

Building Blocks: Singapore's Dawson development gears up for completion

积木：新加坡Dawson项目即将竣工

It is almost impossible to overemphasise just how important a role the Housing Development Board (HDB) has played in Singapore's runaway sprint as a regional and global economic powerhouse.

在新加坡作为国际和区域经济强国进行冲刺发展的过程中，建屋发展局（HDB）可谓立下了赫赫之功。

Set up in 1960, the public housing authority was a response to the then British colony's housing crisis, when most of the population lived in crowded, unhygienic slums and squatter tenements. Armed with new zoning laws, the HDB began razing entire quarters, building in their place the regimented rows of utilitarian tower blocks that would become a familiar part of Singapore's skyline. Within three years, it had built 21,000 brand new flats. By 1965, the year Singapore gained its independence, that number reached 54,000. By 1970, the housing problem was, in the HDB's own memorable parlance, 'licked'.

公共住房管理局成立于1960年，是针对当时英国殖民统治下住房危机的应急举措。当时，大多数人口居住在拥挤不堪、卫生条件欠佳的贫民窟和棚户区内。在新分区法的支持下，建屋发展局开始将整块土地夷平，取而代之建立起实用性强但外观刻板的高层楼房；这些楼也渐渐成为新加坡城市轮廓中被人熟知的一部分。三年之内，21,000间全新的公寓拔地而起。1965年新加坡独立之时，这个数字剧增至54,000间。到1970年，用建屋发展局自己的说法，住房问题已被“搞定”。

Today, over 80 percent of Singapore's 5.5m-strong population live in one million HDB flats. Remarkably, the clean, safe, meticulously maintained developments have avoided the negative social issues that bedevil similar projects in other countries. Even more remarkable has been the HDB's own recent evolution in its design approach. 'When HDB first started, the immediate focus was to meet the severe housing shortage', says Dr Cheong Koon Hean, the HDB's CEO. 'To build our flats in the shortest possible time, we kept our designs simple and functional.'

今天，新加坡550万总人口中，有80%以上的人居住在建屋发展局的一百万间公寓内。令人称奇的是，这些公寓受到了精心维护，卫生条件和安全状况良好，进而规避了类似住房在其他国家产生的种种负面社会问题。而近年来建屋发展局自身对设计方式的不断改进和提升，更是值得钦佩。“建屋发展局刚成立时的目标，就是立即解决严重的住房短缺问题，”建屋发展局执行总裁Cheong Koon Hean博士说道，“为了在最短的时间内把公寓建成，我们把设计做得简单而实用。”

Fast-forward to the new millennium and an increasingly well-travelled and cashed-up population has forced a rethink. With the per capita GDP at around \$55,000, ‘what does the social housing compact mean in an affluent society?’ asks Richard Hassell of local architectural firm WOHA. The answer, it seems, is a paradigm shift that has pushed the HDB model of functionalism towards a more human-scaled model of communal living in one-off projects that are injected with green swathes, greater privacy and a higher degree of residential interaction.

快进到新千禧年，越来越多的人开始有了结余并到处旅行，这促使我们重新思考。现如今，新加坡人均国民生产总值达到55,000美金。“社会保障型公寓对一个富裕社会意味着什么呢？”本土建筑设计事务所WOHA的Richard Hassell提出这一问题。答案似乎在于建屋管理局对其核心设计模式的转变，它从功能主义模式演变为以人为本的社区居住模式，将配有更多的绿色植被、更强的私密性和更深层的居住互动。

Case in point is the Dawson project, due to welcome its first families in July. Comprising two separate but adjacent developments designed by WOHA and SCDA (a third development by Surbana is still in the works), Dawson represents a high-water mark in Singapore’s ongoing experiment with public, high-density living.

即将在七月份迎来第一批作品的Dawson项目，就是一个很好的例子。它由两个相邻的独立工程组成，分别由WOHA和SCDA设计（由盛邦设计的第三个工程目前在建），代表了新加坡在高密度公共住房领域的高水准。

‘We have been refining our designs to keep pace with the changing demographic and lifestyles of Singaporeans,’ Cheong says. ‘They offer not just a “housing in a park” experience, but also flexibility in designing internal layouts, and at designs that facilitate multi-generational living.’ Within this broad brief to rejuvenate the HDB model, the Dawson architects have taken distinctly different approaches. SCDA’s five-tower, 758-unit Sky Terrace bears the DNA profile of a private condominium. Its interlocking flats are housed within a chic grey and black modular façade, intersected by sky gardens, green terraces that fold upwards from the ground and even yoga pavilions. The studio flats are unique; their double height ceilings is a feature that has allowed the architects to insert a connecting single level studio for elderly parents that has its own entrance.

“为了紧跟新加坡不断变化的人口特征和居民生活习惯，我们不断精炼和改善自己的设计，” Cheong说。“它们不仅提供了‘宅于公园’的居住经历，还支持内部布局的灵活调整，通过变通的设计来辅助提高数代同堂的生活品质。”依据这一框架，Dawson项目的建筑师们开始采取截然不同的设计方法，使建屋管理局的模式重焕青春。SCDA的Sky Terrace项目拥有五座高楼、758间公寓，传承了私人公寓的基因特性。交错相扣的公寓，分布在模块化且别致的灰黑外墙内，与空中花园、绿色梯田、甚至瑜伽阁相呼应。这些单间公寓独具一格；双层的层高使得建筑师可以插入一个单层的、拥有独立进出口公寓给年长的父母。

Across the road, WOHA’s Skyville cleaves closer to a classical HDB façade, but its spatial configuration of the 960 units within three 47-storey diamond-shaped towers is remarkable. Here, the idea of interconnected villages in the sky is fully articulated by small clusters of flats that wrap around cross-ventilated voids, airy communal pavilions, sky gardens and a ravishing alfresco park on the top floor, offering multi-million dollar views. Green initiatives

abound, including solar panels on the roof-top park that generate all the power for the public spaces and a bio-moat on the ground level that recycles rain water.

路对面，WOHA设计的Skyville公寓楼拥有47层、960间公寓。它与建屋发展局的传统外观更接近，但是三座钻石形高楼的空间结构着实令人震撼。这里，群组公寓将空中互联村的概念完整表达；公寓周围，不仅有交叉对流的空隙，通风良好的公共阁楼，还有空中花园和令人心醉的屋顶公园。环保设计随处可见；屋顶公园利用太阳能板为公共空间供应所有能量；地面上有生态渠，用于收集雨水。

Riffing off the idea of an English towpath, Dawson will, when it's complete, be linked by Alexandra Linear Park, a bucolic stretch of parkland, playgrounds and reflective pools that the HDB hopes will encourage residents to take part in more outdoor living, and reinforce the ideal of an interactive community.

受英国纤道的启发，Dawson项目完工之后，将与Alexandra Linear Park公园、一片诗情画意的绿地、游乐场和观赏水池连成一线。建屋管理局希望通过这一举措，鼓励居民参加更多的室外活动，进而增强社区沟通。

As a template for mass urban housing, you would be hard pressed to find a better model than the HDB. Being the sole agency in charge of public housing, it can take on large-scale construction projects and achieve bewildering economies of scale - the cost of building Skyville is around S\$112m, a remarkable achievement by any standard. It also offers, quite possibly, a tantalising option for a solution to many of the world's most pressing housing problems.

在高体量都市住宅的模板中，很难找到一个比建屋发展局的模式更加优秀的。作为负责公共住房的唯一机构，它可以承揽超大规模的工程，取得令人称奇的规模经济效应——Skyvilla项目的建造成本约为1.12亿新加坡币，以何种标准衡量都是极为卓越的。同时，它也为世界其他地区诸多棘手的住房问题提供了一个颇具吸引力的解决方案。

Singapore's new Dawson development consists of three schemes, two of which, Skyville by WOHA (left) and Sky Terraces (right) are nearing completion

新加坡新的Dawson项目包括了三个部分，其中两个项目，Skyvilla by WOHA（见左）和Sky Terraces（见右）即将完工

SCDA's five-tower, 758-unit Sky Terrace features interlocking flats housed within a chic grey and black modular façade, intersected by sky gardens

SCDA的Sky Terrace项目拥有五座高楼、758间公寓，其交错相扣的公寓分布在模块化的别致灰黑外墙之内，空中花园交叉其中

Top left: Its studio flats are unique for their double height ceilings; This feature has allowed the architects to insert a connecting single level studio for elderly parents that has its own entrance

左上：单间公寓因它的双层层高而独具一格；这个特色使得建筑师可以在其中插入一个单层的、拥有独立进出口的公寓给年长的父母

Bottom Left: Dawson will, when it's complete, be linked by the nearby leafy Alexandra Linear Park

左下：Dawson项目完工后，将与附近繁茂的Alexandra Linear Park公园相连接