

中国建筑设计研究院设计与研究丛书

# 德胜尚城

Desheng Up-town

清华大学出版社



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项目名称：德胜尚城

建设地点：北京市西城区德胜门外大街

建筑性质：办公楼

设计时间：2002—2003 年

建造时间：2004—2005 年

建筑面积：72000m<sup>2</sup>

建筑高度：18.35m（局部 21.70m）

建筑层数：地上五层（局部六层），地下二层

容积率：2.10

Project Name: Desheng Up-town

Construction Site: Deshengmenwai Street, Xicheng District, Beijing

Type: Office Building

Design Time: 2002-2003

Construction Time: 2004-2005

Total Floor Area: 72,000 m<sup>2</sup>

Height: 18.35 m

Storeys: 5F above the ground, 2 Basement

FAR: 2.10

业 主：北京金融街建设开发有限责任公司

设计单位：中国建筑设计研究院

施工单位：中国建筑二局第三建筑公司

建 筑 师：崔 恺 刘爱华 吴 斌 逢国伟

谢 悦 周 宇 李慧琴

Client: Beijing Financial Street Holding Co., Ltd.

Design Company: China Architecture Design & Research Group

Construction Company: The Third Construction Company of China  
Construction Second Engineering Bureau

Architectural Design: Cui Kai, Liu Aihua, Wu Bin, Pang Guowei, Xie Yue,  
Zhou Yu, Li Huiqin



58570088



## 城市肌理

### 北京曾经是水平的城市

水平的城市由均质的、高密度的、等高的建筑构成。建筑构成的方式绝非是孤立的，而是由墙围成院，由院连成胡同，由胡同结成路网，从而形成了城。城有明确的格局、清晰的轴线、严格的等级制度，但也有变化、有弹性、有衍生发展的脉络。北京曾经是一个有生命的、自在地休养生息的美丽城市。

### 北京不再是水平的城市

不再水平的城市由非均质的、不等高的、不同密度的建筑构成。建筑构成的方式是孤立的，是由街道、退后街道的红线、红线内的消防环路、环路里的停车场，以及楼前面的小广场和楼后面的日照间距分割开的，从而失去了城。正在退化的城格局混沌了，轴线太多了，到处是标志性竞争。但还是单调，还是找不到特色，还是在疯狂地生长。北京现如今是一个充满欲望的、躁动的、难以控制住表情的城市。

## City Texture

### Beijing used to be a horizontal city

A horizontal city is composed of homogeneous, high-density buildings of the same height. The buildings are not formed in an isolated manner but rather in a manner, in which the courtyards are enclosed by walls, Hutongs are formed by lines of neighboring courtyards, the road network is joined together by Hutongs and the city is thus created. The city has explicit structure, clear axes, strict hierarchy, as well as changes, flexibility and venation from deviation and development. Beijing used to be a vital and beautiful city, recuperating and growing freely at reasonable pace.

### Beijing is no longer a horizontal city

A city that is no longer horizontal is composed of nonhomogeneous buildings of different density and height. The buildings are formed in an isolated manner in which the buildings are separated by streets, setbacks, fire-fighting loop within the setbacks, parking lots within the ring road, small square in front of the building and the sunshine spacing behind the building and thus a city is disintegrated. With too many axes and landmark competitions everywhere, the fading urban pattern is thrown into chaos. Monotonous and featureless, the city is still growing lavishly. Beijing now is a restless city, full of lusts and with uncontrollable appearance.



基地位置

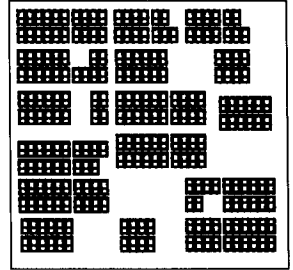


城市高度 City Height

城市密度 City Density

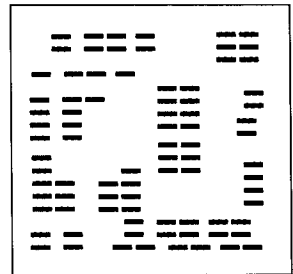
解放前的北京

Beijing city before 1949



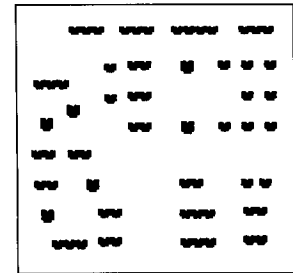
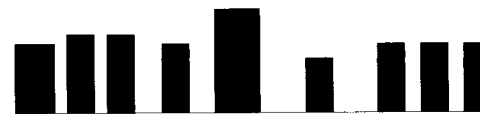
20 世纪六七十年代的北京

Beijing city in the 1960s-1970s



20 世纪八十年代以后的北京

Beijing city after the 1980s





## 城市场所

昔日北京城，是“匠人营国，方九里，旁三门……”的理想型制的完美体现。城墙、城门、街道、胡同、四合院，形成一套严谨有序的城市空间场所序列。

### 城门

北京是平原上建起的都城，高大的城墙、巍峨的城门对于保护城市的安全意义非常，因而老北京人对城楼、城门有着骨血般的感情。在明清时代北京内城拥有9座城门楼，至今尚存的只有正阳门城楼箭楼和德胜门的箭楼。

### 街道

在北京问路，回答往往是“往北走两站，再往西一站地就到了”。东西南北方位的明确是北京街道的最大特点。还有一个特点，是街道与各个城门有密切的关系。城门原本是出、入城的要地，因此主要大街大都与城门相连。

### 胡同

一排一排由四合院比邻串联组成的小街道，矮矮的、灰灰的、排列得极为整齐，永远正南、正北、正东、正西，颇像围棋棋盘。这种小街道，北京话叫“胡同”，已有八百年以上的历史。<sup>①</sup>北京的胡同是历史的载体。<sup>②</sup>

### 四合院

这里有结构独特的建筑，有精美绝伦的花园，有爷爷辈留下来的老树和可爱的小花草，有天人合一的布局，处处有空，静中有动，达到人和自然的高度和谐，成为世界大都市中的绝无仅有的奇观。<sup>③</sup> 注：①②③ 舒乙

## City Space

The Beijing old city is a paragon of ideal Chinese capital, which embodies the essence of traditional construction philosophy - "the capital city shall be built in strict accordance with planning and standard, with foundation dimensions of nine li and three gates on each side". There is a precise and regular order of urban space constituted by city walls, city gates, streets, hutongs and siheyuans.

**City Gate** As a capital sited on the plain, the Beijing old city erected lofty city walls and city gates for security demands. The native citizens love them as their own families. There were nine city gates in the inner city, among which, only Zhengyangmen Arrow Tower and Deshengmen Arrow Tower survive.

**Street** When you ask the way in Beijing, you will be probably told, "turn north, past two bus-stops and then turn west, past one bus-stop, you can't miss it." The most prominent feature of Beijing streets is their distinct spatial dimensions. Another feature is the close link between the street and city gates. The city gates are originally the strategic points for access of the city. Therefore, major streets are usually connected with the city gates.

**Hutong** The tiny alleys formed by lines of neighboring Siheyuan (a compound with houses around a courtyard) are low, gray and neatly lined up, always leading to straight south, straight north, straight east or straight west, very much resembling the lines on Weiqi chessboard. These alleys, called Hutong by Beijing local people, have a history of more than 800 years.<sup>①</sup> Beijing's Hutong is a historical carrier.<sup>②</sup>

**Siheyuan** With unique structured buildings, elegant gardens, old trees left over by our grandfather's generation, lovely flowers and plants, the layout reflecting the integration of man into nature (Tian Ren He Yi) and sufficient space, this place is a matchless wonder among the metropolitans worldwide. Here, you can experience action in tranquility and achieve perfect harmony with nature.<sup>③</sup> Notes: ①②③ Shu Yi



## 城市生活

国外一些有意思的城市，和国内的城市，包括北京，都大不一样能够感觉得到城市的空间很明确，城市的公共空间尺度很亲切，给予人们行为的诱导性和城市的秩序感都很好。

我们的城市处于一种肢解的状态，因为楼高、间距大，楼低、间距小，所以高高低低、疏疏密密。道路红线、绿线、蓝线、消防环路、扑救面、防火间距等，所有这些有不同的作用，归不同部门管理，也一定都有存在的理由。但是这样东退西退，建筑之间就出现了许多消极的空间，城市环境很难整合、宜人。

## City Life

Overseas cities, particularly some interesting cities, are quite different from those in China, including Beijing. You feel right about the city. You can perceive the clear and definite space in the city; and the public spatial dimensions are very gracious, which induce your action and give you a good sense of urban order.

Another problem is related to the various lines for urban land such as property line, boundary line of green space, urban blue line, fire fighting loop road, fire fighting surface, fire separation distance and so on. As they have different functions, they are justified to exist and be administrated by different departments. However, too many withdrawals leave much negative space between the buildings, therefore the urban environment is hard to be integrated or appear agreeable.

