

渐进式保护

PROGRESSIVE PRESERVATION

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“进化”小组 (Team Evolution) 的方案将我们对该地区未来发展状况的理解、对保证不同收入阶层人群混合居住的不懈努力以及对于胡同保护 (结构及空间) 的兴趣结合起来, 力求创造出一种不同的保护方式, 使之在“保护”的同时对当代居民的需求作出积极回应。我们提出在融合历史肌理于周边的当代肌理中时, 不仅是对旧有合院式住宅进行有机更新, 同时将合院住宅的概念“织补”到地段范围以外的新住宅开发中。“渐进式保护”正是对这一方案最恰当的描述。

方案的指导性原则也与这一概念相一致, 包括: 为多种经济收入的人群提供住宅; 为区内居民改善经济状况创造条件; 建筑改良与创新; 利用大容量轨道交通 (地铁站) 带动投资发展。每一原则都认识到了现有社区的价值, 同时提出保持这些资源的方法 (包括发展景观优势)。

“进化”小组建议建立非政府组织 (NGO) 来监督地区规划方案的进行, 非政府组织与私人开发商结合建造新的房屋、公园、及地段内部的道路, 同时监督现有合院住宅的扩建与更新。现有的房主将接受培训, 同时获得家庭贷款的机会以通过使用“预制构件”进行小规模更新。所有的建造过程将伴随着市场的需求而发展。太阳宫地铁站的开通必将对地区市场产生重要影响。非政府组织将会确保市场需求将会对项目的上述原则起强化作用, 从而更好地指导地区发展。



DIVERSIFY

Provide housing for an economically diverse population within a strong civic and open space framework.



INNOVATE

Create a model of historic courtyard housing protection that responds to contemporary resident needs.



EMPOWER

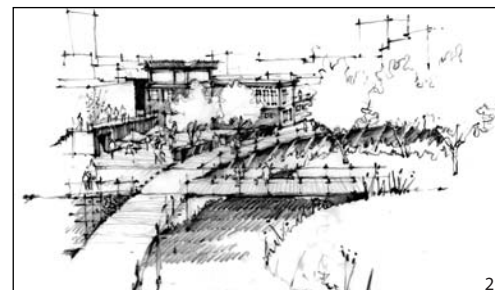
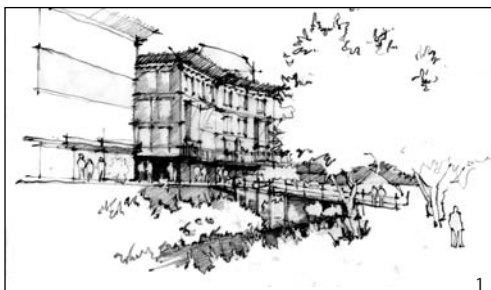
Empower residents through education and small business opportunities. The site's civic axis includes two schools, an adult training and community center, and incubator space.



INVEST

Balance transit supportive commercial development with investment in local cultural resources (exhibition, sales, and training in Beijing hand crafts).

1. 运河边新Loft住宅/New Loft Housing along the Canal
2. 滨水自行车及步道系统/Waterfront Bike Path System





1. 轴测图/Overall axonometric



2. 规划用地图/Proposed Landuse plan

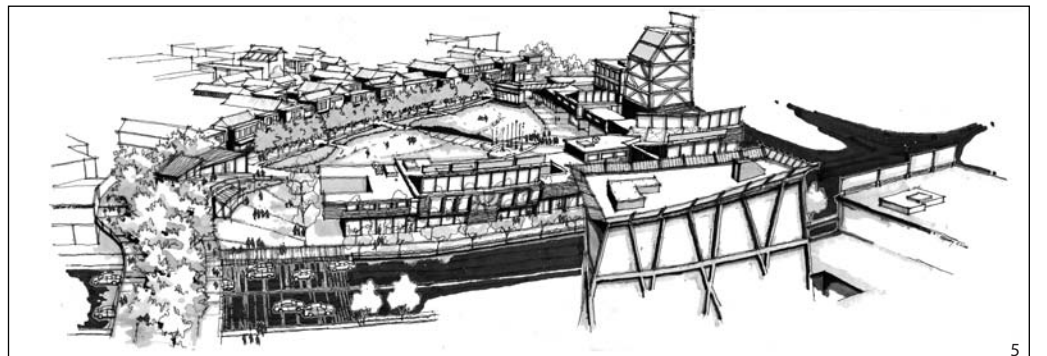
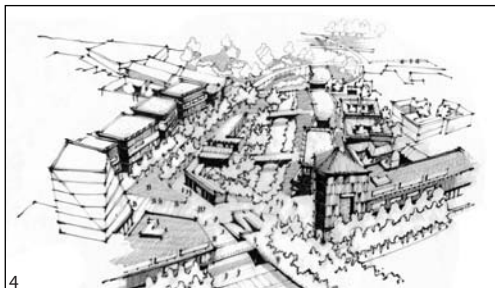
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|--|---------------------------------|
| Retail 87,000 sq. m | Housing 5,000 units |
| Market | Hutong revitalization |
| Neighborhood retail | Market rate mid-rise |
| Restaurant | Market rate high-rise |
| Regional retail | |
| Office | |
| Mixed use and light industrial 36,000 sq. m | Civic 22,000 sq. m |
| Artist live/work lofts | Kindergarten |
| Business Incubator | Primary school |
| | Hospital |
| | NGO office and community center |



3. 交通分析图/Circulation

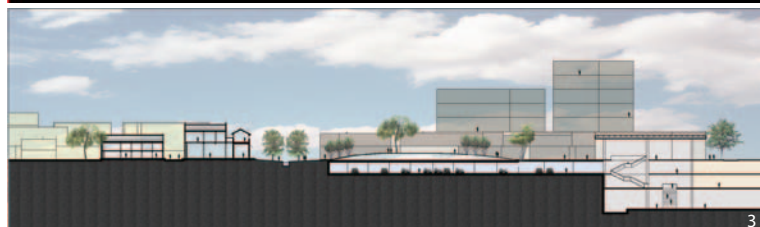
4. 运河透视/Canal Perspective

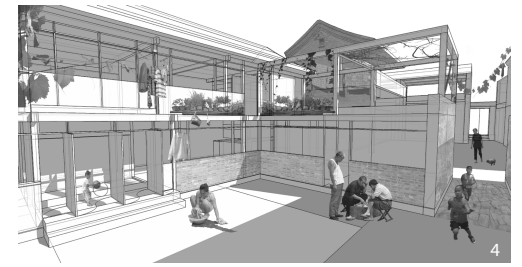
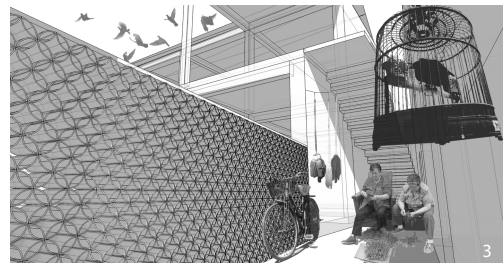
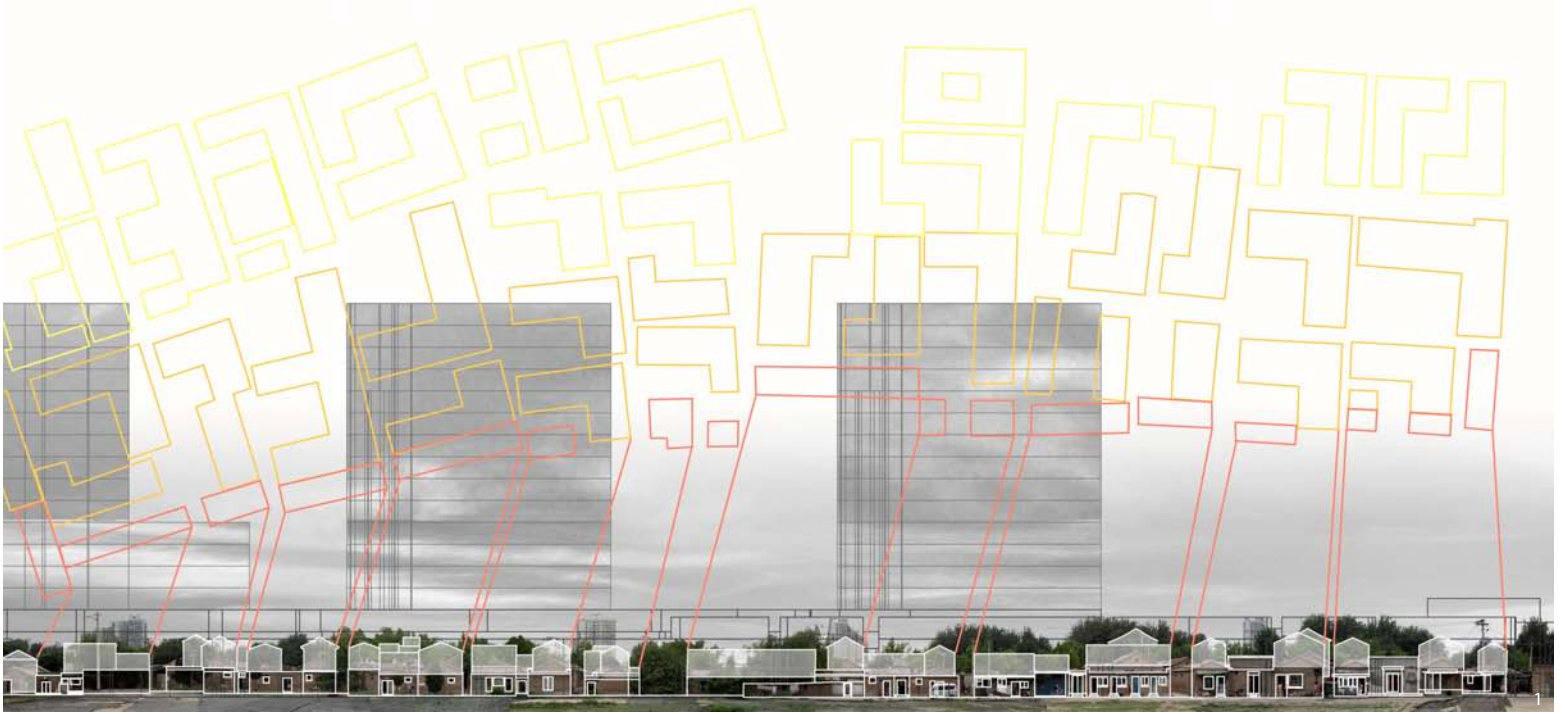
5. 地铁商业与胡同边界公园/Subway Commercial and Hutong Edges lining Park



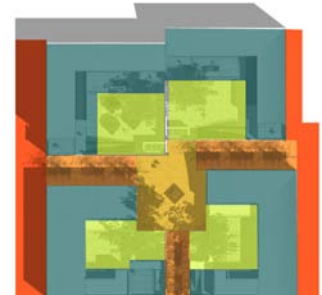


- 1. 平面放大/Detailed Plan
- 2. 2-2剖面/2-2 Section through entire plan
- 3. 3-3剖面/3-3 Section through Hutong Park and Subway Commercial Edge
- 3. 4-4剖面/4-4 Section Elevation along the Subway Commercial Edge





1. 胡同边界更新立面/Elevation of Maximum Build-out along Hutong Edge
 2. 沿街零售商业/Public Street Retail
 3. 传统形式与材料再利用的新方式/Reuse of Traditional Patterns and Materials in New Ways
 4. 私宅的生长/Private Housing showing additional structural units
 5. 新合院住宅单元鸟瞰/Birdseye View of New Market Rate Courtyard Housing
 6. 院落/Internal View of Courtyard
 7. 竹巷/Bamboo Lane
 8. 公共空间与私密空间层级/Hierarchy of Public and Private Space
 4. 新合院住宅单元剖面/Section of New Market Rate Courtyard Housing



Public
 Semi-Private
 Private

