



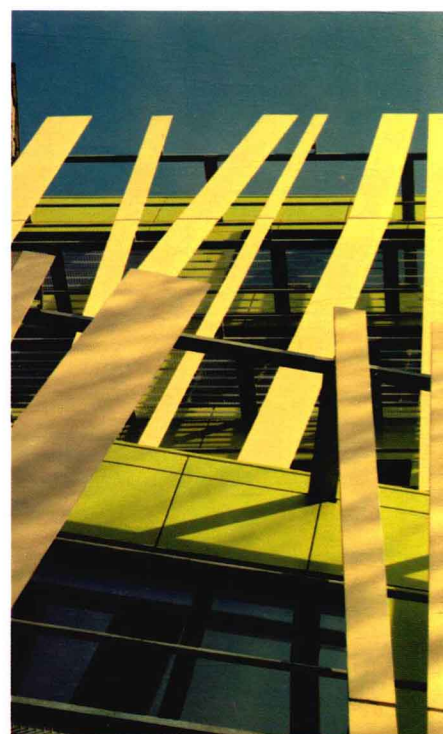
Resurrection of Buildings
Case Analysis of Renovated Architecture

重生的建筑

翻新改建建筑

案例解析

ThinkArchit 工作室 主编



华中科技大学出版社

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前言Preface

本书在世界范围内精心选取了五十多个翻新改建建筑的优秀案例。建筑师因地制宜，巧妙构思，对建筑外观、内部空间和景观环境进行重新定位和设计，使建筑重获新生。书中的案例各有特色，有的注重生态性和可持续性，如将居住区附近的工厂改建成博物馆，减少污染的同时，也增加了文化氛围，雨水收集、废弃物回收利用、植被的保留都是改建设计的出发点；有的注重建筑的功能性，如对历史悠久的行政大楼进行改建，使其具有更加完善的功能和引人注目的外观，成为当地新的地标性建筑；有的注重对历史文化的保留和传承，在延续原有历史风貌的基础上融入新的元素，使建筑焕然一新。相信通过本书，读者可以深入了解优秀的建筑师们如何在诸多局限中发挥创意，让老建筑与时俱进，不仅满足了新的使用要求，而且焕发出新的光彩。

This book selects more than 50 excellent projects of renovated buildings worldwide. The architects adjust measures to local conditions and ingeniously carry out reposition and design for the buildings' exterior, interior and landscape environment, thus creating some resurrection for them. Each project inside this book has its peculiar characteristics. Some focus on ecological and sustainable parts, such as rebuilding a factory neighboring to residential communities into a library, which decreases pollution, while at the same time produces some cultural atmosphere. Rainwater collection, recycled use of waste and reservation of plants are all the starting points for reconstruction. Some emphasize on the functionality of buildings, such as carrying out reconstruction towards historical administrative building, hence acquiring better functions and more attractive appearance and helping it become landmark architecture. Some stick to reservation and inheritance of historical culture, which integrates new elements while continuing the original historical style and features, thus bringing out new life for the buildings. We believe that via this book, you can have further understanding towards that how architects display innovative ideas within so many limits and restrictions and bring the old buildings into new time, which not only meets with new practical requirements, but also brings the old buildings back to life.



"Thinking" 每一个建筑

2013年01月

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Grocery Store – Tűzoltó Street

布达佩斯的杂货店

The original building was built at the end of the 19th century in the historical downtown of Budapest. It was the riding hall of the biggest army fort in the city during the regime of the Austro-Hungarian Monarchy (K.u.K). After the First World War the brick facade hall housed many functions. During decades it operated as a furniture

Design Company / 设计事务所:

A4 Studio

Project Architect / 项目设计师:

Géza KENDIK, Viktória DÓCZY, Dániel SALAMON,
Péter VESZELIK, Kristóf HORVÁTH

Location / 地点:

Hungary (匈牙利)

Area / 面积:

site 3590 m² / total 4765 m²

Photography / 摄影:

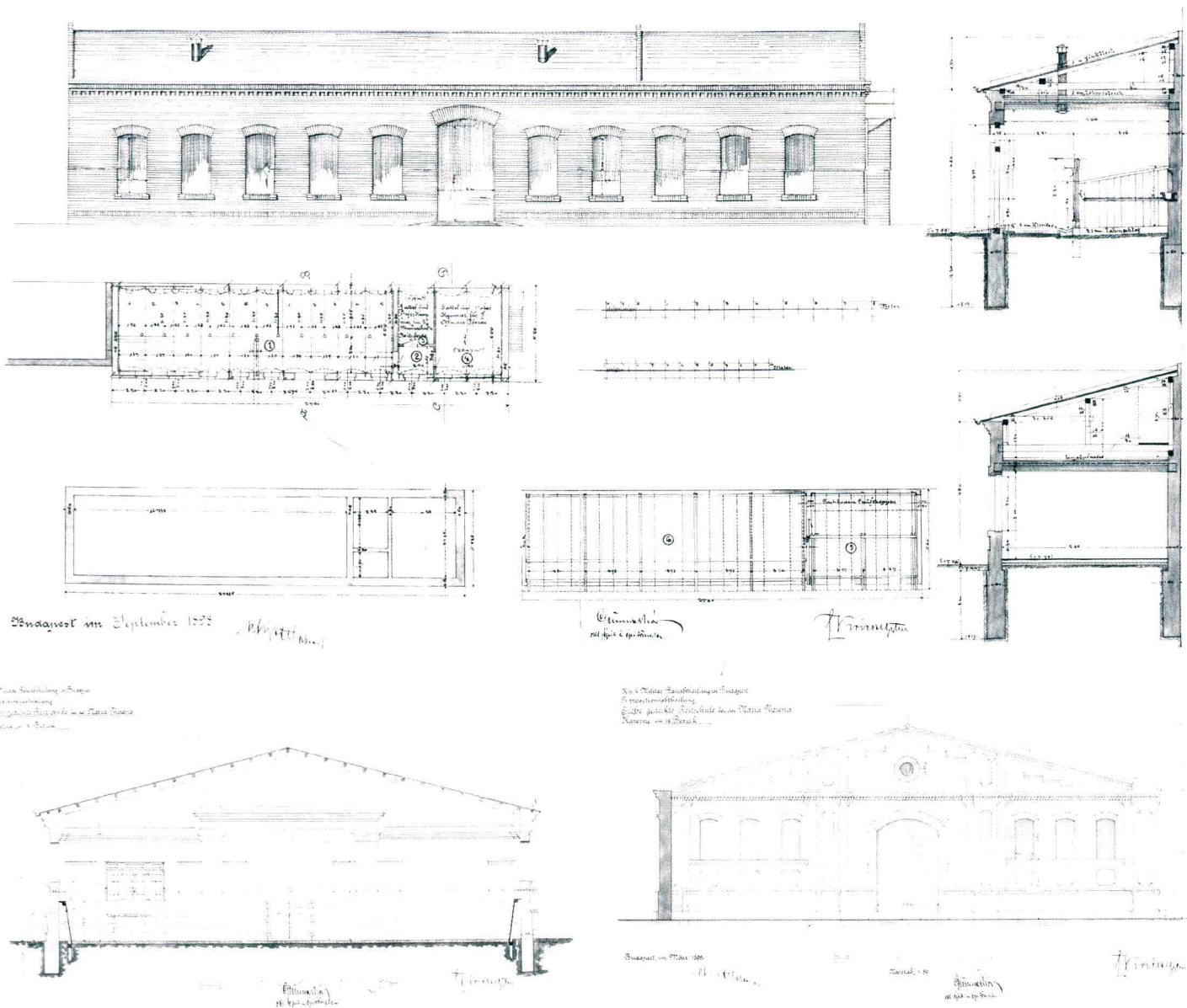
Tamás BUJNOVSZKY





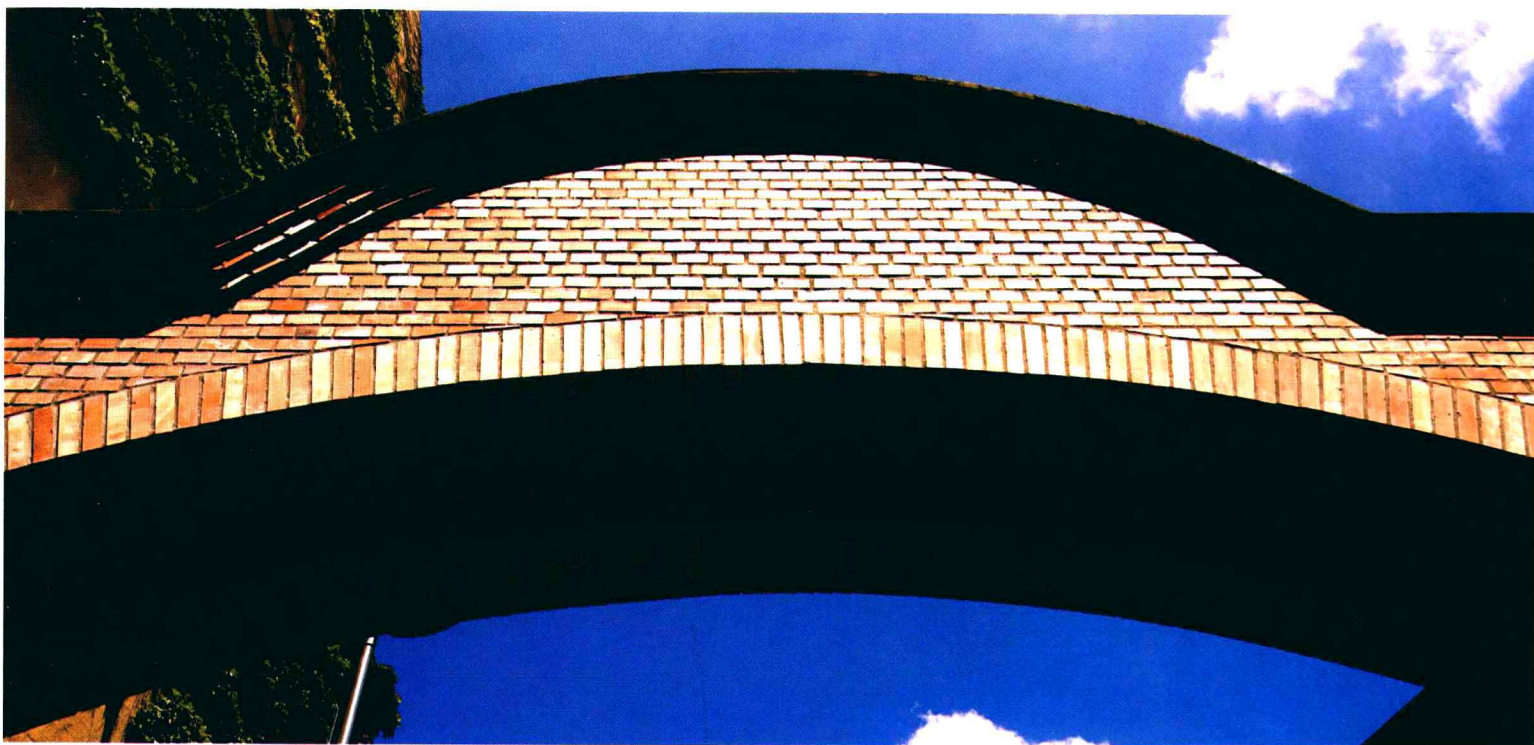


Project's Plan lit D.
über die Schaffung einer Stallgebäude für 7 Officiere und 5 Mannschaften Reitpferde
samt Nebenräumen am Bauplatze der grossen gedeckten Reithalle im IX. Bezirke.



stock, as a flea market and it has been closed at the end of the 1990's. The recent owner is one of the biggest foodstore-chain of Europe. They purchased and refurbished the building in 2010. In the design of the renewal we kept the original century-old brick shell, the original iron roof structure. We placed the new function as a house-in-house. The renewed building was the finalist of the Hungarian Media Award of Architecture in 2010.

原有建筑位于布达佩斯具有悠久历史的市中心区，建于19世纪末。奥匈帝国时期，此处是驻扎在这座城市中的最大的军队的骑马训练场地。第一次世界大战之后，此处外立面由砖块砌成的建筑具有诸多的功能。在几十年的时间里，其被用做家具储藏室、跳蚤市场，最终于20世纪90年代末停止对外开放。这座建筑最新的主人是欧洲最大的食品连锁店之一的拥有者。他们于2010年购入该建筑，并对其进行翻新、改建。在重建的过程中，设计团队保留了有百年历史的砖石外立面和铁制屋顶结构。设计师将新的功能定位为“建筑中的建筑”。经过改建后，该建筑入围2010年匈牙利建筑传媒大奖。





Teletech Campus

电讯客户服务中心

All over Europe buildings are vacant and waiting for a new future. Transformations are usually all about the preservation of historically or architecturally significant parts of a building. In this case the building was completed in 2004 and the preservation act directed towards reuse. The building was in a good state but due to its wide volume not suitable for traditional work spaces. The construction budget was too low to exchange the façade or make serious alterations to the structure.

Design Company / 设计事务所:

MVRDV, Arkos concepteurs Associés, Saturec

Project Architect / 项目设计师:

Winy Maas, Jacob van Rijs, Nathalie de Vries with Fokke Moerel, Bertrand Schippan, Catherine Drieux, Rune Veile, Maciej Zawadzki, David Sebastian

Location / 地点:

France (法国)

Area / 面积:

6000 m²

Photography / 摄影:

Philippe Ruault







The budget makes literal reuse necessary and leads to less replacements and a better sustainable profile of the transformation act. A fine balance between intervention and intelligent reuse of the existing is the essence of the project.

The Teletech call centre has rush hours in the morning, afternoon and early evening, only at these moments the building will be fully occupied by its workforce. For these short periods also unusual work places can be used which would not be suitable for eight hour shifts. The transformation strategy is adapted to this irregular use of the building. The inside is turned into a work landscape and the 600 young call centre operators will have flexible spaces: they can log in anywhere they want inside this work landscape. Different qualities such as silent, open or secluded places are offered.

A big window, entresol spaces, skylights and a large atrium are used to create a community feeling and allow for daylight penetrating the 40 x 70 metres volume. As these interventions use up a large part of the budget other parts had to be designed as economically as possible. The façade for example could not be exchanged but is transformed with a simple print of a QR flashcode translated into the activities of the company; the façade acts as communicator and signals the transformation. The ground floor contains parking and cannot be inhabited as the building is located on a flood plain.

在欧洲，有很多闲置的、等待着被改造的建筑。建筑改造的重点之一就是修复那些从历史、设计角度来讲具有重要意义结构。对于这座建于2004年的建筑来讲，设计师的主要任务就是实现对建筑的重新利用。该建筑维护良好，但其相对宽敞的建筑格局不太适合用做工作空间。该项目预算有限，因此，更换所有外立面或者对建筑构造做出一些大的改动是很不现实的。

根据预算，在实现对建筑的重新利用的同时，要尽量减少大的改动，并创造一个具有可持续性发展的建筑外部构造。该项目的核心原则是，在改造部分与得到重新利用的原有建筑结构之间实现平衡。

早晨、下午和傍晚是人流集中的时间段，只有在这几个时间段，这座建筑的空间利用率是最大的。这时，一些通常不会作为工作区的场所也会被利用起来。因此，建筑改造方案要与这种具体情况相适应。建筑内部被改造为一整片工作区，600名客户服务中心的员工可以随意选择工作地点。这里有各种类型的工作空间：安静的、开放式的、封闭式的，等等。

大型的窗户、夹层空间、天窗以及开阔的中庭，都是为了营造大气、简洁的氛围，并使阳光可以遍及空间内的每个角落。上述改造已经花掉了很大一部分预算，所以其他部分的改造只能尽可能地缩减开支。比如，立面就不能整个更换了，设计师使用二维码图案对立面进行装饰，人们扫描二维码后就可以查询到该公司相关运营内容。

