

mo mo

international

International Committee for the
documentation and conservation
of buildings, sites and neighbourhoods of the
modern movement

Urbanism + Landscape E-proceedings 8 • July 2017

**CHINA'S VANISHING SOCIALIST HOUSING HERITAGE:
The Public Housing Complex of the Transport Fleet for
Materials Outside Hunan Province, Changsha: Historical
Context and Contemporary Conservation issues**

Workshop Report June 25 - July 1, 2017
DOCOMOMO International / Hunan University
in collaboration with the
Scottish Centre for Conservation Studies
University of Edinburgh

Exterior view of mid-1960s dormitory block for exemplary workers in the Xiangyun (Hunan Transport Fleet). The surviving slogan reads "Long Live the Invincible Theory of Mao Zhedong!"



CONTENTS

Introduction

E-proceedings editors: Miles Glendinning and Hongbin Ouyang
June 2017

REPORT OF WORKSHOP GROUP 1:

- Ni ZHEN
Zhang XUANPU
Yang YIMING
Pu Yuemin
Ren SIYAO
Tan JIEFANG

REPORT OF WORKSHOP GROUP 2:

- Ling LU
Chen PIN
Zheng YUHUI
Feng YONGQI
Liu YIN
He YINLUN
HASAN

REPORT OF WORKSHOP GROUP 3:

- Seventeen XIE
Mengyao WANG
Jingwen XIE
Yimo LIU
Qingning CAO
Gng.Rageh ALYAFI

REPORT OF WORKSHOP GROUP 4:

- Li SHENG
Li XUECHUN
Zhao QIANYAO
Ren YUXIAO
Zhu LULU
Zhou YAN

Workshop Objective

Public housing, which was overwhelmingly dominant within the residential construction of the planned economy epoch in China and exhibits numerous distinctive characteristics of the times – above all the dispersed organization and walled-in urban landscape of the ‘danwei’ (‘unit’) system - has gradually exited the stage in the years since the beginning of the economic system transition in 1978, and housing institutional reform in the 1990s. The objective set for the four student participant groups of this workshop is to consider how to regenerate public housing based in accordance with the contemporary norms of social-economic system transition and urban space reconstruction prevailing in China, aiming to set this socialist housing patrimony into a wider historical framework, and suggesting ways in which it could continue to play a positive role in city life, while being conserved in a respectful manner.

Summary of the case-study housing block

The Public Housing Complex of the Transport Fleet for Materials Outside Hunan Province is located at 133 Kaifusi Road, Kaifusi Community, Changsha. The building is among the earliest surviving centre-corridor-plan apartment blocks in Changsha. It reflects the danwei organization and modest architectural scale of state enterprises and institutions in China before the 1978 reform and opening-up. Now designated as a ‘General Immovable Cultural Relic’ by Changsha municipality, the block was built in the early 1960s. It comprises a three-storey brick-faced, concrete walled building with a rectangular plan and a total area of 552.96 square metres. Its outer walls are

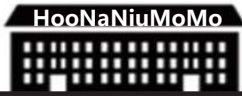
of plain brick masonry with cement plinth, and it is topped by a double-slope roof with semicircular tiles. Internally, it is split into two sections, each with a long corridor on each floor, accessed by staircase. Other monuments of architectural heritage such as the Kaifu Temple, the Liangyiku Warehouse, and the Commercial Warehouse are located nearby.

Project brief

- (1) Measure and record the building, analyze its value, investigate its current situation, and analyze the existing problems;
- (2) Field exploration of the immediate district, to contextualise the block within the wider pre-1978 setting of both its own danwei and neighbouring units;
- (3) Analyze the relation between conservation projects and the current Chinese urban social-economic context of rapid reconstruction, institutional transition and an ageing society;
- (4) Devise a Conservation Plan for the building and its surroundings.



Interior view of apartment in the project study building: the late 1950s staff quarters of the Wai Yun danwei (Transport Fleet for Materials Outside Hunan Province), Kaifusi Road, Changsha



外运队宿舍保护概念规划

Conceptual Planning
of the Apartment of the
exportation Transportation Fleet

中国·湖南·长沙
China · Hunan · Changsha



do.co.mo.mo
international

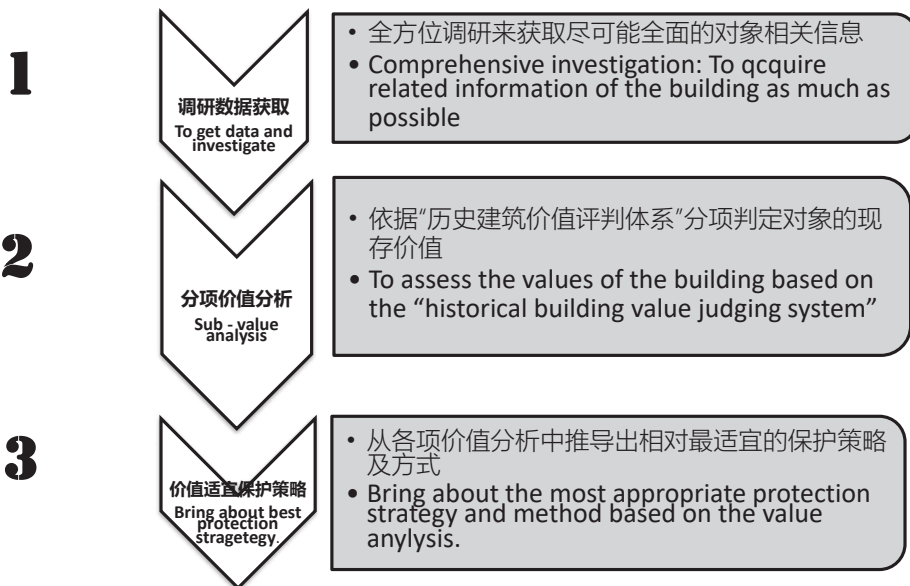
School of Architecture
Hunan University

[Modern Residential Building Heritage Conservation Workshop]
2017/06/25-2017/07/01

【现代居住建筑遗产保护工作坊】

slide 001

项目流程框架 Framework



- 调研方式：建筑测绘及观察记录，使用者寻访，周边环境观察，调查问卷等。
- **Research methods:** mapping and observation, investigation on current users, observation of the surroundings, making questionnaires, etc.

slide 002

研究层级框架 Research Framework

- 参考——历史建筑价值评判标准
Reference——Historical building value assessment system

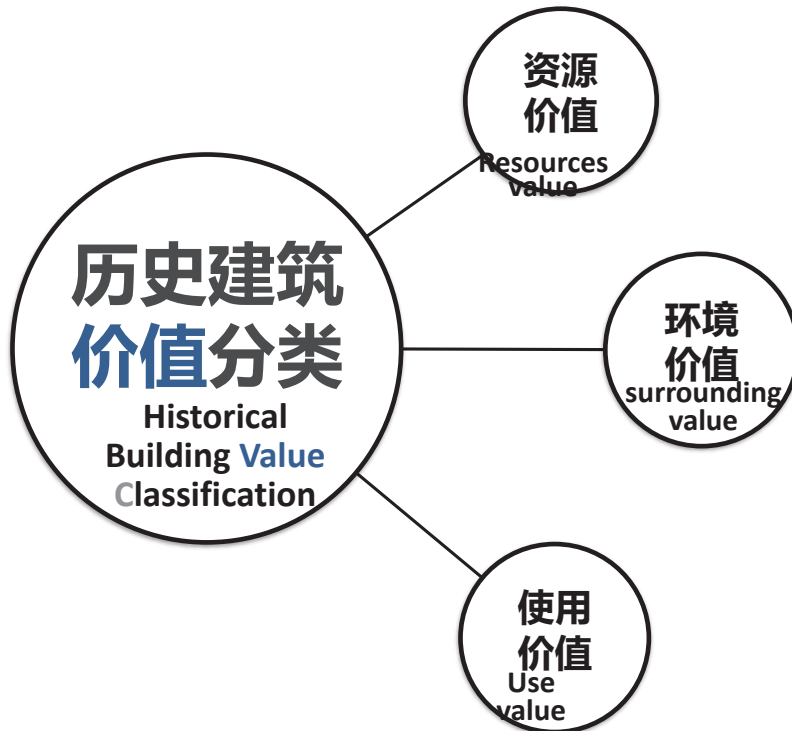
目标	类别	子类别	评判因子
历史建筑综合评价价值评价	资源价值 Resource Value	历史价值 Historical Value	建造年代 time of construction
			相关人物事件 event
			历史背景 background
		科学价值 Scientific Value	科普教育 popular science education
			科学考察 scientific investigation
			建筑结构 structure
		文化艺术价值 Cultural and Artistic Value	建筑风格 style
			设计水平 design level
			设计特色 design feature
	环境价值 Site Value	景观价值 Landscape Value	连续性 continuity
			认同性 receptivity
		布局价值 Layout Value	景观作用 landscape
			规划布局 layout
	使用价值 Utilization Value	适用价值 Applicable Value	相容性 compatibility
			适应性 adaptability
基础价值 Fundamental Value		基础设施 infrastructure	
		造价 cost	

- 参考来源:
苏昶, 徐飞鹏, 历史建筑评价体系研究, 《四川建筑科学研究》, 2012
宋刚, 杨昌鸣, 近现代建筑遗产价值评估体系再研究, 《建筑学报》, 2013
<http://www.jact.com/view/13ee31c416d504895e8a7ec1c228d8cb.html>

- 形成——我们本次对调研对象价值分析的研究体系
The formation of - our research system on the value of the research history building

历史建筑综合评价分析 Historical Building Value Classification	资源价值 Resource value	历史价值 Historical value	建造年代, Construction Period 时代背景 Background	社会背景 Social Background 经济发展水平 economic development 同期建筑 contemporary residential housing		
历史建筑综合评价分析 Historical Building Value Classification	资源价值 Resource value	历史价值 Historical value	建筑历史演变 The vital changes in the building			
			建筑基地调研范围 Location of the researched building			
			文化艺术价值 Cultural and Artistic value	建筑风格 Style of the building	外部形态 appearance	平面布局 Plan layout
					建筑特性 Features of the building	同时期住宅平面比较 comparison of contemporary residential housing
			环境价值 surrounding value	场地布局价值 Layout value		交通变迁 Changes in traffic
					使用价值 Use value	适用价值 Applicable value
			使用价值 Use value	基础价值 Infrastructure value		
					提出策略 Strategy	现状 Proposal: To establish a protection zone
			提出策略 Strategy	现状 Proposal: To establish a protection zone		
					提出策略 Strategy	现状 Proposal: To establish a protection zone

slide 003



slide 004

研究对象区位 Location of the researched building

slide 005



slide 006

历史价值 Historical Value

slide 007



slide 008

历史价值 Historical Value

- **建造年代** Construction period of the building
- **时代背景** Background
 - A. **社会背景** Social background
 - B. **经济发展水平** The level of economic development
 - C. **同期建筑** Contemporary residential housing
- **建筑历史演变** The vital changes in this building

slide 009

■ 建造年代 Construction period of the building

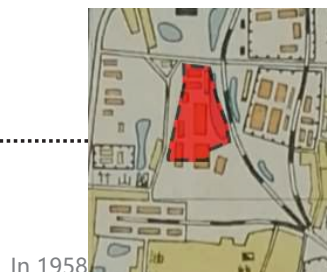
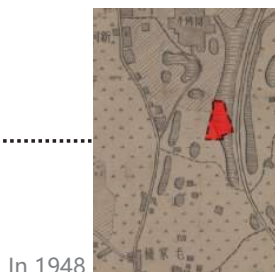
断代过程 Judging the construction period

A. 实地调查访谈 On-site Investigation & Interviews

大部分60岁以上原住户表示，此栋宿舍楼乃20世纪60年代初所建。
Most people over 60 said the building was built in the early 1960s.

B. 历史地图分析 Analysis and comparison of old maps

- **长沙老地图上基地的历史变迁** Major changes in this site in the old maps



- ✓由图可见，**1948年**——基地呈闲置荒地状态，未有房屋建筑；
- 1958年**——基地上开始出现数栋建筑，表明此时工厂建设已初具规模；
- 1977年**——基地上已存在多个物流仓储类工厂及车队，乃工厂繁荣发展时期。

In 1948 - the base was vacant and there was no house on it.

In 1958 - several buildings appeared on the base, indicating that many factories were constructed.

In 1977 - the buildings with apartments in the site were of full size, which manifests the period of the factory boom.

slide 010

■ 建造年代 Construction period of the building

✓ 分析推导结论——

通过对长沙各时期历史地图的分析，证实了实地调查访谈得到宿舍楼的大致始建年代为真实可信的。并且由地图可推断出，**原外贸运输车队建厂于1950s末-1960s初**，而单位配套宿舍楼随建厂时而建，则综合分析研究后得出：

宿舍楼**始建时间为1960s初期**。

✓ Analytical Conclusion——

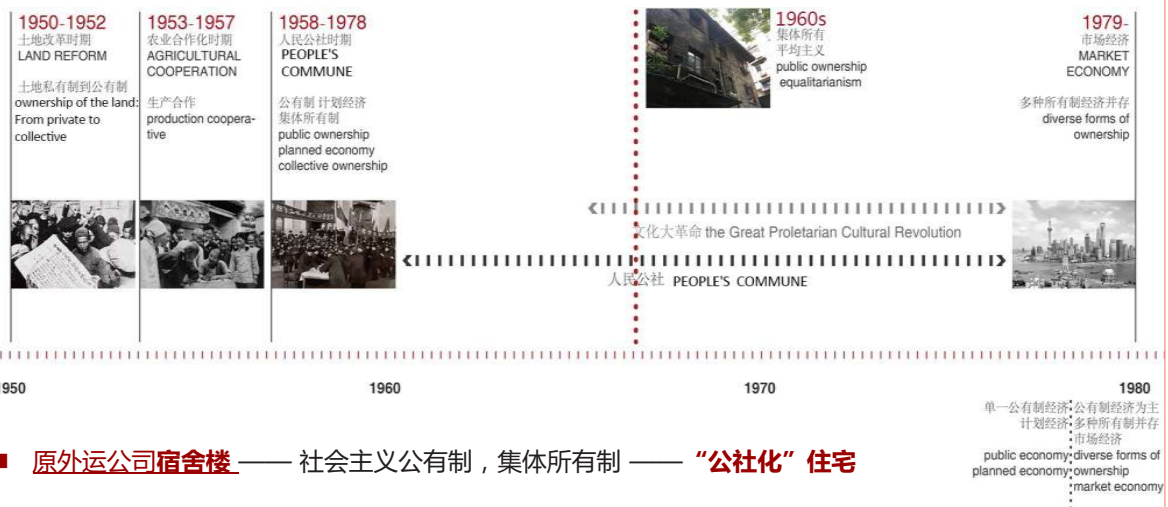
Through the analysis of the historical map made in different periods in changsha, it is proved that the construction time we've known from the on-site interviews was credible. It can be inferred from the map **that the original foreign trade transportation fleet** was established **in the late 1950s and early 1960s**, and its apartment building was built soon afterwards. Overall, we concluded that:

The building was **built in the early 1960s**.

slide 011

■ 时代背景 Background

A. 社会背景 social background



■ 原外贸公司宿舍楼——社会主义公有制，集体所有制——“公社化”住宅

■ The Former apartment of the foreign trade transportation fleet -is a "Commune" Residential under Socialism Public Ownership and Collective Ownership

slide 012

时代背景 Background

B. 经济发展水平 The level of economic development

Gross Domestic Product(1960-1980)

时间YEAR	美国USA(亿美元)	中国PRC(亿人民币)	中国PRC(亿美元)
1960	5433.00	1470.10	216.19
1961	5633.00	1232.30	181.22
1962	6051.00	1162.20	170.91
1963	6386.00	1248.30	183.57
1964	6858.00	1469.90	216.16
1965	7437.00	1734.00	255.00
1966	8150.00	1888.70	277.75
1967	8617.00	1794.20	263.85
1968	9425.00	1744.10	256.49
1969	10199.00	1962.20	288.56
1970	107590.00	2279.70	335.25
1971	116780.00	2456.90	361.31
1972	128240.00	2552.40	375.35
1973	142850.00	2756.20	405.32
1974	154880.00	2827.70	415.84
1975	168890.00	3039.50	446.99
1976	187760.00	2988.60	439.50
1977	20860.00	3250.00	477.94
1978	235660.00	3678.70	540.99
1979	263210.00	4100.50	603.01
1980	286250.00	4587.60	674.85

- **1960s** —— **计划经济时期**
 - 同期美国GDP ≈ 5×中国GDP
 - **建筑造价** 缩减, **住房供给** 紧张
 - **单位住宅福利分配** & **低租金制度**
 - 政府兴建居民**宿舍楼** & **工人新村**
- **1960s was a time of planned economy** - US's GDP of that period was almost **5** times China's GDP .
 - Construction **expense** are restricted and house **supply** is tight
 - **Welfare of apartment Distribution** & **Low Rent** System
 - The government built **residential houses** and **workers'village**

[数据来源：国家数据网站<http://data.stats.gov.cn/?from=singlemessage>]
 [source: national statistics web site, <http://data.stats.gov.cn/?from=singlemessage>]

slide 013

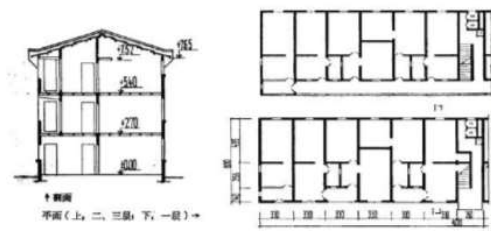
时代背景 Background

C. 同期建筑 Comparison of contemporary residential housing.

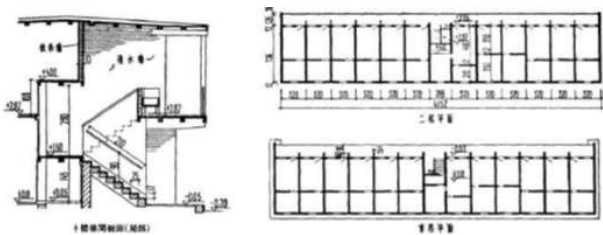
成都市百花村住宅 Chengdu Baihua Village



重庆市住宅 Chongqing residential



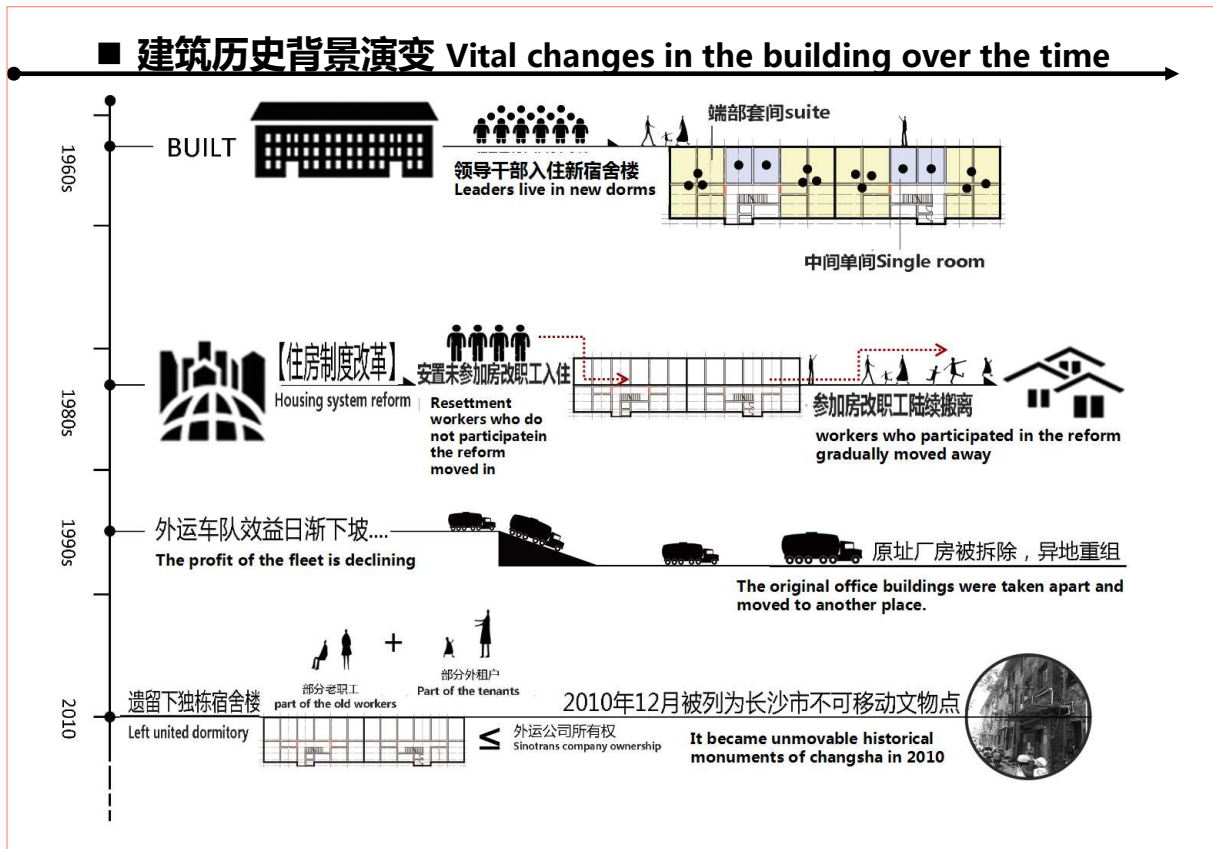
北京市崇文区住宅 Chongwen District, Beijing residential



- 均属于1958-1983年“人民公社”时期“**公社化**”住宅类型：基本为三至六层的**简易楼房**（筒子楼、伙单等），楼层内均有一个**通道**，设公共厨房、厕所、水房等作为**公用设施**。
- All of them are "**commune residential**" in "People's Commune" period : They are mainly **simple** buildings of 3-6 storeys (e.g. cheese floor, gangs), the floor has a **corridor**, a public kitchen, a public Water room as **public facilities**.

图片及资料出处：
 贯彻“干打垒”精神，降低非生产性建筑造价——住宅、宿舍设计汇编，《建筑学报》，1966
 Picture and information source :
 Carry out the spirit of "dry play base" and reduce the cost of nonproductive construction - compilation of residential and dormitory design, "Journal of Architecture", 1966

slide 014



slide 015

✓ 历史价值分析 Historical value analysis

- **建筑年代 Construction period of the building** ——
 根据史料及访谈综合判定出对象建筑是1960s初所建。
 According to historical materials and interviews, the object building was built in early 1960s.
- **时代背景 Time background** ——
 - **社会背景**：正值我国社会主义初期发展阶段，基于特定公有制和集体所有制的社会背景下，产生的特有的“公社化”住宅形式，是一段特殊历史时期的历史实证。
 - **Social background**: During the early development stage of socialism in our country, due to the specific social background, the public ownership and collective ownership of a unique "GongSheHua" housing form emerged, and they witnessed the special historical period.

slide 016

✓ 历史价值分析 Historical value analysis

- **时代背景 Time background** ——
 - **经济背景**：反映出当时经济水平滞后的发展状况，以及政府在住房上所采取的应对措施。
 - **Economic background**: it is a reflection of the low level of economic development and a reflection of the government's measures to residential housing..
 - **同期建筑**：同期“公社化”住宅的建筑设计手法基本相类似。从公共空间的集约化利用可以反映当时整体的经济状况，从通廊式集体住房和共用厨卫等可以看出当时人们的邻里相处模式。
 - **Over the same period**: The architectural designs of "commune residential" in the same period are similar. The intensive utilization of public space can reflect the overall economic development of the time. From the corridor of collective housing and the shared-kitchen and shared-bathroom, we can read the neighborhood patterns of that period.

slide 017

✓ 历史价值小结 Historical value conclusion

- ◆ **因此**，能有幸保留下一栋当时**完整的**的**住宅建筑**，乃一定程度上为后人**重现**了真实的**历史生活场景**，也为后世增添了一处**宝贵的历史**财富！
- ◆ **In conclusion**, To preserve a **complete residential building** of that period, we will be able to **reproduce** the real **historical life scenes**. It is also a valuable **historical** wealth for our descendents.

slide 018

文化艺术价值 Cultural and artistic value

slide 019

文化艺术价值 Cultural and artistic Value

- **建筑基地调研范围** Location of the researched building
- **建筑风格** Architectural Style
 - A. 外部形态appearance
 - B. 平面布局plane layout
- **建筑特性** Architectural features
 - A. 同时期住宅平面比较
Comparison of layout of contemporary residential housing
 - B. 平面布局现存主要问题Problems of current layout
 - C. 建筑立面Facade
 - D. 建筑装饰Decoration

slide 020

1. Researched area around the building

1.建筑基地调研范围 Location of the researched building



slide 021

2. Building style 建筑风格

I . Appearance of the building :

建筑外部形态

Grey brick drywall (outer wall:24 wall); sloping roof; symmetry about the axis, Decent plane.
外部清水青砖墙，坡屋顶，中轴布局。

Constructed in 1962, it is a typical Soviet style building"
结合建筑年代 (20世纪50年代) 为典型的“苏联式建筑特征”

Cultural background of "Soviet style architecture" :
关于“苏式建筑”的文化背景：

"Soviet style architecture" is a popular saying.

Features: "built in 50s ", " brick walls", " warm in winter and cool in summer".

Affected by politics, Chinese architecture had a strong Soviet ideology in design and planning.

“苏式建筑”是民间约定俗成的一种说法。明显特点有：“五十年代建造”、“青砖厚墙”、“冬暖夏凉”。从形式上讲，指的是五十年代苏联援建时期的坡屋顶、厚墙、三四层内，整体呈“周边式”布局的建筑。受国际形势影响，那时中国的建筑在设计和规划上都具有强烈的苏联式意识形态色彩。



slide 022

II. Layout of the building:

建筑的平面布局：

“the Tongzidou pattern” “ shared kitchens and toilets”



The cultural background of "Tongzidou pattern" :

“筒子楼模式”的文化背景：

"A large collection of low-rent social housing" (French):

After World War II, the French government brought out these design to speed up the construction of the city, and to solve the house shortage as soon as possible. The house is equipped with water and electricity, heating, gas and other necessary facilities.

“大型集合廉价社会住宅”：二战后法国政府为加快城市建设用最短时间和最经济的方法解决住房危机1953年提出并开始设计、建设大型集合社会住宅即以高层点式和多层板式的建筑为主同时为住宅配备水、电、暖、气等必要配套设施。



In the middle of 1950s, large residential buildings were built in the suburbs of France

slide 023

The cultural background of "Tongzidou pattern" :

“筒子楼模式”的文化背景：

"The Soviet style" (the Soviet Union):

In 1953, Khrushchev learned from the French style and tried to solve the Soviet Union's urban housing problems in the most economical and efficient way. This type of building is basically designed and constructed on the Soviet standard. For Soviet experts provided the basic building frames, the "Soviet style" was almost the same in all parts of the country.

赫鲁晓夫决意学习法国“大集合式廉价社会住宅”，用更经济、高效的建造方式尽快改善苏联城市居民的住房难题，目标是要在“20年内建成共产主义”。这类建筑基本按照苏联标准化住宅的样式设计建造。由于苏联专家规定了墙体厚度、层数、屋顶式样等基本建筑框架，所以全国各地的这类“苏式建筑”几乎一样。

"The Soviet style in China" :

After the Establishment of People's Republic of China, especially in the 50-60's, due to the "one-sided" policy, Our nation learned from them, designing a large number of "Soviet style" buildings. The corresponding exploration、promotion、design standard、component specifications, construction machinery of these buildings and the winter construction technology, as products of a special era, have their own historical and cultural value of science.

解放后特别是50-60年代，中国政府由于采取“一边倒”的政策使得全国的建设都在模仿苏联的模式，建筑风格也是受到斯大林时期的俄罗斯古典主义的影响，模仿并参照设计建设了一大批“苏式”建筑。这些建筑在设计标准化、构件规格化、施工机械化、装配化以及流水作业法和冬季施工等技术的推广方面进行了相应的探索，作为一个特殊时代的产物是具有其历史文化科学价值的。



Khrushchev



An assembly house in the Soviet union



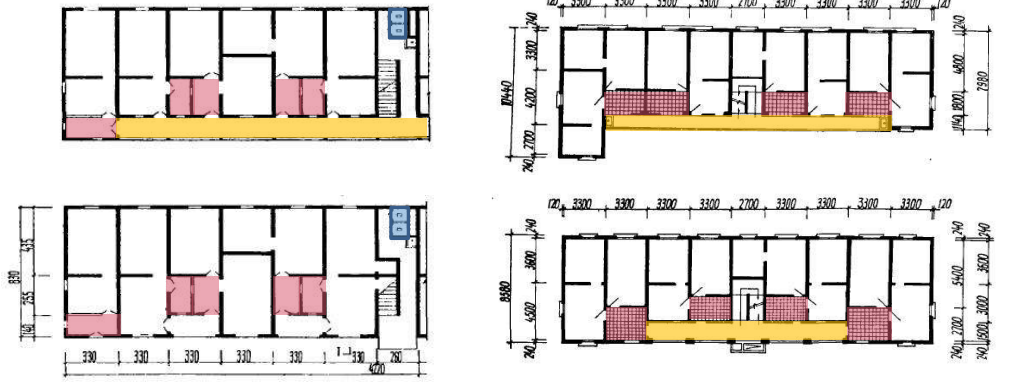
The meeting between Mao Zedong and Khrushchev

slide 024

3. Architectural Feature 建筑特性

A. 同时期住宅平面比较

Comparison of layout of buildings built in the 1960s

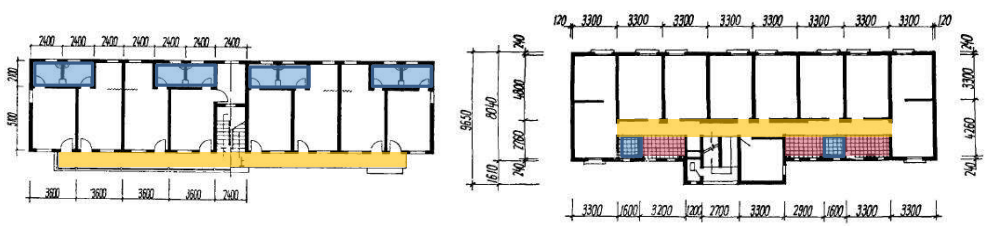


成都市百花村住宅平面 1960s
Dwelling in Baihua Village, Chengdu
(Encourage the Spirit of "Gandalei", to Reduce the Cost of Buildings or Structures not used for Production)
来源：论文《贯彻“干打垒”精神，降低非生产性建筑造价》

重庆市住宅平面 1965
Dwelling in Chongqing
(Encourage the Spirit of "Gandalei", to Reduce the Cost of Buildings or Structures not used for Production)
来源：论文《贯彻“干打垒”精神，降低非生产性建筑造价》

- 厨房 Kitchen
- 卫生间 Toilet
- 走廊 Corridor

slide 025

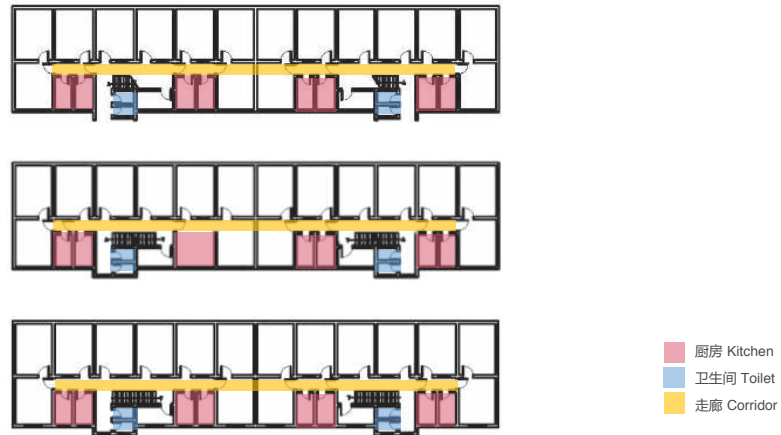


湖南省二层住宅平面 60s
A two-story house in Hunan
(Encourage the Spirit of "Gandalei", to Reduce the Cost of Buildings or Structures not used for Production)
来源：论文《贯彻“干打垒”精神，降低非生产性建筑造价》

重庆市住宅平面 1965
Dwelling in Chongqing
(Encourage the Spirit of "Gandalei", to Reduce the Cost of Buildings or Structures not used for Production)
来源：论文《贯彻“干打垒”精神，降低非生产性建筑造价》

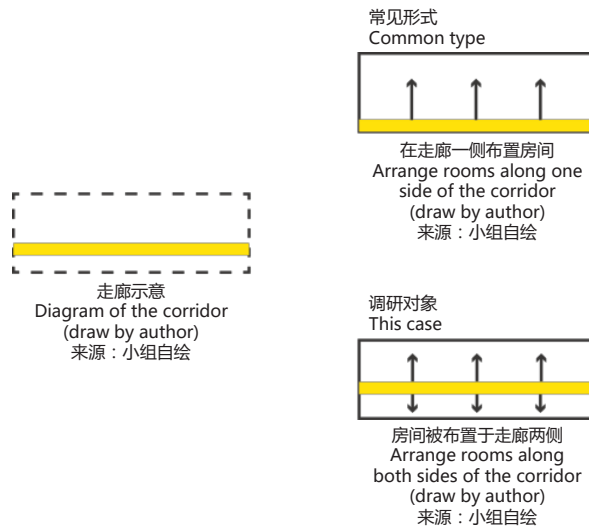
- 厨房 Kitchen
- 卫生间 Toilet
- 走廊 Corridor

slide 026



外运宿舍平面 1962
Layout of the apartment of foreign trade transportation fleet in Hunan (draw by author)
来源：小组自绘

slide 027



- 分析
在上世纪60年代，房间常被设置于走廊两侧，走廊是建筑的核心。此时的大部分居住建筑都为外廊式，但本次调研的案例为内廊式。
- 结论
建筑的整体布局具有鲜明的时代特点，但同时也是非典型的平面布置方式，兼具共性与特性，值得保留。
- Analysis
In the 1960s, rooms are arranged along one-side of the corridor. Corridor is the core of the house. Most of dwellings at that time are similar to this. However, this building has rooms arranged Along both side of the corridor, it is the middle corridor type.
- Conclusion
The dwelling' s layout is typical of that period. But it is also unique. This layout deserves to be preserved.

slide 028

B.平面布局现存主要问题
Main problem in layout



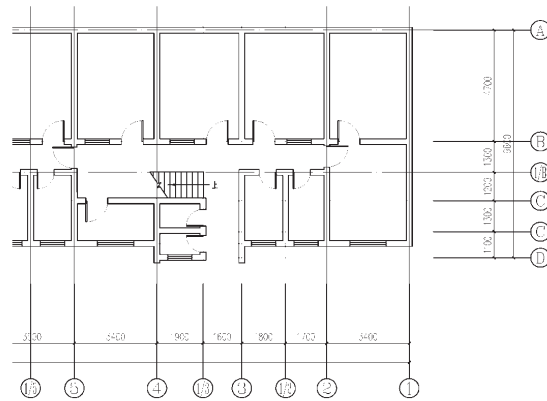
外运宿舍厕所布置
Arrangement of toilets in the apartment of foreign trade transportation fleet
(draw by author)
来源：小组自绘

- 分析
由于时代特性，建筑内每层设置多处厕所，但由于厕所布置于建筑物的入口处，建筑内有一定异味。同时，由于该公共厕所缺少淋浴部分，并不适应于现代生活。
- 结论
厕所需要重新安排布置。
- Analysis
The building smells as the toilets are arranged at the entrance to this building. It is not very convenient for modern life for people can't take a shower inside.
- Conclusion
Bathrooms needed to be rearranged.

slide 029



走廊局部照片
Photos of some parts of corridor in the house
(photo by author)
来源：小组自摄



外运宿舍走廊布置
Arrangement of corridor in the apartment of foreign trade transportation fleet
(draw by author)
来源：小组自绘

- 分析
由于两侧都为房间，走廊无法直接采光，导致十分幽暗。走廊仅1.3米宽。
- 结论
住宅的公共区域可以通过设计手段加强其在建筑中的作用，增加走廊内采光。
- Analysis
As rooms are arranged along both side of the corridor, It is quite dim and narrow(1.3m in breadth). Internal lighting relies entirely on artificial lighting.
- Conclusion
Measures should be taken to lighter the corridor.

slide 030

建筑特性**Architectural Feature****平面布局分析总结****Analysis and conclusion of layout****• 分析**

建筑平面体现出20世纪60年代的社会背景，布局上总体体现了以走廊为核心的住宅建筑设计方式，但该建筑并非典型的外廊式建筑。

建筑较为局促，但居住空间基本满足采光通风要求，公共空间较为幽暗狭窄。

建筑内部分功能布局如厕所不能满足现代生活需求。

• 结论

建筑平面布局在体现社会情况、历史时期方面有一定的价值。

但需要对部分功能空间和公共空间进行改造或功能置换以适应现代生活。

• Analysis

The layout reflects the social background in the 1960s. It also reflects the design trend in which corridors are the core of the residential building. But the building is not a typical veranda style house.

The space is arranged tight but it can meet the requirements of lighting and ventilation. However, the corridor is quite dim.

Some functional layout can not achieve the standard of modern housing.

• Conclusion

The dwelling' s layout is of contemporary style. This layout deserves to be preserved.

Some functions & spaces need to be rearranged.

slide 031

C.建筑立面Building facade

外运宿舍外立面
Façade of the apartment of foreign trade transportation fleet
(photo by author)
来源：小组自摄

湖南传统民居立面
Façade of traditional house in Hunan
来源：http://menpiao.tuniu.com/t_6522

**• 分析**

建筑的承重墙体被未粉刷的暴露在外，这些青砖亦是中国传统建筑中的常见材料。

• 结论

建筑外立面具有传统中国建筑的特色，且青砖是为湖南北部民居的常用材料。

• Analysis

The wall of this historic building are left exposed instead of being painted.

The exposed grey brick can be regarded as a typical characteristic of Chinese traditional architecture.

• Conclusion

The dwelling' s facade has features of Chinese traditional architecture.

Grey bricks are often used in traditional houses in the north of Hunan.

slide 032

D.建筑装饰Decoration



外运宿舍楼梯
Stair in the apartment of foreign trade transportation fleet
(photo by author)
来源：小组自摄

建筑特色 装饰性
Architectural Feature
Decoration

- 分析
部分装饰受到苏联影响
- 结论
这些装饰反映了时代思想、社会形态，值得保存。

- Analysis
Some decoration in this historic building is of soviet style.
- Conclusion
These decoration need to be preserved for they reflect the spirit of time.

slide 033

✓ 文化艺术价值分析小结 Summary : the cultural value of Architecture

—— its own symbolic characteristics

——建筑本身的符号特性。

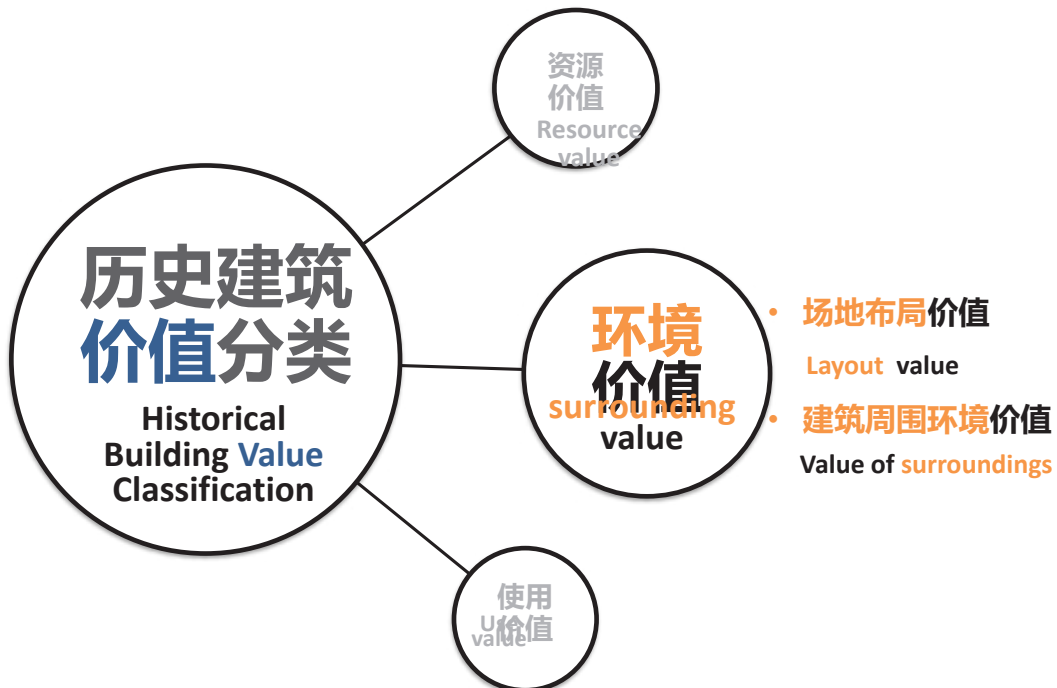
1. Buildings in this era are the products of social ideology which made it different from any traditional Chinese architecture, it has a unique system.
这是特定历史时期的建筑符合社会意识形态的产物，不同于任何中国传统建筑，具有独特的体系。
2. These buildings have spiritual symbolism and cultural connotations, which contain the memories of that time. It conveys information through symbolic representation.
这类建筑具有精神象征意义和文化内涵，蕴含着那个特殊历史时期的发展印记和意识形态。它的文化是通过符号的表征来向人们传达信息。
3. Its characteristics are mainly about "standardization", and it is not worth emulating in modern architecture because of "THE MODE". The most valuable thing need to be preserved is the evolution of "Soviet style standardization" in China (including the Chinese elements in the buildings and the transformation adapted to Chinese customs)
其特点主要体现在“标准化、规格化”，而正是由于这种千篇一律的模式是于现代建筑来说不值得效仿的。而其中最具有保护价值的正是“苏式规格化”在中国本土的演变与进化（包括建筑中结合的中国元素、为适应中国生活习惯进行的改造。

slide 034

资源价值分析结论 Resource value analysis conclusion

- 因此，基于对以上——
“历史价值 + 文化艺术价值”的分析小结，可得出对资源价值的分析总结论
= 外运厂宿舍楼在特定历史时期下，具有一定的历史及文化艺术性的保护价值。
- Based on the “historical value and cultural and artistic value” anlysis, it can be concluded that, the apartment building of the foreign trade transportation fleet itself has a relatively high historical and cultural and artistic value

slide 035



slide 036

场地布局价值
Layout value

slide 037

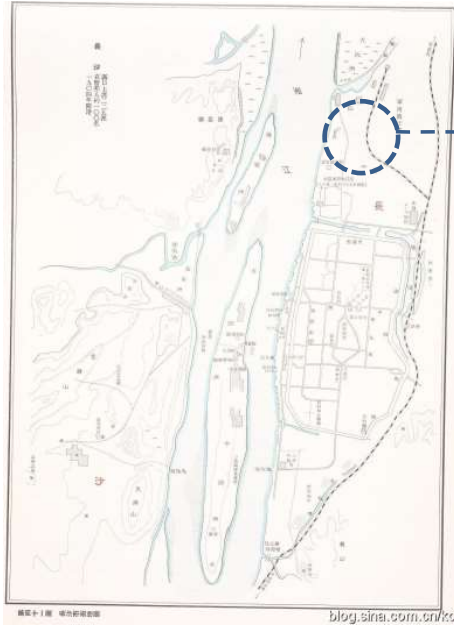
场地布局价值 Layout Value



- **交通变迁** Traffic change
- **建筑布局** Site layout

slide 038

1.交通变迁Traffic change



FIRSTLY



场地周围只有两条道路，东侧是铁路，西侧道路记录不明，估计是人车共用的小马路
Initially there are only two roads around the site--the east is the railway, the west is a path.

地图source of the map : <http://www.docin.com/p-48751261.html>

slide 039



SECONDLY

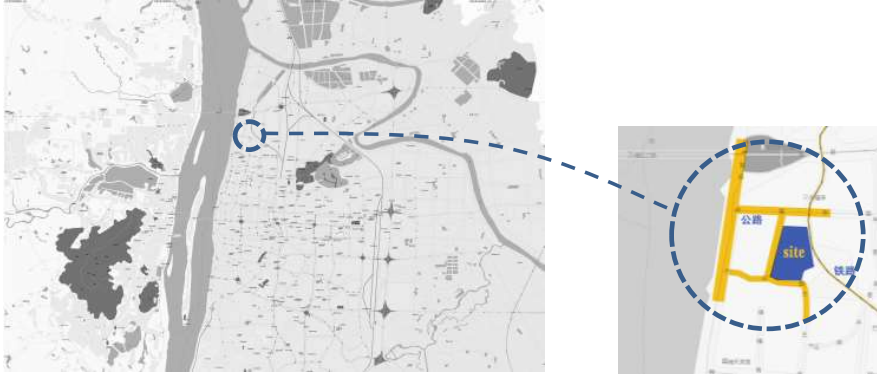


交通发达，道路增多，出现县道、公路、铁路三个等级的道路系统
Traffic has developed, new road appeared.

地图source of the map : <http://www.docin.com/p-48751261.html>

slide 040

THIRDLY

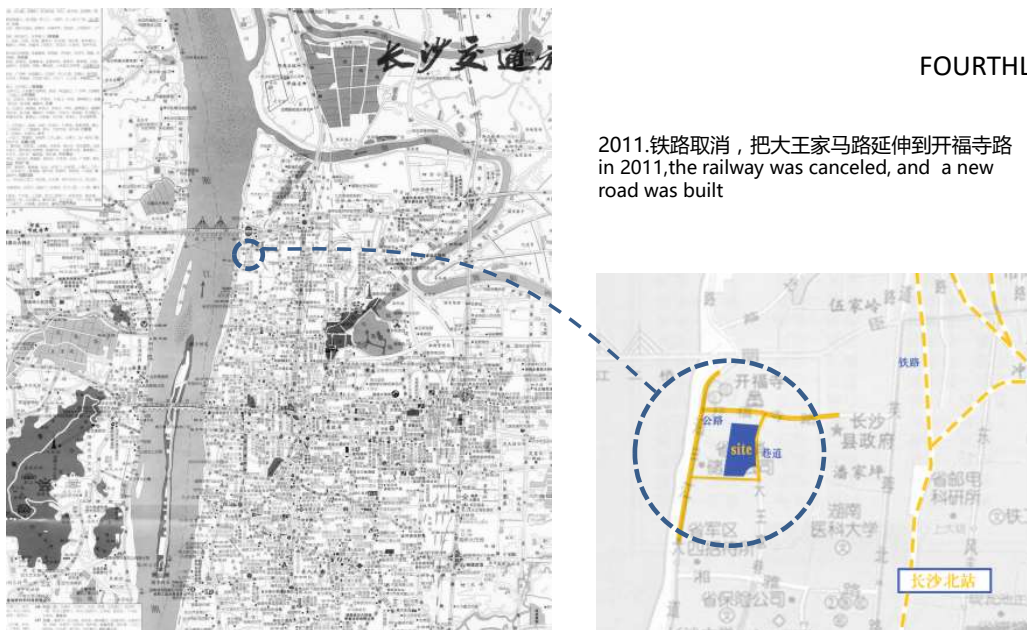


街区规划，道路拓宽
As it is more developed, there were neighborhood planning and the road was widened.

地图source of the map : <http://www.docin.com/p-487571261.html>

slide 041

FOURTHLY



2011. 铁路取消，把大王家马路延伸到开福寺路
in 2011, the railway was canceled, and a new road was built

地图source of the map : <http://www.docin.com/p-487571261.html>

slide 042

FIFTHLY



2016.沿黄兴北路建地铁1号线
in 2016, Metro Line 1 was built

地图source of the map :
<http://map.sogou.com/#c=12576600.5859375,3256384.765625,18&lq=%u5F00%u798F%u5BFA&where=12573386.71875,3255394.53125,12579394.53125,3258933.59375,0&page=1,10>

slide 043

关于交通变迁分析的**结论**：

此处当年作为物流集散地，随着时代的变迁，周边交通仍旧一直延续着较优的通达性和便利性。交通的变迁可以很好地体现自始以来物流仓储选址此处的原因。交通路网的兴衰变化也是场地内运输业兴衰变化的侧影。

Conclusion :

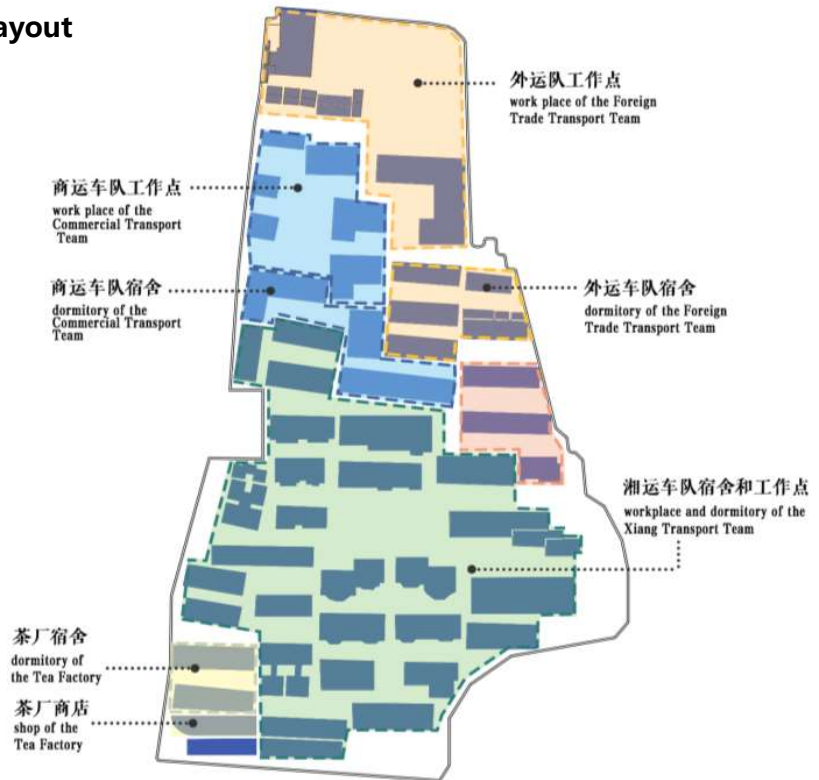
As time went by,the traffic was always accessible and convenient. It is a good reflection of the traffic development of the site which also reflect the historical changes of the companies.

slide 044

2.建筑布局Architecture layout

场地原布局

The original layout of the site



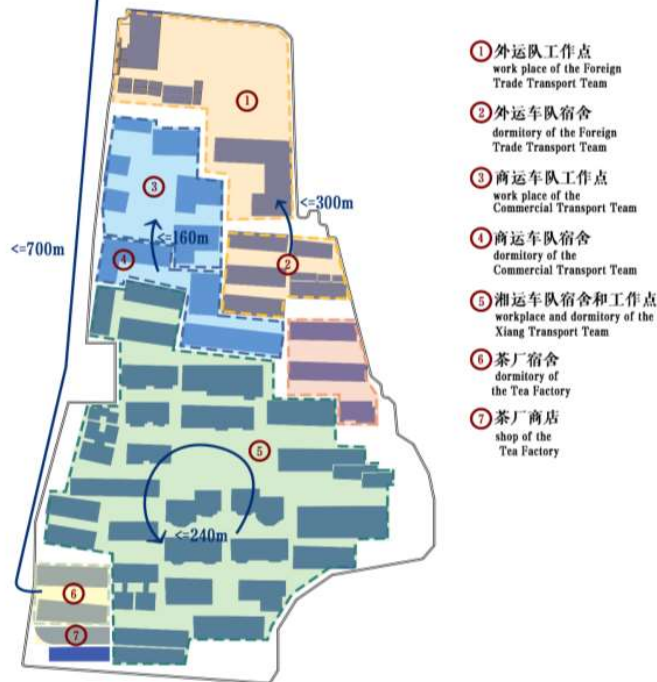
slide 045

The Tea Factory was located behind the Kaifu Temple.

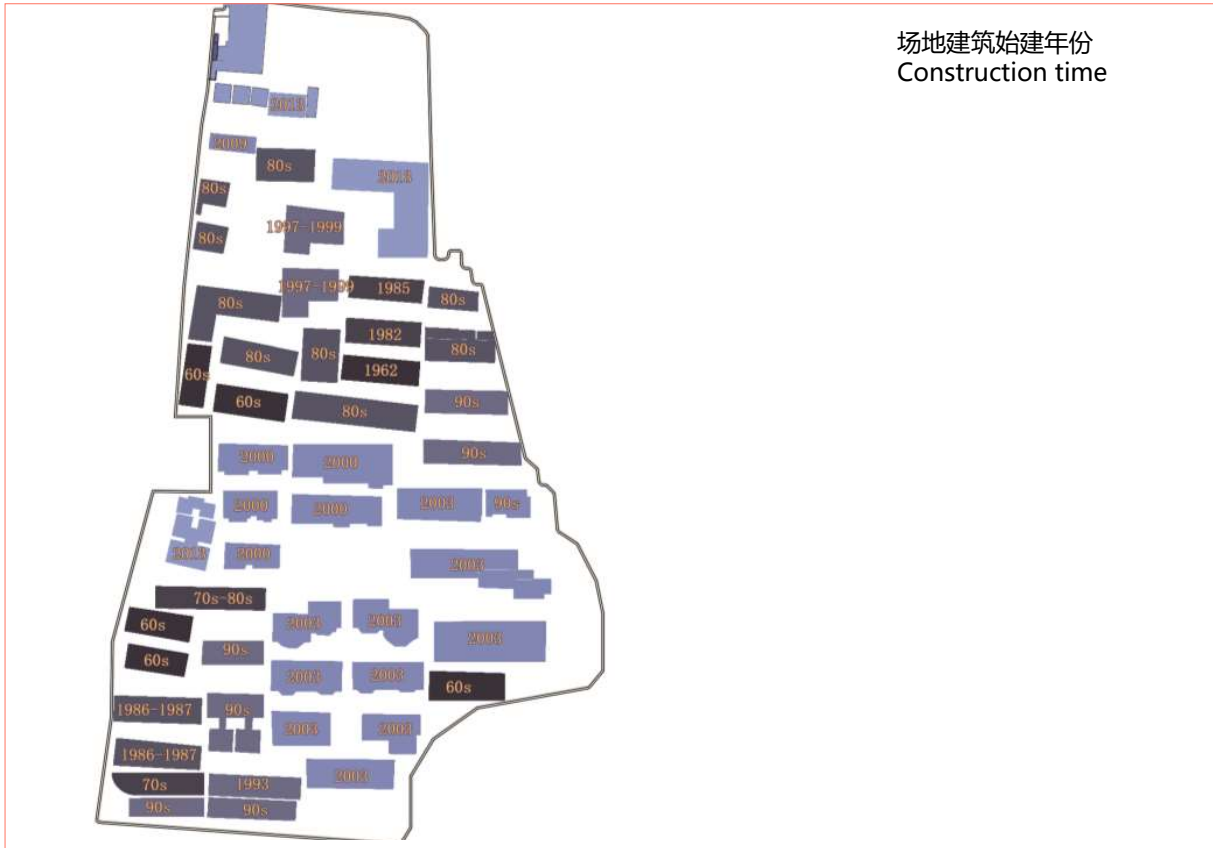


工作点与宿舍布局联系

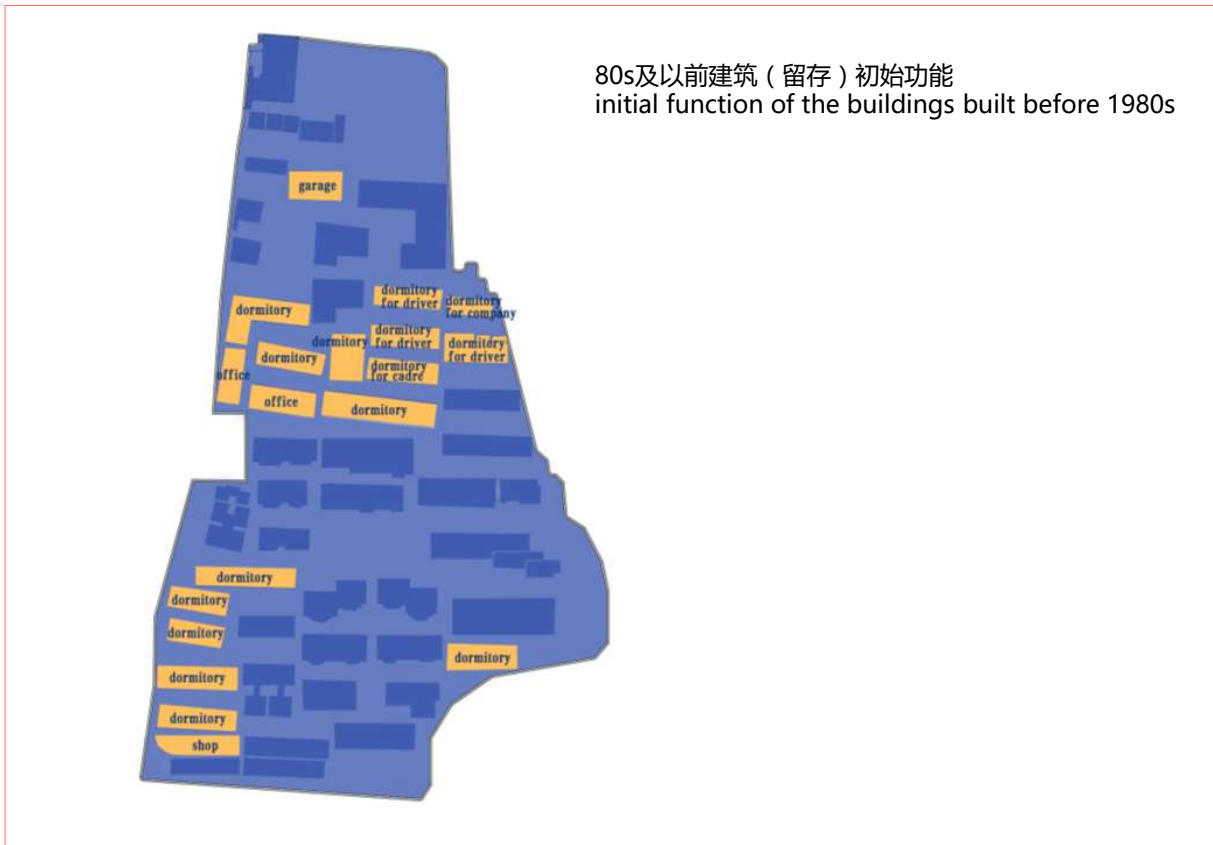
Distance between work places and dormitories



slide 046



slide 047

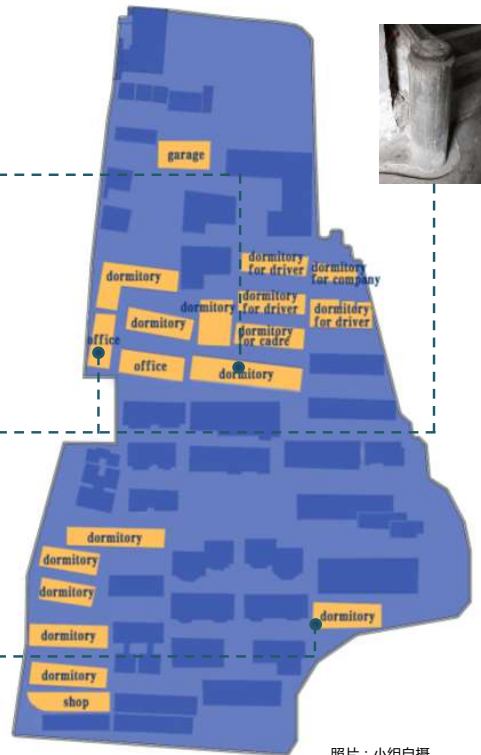


slide 048

场地内历史价值分析[80s及以前建筑 (留存)]
Historical Value Analysis in the Site

2. 建筑architecture

在上个世纪50年代, 前苏联建筑界以批判结构主义为名, 打出了“社会主义的内容, 民族的形式”的旗号, 开始了建筑复古风潮。在“中苏友好”的国际形势下, 我国开始在社会生活的各个方面都广泛借鉴前苏联模式。Affected by Soviet, there are many symbols of soviet influence. For example, the curved handrials and the round window.



照片: 小组自摄
Photos: group authored

slide 051



零星几家老店
several old shops

虽然车队已不复存在, 写着车队名字的门牌还隐藏在沿街商业中间
Although the team has ceased to exist, the name of the fleet is also hidden in the middle of the street business



70s加建一层的痕迹
70s to build a layer of traces

变成集体宿舍后的门牌
List of collective dorms



文革遗迹, 毛泽东语录
Cultural Revolution relics, Mao Zedong's quotations
“战无不胜的毛泽东思想万岁”
“毛泽东的无产阶级革命路线胜利万岁”

70s流行的外廊式住宅, 现因居住需求改变, 廊道变成每家每户的阳台
70s popular corridor-style residential, is due to changes in living need, corridors into each household balcony



照片: 小组自摄
Photos: group authored



slide 052

✓ 场地布局价值分析小结 Conclusion about site layout:

片区内有一系列的历史保护建筑遗迹，各自带着不同的时代特点，是经过城市变迁遗存下来的老长沙的记忆片段，具有一定的历史价值和情感价值。

This area has architecture in different period. They are memories of old Chasha which reflects history and need to be preserved.

slide 053

建筑周围环境价值
Value of surroundings

slide 054

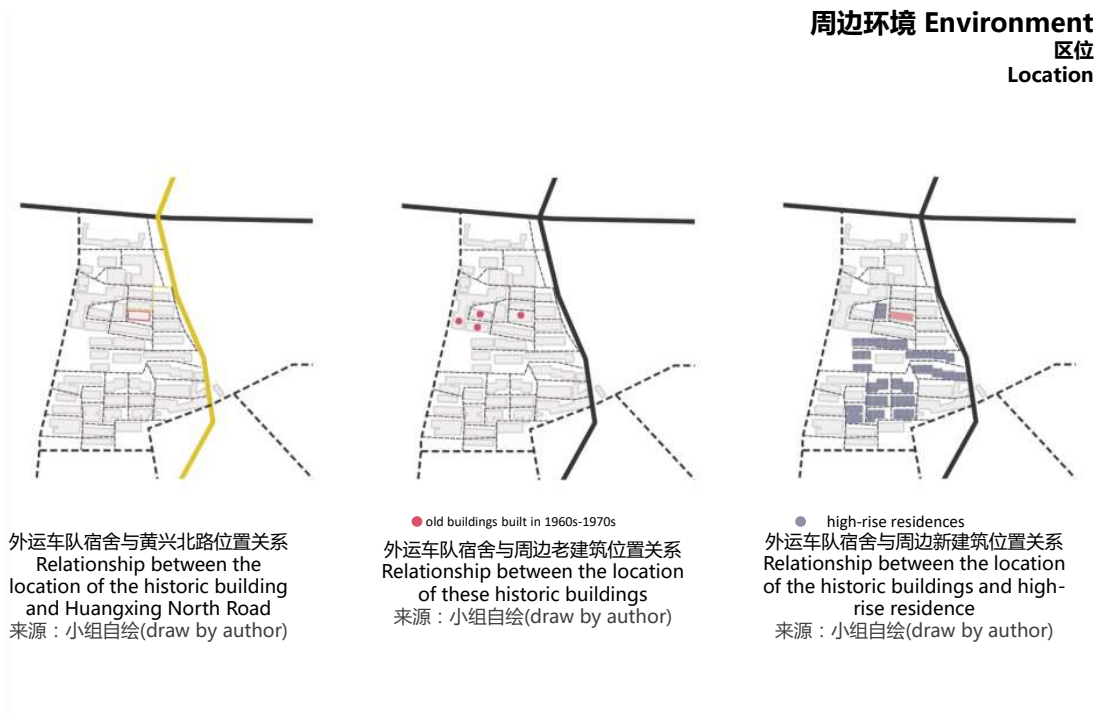
建筑周围环境价值

Value of surroundings around the building

- 区位 Location
- 道路 Road
- 材质 Material

slide 055

周边环境 Environment 区位 Location



slide 056

周边环境 Environment

区位

Location

• 调研分析

在外运车队宿舍与黄兴北路间存在距离；
同时期或服务于同一车队的历史建筑被新建建筑分割开；
如今历史建筑周围环绕了一些高层住宅。

• Survey & Analysis

There is a distance between the dormitory and road.
The buildings with the same commonality are divided into two areas.
The historic monument now is surrounded by some high-rise residences.

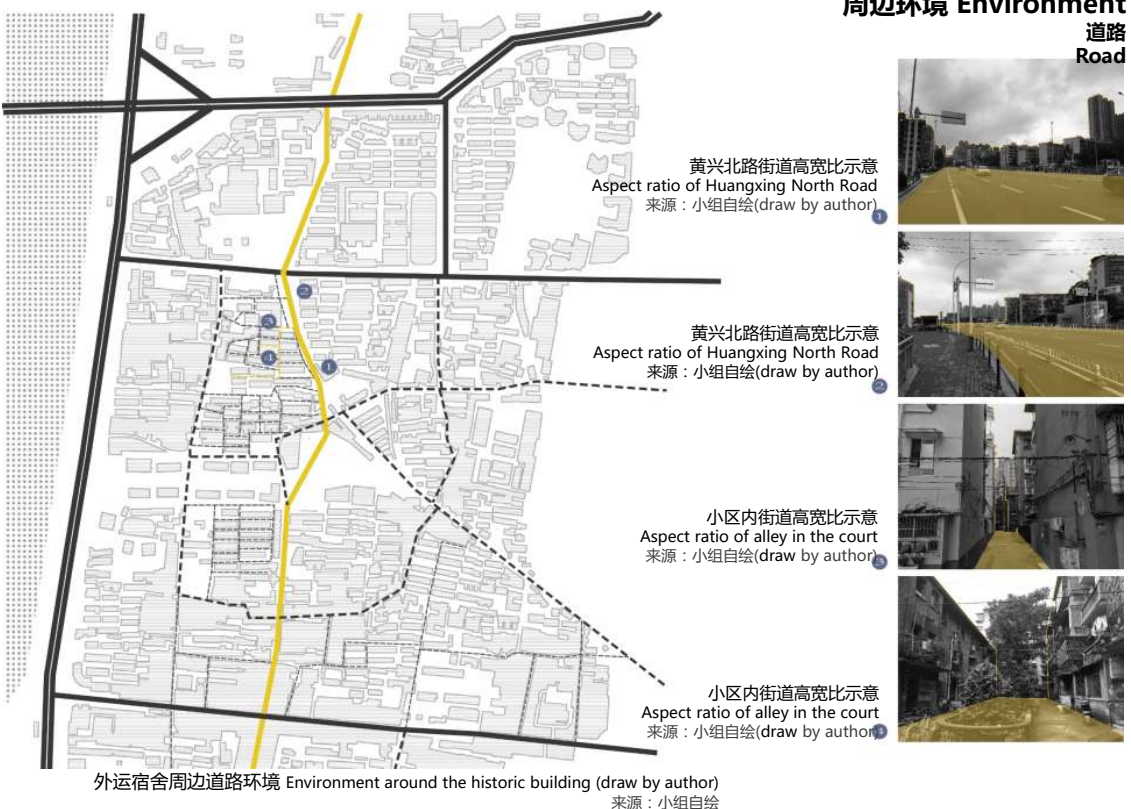
• 策略

采取措施将这些历史建筑重新联系起来，加强街区的叙事性，并增强这片场地的历史价值；
控制周边新建建筑的高度，使历史建筑的地位得以凸显。

• Strategy

Adopt a method of connecting these old buildings together to enhance the narration of the block and increase the historic value of this site.
Control height of new-built residences.

slide 057



slide 058

周边环境 Environment

道路
Road

环境

ENVIRONMENT

• **调研分析**

小区内的巷道创造出了一定的私密性，也同时承担了由公共空间（宽敞马路）向私人空间转换的功能。

• **结论**

该历史建筑的位置决定了它并不适合作为具有较强公共性的空间使用，如咖啡馆、商铺。

• **Survey & Analysis**

The alley creates a sense of privacy and can be regarded as the medium of transition from private space to public areas.

• **Conclusion**

The location of the old building makes it unfit for function like stores and Cafes.

slide 059

周边环境 Environment

材质
Material

环境

ENVIRONMENT

环境情况

该栋建筑的外墙为具有中国传统特色的青砖，与周边建筑色彩较为和谐，整个街区呈现出较为老旧的气质但有生机，但街区内缺乏一定的公共空间。

策略

增加青砖在场地中的使用，延续街区的历史气质。增加场地内的公共空间和公共设施。

State of environment

State of environment

The color of these buildings is harmonious. The block scene is a little obsolete but there is a taste of life. The wall of this historic building are left exposed instead of being painted. The exposed grey brick can be looked as a typical characteristic of Chinese traditional architecture. There are few open spaces in the block.

Strategy

To make full use of grey brick in this site to continue the historic scene. Add some public service facilities.



周边街道拼贴 Collage of streets around the (draw by author)

来源：小组自绘

TILE 贴面砖



PAINT 粉刷



GREY BRICK 青砖



PAINT 粉刷



slide 060

环境价值分析结论 Landscape value analysis conclusion

- 因此，基于以上对——
 “场地布局价值 + 建筑周围环境价值”的分析小结，可得出对**环境价值**的分析总结论 = **外运厂宿舍楼所在区域及周边环境均有一些特定的时代意义，存在较高的保护价值。**
- Based on the "Landscape value + layout value" analysis , it can be concluded that, **the apartment building of the foreign trade transportation fleet together with the block has special historical meanings and deserves to be preserved.**

slide 061



slide 062

适用价值
Applicable value

slide 063

适用价值 Applicable Value



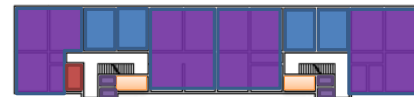
- 原有功能 vs 当前用途 Original function and current use
- 民意调查 Opinion polls

slide 064

原有功能和当前用途
Original Function & Current Usage



- 卧室 Bedroom
- 厕所 Restroom
- 厨房 Kitchen



- 加建 Additional Room
- 杂物间 Utility Room
- 套房 Suite
- 厨房&洗衣房&浴室
Kitchen & Laundry & Shower Room

slide 065



裸露的电线老化严重，会有安全隐患。
Exposed wires are aging badly, there will be security risks.



由于布局问题公共空间无自然日光，必须全天候借助人工照明，部分楼层无照明，部分楼层由居民合资购买了声控灯。Because of the layout, there is no natural daylight in the public space. It is necessary to use artificial lighting all day long. Some floors don't have lighting facilities, and some floors have sound control lights.



部分卫生间堆放杂物，使逼仄的空间进一步缩小，通风采光条件很差。Some restrooms piled up debris and cramped spaces, ventilation and lighting conditions are poor.



排污管道生锈腐蚀，部分管道已被弃用，部分管道由居民自行修补。无燃气管道，居民需要自行购买液化气罐。Some pipelines have been abandoned, and some pipes were repaired by residents themselves. Without gas pipelines, residents need to buy liquefied gas tanks themselves.



墙体外立面污渍斑斑，墙角野草苔藓丛生。The exterior of the wall is dirty and stained with weeds and moss in the corner.



公共空间缺少休息设施，居民进行活动需要自己携带板凳。The public space is short of rest facilities and residents need to carry their own benches.

图片均为小组成员自摄
The pictures were all taken by the members of the group

slide 066

原有功能和当前用途

Original Function & Current Usage

主要变化：

- 居民私自砌筑墙体，使多个单人卧室及部分公用卫生间变成套房。
- 一层部分南侧房间有后期加建的情况。
- 原有公共厨房里加入围挡，将房间分为做饭和具有洗浴洗衣功能的空间。

Main changes：

- Residents built walls without permission and turned multiple single bedrooms and some public bathrooms into suites.
- There are some late built rooms on the south side of the first floor.
- The kitchen was divided into two spaces for cooking, bathing and laundry.

房间的基本使用功能变化不大，建筑平面轴网变化不大，建筑主体结构变化不大。

The main functions of the room changed little, the building plane axis network changed little, and the main structure of the building changed little.

slide 067

民意调查

Opinion poll



邻里关系和谐 Friendly Neighbourhood
低廉的租金 Low Rent Accomodation
交通医疗等社会服务设施完备且方便
The social service facilities such as transportation and medical treatment are complete and convenient



基础设施年久失修 Infrastructure has fallen into disrepair
缺少所属公司的保障 Lack of protection from the company

图片均为小组成员自摄
The pictures were all taken by the members of the group

slide 068

民意调查 Opinion poll

随着上世纪80年代原住民的搬离，现在建筑内居民成员主要为部分原住民（多为老年人）及其后代，以及外地租户，这种由熟悉的同事之间构成的小社会在逐步瓦解，所以这种集体居住空间已经不再与现有居民相适应。

With the removal of aborigines in the 1980s, the residents of the buildings are mainly indigenous people (mostly elderly) and their descendants, as well as foreign tenants. This small society, made up of familiar colleagues, is crumbling. Therefore, this collective living space is no longer compatible with the existing residents.

slide 069

基础价值 Infrastructure value

slide 070

基础价值 Fundamental Value

■ 基础设施-使用现状

■ Infrastructure - Current Situation

	😊	😐	😞		😊	😐	😞
道路交通 road traffic	√						
给水 water supply	√						
排水 drainage				√			
电力 electricity				√			
通信 telecommunication				√			
燃气 gas				√			
绿化 green area		√					
排污 sewage				√			
照明系统 lighting				√			
无障碍通道 barrier-free path				√			
							√
					√		
						√	
					√		
							√
							√
					√		
							√
					√		

调查表
Questionnaire

来源：小组自绘

slide 071

使用现状 Current Situation

对策 Solution

道路交通 road traffic		卫生间配备 bathroom equipment	经常打扫公共卫生间，更新洁具 Clean the public toilet regularly and update the sanitary ware
给水 water supply		垃圾站 garbage station	
排水 drainage	连接市政管网，改善建筑基础设施 Connecting municipal pipe network to improve building infrastructure	公共休息功能 benches in open space	
电力 electricity		金融邮电 finance & post	
通信 telecommunication		商业设施 commercial facilities	
燃气 gas		文化体育 culture & sports	在附近规划学校 Planning schools nearby
排污 sewage		教育设施 educational facilities	
绿化 green area		医疗卫生 health care	
照明系统 lighting	设置声控灯或者加装天窗 Set up sound control light or install skylights	市政公用 municipal utilities	
无障碍通道 barrier-free path	根据居民需求加装无障碍设施 Install barrier-free facilities according to residents' needs	社区服务 community service	

slide 072

✓ 基础价值分析小结 Applicable value summary

- 公司的破产与解散导致建筑处在管理层次的混乱的状态，表现为基础设施服务较差，居民居住体验不佳。
Bankruptcy and dissolution of the company lead to disorganized management and poor infrastructure service.
- 经济体制的变化导致居民私人利益观念的转变，建筑现有公共空间损毁较严重，卫生条件较差，且存在各种加建乱象。
Changes in the economic system resulted in the changes in the concept of every people and eventually lead to the bad situation of the public zone. Disordered additional constructions is also a serious problem.
- 由于临近地铁站和公交站点，社会资源获取较为便利。
Since it's near the subway station and the bus stop, It has easy access to social resources.

slide 073

使用价值分析结论 Use value analysis conclusion

- 因此，基于以上对——
“原功能vs现用途 + 基础价值”的分析小结，可得出对**使用价值**的分析总**结论 = 外运厂宿舍楼的使用价值程度相对较低，可探究与现代生活更相适应的功能属性。**
- Based on the “Application value + Infrastructure value” analysis, it can be concluded that **the use value of the apartment building of the exportation transportation fleet is relatively low, which provides us a chance to explore more adaptable functions of the building for contemporary life.**

slide 074

外运队宿舍 **建筑价值** 分析总结论

Summarization of the Analysis of Architectural Value of Sinotrans Dormitory

- 基于以上对——
外运队宿舍“历史价值 + 环境价值 + 使用价值”三大类历史建筑价值的分析定论，可得出对其建筑价值的总结论 =
外运厂宿舍楼作为历史建筑其本身的价值相对不高，但因其身处于特殊历史时期下的特殊工业区位，见证着片区的发展变迁，具有很高的群体保护价值。
- Based on the "historical value + surrounding value + use value", it can be concluded that the value of the apartment building of the foreign trade transportation fleet is relatively low . However, it is a solid evidence of the life in a special period and witnessed the development and changes of the area. Therefore, to protect groups of historical buildings in this area is of high value.

slide 075

提出策略
Proposal

slide 076

概念：建立**现代物流发展史保护片区**

The establishment of protection area for the history of logistics development

- 零散的孤立保存公共住宅是目前比较常见的状态，其保护、功能使用均不理想。
- 建立保护片区
- **基于对历史建筑的价值分析**，推导出使其价值相对最优化的新功能，使其可以发挥出最佳历史价值并给予城市积极影响。
- It is common that many historic monuments are left isolated which isn't good for protection.
- It's wise to establish a protection zone
- In order to embody the value of historic building, we hope to give new functions to historic buildings based on value assessment

slide 077

针对历史街区 Measures to preserve historic block

- 概念性规划：对片区进行功能划分，置入交通、景观等配套公共服务设施。
- formulate functional divisions
- add public service facilities such as public transport and landscape facilities

针对历史保护建筑 Measures to utilize historic buildings

- 置入与建筑特性相适应的新功能：
 - 体验性：保留原有建筑“共享居住”属性——共享旅宅体验
 - 经济性：文创工作坊、服务区、商务办公
 - 历史性：街区重生文创展示
- give new functions to historic buildings
 - Experience: sharing(shared house, youth hotel)
 - Economy aspects: Cultural and creative enterprises, service area, offices
 - History: exhibition of the block

slide 078

现状Current situation

office of the Xiang Transport Team
原湘运车队办公楼1960s

原商运车队修理厂80s garage of the Commercial Transport Team

dormitory of the Xiang Transport Team
原湘运车队宿舍楼1960s

原茶厂商店1970s shop of the Tea Factory

原外运车队宿舍楼1962 dormitory of the Foreign Trade Transport Team

dormitory of the Xiang Transport Team 原湘运车队宿舍楼1960s

These buildings built in the 1960s and 1970s are currently used as public housing. Living in these buildings causes a certain degree of damage and hinders people's visit behavior, which is not conducive to the education and communication of old building historical knowledge.

The current function of these buildings built in the 1960s and 1970s is apartment. People's living in the building will cause a certain degree of damage to it. Its privacy will hinder people's visit behavior so it is not conducive to the education and communication of the old building historical knowledge.

照片：小组自摄
Photos: group authored

基于前面的分析，我们将选择具有悠久历史和特殊历史文化符号（标志性）的建筑作为改造对象（如上图所示）。
Based on the previous analysis, we will choose a building with a long history and special historical and cultural symbols (iconic) as the object of transformation (as shown above).

slide 079

建筑改造策略Proposal for buildings

- The original pattern of the building is applicable
- 初始功能：办公楼
现状功能：以居住为主，混合其他功能
做法：恢复办公楼格局，利用其公共和私密空间的关系，发展成茶饮书舍和文创基地
Initial function: Office building
Status function: Apartment mixed with other functions
Practice: Restore the office building pattern, and make use of its public and private space to turn it into a bar for reading and tea.
 - 初始功能：商店
现状功能：住房
做法：恢复商店格局，利用商店的公共性和展览功能，发展成历史展馆
Initial function: Store
Status function: Housing
Practice: Restore the store pattern and make use of the store's publicity and exhibition functions to develop it into a history exhibition hall.
 - 初始功能：宿舍
现状功能：住房
做法：保留住房格局，进行合理的修复，置入共享的概念，发展成历史主题的青年旅社
Initial function: Dormitory
Status function: Housing
Practice: Retain the housing pattern and conduct a reasonable repairment and then put in the concept of sharing. Finally turn it into a youth hostel with historical theme.

街区重生文创基地Hackerspace

街区重生茶饮书舍 Book bar

社区活动中心 Community entertainment center

共享旅宅体验馆 Shared house

街区历史展馆 Historical exhibition hall

社区活动中心 Community entertainment center

共享旅宅体验馆 Shared house

街区重生 THE BLOCK RENAISSANCE

对现实环境的考虑 Consider the reality of the environment :
建筑临近市场与马路，不适合对环境要求高的功能。调查发现，在很多居民楼地面层的室内外都能看到居民在打牌、下棋、打麻将。综合以上考虑，我们设想把这栋住房改造成社区活动中心。为了保证资源分布均匀，拟将原商运队的修理厂也改造成社区活动中心。
The building near the market and the road is not suitable for functions with high environmental requirement. The survey found many people playing cards, chess and mahjong outdoors and indoors on the ground floor of apartments. Based on the considerations above, we envision to turn this building into a community center. In order to ensure the uniform distribution of resources, we suppose to transform the original commercial team's garage into a community center as well.



照片：小组自摄
Photos: group authored

slide 080

围墙改造策略 Proposal for walls

为了把零散的建筑串联起来，我们计划用围墙进行引导，增强遗产保护的整体性。

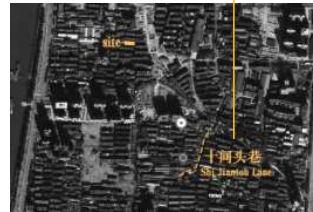
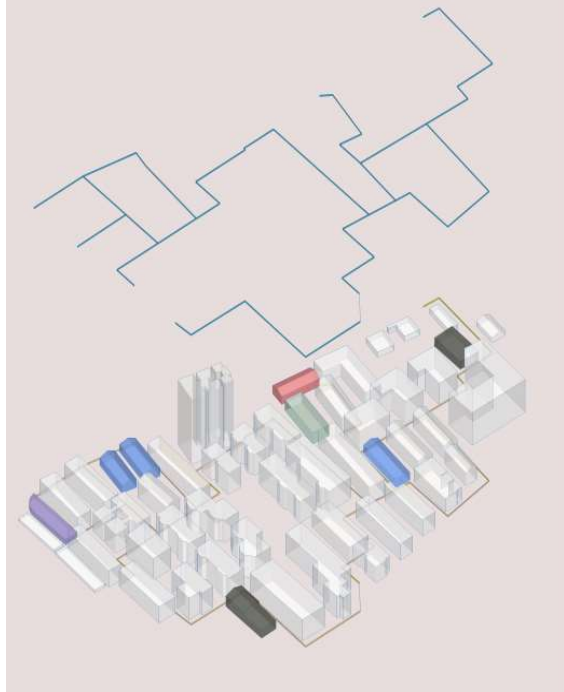
做法：参考十间头巷的做法，把建筑的故事绘制在围墙上，一方面活化了老围墙，另一方面也发挥了联系整体的作用。同时还在更大范围内保证手法统一。

或许这可以成为一种普遍适用的模式，形成长沙历史建筑保护的新面貌。

In order to connect the scattered buildings together, we plan to use the walls to guide and enhance the integrity of the heritage protection practice.

Practice: Refer to the Shi Jiantou Lane, we can paint the stories of the buildings on the walls to activate them and play a link to the overall role, while also to ensure a wider range of uniform practices.

Perhaps this can become a universally applicable model and provide a new look for Changsha historical building protection.



照片：小组自摄
Photos: group authored

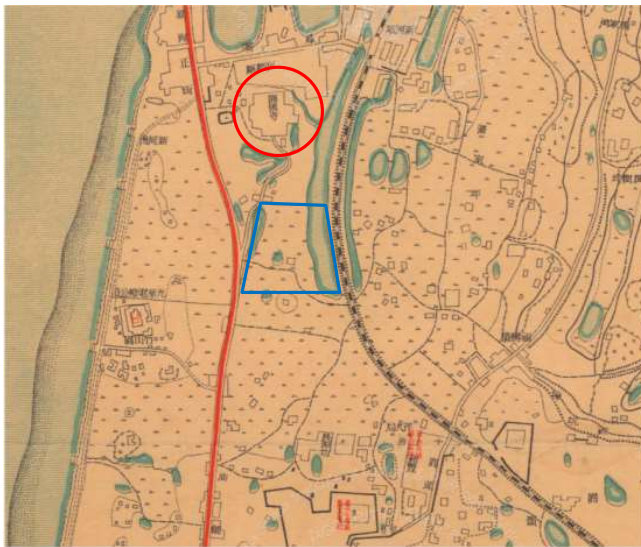
slide 081

END OF PRESENTATION

Site Analysis- Historical map

基地分析-历史地图分析

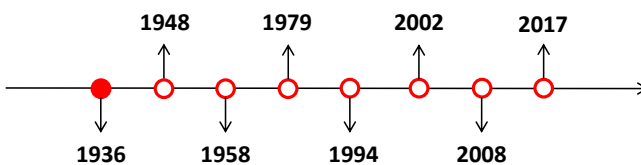
slide 001



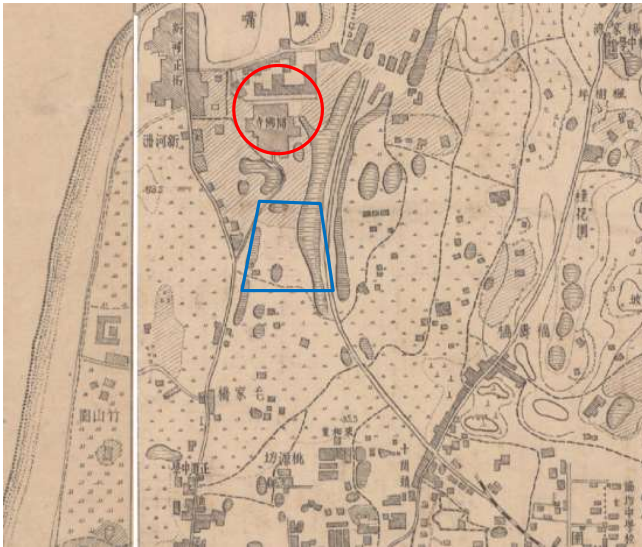
年代：1936
 出处：新长沙市实测详图
 出品方：武昌亚新地学社

铁路是粤汉铁路湘鄂段的一个分支。当时铁路穿过基地，此时基地周边是青山绿水和小庙，除了极少数公司在这里开厂办公，几乎可以说是荒无人烟。

The railway is a branch of the hunan province railway. At that time, the railway was passing through the base. At this time, the base was surrounded by green mountains and green water and small temples. Except for a few companies, it was almost deserted.



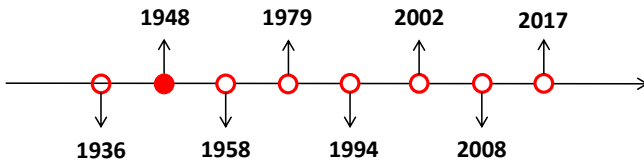
slide 002



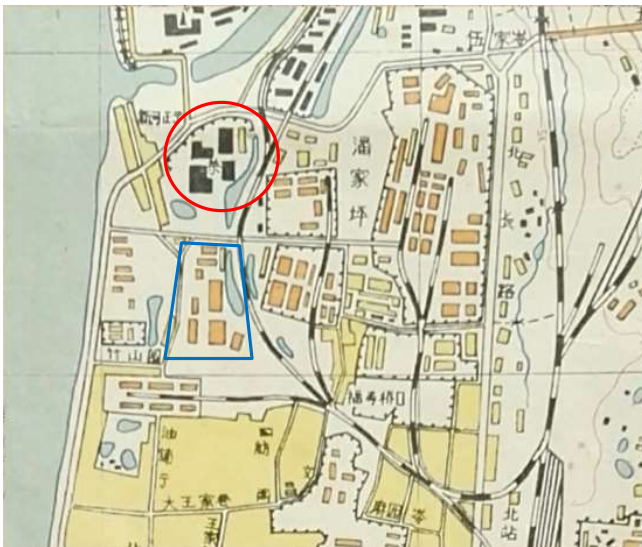
年代: 1948
 出处: 长沙市城郊地形图
 出品方: 未知

基地开始出现少量建筑集群, 像毛家桥等地名已经开始出现。铁路据推测可能是由于战争毁坏而没有在地图上表示。

A small number of construction clusters have started appearing in the base, and places such as the maojiaoqiao have begun to appear. The railway is presumably not represented on the map due to the destruction of the war.



slide 003

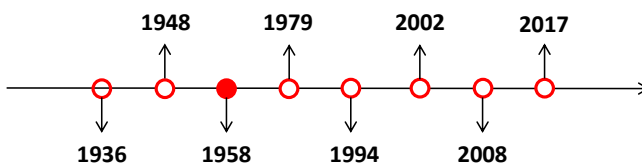


年代: 1958
 出处: 未知
 出品方: 未知

1949年解放后, 此地区为长沙市规划中五个工业密集地带之一的新河-德雅村片区。由地图可知, 基地当时已经开始修建多个厂区。

同时可以发现开福寺旁边的湖泊, 因为修建开福寺路隔成了两半。

据当地老人回忆, 当年外运队宿舍楼旁边还有一个池塘, 地图符合描述。

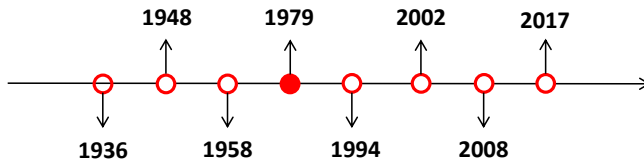


slide 004



年代: 1979
 出处: 长沙市现况图
 出品方: 未知

因为工业、运输业依靠铁路而生，因此这一块出现大量厂区 and 运输企业。当时有湘运，储运等运输队，还有茶厂、机电制棉厂、回纺厂、面粉厂等工厂。这张地图反应了基地周边的产业分布情况。

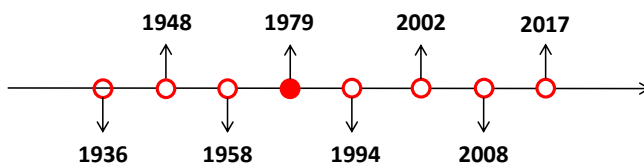


slide 005



年代: 1979
 出处: 长沙市现况图
 出品方: 未知

Because industry and transportation depend on railroads, this one has a large number of factories and transportation enterprises. At that time, there were xiangyun, storage and transportation teams, tea factory, electromechanical cotton factory, back spinning plant, flour mill and other factories. This map reflects the distribution of the industry around the base.



slide 006

Research report

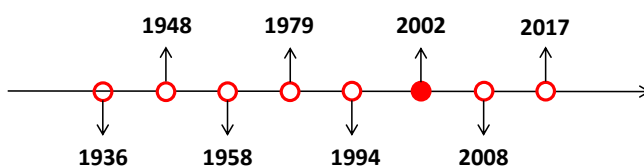
调研报告

slide 007



年代：2002
 出处：长沙交通旅游地图
 出品方：未知

随着经济关系的解体，国营企业倒闭，基地地区只剩下省供销储运公司、省商业储运公司、市面粉厂三个厂区。同时出现许多市场和宾馆，新型的商业体开始逐渐代替原有的工业体系。

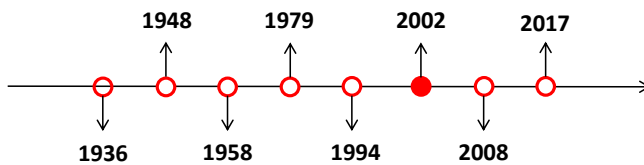


slide 008



年代：2002
出处：长沙交通旅游地图
出品方：未知

With the disintegration of economic relations, the state-owned enterprises have failed, and the base area is only left to the three factories of the provincial supply and marketing company, the provincial commercial storage and transportation company, and the city flour mill. At the same time, there are many markets and guesthouses, and the new commercial body gradually replaced the original industrial system.

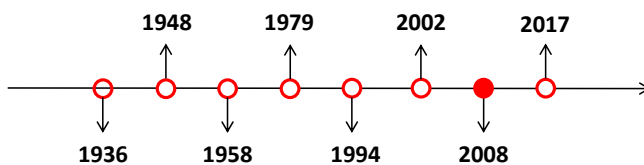


slide 009



年代：2008
出处：长沙交通旅游图
出品方：未知

原有铁路被完全拆除，开福寺路、潘家坪路被拉通，逐渐完善的交通体系开始肢解原生完整的厂区路网。The original railway was completely demolished, and the kaifu temple road and panjiaping road were pulled through, and the gradual and perfect transportation system began to dismember the original intact plant network.



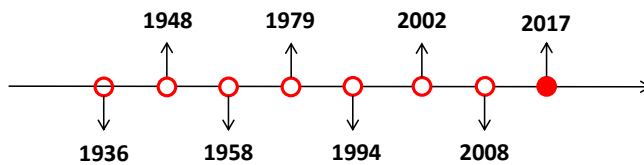
slide 010



年代：2017
出处：百度地图
出品方：百度

基地大多数厂区消失或仅留局部遗存，高档的商住楼和新型的商业关系完全取代原有工业环境。

Most of the plant's factories disappear or remain only partially, and high-end commercial buildings and new commercial relationships have completely replaced the original industrial environment.



slide 011

总结

城市发展是基地转型的重要原因

Urban development is an important reason for the transformation of the base

基地原为北郊一块平坦完整的区域，拥有较好的地理因素，是长沙城天然的后备地区。西临湘江、北临浏阳河、西临粤汉铁路、南为长沙老城区。运输业先天发达、拥有成为各种功能的潜能。随着城市的发展，基地从北郊纳入了城区，良好的地缘优势也让此区域成为接纳城市人口的后备地。

规划因素对基地影响最大

Planning factors have the greatest impact on the base

五十年代基地规划为工业区之后，此区域建设成措施完善的工业区域。九十年代由于城市发展拓北兴南，此区域作为居住用地，因此开始大肆拆迁和建设新的居住区，完整的工业文化开始逐步蚕食和瓦解。

交通因素对基地影响最深

Traffic factors have the deepest impact on the base

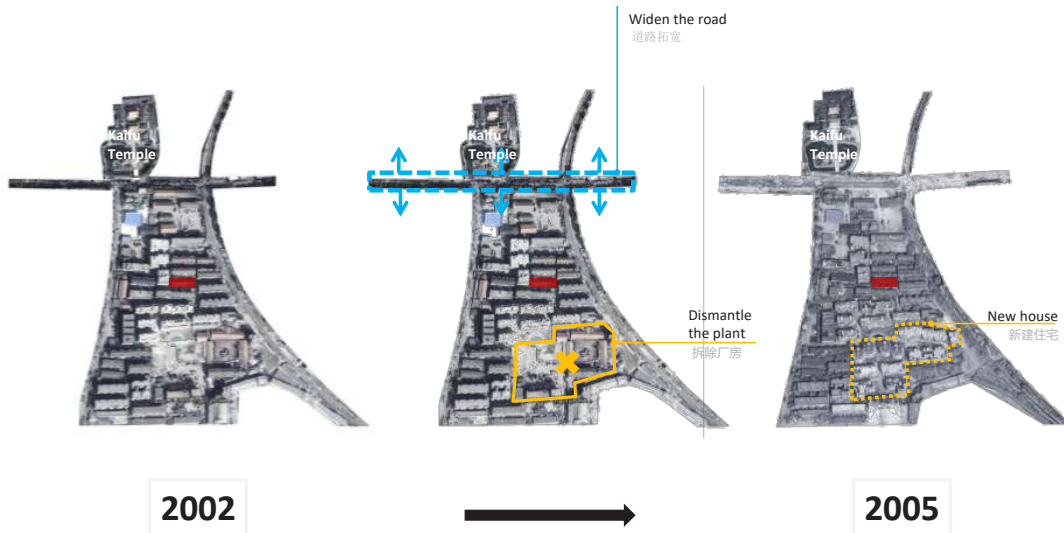
交通因素分为两类一类是区域内铁路的废弃，一类是修建新的交通道路。75年长沙铁路东移，而该区域以铁路为依托的工业和运输业也随之开始衰退。而部分交通道路的修建是直接为厂区分一分为二，对于厂区的完整性是致命的打击。

slide 012

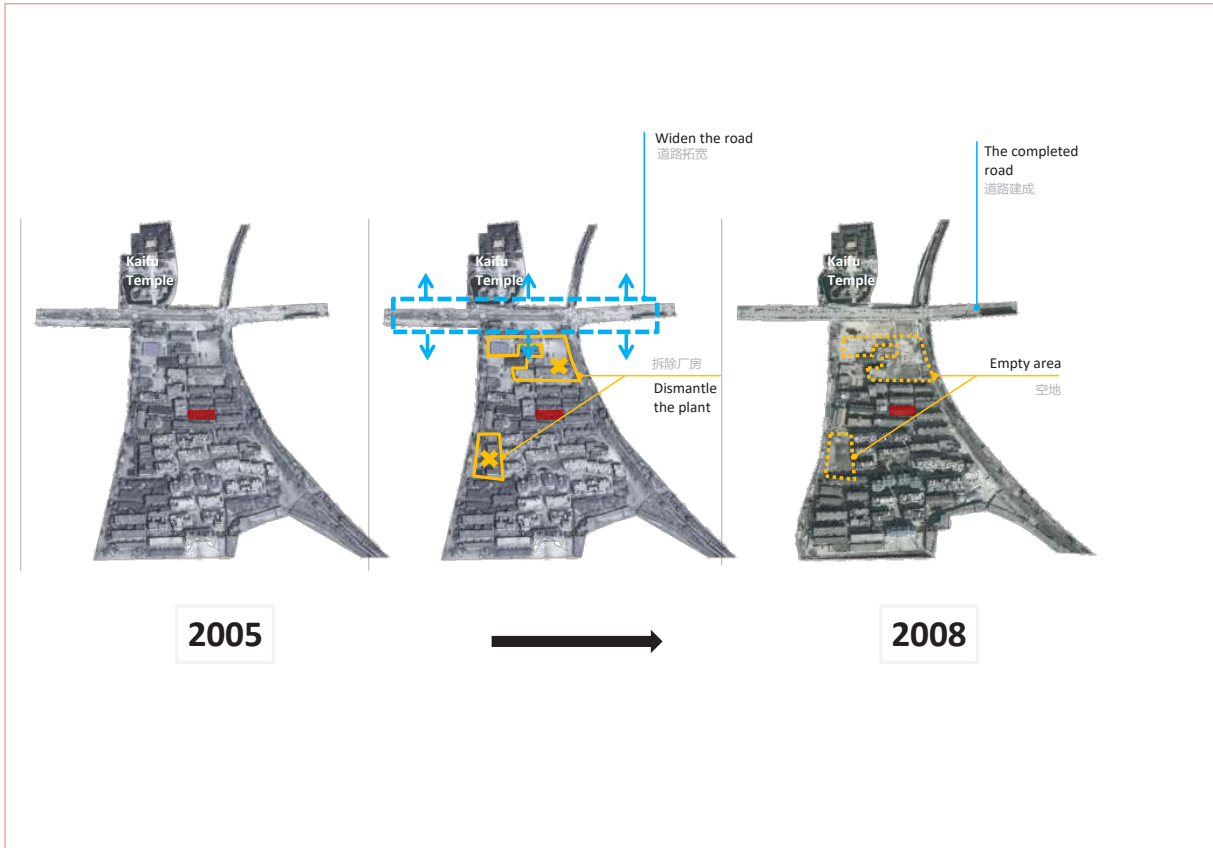
Site Analysis- Satellite variations

基地分析-卫星地图分析 (2002~2017)

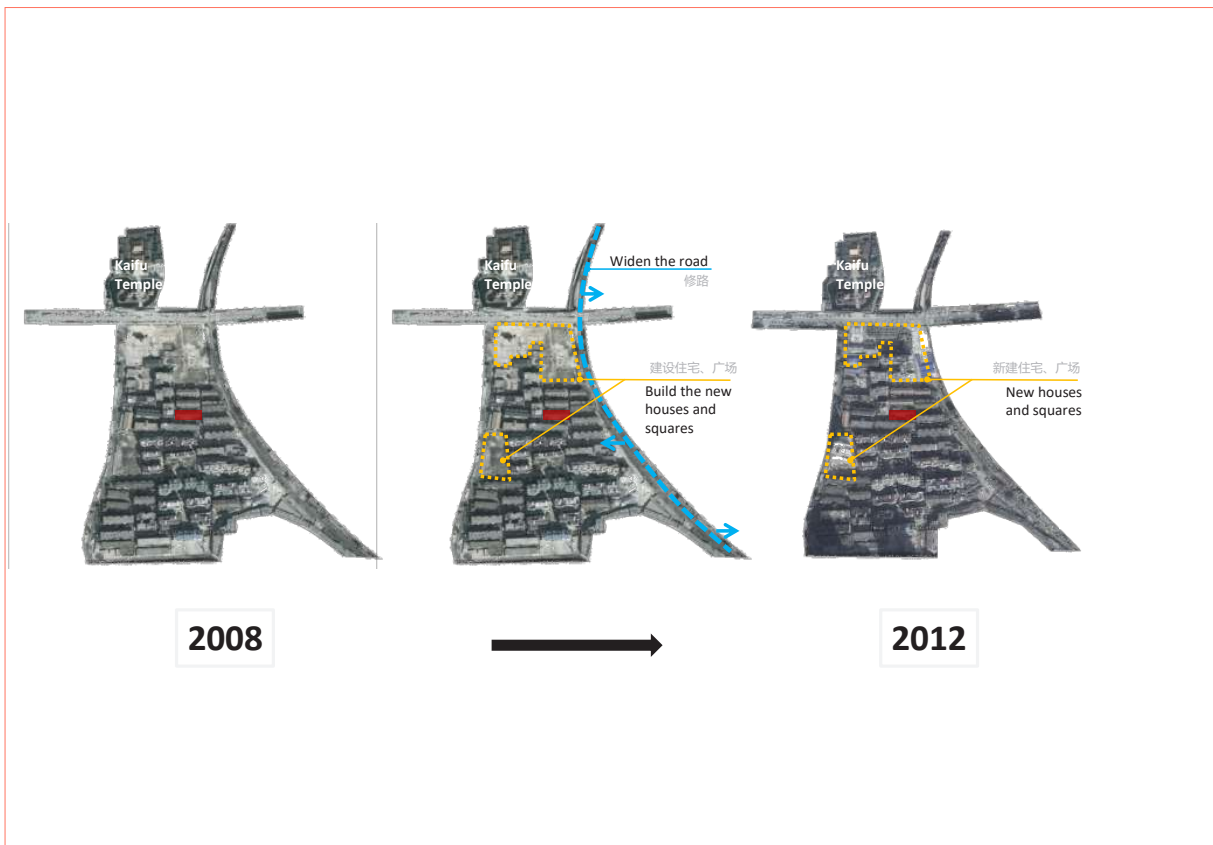
slide 013



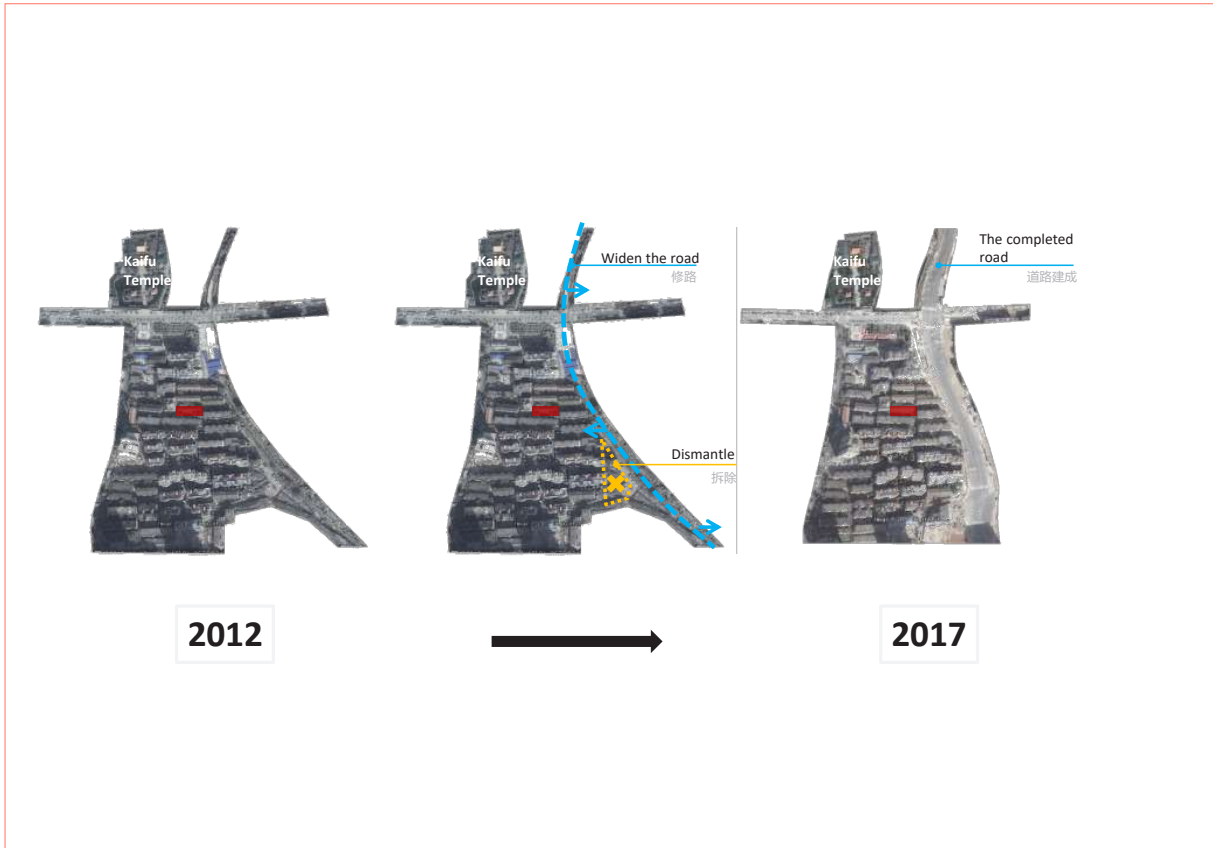
slide 014



slide 015



slide 016

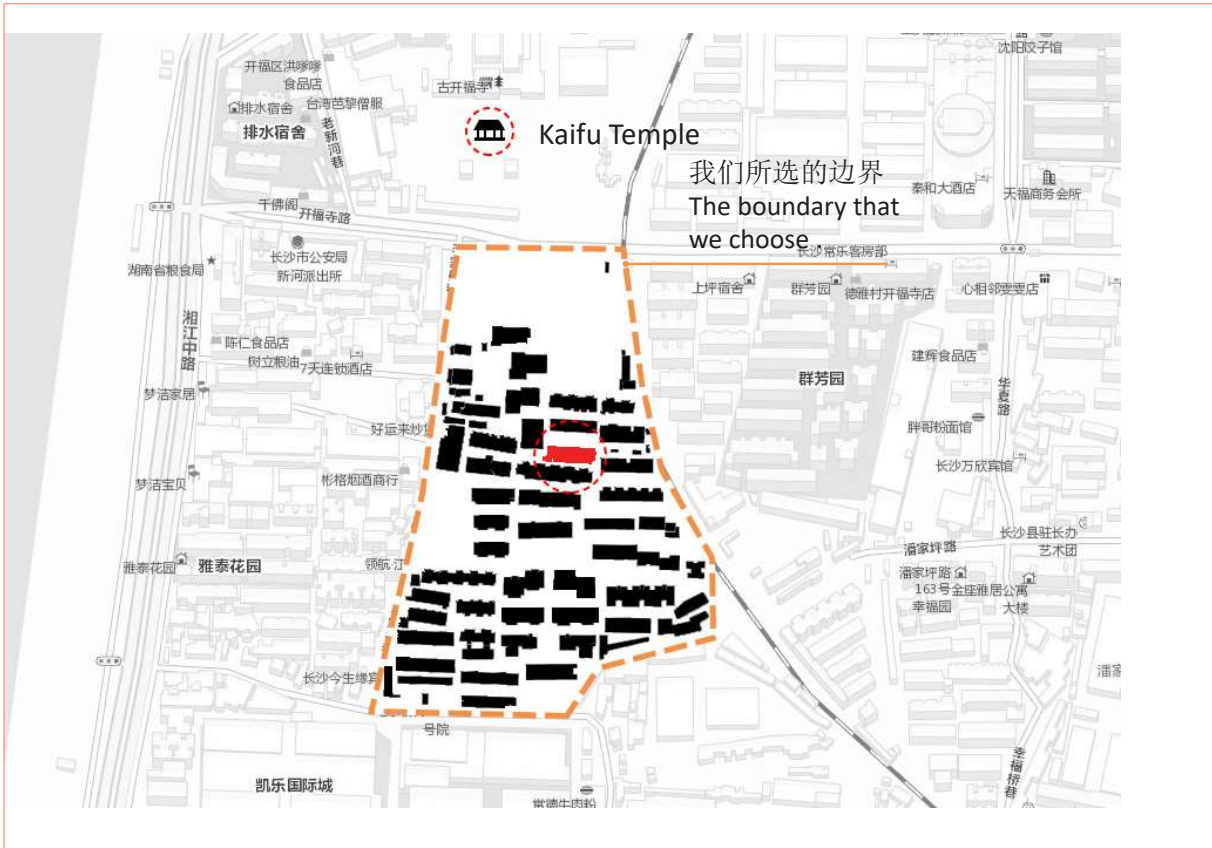


slide 017

Site Analysis- land relationship

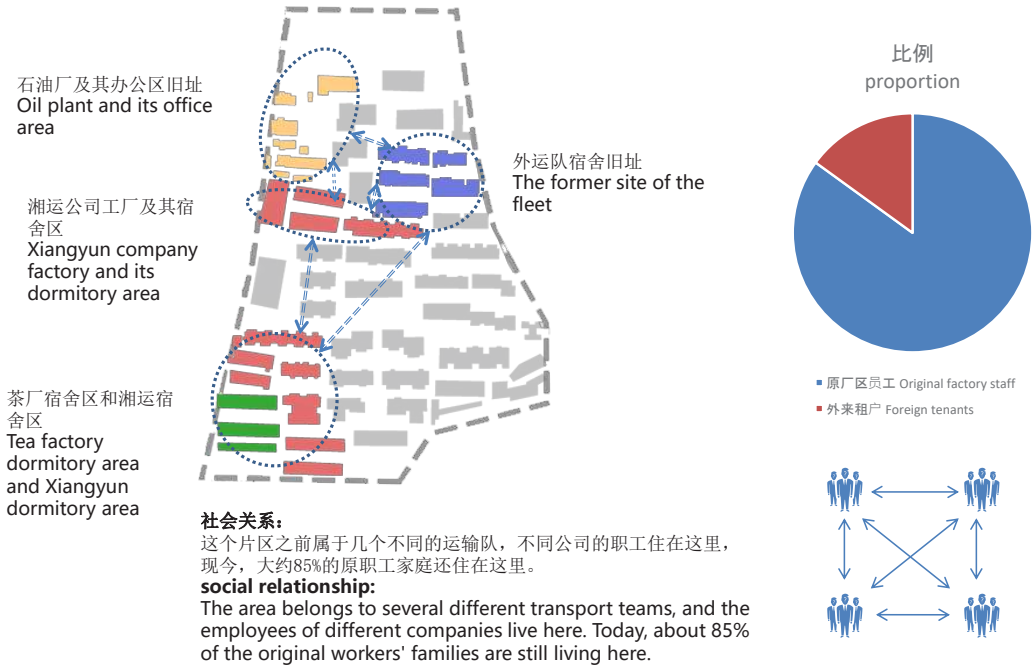
基地分析-地块关系

slide 018



slide 019

该地区50~70s建筑
50 ~ 70s buildings in this area



slide 020

原始厂址的大体分布
The General Distribution Of The Original Plants



- - - 外运公司
WaiYun Company
- - - 储运公司
ChuYun Company
- - - 湘运公司
XiangYun Company
- - - 茶厂
ChaChang Company

slide 021

遗存
The Remains

1 石油厂
Oil plant



原来的办公大楼。
现在的情况是未知的。
The original office building.
The situation is unknown now.



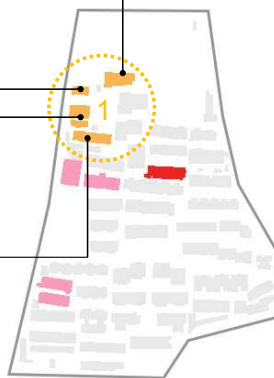
原来的办公大楼。
现在有人住在这里。
The original office building.
Now someone lives in it .



原来的办公大楼。
现在是一个公寓。
The original office building.
Now it's an apartment .



原厂。
这是一个回收站。
Original plant.
It's a recycling station now .



slide 022

遗存
The Remains

2 湘运公司
XiangYun Company



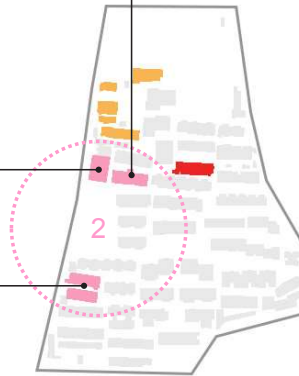
原厂。一座红砖建筑。
这是一个公寓。
The original plant. A red brick building .
It's an apartment now.



原始集体住房。
一个红砖建筑，有一些毛泽东的口号。
这是一个公寓。
Original collective housing.
A red brick building .And there are some Mao Zedong slogans on it .
It's an apartment now .



原宿舍
他们现在是公寓。
The original dormitories.
They are apartments now.



slide 023

产权分区
Property Partition(now)



- 福圣园 Fu Sheng Commercial housing
- 外运公司Wai Yun Company
- 拆迁安置房Relocate households
- 富湘园Fuxiang Commercial housing
- 湘运公司Xiang Yun Company
- 茶厂 Tea factory
- 领航江阁Ling Hang Commercial housing
- 石油公司Oil company
- 泓福园Hong Fu Commercial housing
- 其他others

slide 024

改造功能定位

Positioning of the function

因为这个地块的特殊的历史背景和保留的50~70年代工业集体住房的旧址和其特殊的社会关系，我们决定保留基地建筑的居住属性和其常住人群，这样最大程度地改善人居环境的同时，保护该片区建筑的时代属性及其邻里关系。

Because of the special historical background of the plot and the retention of the site of the industrial collective housing in the 1950s and 1970s and its special social relations, we have decided to retain the living properties of the base building and its permanent population, thus maximizing the living environment At the same time, to protect the film district of the era of property and its neighborhood relationship.

slide 025

Site Analysis 基地分析

slide 026

公共活动场所
Public places of activity



面向开福寺的
公共活动广场
public square
facing the Kaifu
Temple

缺少公共活动的地方
There is a lack of public
area for activity.



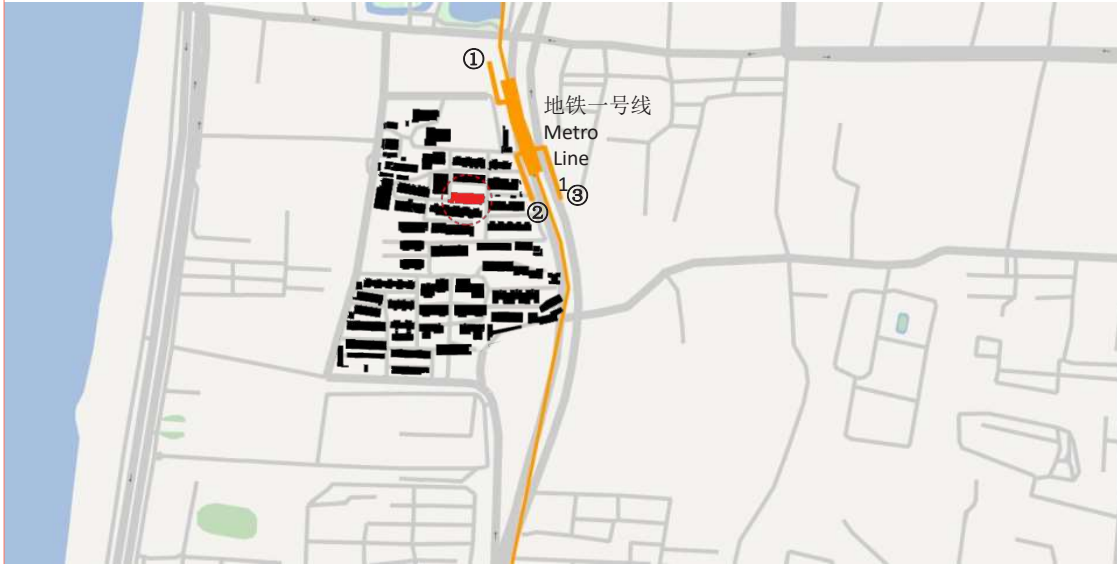
slide 027

主要道路
Main traffic road



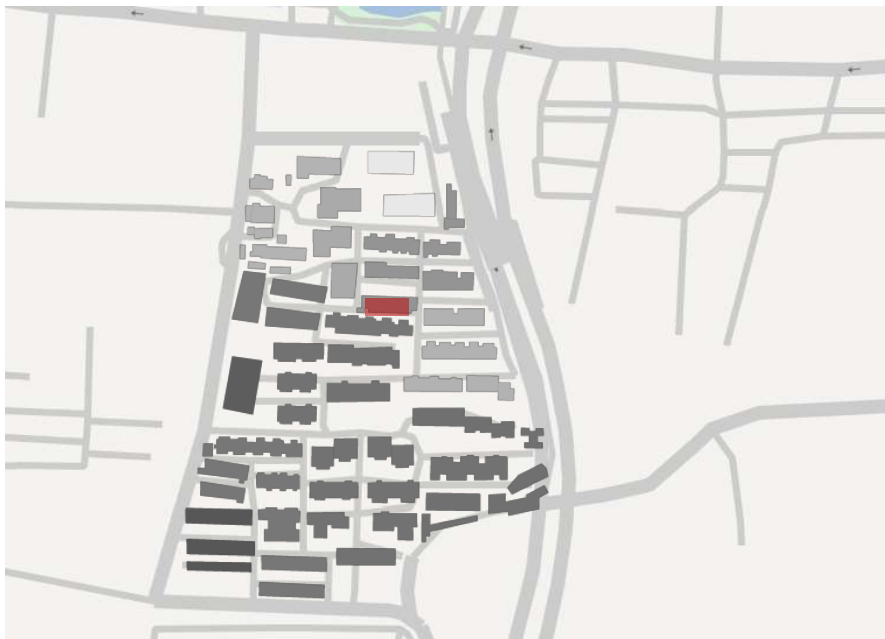
slide 028

地铁交通
Metro traffic



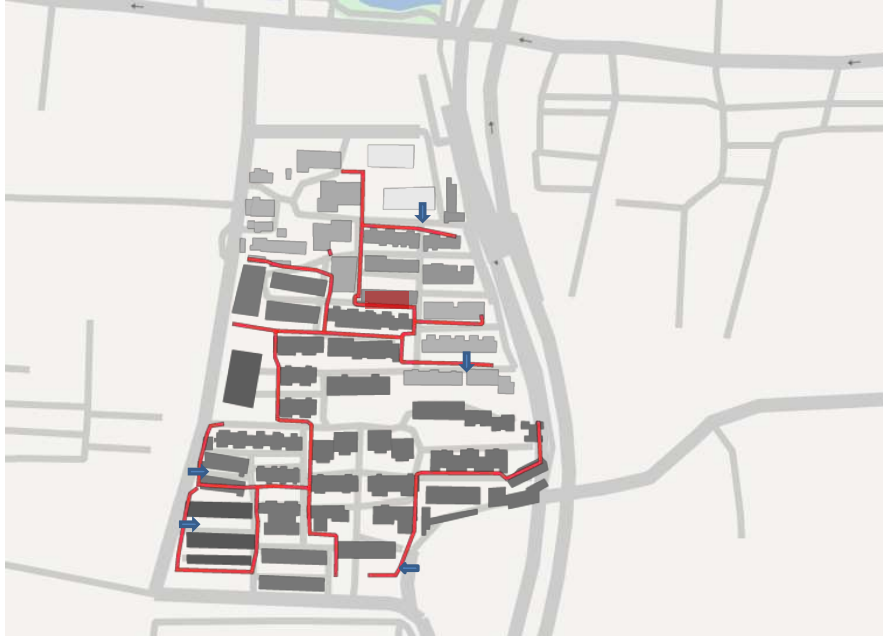
slide 029

内部道路
Internal road



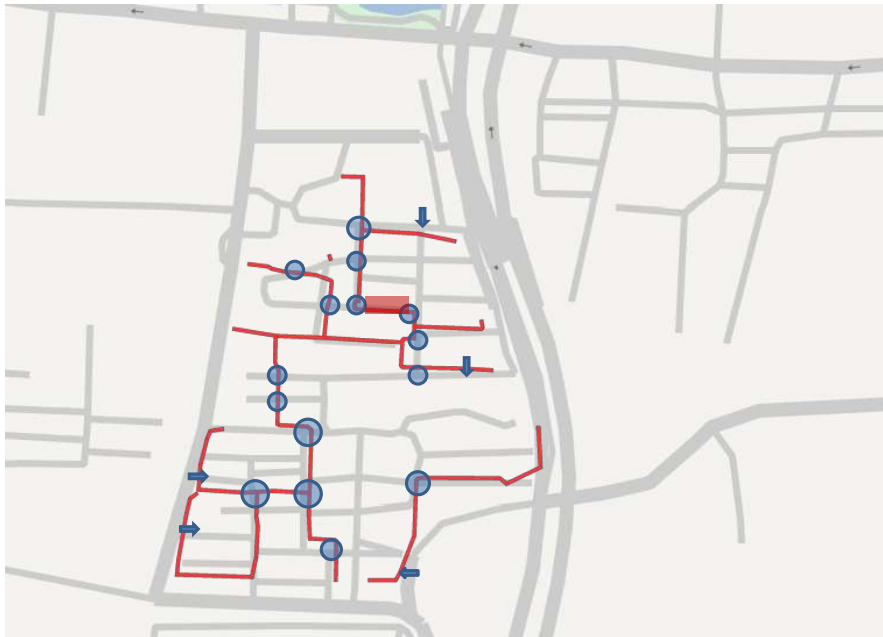
slide 030

围墙分隔
Wall distribution



slide 031

路径阻隔
Path block



围墙将各个片区之间的道路阻隔，切断了他们之间的交流，使路径变得迂回。The walls blocked the roads between the various areas, cut off the communication between them, and made the path roundabout.

slide 032

周边公共空间分析

Peripheral public space analysis



总结

- 1. 建筑周围的空间被加建的小房子和围墙阻隔变得狭小。
- 2. 周围的公共活动空间少。

Summary

- 1. The space around the building was narrowed by the small house and the fence that was built.
- 2. There is little room for public activity around it.



② 建筑西面

西面加建了一层矮小的仓库阻绝了和西面社区的交流。

② West Of The Building

West of the building to build a small warehouse to block the West and the community exchanges.



① 建筑北面

北面有一个小花坛，在花坛两边停靠了许多自行车，除了交通空间，基本上没有什么活动空间。

① North Of The Building

There is a small flower bed in the north, docked on both sides of the flower bed a lot of bicycles, in addition to traffic space, basically no room for activity.



④ 建筑南面

建筑南面与南侧建筑间有一定的活动空间。

④ South Of the building

There is a certain activity between the south and the south side of the building.



③ 建筑背面

建筑的背面加建了一排小房子，小房子与围墙之间有非常狭小的空隙。

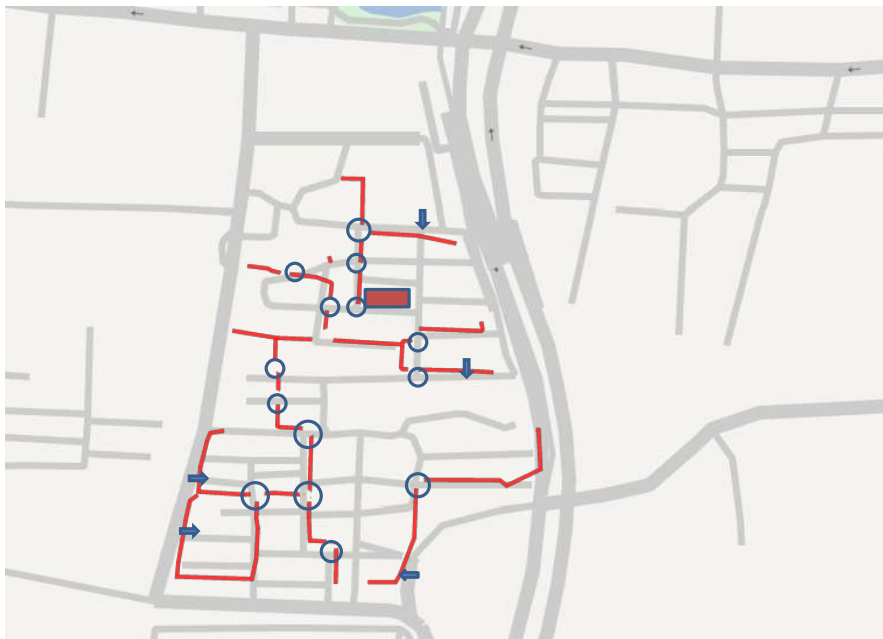
③ The Back Of The Building

The back of the building to build a row of small houses, small houses and walls between the very small gap.

slide 033

打破路径阻隔

Break The Path block

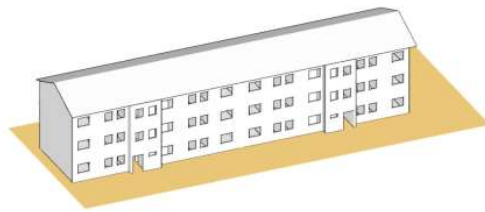


拆掉基地后面的围墙，打通围墙与各片区路径交叉的部分，使得通行变得顺畅。

Remove the base of the back of the wall, open the wall and the area of the cross-section of the area, making the traffic becomes smooth.

slide 034

The Character Analysis of the building 建筑特点分析



slide 035

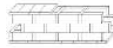
1. The Analysis of the wall 建筑墙体分析

① The exterior wall ——Blue Brick 外墙——青砖



The brick is a traditional materials. But now it is no used any more.

长沙传统建筑和近代建筑常用材料，现在已不再使用



Hollow brick

Hollow wall made of brick side or side. One of the traditional practices of the wall in changsha.

无眼空斗砖 用砖侧砌或平、侧交替砌筑成的空心墙体。长沙地区墙体的传统做法之一。



Flat arch

The position of the passing beam above the door window will be built by brick and by brick masonry.

平拱砖过梁 在门口上方过梁的位置将砖立砌，靠砖砌体本身承重的过梁。

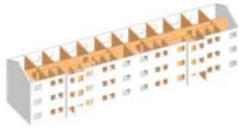


The way that laying the bricks on the floor.

眠砌 楼板对应位置用青砖眠砌

slide 036

② Interior wall —— Red brick
内墙——红砖



Red brick cost low, convenient, light weight. The cost of green brick is high, weight is heavy, the production cycle is long, the quality is better than red brick, so the price is more expensive than red brick.

红砖成本低，方便，重量轻。青砖成本高，重量重，生产周期长，质量比红砖好，所以价格也比红砖更贵。推测当时应该是为节省造价而没有完全采用青砖来砌筑整栋建筑。



slide 037

2. The Analysis of the roof 屋顶分析

① roof covering ——The red flat tile 屋面——红平瓦



It is widely used in the buildings of the 1950s and 1980s. It is an embodiment of the characteristics of The Times

红平瓦广泛使用于50-80年代的建筑，是一种时代特征的体现



Red bricks were widely used at the time

② Roof truss ——Put the purline on the wall
屋架——山墙搁檩



The upper part of the roof corresponds to the wall in the position of the wall, the purline is directly on the arch, and it does not use the roof

屋脊下方对应墙体的位置上砌有拱圈墙，檩条直接搭在拱上，未使用屋架

③ eave ——batten 檐部——木条板

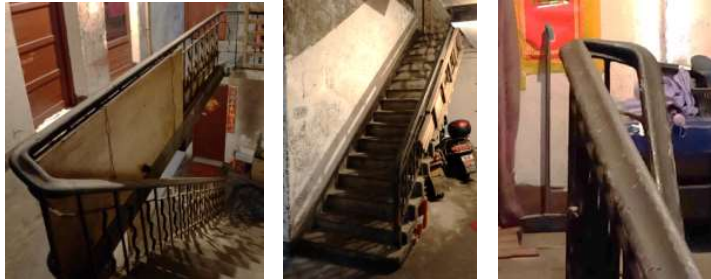


Under the eaves, wood slabs are laid to cover the internal structure. This is a common practice in modern architecture.

屋檐下表面铺设细木条板，遮挡内部结构。为近现代建筑常见做法。

slide 038

3. The Stairs 楼梯



The stair is a straight running concrete stair, the stair handrail part is ligneous, its make exquisite, the hand feels comfortable, the railings part is iron casting.

楼梯为混凝土直行单跑楼梯，楼梯扶手部分为木制，其制作细腻，手感舒适，栏杆部分为铁铸。

slide 039

4. Characteristic building facade 特色建筑立面



Building facade through the windows and outdoor interaction, life through the windows show, very life and sense of the scene.

建筑立面通过窗户与户外进行互动，生活通过窗户展示出来，很有生活气息和场景感。

slide 040

5. Summary 小结

According to the investigation and analysis, the most characteristic and value of this building ontology is:

1. Blue brick.

It is the only collective dormitory in ChangSha city which is built in green brick. It became the industrialization period reflect the 50 s the only instance and the typical representative. So it has an extraordinary meaning

2. Red square tile.

The buildings, which were common in the 1950s and 1980s, were widely used at the time, and are now rare. They are typical elements of The Times and should be the architectural features.

3. The stairs.

The stair in the cylinder building is an important part of the building, not only the core of the traffic, but also the important medium of the series space, which reflects the life state and neighborhood composition of the time. At the same time, most of the stairs at the time were beautifully made and comfortable, with a certain artistic value.

根据调研分析，外运队宿舍楼建筑本体最具特色和价值之处在于：

1.青砖材质。它是长沙市现存唯一的用青砖砌筑的筒子楼。虽然青砖房屋是长沙地区常见的一种传统建筑形式，并且砖块质量比该宿舍楼质量更好的建筑也有很多，但从历史背景原因和外界不可抗力因素，导致现在保存下来的只有这一栋房屋，它成为了反映50年代工业化时期青砖集体宿舍的唯一实例和典型代表，因此意义非凡。

2.红平瓦。红平瓦常见于50~80年代之间的建筑，在当时大量使用，现在已经比较少见，是时代特征的典型元素，理应成为为建筑特色。

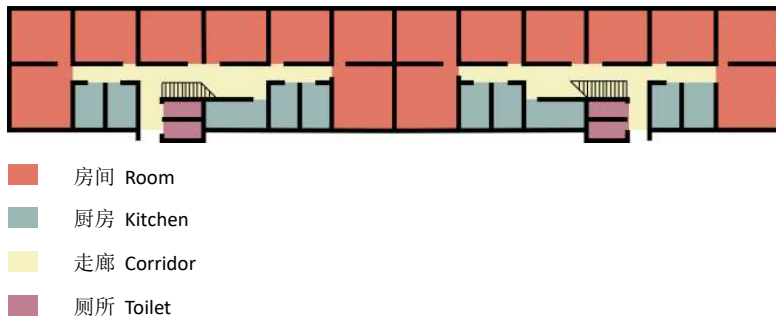
3.楼梯。筒子楼里的楼梯是建筑中的重要部分，不仅是交通的核心，也是串联空间的重要媒介，它从侧面反映了当时的生活状态和邻里构成。同时，当时的楼梯大多制作精美，握感舒适，具有一定的艺术价值。

slide 041

Plane analysis 平面分析

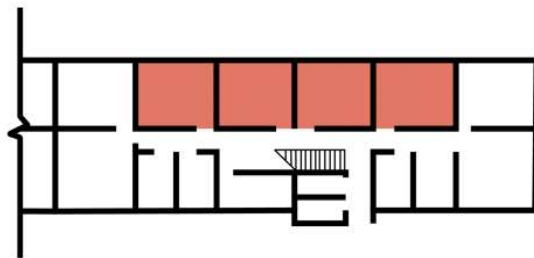
slide 042

集体住宅原来的的功能分布 The original Functions Of The Public Housing



slide 043

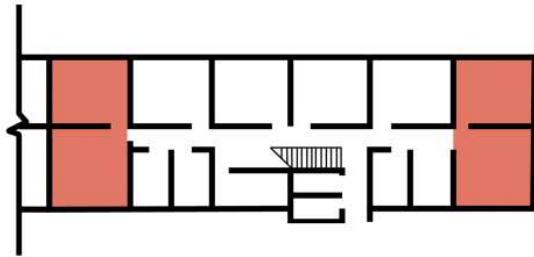
过去的使用 Previous Use



- 一个房间的单元 single room unit
给单身的员工 for staffs that are single

slide 044

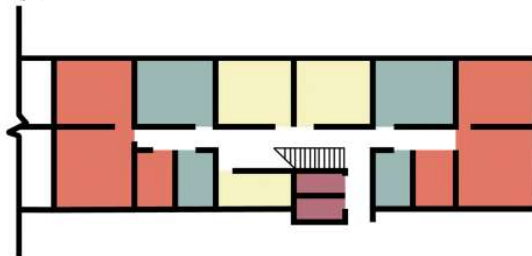
过去的使用 Previous Use



- 两个房间的单元 Double room unit
- 给有家庭的员工 for staffs that have their own families

slide 045

过去的使用 Previous Use

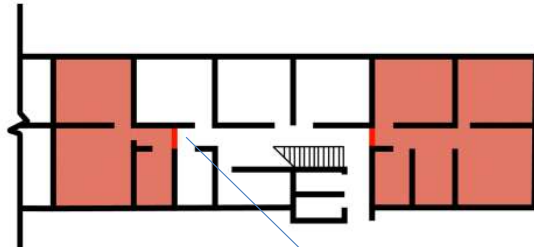


- 两个房间的单元 Double room unit
- 一个房间的单元 Single room unit — 有一个独立的小厨房 have a small kitchen
- 一个房间的单元 Single room unit — 公用一个大的厨房 share the big kitchen
- 公共厕所 Public Toilet — 同一层的居民共同使用 share by all the people of the same floor

slide 046

现在的使用 Current use

1. 改建 Reconstruction



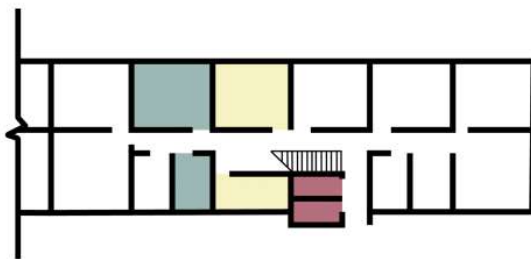
改建部分
Reconstruction

建造一堵墙来围合出更大的房子，从而让房子满足一个家庭的使用需求
build a wall to create a larger house, so the house can satisfies the demand of a normal family

slide 047

现在的使用 Current use

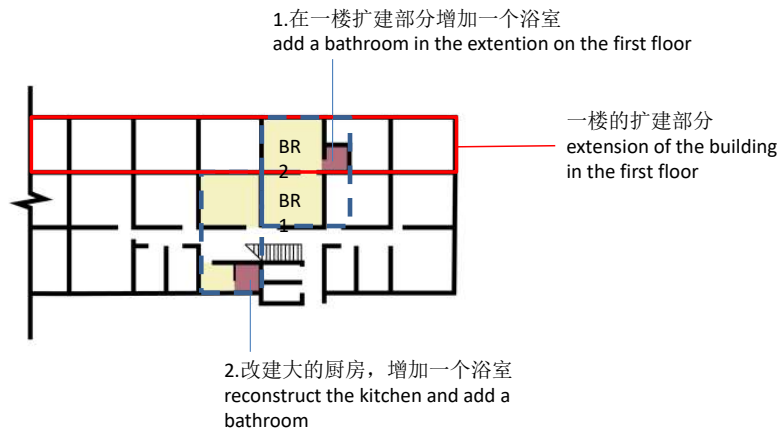
2. 租出去给外来务工者 Rent to the migrant workers



房间1 House 1
房间2 House 2
公共厕所 Public Toilet

slide 048

现在的使用 Current use



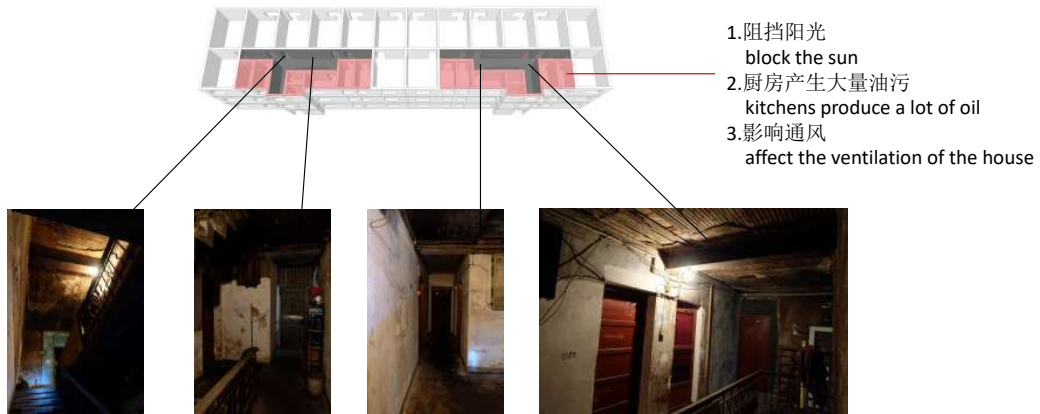
slide 049

Problems Of The Building

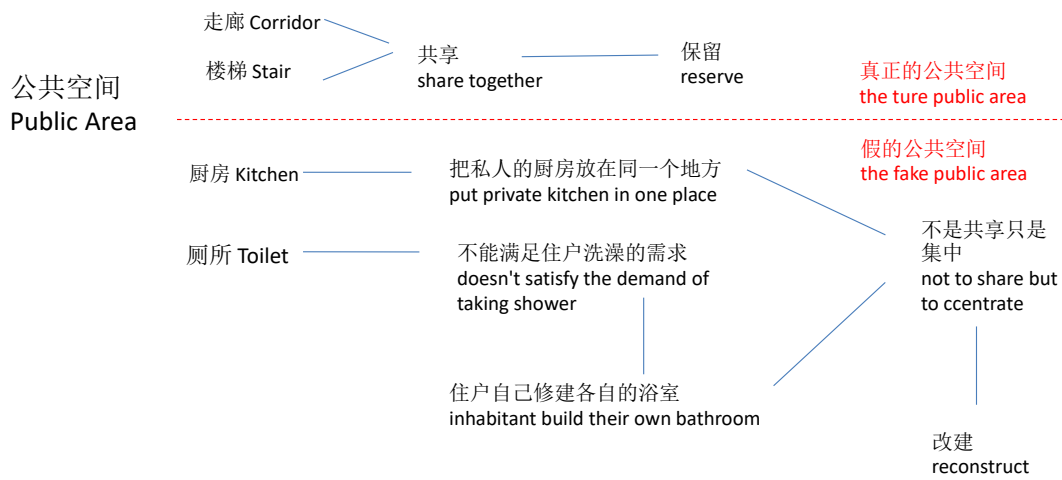
- Illumination** In the middle of the building , for there is no window , the sunshine can hardly shine in the staircase and the corridor. So in these parts , the illumination completely rely on the electrical illumination. In other rooms of the building , the conditions are better.
- Ventilation** Ventilation is another severe problem of the building , especially in the staircase and the corridor. On the northern side of the bulding, there are 5 kitchens , which are so simple and crude that without the use of modern equipments . So a lot of the lampblack comes into the middle part of the building and makes it extremely dirty .
- Leakage of rain** After years of usage and without the regular repair , the root of the building suffer severe problem of rain leakage. And it greatly affects inhabitants' daily lives, so a lot of inhabitants complain and hope the government to solve the problem.

slide 050

极差的公共环境
Extremely Bad Public Area



slide 051



slide 052

Building Renovation 建筑改造

slide 053

改造总览

Renovation overview

解决问题:

1. 建筑功能适应
2. 公共环境（采光通风）改造
3. 公共空间营造

Solve the problem: 1. Architectural function to adapt

2. Public environment (lighting ventilation) transformation

3. Public space to create

保留价值:

1. 历史时代的反映:
集体住宅，特色社会结构

2. 建筑特色:

青砖，红平瓦，楼梯，建筑立面场景感
立面纹理

Retention Value:

1. reflection of the historical era:

Collective housing, characteristic social structure

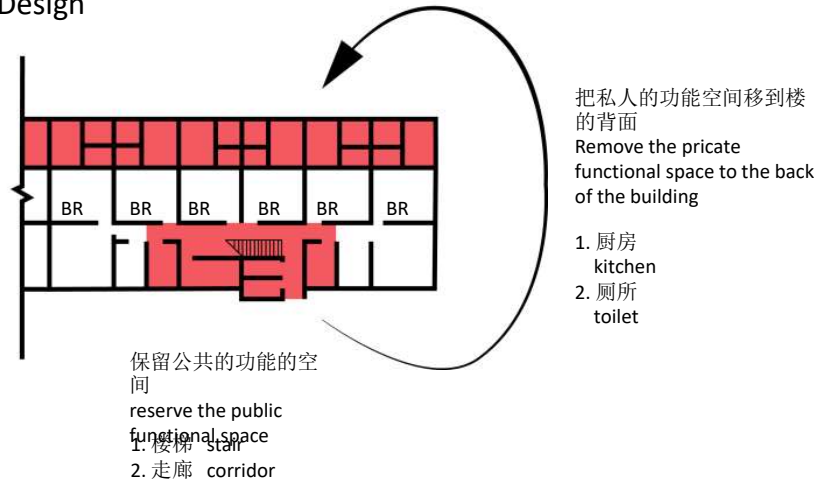
2. Architectural features:

Green brick, red flat tile, stairs, building facade scene feeling

Facade texture

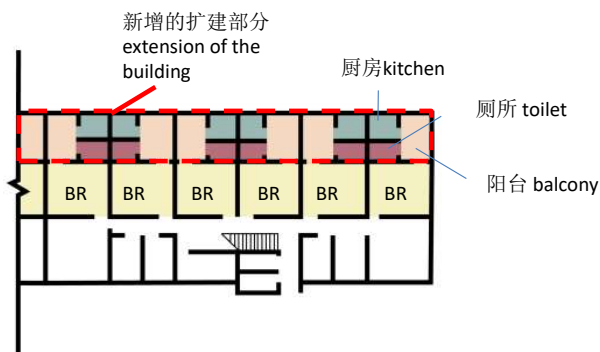
slide 054

改造设计
Reconstruct Design



slide 055

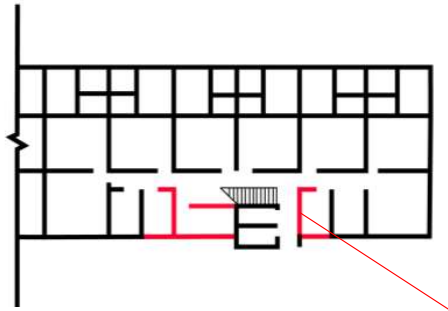
1. 扩建房子 Expand The Building



- 增加3个单元 increase 3 unit
1. 厕所 toilet----上厕所和洗澡 go to the toilet and take a shower
 2. 厨房 kitchen
 3. 阳台 balcony----晾衣服 clothes drying

slide 056

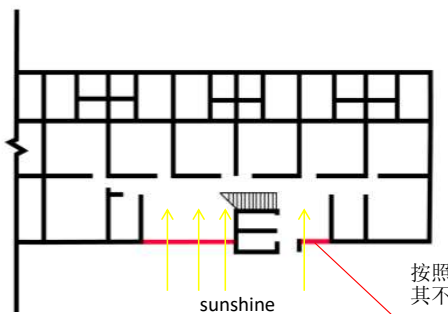
2. 重塑公共空间 Reconstruct The Public Space



移除建筑的部分墙体，开放公共空间，改善采光和通风
Remove the wall of the building ,
open the public space , improve the
illumination and the ventilation

slide 057

2. 重塑公共空间 Reconstruct The Public Space



按照原有墙壁的形式，采用玻璃砖来重建外墙，使其不仅能够保留原有的记忆，也改善采光和通风
Use the glass bricks to rebuild walls in the formal
form , so it can not only reserve the formal memory ,
but also improve the illumination and the ventilation

slide 058

3.改造意向

The picture of transformation



为了保留窗户的元素和立面的纹理，我们采用玻璃砖让光通过的同时，与周围取得统一。

In order to preserve the elements of the window and the facade of the texture, we use the glass tiles to let the light pass through at the same time, with the surrounding to achieve unity.

slide 059

4.改造意向

The picture of transformation



透明的表面使得建筑内部扩大的公共空间得以展示出来，也作为一种集体生活的展示。

The transparent surface allows the expansion of the public space within the building to be displayed, but also as a collective life show.

slide 060

DOCUMENTATION AND CONSERVATION OF THE MODERN HOUSING HERITAGE

—Final presentation



BGM—building' s great monuments

Members:

- 谢诗祺 Seventeen Xie
- 王孟尧 Mengyao Wang
- 谢静文 Jingwen Xie
- 刘以沫 Yimo Liu
- 曹清宁 Qingning Cao
- 姚歌 Gng.RAGEH ALYAFI

slide 001

Location :



原外运车队宿舍楼，近现代重要史迹及代表性建筑，建于20世纪50年代，位于长沙市开福区开福寺路133号，市级不可移动文物点。
The original foreign fleet dormitory is a modern important historical sites and representative buildings, was included in the municipal immovable cultural relics. It was built in the 20th century, 50 years, located in No. 133 Kaifu Temple Road, Kaifu District, Changsha City



Changsha historical axis distribution map

调研建筑在长沙历史轴线3-3附近，是开福寺历史文化风貌保护区的重要组成部分。而开福寺文化风貌保护区是长沙历史轴线的重要节点。
Case building is in the 3-3 historical axis . It is an important parts of the Kaifu Temple cultural style protected area ,which is an essential point of Changsha historical axis.

Site analysis for education:



slide 002

History background :

筒子楼，也称兵营式建筑，是颇具中国特色的一种住房样式，是中国企事业单位住房分配制度紧张的产物。因中间贯穿一条楼道两端通风如筒子状，而得名。

Tube-shaped apartment, also known as barracks architecture, is quite a Chinese characteristics of a housing style. It is the Chinese enterprises and institutions housing distribution system tense product. Named in the middle of a corrugated corridor through the corridor.



slide 003

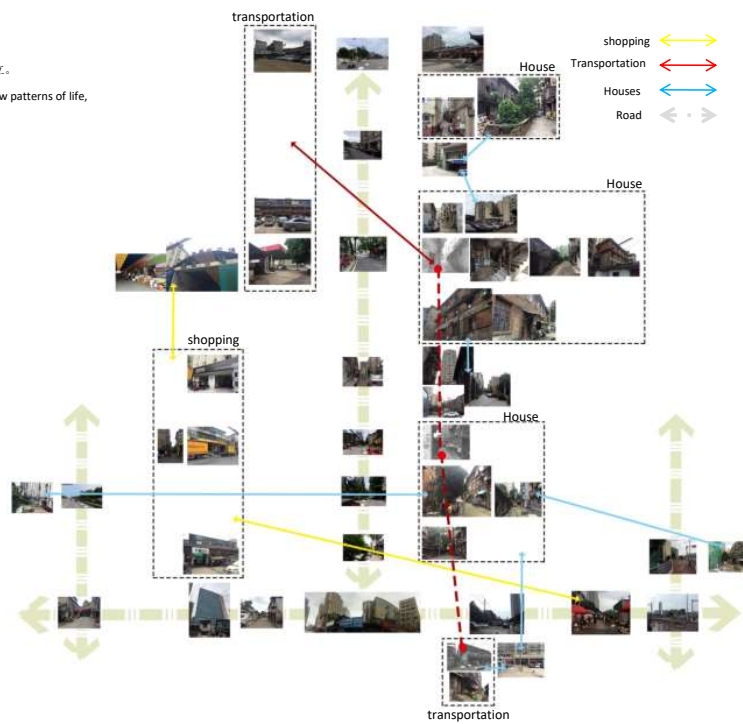
Mapping

场地现状已同时存在新旧生活模式，且新旧之间的关系对立。

The status quo of the site has been the existence of old and new patterns of life, and the relationship between old and new,



Route and stand point map



slide 004

Surrounding buildings

—type

1. 建筑附近多居住建筑，临街建筑的一层大多为小商店，整体的氛围较为内向安静，与城市的联系较差。这边多商业、物流用地，与外界交流较多。
2. 在居住区域，房屋密度大，生活空间普遍狭小，且造成消防困难。

1. There are a large number of residential buildings, street buildings are mostly small shops. The overall atmosphere in there is introverted, quiet, and poor contact with the city. While in this place has a lot of commercial and logistics land, there are more exchanges with the outside world.
2. In the residential area, the density of housing is huge, and living space is generally small, which resulting in firefighting difficulties.



slide 005

Open space and road analysis

1. 开放空间多为硬质铺地
2. 由于围墙阻隔，各开放空间联系很弱

1. open space mostly is hard flooring
2. Due to the barrier, the links between the open spaces are weak.

1. 场地内围墙、私搭乱建的小房子众多，因此在地块中多断头小路，造成片区与片区之间通达性很差，以至于每个片区之间的氛围割裂。

1. There are many small houses which is build without permission, so that the connectivity between the different area is very poor, which result in the fragmented atmosphere between each area.



slide 006

Surrounding buildings

—deserves preserving

我们看到了很多老建筑也是当时建造集体宿舍时代的产物，这些不同单位的建筑会是我们设计的重要环节。

We saw a lot of old buildings in there, and they are also the time to build the dormitory era of the product. These originally belong to different units of the building will be an important part of our design. It will give us a clue.

Peripheral building value analysis:

1、立面造型丰富，独特，有鲜明的时代特征
Facade modeling is rich, unique, distinctive characteristics of the times



2、社区氛围浓厚
Strong community atmosphere



3、细部构造精美丰富
Beautifully rich detail



4、内部空间布局具有时代特征
The interior space has the characteristics of the times



slide 007

Interviews

- 1.房屋大多已经私人化
- 2.在公共设施等方面缺少管理机构（不少居民反映生活设施是自己请人装的）
- 3.居住者以老年人居多
- 4.租客居多，流动性大
- 5.政府、开发商、居民之间矛盾很深

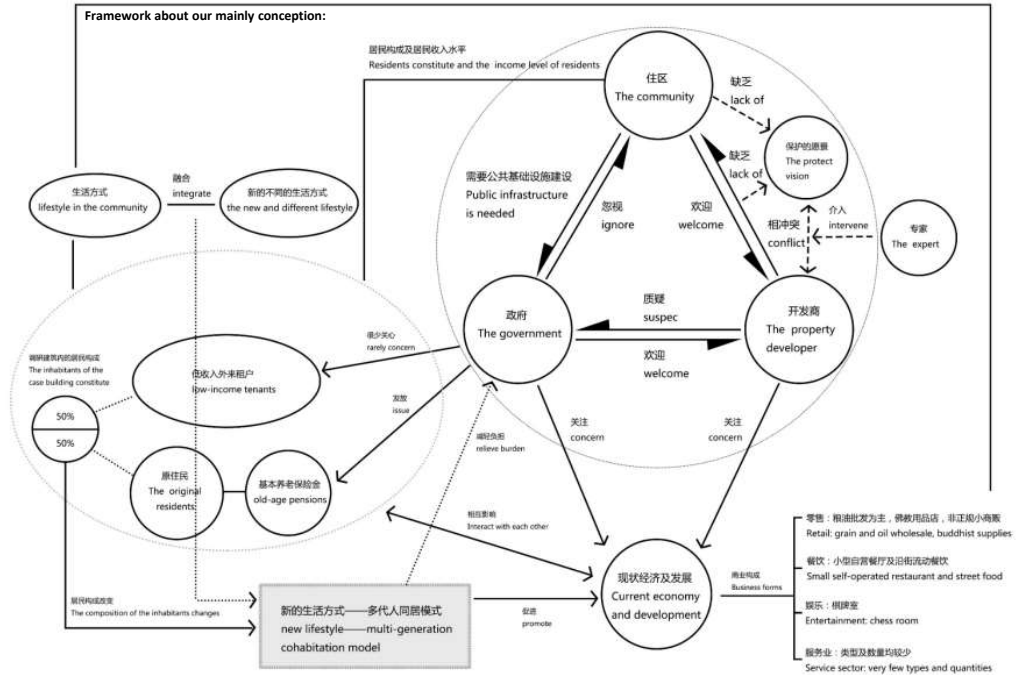
1. Most houses have been privatized
2. The public facilities lack of management agencies (many residents reflect the living facilities are their own people installed)
3. The majority of the residents are old people. The social environment tend to be aging.
4. There are many tenants, resulting in mobility.
5. The contradiction between government, developers and residents is deep.



slide 008

Our thoughts

多代同居模式
multi-generation cohobitation model

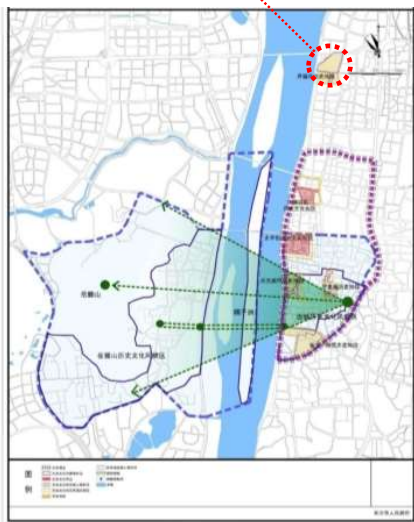


slide 009

Management Planning :

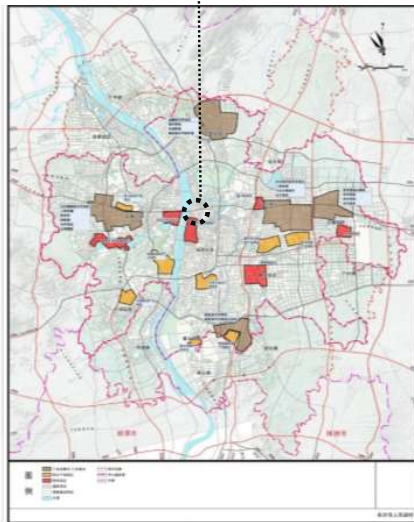
中心城区历史文化名城保护规划图
Management Planning of Historical and Cultural Cities in the center of the city

建筑所在街区
开福寺历史地段
The case building belongs to this neighborhood.
The historical site of Kaifu Temple



中心城区产业布局规划图
Central city industrial layout planning

建筑所在街区
紧邻河东商圈, 且处于河东向河西商圈的过渡区
The case building belongs to this neighborhood.
The neighborhood is close to business district, also a transition zone.



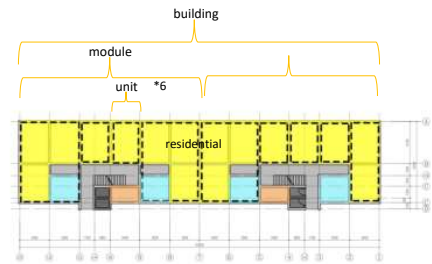
slide 010

Architectural characteristics analysis —The case building :

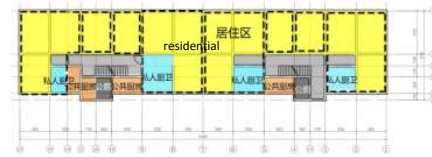
——平面： Plane analysis

- 1.居住空间由12个单元空间以并列的方式组成，位于建筑南侧
- 2.以每6个单元空间的长度组成一个模块，每个模块中间为长长的走道和楼梯，两个模块被2个单元空间打断。
- 3.辅助用房为公用，位于建筑北部。
- 4.居住用房面积狭小，开间3.4*进深4.7，每个16平米。

- 1.The living space consists of 12 units in parallel, located on the south side of the building
- 2. A module is made up to the length of each of the six unit spaces. The middle of each module is traffic space—a long corridor and stairs. The two modules are interrupted by two unit spaces.
- 3. Auxiliary space is public, located in the north of the building.
- 4. Residential space is small, 3.4 (open) * 4.7 (depth) , each of them are 16 square meters.



一层平面



二层平面



三层平面

- 私人厨卫 private kitchen and bath
- 居住区 residential area
- 公用厨房 shared kitchen
- 公厕 public toilet
- 走廊楼梯 corridor and staircase
- 一户人家 a family

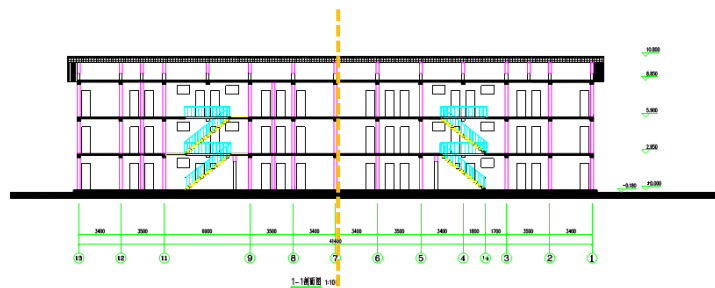
slide 011

Architectural characteristics analysis —The case building :

——剖面： Profile analysis

- 1.对称布局
- 2.剖屋顶有吊顶
- 3.楼梯为单跑
- 4.梁的跨度较小，柱网密集

Symmetrical layout
The roof has a ceiling
Stairs for a single run
The span of the beam is small and the column is dense



——立面： Elevation analysis

- 1.3层，层高2.9M，较低。
- 2.对称布局
- 3.瓦面双坡屋顶（红平瓦）

Three-story building with a low Layer height about 2.9M
Symmetrical layout
A double-slope roof with tile on it.



slide 012

Architectural characteristics analysis —The case building :

——楼梯及栏杆 Stairs and railings :

- 1. 楼梯无斜梁，侧面呈锯齿状
 - 2. 栏杆为铁质，高度很低，有简单花纹
1. Stairway without skewers, the side is jagged
2. Railings are iron, with a very low height and simple patterns



——窗 Window:

- 1. 开窗面积小
 - 2. 窗台略微挑出
 - 3. 样式朴素
 - 4. 过梁为3皮青砖立砌
1. The window area is small
2. The windowsill is slightly picked out
3. Plain style
4. The beam is made of 3 leather brick

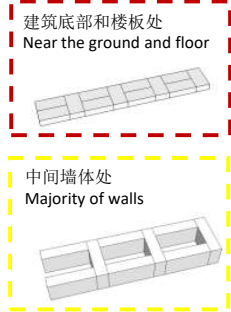


——空间特点 Space characteristics:

- 1. 走廊昏暗
 - 2. 空间狭小
 - 3. 功能分区明确
- The corridors are dim and dirty
- The internal space is very small
- Functional partition is clear



——砖砌方式: Building methods of bricks



slide 013

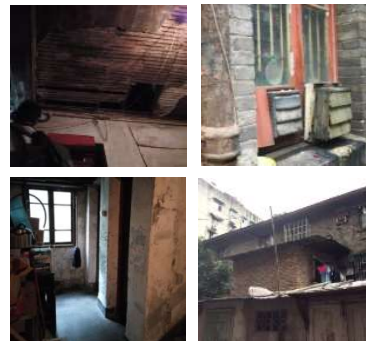
Architectural characteristics analysis —The case building :

——材料 Material:



——现存问题 problems:

- 1. Damaged roofs and loose ceilings
 - 2. The exhaust fan caused the building surface to be dirty
 - 3. Indoor interior of the natural lack of light, poor ventilation
 - 4. There were two toilets each floor which is not enough and convenient to use.
 - 5. Private occupation of public space is serious, and even somebody expand the building.
- 1. 屋顶损坏天花板松动
 - 2. 外露的排风扇导致建筑表面显得很脏乱
 - 3. 室内空间的自然采光不足，通风不畅
 - 4. 厕所的数量少，不方便使用
 - 5. 私人占用公共空间严重，甚至对建筑进行了扩容改造



slide 014

Architectural characteristics analysis —The case building :

建筑本身的空间组成在一定程度上是符合多代同居模式对空间的要求的。

The composition of the building itself to a certain extent, is consistent with the multi-generation cohabitation model of space requirements.

建筑是由很多单个的单元空间组成的
The building is made up of many single unit spaces

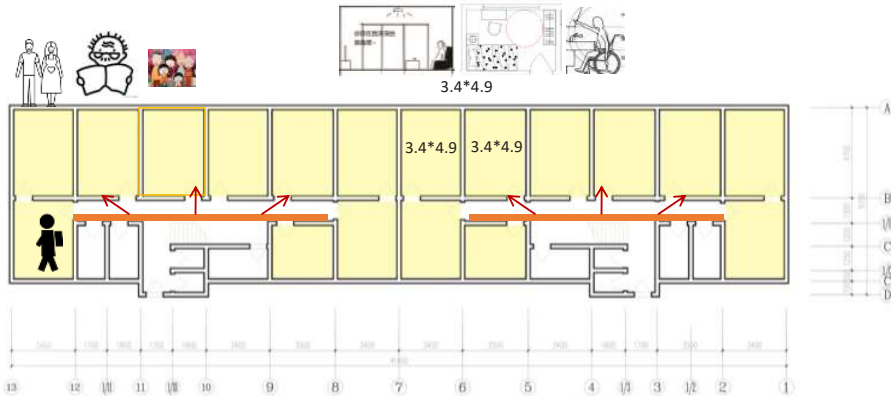
现代人对室内空间要求
Modern requirements for interior space

多代人群存在弱势群体。
There are vulnerable groups in the multi-generation population.

多代人居住空间要求各个年龄层次的人的使用空间要有一定的分隔。
Multi-generation living space requires the use of space at all ages to be separated.

4.9*3.4米的单元空间尺度是适合的
4.9 * 3.4 m unit space scale is appropriate

公共的走廊能够使邻居方便观察到房间内的异常情况
The public corridor makes it easy for the neighbors to observe the abnormal situation in the room



slide 015

结论 conclusion

以多代同居模式为出发点，进行宏观和微观改造

To use multi-generation cohabitation model as the basic, this area will be reformed in microscopic and macro.

Macro:

To promote the principle of giving priority to multiple generations, the use of protection of buildings, open space to establish a framework

Microscopic:

Adjust the internal structure of the survey building, repair the damaged areas, and clean the inside and outside of the building

宏观：

利用保护建筑、开放空间建立框架结构

微观：

对调研建筑的内部格局进行调整，对已破损的地方维修以及建筑内外的清洁

slide 016

Record and the conservation of modern residence building heritage
居住建筑遗产记录与保护课程 成果展示

The Rebirth of Historical District in the Process of Economic Transformation 经济转型遗留的历史街区重生

第四小组
The Fourth Group
小组成员
Team Member
ZHOU Yan

六六大顺
Everything Goes Six
李胜、李雪纯、赵千瑶、任雨箫、朱露露、周妍
LI Sheng, LI Xuechun, ZHAO Qian Yao, REN Yuxiao, ZHU Lulu,



slide 001



slide 002

Background 历史背景

slide 003

BEFORE 1940S

— 现代居住建筑遗产保护 历史 History —

In the 1940s, the research area was almost a farmland.
20世纪40年代，调研区域几乎为一片农田。



Google map 2002
谷歌地图 2002

slide 004

1980S

— 现代居住建筑遗产保护 历史 History —

This area is adjacent to multiple factories and warehouses. In west near Xiangjiang shipping transport. In the east near the railway, Changsha North Station. Changsha freight hub at that time.

此地毗邻多个工厂，仓库。西边临近湘江航运，东边临近铁路、长沙北站。是当时长沙的运输枢纽。



Google map 2002
谷歌地图 2002

Railway

Railway station

slide 005

1980S

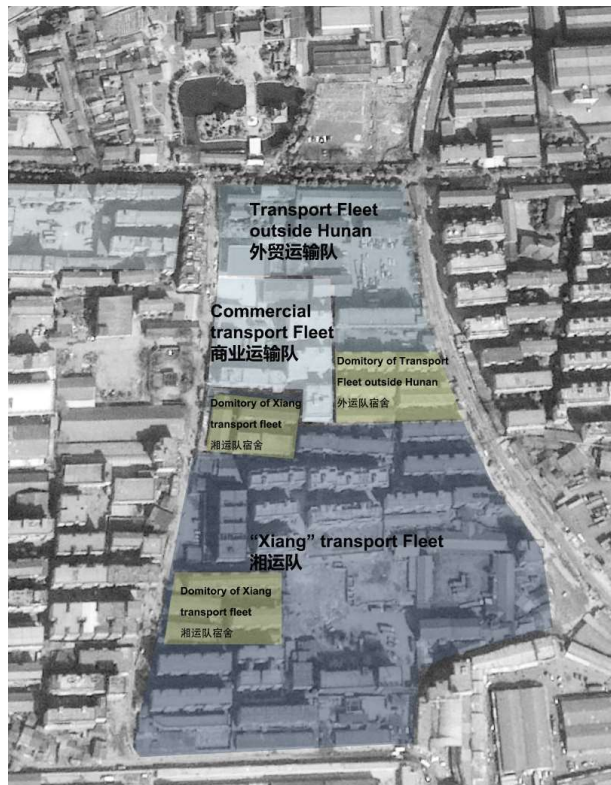
— 现代居住建筑遗产保护 历史 History —

In the 1970s, the Hunan Provincial General Administration of Motor transport set up Xiang transport fleet, as the company can not meet the transport needs, the General Administration of CFS has organized a chemical transport fleet, commercial transport fleet and transport fleet outside Hunan. All within the base area for the transport team plant. There is a wall separation between the different transport teams, and the fence remains until now.

20世纪70年代，湖南省汽车运输总局成立湘运公司，由于湘运公司无法满足运输需求，汽运总局又组织了化工运输队、商业运输队和外贸运输队。基地范围内全部为运输队厂区。不同运输队厂区之间存在围墙分隔，围墙保留到现在。

The dormitories are next to the industries even in the area of industries. In order to facilitate the management of different transport teams between the dormitory wall.

运输队宿舍邻近运输队厂区，或在厂区内。为了方便管理，不同运输队宿舍之间存在围墙。



Google map 2002
谷歌地图 2002

slide 006

Age 年代	Number 编号	The name of the dormitory 宿舍楼名称
The late fifties 50年代末	4	Xiang transport fleet 湘运车队宿舍
The early sixties 60年代初	3	Xiang transport fleet 湘运车队宿舍
The late sixties 60年代末	5、 6	Xiang transport fleet 湘运车队宿舍、湘运车队宿舍
The early seventies 70年代初	1、 8	Commercial transport fleet Transport fleet outside Hunan 商业车队宿舍、外运车队宿舍
The late seventies 70年代末	2	Xiang transport fleet 湘运车队宿舍
The early eighties 80年代初	7	Tea factory 茶厂宿舍
The late eighties 80年代末	9	Transport outside Hunan 外运车队宿舍

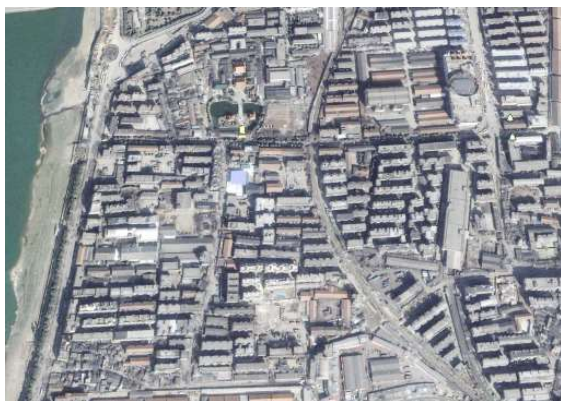


Our case building was built in 1961. According to Xiang Yun staff, in the era when people advocate 'red', the red bricks that the government give to this building is not enough, so the part of the building use green brick.

我们调研的原外运车队宿舍楼建于1961年。据湘运员工说，在崇尚红色的年代，当时政府给这栋楼批的红砖不够，所以建筑部分使用青砖（真实性待考证）。建筑现属于社区。

Other 4 buildings : after 10 to 20 years (private now because of economic transition)
 其余4栋外运宿舍楼建于之后的10-20年中，现属个人。 Google map 2002 谷歌地图 2002

slide 007



Google map 2002 谷歌地图 2002

2002



Google map 2005 谷歌地图 2005

2003-2005

Broaden Kaifo Road and Xiangjiang Middle Road.
 扩宽开福路和湘江中路

slide 008



Google map 2008 谷歌地图 2008

2005-2008

Remove the rest part of the *transport fleet outside Hunan*, leave a house, now it is used as landfill.
拆除外运车队厂房的剩余部分，留下一个厂房，现作为垃圾场使用。



Google map 2012 谷歌地图 2012

2008-2012

- 1 Extend Kaifo Temple
扩建开福寺
- 2 Build a little square across from the temple
在开福寺正门对面建一小广场
- 3 Build a residential building *Fushengyuan*
高层居住建筑 福升园(外贸队土地被卖)
- 4 Start to build the metro station and metro ,
rebuild *Huangxing North Road*
开始修建地铁和地铁站，重建黄兴北路

slide 009

subway and Huangxing Middle Road construction process
地铁修建过程



Google map 2013 谷歌地图 2013

2013



Google map 2014 谷歌地图 2014

2014



Google map 2015 谷歌地图 2015

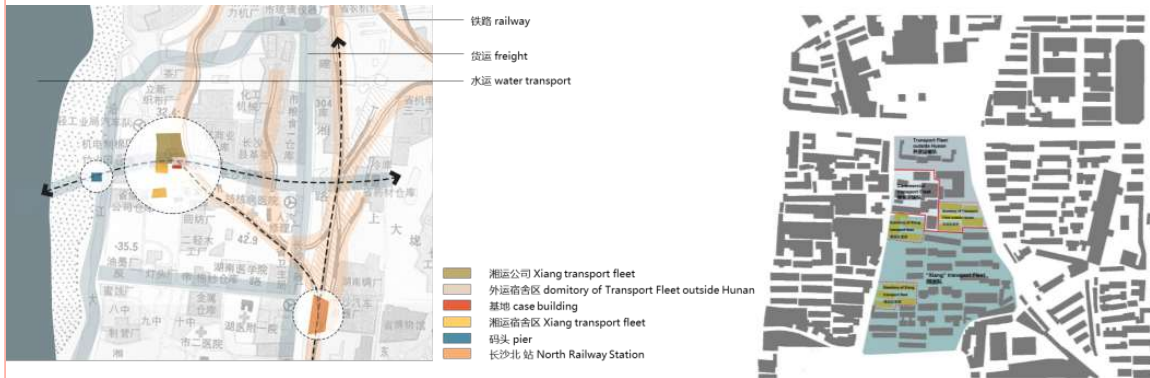
2015



Google map 2017 谷歌地图 2017

2017

slide 010



- transport hub of Changsha
- **交通枢纽**

- separated by walls
- **围墙分隔**

- characteristics of the times, socio-economic characteristics
- **时代特征，社会经济特征。**

- Based on the historical analysis of the base, we have come to the point that the location of the base and the reserved building have historical significance, the base has the value of preservation, and the possibility of developing for its historical background.
- 基于对基地的历史分析，我们得出：基地的位置和保留的建筑具有历史意义，基地具有保存的价值，并且针对其历史背景有发展的可能性。

slide 011

Site Status—— dormitory
 场地现状——宿舍楼

slide 012

Five dormitories
五栋宿舍楼

— 现代居住建筑遗产保护 场地现状宿舍楼 Dormitory —



The only five old buildings of that time with certain historical significance, reflecting the conditions of Dormitory life.
场地中仅剩的5栋筒子楼，具有一定历史意义，反映当时的宿舍生活。

Analysis chart by group 分析图：小组绘制

slide 013

— 现代居住建筑遗产保护 场地现状宿舍楼 Dormitory —

Number 编号	Time 年代	Exterior 外观	Layers 层数	Initial function 最初功能	Whether artifacts 是否文物	Whether the unit 是否分单 元	Material, detail picture 材料、细部图片	Hand-painted plane 手绘平面
1	1961年		3	Public housing 公共住宅	Y	Y		
2	The late seventies 20世纪七十年代末		5	Residential building 住宅楼	N	Y		
3	The early sixties 20世纪六十年代初		4	Bachelor quarters 单身宿舍	N	N		
4	The late fifties 20世纪五十年代末		2	Office building 办公楼	N	N		
5	The late sixties 20世纪六十年代末		3	Public housing 公共住宅	N	Y		

All photos by group 小组拍摄照片

slide 014

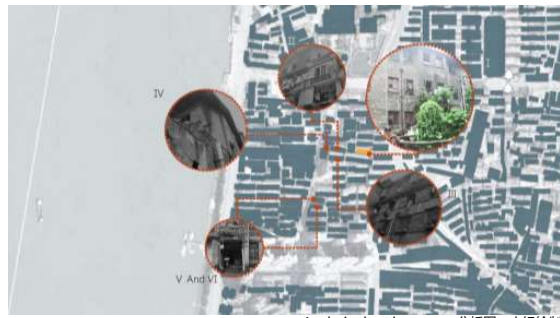


Photo by group 小组拍摄照片

— 现代居住建筑遗产保护 场地现状宿舍楼 Dormitory —

外运队宿舍
1961年

Public Housing of the Transport Fleet for Materials
Built in 1961



slide 015

The case building
外运宿舍楼

— 现代居住建筑遗产保护 场地现状宿舍楼 Dormitory —

The transformations of Plan Patterns
平面的变化模式

the Original Plan Pattern
原始平面

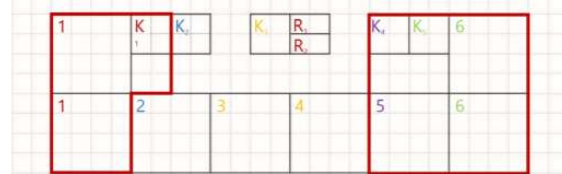
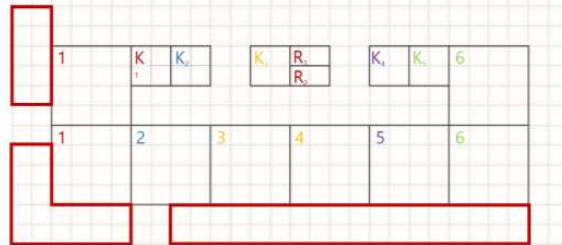
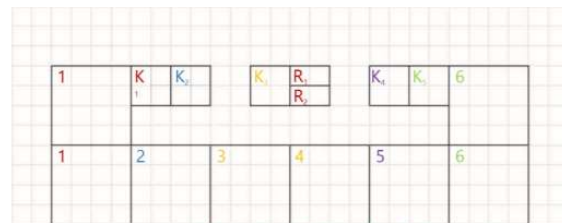
Six apartments in original plan, more larger apartments at the end of the stairs. Four smaller ones in the middle. 原始平面为六套住房, 楼梯两端为较大户型, 中间四户为并列单间。

Plan Pattern 1: Exterior Extension
平面变化模式一: 外部加建房间

Extend small rooms out of the building, the most are bedrooms, a few kitchens and bathroom. 在原有房间的基础之上加建房屋, 其功能以居室为主, 少有厨房与浴室等情况。

Plan Pattern 2: Interior Merging
平面变化模式二: 内部合并房间

Merge some rooms into a big apartments, create a bigger living space. 将原有的多个房间合并为一个较大的居室, 形成较大的单个家庭生活空间。



Analysis chart by group 分析图·小组绘制

slide 016

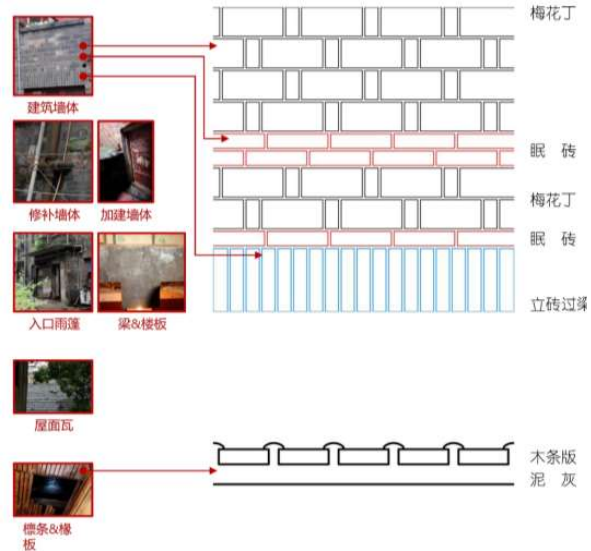
The case building
外运宿舍楼

— 现代居住建筑遗产保护 场地现状宿舍楼 Dormitory —

Materials
材料

Material 材料	Position 位置
Black brick 青砖	Building walls to brick, lime mortar masonry 建筑墙体以青砖为主，以石灰砂浆砌筑
Red brick 红砖	Construction of local walls in the latter part of the construction process to switch to red brick 建筑局部墙体在后期修建过程中局部改用红砖
Steel Reinforced Concrete 钢筋混凝土	Building slabs and entrance doors and windows are made of reinforced concrete 建筑楼板以及入口门窗部分采用为钢筋混凝土制作
Corrugated Tiles 波纹陶瓦	The roof of the building is ripple 建筑屋面为波纹陶瓦
Wood 木材	Building roofing part of the purlins and rafters for the wood 建筑屋面架构部分檩条及椽板为木材

Construction
局部构造



Analysis chart by group 分析图：小组绘制

slide 017

The case building
外运宿舍楼

— 现代居住建筑遗产保护 场地现状宿舍楼 Dormitory —

Architecture Decay
建筑问题（室外）

The building itself is solid and has no serious structural problems. But due to the daily use of the process of improper and the construction of the disrepair, there are local existence of the damage on the building.

建筑自身结构牢固，没有严重的结构问题。但由于日常使用过程中的不当和建筑的年久失修，有局部存在建筑上的残损。

Natural elements
自然原素

Due to material and natural principles mistaken for intervention under the natural occurrence.
由于材料和自然原理误认为干预下自然发生的。

Anthropogenic elements
人为原素

Due to human activities caused by some of the building problems
由于人类活动所造成的一些建筑问题

- Damaged 破损
- Grease 油渍
- Water stains 水渍
- Grease 油渍
- Grease 油渍
- Plant 植物
- Water stains 水渍
- Plant 植物
- Moss 青苔
- Missing 缺失
- Grease 油渍
- Grease 油渍
- Water stains 水渍
- Wear 磨损
- Crisp alkali 酥碱
- Moss 青苔



Photo by group 小组拍摄照

slide 018

The case building
外运宿舍楼

— 现代居住建筑遗产保护 场地现状宿舍楼 Dormitory —

Architecture Decay
建筑问题 (室内)

The space of the building and the late construction of the household, which, to a certain extent, caused the chaos in the interior space and increased the risk of fire.

建筑的空间和设有住户后期自行搭建的情况, 这种情况在一定程度上对造成了内部空间的杂乱, 同时增加了火灾的危险。

Natural elements
自然原素

Due to material and natural principles mistaken for intervention under the natural occurrence.
由于材料和自然原理误认为干预下自然发生的。

Anthropogenic elements
人为原素

Due to human activities caused by some of the building problems
由于人类活动所造成的一些建筑问题

- Missing 缺失
- Water stains 水渍
- wire 电线
- Add wall 加建墙体
- wire 电线
- Painted 涂画
- Painted 涂画
- Stains 污渍
- Wear 磨损
- crack 裂缝



Photo by group 小组拍摄照片

slide 019

The case building
外运宿舍楼

— 现代居住建筑遗产保护 场地现状宿舍楼 Dormitory —

The problem when living in
居住问题

Insufficient living space in the room
室内生活空间不足~加建房屋

Due to the historical reasons of the building, the original building used as a single dormitory is now used as a home. The increase in population has resulted in a decline in per capita use and a smaller household space.

由于建筑的历史原因, 原作为职工单身宿舍使用的建筑现作为家居使用。人口数的增加造成的是人均使用面积下降, 家庭使用空间较小。

As a result, in the indoor and outdoor have built the hut to solve the daily needs of their own daily lives.
于是, 在室内和室外有加建的小屋, 以解决住户自己的日常生活需求。



Photo by group 小组拍摄照片

Space to use the same
空间使用不变

Due to the historical reasons of the house, the lack of public health makes the daily life of the household unchanged. Kitchen and toilet in public areas, making the daily needs of households and its constant, in the privacy and health cleanliness of the flaws.

由于房屋的历史原因, 公用卫生间的数量不足使得住户的日常生活有所不变。厨卫位于公共区域, 使得住户的日常生活及其不变, 在私密性和卫生洁净程度上存在缺陷。

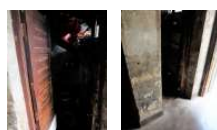


Photo by group 小组拍摄照片

Indoor light environment is poor
室内光环境较差

Due to the enclosed layout of the houses, the public space of the building is dark and the incandescent bulbs are needed to solve the lighting problem during the daytime light environment.

由于房屋的四面围合式平面布局, 建筑的公共空间光线较暗, 在白天的光环境下也需要白炽灯泡来解决其采光问题。



Photo by group 小组拍摄照片

slide 020

The case building
外运宿舍楼

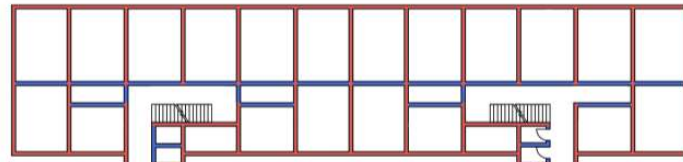
— 现代居住建筑遗产保护 场地现状宿舍楼 Dormitory —

Transformation possibilities
可改造性

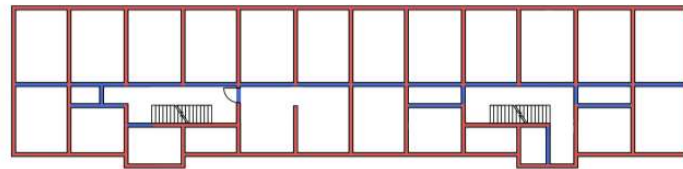
The Structural Wall
结构墙体

Parts of the wall colored red in the house is the structural wall of the building, which bears the load of the whole building. This part of the wall is the framework of the whole building and can not be demolished.
部分墙体是建筑物的结构墙，承载了整个建筑物的载荷。这部分墙是整个建筑的框架，不能拆除。

Structural Wall Movable Wall



the First Floor
一层



the Second Floor
二层

Plan by group 3 平面图：第三组绘制
Analysis chart by group 分析图：小组绘制

slide 021

The case building
外运宿舍楼

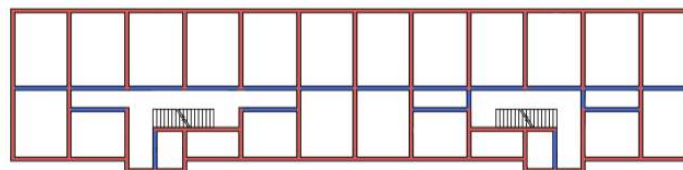
— 现代居住建筑遗产保护 场地现状宿舍楼 Dormitory —

Transformation possibilities
可改造性

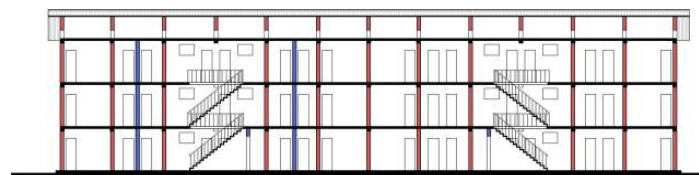
The movable Wall
可移动墙体

Part of the wall of the house acts as a partition between the entire building system, which can be altered during the rebuilding process. However, because this part of the wall can strengthen the integrity of the whole structure, therefore, the structural factors should be taken into consideration in the process of demolition, and can not be removed blindly.
部分墙体作为整个建筑系统之间的分隔，可以在重建过程中改变。但是，由于这部分墙体能够加强整体结构的完整性，因此在拆迁过程中要考虑到结构性因素，不能盲目地去除。

Structural Wall Movable Wall



the Third Floor
三层



the Section
剖面图

Plan by group 3 平面图：第三组绘制
Section by group 2 剖面图：第二组绘制
Analysis chart by group 分析图：小组绘制

slide 022

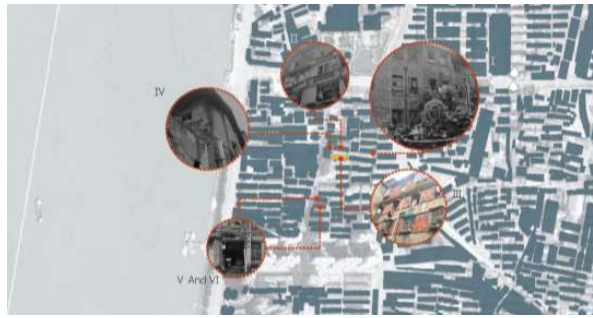


Photo by group 小组拍摄照片

— 现代居住建筑遗产保护 概念 Conception —

湘运队宿舍
二十世纪六十年代初

Public Housing of the Hunan Transport Fleet
Built in the early sixties



slide 023

The dormitory of Xiang transport fleet
湘运宿舍楼

— 现代居住建筑遗产保护 场地现状宿舍楼 Dormitory —

Chairman Mao's proletarian revolutionary line victory long live
毛主席的无产阶级革命路线胜利万岁



Photo by group 小组拍摄照片

战无不胜的毛泽东思想万岁
Invincible Mao Zedong thought long live

Architectural age: 1960s, built the fourth floor in 1990s
Number of stories: 4 stories
Building ownership: Xiang Yun company employees single dormitory, the property is now owned by the community
Architectural features: red brick wall flat roof.
建筑年代：20世纪60年代，90年代加建第四层
层数：4层
建筑归属：湘运公司职工单身宿舍，现产权归社区
建筑特点：红砖墙 平屋顶



Plan by group 平面图：小组绘制

Public toilet
公共厕所



The toilet set in the staircase every half of the location of the poor health conditions, although the toilet has a large area of the window ventilation, but the stairs or filled with the stench of the toilet.

The two men's cabin and a female toilet, more than the four-story dormitory residents to use, but also for the west side of the building that residents use, the ratio of men and women to the toilet may be the first building with the existence of a single host, Xiang Yun's employees are long-distance truck drivers, should be almost all men.

厕所设置在楼梯间每一个半层的位置，卫生状况极差，虽然厕所所有大面积的开窗通风，但是整个楼梯间还是弥漫着厕所的恶臭。

这两个男厕和一个女厕，不止这栋四层宿舍的居民使用，还供西侧那栋建筑的居民使用，男女厕数量的配比或许与这栋建筑最初作为单身宿舍的存在有关，湘运公司的员工都是开长途卡车的司机，应该几乎全为男性。

Interior lighting
内部采光



Each dormitory area is very small, so a large number of residents of the same floor to build a different size of the simple room, expand the indoor area, but the room is also more dim, very poor lighting.

Corridor also because of the existence of their own kitchen is very narrow, both sides of the Department of lighting has also been blocked in varying degrees, poor lighting.

每间宿舍的面积非常小，所以一层的各个住户大都加建了不同大小的简易房，扩充室内面积，但室内也因而更加昏暗，采光极差。

楼道内同样也因为各自厨房的存在而非常狭窄，两侧的采光处也被不同程度的堵塞，采光差。

Water condition
用水情况



In each floor of the staircase corresponding to set up the water room, the building of the residents of the same transformation of the water room, diversion into the households.

在每层的楼梯间对应处设置了水房，这栋建筑的居民同样改造了水房，引水入各户。

All photos by group 小组拍摄照

slide 024

Site Status—— wall and small houses 场地现状——附属物

slide 025

The walls
围墙

— 现代居住建筑遗产保护 场地现状围墙和小房子 The wall and small houses -

the walls Distribution
围墙分布



the walls Classification
围墙分类



Analysis chart by group 分析图：小组绘制

Components on the Wall
围墙上的构件



Window on the wall



Houses Built Along A Wall

The elements of the wall
围墙的元素



The holes开洞



The patterns 花纹



The damage 破损

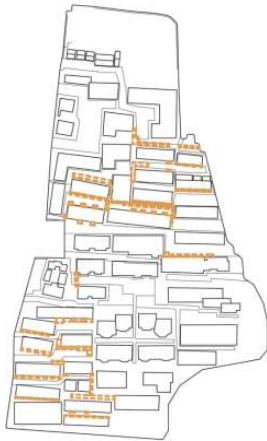
Photo by group 照片：小组拍摄

slide 026

The small houses
加建的小房子

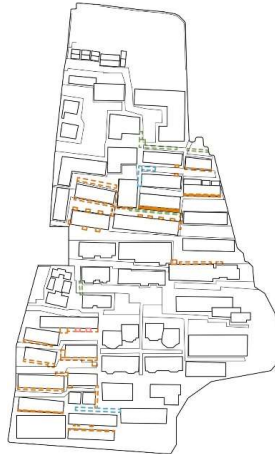
— 现代居住建筑遗产保护 场地现状围墙和小房子 The wall and small houses -

the houses Distribution
小房子分布



Analysis chart by group 分析图：小组绘制

the houses Classification
小房子分类



Connected to the building, enter from the building
与建筑相连，从建筑进入



Place in the space of community
置入社区活动场地



Make the walls as part of the addition building
围墙作为加建房的一部分

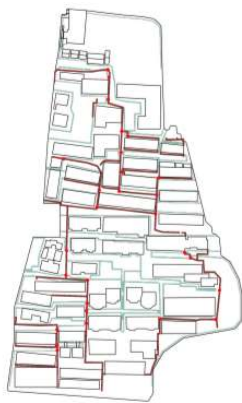


Photo by group 照片：小组拍摄

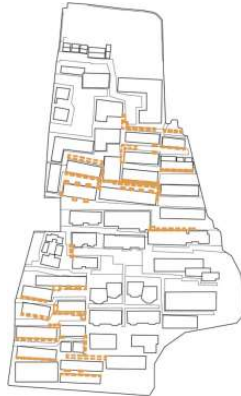
slide 027

The walls and small houses
围墙和加建的小房子

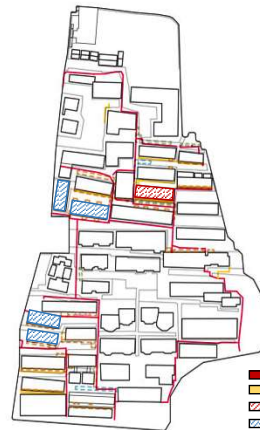
— 现代居住建筑遗产保护 场地现状围墙和小房子 The wall and small houses -



the walls Distribution
围墙分布



the houses Distribution
小房子分布



the houses and the walls Distribution
小房子和围墙分布

- █ Block Fence
- Additional Wall
- Case Building
- Similar Building

Analysis chart by group 分析图：小组绘制

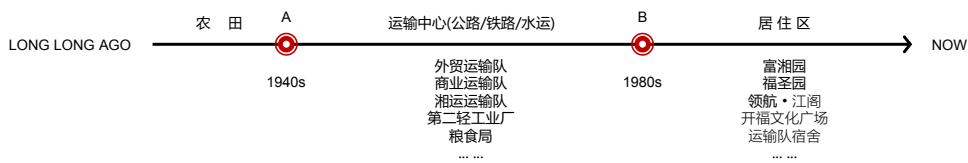
slide 028

Conception 概念

slide 029

— 现代居住建筑遗产保护 概念 Conception —

① 场地历史发展 History of the Site



② 场地遗留历史资源 Historical Resources of the Site



围墙 the Walls 加建小屋 the Additional Houses 集体宿舍 the Dormitories

所有分析图：小组绘制 All Analysis by Group

宝贵的历史遗留资源 Precious Historical Legacy

交通枢纽的转移使得基地逐渐走向衰落。原有的历史元素在城市更新的过程中也渐渐消失。预留的历史遗迹成为见证城市发展的关键证据，从而显得弥足珍贵。于此，方案中希望将整个片区作为这段历史的载体，充当一个历史展示的平台。

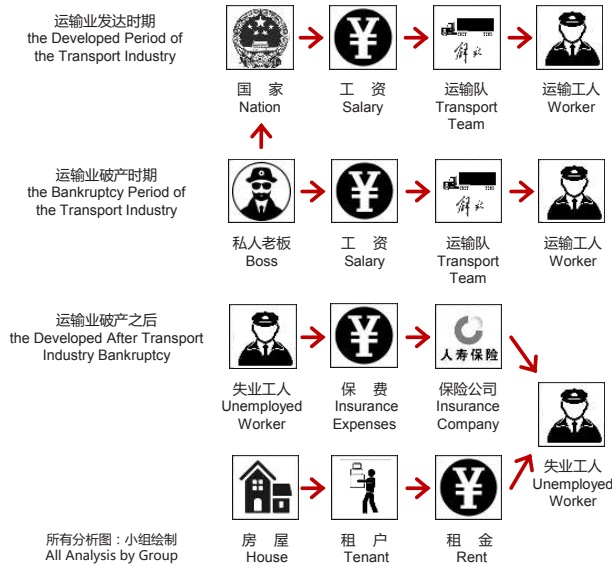
The transfer of transport hubs has led to the gradual decline of the base. The original historical elements also gradually disappear in the process of urban renewal. The preservation of historical remains is a key evidence of the city's development, which makes it precious. In this way, the whole area is hoped to serve as the carrier of this history and serve as a platform for historical display.

slide 030

— 现代居住建筑遗产保护 概念: Conception —

原住民经济关系变化 Changes in Aboriginal Economic Relations

→ : 经济关系 Economic Relationship



重建经济关系 Reconstruction of Economic Relations

运输业的衰落打破了基地原有的基地关系，工人自身的收入来源大幅减少。在生成本上升的现代社会，为原住民提供新的收入，为片区注入新的收入来源是地区持续健康发展的动力。

The decline of the transport industry has broken the base of the base, and the workers' own income has been greatly reduced. In a modern society with rising cost of living, providing new revenue for the indigenous people, injecting new revenue streams into the area is the driving force for sustainable development in the region.

slide 031

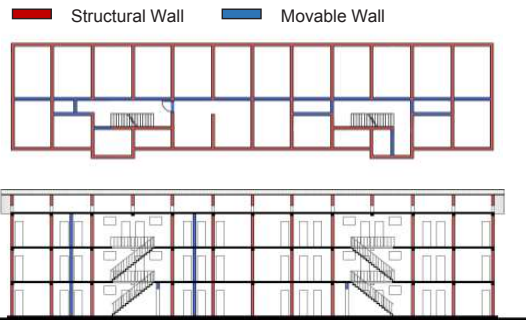
— 现代居住建筑遗产保护 概念: Conception —

现状的限制 Limitations of the Current Situation



图片：源于互联网 From Internet
开间局限 & 结构局限
Room Limited & Structural Limitations

长沙市不可移动文物
the Changsha City
Immovable Cultural Relic



所有分析图：小组绘制 All Analysis by Group

双重限制下的更新 Update Under Double Restriction

案例建筑是地块中唯一的长沙市不可移动文物点。因此对于此文物建筑，不能采用破坏其具有历史意义的部分。同时，由于当时的技术局限，建筑的结构体系变化的可能性也较小。在这样的双重限制之下，建筑的房间尺寸无法更改，对于功能的更新有较大限制。

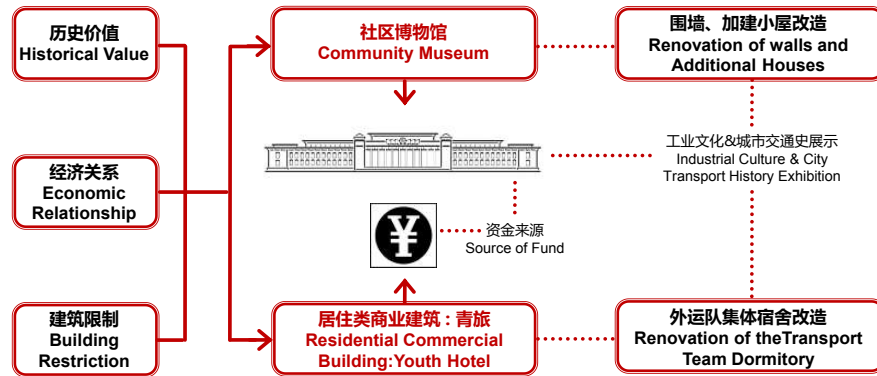
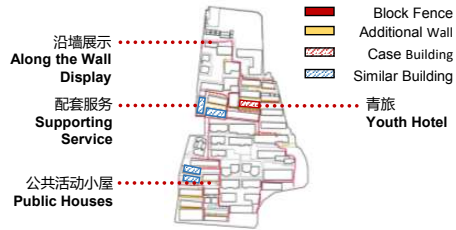
The case building is the only city in the land that is not movable. Therefore, for this cultural relic building, it cannot be used to destroy its historic part. At the same time, due to the technological limitations of the time, the structural system of architecture is less likely to change. Under such a double restriction, the size of the building can not be changed, and there are great restrictions on the function.

slide 032

— 现代居住建筑遗产保护 概念: Conception —

整体构思 Overall Conception

基地结合围墙与加建小屋系统形成社区博物馆，来对基地历史进行充分展示。建筑单体则作为青旅为游客提供住宿，同时给基地带来新的经济活力。
The base combines the walls with the building house system to form a community museum to showcase the base's history. The building monomer provides accommodation for tourists as a youth brigade, and brings new economic vitality to the base.



所有分析图：小组绘制 All Analysis by Group

slide 033

Value, Specific operations
价值、具体操作

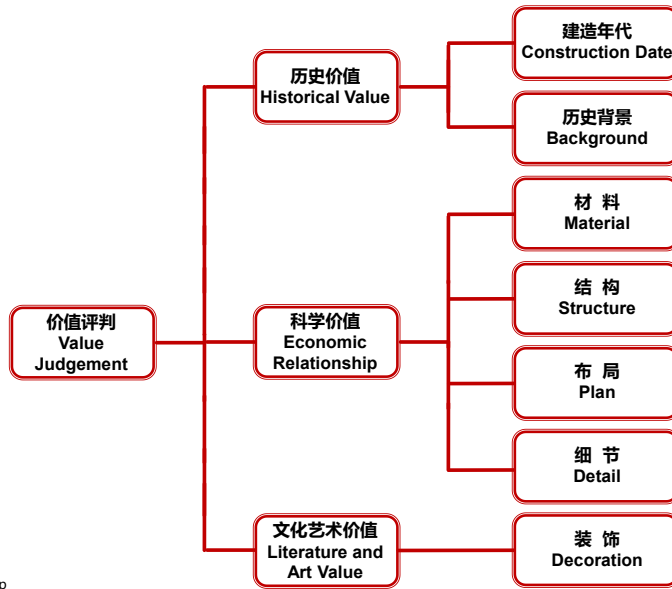
slide 034

— 现代居住建筑遗产保护 深入设计 Deep Design —

价值判定体系 Value Judgement System

对于基地中的案例建筑、围墙与加建的小房子采用历史价值、科学价值、文化艺术价值三个指标来评定其价值。

The value is assessed by three indicators: historical value, scientific value and cultural value of the small houses built in the base.



所有分析图：小组绘制 All Analysis by Group

slide 035

— 现代居住建筑遗产保护 深入设计 Deep Design —

价值判定：外运队宿舍 Value Judgement: Transport Team Dormitory



湘运宿舍 Xiang Yun's Dormitory



外贸宿舍 Wai Mao's Dormitory



湘运宿舍 Xiang Yun's Dormitory



外贸宿舍 Wai MAO's Dormitory

案例建筑是当时运输队众多宿舍中的一栋，是当时集体住宅的代表，反应了当时的经济、政治与文化情况，同时，也是当时人们生活方式的缩影。其内外墙体的不同材料说明了当时紧张的经济状况与严格的政治规定。

Case construction was the fleet in a building in the dorm, represent the collective housing, reflects the economic, political and cultural situation at that time, at the same time, also is the epitome of the lifestyle of people at that time. The different materials of the inside and outside walls illustrate the tense economic situation and strict political rules.

项目 Project	评价因素 Element	现状 Current Situation	保护与否 Protection Y/N	保护措施 Protection Measure
历史价值 History Value	建造年代 Date	20世纪50年代 1950S	—	1. 保持原有风貌与原有做法； 2. 保持原有建筑平面布局； 3. 对残损处进行科学修复，做好必要的保护工作，防止残损产生； 4. 结构避免变化，局部变化处位置及尺寸应严格控制
	历史背景 Background	外运队员工宿舍，集体住宅的代表 Transport Team Dormitory, a Example of the Communal Dormitory	—	

所有分析图：小组绘制 All Analysis by Group

所有图片：小组自摄 All Picture by Group

slide 036

— 现代居住建筑遗产保护 深入设计 Deep Design —

价值判定：外运队宿舍 Value Judgement:Transport Team Dormitory

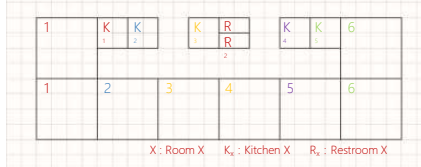
不同组砌方式
the Different Pattern
to Place the Bricks



山墙上的圆弧门洞
the Arch Hole in
the Structural Wall



外运宿舍平面布局 Wai Yun's Dormitory Plan



区别于一般的长走廊的集合建筑，此宿舍有公用厨房与厕所，且具有现代住宅特点平面布局。

The different kinds of plan pattern.

项目 Project	评价因素 Element	现状 Current Situation	保护与否 Protection Y/N	保护措施 Protection Measure
科学价值 Scientific Value	材料 Material	青砖：外墙 Grey Brick：Outer Wall 红砖：内墙 Red Brick：Interior Wall 平面波纹瓦：屋面 Corrugated Tile：Roof 钢筋混凝土：楼梯、楼板、梁、雨棚 Reinforced Concrete：Stairs, Floor, Beam, Canopy 木材：檩条、椽皮 Wood：Purlin and Rafter	√	1、保持原有风貌与原有做法； Maintain original style and original practice; 2、保持原有建筑平面布局； Maintain the original layout of the building; 3、对残损处进行科学修复，做好必要的保护工作，防止残损产生； To carry out scientific repair to the damaged area, do the necessary protection work, prevent the damage; 4、结构避免变化，局部变化处位置及尺寸应严格控制。 The structure avoids change, local change location and size should be strictly controlled.
	结构 Structure	青砖横墙承重，屋面山墙檩条，钢筋混凝土楼面 Green Brick Structural Wall, Roof Wall of the Purlin, Reinforced Concrete Floor	√	
	布局 Plan	小空间的集体宿舍，有公用厨卫，一梯六户制 The Communal Dormitory of the Small space, the Public Kitchen and Toilet Guard, A Ladder Six Households	√	
	细部 Detail	楼梯首级的圆形踏步，舒适的楼梯栏杆，墙面砖的不同组砌方式 Round Step at the First Stair, Comfortable Stair Railing, the Different Pattern to Place the Bricks	√	

所有分析图：小组绘制 All Analysis by Group 所有图片：小组自摄 All Picture by Group

slide 037

— 现代居住建筑遗产保护 深入设计 Deep Design —

价值判定：外运队宿舍 Value Judgement:Transport Team Dormitory



背立面花格栅栏杆
the Flower Grille Railings
in the Back Elevation



侧立面花格栅窗洞
the Flower Grille Window
Holes in the Side Elevation

项目 Project	评价因素 Element	现状 Current Situation	保护与否 Protection Y/N	保护措施 Protection Measure
文艺价值 Literature and Art Value	装饰 Decoration	整体风格朴素，背立面与侧立面局部有花格栅栏杆与窗洞 Simple Style, Flower Grille Railings and Window Holes in the Back and the Side Elevation	√	1、保持原有风貌与原有做法； 2、保持原有建筑平面布局； 3、对残损处进行科学修复，做好必要的保护工作，防止残损产生； 4、结构避免变化，局部变化处位置及尺寸应严格控制

所有分析图：小组绘制 All Analysis by Group 所有图片：小组自摄 All Picture by Group

slide 038

— 现代居住建筑遗产保护 深入设计 Deep Design —

● 价值判定：外运队宿舍 Value Judgement: Transport Team Dormitory

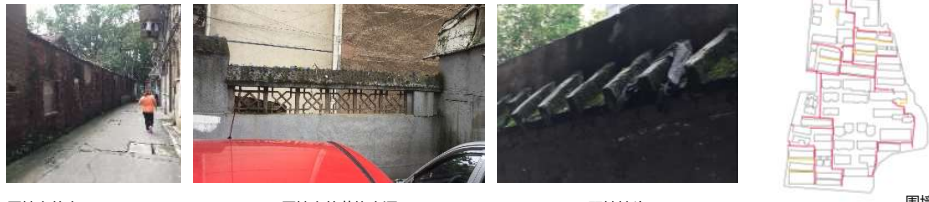
项目 Project	评价因素 Element	现状 Current Situation	保护与否 Protection Y/N	保护措施 Protection Measure
历史价值 History Value	建造年代 Date	20世纪50年代 1950S	—	1、保持原有风貌与原有做法； Maintain original style and original practice; 2、保持原有建筑平面布局； Maintain the original layout of the building; 3、对残损处进行科学修复，做好必要的保护工作，防止残损产生； To carry out scientific repair to the damaged area, do the necessary protection work, prevent the damage; 4、结构避免变化，局部变化处位置及尺寸应严格控制。 The structure avoids change, local change location and size should be strictly controlled.
	历史背景 Background	外运队员工宿舍，集体住宅的代表 Transport Team Dormitory, a Example of the Communal Dormitory	—	
科学价值 Scietific Value	材料 Material	青砖：外墙 Grey Brick：Outer Wall 红砖：内墙 Red Brick：Interior Wall 平面波紋瓦：屋面 Corrugated Tile：Roof 钢筋混凝土：楼梯、楼板、梁、雨棚 Reinforced Concrete：Stairs, Floor, Beam, Canopy 木材：檩条、椽皮 Wood：Purline and Rafter	√	
	结构 Structure	青砖横墙承重，屋面山墙搁檩，钢筋混凝土楼面 Green Brick Structural Wall, Roof Wall of the Purlin, Reinforced Concrete Floor	√	
	布局 Plan	小空间的集体宿舍，有公用厨卫，一梯六户制 The Communal Dormitory of the Small space, the Public Kitchen and Toilet Guard, A Ladder Six Households	√	
	细部 Detail	楼梯首级的圆形踏步，舒适的楼梯栏杆，墙面砖的不同组砌方式 Round Step at the First Stair, Comfortable Stair Railing, the Different Pattern to Place the Bricks	√	
文艺价值 Literature and Art Value	装饰 Decoration	整体风格朴素，背立面与侧立面局部有花格栏杆杆与窗洞 Simple Style, Flower Grille Railings and Window Holes in the Back and the Side Elevation	√	

所有分析图：小组绘制 All Analysis by Group

slide 039

— 现代居住建筑遗产保护 深入设计 Deep Design —

● 价值判定：围墙 Value Judgement: The Walls



围墙上的窗 the Windows on the Walls 围墙上的花格窗洞 the Flower Grille Window Holes on the Walls 双坡墙头 Double Wall Slope 围墙分布 the Walls Distribution

项目 Project	评价因素 Element	现状 Current Situation	保护与否 Protection Y/N	保护措施 Protection Measure
历史价值 History Value	建造年代 Date	20世纪50-60年代 1950S-1960S	—	1、保持原有风貌与原有做法； Maintain original style and original practice； 2、保留原始围墙，对于后期小区建设所加建的围墙可适当予以拆除； Retaining the original wall, the wall of the construction of the later residential area can be properly dismantled; 3、对残损处进行科学修复，做好必要的保护工作，防止残损产生； To carry out scientific repair to the damaged area, do the necessary protection work, prevent the damage; 4、结构避免变化，局部变化处位置及尺寸应严格控制。 The structure avoids change, local change location and size should be strictly controlled.
	历史背景 Background	用于分隔运输队，便于管理。但有局部为后期小区加建 Used to separate the transport team for easy management. But there are local areas for the later community	—	
科学价值 Scietific Value	材料 Material	红砖 Red Brick 水泥空心砖 concrete hollow block 石灰砂浆 Lime Mortar	√	
	细部 Detail	墙体双坡墙头，局部开门窗 Wall double slope wall head, partial open doors and Windows	√	
文艺价值 Literature and Art Value	装饰 Decoration	整体风格朴素，局部有花格窗洞 The overall style is simple, local has the lattice window	√	

所有分析图：小组绘制 All Analysis by Group 所有图片：小组自摄 All Picture by Group

slide 040

— 现代居住建筑遗产保护 深入设计 Deep Design —

价值判定：加建小房子 Value Judgement: The Additional Houses



一字长条形布局
A Long Strip Layout



水泥折板屋顶
Cement folding roof



独立式布局（石棉瓦屋顶）
Independent layout (asbestos tile roof)

项目 Project	评价因素 Element	现状 Current Situation	保护与否 Protection Y/N	保护措施 Protection Measure
历史价值 History Value	建造年代 Date	不详 Not Quite Clear	—	1. 保持原有风貌与原有做法； Maintain original style and original practice； 2. 保留一字长条形布局的房子，对于独立式的房子按其质量可做适当拆除和改造； Keep a long rectangular house, detached house according to its quality can make appropriate demolition and reconstruction 3. 对小房子保留部位残损处进行科学修复，做好必要的保护工作，防止残损产生； To the little house reserved to repair the damage for science, make the necessary protection, prevent the damage; 4. 改造的小房子结构避免变化，局部变化处位置及尺寸应严格控制。 Transformation of small house structure to avoid change, the local change location and feet inches should be strictly controlled.
	历史背景 Background	解决集体宿舍储物与缺少厨房等问题 Solve the problem of collective dormitory storage and lack of kitchen	—	
科学价值 Scientific Value	材料 Material	红砖 Red Brick 水泥板：屋顶 Cement: Roof 石棉瓦：屋顶 Asbestos Tile: Roof	√	
	结构 Structure	单层砖混结构 Single-Layer of Brick-Concrete Structure	×	
	布局 Plan	一字长条形布局与独立式布局 A long strip layout and independent layout	√	
	细部 Detail	整体风格朴素，部分为水泥折板屋顶 Simple Style and Partly Concrete Roof	√	

所有分析图：小组绘制 All Analysis by Group 所有图片：小组自摄 All Picture by Group

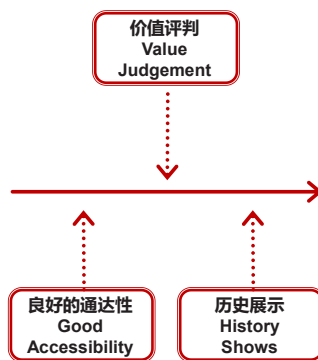
slide 041

— 现代居住建筑遗产保护 深入设计 Deep Design —

**设计：场地设计(围墙、加建小房子)
Design: Site Design(the Walls,the Additional Houses)**



现状围墙
The Status Quo of the Wall



围墙设计示意
Wall Design

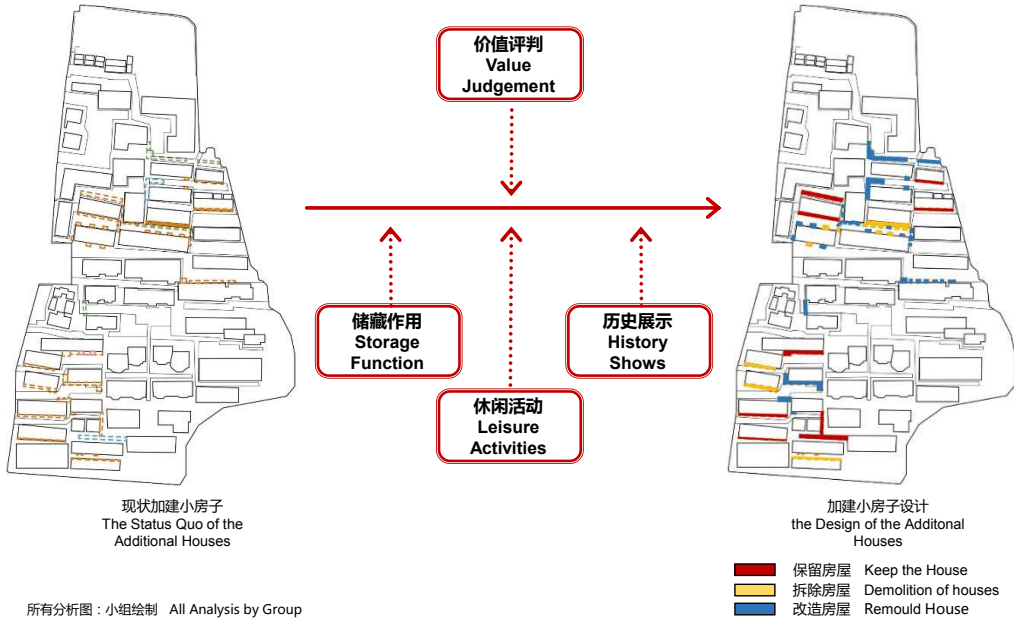
● 围墙拆除点 Wall Demolition Point
— 围墙展示区 Exhibition Area on the Wall

所有分析图：小组绘制 All Analysis by Group

slide 042

— 现代居住建筑遗产保护 深入设计 Deep Design —

设计：场地设计(围墙、加建小房子)
Design: Site Design(the Walls,the Additional Houses)



slide 043

— 现代居住建筑遗产保护 深入设计 Deep Design —

设计：场地设计(围墙、加建小房子)
Design: Site Design(the Walls,the Additional Houses)



外运队宿舍改造：青旅
 Transformation of dormitory:
 youth brigade



所有分析图：小组绘制 All Analysis by Group 所有图片：小组自制 All Picture by Group

slide 044

EDITORS

Miles Glendinning & Hongbin Ouyang

FORMATTING

Joanna Wemyss

ORIGINAL GRAPHIC DESIGN

Agathe Desombre, Paris

For information concerning membership,
contact:

International Secretariat

Docomomo International

Tecnico-Arquitectura

Av. Rovisco Pais 1

1049-001 Lisboa

Portugal

t 351 21 8418101/02/03

e docomomo@tecnico.ulisboa.pt

www docomomo.com

Miles Glendinning & Hongbin Ouyang (eds.),

China's Vanishing Socialist Housing Heritage

Edinburgh: Docomomo International 2018.

ISBN 987-1-904443-82-7

© Docomomo International

Docomomo is a registered trademark

Docomomo E-proceedings 8 • July 2017

DOCOMOMO International is a non-profit organization dedicated to the DOcumentation and COnservation of buildings, sites and neighbourhoods of the MODern MOVement.

It aims to:

- Bring the significance of the architecture of the Modern Movement to the attention of the public, the authorities, the professionals and the educational community.
- Identify and promote the surveying of the works of the Modern Movement.
- Promote the conservation and (re)use of buildings and sites of the Modern Movement.
- Oppose destruction and disfigurement of significant works.
- Foster and disseminate the development of appropriate techniques and methods of conservation and adaptive (re)use.
- Attract funding for documentation conservation and (re)use
- Explore and develop new ideas for the future of a sustainable built environment based on the past experiences of the Modern Movement.

The mission of the **ISC/Urbanism+Landscape** is to promote research, documentation and protection of modern ensembles and environments, as opposed to individual 'setpiece' monuments. In practice, our current work focuses almost exclusively on research and documentation.



THE UNIVERSITY of EDINBURGH
Edinburgh College of Art

ISBN no. 987-1-904443-82-7