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# TOP PLAN LANDSCAPE

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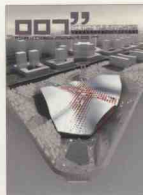




CHINA ARCHITECTURE AND RENDERING YEARBOOK  
FOR 2007 (DOMESTIC ARCHITECTURE)  
中國建築與表現年鑑2007 (居住建築上冊)



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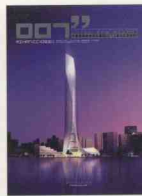
CHINA ARCHITECTURE AND RENDERING YEARBOOK  
FOR 2007 (CULTURE ARCHITECTURE)  
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CHINA ARCHITECTURE AND RENDERING YEARBOOK  
FOR 2007 (BUSINESS ARCHITECTURE)  
中國建築與表現年鑑2007 (商業建築上冊)



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中國建築與表現年鑑2007 (商業建築下冊)



CHINA ARCHITECTURE AND RENDERING YEARBOOK  
FOR 2007 (OFFICE ARCHITECTURE)  
中國建築與表現年鑑2007 (辦公建築上冊)



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香港日瀚國際文化傳播有限公司 編

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# TOP PLAN LANDSCAPE

規劃與景觀特輯

URBAN PLANNING

城市規劃





## Planning and Design of Lianghua Commercial Center in Beijing

### 北京亮華商業商務區規劃設計

**Architects:** Zhang Feng Xu Tianxiang

**Design Company:** Beijing Fanyabocheng Urban And Architecture Design Co., LTD.

設計師: 張峰 徐天翔

設計單位: 北京泛亞博成規劃設計諮詢有限公司

The project is located in the northeast corner of Liangxiang satellite town in Fangshan district, the crossing of Baiyangdian-Yongding River ecological corridor and the second greenbelt. It connects with the Liangxiang college town in the south. The triangular site covers an area of 2 613 100m<sup>2</sup> hectares (3920 mu).

We make use of the different features of various land areas and divide them into different functional areas including residential area, commercial and entertaining area, markets, and parks, commercial and residential area. The various functional areas coordinate and complement with each other so that the overall function can be

本案規劃地段位於房山區良鄉衛星城的東北角，白洋淀——永定河生態走廊與北京市第二道綠化隔離帶交匯處，南邊與良鄉高教園區相鄰，地塊為長三角地塊，總占地面積261.31萬平方米（3920畝）。

我們根據各個地塊的不同特點，將它們劃分為不同功能區，既有單一功能的居住區，又有複合功能的商業商務娛樂區，還有市場用地、公園用地、商

住混合用地等，各功能區相互協調，相互促進，實現整體功能升級，共同成為良鄉新城北部的重要組成部分。七彩城市板塊，本項目共分為七個功能組成板塊，它們分別是市場板塊、商業商務板塊、花園洋房板塊、中央公園板塊、商住板塊、Townhouse板塊、獨棟板塊。這七部分既共同形成不可分割的有機整體，同時又相對獨立，互不干擾，有利於分期開發。





#### Project Credits:

Design: Feb. 2005

#### Date sheet

Net land area of planning: 261.31ha  
 Floor area: 240,000 m<sup>2</sup>  
 Greenbelt area: 582,000 m<sup>2</sup>  
 Plot ratio: 1.03  
 Building density: 23%  
 Building stories: 2-16  
 Greening rate: 36%

#### 項目檔案:

設計時間: 2005年2月

#### 主要經濟技術指標

規劃用地面積: 261.31公頃  
 建築面積: 240,000m<sup>2</sup>  
 綠化面積: 582,000m<sup>2</sup>  
 容積率: 1.03  
 建築密度: 23%  
 建築層數: 2—16層  
 綠化率: 36%



Landscape analysis  
景觀系統分析圖



Traffic analysis  
交通系統分析圖



Green space analysis  
綠地系統分析圖

復合中心軸帶：在亮華大道西側平行設一35米寬主路，兩條道路中間布置商務、商業、辦公、娛樂、公寓等公建，形成一條貫穿南北的城市復合功能軸。

活力都市商圈：在京良公路北側利用其毗臨京良公路的交通優勢，安排物流量大的批發，展示為主的大型專業市場，這和商業商務中心區一起構成了活力都市商圈。

繽紛中央公園：規劃將南水北調綠化控制帶打造成一條集綠化休閒健身於一體的中央公園。設計採用柔化邊界的手法，將綠色間散空間滲透進公建及居住區，使綠化帶成為規劃地段有機組成部分。

多維風情小鎮：本項目中部、北部以特色風情小鎮為建設題材，商住板塊延續復合中心軸帶，公寓、住宅比例增加，中間步行系統布局也比南段更自由，更能體現小鎮風情。人文生態社區：居住區分為南中北三區、南區為多層花園洋房及小高層產品為主，按照優地優用的原則，靠近

中央公園布置高層塔樓，高層塔樓錯落有致，圍合良好的景觀界面，中區以別墅和聯排為主，公建軸兩側布置聯排別墅（Townhouse），外圍用地為獨棟別墅，開發強度由中心向南側降低，居住環境由鬧至靜，北區環境最為幽靜，打造高檔居住區，以高檔別墅為主，也可安排企業研發基地、生態辦公（EOD）等。

綠色生態辦公：在北區及南區布置了大量低層低密度園林化小窩棟，可以利用其中幾棟靠近對外交通出口的地塊做綠色生態辦公項目，另外也可將商業商務區的高層辦公樓作綠色生態辦公試點。

高效舒適交通：本項目採用高效的交通體系，外圍道路以快速疏解為主，中間道路是生活性干道，公建和社區大多在此開設出入口。

中國傳統文化追求的太陽隱于市，在此得到充分的體現，既能夠享受到環境幽雅、鄉村風情，又能有都市文明便利，可謂當代都市桃源。



Recent site analysis  
用地现状图



With factor analysis chart  
用地要素分析图



Planning structure analysis  
规划结构分析图



Land utilization planning drawing  
土地利用规划图

updated to form a crucial part of northern Liangxiang New Town. Colorful urban sections The project is divided into seven functional areas, namely markets, commercial area, garden villa area, central park area, commercial and residential area, Townhouse area and separate building area. These seven parts together form a inseparable but independent whole, which is favorable for development by stages.

Compound central axis area two 35-meter-wide roads are built along both sides of Lianghua Avenue. The area between two roads is dotted with public buildings for business, commerce, office, entertainment, apartments, thus an axis with compound functions running from south to north comes into being.

Dynamic urban commercial area Taking advantage convenient transportation, a market of large scale is developed on the north of the Jingliang Road for wholesale and exhibition. It together with the business and commercial area creates a dynamic urban commercial circle.

Colorful central park According to the planning, the south-to-north water transfer belt is developed as a park for greening, entertaining and body-building. The designer soften the boundary and extend the green open space to the public building complex and the residential area so that the greenbelt becomes a integral part of the planning section.

Charming town The central and northern part of the project takes charming town as the theme of development. The commercial and residential area is connected with the central axis area. The proportion of apartments and residences is increased. The arrangement of the middle pedestrian system is more flexible than the southern section and thus materializes even more fully the attractiveness of the small town.

Cultural and ecological community The residential area is divided into southern, northern and central part. The southern part is mostly multi-storied garden houses and mini high-rise. According to the principle of making best use of the various land areas, the high-rises are built besides the central park; they are strewn at random and create desirable landscape. The central part is mainly occupied by villas and row houses, the townhouses are arranged on both sides of the axis of public buildings, while in the outer area separate villas are built. The density of the building lowers from the center to the both sides, the residential environments turns from noisy to quiet. The northern is quietest. The residential area of top grade is developed. The villas of top grade are most popular, the research and development center of enterprises and EOD are also easily seen. Ecological offices In the northern and southern part, plenty of separate building with low density are built. The sections around the crossings can be used as green ecological offices, the high-rises in the business and commercial area can also be used as the experimental units.

The high efficiency desirable traffic system The project makes use of highly effective traffic system. The outer roads are mainly for quick evacuation. The middle road are for daily use. The passage-ways of public buildings and community are all chosen here.

The traditional Chinese culture embraces the aspiration of reclusion in the urban area can best be realized, for the desirable scenery of rural style and the urban civilization can both be enjoyed here, and it is a contemporary Shangri-La.









**Project Credits:**  
Design: Nov. 2005  
Location: Hunan Zhuzhou

**項目檔案:**  
設計時間: 2005年11月  
基地位置: 湖南省株洲市

**Date sheet**  
Net site area of planning: 9 800 000m<sup>2</sup>  
Floor area: 9 000 000m<sup>2</sup>  
Total plot ratio: 1.55

**主要经济技术指標**  
規劃建設淨用地面積: 9 800 000m<sup>2</sup>  
建築面積: 9 000 000m<sup>2</sup>  
總體容積率: 1.55

## Planning and Design of "Zhuzhou Star" and Wuguang Passenger Transportation Area

### “株洲之星”及武廣客運區規劃設計

**Architects:** Zhang Feng Xu Tianxiang  
**Design Company:** Beijing Fanyabocheng Urban And Architecture Design Co., LTD.  
設計師: 張峰 徐天翔  
設計單位: 北京泛亞博成規劃設計諮詢有限公司

The design of "Zhuzhou Star" stresses the overall spatial structure, the arrangement of functional area, the space view, the design of ecological pattern so that the planning principles are well followed, and meanwhile, the concept of design, one center, three rings, five pieces, seven groups, one axis, one belt, two mountains and four hedges, is reflected.

#### Design of spatial structure

One center: namely, the central area of "Zhuzhou Star", which lies in the center of the area. The sculptures, music conduit, radial greenbelt, hard-floored square, resting facilities and landscapes together make up of the ideological, communicative and scenic center of "Zhuzhou Star".

Three rings: namely three circular roads. The outer circular set the boundary of the area, and meanwhile connects the inner part as a traffic line for automobiles. The middle circular road is also for automobiles only; it forms the connection with various functional areas. The inner circular road encloses the central area with pedestrian traffic line.

#### Design of the overall arrangement

Five pieces: five relatively unattached areas function in four different ways. The western area is for tourism and reception, the periphery is dotted with holiday villas of low density. The southern area is for entertainment and holiday-making, it is an area with holiday villas of low density. The northwestern area is occupied by shopping malls. The northeastern area is for theme park. The eastern area is an integrated entertainment area for brief travel and rest. Seven groups: seven villas complex locate in the southern and western area.

“株洲之星”城市設計, 着重於總體空間結構, 功能分區布局, 空間景觀, 生態格局設計等五大方面, 落實規劃原則, 體現設計理念: 一心、三環、五片、七團、一軸、一帶、兩山、四楔, 空間結構設計

一心: 即“株洲之星”的中心區, 位於地段的幾何中心, 設計布置中心雕塑、音樂噴泉、放射狀綠地、硬地廣場、休憩設施、景觀小品等, 是“株洲之星”的精神中心、交往中心、景觀中心。

三環: 即三條環形道路。外環路——限定了用地的邊界, 是內外部聯係的通道。以車行交通為主。中環路——便於各功能片區的相互聯係, 以車行與步行交通為主。內環路——圍合形成中心區, 以步行交通為主。

#### 布局分區設計

五片: 五個相對獨立的片區, 承載了主要的四大功能。西片——旅遊接待區(外圍含部分低密度度假別墅); 南片——度假休閒區(低密度度假別墅區); 西北片——商業購物區(Shopping mall); 東北片——主題公園區; 東片——娛樂休閒綜合區(短時游憩)。

七團: 位於南片、西片的七個別墅式

度假組團。

#### 空間景觀設計

一軸, 橫貫東西的主軸線, 主軸線橫向貫穿“株洲之星”三大片區(東片娛樂休閒綜合區, 中心區, 西片旅遊接待區), 向東跨過高速鐵路客站, 延伸至武廣客運站中心區。

一帶, 外圍生態綠帶, 在外環路兩側, 分別布置內側寬度不小於30米, 外側寬度不小於200米的生態綠化帶, 並兼作經濟林帶, 為“株洲之星”的環境提供了有利的生態支持與環境保障。

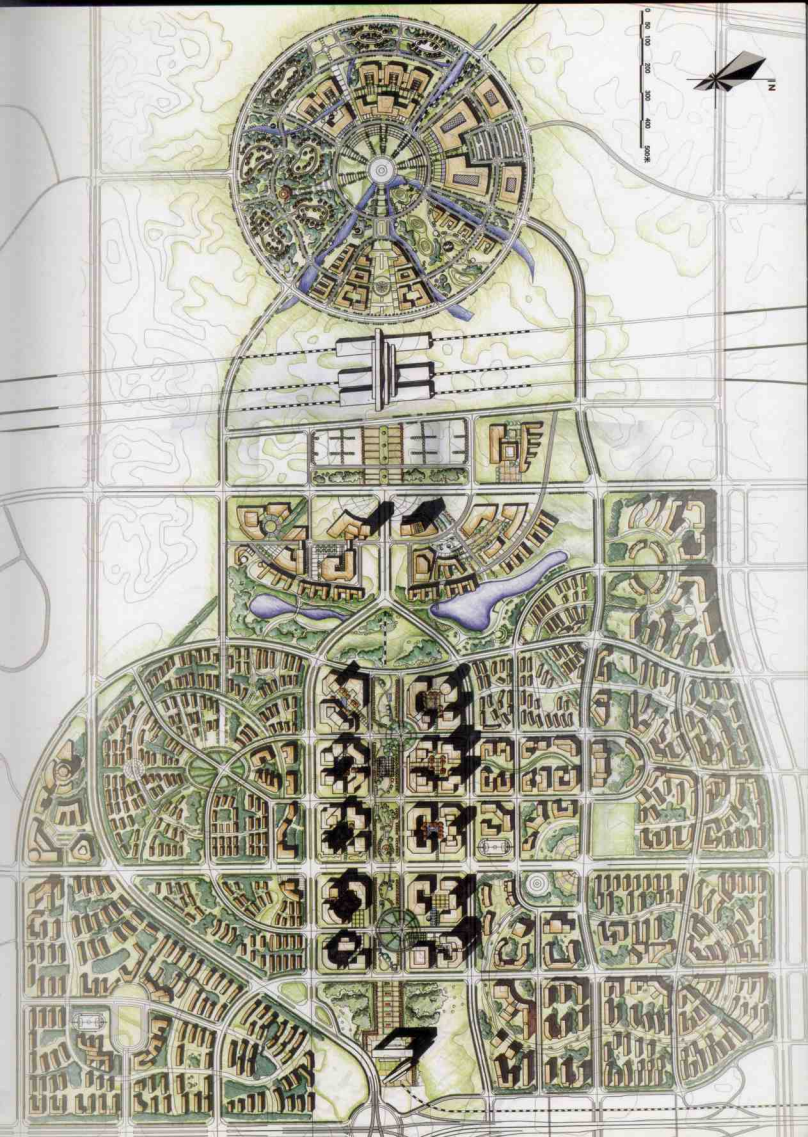
#### 生態格局設計

兩山、四楔, 構建了“株洲之星”的生態格局, 為其營造山水相宜的優秀環境, 提供了生態保障, 架構了獨特的地域環境特色。

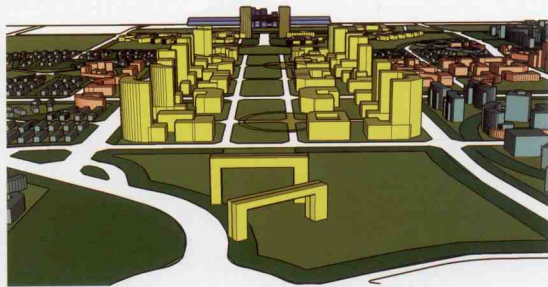
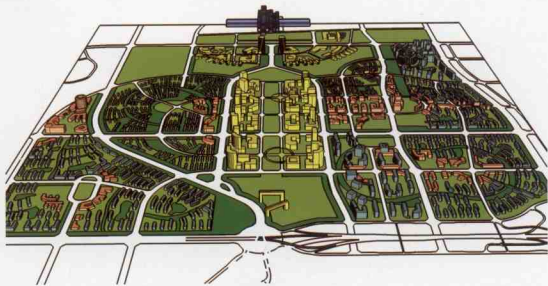
武廣客運區城市設計, 通過總體空間結構設計, 功能分區詳細布局, 空間景觀營造等, 實現“安全之城、健康之城”的設計目標。

#### 總體空間結構設計

一心, 即武廣客運區的站前中心區, 高速鐵路客運站前綜合區, 西至客運站, 東至環形生態綠帶, 主要布置廣場、長途客運站、停車場、金融中心、旅館接待等功能。







### Design of space view

One axis: traverses east and west as a principal axis. It horizontally traverses the three areas of "Zhuzhou Star" (integrated entertainment area in the east, central area and tourism and reception area in the west), stride over the station of the high-speed railway eastward and extends to the central area of Wuguang Bus Station.

One belt: the outer greenbelt. On both side of the outer circular road, the greenbelt with inner width of above thirty meters and outer width of above two hundred meters provide for the environment of "Zhuzhou Star" with favorable zoological support as a cash trees belt.

### Design of the environmental arrangement

Two hills and four hedges contribute to the environmental arrangement of "Zhuzhou Star", create an desirable environment with picturesque landscape. They provide environmental support with unique environmental style.

The purpose of building "secure city, healthy city" is achieved through overall design of spatial structure, arrangement of functional areas and creation of space views.

### Overall design of spatial structure

One center: Central part in front of the Wuguang passenger transport area

The integrated area is located in front of the high-speed railway station. It extends from the bus station in the west to the circular greenbelt and functions as square, long-distance bus station, park-

— One belt, i.e. the space view axis traversing the city from east to west as a principal axis. It horizontally traverses the three areas of "Zhuzhou Star" (integrated entertainment area in the east, central area and tourism and reception area in the west), stride over the station of the high-speed railway eastward and extends to the central area of Wuguang Bus Station.

One belt: the outer greenbelt. On both side of the outer circular road, the greenbelt with inner width of above thirty meters and outer width of above two hundred meters provide for the environment of "Zhuzhou Star" with favorable zoological support as a cash trees belt.

### 景觀空間組織設計

一環，站前中心區外側的環狀生態綠化及景觀空間。環形綠帶內主要布置樹林等生態綠地，并結合地形設置河流，與西側城市生態廊道（聯係南山北江的城市南北向生態廊道）相連。

一帶，西北居住組團與東西向主軸線相聯接的南北向城市生活功能帶。

三廊，從站前中心區放射狀向西北居住組團、西南居住組團延伸的兩條空間景觀視線走廊。與東西向主軸線空間構成三條空間景觀視線走廊。

一環，一帶，三廊（含主軸線），構成了武廣客運區在城市宏觀層面上的結構。武廣客運區的空間安排使武廣客運區的城市空間組織，結構清晰，特色鮮明，并具有獨特的地域性。

One ring, one belt and three corridors(including the principal axis) together form the general urban structure with Wuguang Passenger transport center in the middle. The spatial arrangement of Wuguang passenger transport area is thus made clear in structure, prominent in feature and unique in locality.

