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Zongtai Residential Development— Oasis in a Pacy City

深圳中泰臻府，高密度中的都市绿洲

位置：中国深圳
设计建筑师：Aedas
业主：深圳市众联业贸易有限公司
建筑面积：22,700 平方米
主要设计人：柳景康，全球设计董事
竣工年份：2022 年
摄影：CreatAR Images

Location: Shenzhen, China
Design Architect: Aedas
Client: Shenzhen Zhong Lian Ye Trading Co. Ltd.
Gross Floor Area: 22,700 sq m
Design Director: Cary Lau, Global Design Principal
Completion Year: 2022
Photography: CreatAR Images

由Aedas全球设计董事柳景康带领团队打造的中泰臻府位于深圳南山区，包含了高5层的裙楼与高33层的住宅塔楼，提供了238户住宅。设计力图在高密度的城市空间中，打造一处都市绿洲，弥补地块缺乏绿化空间的劣势，改善城市界面，同时以绿色的内生开放性，激活片区，为其注入活力。

“我们希望打造一座都市绿洲，为深圳这座迅猛发展的城市，营造一处宁静闲适之地。”柳景康说道。

设计将行人主入口、配套零售以及社区服务设置在地块东侧。裙楼首层及二层作为商业零售，三层及四层为地上停车场，顶层为屋顶花园。

设计充分利用立面空间，基于地上停车场的布局以及裙楼层层退进的形态，营造竖向绿色景观。同时绿色景观也将提升住宅塔楼的私密性，为住户提供更为静谧的环境以及广阔的视野。

设计围绕落客区与大堂打造了丰富的绿色景观，分布于车辆动线两侧的树木与鹅卵石，环绕落客区而设的植被，以及大堂中的背光墙与丰富的绿意点缀，一同营造出轻松闲适的环境氛围，为住户提供宜人的归家体验。室外地面材质和水景一直延伸至大堂，最大限度模糊室内外界限。

团队将绿色生态理念融入设计之中。塔楼外立面在乳白色玻璃搭配铝制百叶窗的基础上，采用了可以改善室内空气的低排放材料木纹铝制格栅，以及可以最大限度减少太阳辐射的中空玻璃。裙楼立面石材以米色搭配皇室灰，色彩斑驳相杂，令人悦目。

“我们希望在有限的地块内，通过最大限度营造绿色公共空间，为住户打造理想的居所，为城市增添闲适绿意，在提升社交互动中激活片区。”柳景康说道。

Situated in the Nanyou district in central Nanshan area, the Zongtai Residential Development consists of a 5-storey podium and above it a 33-storey residential building providing 238 units. On account of the site's lack of pleasant greenery, the design's primary objective is to inject vitality and improve the urban interface.

'The premise is to create an urban oasis, so the project will be a locus of calm and respite in the fast-growing city,' explains Cary Lau, Aedas Global Design Principal.

The main pedestrian entrance, ancillary retail and community services are located on the east side of the project. The first and second floors of the podium are reserved for retail use, and the third as well as the fourth are where above-ground parking is proposed; on top of them there is a roof garden.

The decision to allocate parking spaces to above ground accords greater opportunities for inserting green landscape space, in the same way that the podium floor plates retreats for the creation of green platforms. The residential tower is also raised to afford better view and a quieter environment.

At the drop-off area and lobby, the design creates a rich green space to conjure an affable, home-like feeling: pebbles and trees on both sides, boulevard along vehicular entrance, and a backlit feature wall at the center. The floor finish and water features also extend from the exterior to the interior that ensures a consistent and seamless entry experience.

On the tower facade, besides interpellating milky glass and aluminium louver materials, the timber pattern with aluminium cladding are low-emitting materials used to improve indoor air quality; Insulated Glazing Units are adopted to minimise solar heat gain, demonstrating adherence to the eco-conscious objective. Adding into the mix beige and royal grey stone on the podium, the overall facade becomes variegated and pleasing on the eyes.

'The design explores alternatives to maximise green public space, and achieves the ideal of placemaking. Our hope is to create an architecture that promotes people's well-being as well as strengthen urban relations.' — Aedas Global Design Principal Cary Lau.



