



NAi CHINA HOUSING WORKSHOP

NETHERLANDS ARCHITECTURE INSTITUTE China Program 2011
APRIL 24-26 2011 CAA XIANGSHAN CAMPUS HANGZHOU

URBANUS + standardarchitecture + O-office + NODE + amateur architecture studio
KCAP + NL Architecten + arons en gelauff architecten + NEXT Architects + BARCODE



NAi CHINA HOUSING WORKSHOP

CHINA ACADEMY OF ART SCHOOL OF ARCHITECTURE

荷兰建筑协会 中国 住房问题研讨会 · 中国美术学院建筑艺术学院

荷兰建筑协会 中国 住房问题研讨会 NAi CHINA HOUSING WORKSHOP

24-26 APRIL 2011 HANGZHOU China Academy of Art Xiangshan Campus
中国美术学院象山校区 杭州 2011年4月24日~26日

中国-荷兰 住房问题专题研讨会 CN-NL HOUSING SYMPOSIUM

4月24日 13:30~17:30 SUNDAY APRIL 24
建筑学院14号楼展厅 School of Architecture bldg.14



荷兰建筑师协会
Ole Bouman
Director NAi 荷兰建筑协会理事

VANKE 万科

Mao Daqing 毛大庆
Executive Vice President, Vanke Co Ltd
President of Beijing Vanke Co Ltd

Liu Xiaobing 刘小冰
Vice President, Beijing Vanke Co Ltd

Wang Bo 王波
Design Director, Beijing Vanke Co Ltd

中国美术学院建筑艺术学院
CAA School of Architecture
China Academy of Art - Hangzhou

URBANUS ARCHITECTURE & DESIGN 都市实践 [Beijing/Shenzhen]

Xiaodu Liu + Wang Hui 刘晓都与王辉
<http://www.urbanus.com.cn>

standardarchitecture 标准营造 [Beijing]

Zhang Ke 张轲
<http://standardarchitecture.cn>

O-office Architects 源计划 工作室 [Guangzhou]

He Jianxiang + Jiang Ying 何健翔与蒋滢
<http://www.o-officearch.com>

NODE NANSHA ORIGINAL DESIGN 南沙原创建筑工作室 [Shenzhen]

Doreen Heng Liu 刘筠
<http://nodeoffice.com/>

amateur architecture studio 业余建筑工作室 [Hangzhou]

Wang Shu + Lu Wenyu 王澍与陆文宇
<http://www.chinese-architects.com/amateur/>

KCAP Architects & Planners [Rotterdam/Zürich/Shanghai]

Petar Zaklanovic
<http://www.kcap.eu/>

NL Architects [Amsterdam]

Pieter Bannenberg + Walter van Dijk
<http://www.nlarchitects.nl/>

arons en gelauff architecten [Amsterdam]

Floor Arons + Arnoud Gelauff
<http://www.aronsengelauff.nl/>

NEXT Architects [Amsterdam/Beijing]

John van de Water + Michel Schreinemachers
<http://www.nextarchitects.com/>

BARCODE [Rotterdam]

Dirk Peters
<http://www.barcodearchitects.com>



NAi CHINA PROGRAM

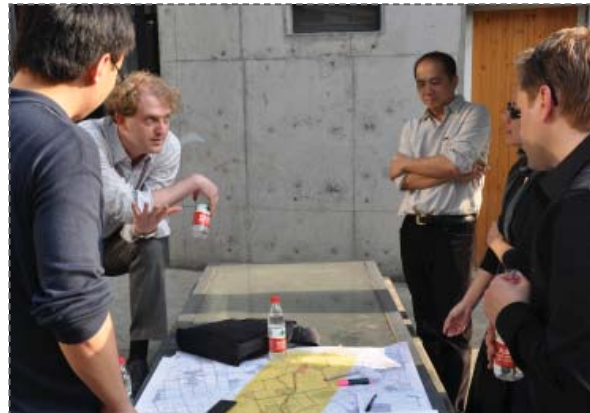
2011年荷兰建筑协会中国项目

Organized by the Netherlands Architecture Institute (NAi), this three day workshop brings together Dutch and Chinese architects in order to explore common grounds and differences between Chinese and Dutch design on social/low-cost/low-rent/affordable housing in China.

的研讨会由荷兰建筑协会 (NAi) 组织, 作为其国际性 MatchMaking 项目的分支活动, 此次为期三天的研讨会将汇集荷兰及中国建筑师及专家团队, 共同探讨中国、荷兰两国对于中国社会福利性住房、经济房、廉租房与经济适用房设计上的共同点与差异。

The new international agenda of the Netherlands Architecture Institute [NAi] takes the concept of “matchmaking” as the key concept. This matchmaking project has the ambition to instigate collaborations between Dutch and Chinese architects. It is the ambition of the NAI to see where Dutch architectural knowledge can be off value all around the world.

这个新的国际议程将把“联姻”作为核心概念, 其目标在于推动中荷两国建筑师之间的交流合作。我们希望能以此了解荷兰建筑理念在全世界哪些地方能体现出其意义和价值。



WORKSHOP DAY 1

住房问题研讨会第一天

CN-NL HOUSING SYMPOSIUM

中国-荷兰 住房问题专题研讨会

Welcome Speeches

ERIC VERWAAL, Consul General of the Kingdom of the Netherlands in Shanghai

WANG BO 王波, Design Director
Beijing Vanke Co., Ltd.

WANG SHU 王澍, Dean
School of Architecture CAA Hangzhou

OLE BOUMAN, Director
Netherlands Architecture Institute

NAi MatchMaking Introduction

JORN KONIJN, NAI

BERT DE MUYNCK, MovingCities

SESSION 1 | CHINESE HOUSING

URBANUS Architecture & Design

& amateur architecture studio

[Respondents: KCAP, Arons en Gelauff, BARCODE]

SESSION 2 | DUTCH HOUSING

NEXT Architects

& NL Architects

[Respondents: NODE, O-office, standardarchitecture]

SESSION 3 | NAI PROGRAM

OLE BOUMAN

[Respondents: Chinese & Dutch architects]

NETWORK EVENT



WORKSHOP DAY 1 住房问题研讨会第一天



Since 2008, the topic of affordable [low-cost, low-income] housing has been prominent on China's construction agenda. The importance of finding new solutions for China's housing sector is directly related to the discussion about, and the unease with, the rise in housing prizes in all of China's cities.

The need and demand for affordable housing in China is a real one. It is a demand where one can put, in 2011, a number on: 10 million units are needed and will, probably, be constructed all over China this year.

自2008年中国建筑议程上添加了经济适用房建设这一项任务以来，解决住房问题成了当务之急。

中国确实需要经济适用房，用具体的数字来表示的话，仅2011年一年，中国可能需要一千万个单元的经济适用房来覆盖全国。













WORKSHOP DAY 2

住房问题研讨会第二天

A crucial part of the NAI CHINA HOUSING WORKSHOP was to explore both ideal and realistic scenario's for the future development of the Xianghe-project, as well as to find cultural and architectonical common ground between Dutch and Chinese architects on the issue of social and affordable housing.

Ole Bouman, director of the NAI, put forward following key points for the workshop: explore working methods, determine the approach, discuss spatial organization, talk about living conditions and social circumstances, develop a script and future opportunities. This document is a sum-up of ideas, thoughts and visions launched by Dutch and Chinese architects during the three-day workshop.

The question Mr. Mao Daqing (VANKE Executive Vice President, President of Beijing VANKE), placed forward was how architectural practices can add value to the development of affordable housing in China.

Overall, the uncertainty of future development of the Xianghe masterplan was understood as an opportunity to replan and rethink the area.







Workshop建议地块| Potential Plot for Workshop

地块面积: 5.7公顷

Plot Area: 5.7 Ha

计划建筑面积:

Planned FI Area:

联排2.3万平米

Row-Houses: 2.3 Ha

高层5万平米

High-Rise: 5 Ha

联排容积率0.67, 高层容积率2.2

FAR:

Row-Houses: 0.67

High-Rise: 2.2

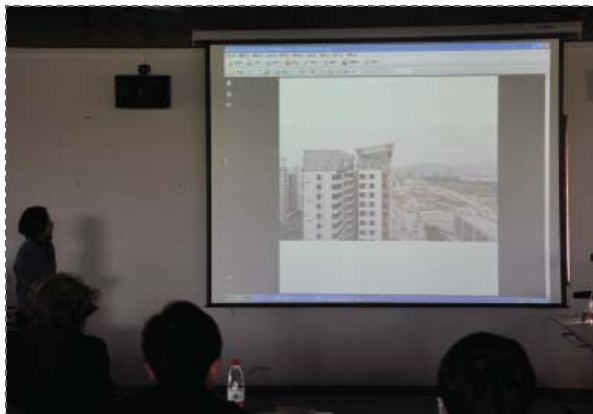
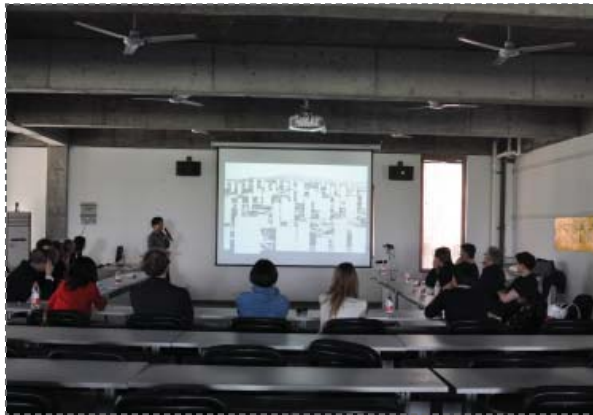
平均容积率1.3

Average FAR: 1.3

总居住用地面积: 100.6 Ha, 1509亩
商业面积: 12.6 Ha, 189亩
教育用地面积: 2.1 Ha, 30亩
集中绿地面积: 4 Ha, 60亩
合计119.3 Ha, 1504亩



WORKSHOP DAY 2 住房问题研讨会第二天



After the presentation by VANKE Beijing, the question determining the direction of the group discussion was if we really want this workshop to be an experiment with focus on social housing – and that on a strategically interesting location. Acknowledging the existing programmatic and contextual gap between affordable and commercial housing, can one positively approach this issue of social housing as a “temporal problem” demanding short-term solutions but no long-term vision?

This leads to another question: what to do 15 years from now and can this workshop be an exercise in developing housing prototypes that can be applied in other contexts, or at various scales?

Next to this, community structure is considered of utmost importance: how to make a community coherent and diverse? In the case of Xianghe this might mean to think how the existing community – currently living and working on the site of intervention – can further develop and/or be rebuild in a new masterplan?

WORKSHOP DAY 2 住房问题研讨会第二天

During the two intense workshop days the Dutch and Chinese architects were divided in four mixed groups. A series of alternating group and collective brainstorms were key for the development of ideas, scenarios and critiques.





WORKSHOP DAY 2

住房问题研讨会第二天

GROUP 1

Zhang Ke [standardarchitecture]
Walter van Dijk [NL Architects]
Jiang Ying [O-Office]
Petar Zaklanovic [KCAP]

GROUP 2

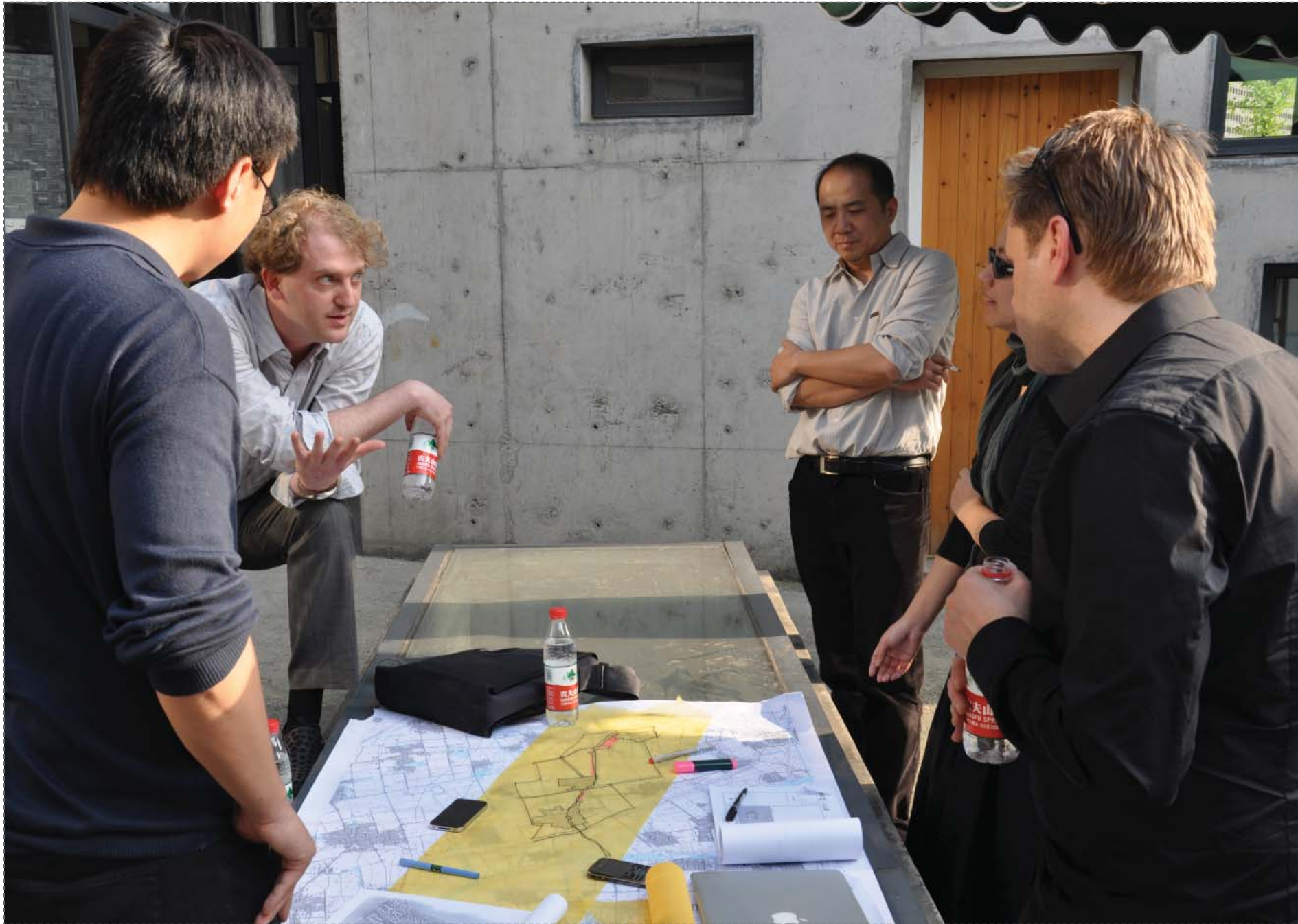
Haoru Chen [Citiarc International]
Doreen Heng Liu [NODE]
John van de Water [NEXT Architects]
Floor Arons [arons en gelauff]
Hao Ruan [amateur architecture studio]

GROUP 3

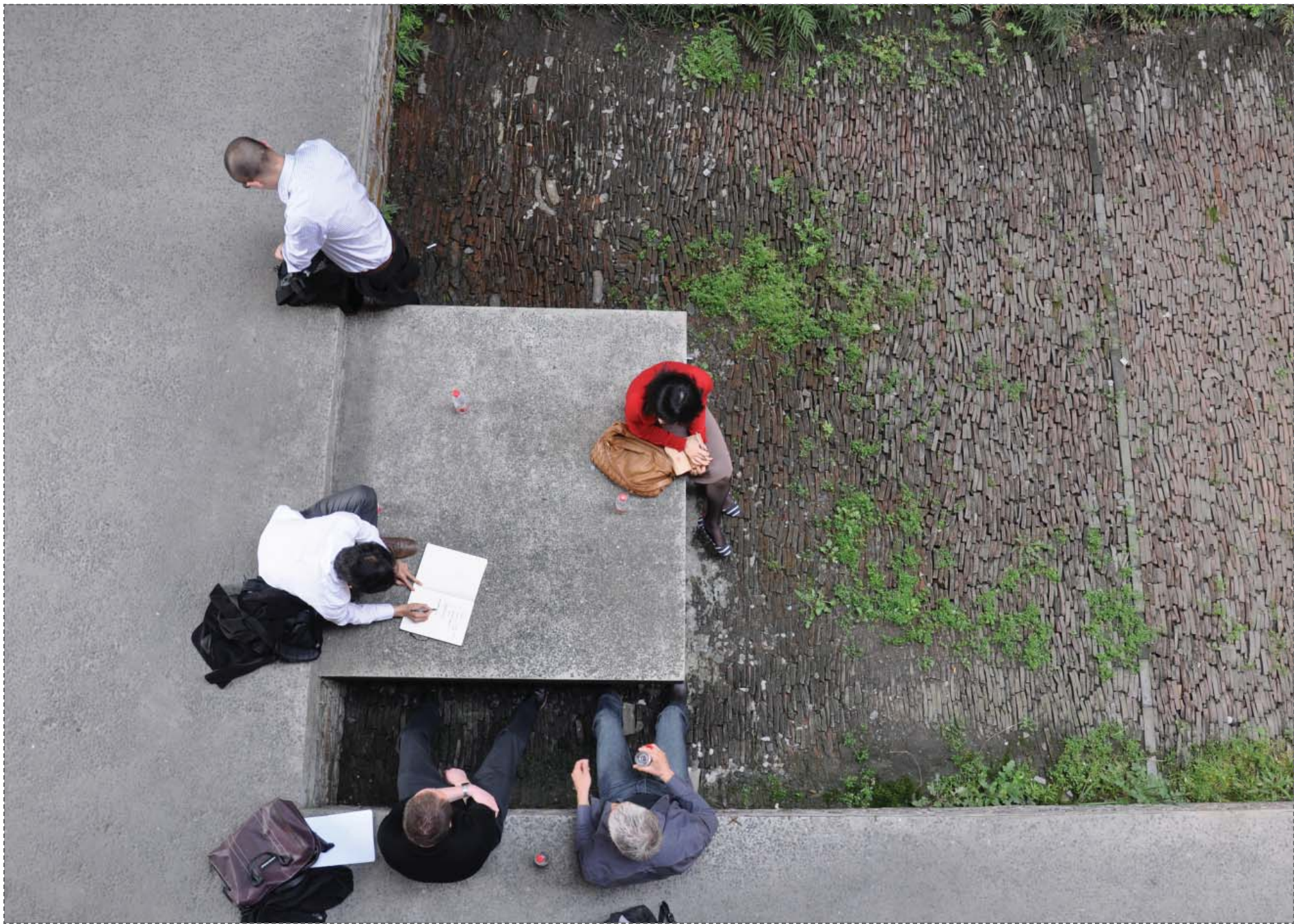
Liu Xiaodu [URBANUS]
Pieter Bannenberg [NL Architects]
Dirk Peters [BARCODE]
Dong Jingyu [O-Office]
Erhard An-He Kinzelbach [KNOWSPACE]

GROUP 4

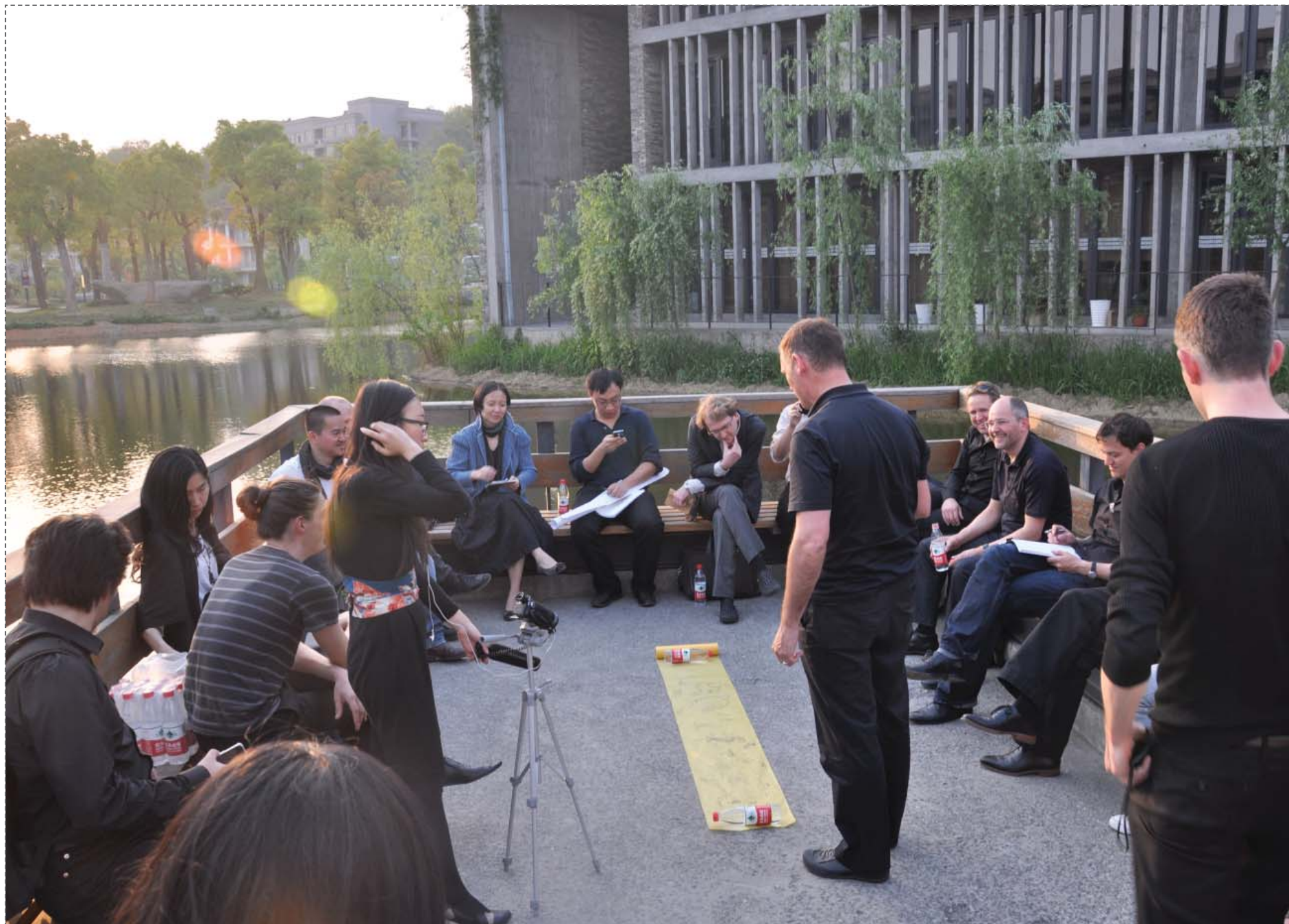
Arnoud Gelauff [arons en gelauff]
Michel Schreinemachers [NEXT Architects]
Cui Yong [KCAP]
He Jianxiang [O-Office]
Christine Arnold [NODE]



















WORKSHOP DAY 2 住房问题研讨会第二天

GROUP 1

Investigated the idea of a “social wall” as the identity for the Xianghe-project. Social housing was used “to save the commercial housing”, in the form of ‘back-to-back’ social and commercial housing typologies.

GROUP 2

Followed a bottom-up strategy, focusing on the existing three villages in the Xianghe-plot. This led to the idea of bringing in social housing by departing from rebuilding the morphology of traditional villages.

GROUP 3

Explored the notion of flexible planning, so social housing and residential blocks and parks can be organized and designed with the possibility to grow and shrink.

GROUP 4

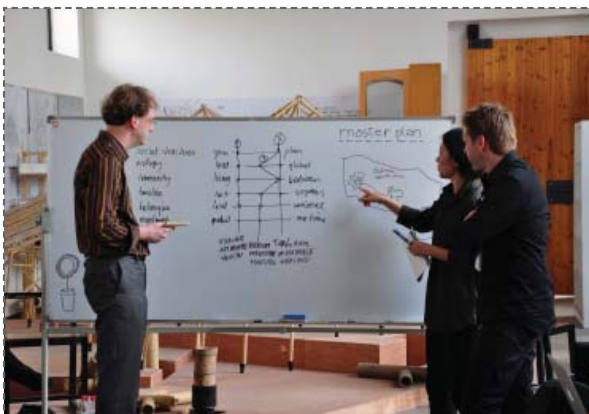
Social housing as part of city-making “on the move”. Further concerns were expressed over the cost, quality and minimal standard for social and affordable housing. What is the ‘minimal’ possible in this context?



WORKSHOP DAY 3 住房问题研讨会第三天

After a morning of group discussion, a collective debate followed, firstly with the objective to write a mission statement. In itself, the notion of a possible manifesto was questioned, but no actual replacement for this word was found.

These questions were further explored in the afternoon through a hands-on approach and a series of quick sketches on top of the existing Xianghe-masterplan. A social housing hub, connecting commerce and housing with transport, could be seen as the heart of the new masterplan. Besides, the area and project could become a hotspot by combining leisure and urban farming – an ecological and community-centered approach.







MANIFESTO:

manifesto

- A
1. NO CITY WITHOUT DIFFERENT SOCIAL GROUPS
 2. SOCIAL HOUSING MUST BE INTEGRATED
 3. ALL SOCIAL GROUPS MUST PARTICIPATE IN THE CREATION/EVALUATION OF SPATIAL CONCEPTS
 4. SOCIAL HOUSING AS A DESIRABLE CHOICE
 5. SOCIAL HOUSING AS A PLAYGROUND FOR EXPLORATION ON THE SUSTAINABLE DEVELOPMENT
- B.
1. ACTIVE LIFE STYLE
- SEEK
- C. ✓ ADVANCED WAYS OF MANUFACTURING



WORKSHOP DAY 3 住房问题研讨会第三天



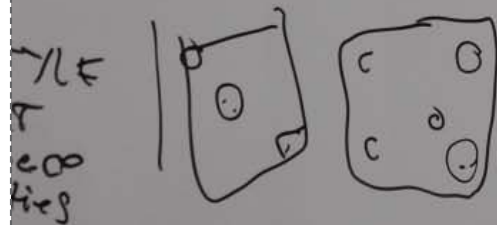
Guidelines for a communal Dutch-Chinese position on the project at hand, and specifically on the social issues, could be based on following principles:

- No city without different social groups – all social groups must participate in the creation and evaluation of spatial concepts.
- Social housing as a desirable choice, and as a playground for exploration of sustainable developments – so to promote an active lifestyle and seek advanced ways of manufacturing housing units.
- What does social housing means in this context? Is it affordable housing in the context of Xianghe or a means to deal with affordable housing in 'bedroom communities' in general? Or are we dealing with tabula rasa social housing?
- Low-cost and social housing are not a threat to the quality of the Chinese housing program but an opportunity to enhance the quality of society.
- How to set up the architectural framework for the intervention and management of social housing in Xianghe?



CONDITIONS/GUIDELINES

WITHOUT DIFFERENT SOCIAL GROUPS

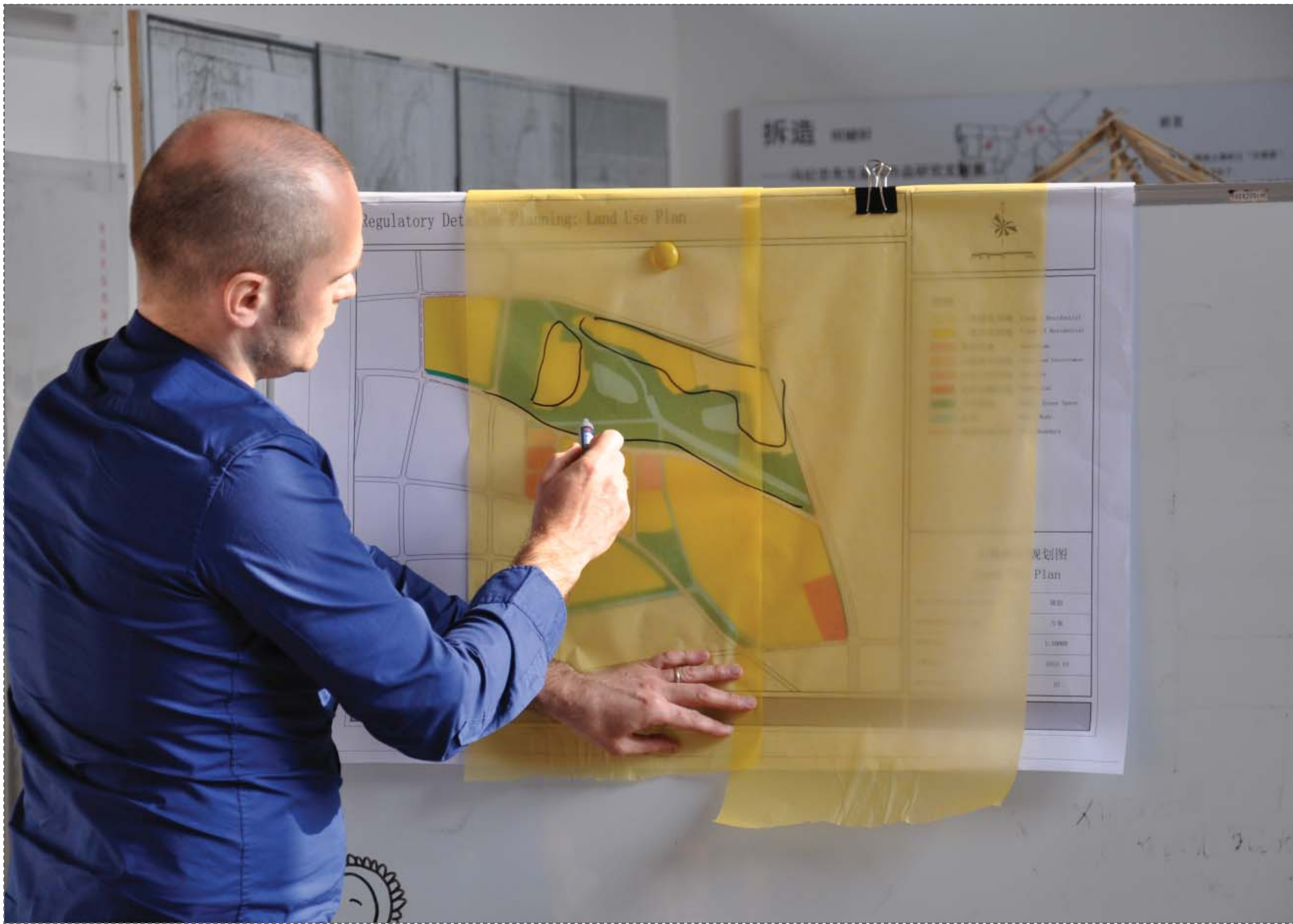


- PEOPLE
- COMMUNITY

- URBAN
- COMMUNITY
- ECONOMY
- ECOLOGICAL

OF MANUFACTURING

向水池俯望





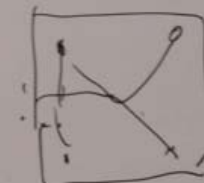
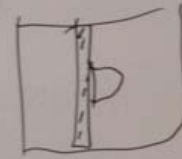
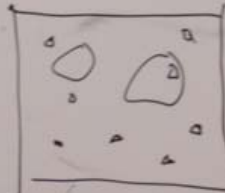




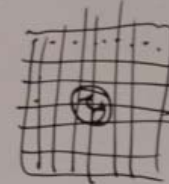
MANIFESTO: / CONDITIONS / GUIDELINES

1. NO CITY WITHOUT DIFFERENT SOCIAL GROUPS

120.000

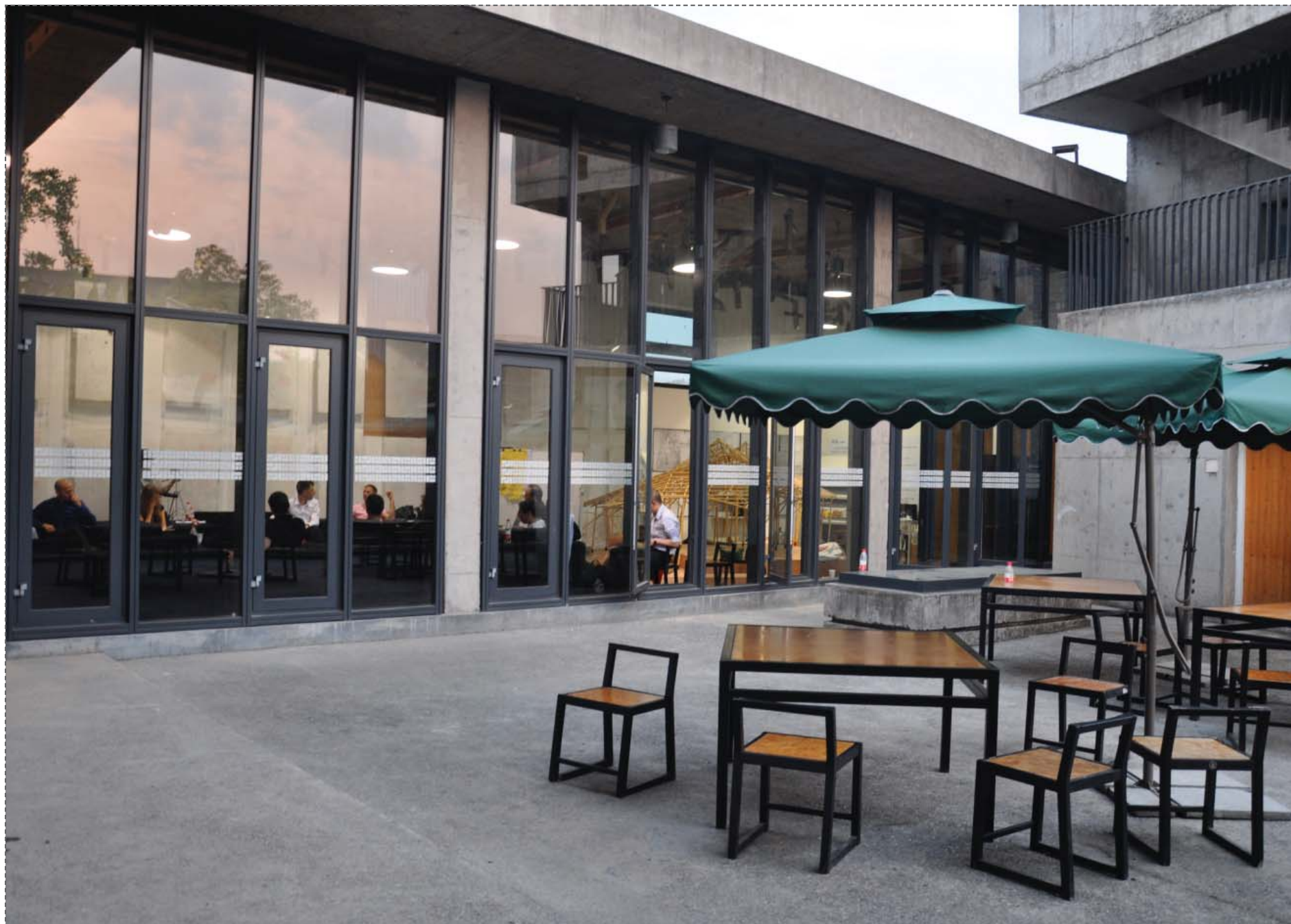


Timing



ALTERE







Netherlands Architecture Institute [NAi] is the national Dutch Institute for Architecture. A part from being a national museum, the NAI hosts one of the largest architecture archives in the world. The NAI also has an international program that up till this year, merely tried to promote Dutch architecture in the world. However the NAI is trying

to develop a bigger international role worldwide in facilitating knowledge and expertise on architectural problems. The NAI has been developing an internationally respected position over recent years and has the ambition to further develop this position. The institute will also try to achieve this with specific projects in China.

荷兰建筑协会[NAi]是荷兰国立的建筑协会。不仅作为国家建筑博物馆，荷兰建筑协会还是拥有全世界最全面的建筑档案的协会之一。协会长期承办一个国际项目，用于向全世界推广荷兰建筑艺术。目前协会正努力在提供理论知识和专业技能方面发挥更大的作用，近些年我们已经在国际上赢得了极大的肯定，也期待着能获得更好的发展。在中国，我们也将努力实现这个目标。



NAi CHINA WORKSHOP HANGZHOU_APRIL 2011
organized by **NETHERLANDS ARCHITECTURE INSTITUTE**
program & production by **MOVINGCITIES**
with support from **VANKE [BEIJING VANKE CO. LTD]**
hosted by **CHINA ACADEMY OF ART – SCHOOL OF ARCHITECTURE – HANGZHOU**

**THIS WORKSHOP IS PART OF NAI'S MATCHMAKING PROGRAM
AND IS MADE POSSIBLE BY THE DUTCH DESIGN FASHION AND ARCHITECTURE [DDFA]**

document edited & compiled by MovingCities (design & layout: Mónica Carriço)
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Shanghai . May 2011