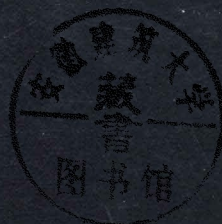


在华世界顶级设计机构之

商业综合体设计解读 (一)

Analysis of Commercial Mixed-Use Complex Design I



奚亮 编



天津大学出版社  
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# 北京富力城 R&F City

## 项目描述

种 类：商业综合发展项目  
总楼面面积：191 000 m<sup>2</sup>  
建 筑 设 计：Aedas

## Project Description

Category: Commercial Complex  
Gross Floor Area: 191 000 m<sup>2</sup>  
Architectural Design: Aedas

富力城为北京其中一个最具规模和最成功的住宅发展项目，其标志性的设计更有如为整个项目描上锦上添花的重要一笔。项目的公建部分主要由三组元素所构成，包括81300平方米的商场及50 600平方米的甲级办公楼（其中最高五层为富力公司北京总部办事处），以及58 900平方米的五星级酒店（设有539个客房，为万豪酒店集团管理的万丽品牌酒店）。三组设施临街而置，南北跨度长达650米，将总共占地190 800平方米的综合发展设施汇聚其中。

深度达40米的狭长用地，还需整合其他所需的设备，包括车辆出入口通道和上下车区等，令项目难度倍增。至于设计方面，三组设施除了作为富力城的入口门廊外，也必定成为北京市内引人注目和易于识别的新亮点。

建筑师充分利用基地的650米长度，构思出令人一眼难忘的建筑设计。建筑物主要运用两种基本设计元素——铝合金及玻璃，贯穿整体设计。加上简洁几何形状和线条的不同组合，给予观赏者变化多端的视觉效果。

另一方面，恰到好处的建筑形态及物料的归一性，亦令整个发展项目俨如一幕“巨型地形风景”。办公和酒店大楼的斜向对角布局，更同一对扇门，引领人们进入项目中的其他设施。



整个发展项目单单采用了铝合金和玻璃两种物料。  
The whole development is limited to two materials: aluminium and glass.





风格强烈的斜向对角布局形成扇门，引领人们进入其中。  
Strong diagonal lines denote the gateway statement to the R&F City.





出众的线条及宽广的体量皆为项目之建筑特点。  
Architecture was defined by lines and volumes.

办公和酒店大楼外表成双成对，中间由道路分隔，以疏导进出用地的车流。两座建筑的坐向特意斜向两者中间，形态上造成镜面反射的效果，而且，每座大楼均有一道贯穿整立面高度的斜缝，营造了两座楼互相靠向对方的特别视觉效果。其中办公楼最高四层保留作为广州富力地产股份有限公司的总部。为了加强这四层的联系，中庭前面安装了落地玻璃幕墙，形成一个大型天窗。

外墙采用单元式玻璃幕墙，采用双层中空玻璃和镀上LOW-E低热量放射值涂料，另设内部通孔百叶，有助于提升能源效益和调节热度，令室内环境更舒适。

另外，商场位处狭长地块，由于地形所限，不论在配置租户，还是垂直和横向的人流管理方面，都需要经过深思熟虑，仔细规划以确保6层商场的客流畅通无阻。商场的设计结合了一连串大型中庭和细小私密的挑空设计，以提供辽阔的视野，再配合充沛的自然光线，令商场尽善尽美。

商场顶部的独特建筑是专为餐饮设施而设的，整个结构被水平玻璃所包围，俨如为商场加冕的皇冠。在LED照明的衬托下，整个建筑设计展现非凡魅力，在夜间更显得夺目耀眼。





光亮通透的外墙令背后作用显而易见。  
The façade expresses function behind.

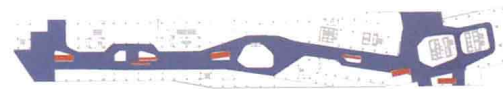
650米的狭长基地造就独特的运作模式。  
The 650 m frontage expresses individual functions.







斜边设计刻画出酒店的独特轮廓。  
The sloping edge profile creates a distinctive image of the hotel.



商场规划以妥善控制室内人流为主要目的。开敞的挑空位置及中庭令视线畅通无阻，吸引更多商机。  
Retail planning is based on controlling pedestrian movement within the mall. The voids and atrium add visual connectivity to enhance retail opportunity.



北京富力万丽酒店是广州富力地产集团有限公司旗下综合发展项目——北京富力城的重要一环，建筑设计与其他建筑融和、配合。作为当代五星级商务酒店，北京富力万丽酒店的外形由铝合金及玻璃所构成的单元式幕墙包围，设有539个客房。光亮流丽的地板及天花让充沛的自然光线自由流通每个客房，住客更可清晰饱览北京的城市景致。酒店外观贯彻整个发展项目的建筑设计原则，变化多端的外墙组件及比例上的配搭，巧妙地反映出各种不同的建筑功能。

北京富力万丽酒店独特的几何外形，与项目范围内的办公楼及商场等建筑互相辉映。酒店大堂特别设置于三楼，底下则保留给商铺使用，占尽地利优势。平台顶部设有全日开放的餐饮设施，在大型天窗包围下，自然光线洋溢雅致的中层楼。顶层则提供健身及游泳设备，住客更可在此享受壮丽的地区景观。



外墙平面营造出趣味效果。  
The changing planes of the facade create interest.





平台设有宴会厅及住宿登记大堂。  
The podium block contains the ballroom and check-in hall.





别出心裁的几何设计造就项目的独特外形。  
Geometric volumes give the development its distinctive form.



全日开放的餐厅连中层楼。  
All day dining cafe with mezzanine floor.





挑空设计增加楼层间的能见度。  
Voids promote visibility between floors.

The R&F City is one of the largest and most successful residential developments in Beijing, so it is only fitting that the final touch should be the signature of the development.

The client brief for the commercial complex, as part of the R&F City, was based on three sets of design elements: a retail mall of 81300 m<sup>2</sup>; a 50 600 m<sup>2</sup> grade A office with the top five floors as R&F's corporate headquarters in Beijing; and a 5-star hotel of 58 900 m<sup>2</sup> with 539 keys to be operated by the Marriott Group under the Renaissance brand. These three elements made up a grand total of 190800 m<sup>2</sup> of mixed-use development along a street frontage of more than 650 metres in length.

All these elements, including run-in/out, drop-offs/pick-ups, had to be incorporated within a very narrow strip of land approximately 40 metres deep, making this project extremely challenging. In terms of design, the development should become the gateway of R&F City and an immediately recognizable image in Beijing.

We saw an opportunity in the sheer length of the site – 650 metres—to design an iconic statement. The design pallet was restricted to just two materials and colours—bright silver coherent metal panels and glass. The buildings use clean, engaging geometric forms and lines.

With controlled forms and a consistency of materials, the whole development took on the stature of a “mega groundscape”. The gateway idea is subtly defined by the office and hotel towers, each with diagonal lines that resemble a pair of open doors to the rest of the development.

Made to appear as a unified pair, the office and hotel buildings are separated by roads to allow for traffic in and out of the development. The buildings have bevelled edges that mirror each other in form, a diagonal seam that runs the height of the buildings creates the illusion of two leaning towers. The top four floors of the office block are reserved for the owners as their headquarters. Glazed curtain walls are inserted in front of the atrium to serve as a giant skylight that links all four levels.

The façade is a unitized curtain wall with double-glazed insulated glass units (IGU), which are LOW-E coated. Automatic, internal, perforated venetian blinds enhance energy efficiency and thermal comfort.

The retail mall is on a long, thin and narrow site. This meant that the tenant mix had to be carefully planned, as well as both vertical and horizontal circulation strategies to ensure shoppers could move freely between the six floors. Organized through a series of large atrium spaces and small intimate voids – it was important to ensure good visibility, so that shoppers could easily find their way around, and that there was an abundance of natural light – all factors that made this mall a success.

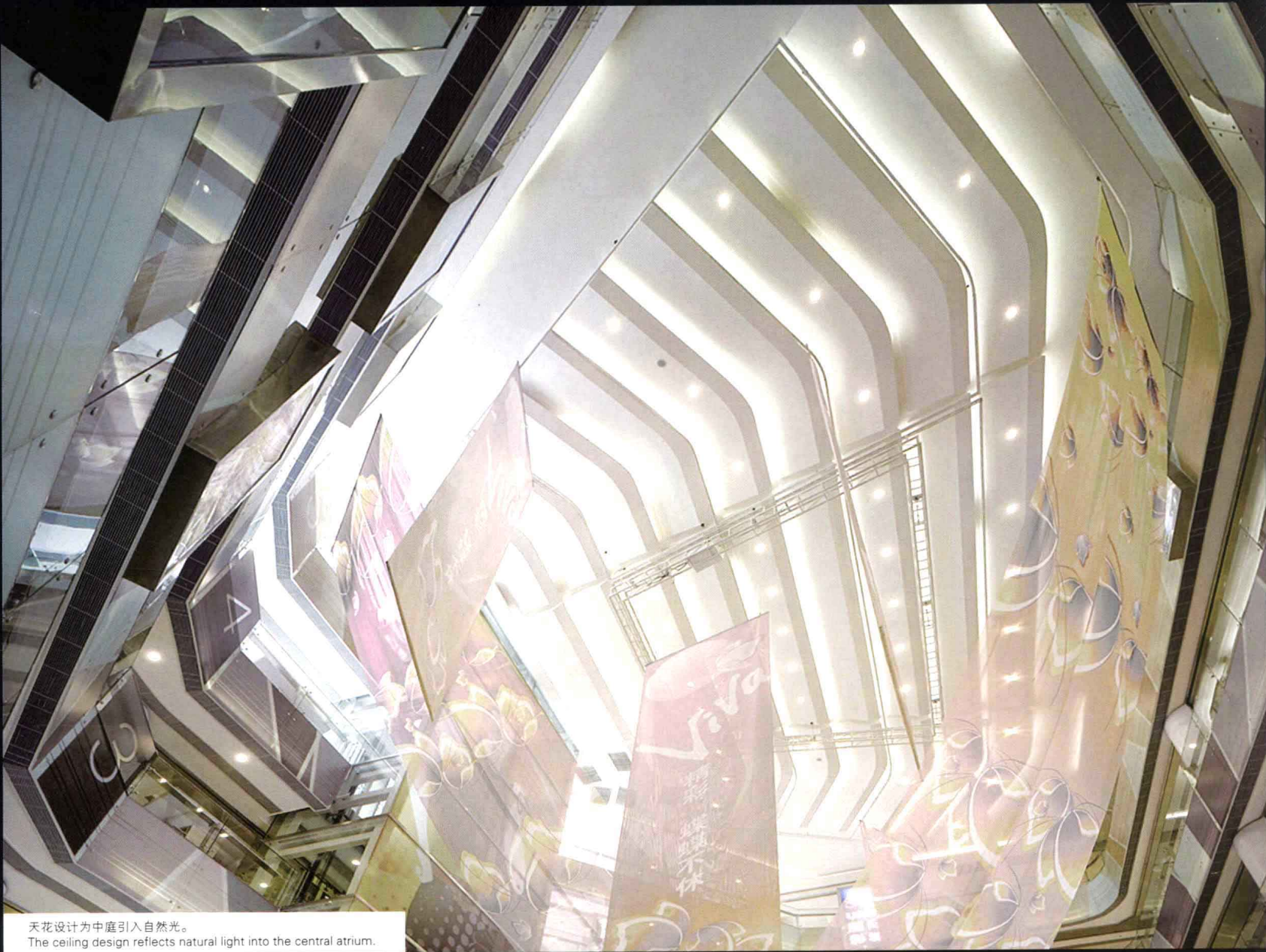
On top of the retail mall is a special block that houses the restaurants and bars. The entire structure is enclosed by horizontal glass fins, and is the crowning feature to the retail mall. With LED lighting it adds an extra dimension to the whole architectural design, especially at night.



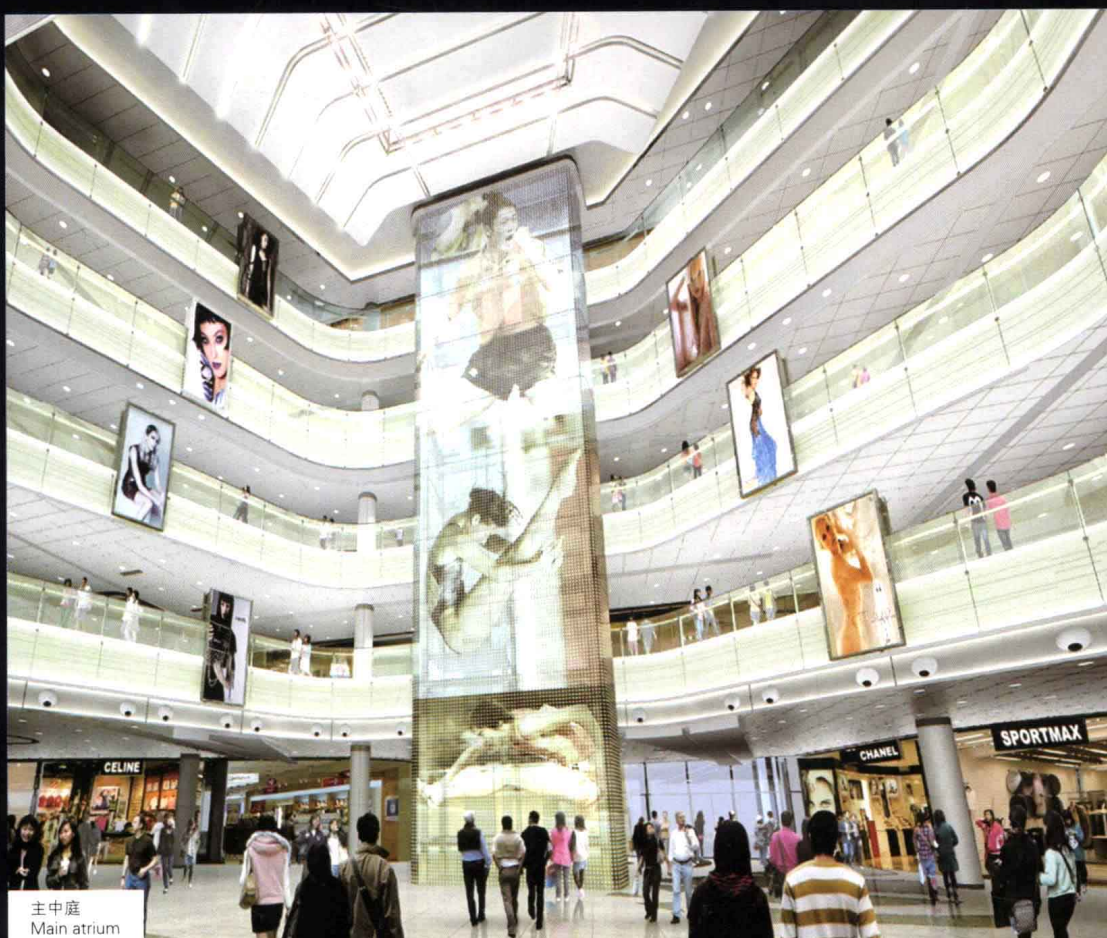


堂皇的梯级通往酒店接待处。  
Grand stairs lead to hotel reception.





天花设计为中庭引入自然光。  
The ceiling design reflects natural light into the central atrium.



主中庭  
Main atrium

As part of a mixed-use project for R&F's flagship development "R&F City" in Beijing, the Renaissance Beijing Capital Hotel was designed to fit the architecture of the rest of the development. Conceived as a 5-Star contemporary business hotel, it has 539 rooms and is boldly clad in a unitized curtain wall system in aluminium and glass. With floor to ceiling glazing, all hotel rooms benefit from an abundance of natural light and a clear view of Beijing's urban environment. The façade followed the architectural discipline of the whole development, where different functions are expressed on the outside with variations on cladding modules and proportion.

The geometric building form echoed the rest of the development, which also included offices and a retail mall. The hotel lobby was deliberately located on the third floor leaving premium space for shops on the ground level. All-day dining facilities are located at the apex of the podium with a double-height mezzanine floor flooded by natural light under a large skylight. On the top floor are the gym and a leisure pool with spectacular views of Beijing.