



# THE ART OF ARCHITECTURE · INTERNATIONAL OFFICE BUILDING

筑艺 · 国际办公建筑

深圳视界文化传播有限公司 编





THE ART OF ARCHITECTURE ·  
**INTERNATIONAL OFFICE BUILDING**

筑艺 · 国际办公建筑

深圳视界文化传播有限公司 编

图书在版编目(CIP)数据

筑艺·国际办公建筑 / 深圳视界文化传播有限公司编. -- 长沙: 湖南人民出版社, 2013

ISBN 978-7-5438-9171-5

I. ①筑… II. ①深… III. ①办公建筑—建筑设计—国外 IV. ①TU243

中国版本图书馆CIP数据核字(2013)第026523号

## 筑艺·国际办公建筑

---

编 著 深圳视界文化传播有限公司

责任编辑 陈 新

装帧设计 陈 新 石苗苗

出版发行 湖南人民出版社 [<http://www.hnppp.com>]

地 址 长沙市营盘东路3号

邮 编 410005

经 销 湖南省新华书店

印 刷 深圳市彩美印刷有限公司

版 次 2013年02月第1版

2013年02月第1次印刷

开 本 720×1020 1/16

印 张 20.25

字 数 180千字

书 号 ISBN 978-7-5438-9171-5

定 价 320.00元 (USD 66.00)

营销电话: 0731-82683348 (如发现印装质量问题请与出版社调换)

# CONTENTS | 目录

## HIGH-RISE OFFICE BUILDING 高层办公建筑



**DNB HEADQUARTERS**  
DNB银行总部大楼  
008



**SIEMENS HENGLO**  
亨厄洛西门子分公司  
018



**DE MONARCH I**  
DE MONARCH I大楼  
026



**FUKOKU TOWER**  
FUKOKU大楼  
032



**BOUYGUES TELCOM TOWER**  
布依格电讯集团总部  
040



**INFINITY TOWER**  
无限大楼  
050



**RIVIERA TWINSTAR SQUARE**  
浦江双辉大厦  
056



**RAFFLES CITY BEIJING**  
北京来福士中心  
064



**INTERFACE OFFICE BUILDING**  
INTERFACE办公大楼  
072



**SATHORN SQUARE**  
SATHORN广场  
078



**TAIKOO HUI MIXED-  
USE DEVELOPMENT**  
太古汇多功能发展大厦  
084



**TEMPO SCAN TOWER**  
TEMPO SCAN大楼  
092



**MAPLETREE BUSINESS CITY**  
MAPLETREE商业中心  
096



**SANLITUN SOHO**  
三里屯SOHO  
100



**TWO E-COM CENTER**  
TWO E-COM中心  
106



**BHP BILLITON  
HEADQUARTERS**  
必和必拓总部大楼  
112

## MIDDLE AND LOW RISE OFFICE BUILDING

### 中低层办公建筑



**HEAD OFFICES OF CMT**  
CMT电信市场委员会总部办公大楼  
118



**ONIX OFFICE BUILDING**  
ONIX办公大楼  
130



**SCHLUMP ONE**  
SCHLUMP ONE办公楼  
140



**MARBOTTE AND CLÉMENCEAU  
PLAZA OFFICE BUILDINGS**  
MARBOTTE和CLÉMENCEAU广场办公大楼  
148





**URGAN AYAKKABI**  
URGAN AYAKKABI办公大楼  
152



**BASF CORPORATE OFFICES**  
巴斯夫公司办公室  
158



**IDOM HEADQUARTERS IN BILBAO**  
毕尔巴鄂IDOM总部  
168



**NEW IDOM HEADQUARTERS IN MADRID**  
马德里新IDOM总部  
178



**DIMICEVA OFFICE BUILDING**  
DIMICEVA办公大楼  
186



**CHIESI RESEARCH & DEVELOPMENT BUILDING**  
CHIESI研发大楼  
192



**CREATIVE VALLEY**  
创意谷  
204



**IMMEUBLE DE BUREAUX**  
IMMEUBLE DE BUREAUX大楼  
210



**WSN BUILDING PAVILION**  
WSN大楼扩建  
214



**PHOENIX ZEPPELIN HEADQUARTERS**  
凤凰ZEPPELIN总部  
222



**KAFFEE PARTNER HEADQUARTERS**  
KAFFEE PARTNER总部  
232



**ZENTRUM FÜR VIRTUELLES ENGINEERING**  
ZENTRUM FÜR VIRTUELLES工程院  
240



**SIPOPO CONGRESS CENTER**  
SIPOPO会议中心  
248



**BUILT LANDSCAPE**  
建造景观  
256



**ADVANCIA BUSINESS SCHOOL**  
ADVANCIA高等商务学校  
266



**CHESAPEAKE BUILDING 13**  
切萨皮克能源公司13号楼  
270



**CHESAPEAKE BUILDING 12**  
切萨皮克12号大楼  
276



**EXTENSION TO THE TOWN HALL, VEENENDAAL**  
费嫩达尔市政厅扩建  
282



**CIC ENERGIGUNE**  
CIC ENERGIGUNE大楼  
294



**WOODLAND TRUST**  
WOODLAND信托  
306



**CRISTALIA 4A. A.M.A. HEADQUARTERS**  
CRISTALIA 4A. A.M.A.总部  
314

THE ART OF ARCHITECTURE ·  
**INTERNATIONAL OFFICE BUILDING**

筑艺 · 国际办公建筑

深圳视界文化传播有限公司 编



# PREFACE

序 言





Because of the high land prices in world cities, the primary goal of office buildings design is typically to maximize its efficiency by providing the greatest amount of work-space for its occupants. Yet by definition of 'most efficient', have we inadvertently restricted the office building typology? Should there really only be a single, default design definition with only mild variation? Even upon first glance through this book, this is clearly not the case. Despite the need for efficiency, there are many contributing and changing factors, constantly challenging the vision of the developers, and the creativity and ingenuity of architects and engineers for innovative solutions.

Although 'form follows function' should be the most important design principle when working with office buildings, there has been a shift in attitude in recent years. A tendency to preconceive building forms and then retrofit function can arise from a desire to create a unique building, willing to accommodate minor work-space inefficiency for a different kind of purpose. Sometimes breaking free from the rectangular glass box whilst maintaining functionality will unexpectedly bring with it beautiful results. With that being said though, what is it that makes an icon? We can see from buildings like the Empire State Building, easily one of the world's most recognizable skyscrapers that traditional rectilinear form does not necessarily result in the mundane.

Wrapping around the form itself is the skin. These facades are

由于存在于世界各大城市的高地价，办公建筑设计的首要目标通常是通过为它的占有者提供最大面积的工作空间来最大限度地发挥其效率。然而，通过“最有效”的定义，我们是否无意中限制了办公建筑的类型？是否应该真的只有一个具有轻微变化的单一且默认的设计定义？即使乍看一本书，这显然不是这样的。尽管有必要提高效率，但仍有许多贡献性和变化因素，不断地挑战着开发商的眼光以及建筑师和工程师创新型解决方案的创造力和聪明才智。

虽然在设计办公楼时，“形式服从功能”应该是最重要的设计原则，但最近几年态度方面出现了转变。一种预想建筑形式的倾向以及改进功能能够从创造一个独特建筑的愿望中产生，希望适应于不同目的的较小工作空间的无效率性。有时从长方形玻璃盒中打破，同时保持功能性将会意外地带来美丽的结果。尽管有这种说法，那是什么构成了一个图标？我们可以从世界上最知名的摩天大楼如帝国大厦这样的建筑中看到，传统的直线形式并不一定已经在世界中产生。

形式本身包裹的是外壳。这些外墙连接着建筑形式，以便进一步强调其身份。在提高意识和责任的年代，办公楼外墙往往更受到环境担忧的影响。幸运的是，现有的设计解决方案随着幕墙技术的进步而

responsible for articulating the form of the building to further emphasize its identity. In an age of increasing awareness and responsibility, the facades of office buildings are often influenced by environmental concerns. Fortunately, available design solutions are continuously evolving with advances in curtain-wall technologies. With an ever-increasing arsenal of tools at their disposal, office building designs are free to become more expressive.

A key variable which will influence the interior layout of an office building is the nature of the occupants themselves. When designing for non-specific tenants, a more speculative floor plate will be used. A neutral layout provides an overall efficiency and flexibility for a wide range of potential tenants. Corporate headquarters on the other hand will hold more opportunities to create integrated ideas and concepts, with possibilities for spaces promoting human interaction such as canteens or green common areas. These are often encouraged to cultivate a company culture.

Modern cities today are seeing an increasing number of multi-use developments. Here, the need to maximize efficiency is often combined with more relaxed typologies such as hotels or shopping malls whose purpose is leisure. Though this presents more challenges for architects to overcome, meeting the demands of a diverse range of functions will naturally produce more interesting and distinctive building forms.

不断发展。随着不断增加的他们自己处理的工具库存，办公楼设计更加具有表现力。

影响办公楼内部布局的一个关键变量是占有者本身的性质。当为非特定租户进行设计时，使用一种纯理论楼层板。中立的布局为广泛的潜在租户提供了一种整体效率和灵活性。另一方面，公司总部将有更多的机会来创建完整的思想和理念，具有可以促进诸如食堂或绿色公共区域在内等人际交往的可能性。这些经常被鼓励来培养企业文化。

当今，现代城市正经历越来越多的多功能发展。在这里，最大限度地提高效率的需要往往与像以休闲为目的的酒店或购物中心在内的较放松的类型相结合。虽然这些为建筑师呈现了更多需要克服的挑战，但满足多元化功能的需求自然会产生更有趣和更独特的建筑形式。

WILLIAM YUEN DESIGN DIRECTOR  
P&T GROUP  
P&T GROUP  
设计总监WILLIAM YUEN



# CONTENTS | 目录

## HIGH-RISE OFFICE BUILDING

### 高层办公建筑



#### DNB HEADQUARTERS

DNB银行总部大楼  
008



#### SIEMENS HENGLO

亨厄洛西门子分公司  
018



#### DE MONARCH I

DE MONARCH I大楼  
026



#### FUKOKU TOWER

FUKOKU大楼  
032



#### BOUYGUES TELCOM TOWER

布依格电讯集团总部  
040



#### INFINITY TOWER

无限大楼  
050



#### RIVIERA TWINSTAR SQUARE

浦江双辉大厦  
056



#### RAFFLES CITY BEIJING

北京来福士中心  
064



#### INTERFACE OFFICE BUILDING

INTERFACE办公大楼  
072



#### SATHORN SQUARE

SATHORN广场  
078



#### TAIKOO HUI MIXED-USE DEVELOPMENT

太古汇多功能发展大厦  
084



#### TEMPO SCAN TOWER

TEMPO SCAN大楼  
092



#### MAPLETREE BUSINESS CITY

MAPLETREE商业中心  
096



#### SANLITUN SOHO

三里屯SOHO  
100



#### TWO E-COM CENTER

TWO E-COM中心  
106



#### BHP BILLITON HEADQUARTERS

必和必拓总部大楼  
112

## MIDDLE AND LOW RISE OFFICE BUILDING

### 中低层办公建筑



#### HEAD OFFICES OF CMT

CMT电信市场委员会总部办公大楼  
118



#### ONIX OFFICE BUILDING

ONIX办公大楼  
130



#### SCHLUMP ONE

SCHLUMP ONE办公楼  
140



#### MARBOTTE AND CLÉMENCEAU PLAZA OFFICE BUILDINGS

MARBOTTE和CLÉMENCEAU广场办公大楼  
148



**URGAN AYAKKABI**  
URGAN AYAKKABI办公大楼  
152



**BASF CORPORATE OFFICES**  
巴斯夫公司办公室  
158



**IDOM HEADQUARTERS IN BILBAO**  
毕尔巴鄂IDOM总部  
168



**NEW IDOM HEADQUARTERS  
IN MADRID**  
马德里新IDOM总部  
178



**DIMICEVA OFFICE BUILDING**  
DIMICEVA办公大楼  
186



**CHIESI RESEARCH &  
DEVELOPMENT BUILDING**  
CHIESI研发大楼  
192



**CREATIVE VALLEY**  
创意谷  
204



**IMMEUBLE DE BUREAUX**  
IMMEUBLE DE BUREAUX大楼  
210



**WSN BUILDING PAVILION**  
WSN大楼扩建  
214



**PHOENIX ZEPPELIN  
HEADQUARTERS**  
凤凰ZEPPELIN总部  
222



**KAFFEE PARTNER  
HEADQUARTERS**  
KAFFEE PARTNER总部  
232



**ZENTRUM FÜR VIRTUELLES  
ENGINEERING**  
ZENTRUM FÜR VIRTUELLES工程院  
240



**SIPOPO CONGRESS CENTER**  
SIPOPO会议中心  
248



**BUILT LANDSCAPE**  
建造景观  
256



**ADVANCIA BUSINESS SCHOOL**  
ADVANCIA高等商务学校  
266



**CHESAPEAKE BUILDING 13**  
切萨皮克能源公司13号楼  
270



**CHESAPEAKE BUILDING 12**  
切萨皮克12号大楼  
276



**EXTENSION TO THE TOWN  
HALL, VEENENDAAL**  
费嫩达尔市政厅扩建  
282



**CIC ENERGIGUNE**  
CIC ENERGIGUNE大楼  
294

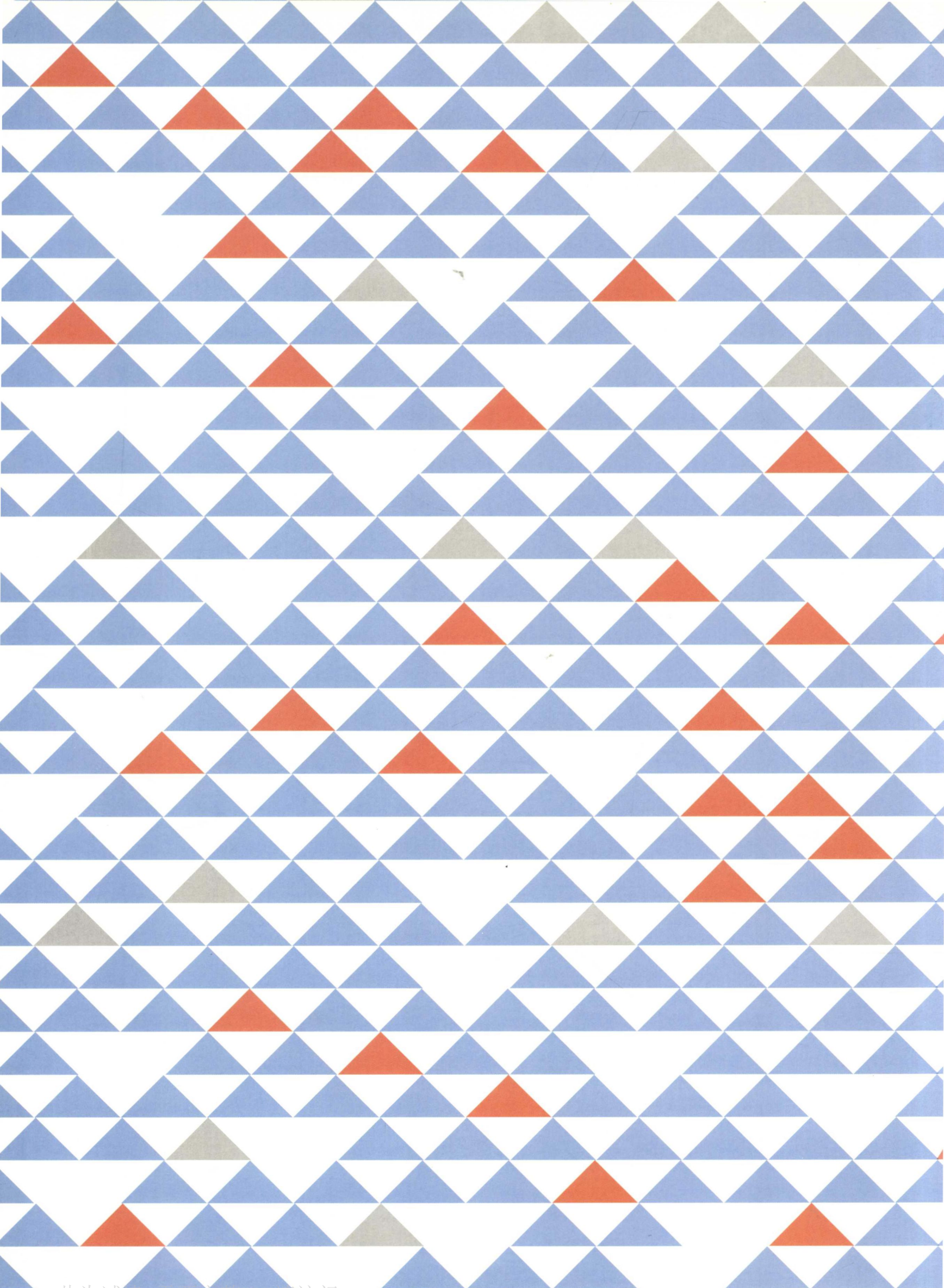


**WOODLAND TRUST**  
WOODLAND信托  
306



**CRISTALIA 4A. A.M.A.  
HEADQUARTERS**  
CRISTALIA 4A. A.M.A.总部  
314









# **HIGH-RISE OFFICE BUILDING**

高层办公建筑



Location 地点

Oslo, Norway

Area 面积

36,500 m<sup>2</sup>

Design company 设计公司

MVRDV

Photographers 摄影师

Jiri Havran, Jeroen Musch

# DNB HEADQUARTERS

DNB银行总部大楼

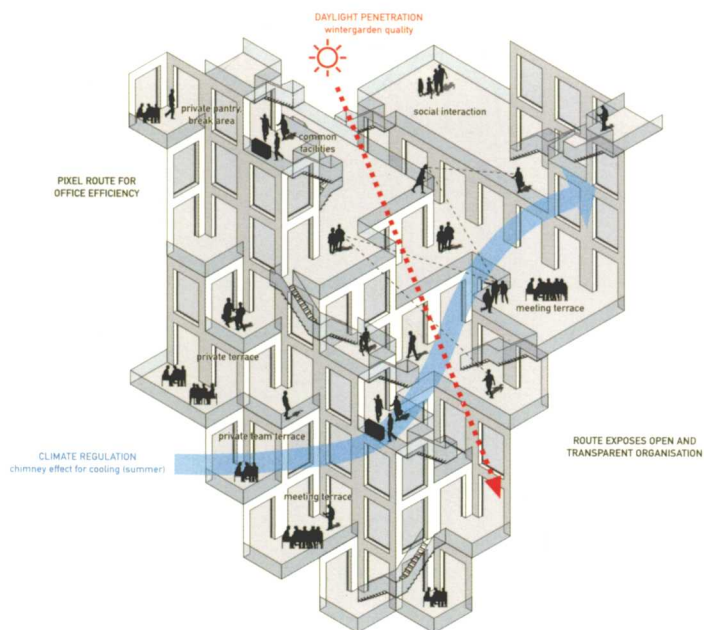


## Shape Analysis | 造型分析

The development of a new headquarter cluster for DNB is a strategic operation aiming for synergy and a clear identity by concentrating twenty offices dispersed over the city at Bjorvika. The objective for MVRDV was to translate the social and democratic character of DNB's organization into a building with excellent working conditions and spatial qualities whilst answering to the urban context. This is realized by a pixelated volume, offering a building-module which permits adaptation to the flexible nature of the organization. The pixel is translated into a steel rack which is wrapped in a stone skin, giving a building that appears as a rock, a strong shape within the boundaries of the Barcode. The pixelated design allows this specific response whilst being highly efficient and flexible. As a result, every floor of the building is both unique and generic: the pixelated volume makes the generic specific.

DNB新总部大楼的开发是一项战略性工作，其目标是通过将分散在Bjorvika城的二十个办公地点进行集中，来进行协同合作和达成一个明确的身份。MVRDV的目标是将DNB组织的社会性和民主性转化为一座带有良好工作条件和空间品质的建筑，同时适应城市环境。这是通过一个像素型体量而实现的，提供了一个建筑模块，它能够适应于公司的灵活性质。像素被转化成一个钢网架，它被包裹在石头表皮上，在城市网格内，赋予显示为磐石的建筑一种强大的造型。像素化的设计考虑到这种具体的回应，同时又是高效且灵活的。因此，建筑的每一层楼既独特又大众：像素型体量却又让大众的也变得特别。

Interior Route: Function diagram











## Feature | 特色

The route meanders from the reception upwards through the building, connecting all office levels with the communal areas. A series of wooden stairs and bridges allow employees to switch levels or even to walk the 17 levels up to the canteen on one side of the

这条路线从接待处蜿蜒向上贯穿整座建筑，连接办公室楼层和公共区域。一系列木制楼梯和桥梁使得员工可以转换楼层甚至可以穿过17层楼，往上可到达建筑一侧的餐厅，往下可以到达另一边。这条路线可

building and down on the other side. The route accommodates all communal areas to the office floors and is made homely with a series of pantries and informal meeting areas. It gives access to the various outdoor terraces and roof gardens. All these collective spaces are

以将所有的公共区域容纳到办公楼层中，并且以一系列餐具室及非正式会议区域获得家的感觉。通过它可以通往各户外露台以及屋顶花园。所有这些集体空间被设计成玻璃像素，可以欣赏到周围事物且从外面看

designed as glass pixels allowing views over the surroundings and transparency from the exterior. The route is naturally ventilated and has a high performance glass fit for the Norwegian winter.

是透明的。这条路线可以自然通风，并且具有适合于挪威冬季的高性能玻璃。



