

# BEYOND

## 超越 2011 第三辑

香港科讯国际出版有限公司 策划 唐艺设计资讯集团有限公司 编著

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### 公寓 / Apartment /

The Oceanfront at Sentosa Cove  
South Street Seaport Tower  
Prisma  
8 House  
Point Hyllie, Malmö  
Reflections at Keppel Bay  
Arduino Tower  
TATA Tower

### 住宅建筑 / Residential Architecture /

West 57th Street  
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.....

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.....

### 文化建筑 / Cultural Architecture /

Kroon Hall  
STSS, University of Minnesota  
.....

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Birds Island  
SeongDong Culture & Art Center  
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BEYOND – Edited by Tang Art Design & Information Group Limited

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湖南美术出版社

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## 图书在版编目 (CIP) 数据

超越 2011. 第三辑 / 唐艺设计资讯集团有限公司编著.

— 长沙: 湖南美术出版社, 2011.6

ISBN 978-7-5356-4480-0

I. ①超… II. ①唐… III. ①住宅—建筑设计—世界 IV. ① TU241

中国版本图书馆 CIP 数据核字 (2011) 第 092897 号

## 超越 2011 第三辑

出 版 人: 李小山

策 划: 香港科讯国际出版有限公司

编 著: 唐艺设计资讯集团有限公司

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出版发行: 湖南美术出版社

(长沙市东二环一段 622 号)

经 销: 新华书店

印 刷: 恒美印务(广州)有限公司

开 本: 711mm × 1016mm 1/8

印 张: 20

版 次: 2011 年 6 月第 1 版 2011 年 6 月第 1 次印刷

书 号: ISBN 978-7-5356-4480-0

定 价: 78.00 元

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邮购联系: 020-32069500 邮 编: 510630

销售咨询: 陈远林 020-32069300-1008

广告咨询: 刘 威 020-32069300-1003

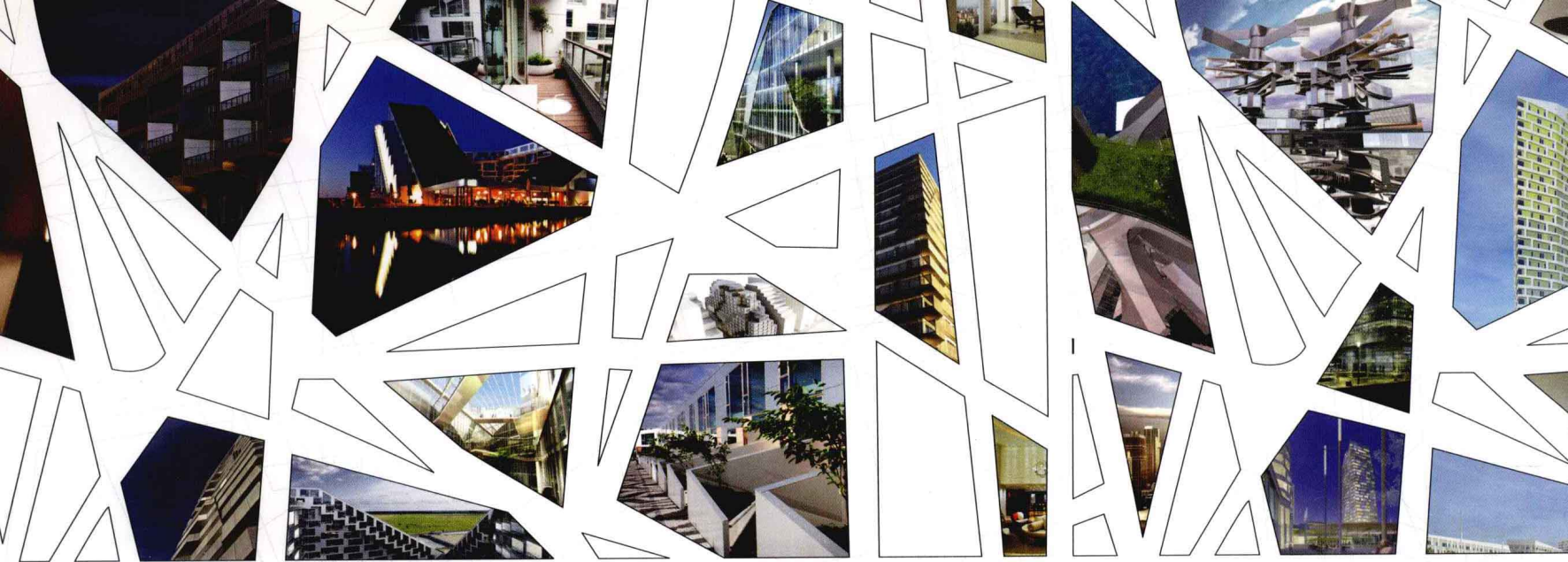
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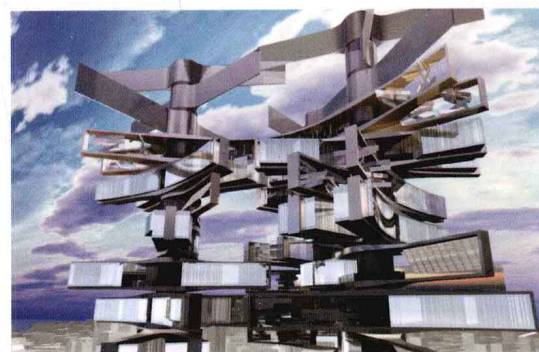
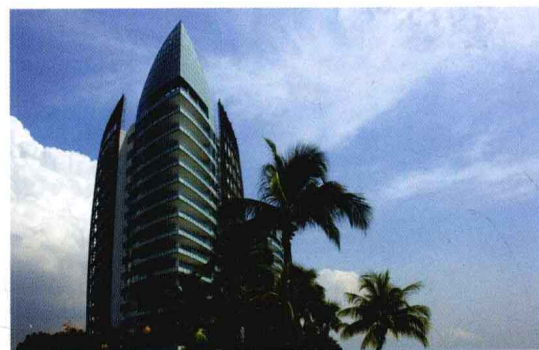
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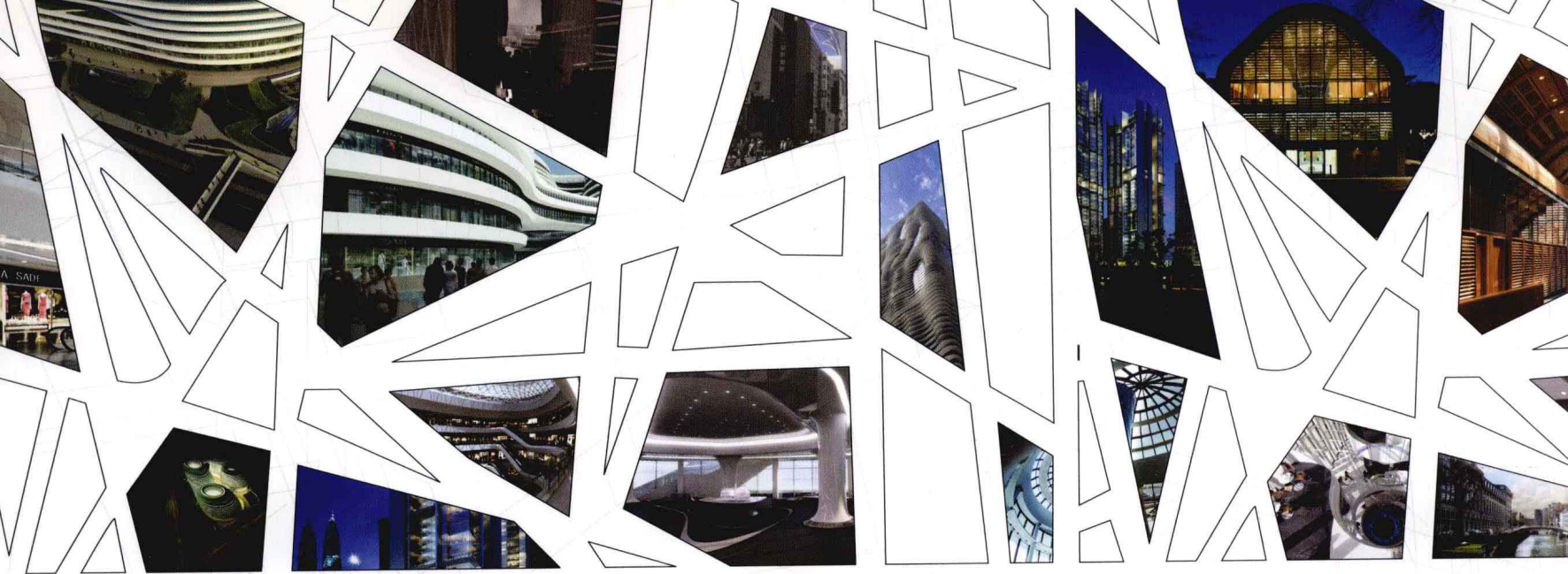
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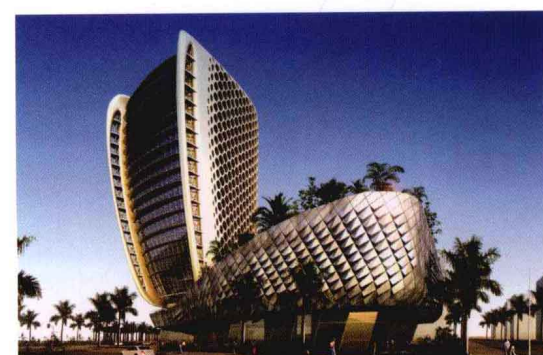
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本书以公寓为主题，从全球范围内选取了8个公寓建筑案例，首先通过中外公寓发展现状和趋势的分析，形成一种对比印象，再从公寓项目的造型、户型布局、室内装修、设计优势、配套设施与服务等方面进行深入剖析，并结合所在地的本土文化特色，立体呈现中外公寓的不同特点，为设计师展现了新的公寓形态、设计特色和未来方向。此外，本书还通过绿色建筑、文化建筑、新锐建筑和住宅建筑等展现国际设计新时尚，引领建筑设计前沿趋势。

公寓出现于19世纪末期，它是一种具有强烈城市特征的住宅，也是当代最普遍的居住形态。尽管有人说，公寓是大工业时代的居住机器，是钢筋水泥森林，但随着设计概念的注入和新材料的使用，这种灰头土脸的公寓也可展现出多彩多姿的魅力，一些著名的公寓在历史的变迁中还从普通的居住机器渐渐成为一种时尚的居住方式，有些甚至成为城市的地标建筑。

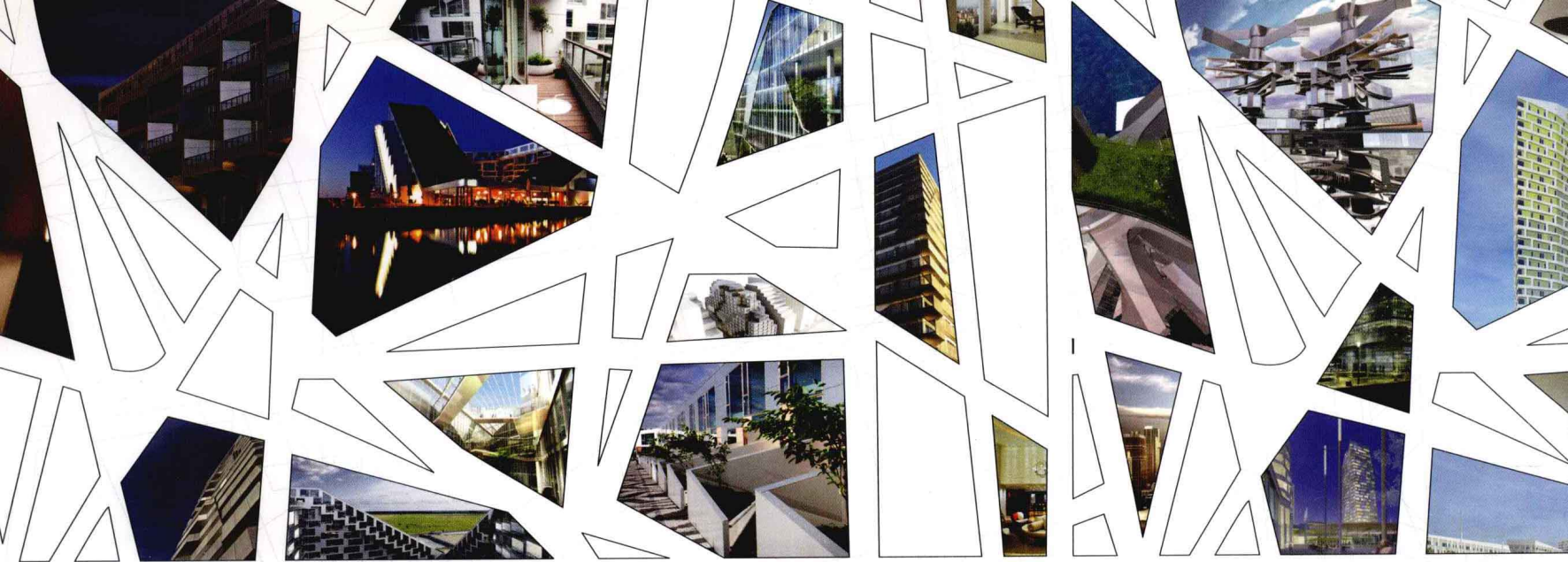
公寓象征着一种特别的生活方式；绿色建筑、文化建筑、新锐建筑和住宅建筑则代表着目前建筑行业的时尚热点。本书通过不同的呈现方式和客观全面的专业分析，为读者展示了一个个创意十足的建筑作品，让他们在领略建筑与设计魅力的同时，也能感受前沿、时尚的设计新风。

Themed by apartment buildings, this book collects 8 extraordinary apartment buildings from all over the world. It firstly presents an analysis of current situations and prospects of Chinese and Western apartment buildings, bringing a contrast impression; then shows a thorough analysis of forms, layouts, interior designs, advantages, supporting facilities and services combined with local cultures, vividly reflecting the distinctiveness of Chinese and Western apartment buildings, and showing the new apartment types, design features and trends. Moreover, it also includes green architectures, cultural architectures, emerging architectures and residential architectures, revealing the cutting-edge design.

Dated from early 19th century, apartment building is both residential building featuring strong urban characteristics, and the most common residential morphology nowadays. Although someone said that apartment building was the living machine in the Industrial Age, it can be outstanding and charming by the use of new design concepts and materials. What's more, some famous apartments become more and more fashionable now, even some become the landmarks of the city.

Apartment symbolizes a particular lifestyle, while green architectures, cultural architectures, emerging architectures and residential architectures represent the current hotspots of architectural industry. This book displays various creative works of architecture from different angles and by comprehensive analyses, making readers enjoy the charm of architecture and design and get known of the hottest design trend.





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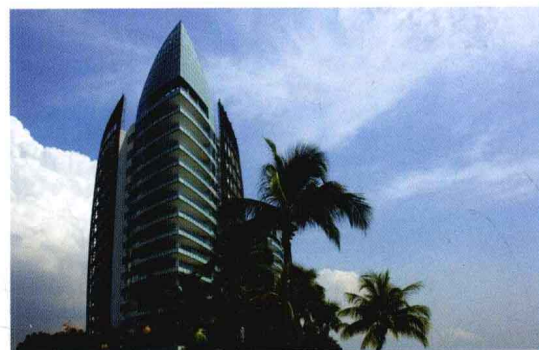
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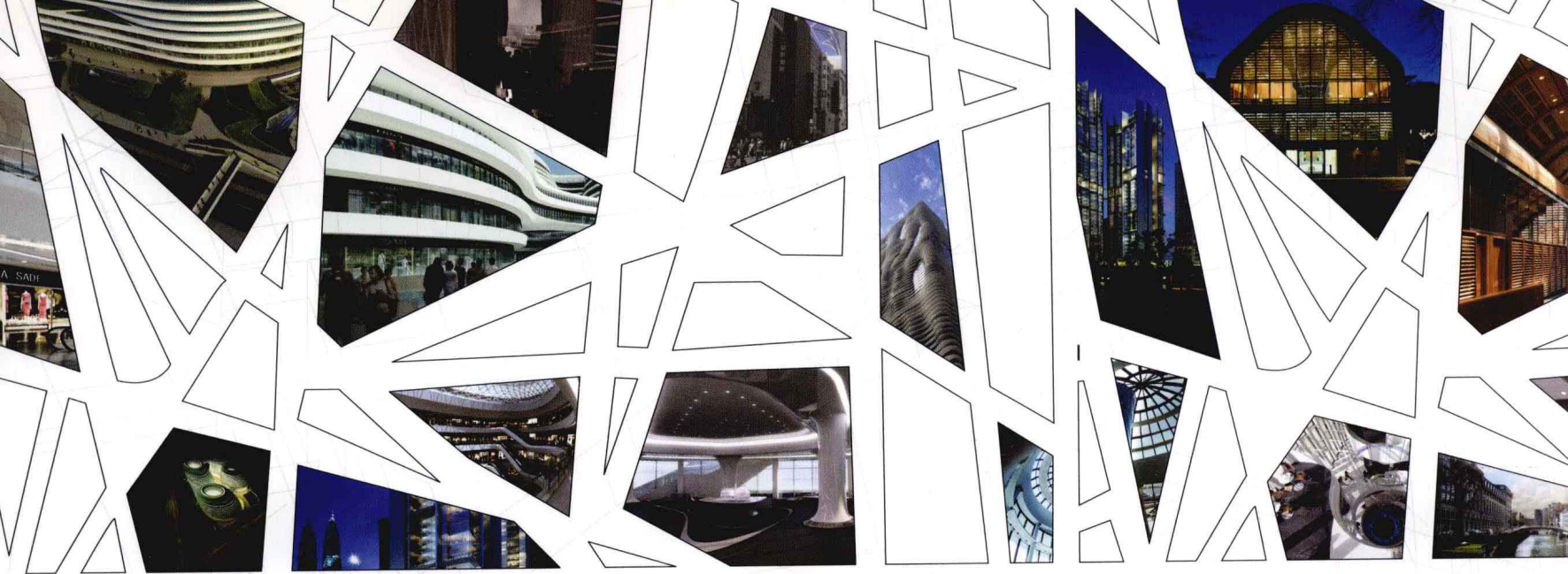
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# Apartment 公寓

## 中外公寓观

在我们的印象中，国外家庭大多会拥有一栋别墅和一个花园。事实上大多数地方也的确如此，但在寸土寸金的中心城市，则到处是数不清的高层公寓。

公寓是国外最基本的三种物业形态之一，从三家庭建筑物到拥有几百个单位的大楼，形态各异，各具特色。而中国的公寓发展则相对较晚，直到90年代初期才出现公寓这一形态。在随后10多年的时间里，它的内涵历经了外销房、写字楼、高档住宅、商住两用的演变，到了今天，俨然已经成为高档产品的代名词。

对于国外城市，尤其是中心城市来说，公寓不仅是其最主要的居住形态，也是租赁市场最主要的房屋来源。以美国为例，公寓目前占美国家庭总数的14%，约1500万个家庭居住在各式各样的公寓里。换句话说，不管穷人、平民、富人和富豪都是居住在这类公寓里，只是档次和价格大不相同。通常中心城市地价高，服务和设施也格外昂贵，因此大多数人都会选择合作公寓或产权公寓。合作公寓价格和租金相对便宜，是中低收入居民最主要的居住形式。产权公寓由于产权明晰、品质好、价格高，通常用于中产阶级以上人士投资或自住，是一种身份、地位以及财力的象征。此外，中心城市也有豪华和超豪华公寓，而且价格不菲。一般来说，豪华公寓价格与别墅相当，超豪华公寓(也称豪宅)价格与顶级别墅(也称豪宅)相当。

而在中国，随着经济的发展和城市化进程的加快，公寓产品已经由京沪等中心城市向经济比较发达的二三线城市延伸，分布范围也不断扩增，不同地区的产品就必然涉及一个本土化的问题，如何体现本土的特色，如何融入本土文化，成为目前公寓国际化中新的主题。另外，高端消费群体对于住宅文化、品质和个性等的高层次要求促使公寓产品全面升级。它在满足基本住宅功能的同时，更提供超质的个性化服务来满足住户的不同需求，甚至这种服务已然超越了公寓本身，而涵盖了居住生活的方方面面，如教育、旅游、商务等等。最后，在中国城市生活节奏越来越快的背景下，人们选择公寓不仅要求它有一定的商务功能，更要有享受功能。如何为业主提供一个完全放松的私人享受空间，成为当前中国公寓的另一主旋

律，各种“私享”、“尊享”……概念应运而生，会所、文化主题等硬件享受设施也匠心独具。

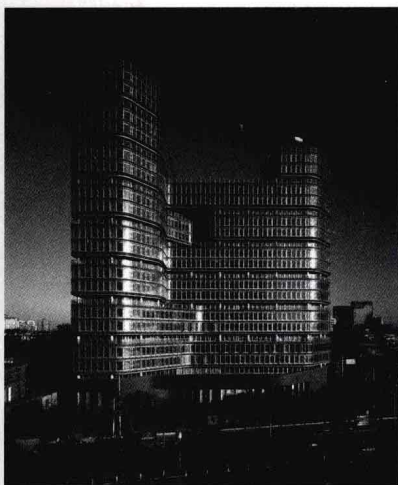
由此可见，中外公寓的发展现状各不相同，但需求量都在不断增加，都在发生设计变革。这一变革让人们发现，灰头土脑的公寓也可开发出多彩多姿的魅力。一些著名的公寓在历史的变迁中还从普通的居住机器渐渐成为一种时尚的居住方式，有些还成为城市的地标性建筑。以中国最知名的品牌发展商之一SOHO中国来说，它近年来也做了一些非常知名的公寓项目，深受住户热捧。它的新一代产品SOHO北京公馆展示了一种全家居的私密生活，合理的户型布局、精美的室内设计、现代的家具布置、完善的

家电设施、高档的节能建材、健康的环保理念、高端的配套服务、便利的交通和成熟的周边环境等优势无不彰显着它的高档。这在一定意义上也代表了目前中国公寓的设计特点——越来越注重细节(户型、室内装修)打造，强调人性化与舒适度。

然而，国外豪华和超豪华公寓则要求更高，除了外观出众外，还普遍追求一种品质感，主要体现在别墅化的户型布局、个性化的室内空间设计、环境面的最大化、新型节能环保技术与材料的应用、产品价值感塑造等。

纵观中外公寓发展现状，可以得知任何公寓在满足基本居住功能需求的同时，都会提供完善的配套服务设施与极大的居住舒适度。然而，并非所有

的公寓都尽善尽美，仍有少部分存在一些不尽如人意的地方。就拿中国公寓来说，通常面貌千篇一律，可识别性差；形式缺乏地域特色；工程施工与住房装修的矛盾不能很好解决；户型设计使用不便；住区内物业管理和交通不便等等。而国外公寓设计虽说已经非常领先，但大多数设计都非常相似，并没有特别出彩的设计信息传递。但本书的一些专题项目，如纽约南港街大楼则改变了这一态势，它提出的瞬态人居的新居住模式将会推动全世界未来20年公寓设计的发展创新。因此，本书专题希望通过对这些代表性项目的深入剖析和展示，让设计师在领略创意与创新设计的同时，也能运用于未来的公寓设计中，或者在这些项目的启发下开创出更具独创性的设计模式。





# Outlook on Apartment Buildings in China and Abroad

In our mind, most of families in U.S. own a house with garden. Actually it is real in most areas, but it is seldom happened in metropolitan areas, where are spread of high-rise apartment buildings.

Apartment is one of the three basic property forms in abroad, which features various and distinctive types, from three-unit building to hundred-unit building. While apartment appears a little bit late in China, which began in 1990s and evolved from export building, office building and luxury residential building to commercial and residential building in the following 10 years. Till now, it has become the symbol of high-end products.

Apartment is both the main living form in cities abroad, especially in metropolitan areas, and the main housing source of the rental market. Taking U.S. as an example, now apartment accounts for 14% of the total U.S. households, and about 15 million families live in different apartments. In other words, no matter the poor, the civilian or the rich all live in such apartments, which is only different in quality and price. Metropolitan areas usually have higher land prices, and services and amenities are expensive. Therefore, more residential towers are with Co-op and Condo apartments. Co-op apartment features lower price and rental, which is mainly for low-income residents. Recently, most of co-op apartments in New York can be rent and sold, helping to reduce urban living costs. Condo apartment is usually for the middle class investing or living because of the clear property right, good quality and high price, symbolizing identity, status and wealth.

On the contrary, with the economic development and acceleration of urbanization in China, apartment buildings have extended form major cities such as Beijing and Shanghai to the most developed second and third-tier cities, international, service-oriented and enjoyable. For the expanding of apartment buildings in different regions, a problem of localization appears. How to reflect the local characteristics and how to integrate with local cultures has become the new theme of the apartment internationalization. Furthermore, the requirement of high-end consumers on residential culture, quality and individuality stimulates apartments to upgrade. Besides featuring the basic living function, it also provides residents with qualified individualized service, which even covers all aspects of living, such as education, travelling and business. Finally, with the fast pace of urban life in China, people requires not only business functions, but also entertainment functions. How to create a completely relaxing space for residents is another

theme of the current apartment design. Thus, a variety of concepts like extreme private experience comes into being, and different facilities such as club and cultured theme are distinctively introduced.

Obviously, apartments in China and abroad feature different situations, but they are all increasing rapidly and improving creatively. This improvement allows people to find that common apartment buildings can be charming, and even some famous ones reveal a modern lifestyle or become landmarks. As for SOHO China, one of the famous developers in China, it has developed many famous apartment buildings in recent years. Beijing SOHO Residences, which marks a new chapter of SOHO China's developments, is a relatively complete living environment. Appropriate layout, exquisite interior decoration, modern furniture, complete set of house appliances, qualified energy-saving materials, healthy environmental concept, high-end services, convenient traffic and mature surrounds all highlight its luxury. This also represents the design characteristics of current apartment buildings in China, specializing in details and emphasizing on humanity and comfort.

However, luxury and super-luxury apartments ask for higher standards, both extraordinary form and excellent quality, which are embodied in the villa-style layout, individualized interior design, wider landscape, new energy-saving technologies and materials and value promotion.

By the current situations of apartment buildings in China and abroad, all apartments not only feature the basic living functions, but also offer amenities and comforts. However, not all apartments are perfect, some are still unsatisfactory. As for apartments in China, apartment buildings look same apparently without identities; apartment design is lack of local features; contradiction between construction and decoration is solved not well. the unit is not designed appropriately; the property management is not well and the traffic is not convenient. Although apartments are very advanced abroad, all designs are similar and offer no specific design messages. The outstanding project South Street Seaport Tower in apartment subject just changes this drawback and shows the future of residential towers. Therefore, the subject intends to present some representative apartment buildings, making architects enjoy creative and innovative designs and stimulate them to use in the future apartment design or develop more unique design mode.







# 扬帆起航

## 升涛湾滨海舫公寓

### Sails Billowing in the Wind: The Oceanfront at Sentosa Cove

采编：张雅林

Contributing Coordinator: Yalin Zhang

项目地点：新加坡圣淘沙岛

建筑面积：18 000平方米

建筑设计：WATG建筑设计公司

客户：新加坡TC开发公司

竣工时间：2010年

Location: Sentosa, Singapore

Building Area: 18,000 m<sup>2</sup>

Architectural Design: WATG

Client: TC Development Pte, Ltd.

Completion: 2010







升涛湾位于世界上最令人期待的综合码头区之间，是一处拥有滨海别墅与公寓的封闭社区。升涛湾滨海舫坐拥360度美丽海景，是升涛湾别具一格的滨海建筑地标。

Among the world's most anticipated integrated marina precincts, Sentosa Cove is a gated community of seafront bungalows and condominiums. Surrounded by 360 degrees of spectacular beauty, The Oceanfront at Sentosa Cove is a stunning architectural landmark by the sea that commands the highest views on Sentosa Cove.

升涛湾滨海舫是升涛湾地区独有的住宅区，距亚洲最具活力城市之一——新加坡市中心仅几分钟路程。它属于多层私人奢华公寓区，注重滨海风景和滨水生活方式的营造。公寓楼设计受沿海浪飞驰而过的船队启发，并考虑所处的半岛地形，呈平缓曲线状布局。

笼罩于一片宁静之中，低层公寓营造出一种独特的度假村氛围，而另一边的两栋公寓楼尽力向空中伸展，非常出众。它们不仅坐享无与伦比的无障碍海景，而且还能欣赏南部岛屿与中国南海的深水域海景。

滨海舫配备有许多奢华的设施，以阳光、大海和天空为背景。葱翠的公园内架高的木甲板、优雅的人行道、令人愉快的水景等，为这里的生活增添了一抹神奇色彩。设备齐全的健身房充分利用美丽的滨海景色和没入地平线的无边健身池。

滨海舫设计的最大难题在于如何打造一个毗邻新加坡市中心却有着度假氛围的现代住宅区。它整个位于半岛上，一边面对码头，一边面对大海。

高级副总裁兼负责本项目的首席设计师Bradford McNamee说：“滨海舫的珍贵之处在于15层的塔楼能通往码头，而且就像是船队的领头船一样，后面分布有一些小的塔楼，令人联想到扬帆起航的风帆。”

Located just minutes from the downtown vibrance of Singapore, one of Asia's most exciting cities, The Oceanfront at Sentosa Cove is the exclusive residential enclave of Sentosa Cove. The private, multi-story luxury condominium residences focus on waterway views and maximize the waterfront lifestyle. The layout of the buildings is arranged in a gently curving line that follows the shape of the peninsula and is inspired by a flotilla of ships plying high along the ocean waves.

Enveloped in tranquility, the low-rise apartments offer an exclusive resort village ambience. The two condominium towers, on the other hand, reach boldly for the sky and are prominent landmarks. They offer an unrivalled and unobstructed view of the seascape, with views of the Southern Islands and beyond that, the deep waters of the South China Sea.

The Oceanfront at Sentosa Cove features a host of luxurious facilities that are set against an exquisite backdrop of sun, sea and sky. Lush in landscaped gardens with an elevated timber deck, elegant walkways, delightful water features and so much more add a touch of magic to life here. A fully equipped gymnasium is designed to take full advantage of Marina views and a stunning, infinity-edged lap pool stretches into the horizon.

The design challenge for the Oceanfront at Sentosa Cove was to create a contemporary residential community with a resort-like atmosphere near