



深圳市博远空间文化发展有限公司 编

INTERNATIONAL  
COMPETITIVE BIDDING  
国际竞标建筑年鉴1 (上册)

COMMERCIAL COMPLEX BUILDING AND PLANNING  
CULTURAL BUILDING AND PLANNING HOTEL BUILDING AND PLANNING  
商业综合体建筑及规划 \ 文化建筑及规划 \ 酒店建筑及规划

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# 序言

# Preface

随着中国 30 年改革开放和经济的日益强大，中国现代建筑发展和设计创作正在进入一个繁荣发展和快速崛起的新时代。当今中国的建筑项目从开发规模、工程的复杂性、设计和施工速度，到大量高新科技和建筑材料的应用都呈现出井喷的趋势，并在各个领域挑战着世界建筑的极限。中国建筑师和规划师的设计能力也在这一时期得到了快速提升，并逐渐缩短了与世界大牌设计公司的距离。

本书收集了近年来一系列令人振奋、充满活力并具有代表性的建筑设计概念方案。这些优秀的设计作品再一次展现了中国建筑师和规划师们在经历了努力学习西方技术之后，积极探索和勇于创新的能力。

然而从中国未来建筑设计的发展趋势来看，除了继续不断地学习和借鉴西方先进的建筑理念和科技手段以外，更加应该注重中国本土文化的挖掘，开拓具有中国特色的建筑风格。避免浮躁和过于单方面地追求建筑造型上的标新立异。同时在城市规划和旧城改造方面也应摆脱目前千城一面的倾向。要达到这个目标，中国的建筑师和规划师则需要设计和规划过程中进行更多方面的思考，其中包括如何尊重生态环境、保护历史文化和城市记忆、整合和有效地使用资源，给建筑赋予更多的文化和生活内涵等等。我们相信，这种以人为本、与自然环境有序结合并反映时代文化和生活变迁的新建筑，将会让中国建筑发展和设计创作在更高的层次上崛起。

With the development of 30 years of reforming and opening and the increasingly strong economy, the Chinese modern architecture development and design are entering a prosperous and rapidly rising new era. Today Chinese projects development shows an explosive trend from development scale, project complexity, design and construction speed to the appliance of a large number of high technology and building materials, and constantly challenges the limitation of world architecture in every field of the world. The design skills of Chinese architects and planners have improved a lot in this period of time and is gradually shortening the distance with world brand design companies.

This book has collected a series of exciting, energetic and characteristic architectural design in recent years. These outstanding design works once again show the spirit of Chinese architects and planners to explore actively and being innovative after learning from the western building technology and design philosophy.

However, going forward the developing trend of Chinese architecture design, in addition to further study and learn lessons from the western advanced architectural theories and the means of science and technology, we should pay more attention to the Chinese native culture excavation, develop the architecture style of Chinese characteristics, and avoid being impetuous and pursuing extremely unique architectural apparel only on one side. At the same time, we should also avoid to build a thought cities with monotonous look during the urban revitalization process. In order to achieve this goal, the Chinese architects and planners should consider on all sides during the process of designing and planning, including how to respect the ecological environment, protect the city history and memory, integrate and make full use of resources, thus endows architecture with more culture and life contents. We believe that this kind of new architecture which is people-oriented and combines with natural environment orderly while reflecting the culture of the time and life changes will push the design development, and creation of Chinese architecture to a new height.



深圳市陈世民建筑设计事务所有限公司  
陈亮（高级建筑师、董事）  
——博远国际图书出版社编委

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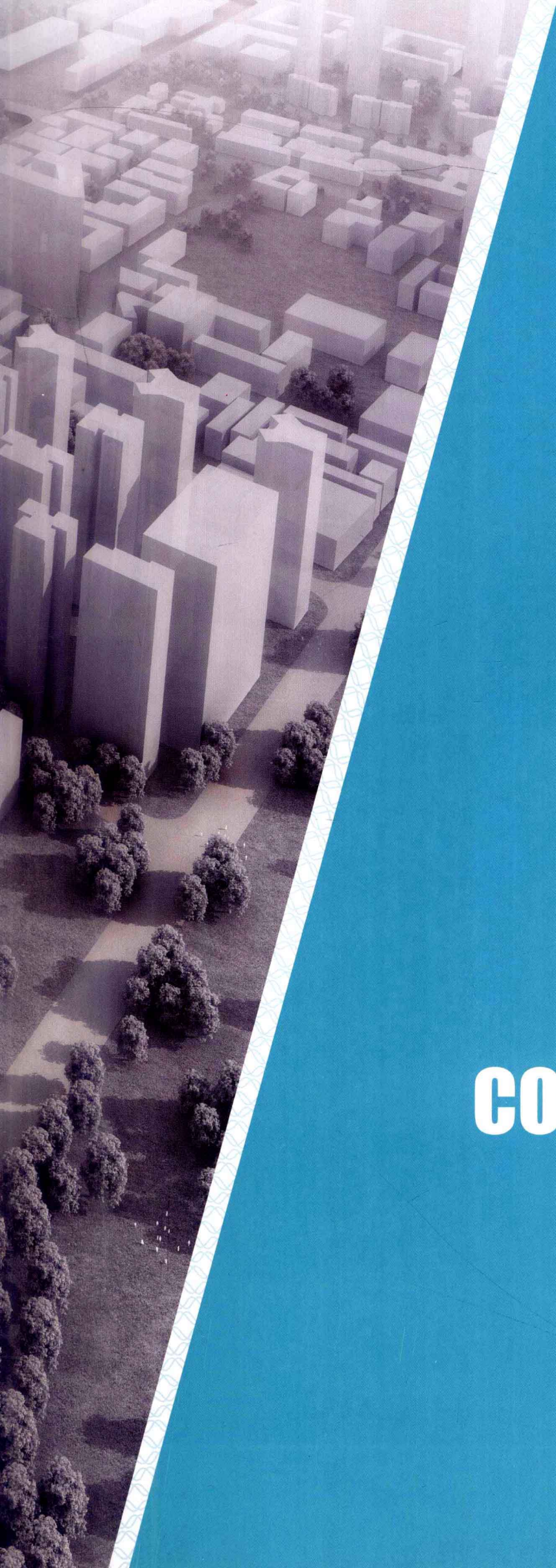
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# COMMERCIAL COMPLEX BUILDING AND PLANNING

商业综合体建筑及规划



**THE WIND SUPER  
HIGHRISE PROJECT****武汉市江岸区  
滨江城市综合体项目**设计机构: AECOM  
项目地点: 武汉





项目肩负的历史责任毋庸置疑。它将带动百年外滩的繁荣，为昨天的“老汉口”、今天的滨江商务区注入时代的活力。将树立世人心目中接轨世界，更属于武汉的地标。将鲜明的表达武汉悠久的历史文化的精髓。将引领时代的风貌、汉口滨江商务区的明天。将贯穿可持续、低碳的理念，体现“两型”社会的思想。

项目拟按 10 的容积率，近 30 万平方米的规模，建造成集办公、酒店、商业中心、公寓于一体的巨型城市综合体。它是城市更新的复兴的需要，是“三轴三带五板块”构架中，对“智力三阳创意板块”的拉动。

建筑主体处理为交错的双塔，以获得最大的江景。五层的商业裙楼对基地进行对角的划分，形成前后广场，弧形的中庭与前广场形成回旋的内外交融。主塔楼高 300 米，包括地区的办公及高区的酒店，标准层呈三角形，两边同时看到江景。塔楼自下而上，顺时针旋转的同时略有收分，总计旋转角度  $60^\circ$ ，低区标准层建筑面积近 3000 平方米，高区近 2000 平方米。公寓塔斜向临街布置的同时满足了江景与朝向，以及消防要求。划过广场的上空的弧面，使前广场更像一处户外的中庭，又如索尼中心著名的天篷。

There is no doubt that the project shoulders the historic responsibility to promote the prosper of the Bund of hundreds of years Historical responsibility and put into vitality of the times for the yesterday's "old Hankou" and today's Binjiang business district. It sets up the landmarks for the people to connect with the world but more for the Wuhan people; it is a good way to express the essence of Wuhan's long history culture; it will lead the times and prepare a better future for Hankou Binjiang business district; it runs through the sustainable, low carbon idea and reflects the "two Type society" thought.

The main body of the building is the twin crisscross towers, which enable us to get the maximum river view. The Five-storey commercial podium with diagonal division on the base forms the front and the back square. The arc atrium and the front square integrates internally and externally. The main tower is 300 meters high, including the areas for office and high District for hotel. Shaped like a triangular, the standard storey provides you with a view of the river on both sides. The tower closes clockwise from the bottom to top, a total rotation angle of  $60^\circ$ . The standard building area at the lower floors cover about 3,000 square meters and the higher floors about 2,000 square meters. Tilting to the nearby streets, the apartment tower meets the requirments of good river view, nice direction and fire control. The arc over the the square makes the front square more like the outdoor atrium or the famous canopy Sony Centre.



## 武汉商务区分布

### 1. 汉口滨江商务区

九省通衢华中腹地，汉口滨江商务区为要冲。汉口从它形成之日起，就与商业紧密相关。直至今日，汉口仍然是武汉市和中部地区的商业中心、金融中心、交通运输中心。由于独特的地理位置和商贸传统，汉口必然会在新一轮的区域和全国经济大发展中充当领头羊的作用。

### 2. 武昌滨江商务区

作为历史文化城，武昌滨江商务区底蕴浓厚。

### 3. 汉阳滨江商务区

高山流水遇知音，汉阳滨江商务区成理想乐园。

### 4. 王家墩中央商务区

王家墩中央商务区位于武汉市汉口城区的几何中心，东临青年路、常青路，南临建设大道，西临汉西路，北临发展大道，占地 7.41 平方千米，是在王家墩机场搬迁原址上规划建造的武汉市“新心脏”。

#### 1. Hankou Binjiang business district

As bridge of nine provinces and Heng Huazhong hinterland, Hankou Business District of Binjiang functions as the communication hub. Since Hankou formed, it is the world of business. Up to now, Hankou still works as the commercial center, financial center and transportation center between Wuhan municipality and the midland. Due to the unique geographical location and business traditions, Hankou definitely will play the leading role in the new round development of regional and national economy.

#### 2. Wuchang Binjiang business district

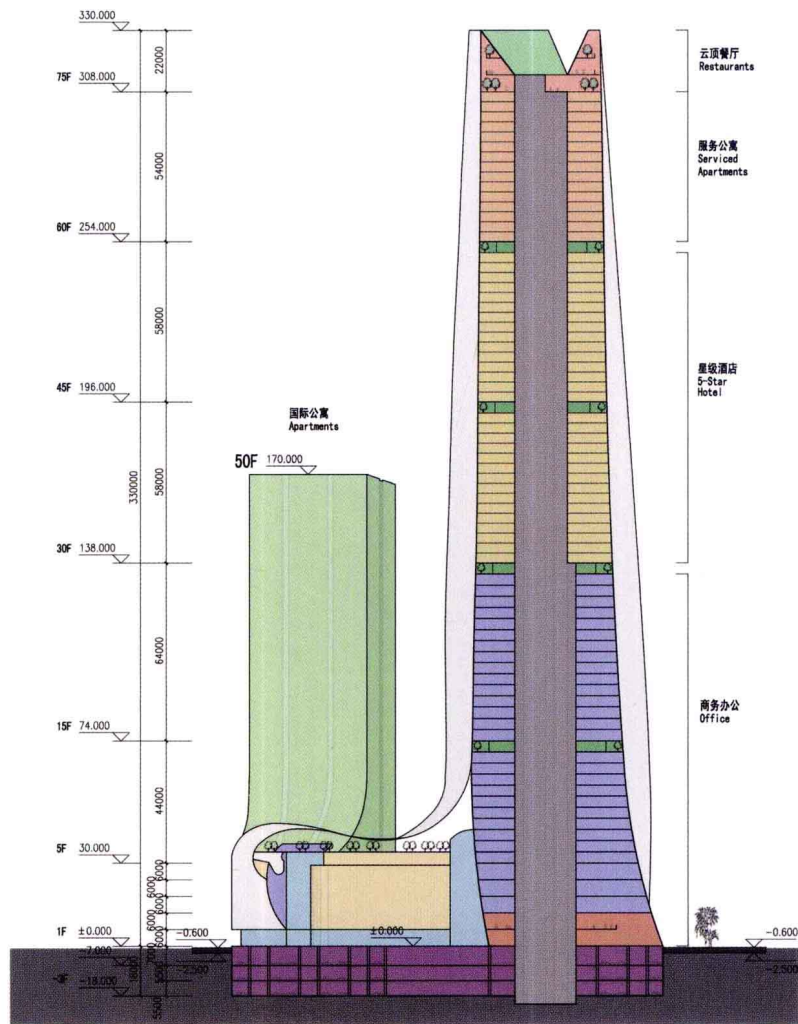
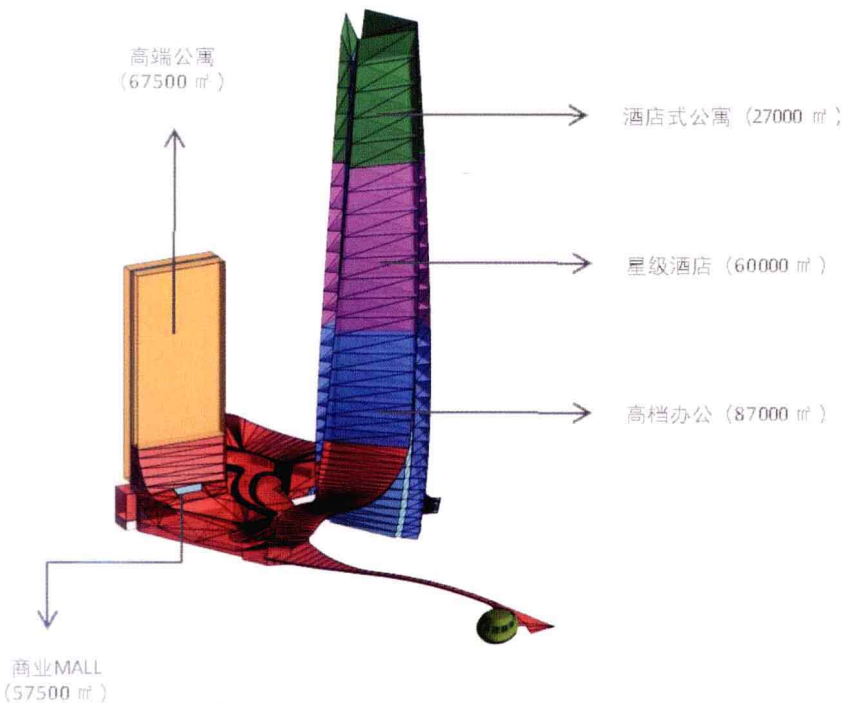
As the historical and cultural city, Wuchang Binjiang business district has a sound foundation.

#### 3. Hanyang Binjiang business district

Playing thy tune to meet thy soul pal, Hanyang Business District of Binjiang is an ideal paradise.

#### 4. Wangjiadun central business district

Wangjiadun central business district is located in the geometric center of Hankou City, Wuhan. It covers an area of 7.41 square kilometers, east to Young Evergreen Road, south to construction road, west to Han West Road and north to Developing Road. It is the new heart of Wuhan city, which is built on the relocated Wangjiadun airport site.



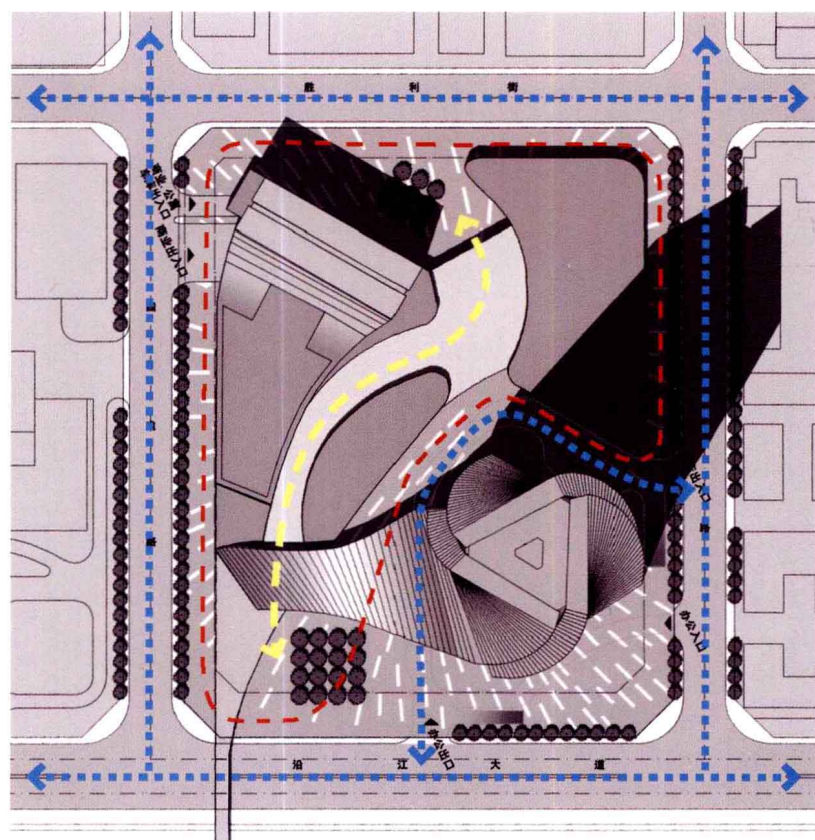


基地面朝长江，比邻着洋溢着异国风情的百年租借，被称为武汉的“城市名片”和“世纪风景线”的十里江滩，今天武汉人心目中的大江金岸。基地是一块由沿江大道、五福路、胜利路、四维路围合而成的3万平方米的方形地块。在今天的一线江岸，它显得那样的无比珍稀。绵绵十里江滩，平缓的天际，将在这里发生改变，或许，群星璀璨的武汉的明天，当属汉口江滩最为耀眼。

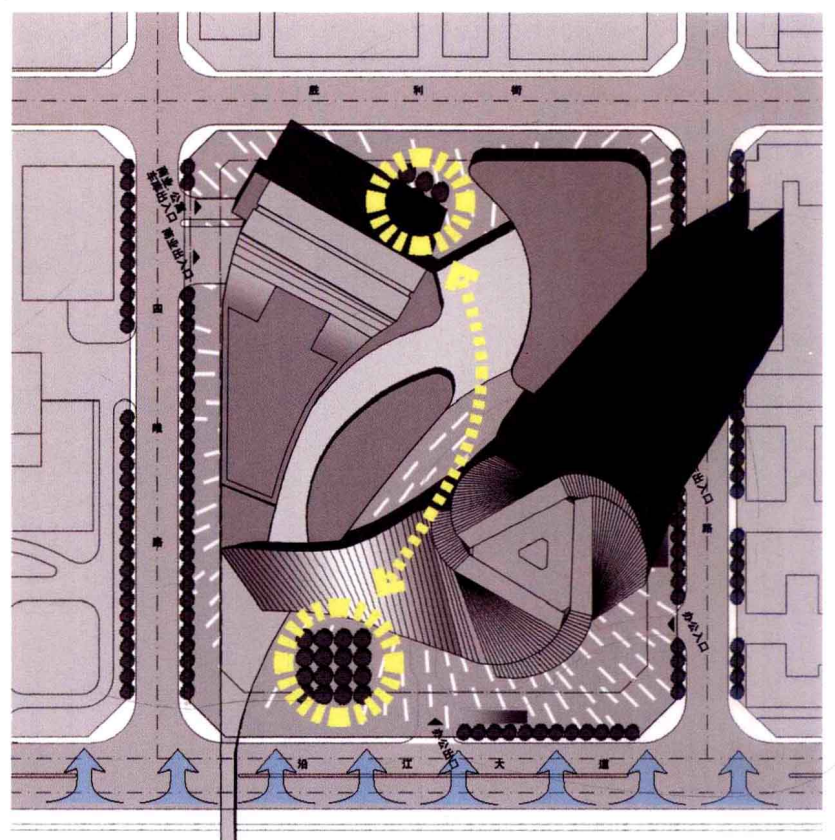
汉口从它形成至今，一直是中部地区的交通枢纽，伴随城市总体规划的更新，轨道交通不断完善，滨江商务区中将有4条轨道交通线经过，并设有站点。轻轨一号线三阳站，间距不超过200米，是都市最宜人的尺度，亲切的氛围。如何实现与项目的无缝对接，是设计的关键。利用项目契机，结合江滩公园完善自行车道系统，是另一项有价值的探讨。

The base faces toward the Yangtze River, nearby the hundred year's concession district full of exotisch. The ten-mile beach is well-known as the "card of Wuhan city" and "Century scenery line", also as the golden coast at the heart of Wuhan people. The base is encircled by the Road along the River, Five Blessing Road, Victory Road and Four-dimensional Road and shaped like a square, totaling an area of 30,000 square metres. Among today's most important bank, it is so very rare and precious. The ten miles continuous beach, calm sky, great changes will take place here. Hankou beach is probably the most shining star in the development of Wuhan's bright future.

Since Hankou is formed, it has been the traffic hub of the central region. With the update of city overall planning, the traffic keeps improving. There will be four traffic route through the Binjing business district plus stations. The spacing among Light railway No.1 Sanyang stations is not more than 200 meters, which gives us the most comfort and reveals friendly atmosphere. How to realize the seamless connection with the project is the key point for design. Making use of the project opportunity and combing the beach park to perfect the bikeway system is another valuable discussion.



交通分析图



景观分析图



形象设计  
形象设计的过程，不断进行着多方向、多层次的探索，最终的结果，依然展示了两不同的气质方向。

“飘舞”

一体多元的中华文明中，自春秋战国时期起，荆楚文化便放射出璀璨夺目的光芒。它蕴含着敢为天下先的创新精神与极富浪漫主义的情怀。张扬而坚守气节，飘逸而浪漫，它浑厚而融于生活，它源于长江。

形象设计中，办公塔楼的一个弧面，垂落，划过广场的上空，翻卷、融合为流动的商业裙楼，并在此化作公寓塔楼上升，那份飘逸，那份浪漫，让人想起白云黄鹤，让人想起仙子凌波，而联想更多的，或是一种情怀，飘舞与楚天苍穹。

舞动吧，武汉，历经了千年风雨，又见你腾飞的今天……

“龙飞”

紫气东来，盘龙跃江而出，傲立武汉江畔，回看悠悠三楚，意慨神驰。粼粼波光动荡，红霞撒碎，照不尽古往今来多少雄风伟业，漫漫豪情建设。

贯通九省，水汇两江，历史重镇的武汉，今天更应是龙气蒸腾，“对峙龟蛇，迎西来之爽气；中分江汉，涌东去之壮阔。日高汉水之阳，树林历历；气蒸云梦之举，稻菽漫漫”。

可持续设计

将轨道交通枢纽、自然资源、高容积率的综合业态三者对接，符合新城市主义的原则，它越来越被国际认可，并广泛应用于诸多成功案例中，它符合“两型”社区建设的方向，它是可持续发展、低碳的理念。同时，它获得国际 LEED-ND (Neighborhood development) 标准认证。



公寓标准层平面图



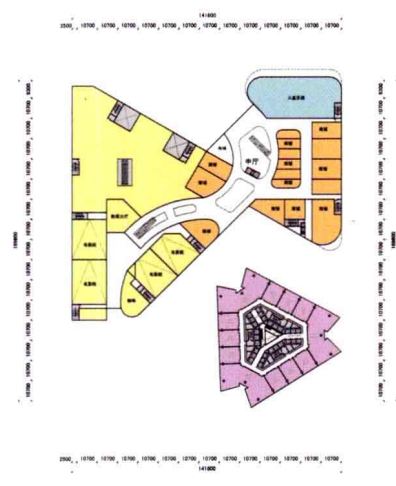
二樓平面圖

- 垂直交通
- 走廊空間
- 內街商業
- 主力店
- 辦公
- 公共大廳



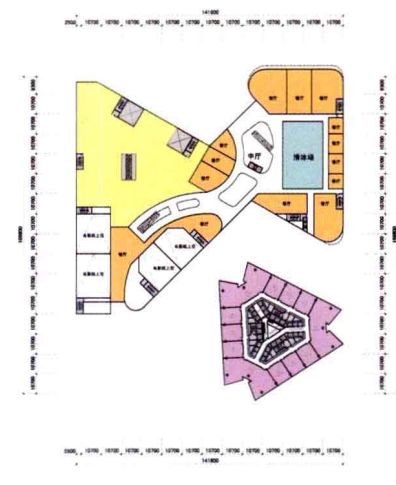
三樓平面圖

- 垂直交通
- 走廊空間
- 內街商業
- 主力店
- 電影院
- 兒童遊戲



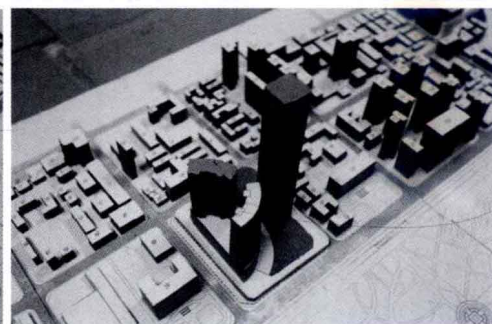
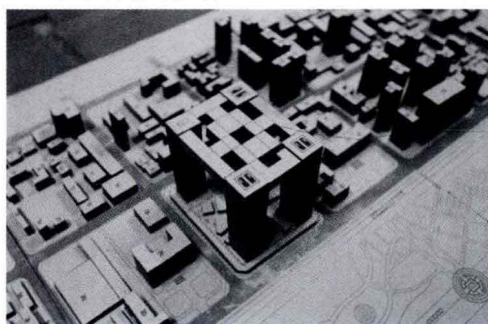
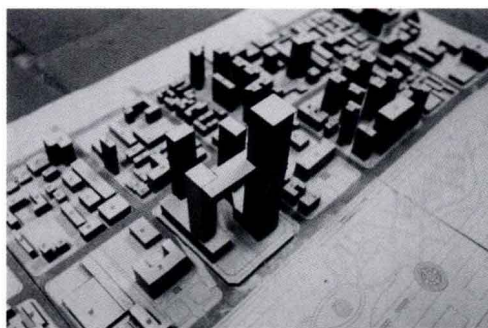
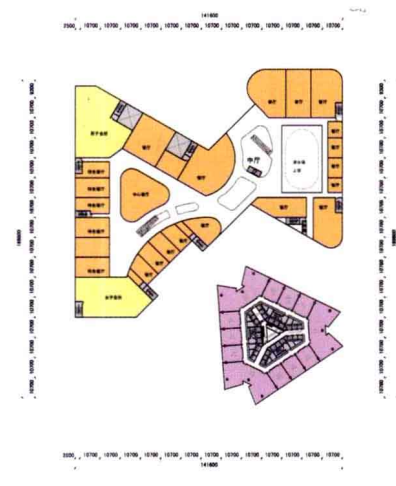
四樓平面圖

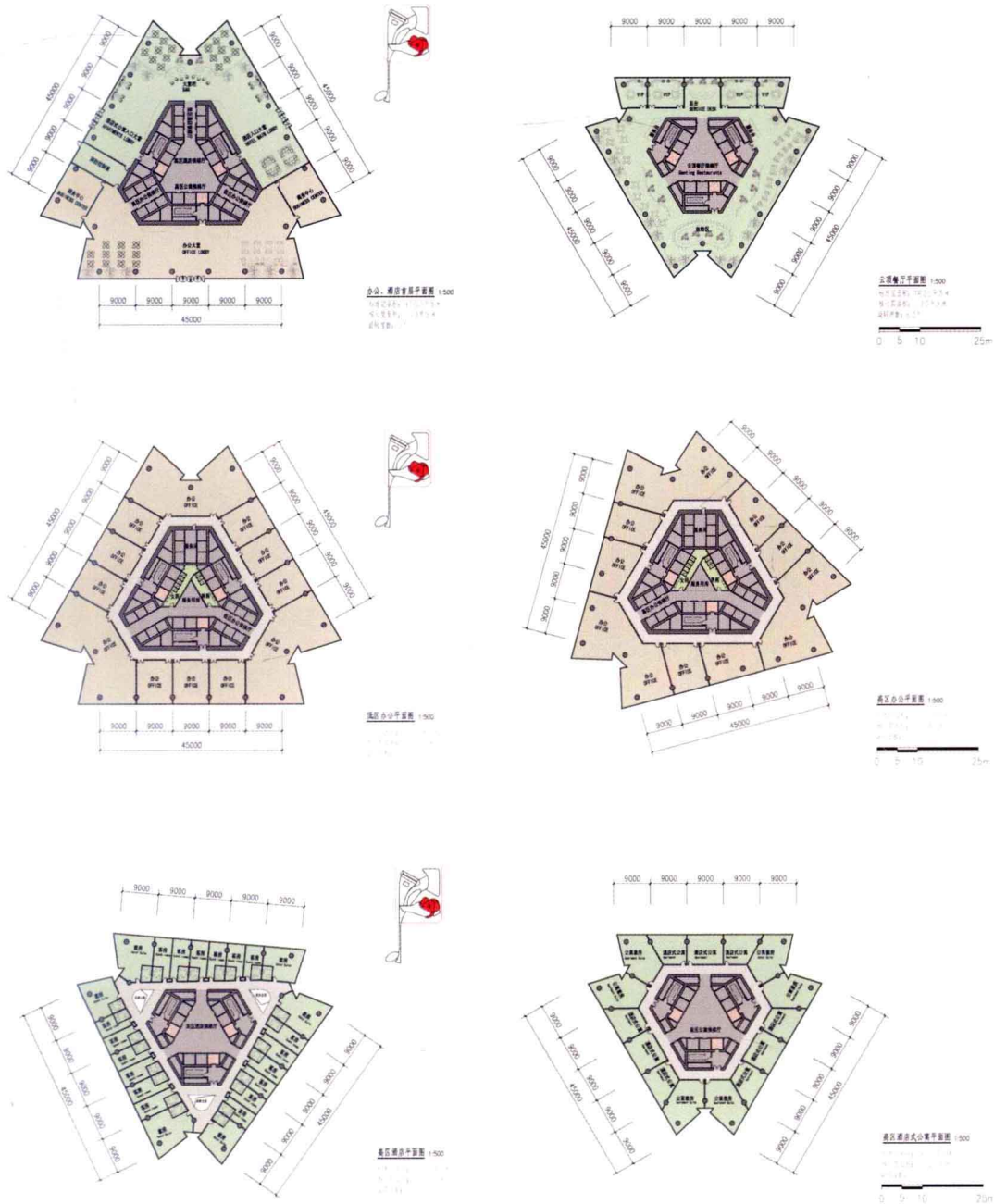
- 垂直交通
- 走廊空間
- 特色餐館
- 主力店
- 溜冰場



五樓平面圖

- 垂直交通
- 走廊空間
- 特色餐館
- 男子會所
- 女子會所





The process of the image design explores continuously in multi-directional and multi-level whose final result reveals two different temperament direction.

In the Chinese civilization of integrated diversity, since the spring and Autumn period, Jingchu culture has been emitting dazzling light.

It contains the spirit of being the first courageous one to eat crab and fulling of romanticism. Popular and adhering to the integrity, elegant and romantic, vigorous and deep into the life, it is the source of Changjiang.

In the image design, one of the cambered surface of office tower downs and acrosses the square, rolls and intergrates into the mobile commercial buildings, then rise to apartment tower. The elegance and romanticism reminds people of the Clouds Yellow Crane, Beautiful Narcissus Fairy and more a kind of mood, dancing in the wind and the Chu firmament. After thousands of years of wind and rain, Wuhan is dancing and prosperous today.

The majesty comes from the East and the dragon jumps out of the river. Standing proudly by the Wuhan river, looking back at the three Chu leisurely, it gives us freshness and inspiration. Water with ripples and the scattered morning glow have witnessed so many great people and cause shaking heaven and earth. As the center to connect the nine provinces and the important historic city with water flowing into two rivers, today Wuhan is more prosperous. Confronting the turtle and snakes, the cool comes from the west; the river Jianghan is divided in the middle and flows to the east with vast waters; the sun shines above the Han River and the trees grows very lush; the gas evaporation produces misty blurred scenic and the rice grows very well.

#### Sustainable design

Docking the transportation hub, natural resources and high volume ratio complies with the principle of new urbanism, which is getting more and more international recognition and widely used in many successful cases. It is in line with the direction of "Two Type Society" construction, sustainable development, low carbon idea; At the same time, its standard is verified by the international LEED-ND (Neighborhood Development).

