

# 西关复兴——恩宁路永庆坊活化提升方案

Sai Kwan Regeneration -- Enning Road Yongqing Fang Revitalization and Upgrading Project

# 永庆坊



China Guangdong Province



Guangzhou City Liwan District



功夫

功夫 Kong Fu



粵劇

粵劇 Cantonese Opera



木雕

木雕象牙雕 Jade & Wood Carving



打銅

打銅鋪 Bronze Ware



廣繡

廣繡 Cantonese Embroidery



廣彩

廣州琺瑯 Cantonese Glazing



改造前場地現狀

## 项目背景

Background

恩寧路永慶坊項目地處廣州西關，是廣州26片歷史文化街區之一，有“廣州最美騎樓街”之譽。恩寧路騎樓街始建於1931年，有“廣州最美騎樓街”之譽。同時也是粵劇、武術與傳統手工藝的傳承地，滿載西關情的活體博物館。

Enning Road Yongqing Fang Project is located in Sai Kwan, Guangzhou. Built in 1931 and known as "the most beautiful arcade street in Guangzhou", Enning Road is now enlisted as one of the 26 historical and cultural blocks in the city. It is home to inheritance of Cantonese Opera, Kong Fu and traditional handcraft and serves as a living museum of Sai Kwan culture.

- 最完整和最長的騎樓街  
The longest and the most well-preserved arcade street in Guangzhou
- 粵劇武術手工藝的傳承地  
Home to inheritance of Cantonese Opera, Kong Fu and traditional handcraft
- 滿載西關情的活體博物館  
A living museum of Sai Kwan culture

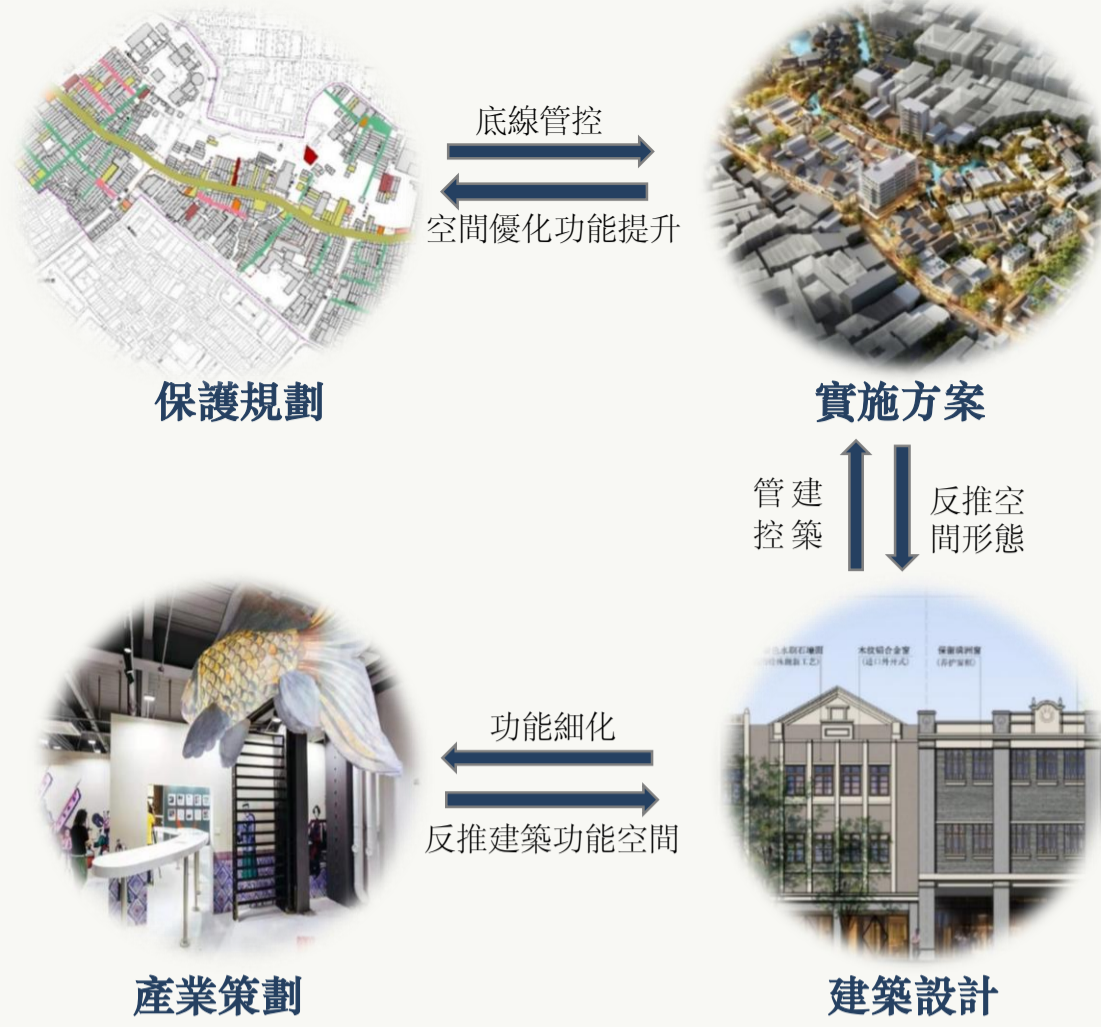
然而，經歷近百年的歲月沖刷，恩寧路一帶變成危破房的集中區域。  
However, it was once home to dilapidated houses as result of almost century-long ups and downs

恩寧路改造前情況 (來源：恩寧路學術關注組)



# 永慶坊

YONG QING FANG



## ■ 四位一體 Four-in-one Solution

通過保護規劃、實施方案、房屋修繕方案、產業運營方案實現全流程歷史街區保護利用。  
Realize whole-process conservation and reuse through a four-in-one solution that encompasses conservation plan, implementation scheme, house repair scheme and business operation scheme.



## ■ 开展共同缔造 Co-creation

开展更广泛的公众参与。保障大众需求获得回应，促进地区多元诉求的平衡。  
Enhance public participation to meet the needs of the general public and balance diverse demands in the district.



## ■ 成立跨学科工作坊 Interdisciplinary Workshop

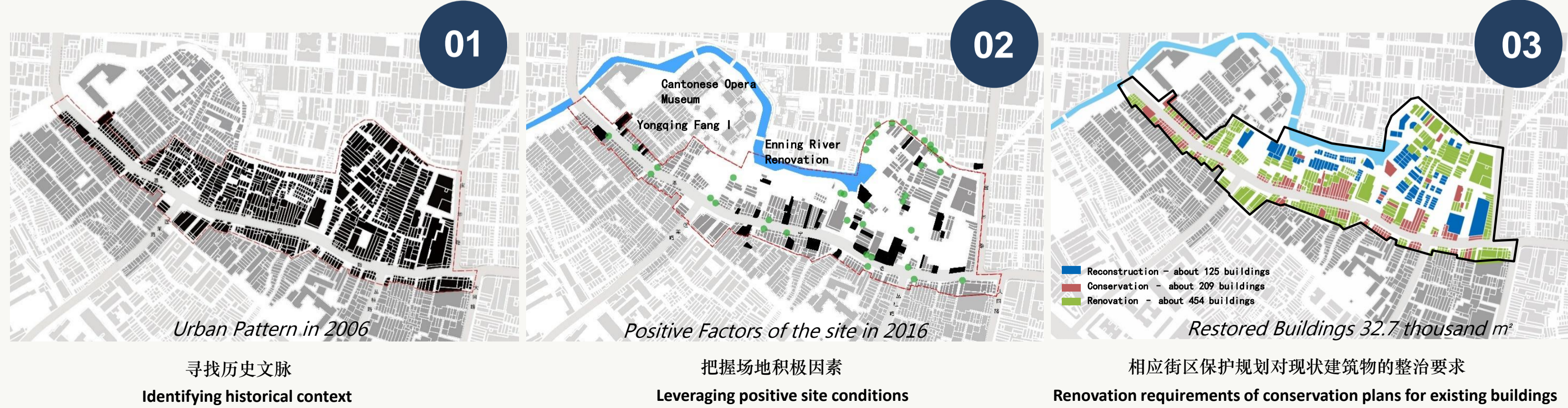
把即将改变和重组的社区动态关系纳入考虑范畴，并以此为基础探讨改造后新旧居民之间相互联系、支撑的方式。  
Take into account the dynamic relationship among the communities to be transformed or reorganized, and on this basis, further discuss the ways the old and new residents connect with and support each other after the renovation.



總平面圖 Master Plan

## 創新設計理念 Innovative Design Concept

通過集約、復合的土地利用規劃與既有建築的提升改造，實現城市的可持續發展，走出歷史文化保護與城市發展相融合的創新路徑。項目總佔地面積6.6萬平方米，總建築面積約13萬平方米。  
Through intensive and mixed land use planning and the upgrading of existing buildings, the 130,000 m<sup>2</sup> project on a 66,000 m<sup>2</sup> site has opened up an innovative approach that integrates historical and cultural conservation with sustainable urban development.



寻找历史文脉  
Identifying historical context

把握场地积极因素  
Leveraging positive site conditions

相应街区保护规划对现状建筑物的整治要求  
Renovation requirements of conservation plans for existing buildings





## ■ 歷史研究 Historical Research

數百份古代近代書籍、檔案、地圖、歷史資料，以歷史研究為依據，保護有歷史價值的建築。  
Hundreds of ancient and modern books, archives, maps, and historical materials serve as the basis to protect buildings of historical value.

**房屋完損性鑑定報告**

委託人	廣州方嘉建築管理有限公司	監 測 人	/
房屋地址	廣州市荔湾区多宝路多宝里225、229号	結構形式	混 合
产 权 人	廣州方嘉建築管理有限公司	層 數	三 層
鉴定日期	2018-09-17	鉴定日期	2018-09-17
鉴定地点	225、229号	鉴定地点	225、229号
鉴定依据	《房屋完损性鉴定标准》(GB50291-2010)	鉴定依据	《房屋完损性鉴定标准》(GB50291-2010)

1. 房屋完损性鉴定: 房屋完损性鉴定是指对房屋的结构、装修、设备、设施、环境等进行全面检查, 根据检查结果, 按照《房屋完损性鉴定标准》(GB50291-2010) 的规定, 对房屋的完损程度进行评定, 并提出相应的处理建议。

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姓名	技术职称	执业注册证号	签名
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柯少青	高级工程师	2018073-0007	柯少青

鉴定单位: (鉴定准备号) 二〇一八年八月二十二日

## ■ 三維掃描 3D Scanning

引入三維點雲精細化數字模型技術推敲設計方案與現狀環境銜接。  
Refined digital model technology based on 3D point cloud is introduced to coordinate the design schemes and the existing context.

序号	编号	取样位置
1	01	一楼225与227交界处立柱, 内侧, 上方
2	02	一楼225与227交界处立柱, 内侧, 下方

灰白色涂料-水磨石-水泥砂浆-米黄色涂料层-混凝土

仿石喷漆-水泥浆-水泥砂浆-水磨石-米黄色涂料层-混凝土

225号外牆面施工現場照片

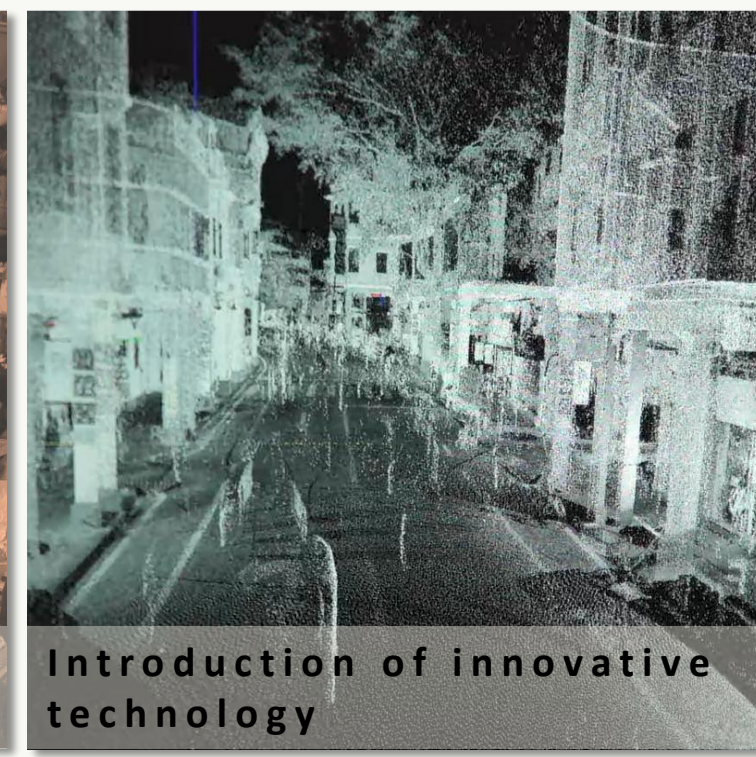
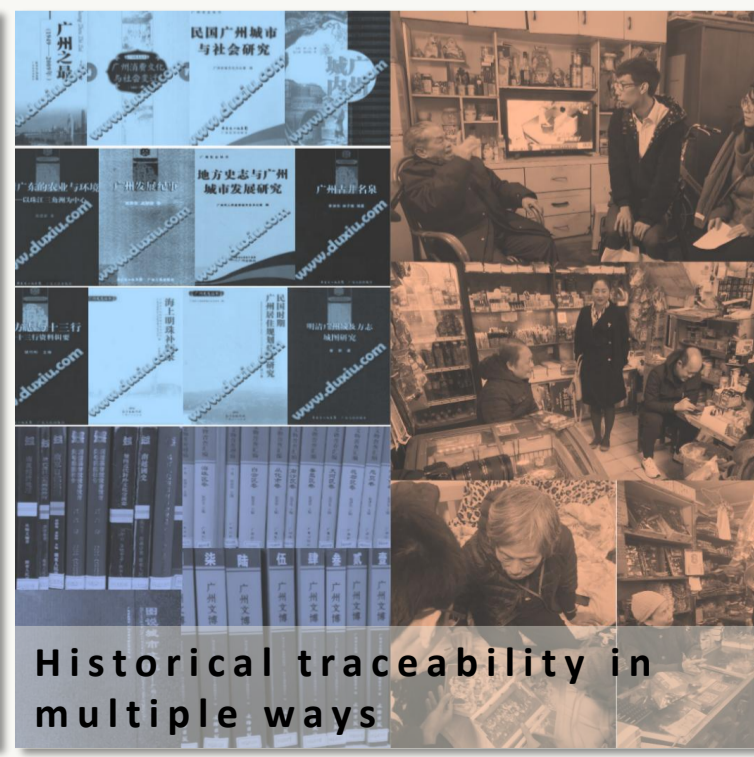
225号外牆面材料检测結果

## ■ 材料檢測 Material Testing

進行建築材料病理診斷, 為建築修繕提供科學依據, 體現建築的原真性與整體性。  
Pathological diagnosis of building materials provides scientific basis for building repairs and reflects the authenticity and integrity of buildings.



鳥瞰效果圖 Bird's-eye view



## 創新設計方法 Innovative Design Approach

通過深入的歷史研究與三維模擬、建築病理檢測等前沿技術, 尋找地區文脈, 以繡花功夫對受損的街區肌理進行縫合修補, 提升空間環境與功能, 營造多元社區生態, 重塑歷史街區活力。

Local context is identified through in-depth historical research with the aid of cutting-edge technologies such as 3D simulation and architectural pathology detection. By meticulously suturing and repairing the damaged block fabrics, the project aims to upgrade the spatial environment and functionality, establish a diversified community ecosystem and eventually revitalize the historical block.



# 優化500米水岸空間 Optimizing the 500 m Waterfront Spaces

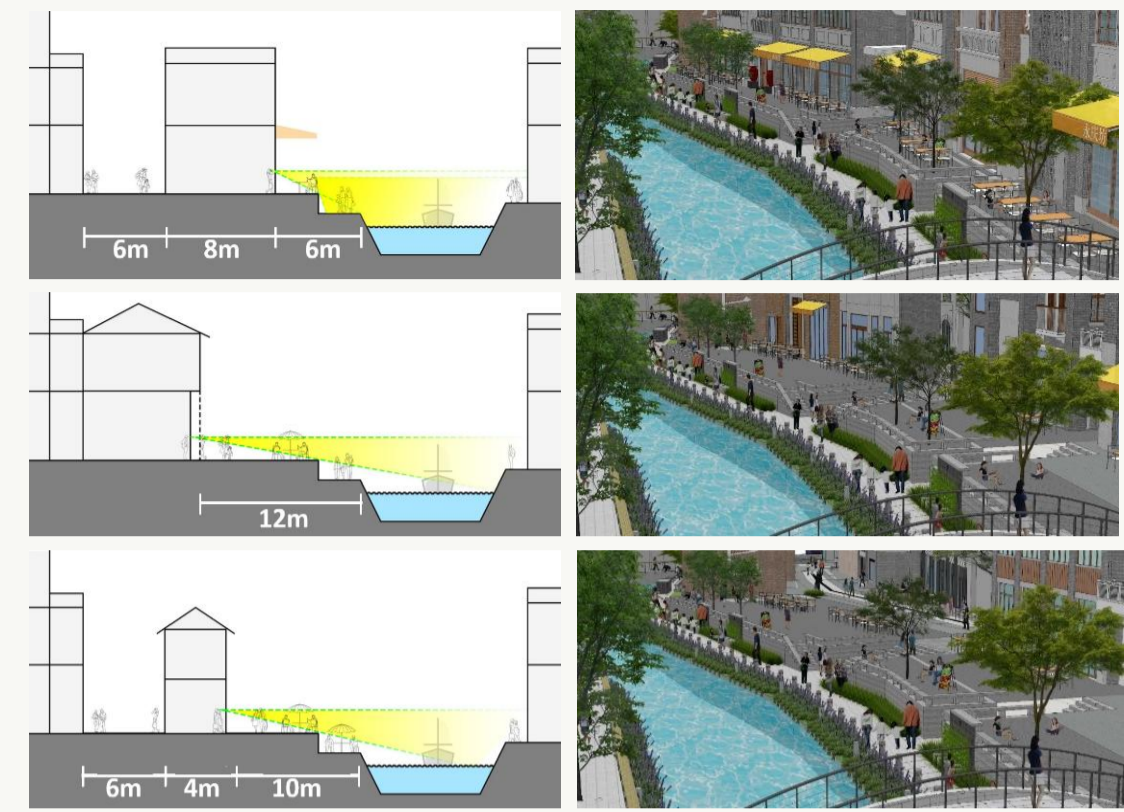
修復和治理恩寧湧歷史水系，優化濱水空間利用，為市民提供可停留、可漫步、可閱讀西關風貌的500米公共水岸。  
Restore the historical water system of Enning Watercourse and optimize the waterfront spaces to create 500-meter waterfronts where citizens may linger, roam and enjoy the views of Sai Kwan.



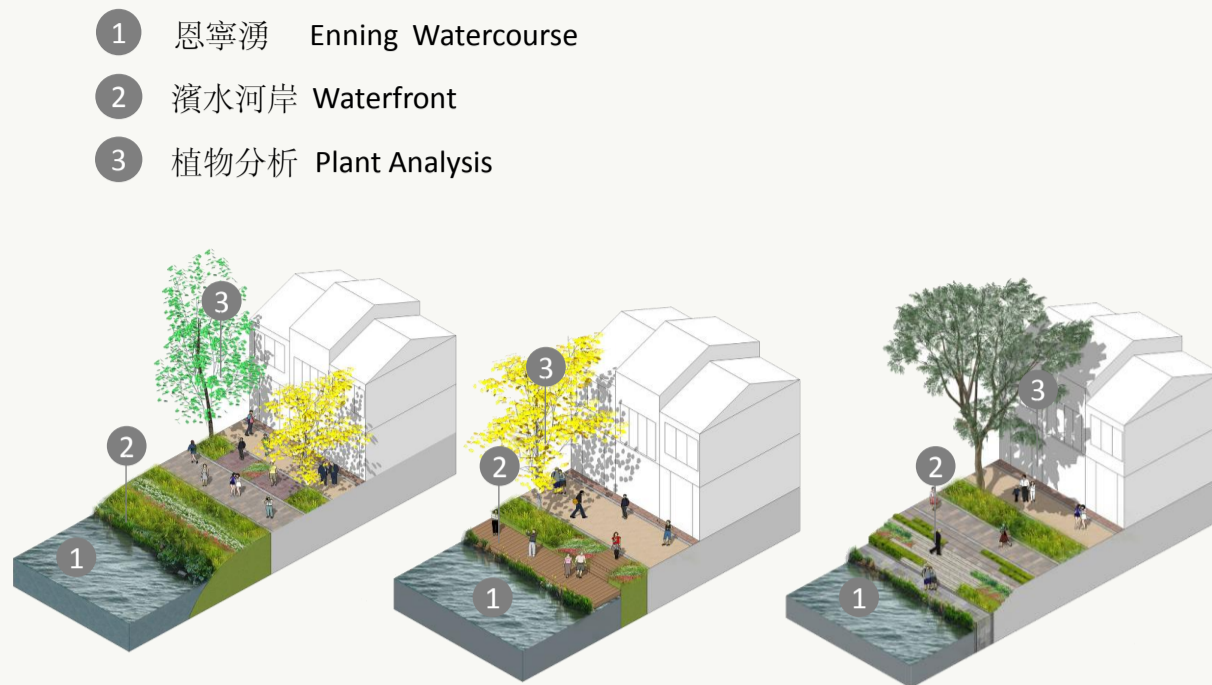
新增口袋公園、文化廣場等公共空間約9000㎡（含恩寧湧水系）  
About 9,000 square meters of public spaces such as pocket parks and cultural squares have been added (including the Enning water system)



濱水空間功能分布示意圖  
Schematic Functional Distribution of Waterfront Spaces



河岸退線多方案比較分析  
Multi-option Comparative Analysis of River Bank Setback



河岸退線多方案模型分析  
Multi-option Model Analysis of River Bank Setback

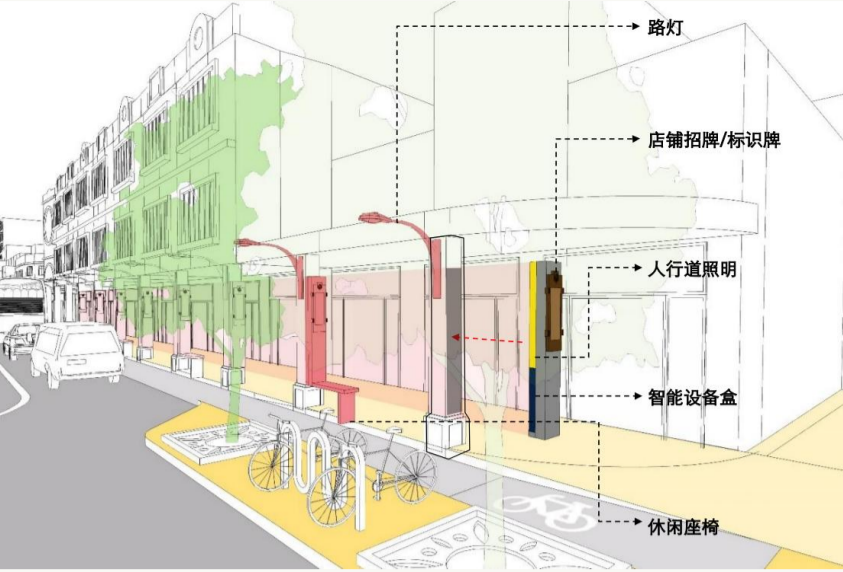
# 永慶坊

YONG QING FANG

- 1 恩寧湧 Enning Watercourse
- 2 濱水河岸 Waterfront
- 3 植物分析 Plant Analysis







騎樓沿街設施完善  
Well-established Facilities along the Arcade Street



騎樓廊下空間優化多方案比較  
Multi-option Comparison for Arcade Space Optimization

沿街設施優化  
Optimizing Street-front Facilities

增設設施帶和自行車道，優化騎樓街完整街道空間。  
Add facility belts and bicycle lanes to optimize the arcade street spaces as a whole.



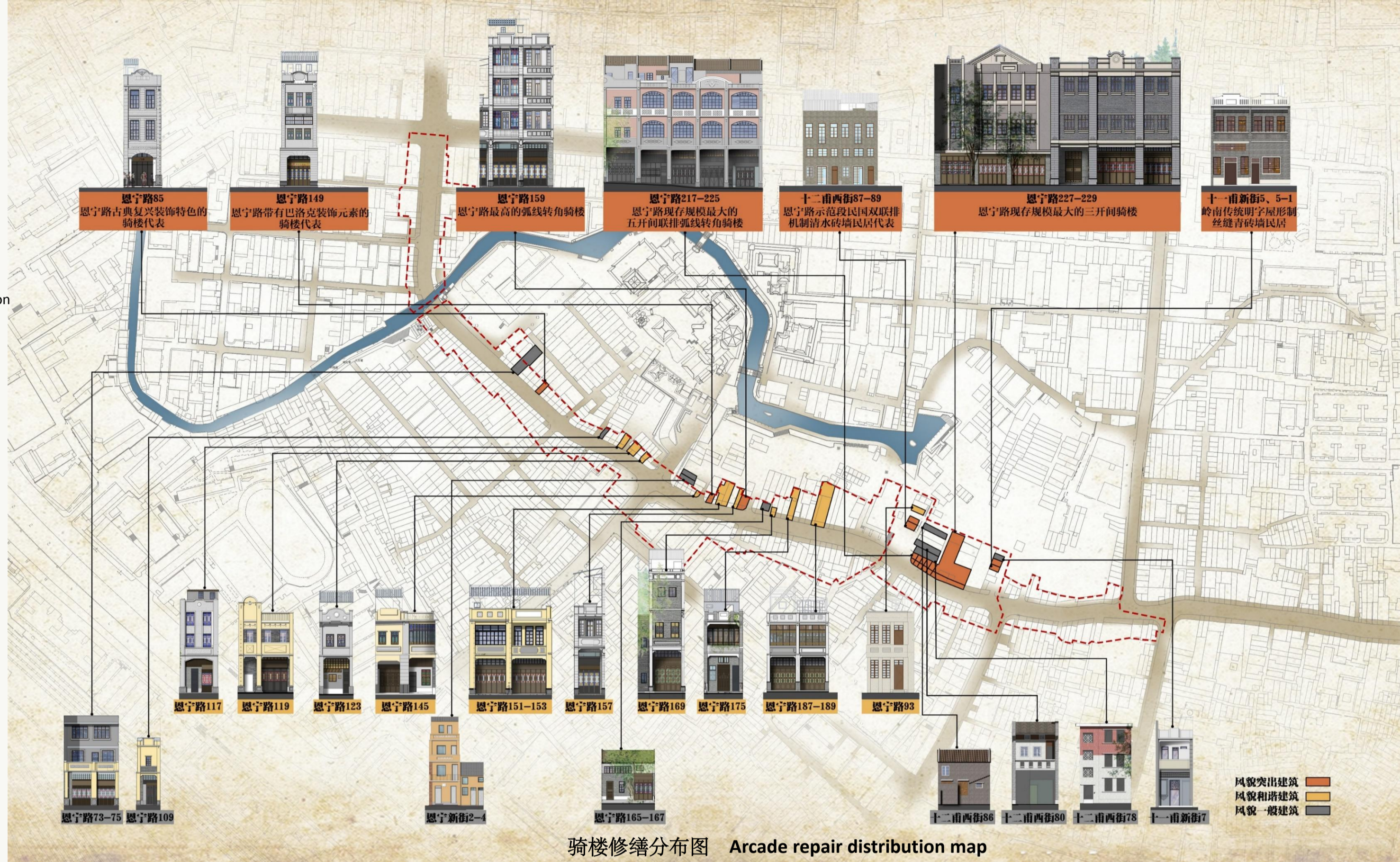
騎樓斷面優化  
Optimizing Arcade Section

將騎樓街道管線設置在人行道下，減少內部街巷電線拉結。  
Run the pipeline under the sidewalk of the arcade street to minimize the tangled wires in backstreets.



騎樓功能活化  
Arcade Revitalization

鼓勵騎樓建築多功能混合使用，促進騎樓產業升級。  
Encourage mixed-uses of arcade buildings to promote upgrading of the businesses.



恩寧路提升後實景圖 Enning Road

# 永慶坊

YONG QING FANG

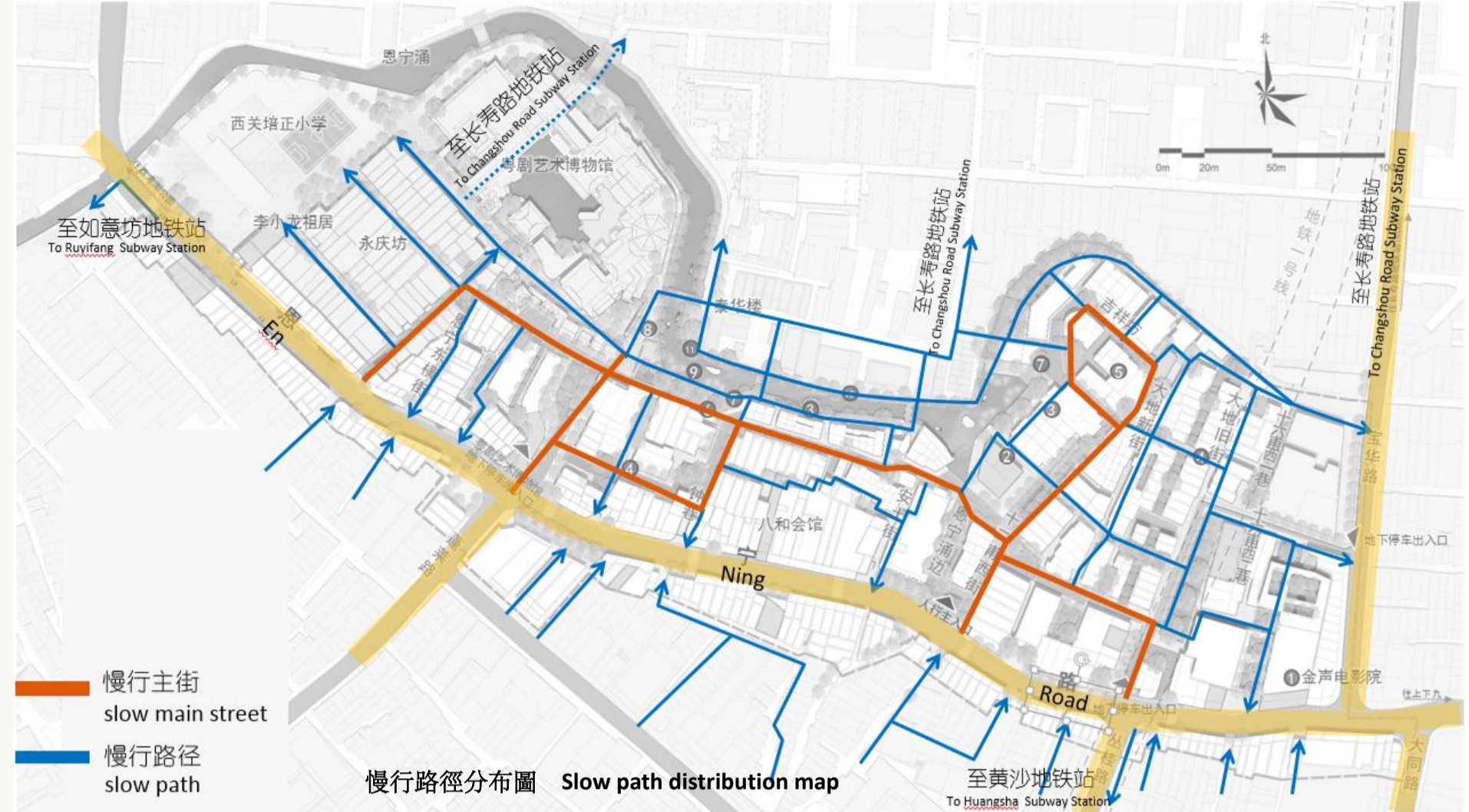
## 提升700米騎樓街道空間 Upgrading the 700-meter-long Enning Road Arcade Street

保護恩寧路騎樓街整體風貌，以歷史研究和價值評估為基礎，結合現狀建築條件及風貌協調情況，為傳統建築注入現代活力。

Protect the overall appearance of Enning Road Arcade Street and, based on historical research and value assessment, inject modern vitality into traditional buildings in consideration of the building conditions and surrounding environment.







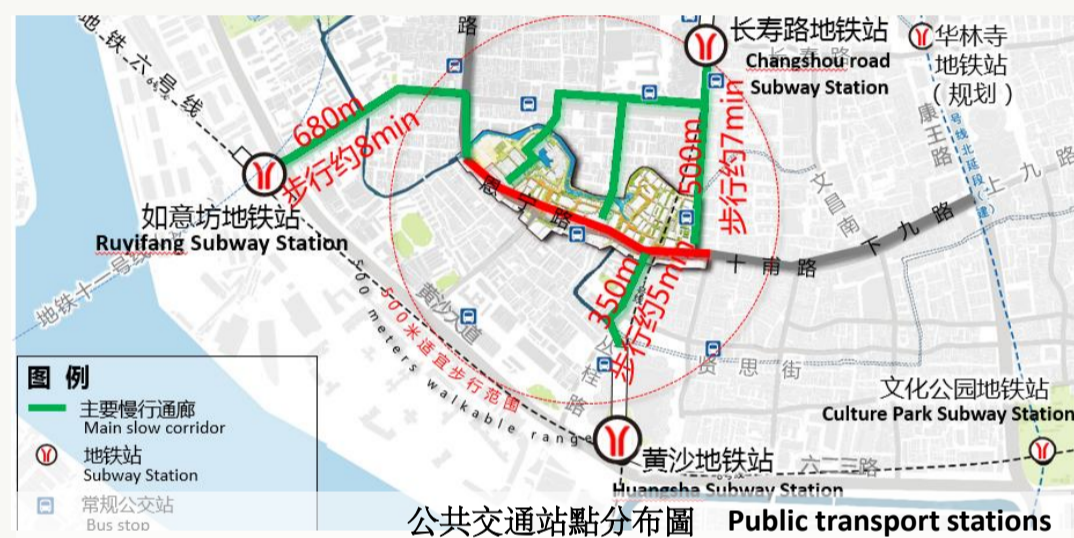
疏通片區慢行路徑，採取「內部慢行貫通，外部公交聯系」的交通優化策略解決老城交通問題。  
Solve traffic problems in the old urban districts by linking through slow-traffic paths within the area and realizing external connection via public transit

## 強化公共交通可達性

### Enhancing public transit accessibility

外部公交優先：疏導區域慢行通廊，提出周邊三大地鐵站十分鐘步行可達方案，強化公共交通的可達性。

Prioritizing public transit for external traffic connection: link through slow-traffic paths in the area, and propose solution to ensure accessibility of three nearby subway stations within ten-minute walk and that of other public transits.



## 探索適用於歷史城區的消防路徑

### Exploring Fire Truck Lanes Applicable to Historic Districts

設置小型消防車車道與配備實用有效的消防設施解決街區消防問題。

Address fire protection of the block by providing small fire truck lanes and practical firefighting facilities.



## 保持原有街巷格局，疏通片區慢行路徑

Retaining Original Street Layout and Linking through Slow-traffic Paths

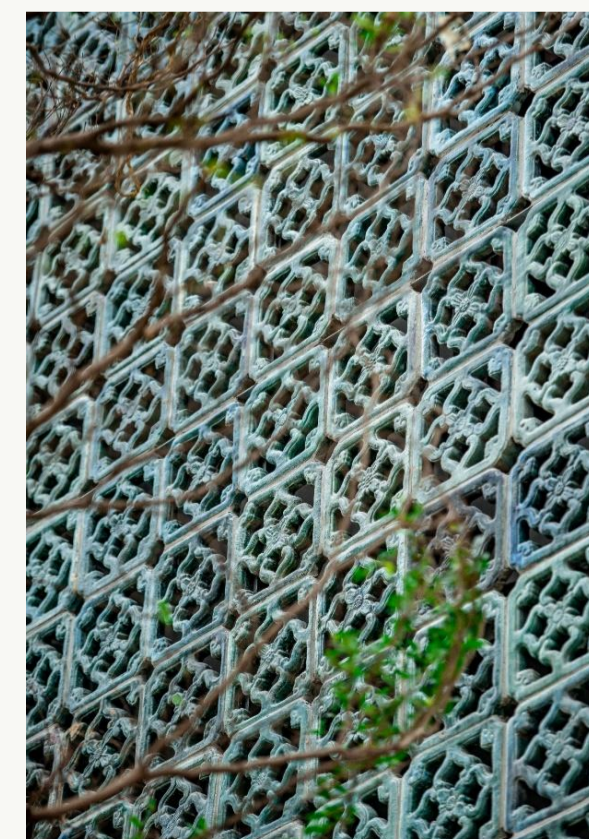
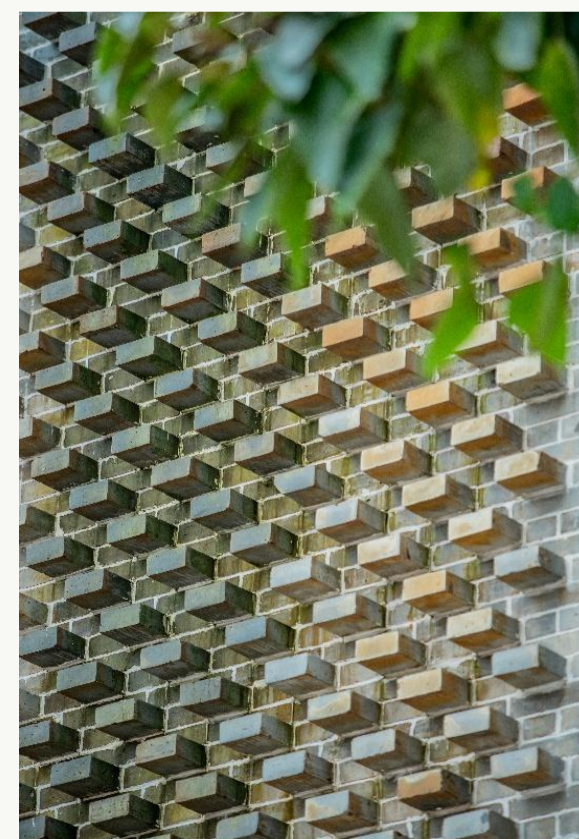
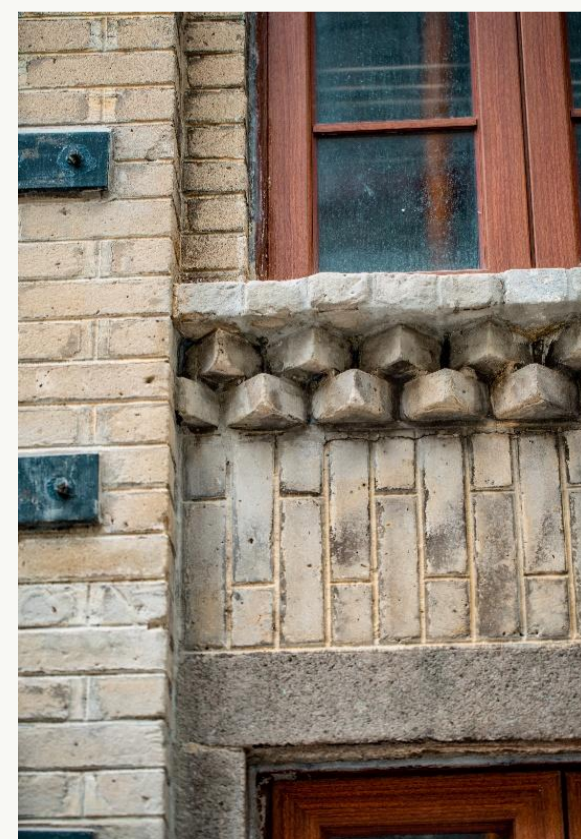


## 建築細部設計

### Architectural Details

通过对保留建筑进行结构加固与立面修缮延续使用寿命，采用適應嶺南濕熱氣候的建築材質與構造方式，延續其遮陽、通風的物理作用，延續場地內紅磚、青磚的材質選擇，注重建築細部設計。

Extend the service life of retained buildings through structural reinforcement and façade repair, and continue their physical sun shading and ventilation functions by employing building materials and physical construction methods that adapt to the humid and hot climate in Lingnan region. Continue the use of red and black bricks in the site and pay attention to architectural details.





## ■ 環境效益

### Environmental Benefits

項目為約1263戶原居住提供房屋置換、修繕等系列幫扶舉措，改善居住環境。新增超過9000平方米的公共開敞空間，修復500米恩寧湧，重塑街區活力，切實改善民生與地區環境。

The project has helped about 1,236 local families improve their living environment by offering assistance in house exchange and repair. It has revitalized the block and effectively improved people's well-being and the environment by adding public open spaces of more than 9,000 m<sup>2</sup> and restoring the 500-meter-long Enning Watercourse.



## ■ 經濟效益

### Economic Benefits

約24萬平方米的老建築換了新顏更被注入了新的生命，歷史傳承和現代生活在這裏交匯碰撞。引入多家商舖和企業，成為青創者的聚居地，創造就業崗位約1300個，預計間接帶動經濟產值400-700億元。

About 240,000 m<sup>2</sup> of old buildings have been renovated and reinvigorated to witness the interaction between historical heritage and modern life. A number of tenants and enterprises have been introduced to develop a settlement for young entrepreneurs, creating about 1,300 jobs and generating an indirect economic revenue of CNY 40 to 70 billion.



## 项目效益

### Project Benefits

倡導“留人、留形、留神韻”，力求“見人、見物、見生活”的設計理念，通過文化產業的培育，促進地區新舊文化、居民與訪客等多類人群混合的社會有機共生，成為廣州市具有歷史文化傳承和當代都市生活融合的城市更新示範項目。

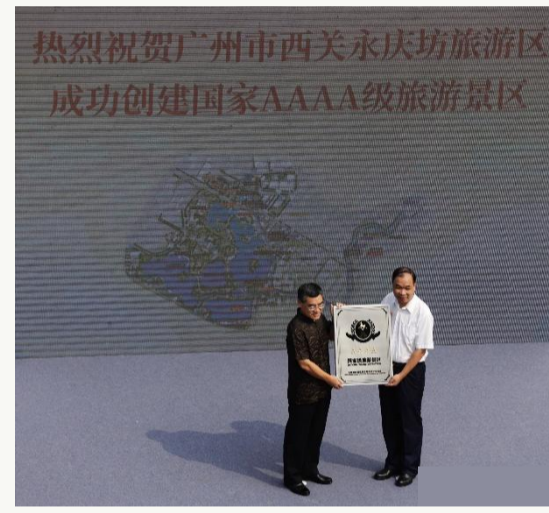
With the design concept of "retaining the indigenous people, the original appearance and the historical sense of the heritage while adding modern breath of life", the project has promoted the organic social symbiosis that brings together new and old cultures, residents and visitors through the cultivation of cultural industry, and made the project a living example of urban renewal in the city that inherits historical and cultural heritage while integrating with contemporary urban life.

## ■ 文化效益

### Cultural Benefits

歷史街區文化遺產的完整性和真實性得到保護，增加西關本土文化的生存空間。2020年8月22日，廣州西關永慶坊正式掛牌成為國家級4A級旅遊景區。匯集非遺大師工作室、體驗互動、展示和銷售於壹體的主題街區。

The integrity and authenticity of the cultural heritage in the historical block have been protected to promote the development of Sai Kwan culture. On August 22, 2020, Yongqing Fang was officially added to the list of national 4A-level tourist attractions as a themed neighbourhood that gathers studios of intangible cultural heritage masters, experience, interaction, display and shopping.



1263 units

為1263戶原住民提供修繕措施  
Supporting house repair of 1,263 local families

9000m<sup>2</sup>

增加9000平方米公共空間  
Adding public spaces of 9,000 m<sup>2</sup>

1300 jobs +

提供1300個工作崗位  
Creating 1,300 jobs

500m

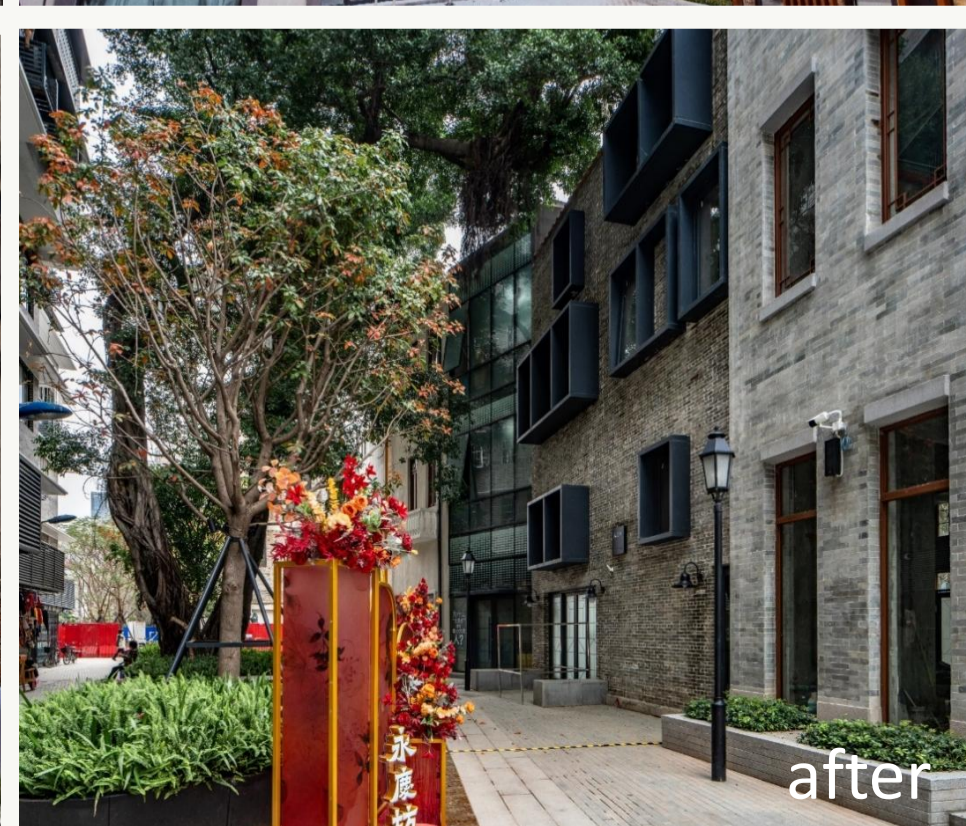
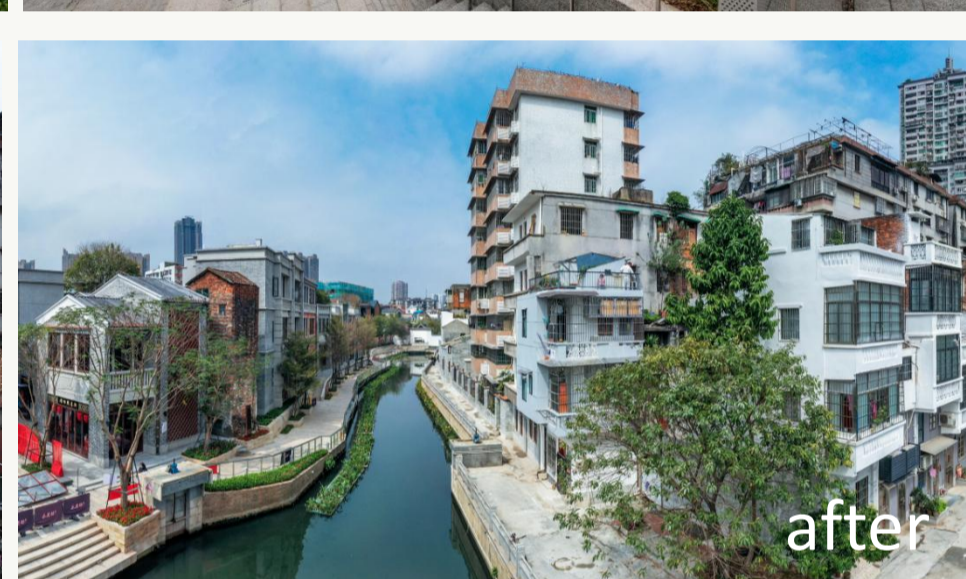
優化500米水系空間  
Optimizing the 500 m waterfront space

700m

重點提升700米恩寧路騎樓街  
Upgrading the 700 m Arcade Street







## 改造前後對比 / Before and After

項目作為政府轉變舊城更新思路，創新實施路徑的示範性樣板，倡導以「繡花」功夫推進微改造，實現地區的有機更新，貫徹「創新、協調、綠色、開放、共享」的發展理念，對舊城存量用地與建築進行優化布局和再開發利用，為其他同類項目提供了經驗借鑒。

The project serves as a demonstration model for the government to transform the old city renewal thinking and innovate the implementation path. It advocates the use of "embroidery" to promote micro-renovation, realizes the organic renewal of the region. Advocating the design concept of "keeping people, shape and charm" and striving to "seeing people, seeing objects and seeing life".

