

VOL.2

# OFFICE HEAD- QUARTERS

办公总部大楼(下)

高迪国际出版有限公司 编

大连理工大学出版社

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图书在版编目(CIP)数据

办公总部大楼:全2册:汉英对照/高迪国际出版  
有限公司编;冯驰等译. 一 大连:大连理工大学出版  
社,2012.8

ISBN 978-7-5611-7057-1

I. ①办… II. ①高… ②冯… III. ①行政建筑-建  
筑设计-作品集-世界-现代 IV. ①TU243.1

中国版本图书馆CIP数据核字(2012)第143462号

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出版发行:大连理工大学出版社

(地址:大连市软件园路80号 邮编:116023)

印刷:利丰雅高印刷(深圳)有限公司

幅面尺寸:240mm×320mm

印 张:32

插 页:4

出版时间:2012年8月第1版

印刷时间:2012年8月第1次印刷

责任编辑:裘美倩

责任校对:王丹丹

封面设计:张 琳

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ISBN 978-7-5611-7057-1

定 价:480.00元(上下册)

电 话:0411-84708842

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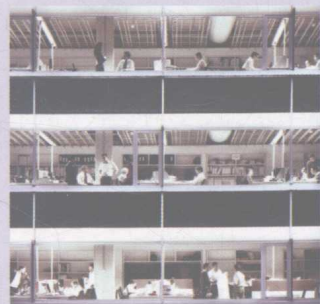
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# PREFACE

## 序言



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从田地发展到有座椅的办公室已经产生了一些消极的结果。办公室已经成为了一个不确定的场所、一个有争议的地方。我们过多地依赖机械系统，滥用了基于人工泡沫概念的气候变化，夸大了机械原理的作用。对于周边的环境条件以及图像和严格的空间布局，并不太重视。这就对我们的第三空间造成了本质的伤害，有碍人类健康。另外，办公大楼的功能性以及从生态角度看的非持续性、巨大的能源消耗和成本等都对建筑本身有负面的影响。毫无疑问，这个刚刚开始的知识社会有责任把我们的办公室变成真正舒服的地方。

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ACXT-IDOM 建筑事务所主任  
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2012 年 7 月

### "A LIVING ROOM DESTINED FOR WORK"

It is obvious that recent technological development has caused a true change in workplace conditions in many places all around the world. If we look back, we will realize that in just a few centuries, we have gone from a predominant agrarian culture, the fields being the common workplace, to an industrial one, where the factory was the place to work, only to finish off in a society of services or culture of knowledge, where the "office" is the workplace par excellence.

This attractive panorama which has enabled us to travel from the fields to the ergonomic office chair has also had some negative consequences. The office has turned into an uncertain place and a matter of debate. We have abused the excessive reliability of mechanical systems, a climate based on the artificial bubble concept, an exaggerated mechanism doctrine. There has been a certain disregard for the surrounding conditions together with an iconic and strictly spatial obsession. This has caused our tertiary spaces to be essentially harmful, somewhat insalubrious; discredited by their functionality and non-sustainable, from an ecological point of view, due to their great energy impact and cost. Without a doubt, this society of knowledge that is just starting has the duty to turn our offices into places of true comfort.

In order to carry out our work, we need truly outstanding spaces and places, as regards to lighting, acoustics, space, environmental conditions, energy and functionality. Places where energy consumption is close to zero; environmental impact is small and which are close to nature, so that going to work actually becomes attractive. Places that guarantee the quality of the air; which are beautiful; well conceived spatially; where good lighting conditions coexist without any shrillness with all the other services associated to our trade. Places where we don't miss the countryside, nature or our own homes. In a nutshell, places with similar conditions to those of the domestic areas where we would all rather be, something similar to our living room at home, so that we can enjoy at the same time we work.

July 2012  
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ACXT-IDOM Director



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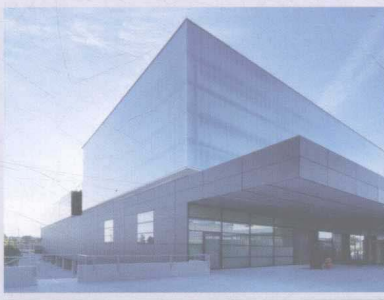
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定 价:480.00元(上下册)

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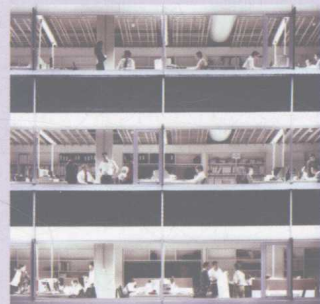
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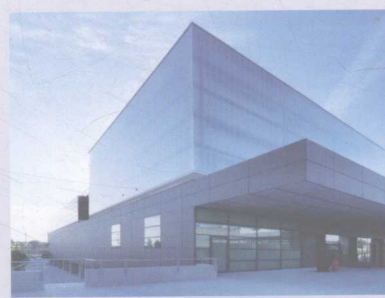
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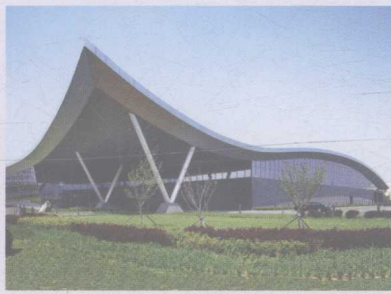
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# ALLIANZ HEADQUARTERS

Budapest, VIII. Könyves Kálmán krt. 48-52



## ARCHITECTS

András Vikár DLA, István Lukács, Árpád Gál

## FIRM

Vikár & Lukács Architects Studio

## AREA

32,000m<sup>2</sup>

## PHOTOGRAPHER

Tamás Bujnovszky

The office building, located on the site of KönyvesKálmánkrt, was realized within the investment of K3IngatlanKft belonging to the concern of Wing Zrt. The main constructor was Market Zrt. Our office won the commission for the design after the Client's evaluation of all the plans prepared by the invited architects. In our opinion, the key of our success was the rational butible layout system and space organization that had been crystallized through many years of experience, as well as the dynamic but manageable volume of the building complex; and last but not least the resolution of the high Breeam grade sustainable principles—which promise has come through by time.

The building was first designed along the concept of a rentable office system, counting on a shell and core layout and the further option of 10-20 fit out phases. However, in the end the final result could become very satisfying thanks to the one and only user, a real owner of the house, so the construction was finished as a united whole, meeting the emerged requirements. We are very glad that in the taut market situation of present times this very building was found attractive and appropriate for such an ambitious client as the company of Allianz.

At arrival, the building welcomes us with its entrance placed into the center of gravity of the volume as well as with a double-height representative central hall and reception space, from which the two vertical communication cores can be reached directly. Also from this space open the office building's own restaurant, café and the terrace of the inner side of the plot, the latter is completed with green surface.

On the 1st floor, the two office areas are connected through a bridge spanning the void of the entrance hall, on the upper floors the layouts make up a united whole. The directors' offices are placed on the 7th floor, provided by large roof terraces. Also the mechanical rooms and the cooling machines can be found here, hidden behind noise protection walls in an optically covered arrangement.

Car parking is solved by a 3-storey underground garage.







