

# 高层商业城市综合体建筑设计方法研究

Research on Architectural Design Approaches of High-rise Commercial HOPSCA

曾宪川 孙礼军 周文 黄佳 主编



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图书在版编目 (CIP) 数据

高层商业城市综合体建筑设计方法研究 / 曾宪川等  
编著. —北京: 中国建筑工业出版社, 2017. 6

ISBN 978-7-112-20901-9

I. ①高… II. ①曾… III. ①高层建筑—建筑设计—  
研究 IV. ①TU972

中国版本图书馆 CIP 数据核字 (2017) 第 147322 号

责任编辑: 费海玲 张幼平

特邀策划: 叶 飏

摄影总监: 叶 飏

封面设计: 谢 丹 刘佳惠

翻 译: 黄健茵 何 炜

版面设计: 叶仲轩 谢 丹 梁炜杰 刘佳惠 李嘉茵

责任校对: 李美娜 张 颖

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策划: 维捷·机域设计传播顾问公司

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中国建筑工业出版社出版、发行 (北京海淀三里河路 9 号)

广州维图轩广告设计有限公司制版

恒美印务 (广州) 有限公司印刷

\*

开本: 787×1092 毫米 1/16 印张: 20 字数: 482 千字

2017 年 6 月第一版 2017 年 6 月第一次印刷

定价: 258.00 元

ISBN 978-7-112-20901-9

(30548)

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如有印装质量问题, 可寄本社退换

( 邮政编码 100037)





# 前言

城市综合体是伴随经济飞速发展、建筑科学技术的进步、城市化水平的不断提升、土地资源日益紧缺而产生的一种建筑类型，也是一种使城市功能高度集约、延展城市空间价值的建设和经营模式。

近年来，城市综合体大量建设，这些建筑规模向着更大、功能向着更复杂的方向发展，这种开发模式通过统一规划、综合布局来获得良好的经济效益、社会效益和环境效益，城市综合体内部功能之间互补、共生的关系，可以高效整合城市资源，缓解城市交通压力，提高生活质量。

城市化进程催生了城市综合体的发展，它适应了城市化进程的多种需求。作为城市开发策略，它强调土地利用的均衡性；作为经济开发策略，它强调不同功能形成价值链的关系；作为城市空间设计策略，它强调空间集约和建筑形象的标志性。

城市综合体可细分为多种类型。有别于其他类型，商业城市综合体是在城市综合体的基础上，把商业功能作为综合体各部分功能的核心功能，把商业运营放在第一位，除了承担城市综合体的公共利益外，商业价值和利益是商业城市综合体开发建设的主导因素。

商业城市综合体的空间和形态设计，强调商业氛围和人们进行商业活动的体验。因此，在业态构成、流线组织、空间设置上应具有非常强烈的功能性。从城市空间和环境的角度出发，商业城市综合体的设计应与城市空间和环境完美结合，与所处既有的城市文脉完美结合，为城市提供高品质的公共空间。

为解决经济飞速发展带来的城市人口急增、土地资源日益紧缺的问题，高层建筑成为城市发展的一种重要模式，以高层建筑为主导形象的高层商业城市综合体相继落成，成为城市公共空间和商业活动的核心，也成为一些城市的标志性建筑。

高层商业城市综合体同时具备高层建筑及商业城市综合体的建筑特征，更能满足城市化发展的多种需求，是城市综合体中最为多见的一种建筑类型，它是适应社会集中高效、城市发展高层化的产物。多年来，通过众多的高层商业城市综合体设计项目实践，建筑师积累了大量的经验，但目前对于高层商业城市综合体的设计方法的探索还刚起步，尚未进行深入的研究。

面对高层商业城市综合体设计的诸多课题，本书试图以众多的高层商业城市综合体设计项目实践为基础，紧紧抓住如何设计高层商业城市综合体这一主题，突出高层建筑和商业城市综合体相结合的特点，进行深入研究，提出了高层商业城市综合体的设计理论和主要设计方法。

# Preface

City Complex, also named as HOPSCA, is a type of building arising along with the fast growth of economy, development of science and technology in architecture field, continuous improvement of urbanization level, and increasing shortage of land resources, it is also a constructional and operational mode that highly concentrates city functions and extends the value of city space.

In recent years, a good number of HOPSCA has been built in the directions of bigger in scales and more complex in functions. This development mode achieves better economic, social and environmental effects through unified planning and comprehensive arrangement. The complementary and symbiotic relationship between internal functions of the HOPSCA works well to efficiently consolidate city resources, alleviate urban transportation pressure and enhance life quality.

Urbanization progress expedites the development of HOPSCA which adapts itself to various requirements during the process. As the city development strategy, it focuses on the balance of land utilization; as the economic development strategy, it focuses on the relationship of value chain derived from different functions; as the urban space design strategy, it focuses on space concentration and the iconicity of architectural image.

HOPSCA can be further divided into multiple types. Differing from others, commercial HOPSCA takes commercial function as the core of all based on HOPSCA. Commercial operation is put in the first place. Besides public benefits, commercial value and benefit are the leading factors of development and construction of commercial HOPSCA.

The space and form design of commercial HOPSCA attaches much importance to commercial atmosphere and people's experience of commercial activities. Therefore, there should be very strong functionality in business format composition, streamline organization and space setting. From the angle of urban space and environment, the design of commercial HOPSCA should perfectly

combine with city space and environment, and seamlessly integrate with the existing cultural context to provide high-quality public space for the city.

High-rise architecture serves to solve the problem such as rapid growth of urban population and increasing shortage of land resources, and has evolved into an important mode of urban development. The high-rise commercial HOPSCA represented in the dominant icon of high-risers are built in succession, which has turned into the core of urban public space and commercial activities, as well as has become the iconic architectures in some cities.

High-rise commercial HOPSCA possesses both architectural features of high-risers and commercial HOPSCA which meets diversified needs of city development. Being the most popular architecture type in HOPSCA, it is a product adapting to the centralization and high-efficiency of nowadays society, and the high-rising trend of city development. Over the years, architects have accumulated abundant experience through the practices in numerous high-rise commercial HOPSCA design projects. However, the exploration for design approaches of high-rise commercial HOPSCA has just started, and in-depth study is yet to be made.

In view of the multitudinous topics of high-rise commercial HOPSCA, we try to base on the practices in a good number of high-rise commercial HOPSCA design projects, and closely cling to the topic of "how to design the high-rise commercial HOPSCA" to outstand the feature of combination of high-risers and commercial HOPSCA, we also have in-depth study and bring forward the design theories and major design approaches of high-rise commercial HOPSCA.

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# 高层商业城市综合体建筑设计方法研究

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中国建筑工业出版社