

Headquarters & Sci-Tech Parks 总部科技园

佳图文化 编

III



华南理工大学出版社
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PREFACE

前言

The modern society is always changing, and those changes appear in all walks of life. The book *Headquarters & Sci-Tech Parks II* has been published for about two years, and during this period, industries related to this kind of architecture have also changed, including the changes of planning and design ideas about corporate headquarters and sci-tech parks, as well as the innovation and upgrading in building materials and design approaches. With the development of headquarters and sci-tech economy, headquarters bases and sci-tech parks become more and more important, thus the planning and design for projects of this category should define their unique identities and highlight their core values. And, the concept of sustainable architecture and the researches on it have provided the architects and designers with more guidance and reference on the design of headquarters and sci-tech parks.

In order to provide the architects and designers with the latest knowledge and information in this field and make them keep pace with the times, the book *Headquarters & Sci-Tech Parks III* has carefully selected about 30 excellent headquarters and sci-tech parks which were completed recently and well presented with plenty of high-resolution photos, renderings and professional drawings to provide different solutions in the architecture and landscape design for headquarters buildings and sci-tech parks. In addition with detail descriptions, it has well interpreted every project from different perspectives, enabling the readers to deeply understand the design ideas and improve their taste and design skills in headquarters and sci-tech parks.

现代社会日新月异，各行各业时刻发生着变化。《总部科技园Ⅱ》付梓已有两年，相关行业资讯也有所改变，其中既包括企业总部、科技园的规划设计思路的转变，亦包括建筑材料、设计手法等方面的创新改革——随着总部经济的发展，总部基地的重要性愈加显著，这就要求总部科技园在设计方面更多地体现出自身的核心地位；而可持续发展建筑概念及相关专业研究也为总部科技园的设计提供了更为丰富的指导与参考。

为了能让总部科技园规划设计相关从业人员紧跟时代发展步伐，了解更多总部科技园的设计技法与实操经验，《总部科技园Ⅲ》整理辑录了将近30个优秀总部科技园项目，精选近年来完成的设计实例，通过大量的园区实景图、设计效果图以及各种技术分析图纸，直观形象地展现了总部科技园建筑、景观设计的多种形态，并且配以专业规范的文字解读，让读者得以全方位多角度地深入了解每一个设计范本，丰富自身的设计案例库存，借以提高在总部科技园方面的设计鉴赏能力与专业水平。

Headquarters Office Buildings

总部办公大楼

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- 028** Office Building in SSTT for Jiangsu Center of the Patent Office
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- 040** Qingdao Hisense Research and Development Center
青岛海信研发中心
- 048** Hangzhou Huawei R&D Center
杭州华为研发中心
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苏州纳米科技园
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中国人寿研发中心
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Sci-tech Parks 科技产业园

- 092** Tian'an Digital City, Dongguan
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国际单位
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泰然生物谷概念性规划设计

Core Characteristics
核心特征

Image Display
形象展示

Group Owned
集团属性

Intelligent Building
智慧建筑

Wuqing Development Zone Business Headquarters Base

天津武清开发区创业总 部基地企业总部区

Keywords 关键词

City of Nature
自然之城

Mesh Texture
网状肌理

Three-dimensional Landscape
立体景观

Location: Wuqing District, Tianjin, China
Developer: Wuqing Development Zone Corporation
Architecture Design: DC Alliance
Land Area: 148,000 m²
Gross Floor Area: 416,000 m²
Design Date: 2010
Completion Date: 2013

项目地点：中国天津市武清区
开发商：武清开发区总公司
建筑设计：DC 国际
用地面积：14.8 万 m²
总建筑面积：41.6 万 m²
设计时间：2010 年
竣工时间：2013 年

Features 项目亮点

Design concept of "City of Nature" strengthened the planning framework, formed mesh texture by stretching and deforming grid and enriched skyline changes after upgrading volume.

设计以“自然之城”为理念，强化规划构架，对格状进行拉伸、变形处理，形成网状肌理，将体量提升后丰富天际线变化。

» Overview

Base is located in Wuqing Development Zone that was set up at the end of 1991, as the national economic and technological development zone and high-tech industrial park approved by the State Council. The Business Headquarters Base was set in the north of the zone, extending from Guangyuan Road in the north to Fuyuan Road in the south, from Tsuiheng Road in the west to Quanwang North Road in the east, adjacent to Swan Lake Resort by the east side.

» 项目概况

基地位于天津市武清开发区。武清开发区于 1991 年底设立，是经国务院批准的国家级经济技术开发区和国家级高新技术产业园区。开发区内北侧的创业总部基地，北起广源道，南至福源道，西起翠亨路，东至泉旺北路，东侧紧邻天鹅湖度假村。

» Design Idea

Design concept of "City of Nature" strengthened the planning framework, formed mesh texture by stretching and deforming grid and enriched skyline changes after upgrading volume. The road entrance is open to the city, inserting the public system at the junction to form the interaction and infiltration with city; grid courtyard sinking down, implanted different themes courtyard, forming a three-dimensional landscape system.

» 设计理念

设计以“自然之城”为理念，强化规划构架，对格状进行拉伸、变形处理，形成网状肌理，将体量提升后丰富天际线变化。道路入口对城市开放，交接处插入公共系统，与城市形成互动与渗透；网格内庭院下沉，植入不同主题的庭院景观，形成立体景观系统。



B-1, B-3 总平面图



B-4 总平面图

» Functional Orientation

Project is positioned as a business headquarters base primarily serving entrepreneurial small businesses with independent office, supplemented by large- and medium-sized enterprises' centralized office. To meet the needs of different companies at different

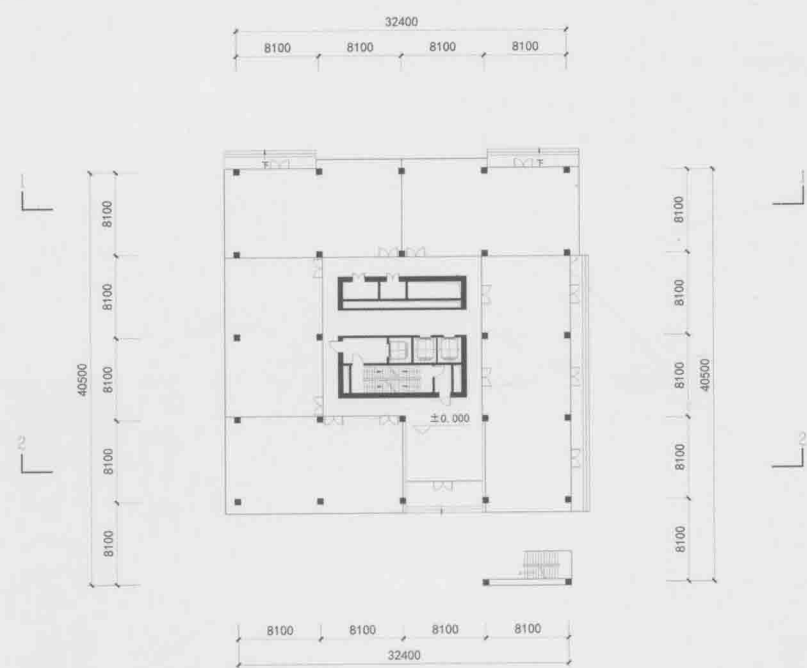
stages of development, the zone offers a variety of products from high-level units to single-family offices, especially single-family ecological offices of low density, low capacity and high green rate ushered in development climax of corporate office demands.

» 功能定位

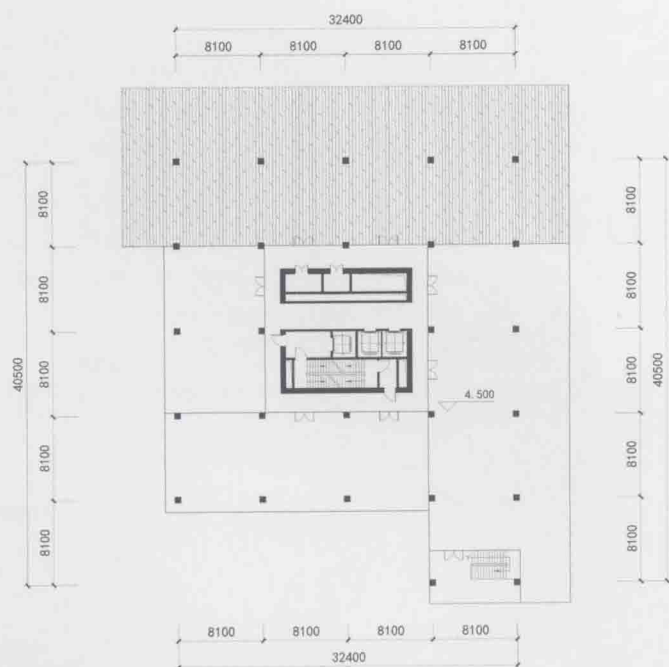
项目定位为以服务创业型小型企业独立办公为主，大中型企业集中式办公为辅的城市创业型总部基地。为满足不同企业不同发展阶段的使用需求，这里提供从高层单元到独栋办公的

多种产品，尤其是低密度、低容量、高绿地率的独栋生态办公迎来了企业办公诉求上的发展高潮。

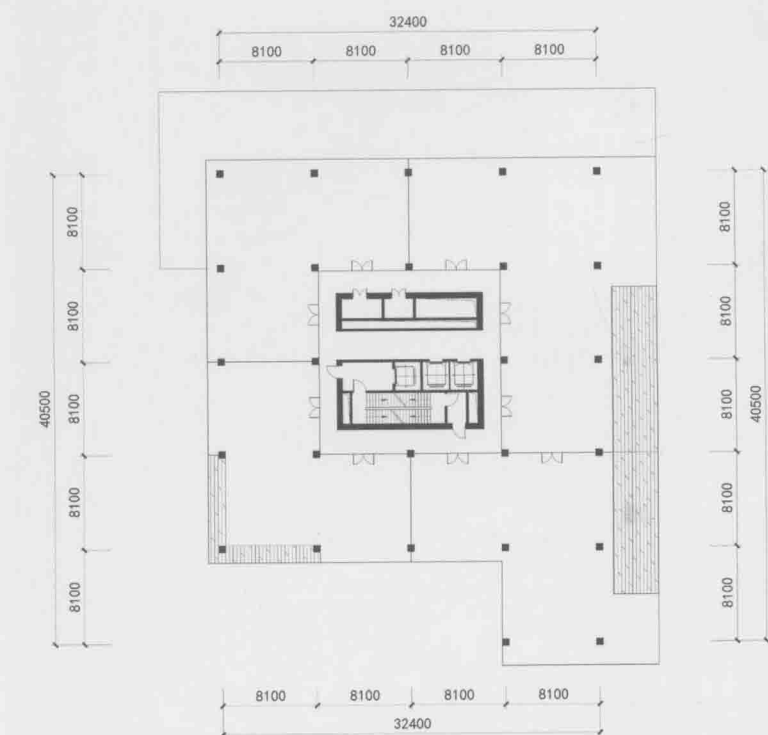




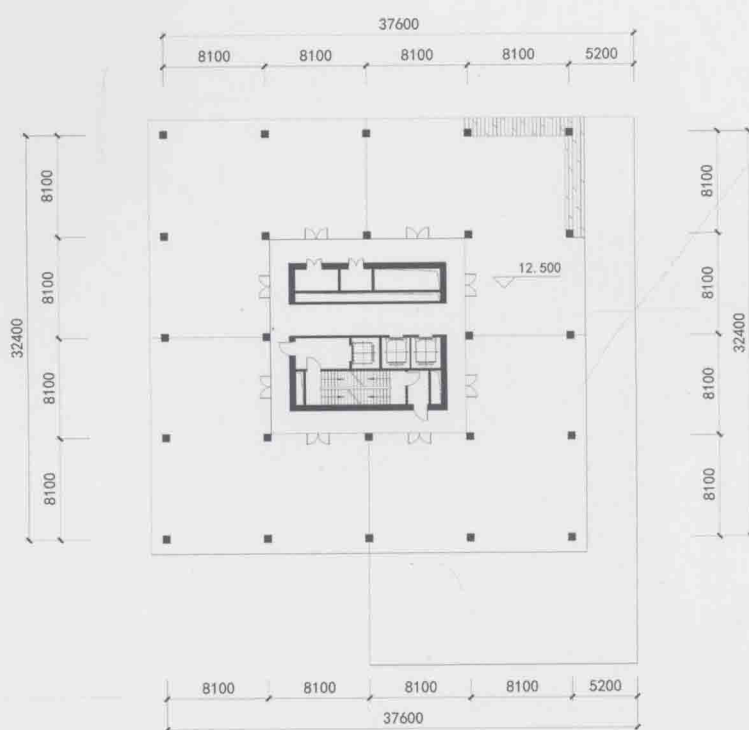
1# First Floor Plan 1# 一层平面图



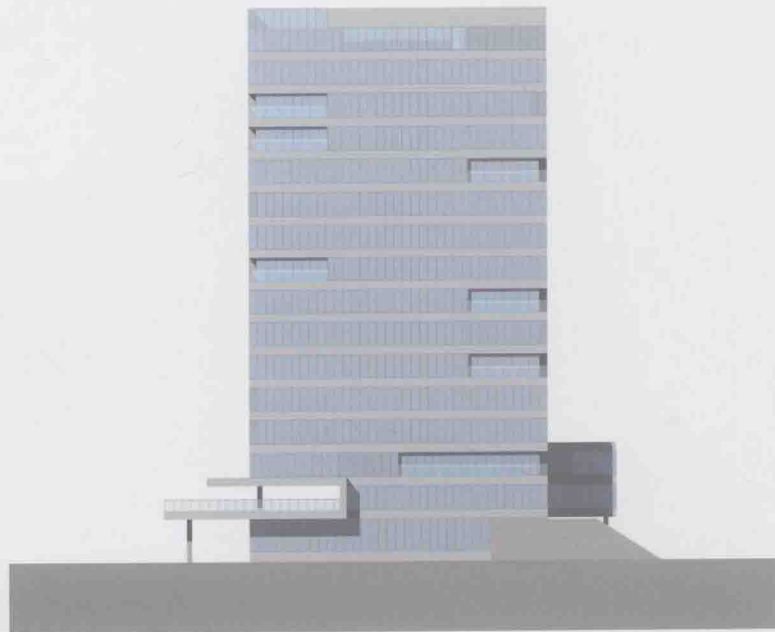
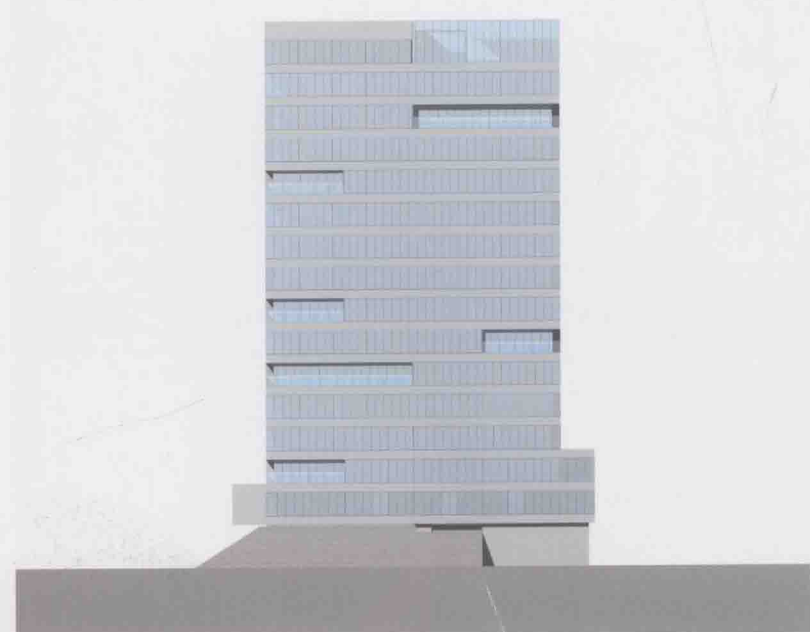
1# Second Floor Plan 1# 二层平面图

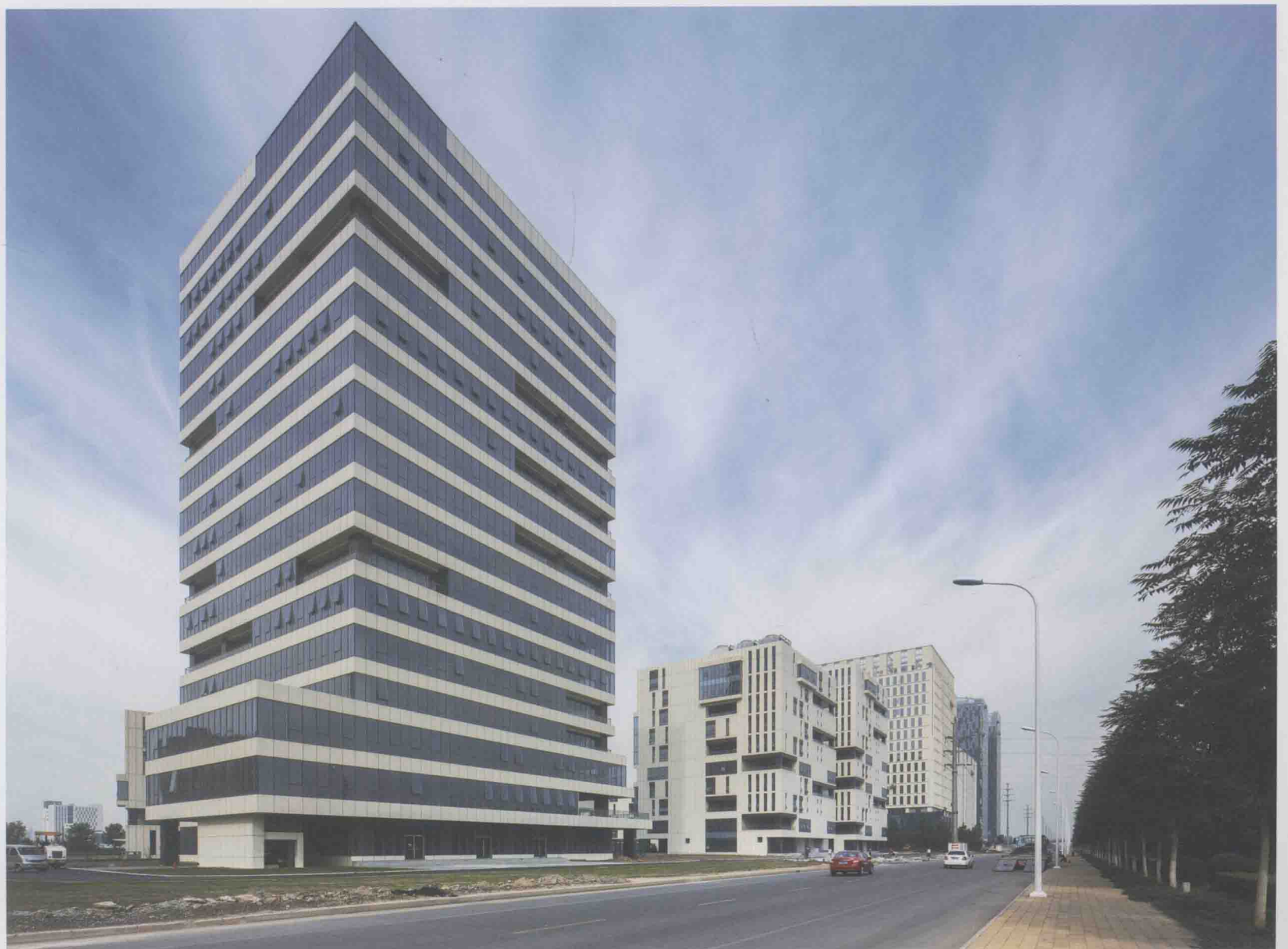
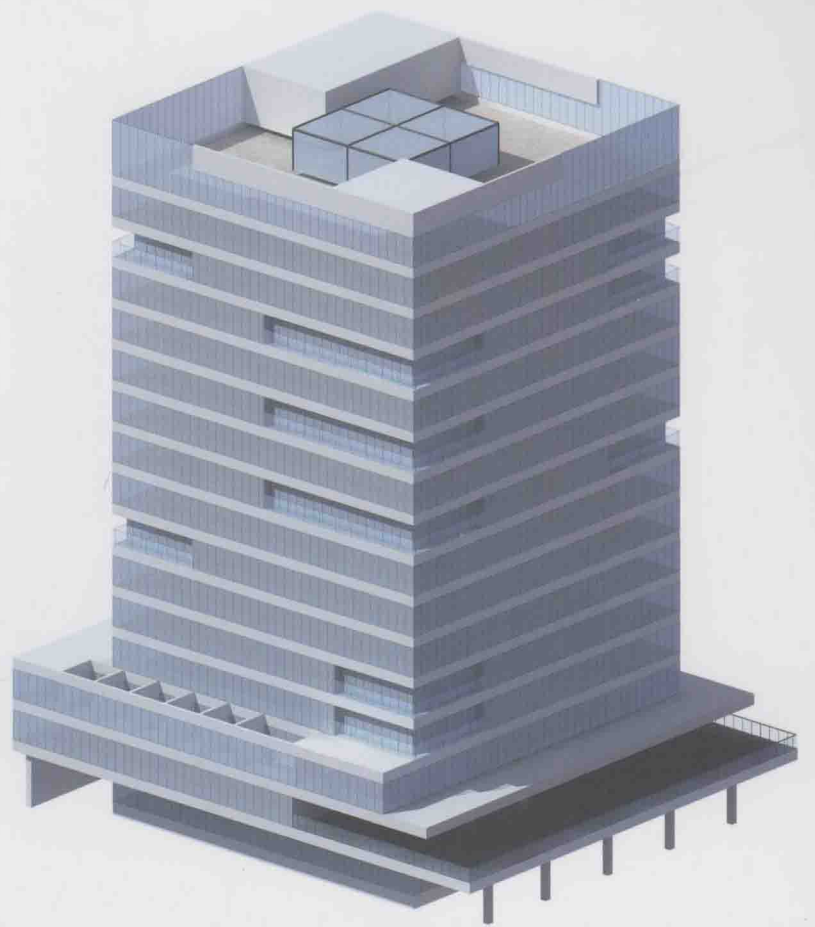
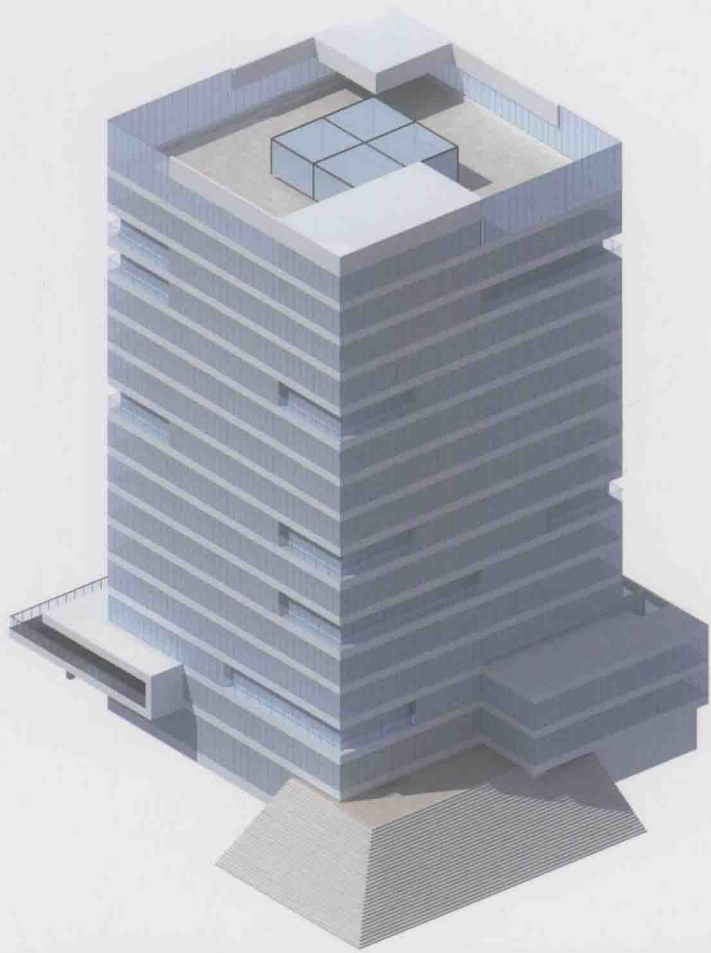


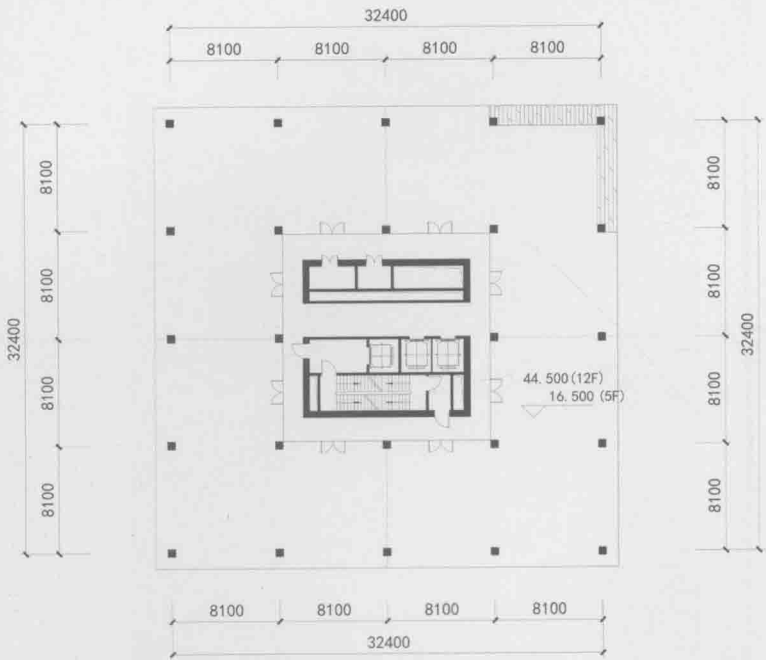
1# Third Floor Plan 1# 三层平面图



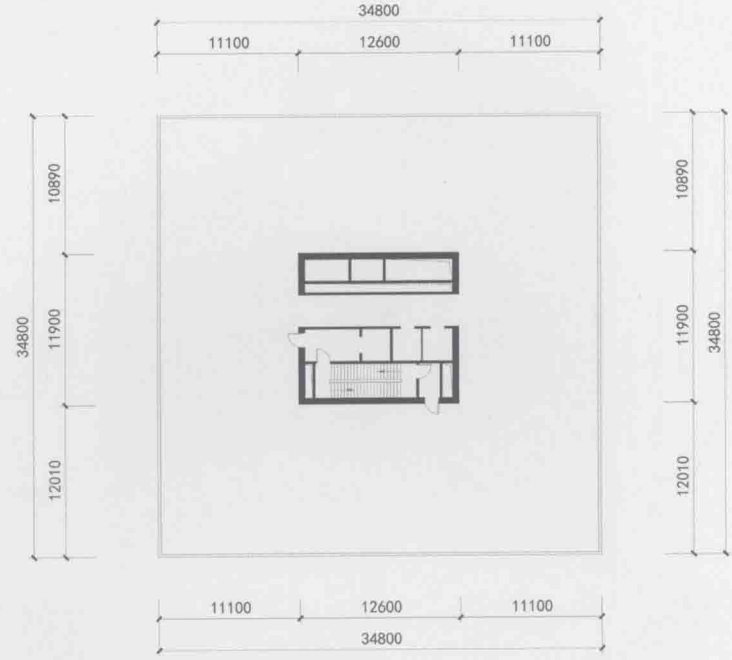
1# Fourth Floor Plan 1# 四层平面图



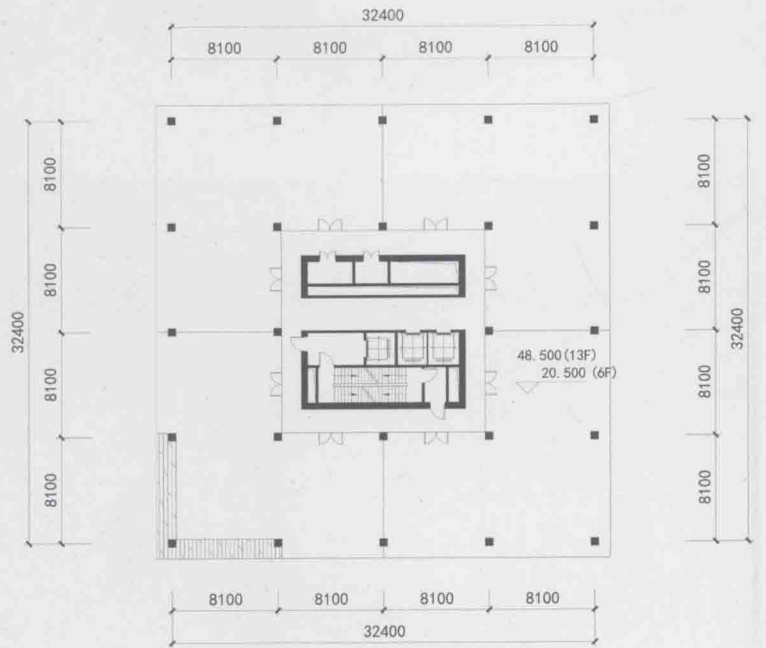




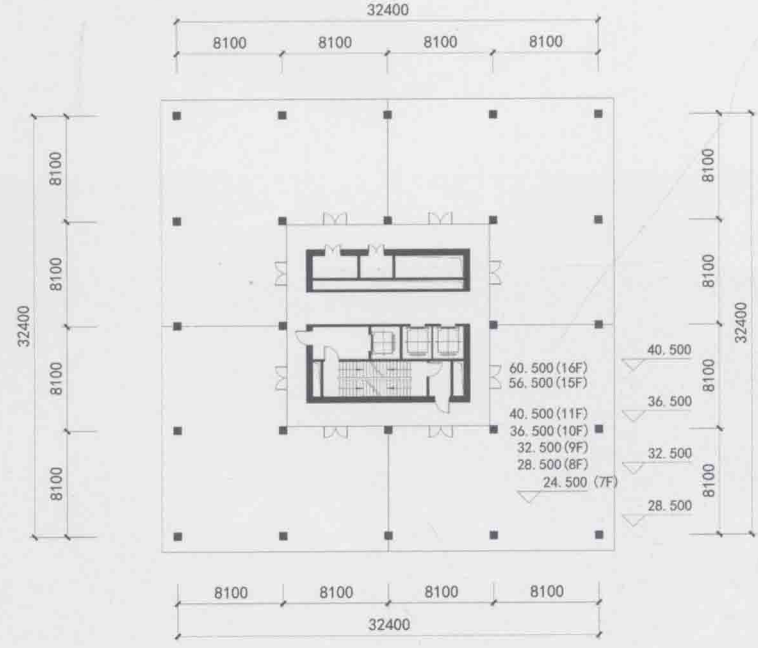
1# 5th, 12th Floor Plan 1# 五、十二层平面图



1# Roof Floor Plan 1# 屋顶层平面图



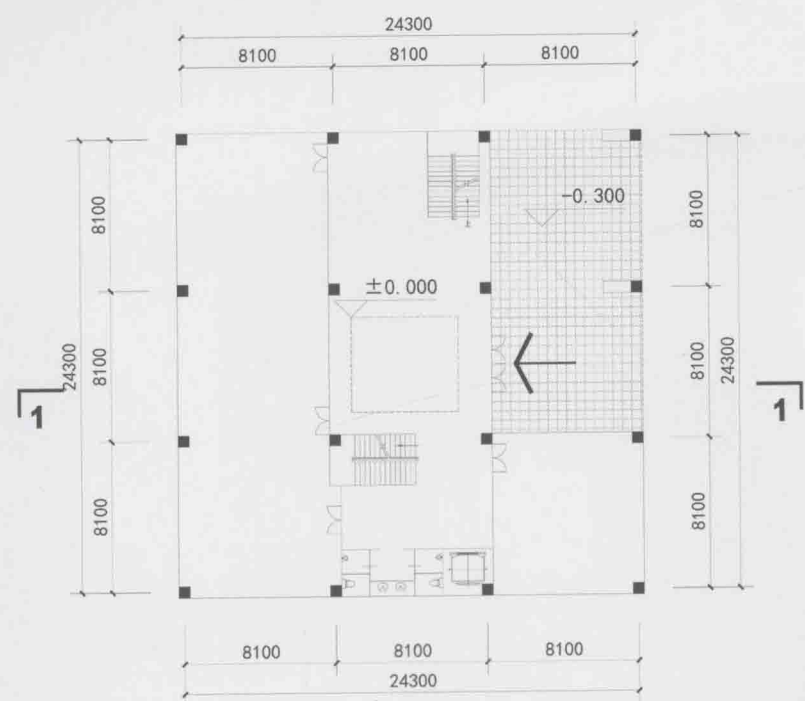
1# 6th, 13th Floor Plan 1# 六、十三层平面图



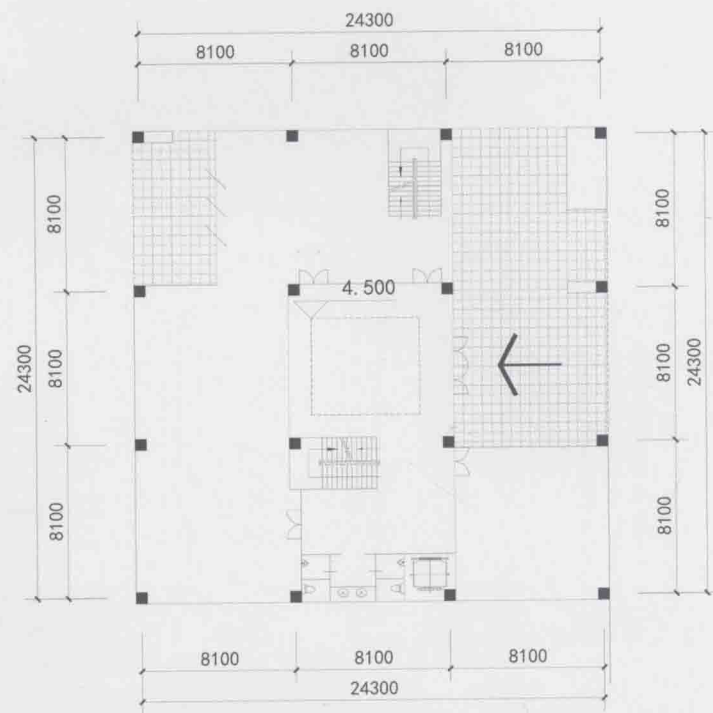
1# 7th~11th, 15th, 16th Floor Plan 1# 七~十一、十五、十六层平面图







2# 6# First Floor Plan 2# 6# 一层平面图



2# 6# Second Floor Plan 2# 6# 二层平面图

