

新世纪建筑

Architecture Design Showcase

江西科学技术出版社

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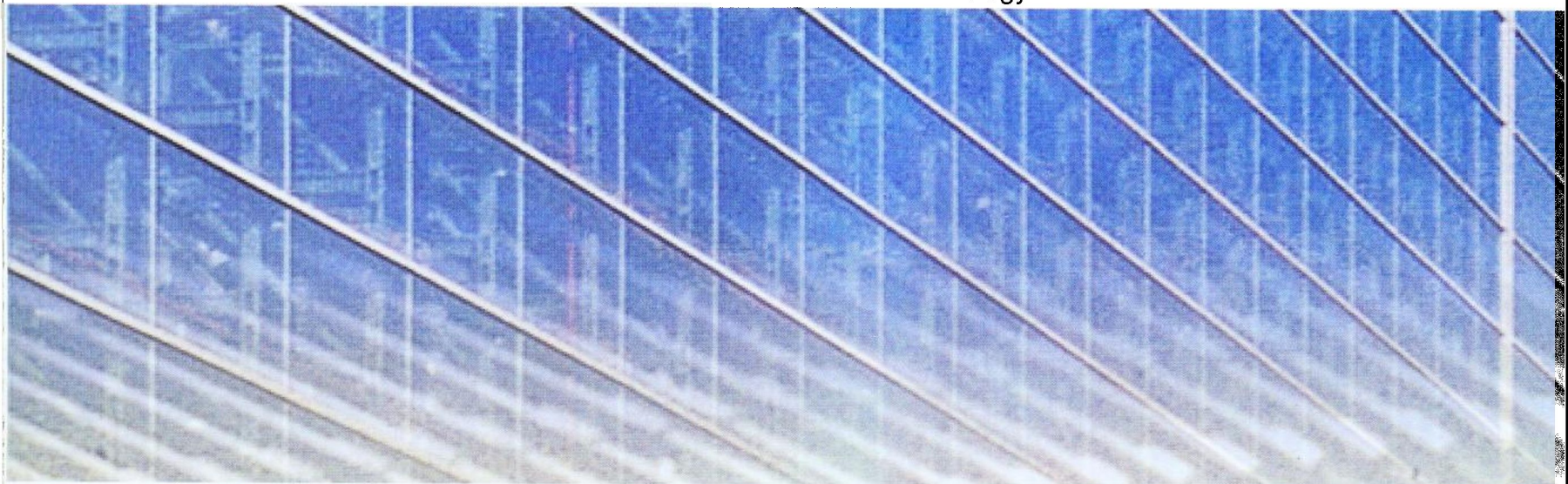
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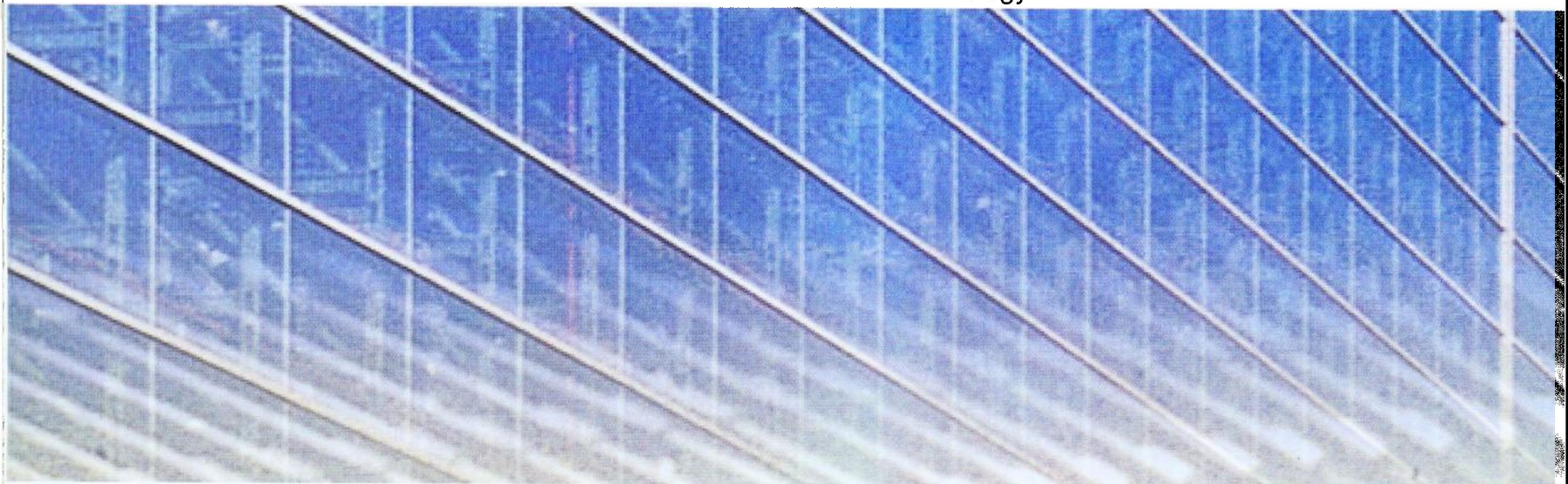
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Ralph Thomas

Newcomers in Central 中环新贵

The Center 中环中心

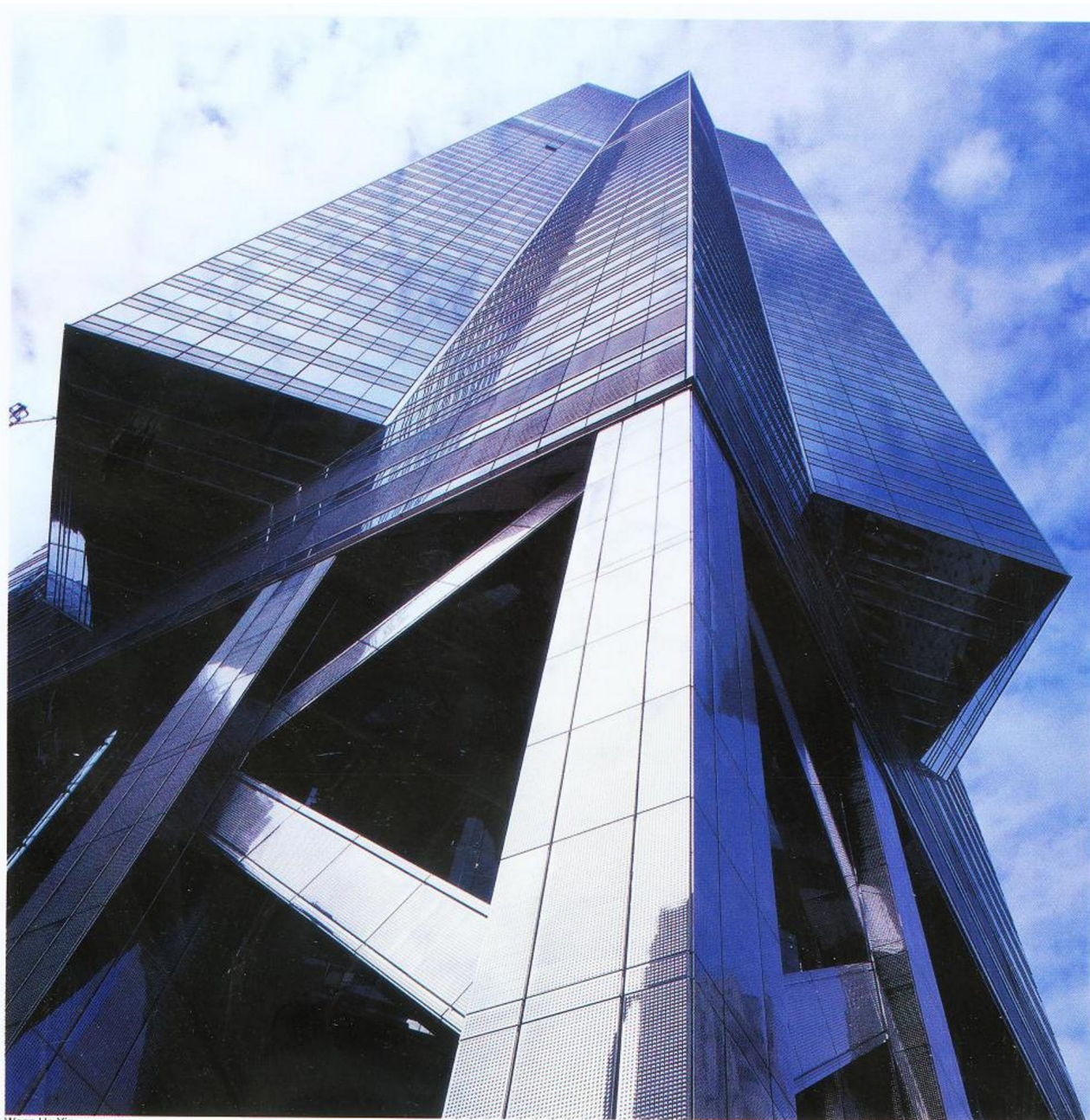
versus 对

Grand Millennium Plaza 新纪元广场

The Center

Central Hong Kong faces a challenge. The townscape which supported the nineteenth century city of Victoria no longer meets expectations at the end of the twentieth century. Existing buildings provide plenty of small, traditional spaces but few big modern ones. Plot sizes are too small to encourage redevelopment and family owners prefer not to sell. The district is ageing visibly, with large-scale new uses gravitating to Causeway Bay and Tsim Sha Tsui. Even the streets seem narrow now that buildings are taller, the harbour made distant by reclamation and the hills developed.

香港中环正面临着挑战。19世纪形成的维多利亚的城市已不再能够满足20世纪末的要求了。原有的建筑物狭小而老式，甚少大型又现代的空间。由于大都地块太小使人难有再行开发的信心，而一般业主也都不愿出卖其地产。中环日渐衰老的迹象明显可见，大量新的土地开发使用也转向铜锣湾和尖沙嘴。由于建筑物越来越高，甚至街道都显得愈发狭窄。同时随着填海工程和山地开发的实施，海港也变得越来



Wong Ho Yin

On this page: Looking at the Center from street-level.
本页：仰望中环中心。

The Center 中环中心

Developer 发展商: Cheung Kong (Holdings) Ltd. & LDC 长江实业(集团)有限公司及土地发展公司

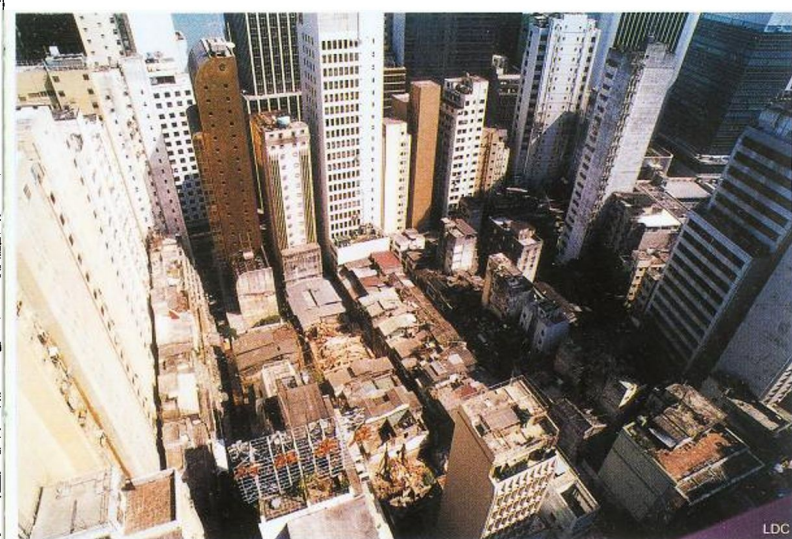
Location 地点: 99 Queen's Rd. Central 皇后大道中 99 号

Site Area 基地面积: 8,816 sq.m. (平方米)

Architect 建筑师: Dennis Lau & Ng Chun Man Architects & Engineers (HK) Ltd. 刘荣广伍振民建筑师事务所(香港)有限公司



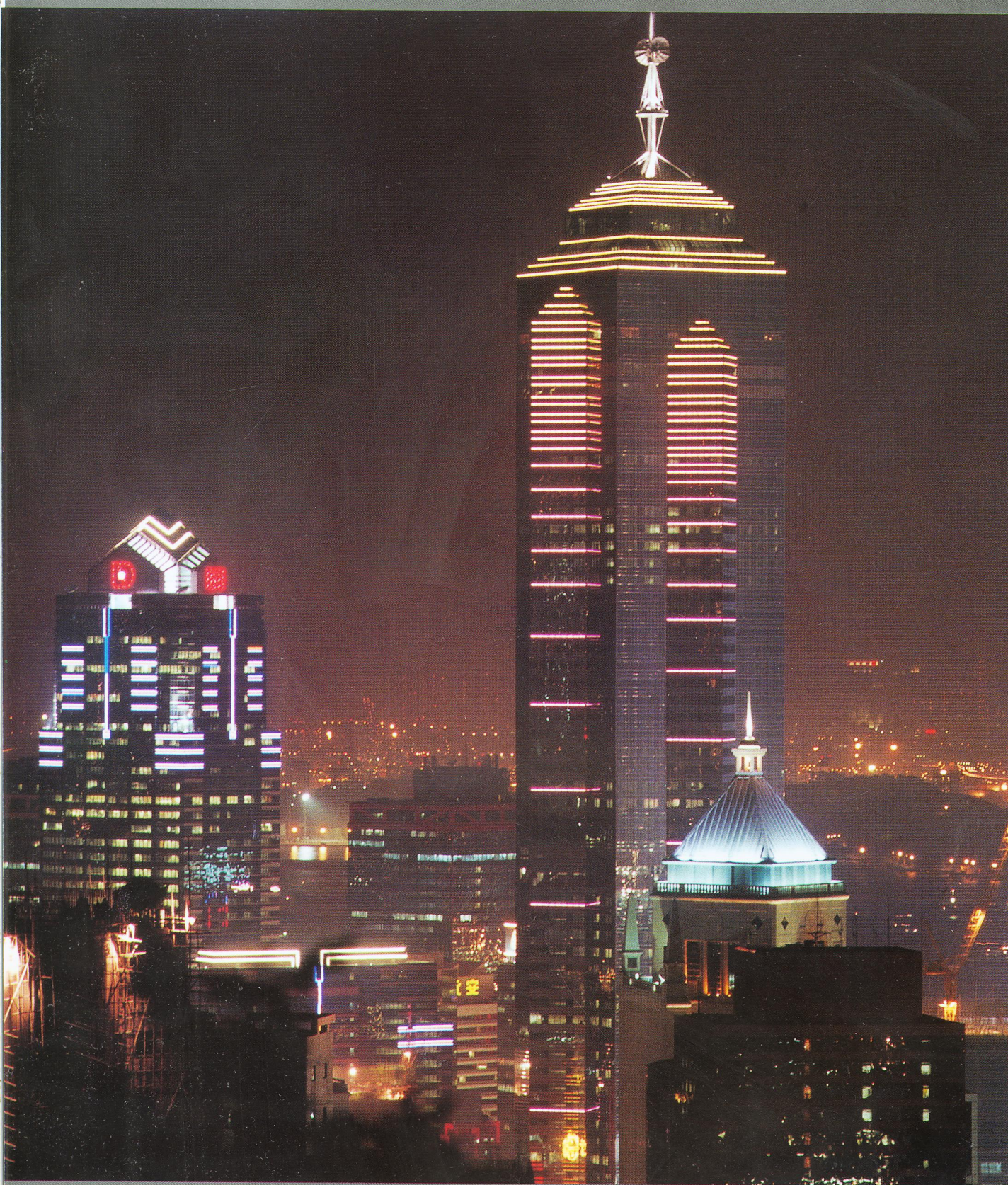
The Center towers over neighbouring buildings.
高耸的中环中心。



Before redevelopment of the Center, the site was occupied by low-rise buildings.
重建前的中环中心，由一系列低层建筑组成。

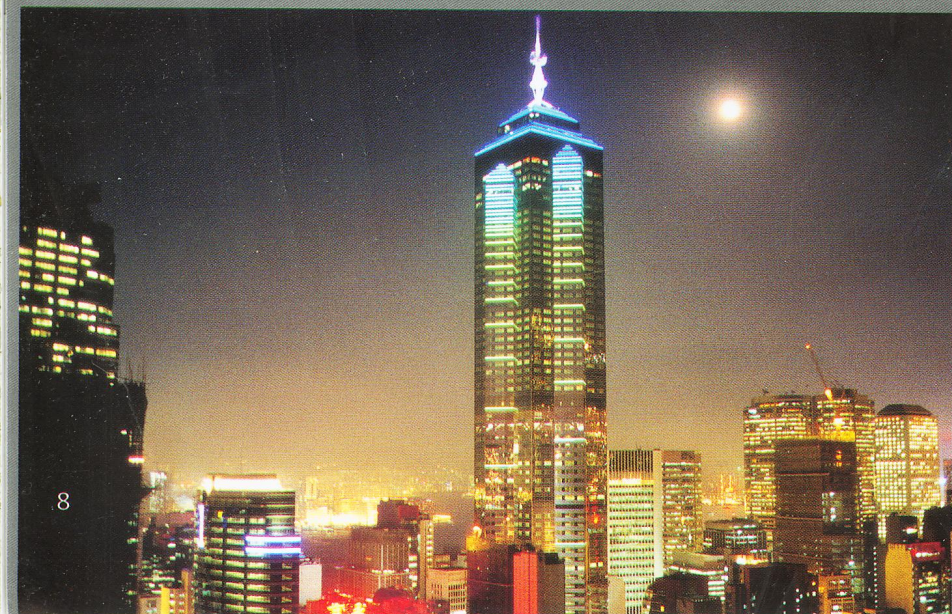
Such problems were recognised by the Government some time ago. Although planning in urban areas remains market-oriented, the Land Development Corporation was set up in 1988 to facilitate re-development in areas where the market was not producing the desired results. Two major projects by the LDC reached completion in Central recently. Together, they represent significant change in scale and usage of the townscape in Central. If representative of future developments, this is the beginning of a revolution in the original heart of the city.

港府早已发现了这些问题。虽然城区规划仍以市场主导，在1988年还是成立了土地发展公司(LDC)以推动市场前景不甚看好的地区的再开发计划。去年在LDC努力下促成的两个主要项目均已完工，分别是新纪元广场和中环中心。它们的建成都需要合并无数较小的地块，还需要封闭部分交通道路。两项设计的形式也都是一座高高的塔楼加一个公共开放空间。不过互相关还是有一些有趣的的不同点。

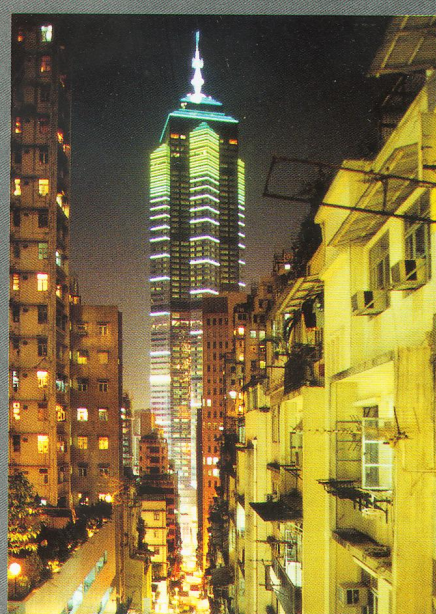


Dennis Lau & Ng Chun Man

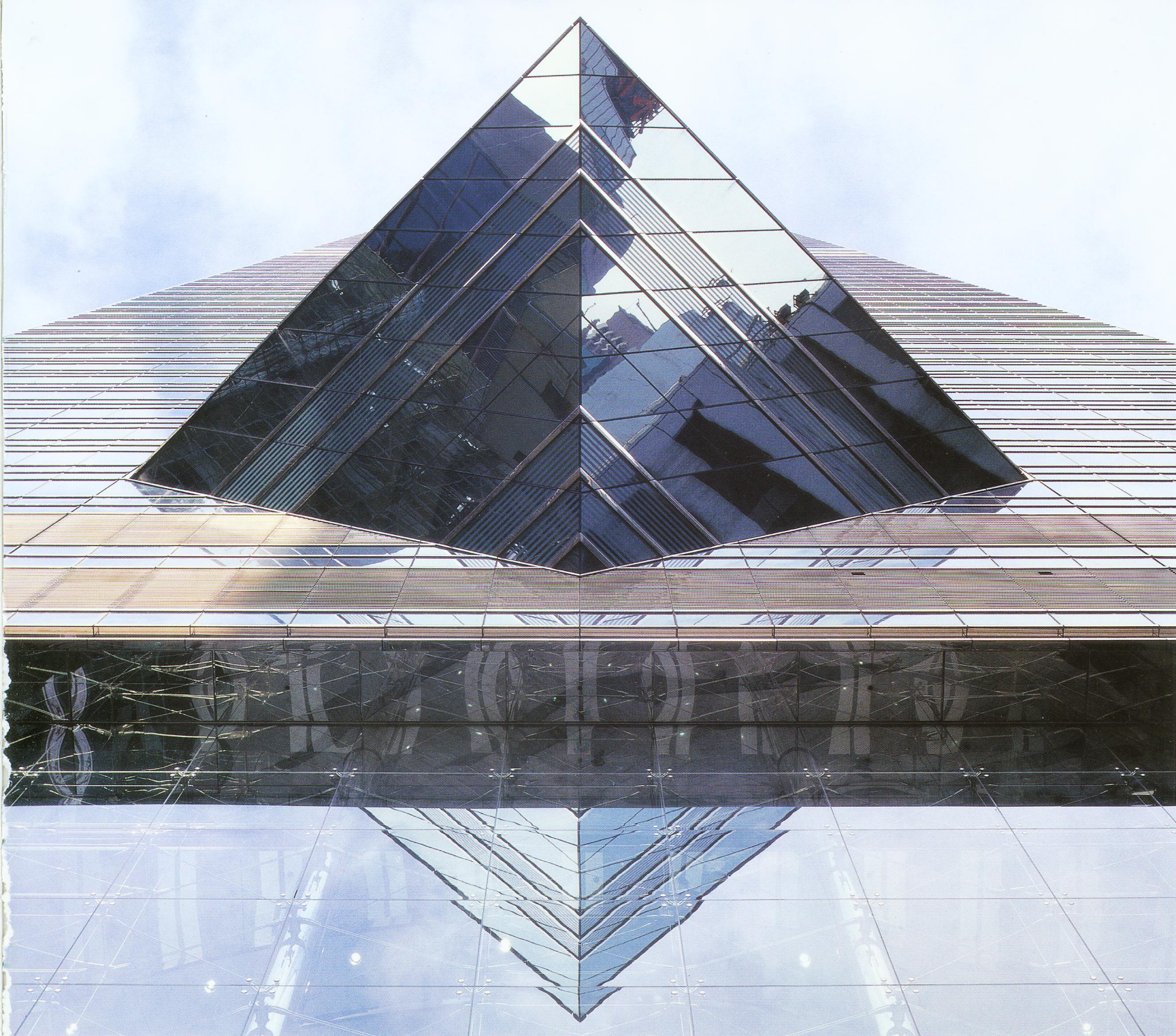
The colours of the The Center: "Architecture need not go to sleep at night." 中环中心的夜景：建筑在夜晚无须睡觉。



Ralph Thomas



Ralph Thomas



Geometrical view of The Center. 中环中心充满几何感的一面。

Wong Ho Yin

The origins of change

Grand Millennium Plaza and The Center are large developments which required the coalescence of numerous sites and the closure of thoroughfares. Both designs resulted in a tall tower and a public open space. There are however also interesting differences.

变之源

最明显的不同点是两座塔楼的位置。在说到中环中心时，刘荣广认为“塔楼的位置别无选择。虽说整个区域都很陈旧，但临主要干道的地方都已重新开发过。将那些相对较新的大楼收回再行规划并非LDC的想法。所以中环中心要面对那些建筑物的后院。他们要求我们向该社区回馈一些公共开放空间，希望不要在街面首层设置太多商店。基于这个想法，我做了一些在其他项目上不会采纳的设计。这些后院建筑都非常丑陋，所以我抬高了第一层的办公平面，使它们排除在视线之外。”

Streetscape of The Center on Queen's Rd Central. 面向皇后大道中的中环中心经过严格设计。



Ralph Thomas



Most telling is the location of the towers.

"There was no alternative where to put the tower", says Dennis Lau, with regard to The Center.

"Although the entire area is old, the sites facing the major roads had been redeveloped. It was against LDC policy to get resumption of newer buildings, so we have the backyards of the buildings facing the site. They said we should give something back to the community by way of public open space and asked me not to provide too many shops at ground floor. Based on this, I did a few things which I wouldn't do in other projects. The backyards are very ugly, so I raised the first office floor to avoid this view."

大楼的总建筑面积按适于出租的比例分配到各个层面上。“每层1,670平方米是最理想的，不过那样大楼就要高达90层。规划要求其高度控制在海平面以上300米，也就是最多73层。因此楼层面积比商业上的最佳规模还要大一些。此外如果我将大楼平面设计成一个简单的正方形，大楼外缘就会很靠近基地边线。所以事实上我用了两个正方形，并将它们接迭在一起。”



Clockwise from top left: entrance to the lift lobby of The Center; ceiling detail; and views of the lift lobby.

从左上起：中环中心电梯大堂入口；天花板细部；电梯大堂。

(Photos: Wong Ho Yin)



This page: views of the lift lobby and close up detail of The Center.
 本页：中环中心电梯大堂入口与细部。(Wong Ho Yin)



The available GFA of the Center was then divided into floor plates of desirable size for letting. "Eighteen thousand square feet is the best but you get a ninety storey building. The planners limited us to 300m above P.D. [sea level], which gave us 73 storeys. The floors are a little bigger than the best size commercially. It's a compromise. After all this, if I made the building a simple square, it becomes very close to the boundary. In fact, I did two squares put together".

新纪元广场的基地情况与此相似，面临的挑战也差不多。兴业建筑师事务所的何约瑟回忆道：“当时拿到的任务书其实很简单。他们希望设计一幢有商业回报的一流办公楼。然后港府确定了他们想要的东西，如800平方米的开放空间。此外还遇上一段预留的南北向地铁线。”虽然兴业建筑师事务所确曾考虑过跨越地铁线的建筑格局，但最后还是在其上设置了更合乎逻辑的中央开放空间，而将楼体推到了基地边缘。新纪元广场的设计焦点就是其开放空间。“它试图在空间上消解融汇所有沿伸进来的狭小街道。这有点像某些古老的欧洲城镇，街道向一个广场汇聚。它与香港以往那些注重绿化、位置隐蔽的开放空间有所不同。”



Top three: Views of concourse level at The Center. 上图：集散广场 (Ralph Thomas)

Below: Column in lift lobby at The Center.
下图：电梯大堂中的柱式。(Wong Ho Yin)

