinces, municipalities, autonomous regions throughout the whole country, among which 15 was successfully completed and put into operation after the examination and acceptance with the national level. These housing estates boast an advanced level of the city, the province and even the nationwide in the aspects of planning and design, construction management, engineering quality, scientific and technical application, operation management and so on. Therefore, the estates are deeply welcomed and highly praised by citizens. Especially, during the construction period of pilot projects, experiences were obtained, construction teams were tempered, qualified personnel were trained. The pilot projects were taking more and more effects in a building field and considerably exceeding the predicted expectation. Practice proved that these pilot projects have successfully found out a new way in conformity with the status of China, which is constructing urban housing estates with greater, faster, better and more economical results. We are glad to see that through hard working the pilot projects of urban housing estates have got a preliminary success!

Housing problem is the most urgent, important and big concern for people's daily life and also is the key problem related to the national prosperity, peace and unity, which the governments of different countries have always been attaching great importance to. It is right that only with a

contented living condition people would work happily and enthusiastically. The truth has been understood from ancient time till now, but only up to today when the "Reform and Opening up" policy is widely implemented in China it begins coming into practice. For the latest 15 years, the total amount of investment in urban housing construction of our country and the quantity of completed housing are 12.76 times and 3.4 times of the previous 30 years. The facts clearly show that our Party and government have been paid great attention to solve the housing problem of citizens.

The aim of editing and publishing the "COLLECTION OF URBAN HOUSING ESTATES OF CHINA" is to declare to the whole country that the work of pilot projects of urban housing estates are as a milestone predicting the Spring — the prosperity of our urban housing construction will come soon. We should be worthy of the name of a "Kingdom of Housing" not only in quantity but in quality as well. We would like to give publicity to the world about the new achievements of our housing construction, and at the same time to introduce good experiences, good idea, good pattern and good approaching of the pilot projects to the whole country, in order to house 200 million citizens with a pleasant living condition and to reach a fairly high level of housing construction technology. This is the final target for the Ministry of Construction to carry out the work of pilot projects of urban housing estate!

我国城市住宅建设的成功之路

探索提高我国城市住宅建设总体水平的有效经验,在保持城市住宅建设规模稳定增长的同时,努力改善住宅小区的功能质量,为居民创造舒适、方便、优美的居住环境,是建设部几年来开展城市住宅小区建设试点工作的奋斗目标。总建筑面积近一千万平方米的51个试点小区的建设,动员了十几万人参与;进行了106项科研项目;采用和推广新技术、新工艺、新产品、新设备近千种(次);接待国内外同行达十几万人次。投入之大,覆盖面之广,成果和经验之多,影响之深远,都是前所未有的。

在1994年7月中旬于上海召开的试点工作会议上,建设部对前段工作进行了总结。已建成的15个试点小区,取得了8枚金牌、6枚银牌、1枚铜牌的好成绩,成功地摸索出许多符合国情,提高住宅建设水平的好经验,创出了代表本市、本省甚至全国先进水平的示范样板。本《画册》力求以图文并茂的形式介绍14个小区的概况、特色、做法和经验,翔实地反映小区规划设计、建筑设计和推广“四新”的实践成果,以利试点经验的推广应用;并以此为窗口,向世界展示我国住宅建设的新成就、新风貌。

奚瑞林

A SUCCESSFUL WAY OF URBAN HOUSING CONSTRUCTION IN CHINA

Mr. Xi Ruilin

The aim of the Ministry of Construction for developing pilot projects of construction of urban housing estate for those years is: approaching efficient experiences of heightening the general level of construction of urban housing estate in our country; along with the stable increasing of urban housing construction scale, making every endeavor to improve the function quality of housing estates for providing a comfortable, convenient and graceful living environment for residents. For the construction of 51 pilot projects with floor area of about 10 million m², more than 100,000 people were mobilized to take part in the working; 106 scientific research items were carried out; new technique, new products, new materials and new technology (Abbreviation: the "Four New") were adopted and popularized for approximately 1000 times; numbers both of domestic and foreign visitors in the same trade were up to about 100,000 people. One word, for the above mentioned pilot projects it is unprecedented that how hugely manpower and financial resources were put in, how widely the projects were geographically distrib-

uted, how many achievements and experiences have been obtained, and how deeply and far the influences are spreading.

In the middle of July, 1994 a meeting on pilot projects was held in Shanghai, on which the Ministry of Construction made a summary of the former work. Great success has been achieved: 8 golden medals, 6 silver medals and 1 bronze medals were awarded among the 15 completed pilot projects. Good experiences, which are in conformity with the status of our country and usable for heightening housing construction level, have been successfully gained. Models, representing the advanced level of the city, the province and even the whole country, have been created. The "PICTURE ALBUM" is vividly introducing people the general status, features, and experiences of 14 housing estates; reflecting planning, construction design and the success owing to popularizing the "Four New". And as a window the ALBUM is showing the new achievements, style and features of housing construction in our country to the world.

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上海市康乐小区



Kangle Housing Estate, Shanghai



荣获建设部城市住宅小区建设试点
金牌奖

简介

上海市康乐住宅小区是建设部第二批城市住宅小区试点之一,由上海市居住区综合开发中心第七开发部组织建设。在上海市建设委员会的直接领导下,康乐住宅小区从1991年7月破土动工,至1992年12月全面建成,历时17个月,工程优良率达到95.37%,荣获上海市住宅工程的最高奖——白玉兰奖。

康乐住宅小区位于上海西南部的漕河泾地区,占地8.72公顷,住宅建筑面积9.93万平方米,公共建筑面积1.88万平方米,共有住房2,154套,可供约7500人居住。

康乐小区的规划设计博采众长,并与上海里弄建筑特色融为一体。一街坊设计为多层组团式街坊单元;二街坊以高低组合为其特征;三街坊是低层高密度里弄式住宅单元;四街坊为自由式街坊单元。其住宅单体有7种类型:开口式大进深南北人口一梯三户单元式住宅、天井式大进深小面宽一梯二户单元住宅、转角式住宅、7层点状蝶形跃层式住宅、低层高密度里弄式住宅、错层跌落式住宅、公寓式老年住宅。一般住宅户均50平方米,每户有明厅、明厨、明厕,水、电、煤气三表独用。设置住宅烟气集中排放系统,合理解决厨房、卫生间的抽烟、排气问题。

康乐小区的公共建筑造型力求构思新颖、造型独特,具有较强的个性。建有小学、幼儿园、托儿所、中心菜场、粮油店、理发店、百货店、烟杂店、集贸市场及一办二所、里委、变电所、绿化所等行政办公用房。

康乐小区绿化面积为27,429平方米,采用庭院绿化、宅旁绿化和集中绿地三种形式,绿地率已经达到31.5%。通过不同植物的配置,从形态、色彩、季相上的变化来区分以“春、夏、秋、冬”为其特征的四个街坊,具有花园住宅的氛围。总弄二侧布置了五个人工景点:市井春色、清风乐音、稚气童心、怡园馨意、绿染阳关,似五珠串联,成为康乐小区的一大景观。

康乐小区的道路总面积为15,000平方米,采用三级环形尽端式道路系统。道路内雨、污水管道、通讯、水、电、煤气管线设施齐全,各类管线总长度超过28.4公里,地面以上无一架空线。

康乐小区在新技术、新材料、新设备、新工艺的应用方面取得了几十项成果。在软土地基处理、屋面防渗、新墙体材料、新涂料、住宅分户门及施工机具、施工技术方面,都有不少创造。

此外,康乐小区的管理采取了超前策略,即超前制定各项管理制度、超前落实管理经费、实施超前教育,为小区严格管理打下了基础。

康乐小区的建设,达到了“造价不高水平高、标准不高质量好、面积不大功能全、占地不多环境美”的要求,显示了上海住宅设计的新潮特色和海派风格,为我国九十年代城市住宅建设跃上新台阶作了有益的探索。

Brief Introduction

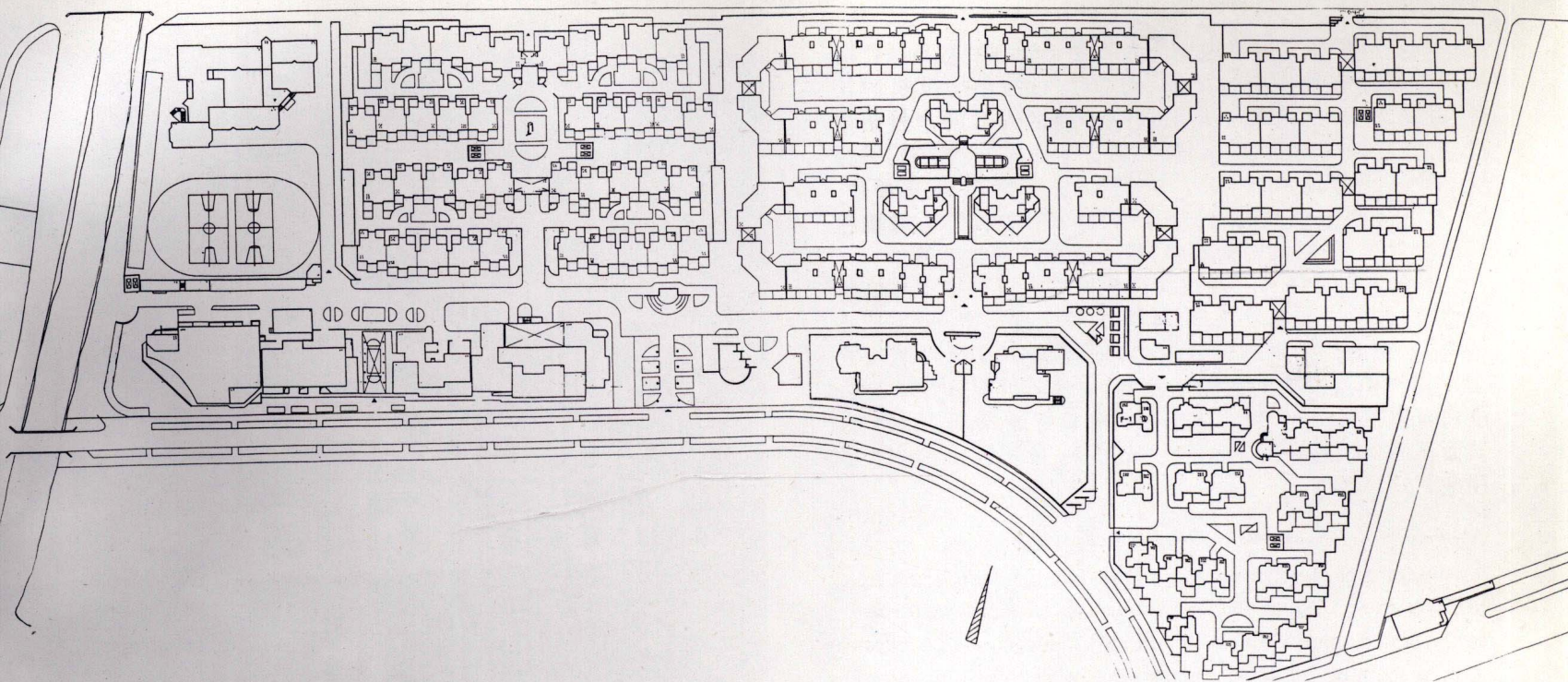
Kang Le Housing Estate, with a space area of 8.72 hectares, is located in Caohejing area southwest of Shanghai. It consists of residence buildings of 99,000 m² and public buildings of 18,800 m² with 2,154 set of flats which can house 7,500 people.

In the planning and design of Kang Le Housing Estate, strong points of others have been taken into consideration, making the buildings blend nicely with the architectural feature of Shanghai lanes and alleys. Block I is designed as multistory buildings; Block II features the combination of highrise and multistory buildings; Block III is the high density and low rise residential buildings; Block IV is free styled flats buildings. 7 different residential buildings in Kang Le are as follows: open type flat residential buildings with large depth, south and north entrances, 3 flats each floor; courtyard type residential buildings with large depth, small width, 2 flats each floor; residence buildings with turning angle; 7 storey punctuated butterfly shaped and duplex residence buildings; low storey and high density lane and ally type residence buildings; split level residence buildings; flat type residence building for elders. Generally, living space of each flat is 50 m² in average with kitchen, toilet, parlor and separate meters of water, electricity and gas. Centralized exhausting system is installed to solve the problem of fume exhausting and ventilation.

Public buildings in Kang Le Housing Estate have modern conception, unique appearance, strong individuality in design. Primary school, kindergarten, nursery, central vegetable market, grain shop, barber shop, department store, groceries and open market are built in the Estate. District administrative office, police station and provision administration office, neighborhood administrative management committee, transformer station, office for greenery etc. are also available.

Greenspace in Kang Le, which makes up 31.5% of the total area, is 27,429m² including courtyard greenery, building side greenery and central greenspace. Through various arrangement of different plants, four blocks of buildings are distinguished by shape, color and season features of the plants with the name of Spring, Summer, Autumn, Winter". At two sides of the main lane in the Estate 5 artificial landscapes are arranged with "Spring scenery in a city; Melody with gentle breeze; Childishness; Pervasive fragrance; Evergreen" which are like 5 pearls linking together and become a major landscape in the Estate.

The construction of Kang Le Housing Estate has met the requirements of "lower cost with high level, moderate standard with high quality, small area with complete function, less land with nice environment", demonstrating the new trends and Shanghai style in design of residential buildings.



建筑总平面 The general layout



模型鸟瞰 Bird's-eye view of the model

建設單位: 上海市居住區綜合開發中心第七開發部

1 街坊 1 号楼

根据以往住宅组群规模太大不便于管理的特点,1号楼采用2幢住宅加一个过街楼(约200户)的小规模组群构思,并同2、3、4、5号楼一道形成一个南北入口的半封闭限道空间,配备了管理房、信报间、自行车棚等公共设施,并提供一个安全绿地,组成一个居民社会生活的最小单位。

2、3、4、5、号楼均同1号楼采用相同的结构模式,外墙色彩活泼大胆,采用鲜明的红色,给人以强烈视觉感受。

本住宅的特征为开口式大进深南北入口一梯三户单元式住宅。这种住宅每层三户,其中二室户占二家,一室户占一家,全部朝南,采用通过式厨房,面积为 $6-7\text{m}^2$,可兼用餐,并利用户内过道的上空设贮藏室,一室户开间放大到 3.9m 以利家具布置,每户都有南向阳台和良好通风,平均每户建筑面积为 44.2m^2 ,平均面宽 3.7m ,是一种很经济的小面积住宅。

Building No.1 in Block I

Building No.1, which consists of two buildings connected by a bridge way, together with Building No.2,3,4,5, have formed a semi-closed space with south and north entrances. Public utilities such as the administrative management office, office for incoming and outgoing mail, bicycle parking shed, together with a greenspace have formed the minimum unit of social life for the residents.

The structure of building No.2,3,4,5, is as same as the structure of building No.1. The outside walls with red color give people a strong visual feeling. Building No.1 is a residential building with three flats in one floor, open type, large depth, south and north entrance. All the rooms adopt the south orientation giving good condition of ventilation. The open kitchen in $6-7\text{m}^2$ could be used both as cooking side and a dinner room. The average floor area is 44.2m^2 .

