

学校编码: 10384

分类号_____密级_____

学 号: 200235005

UDC_____

厦 门 大 学
硕 士 学 位 论 文

城市人口密集下高容积率居住模式研究

The Study of High Plot Ratio Residential Model under
Urban Dense Population

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专 业 名 称: 建筑设计及其理论

论文提交日期: 2005 年 5 月

论文答辩日期: 2005 年 6 月

学位授予日期: 2005 年 月

答辩委员会主席: _____

评 阅 人: _____

2005年5月

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中文摘要

我国是一个人口众多的国家，随着我国城市化进程的加快、市场经济的快速发展和人们生活水平的提高，城市居住用地需求持续增加。人多地少是我国的基本国情，我们应在充分尊重这一现实的基础上，借鉴国外城市尤其是亚洲国家和地区城市居住建筑发展理论与实践成果，把城市人口密集下的高容积率居住模式作为节约有限的国土资源，实现我国可持续发展的一个重要课题加以研究。

本文首先以城市人口密集为背景，分析了国外城市化过程中的居住沿革和亚洲主要城市的居住策略，以及我国历史上城市人口密集下的居住状况。并结合当前社会发展的现状，指出目前我国采取高容积率居住模式作为城市住区发展的策略之一，既十分必要和紧迫，又具有良好的社会基础和可行性。

其次，分别分析了高层高密度和高层低密度这两种高容积率居住模式各自的构成要素、空间营造、形态特征，并提出了在城市规划建设过程中，应综合考虑高容积率居住模式与城市设计、城市交通和城市空间的关系，注重与城市规划建设协调发展。同时，着重提出了在高容积率带来高人口密度的情况下，为提高高容积率住区居民的生活质量，实现“以人为本”、满足人们的情感需求方面所应采取的策略。

最后，针对未来城市人口持续增加所引发的对城市居住用地的更多需求，国内外建筑师提出过各种规划设计理念，在促进人居环境可持续发展方面做出了显著的成果。这些成果展现了在少占土地情况下的具有高人口密度的城市住区生活，让我们有理由相信未来的城市居住生活会更加美好。

关键词：人口密集；高容积率；居住模式

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Abstract

China is a populous country. The demand of residential estate of the city is increasing continuously with the quickening of the process of urbanization, fast development of market economy and improvement of people's living standard. It is fundamental realities of our country to have a large population and a few land. We should take high plot ratio residential model under urban dense population as an important subject to study on the basis of fully respecting the reality and drawing lessons from the theories and practice achievements of inhabiting building of foreign cities especially the Asian cities. It is beneficial to economize limited territory resources and realize sustainable development of our country.

Firstly this paper analyzes inhabiting evolution in the process of foreign urbanization and main tactics of inhabiting of Asian cities, and the state of inhabiting in Chinese history under dense population. And combining present social background, this paper points out it is very essential and urgent, and it has good social base and feasibility to adopt high plot ratio residential model as one of the tactics of developments of living area in city.

Secondly, this article analyzes the composition factors, space construction and shape characteristics of two high plot ratio residential models. The two models are high-rise/high density and high-rise/low density. The author thinks the relationship between high plot ratio residential model with urban design, city traffic, city space should be considered while planning and building. High plot ratio residential model should being developed with urban planning and construction in harmony. Meanwhile, the author emphatically puts forward the tactics of improving life quality of resident, realizing "people first", meeting people's demand of emotion when facing the situation of high plot ratio bringing about high density of population.

Finally, the domestic and international architectures proposed various kinds of idea of planning and designing to solve the problem that the continuously increasing of urban population needs more residential estate. These remarkable achievements have promoted sustainable development of the living environment. And these achievements have represented the life of living in the area of high density of population in the case of taking more less land than before. So we are convinced it is better of our future life inhabiting in the city.

Key Words: Dense Population;High Plot Ratio;Residential Model.

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