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**CHANGSHU JINMAO
SALES CENTRE**

AEDAS

**BAO'AN CULTURAL DISTRICT
PERFORMING ARTS CENTRE**
ROCCO DESIGN ARCHITECTS ASSOCIATES

**THE ARCHITECTURE OF
MALAYSIA'S UNIVERSITIES**

**IS THE INTERIOR DESIGN
INDUSTRY MERELY SURVIVING?**



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THE GRACE OF KOI

INSPIRED BY THE SWEEPING MOVEMENTS OF ORNAMENTAL FISH IN AN ADJACENT LAKE, THE CHANGSHU JINMAO SALES CENTRE BY AEDAS SETS THE STAGE FOR A NEW MIXED-USE DEVELOPMENT IN CHINA'S JIANGSU PROVINCE.

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PHOTOGRAPHY
CreatAR Images

01. Located near a lake and close to two main roads, the Changshu Jinmao Sales Centre retreats to pave way for a public plaza.





01

In December last year, Aedas completed the Changshu Jinmao Sales Centre, the first building of the new Jinmao Smart Science City, in the city of Changshu in China's Jiangsu province.

Owned by Chinese real estate developer China Jinmao, the Science City is nestled in the core of the Hudong Science and Technology Business District in the city's southern new town.

The first phase of the Jinmao Smart Science City was conceived as an "urban parlour" that will support the project's second phase, which will include a high-rise office building, themed commercial centre and commercial street.

This parlour occupies a 672m² street corner site and includes a 193m² Sales Centre positioned within the parcel in a way that the building retreats to pave way for a public plaza.

This Centre accommodates sales-related activities, and houses conference and banquet facilities, as well as property management offices.

"The project – which includes the Sales Centre and the public square – is in northeast corner of the development site, close to two main roads, and has an excellent urban display surface," says Aedas Executive Director Lin Zi Huan, who oversaw the project.

02. The building's curving silhouette was inspired by the movements of koi fish.

03. Vertical fins on its rear present a grand and dignified appearance.



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The Sales Centre's folding glass curtain wall, with its gradual trapezoidal cross-section, creates a three-dimensional curvilinear effect that reflects the shifting light and shadows of the sun.

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“We hope to merge science and technology with the local landscape of Changshu, and to create an artistic and beautifully-rendered urban landmark that interacts with the public.”

NOD TO PROSPERITY

Inspired by the many koi that inhabit Kuncheng Lake – a fresh water lake that sits adjacent to the Centre – the building has a curvaceous architectural silhouette that simulates the movements of the fish.

The rearward movement of the building releases the street corner space to create an outdoor plaza with a circular pool.

The outline of this plaza echoes the form of the building and the visual effect of koi leaping – a Chinese symbol of prosperity.

“For our designers to come up with solutions tailored to local conditions, we conducted a lot of urban context research and multiple field visits in the early planning stages,” says Lin, whose team chose the

shape of the koi in the nearby lake as a means of conveying conceptual regionality.

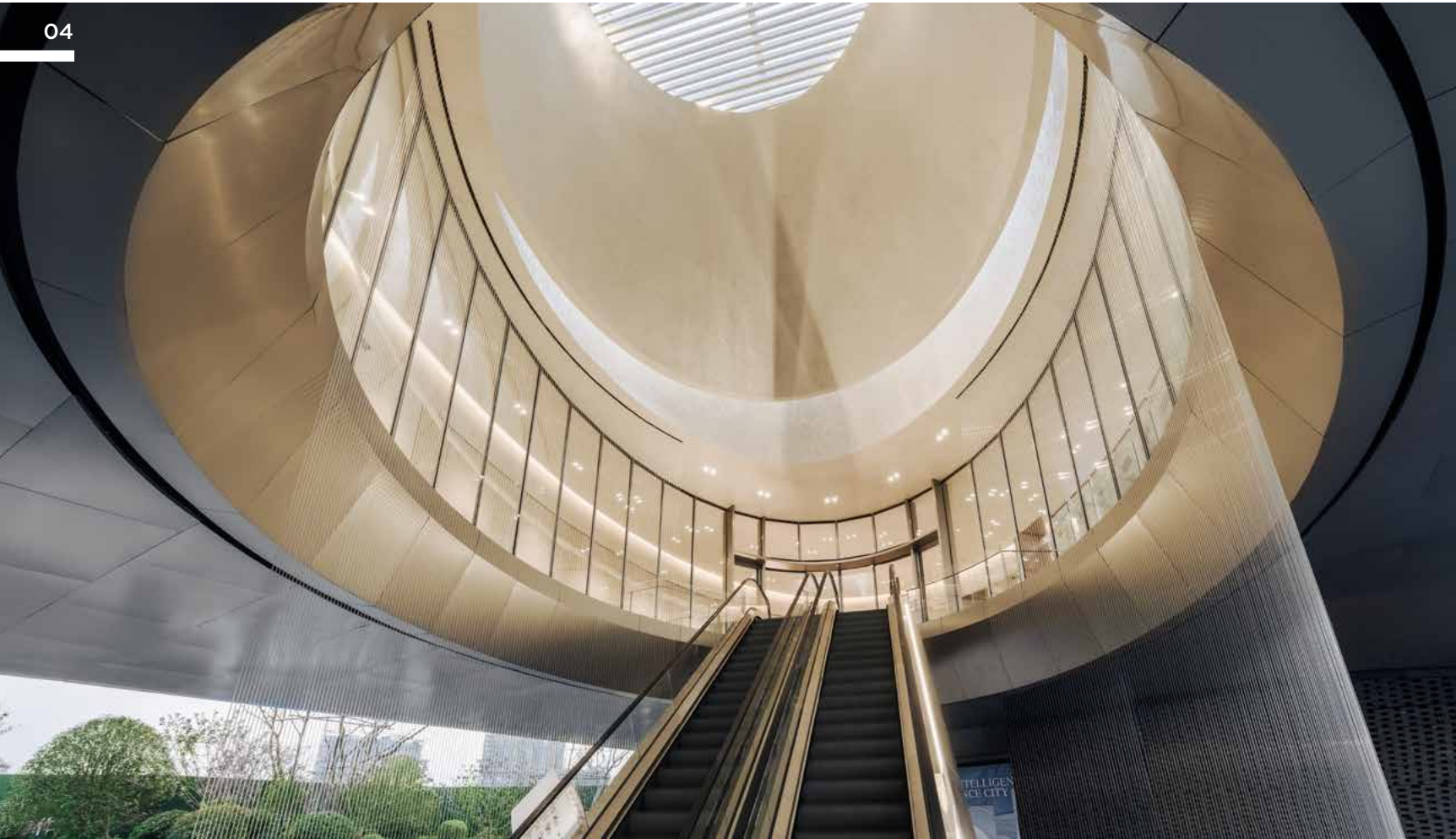
Besides the Sales Centre's figurative depiction of koi, this project has other distinctive features such as the concession of the building layout to the street corner to form a public plaza, the overhead bridge on the first floor of the building volume, which will introduce the flow of people through the plaza into the commercial centre and office buildings that are still under construction.

“These are all part and parcel of the customised solution we offered our client after in-depth research on site conditions and comprehensive follow-up development considerations,” Lin says.

A GRAND DEBUT

As the first completed section of Jinmao Smart Science City, the primary objective of this phase is to communicate the debut of the new development to the public.

Therefore, the architecture of the Sales



04. Views of a glass skylight framed by a cascading fibre-optic water curtain can be seen from the escalator in the atrium.

Centre is presented as an open artifice in dialogue with the city.

It has an orientation that does not obstruct the views of the upcoming commercial centre and high-rise office building that will be built in phase two.

The Sales Centre's folding glass curtain wall, with its gradual trapezoidal cross-section, creates a three-dimensional curvilinear effect that reflects the shifting light and shadows of the sun.

The back of the building is constructed with vertical fins, presenting a grand and dignified appearance.

The design of the facade integrates motifs from Chinese classical gardens – traditional elements of verandas, flower windows and blue brick courtyard walls – with modern materials so both futuristic and classical aesthetics are embodied in the architecture.

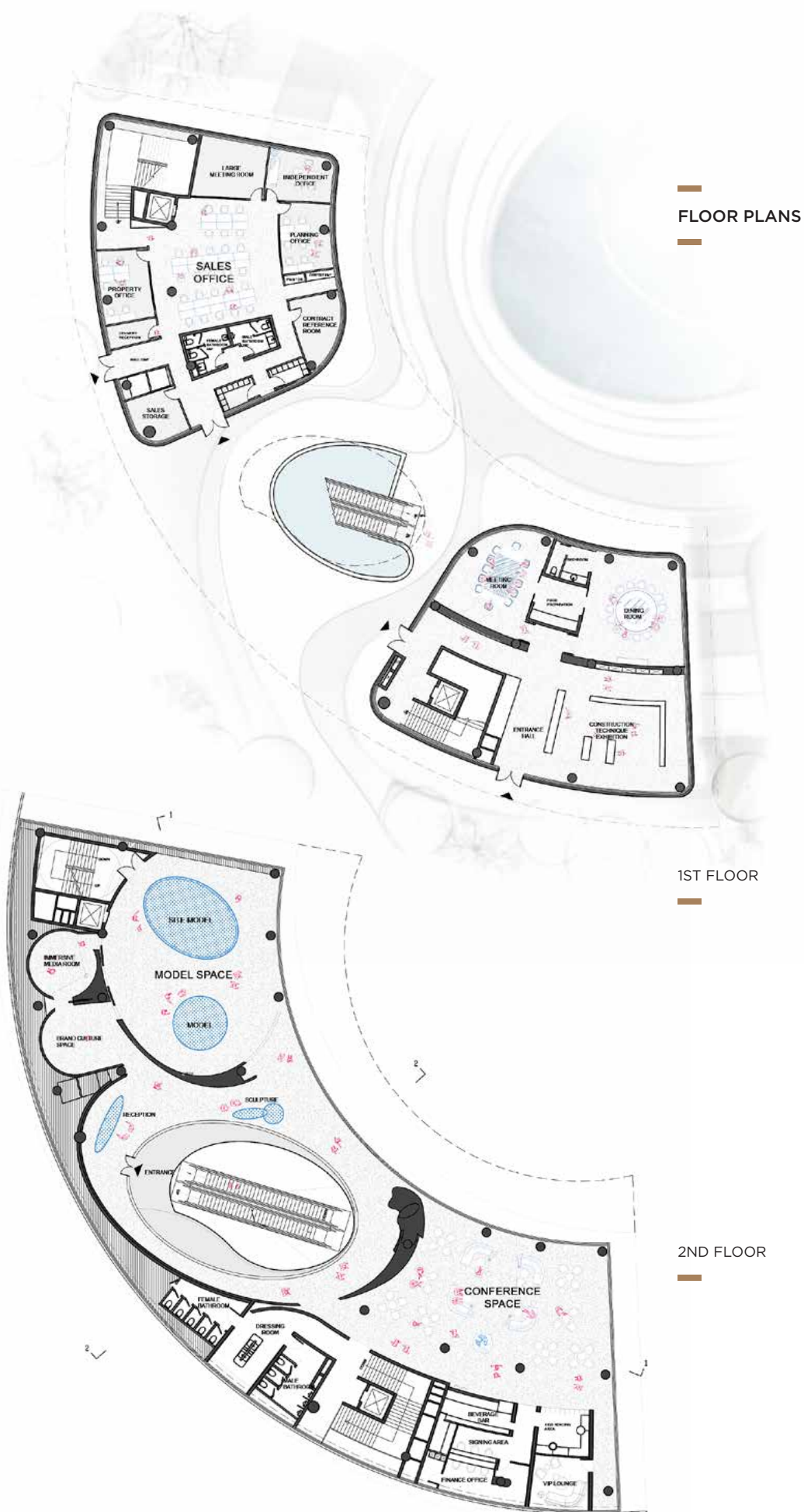


LIN ZI HUAN,
EXECUTIVE DIRECTOR,
AEDAS

The sales offices and private banquets are located on two horizontal ends of the first floor, while the second floor serves as exhibition and sales spaces.

From the escalator in the atrium, users see a glass skylight surrounded by a cascading fibre-optic water curtain. This creates visually impressive entry experience.

The middle of the first floor – where the main entrance to the Centre is located



CHANGSHU JINMAO SALES CENTRE

LOCATION

Changshu, Jiangsu,
China

COMPLETION

2020

SITE AREA

7,233m²

BUILDING AREA

2,072.28m²

GROSS FLOOR AREA

2,072.28m²

ARCHITECT

AEDAS

LEAD ARCHITECT

Lin Zi Huan

DEVELOPER

China Jinmao
(Suzhou) Co.

CONTRACTOR

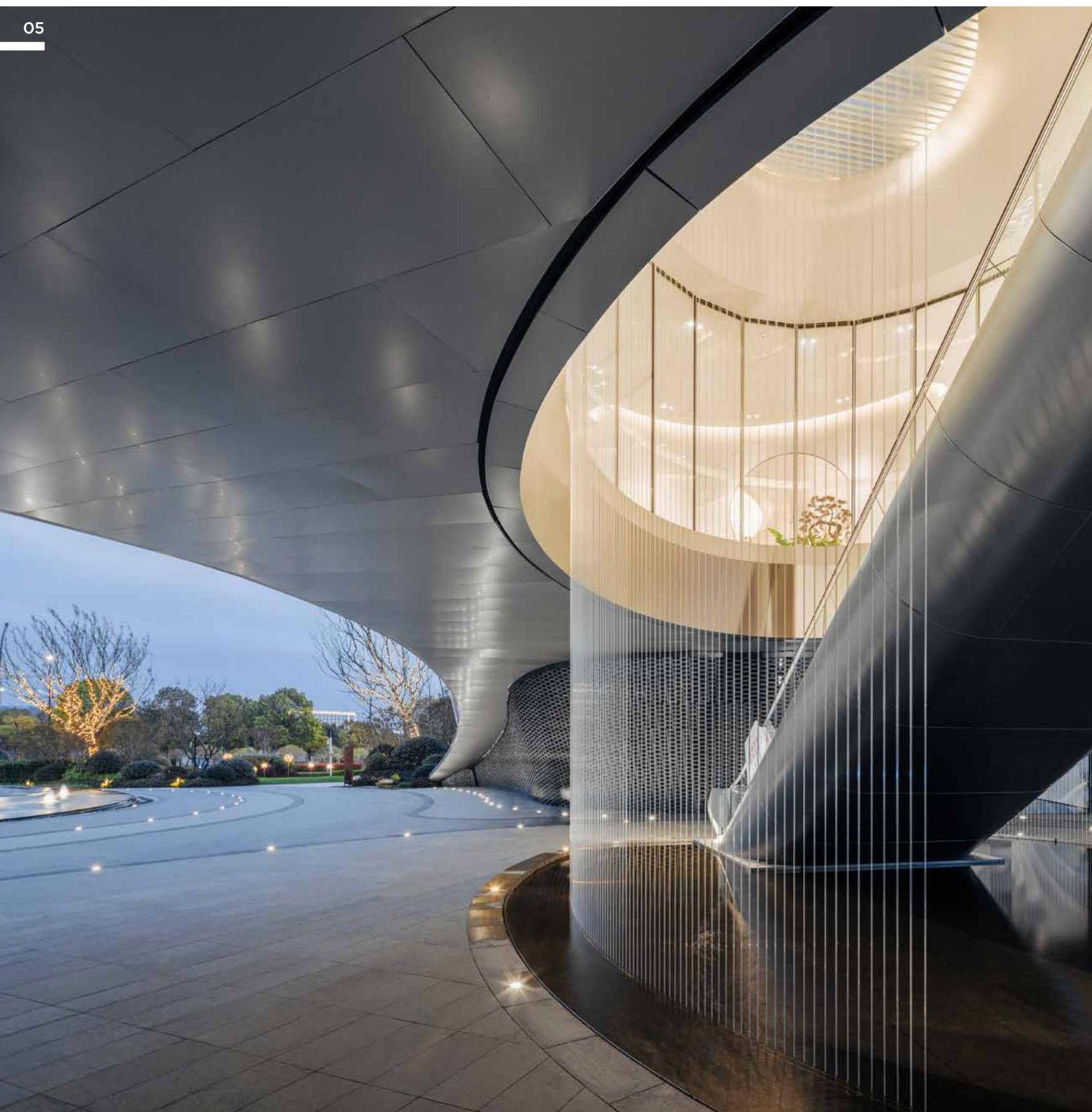
China Construction
First Engineering
Bureau Co.

M&E CONSULTANT

Tus-Design Group Co.

LANDSCAPE

ARCHITECT
FLO 间外设计事务所





05. The design of the facade integrates motifs from Chinese classical gardens but made with modern materials to give the project a futuristic aesthetic.

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06. Lighting is used to accentuate the frame of the building, gently illuminating it come nightfall.



– was elevated to serve as an urban corridor leading to Jinmao Science City.

In this way, various future functions, such as the display area for the 3D property model, sales negotiation area, and property office can be accommodated here at a later stage.

The biggest technical challenges for Lin and his team were constructing the unique shape of the building within a tight construction deadline and building the brick courtyard wall on the first floor.

“The design of the brick facade on this wall was inspired by the local classical gardens. This brick wall follows the trend of architectural modelling to form a cone with a certain angle of inclination.

“To ensure safety, the position of each brick needed to be connected by steel rods to ensure that the wall is secure. For

this reason, we used parametric design to precisely control the arrangement position of each brick and the interval of the brick itself.

“Even so, the construction of masonry was not very smooth. But the project architect and the construction personnel repeatedly revised and adjusted on site to reduce construction errors and improve construction quality to deliver results we were all very happy with,” Lin said.

“With the completion of the entire project, the function of the ‘urban parlour’ will change accordingly, which is one of the key considerations raised by our client.

“Therefore, it was crucial that this first phase be novel, eye-catching and harmoniously unified with the upcoming second phase.”