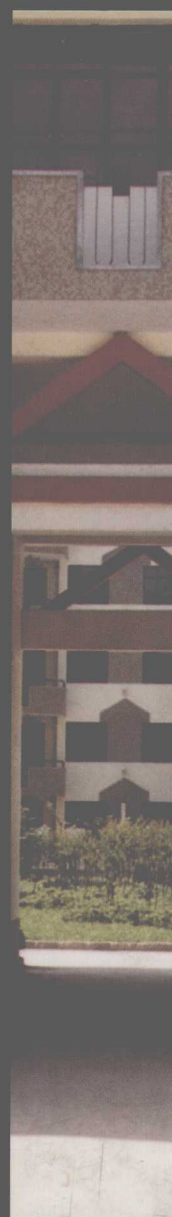


上海市居住区建设图集



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上海市居住区建设图集

(1951—1996)

上海市建设委员会 编

江苏工业学院图书馆
藏书章

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序

居住区建设是现代城市建设的一个重要起点,在很大程度上反映着一个城市的发展水平。在这个意义上,也可以说,居住区建设是城市建设的集中缩影,不同时期的居住区建设是一个城市不同发展阶段的鲜明印记。

上海的居住区建设也毫不例外地反映着上海经济社会发展和城市建设的历史进程。翻开这本图集,我们可以清晰地看到上海住宅建设和城市发展的前进步伐。50年代建设的居住区,用现在的眼光来看,似乎起点不高,过于简陋,但在经历过那一百废待兴、艰难起步的年代的人看来,这已是了不起的成就,其中所凝结的决策者的智慧和建设者的艰辛,决不亚于以后的任何一个时期。80年代是本市住宅建设迅速发展的时期,住宅建设的设计标准较前有了很大提高,居住区配套趋于完善,对居住环境的要求也更高了。现已形成规模、具有影响的居住区,大多建成于或始建于这一时期。这些居住区用现在的要求来衡量,也还有需要改进和提高的地方,但它却实实在在地为缓解市民的居住困难起到了重要作用,并为住宅建设的进一步发展奠定了坚实的基础。90年代,特别是小平同志南方讲话以后,上海赶上了从未有过的发展机遇,居住区建设也乘势而上,踏着“一年一个样,三年大变样”的节拍,年年创造新的记录,年年都有新的提高。现在的居住区建设比以往任何时候都更加强调以人为本,更加注重功能要求和环境质量。这是居住区建设合乎规律的发展趋势,也是城市建设日臻完善的必然要求。

浏览这本图集,既能领略历史进程的轨迹,又能感受时代发展的脉搏。研究这本图集,既能汲取前人智慧的养料,又能激发继往开来的遐想。

热切地希望这本图集的编辑出版,能给上海的居住区建设以有益的启示和推动,使上海的居住区建设伴随上海城市建设的前进步伐,走向新的高地,展现新的辉煌。

上海市副市长

夏克强

PRELUDE

The housing construction is an important starting point of modern urban construction. In a great extent, it reflects the development level of that city and is a focused epitome of the city construction. The housing construction of different eras in a city distinctively marks the different development stages of the city.

Undoubtedly, the housing construction of Shanghai reflects the historical course of the socioeconomic development and urban construction. Browsing this album, we may feel the progressive pace of the housing construction and urban development of Shanghai. For those areas set up in 1950's, they seemed to be too simple and crude from the modern point of view, however, for those who experienced the period when all tasks were waiting for revival and so many difficulties and obstacles were confronting to us in the start age, those constructions were really great achievements. They coagulated wisdom of the decision makers and hardship of the developers at that time, which are not inferior to any period followed. 1980's is a period when the housing construction quickly developed in Shanghai. There were great improvements in the construction design and living environment standard, and the facilities of the residential areas were gradually well provided. Most of the residential areas which have been formed into certain scale and have some influence at present were completed or set up at this period. Although those areas still need to be improved and perfected with the present standard, they do play an important role in alleviating living difficulties for the residents of Shanghai and set a solid foundation for the further development of the construction of residential areas. Since 1990's, especially after the speech given by Mr. Deng Xiaoping in southern provinces of China, Shanghai has been holding an unprecedented developing opportunity. Therefore, the housing construction has taken the advantage of this opportunity, following a saying that "A change in one year, a great change in three years", new records and new improvements have been achieved year by year. And the aspect of human in the construction has been emphasized much more than ever, both the functional requirement and environment quality also have been paid more attention to. All of these changes are in the conformity with the tendency of the housing development and they are the essential requirement of the progressive perfect of the urban construction.

Looking over this album, you will find the tint of the evolution of Shanghai housing as well as a touch of the pulse of the times development. Studying this album, you can assimilate wisdom from the predecessors as well as stimulate future aspirations.

It is sincerely hoped that the edition and publication of this album will give a helpful enlightenment and promotion to the housing construction of Shanghai, so with the pace of the urban construction of Shanghai forward, it will reach a new elevation and have a new glory future.

Xia Keqiang
Vice Mayor of Shanghai

编辑说明

国际人居科学机构普遍认为,今后人类居住区,无论是村庄、城镇,还是大都市,都要求逐步改造成为当代和子孙后代可持续发展的基地,就是要以人们可以承受又不影响生态平衡的方式来满足人类的住房需求。这可以说是面向 21 世纪的上海市居住区的基本要求。

上海自 50 年代以来,住宅建设取得显著成绩。到 1996 年底,新建住宅达 11,875 万平方米,其中市区 10,454 万平方米,相当于 1949 年留下住宅(2,359 万平方米)的 4.4 倍。市区人均居住面积从 1949 年的 2.9 平方米,至 1996 年提高到 8.7 平方米,成套率达到 58%。

上海已确定住宅建设的新目标:到 2000 年,规划市区户籍人口人均居住面积 10 平方米,住宅成套率达到 70%;到 2010 年,人均居住面积 12 平方米,成套率达到 85%;到 2020 年,人均居住面积 14 平方米,成套率达到 98% 以上。

按上述目标,对 21 世纪初上海市居住区建设预测:到 2020 年累计约需建 1.72 亿平方米。如按 4 万人规模的居住区计,2020 年累计的新居住区将达 180 个,如以 20 万人左右形成一个居住园区计,则形成 36 个新居住园区。由此可见,上海的住宅和居住区的建设,实际上是营造新社区,是新的人居工程。加强领导,鼓励创新,实验先行,精心营建,应是上海人居工程的指导方针,也是上海建设成为现代化的国际大都会,努力使住宅和居住区建设不断出现新面貌的迫切要求。

上海已在居住区建设方面积累了丰富经验,已建成的居住区实例有很多是比较优秀的,值得选编成册。这既是居住区建设的经验总结,又是国内外技术交流的宝贵资料,将对今后居住区建设起到借鉴和促进作用,并为今后上海面向 21 世纪的大量住宅建设服务,同时,也将对提高居住质量、优化居住环境,改善城市面貌,具有重要的意义,为建设可持续发展的居住区创造条件,我委组织编辑出版的《上海市居住区建设图集》(以下简称《图集》),由曾参与规划、设计、建设居住区的各单位共同承担有关的编制工作。本《图集》荟集 40 多年来上海居住区建设的精华,资料翔实,图文并茂,并总结分析技术经济指标,具有较高的学术水平和应用价值。《图集》中的 46 个实例,包括:中心城居住区 22 个,卫星城居住区 5 个,公寓及庭园居住区 4 个,旧区改建居住区 5 个,农民新村 7 个,城市试点小区 3 个,以及环境设计与建筑小品专题。全集共有 314 个版面,325 张图纸,623 张照片。适合有关领导,规划、设计、开发、经营、物业管理人员,大专院校师生及科研工作者参阅。《图集》并有中英文对照,有利于国内外技术交流。

本《图集》经推荐、遴选,主要收录已建成使用的各种类型、不同规模的居住区共 46 个实例,以中心城区中的居住区为主,适当收录了几个卫星城的居住区,较高标准的公寓和庭院式居住区,以及试点居住区等。为反映农村住宅建设的成就,还适量收录农村集镇、农民新村实例。上海旧区改造中,住宅建设也已取得丰富的实践经验,故也收录一些比较成功的实例。此外,按分类遴选一些环境设计和建筑小品的实例,以供专题研究。

《图集》选编的时间跨度为 1951 年至 1996 年的 40 多年,以近 10 余年为主,对建国以来有代表性的居住区如曹杨新村、蕃瓜弄等,也适量收录,以体现历史的延续性。对每个实例介绍坚持观点鲜明,突出重点,凡在规划布局、道路结构、住宅设计、公建配置、环境设计、居住区开发和管理上有一定特点或典型性的,均通过经验总结,加以系列分析,以便今后居住区建设有所借鉴,上一个新的台阶。

史玉雪

EDITOR'S EXPOUNDing

It is widely accepted by the International Human Settlements Studies Organizations that human settlements, whether they are villages, towns or metropolises, have to be gradually reconstructed according to sustaining development principles for the present age and generations of descendants, i.e. those settlements can meet the housing requirement of mankind in a way both satisfying to them and not impairing ecological equilibrium. This could be the fundamental requirement of Shanghai housing towards the 21st century.

Since 1950s, Shanghai has made brilliant achievements in housing construction. By the end of 1996, 118.75 million sqm. of newly built residences had been completed, of which 104.54 million sqm. was in city proper, corresponding to 4.4 times of that remained in 1949 which was only 23.59 million sqm.. The living area had been increased from 2.9 sqm./capita in 1949 to 8.7 sqm./capita in 1996, with the suite/family reached to 58%.

New objectives of housing construction in Shanghai have been affirmed that by the year of 2000, the planned living area for the population of city proper in census will be 10 sqm./capita with the suite/family of 70%; by the year 2010, living area 12 sqm./capita with suite/family 85%; and by the year 2020, 14 sqm./capita with suite/family over 98%.

According to these objectives, the amount of Shanghai housing early in 21st century is predicted to be that by the year 2020, approximately 172 million sqm. in total will be built. Assuming that the size of each residential district covers 40 thousand people, there will be totally 180 new residential districts in 2020. Assuming that about 200 thousand inhabitants constitute a residential park, there will be 36 new residential parks. Evidently, the construction of housing and the construction of residential areas in Shanghai is actually the construction of a new community, a new human settlements project. To strengthen leadership, to promote innovations, to experiment previously and to implement meticulously should be the guiding policies of Shanghai's human settlements project, which is also the urgent requirement of building Shanghai into a modern international metropolis and striving to form new appearance connectively of Shanghai housing construction.

Shanghai has accumulated rich experiences in the construction of residential areas. Many of the completed residential areas are excellent examples worthy of being selected into compilation, which can not only summarize the experiences of construction of residential areas, but also constitute valuable materials for both domestic and foreign technical exchanges. It may be a good reference and promotion for the construction of residential areas later on, and serve for the large scale housing construction in Shanghai towards the 21st century. In addition, it will be of great importance toward raising living quality, optimizing residential environment, and improving the city's appearance, and creating conditions for building residential areas capable of sustainable development. The album of "Shanghai Housing" (hereinafter abbreviated as "album"), which was sponsored by our Commission in its compilation and publication, was prepared by those organizations which had participated in the planning, design, and construction of residential areas. This album collects the essence of over 40 years' experiences in the housing construction of Shanghai with detailed and factual information, rich in both illustrations and text, and summarizes and analyzes the tech-economic indices with academic value and practical value. The 46 cases in the album include 22 residential areas of city proper, 5 residential areas of satellite towns, 4 residential areas of apartments and villas, 5 residential areas rebuilt from old districts, 7 peasants' new villages, 3 city pilot quarters and topics of environmental design and architectural furnitures. There are altogether 314 printed sheets with 325 drawings and 623 photos, suitable for the reference of relevant leaders, managers and technical personnel engaged in planning, design, development, management and property management, as well as professors, teachers and students of colleges and universities and researchers. The album is Chinese-English bilingual to facilitate both domestic and foreign technical exchanges.

This album through suggestion and selection collects mainly 46 cases of completed residential areas of different types and sizes, mainly in city proper, and appropriately including some residential areas of satellite towns, higher standard apartments, villas and pilot quarters. To reflect the achievements in the construction of rural living areas, it has also recorded certain cases of residential quarters in villages and townships. In the reconstruction of the old district of Shanghai, there are much experiences in housing construction. Hence some comparatively successful cases have also been recorded. In addition, a few cases of environmental design and architectural furnitures have been selected for professional studies.

The period of the collections in the album is over 40 years from 1951 to 1966, the context of recent ten years being the primary. Since the foundation of the People's Republic of China, such as Cao Yang Housing Estate, Fan Gua Lone, etc. have also been appropriately recorded so as to reflect historical continuity. The information given for each case adheres to clear viewpoint and stresses focal point. All features and characteristics concerning planning layout, road structure, house design, allocation of public facilities, environmental design and development and management of residential areas are systematically analyzed through summarizing of experience so that the construction of residential areas later on can draw lessons from them and attain new level connectively.

Shi Yuxue

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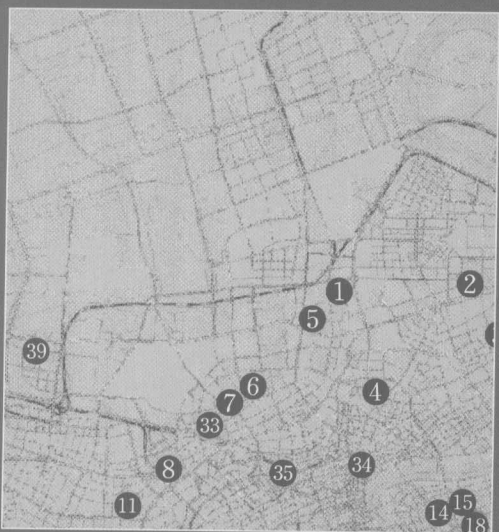
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上海市居住区布局规划及实施

LAYOUT PLAN AND IMPLEMENTATION OF SHANGHAI HOUSING





上海市居住区建设用地的布局图 Distribution diagram of land for Shanghai housing construction



建国前已建居住区用地
Land for existing housing before
the foundation of our country



1950—1980 期间新建居住区用地
Land for newly-built housing
during 1950-1980



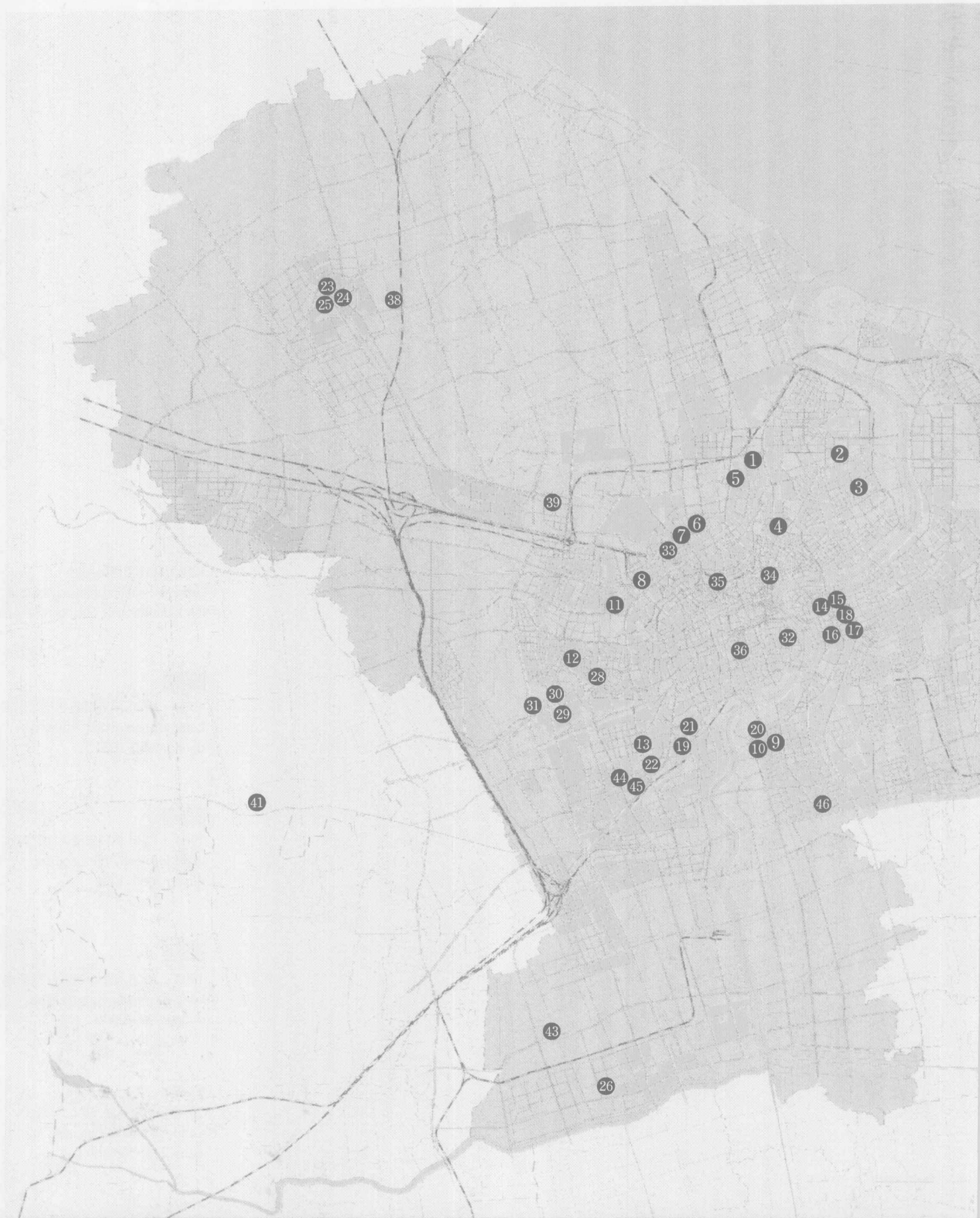
1981—1990 期间新建居住区用地
Land for newly-built housing
during 1981-1990



1991—2000 期间新建居住区用地
Land for newly-built housing
during 1991-2000



21 世纪初期规划居住区用地
Land for planned housing in
early 21st century



上海市居住区建设主要实例分布图 Distribution diagram of major cases of Shanghai housing construction



1. 丰镇小区
2. 民星一村
3. 长白新村
4. 曲阳新村
5. 锦苑小区
6. 沪太新村
7. 甘泉新村(北块)
8. 管弄新村
9. 上南新村(十村)
10. 德州新村
11. 曹杨新村
12. 仙霞新村
13. 田林新苑
14. 梅园新村(三、四街坊)
15. 梅园新村(五街坊)
16. 南泉新村(东块)
17. 竹园新村
18. 潍坊新村
19. 园南小区
20. 上钢新村
21. 宛南华侨新村
22. 康健新村(花苑村)
23. 嘉定桃园新村
24. 嘉定迎园新村
25. 嘉定梅园新村
26. 闵行一条街
27. 上海石油化工总厂居住区
28. 古北新区
29. 虹桥别墅
30. 新虹桥小别墅
31. 绿谷别墅
32. 引线弄
33. 太浜巷
34. 久耕里
35. 蕃瓜弄
36. 卢湾区(44街坊)
37. 奉贤洪庙二村
38. 嘉定戡浜农民新村
39. 桃浦李子园农民新村
40. 王港朝阳新村
41. 青浦赵巷农民新村
42. 南汇六灶农民新村
43. 马桥旗忠村
44. 康健新村(十五街坊)
45. 康乐小区
46. 三林苑小区



RESIDENTIAL DISTRICT
IN CENTRAL CITY



中心 城 居 住 区