

01 设计构思

DESIGN CONCEPT

1.1 区位分析 Location

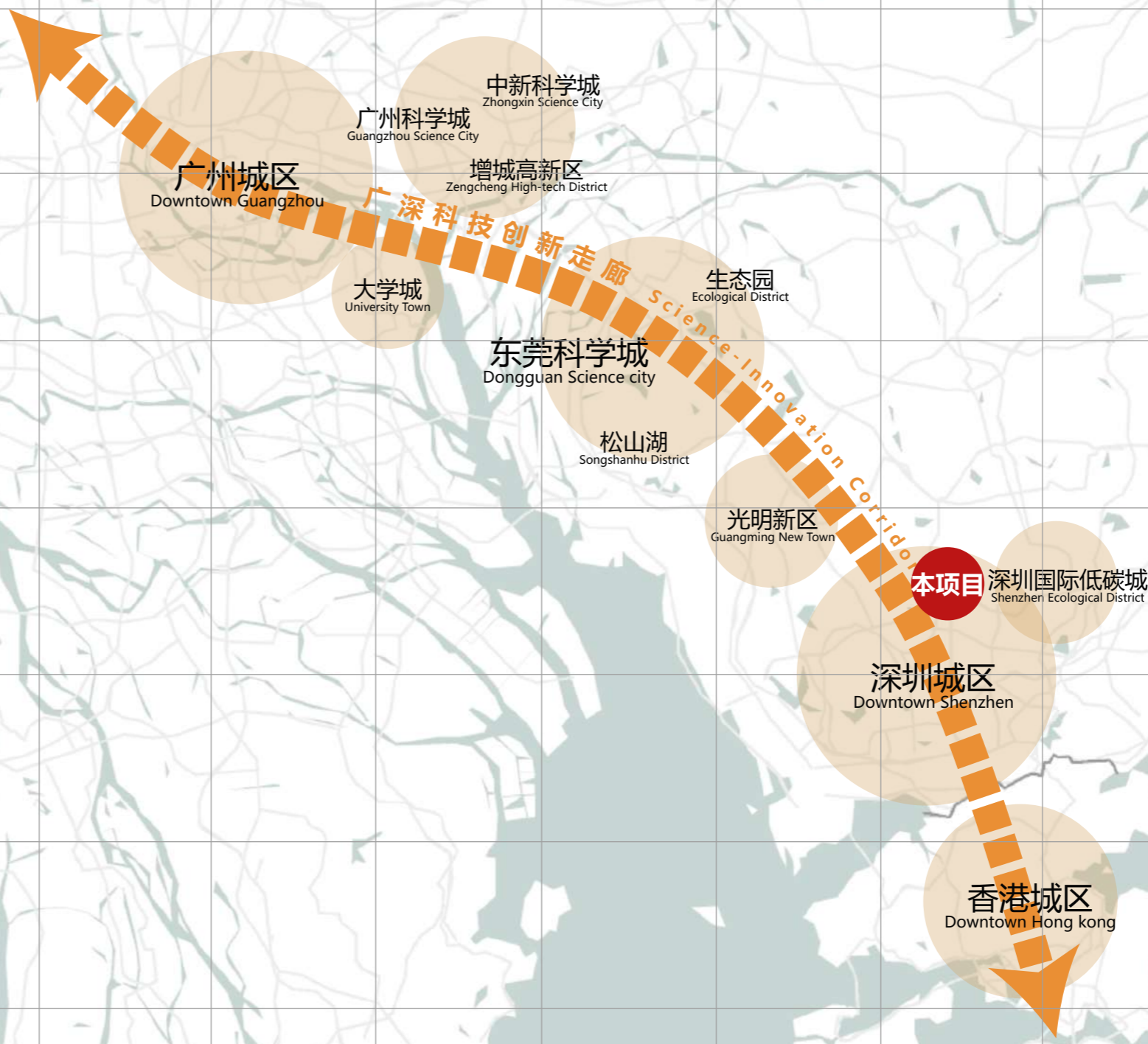
科技创新走廊引领湾区发展

SCIENCE - TECHNOLOGY INNOVATION CORRIDOR LEADS THE DEVELOPMENT OF THE GREATER BAY AREA

深圳将联手广州、东莞打造一条超百公里“科技创新走廊”。未来，广深科技创新走廊将通过各种科技创新要素的深度融合，有望建设发展成为大湾区都市圈的新引擎、新动力。

Shenzhen will join hands with Guangzhou and Dongguan to create a “science-innovation corridor”, which will be over 100 kilometers. In the future, the Guangzhou-Shenzhen science-innovation corridor will be built and developed into a new engine and new driving force for the Greater Bay Area metropolitan area through the in-depth integration of various technological innovation elements.

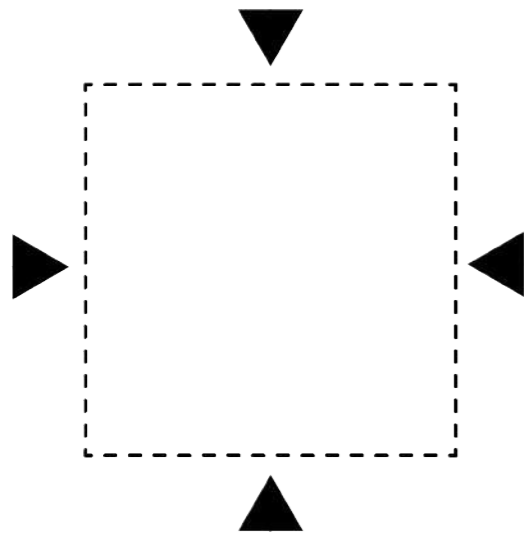
15km



广深科技创新走廊示意图

Guangzhou-Shenzhen Science-Innovation Corridor

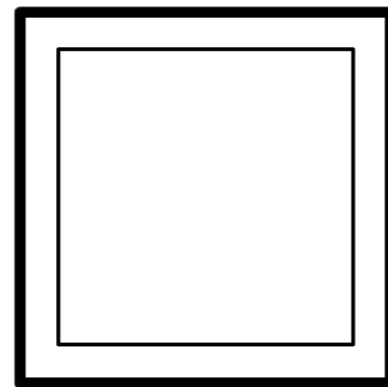
1.5 建筑环境分析图 Built environment analysis diagram



地块边界
BOUNDARY

包围新开发地块的道路在提供了可达性的同时，也生成了地块周围的边界

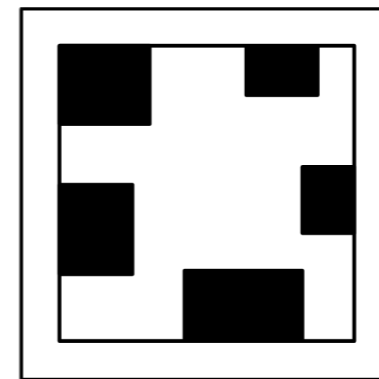
New land development arranges quantities setting a boundary and accessibility



内退红线
OFFSET

道路边界成为了一堵看不见的墙。如果继续向内退缩形成围墙，将会加强不同城市项目间的隔阂

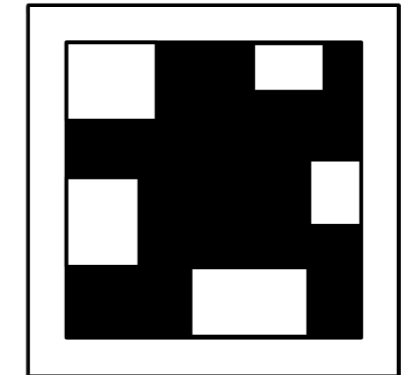
The boundary become an invisible wall that, if replicated, empower isolation between different urban projects



建筑孤岛
OBJECTS

在封闭的边界里，塔楼像孤岛一般，被建造在单调的地面环境上

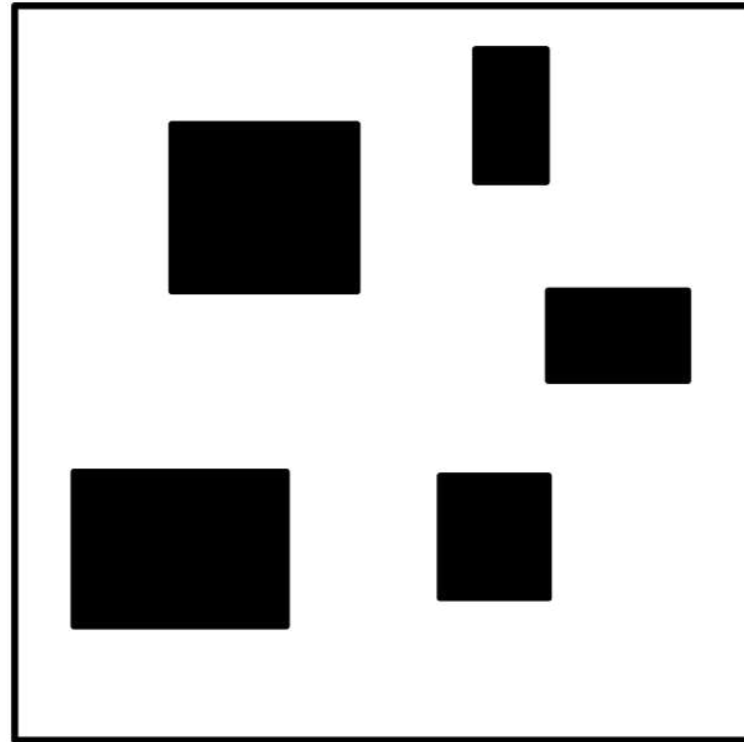
Buildings rise within the closed boundary where ground experience is limited



剩余空间
LEFT-OVER

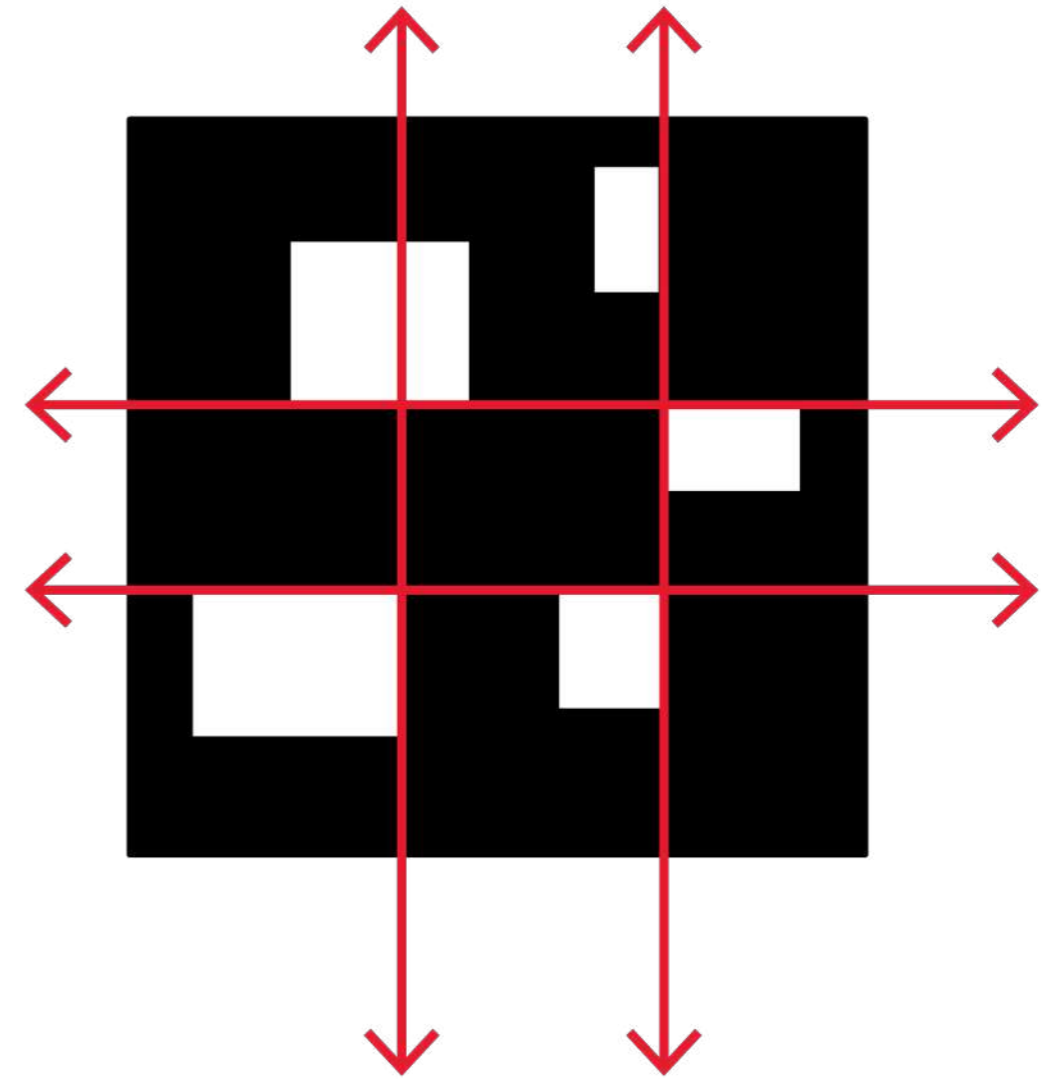
随着这一设计和建造过程，小区的地面成为了一种剩余空间。这大大缩小了将建筑与地面景观整合成为独特的环境的可能性。

Along this process, the ground become a left-over space, limiting the possibility to unite building and landscape into a unique environment



从孤岛之城到空间之城

只要优先考虑土地管理和地块间的联系，单个项目就可以对城市环境产生更大的正面影响。
通过这种方式，我们可以将“单一的孤岛”转变为“连绵的空间”，让居民融入到城市发展之中。

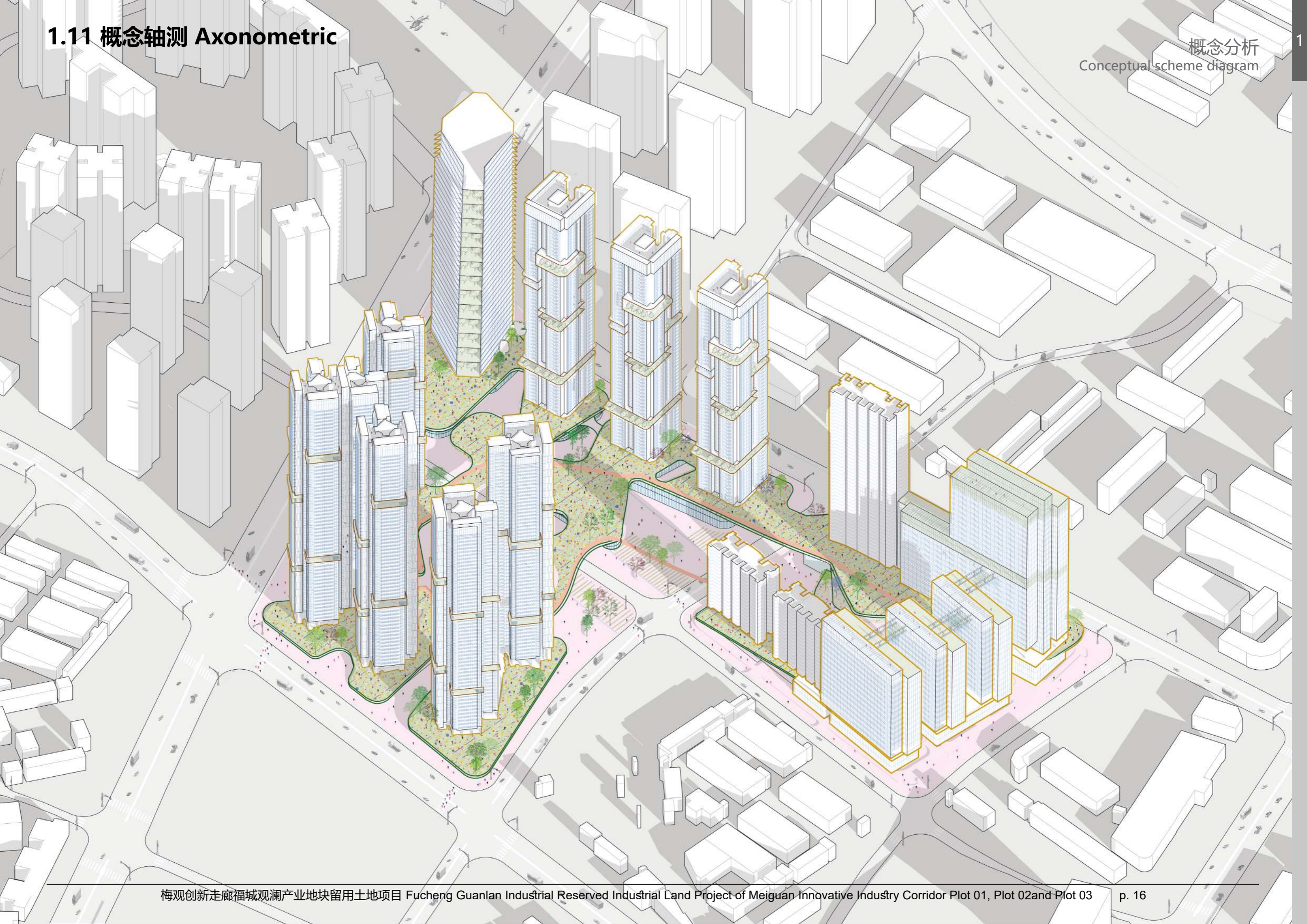


FROM THE CITY OF OBJECTS TO THE CITY OF SPACES

Giving priority to land management and connections to the proposal, the single project will promote a larger influence on the context.
In this way it is possible to pass from “single objects” to “connected spaces”, letting future citizens to be part of the development.

1.11 概念轴测 Axonometric

概念分析
Conceptual scheme diagram



1.12 总平面图 Masterplan - rooftop

总体布局
General layout plan



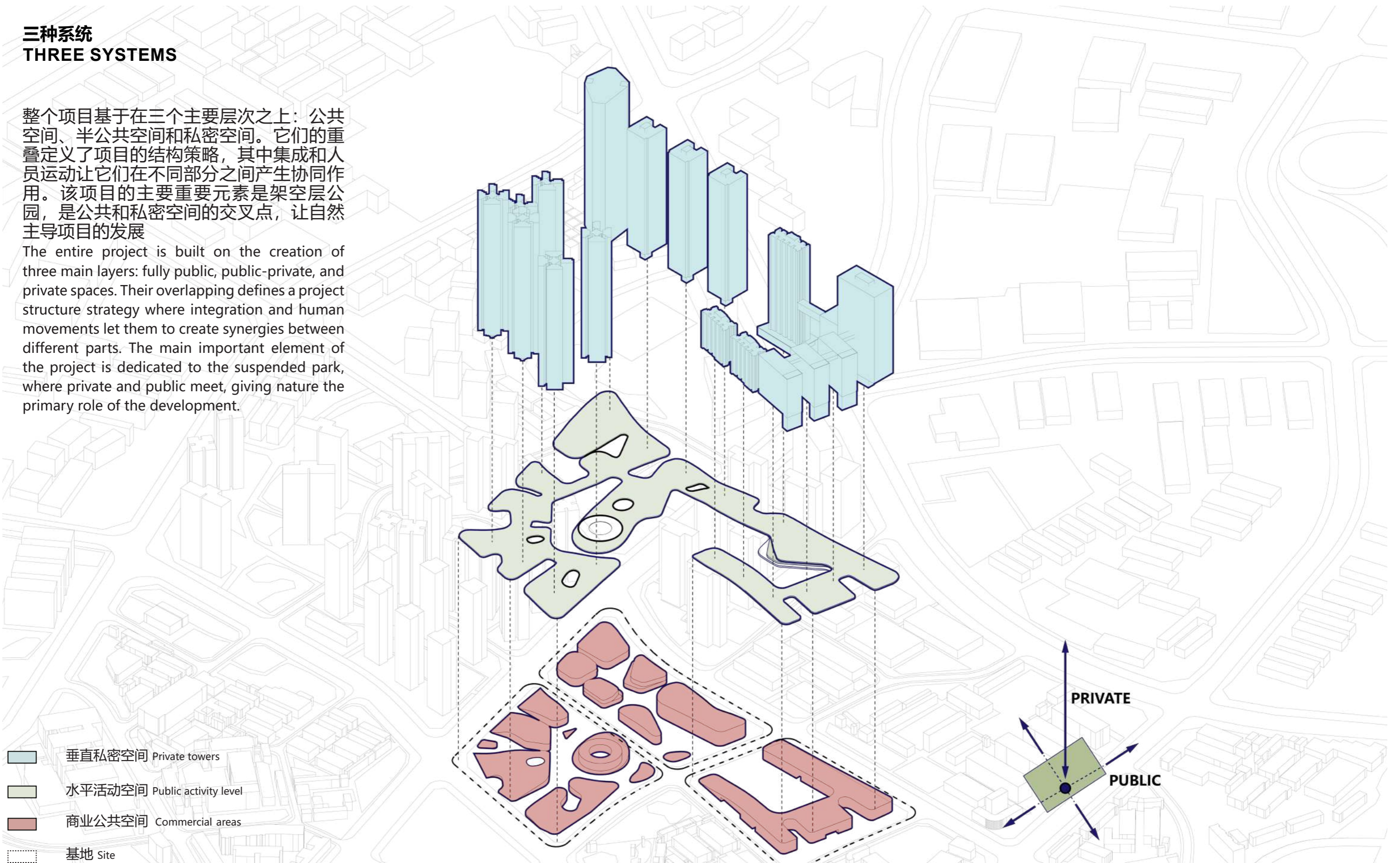
2.2 项目结构图 Project structure diagram

三种系统 THREE SYSTEMS

整个项目基于在三个主要层次之上：公共空间、半公共空间和私密空间。它们的重叠定义了项目的结构策略，其中集成和人员运动让它们在不同部分之间产生协同作用。该项目的主要重要元素是架空层公园，是公共和私密空间的交叉点，让自然主导项目的发展

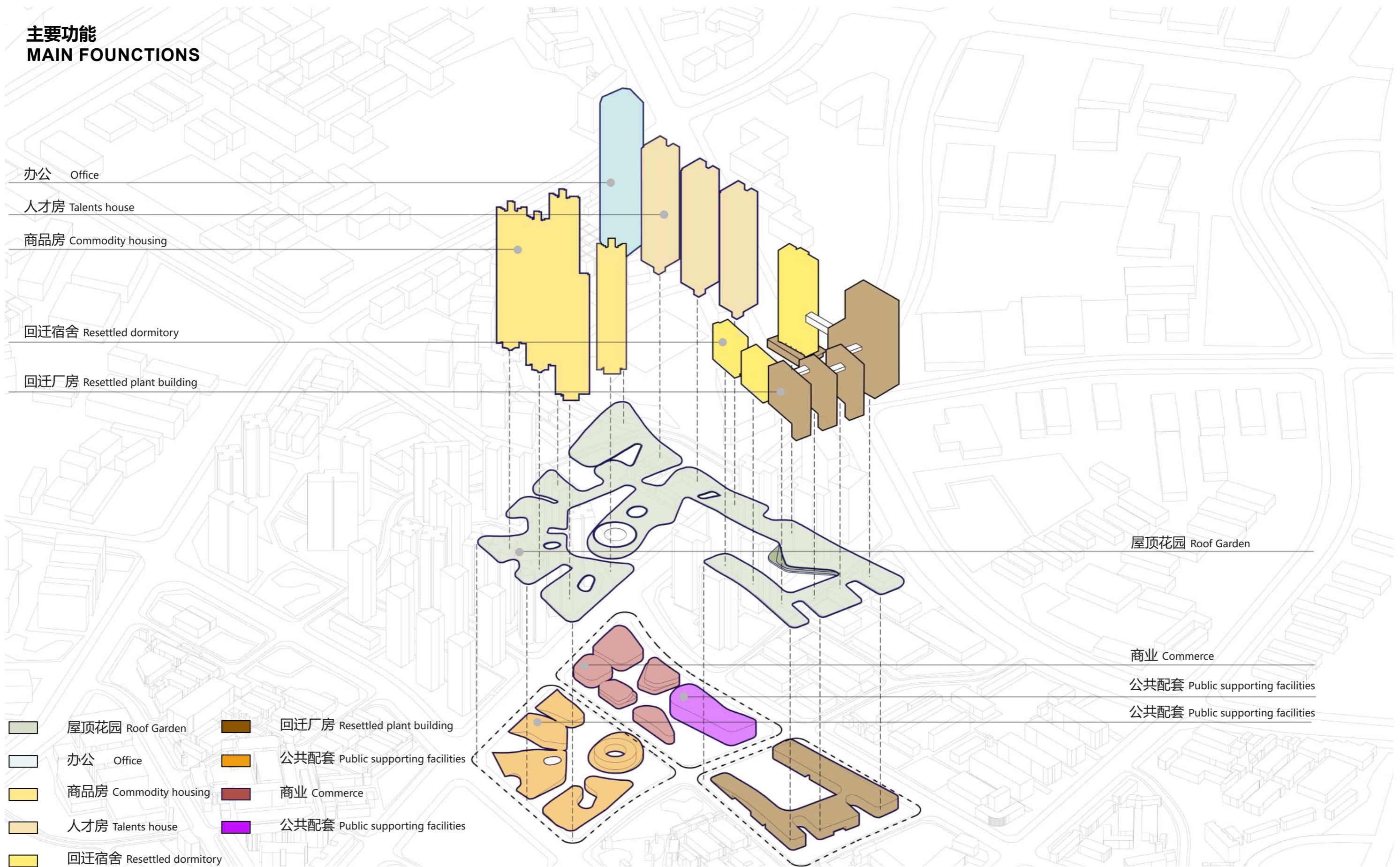
The entire project is built on the creation of three main layers: fully public, public-private, and private spaces. Their overlapping defines a project structure strategy where integration and human movements let them to create synergies between different parts. The main important element of the project is dedicated to the suspended park, where private and public meet, giving nature the primary role of the development.

-  垂直私密空间 Private towers
-  水平活动空间 Public activity level
-  商业公共空间 Commercial areas
-  基地 Site



2.3 方案结构图 Program structure diagram

概念分析
Conceptual scheme diagram





沿街商业透视图
Street View of Shops



西南角鸟瞰图
Westeastern Birdview



东北角鸟瞰图
Northeastern Birdview

6.6 裙楼设计 Basement concept, shape and design

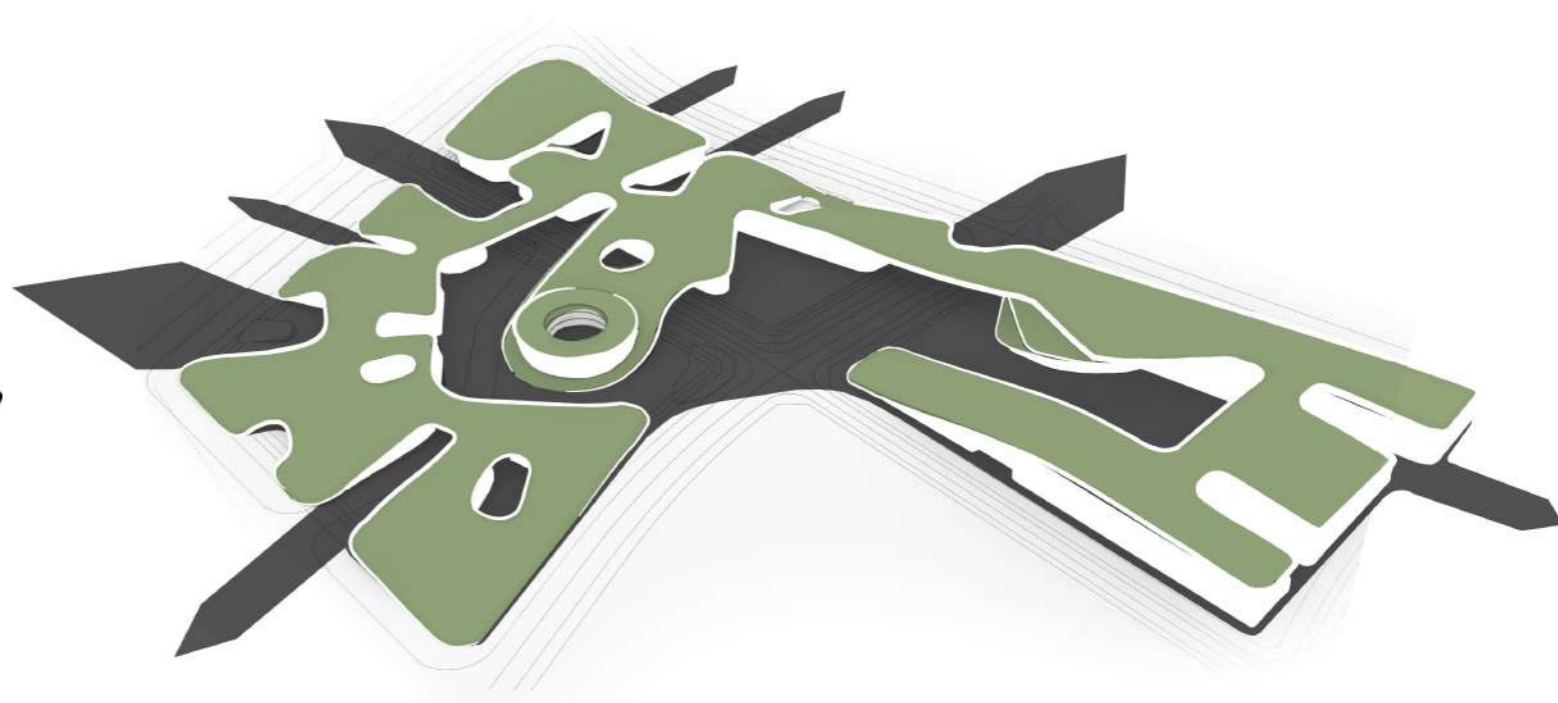
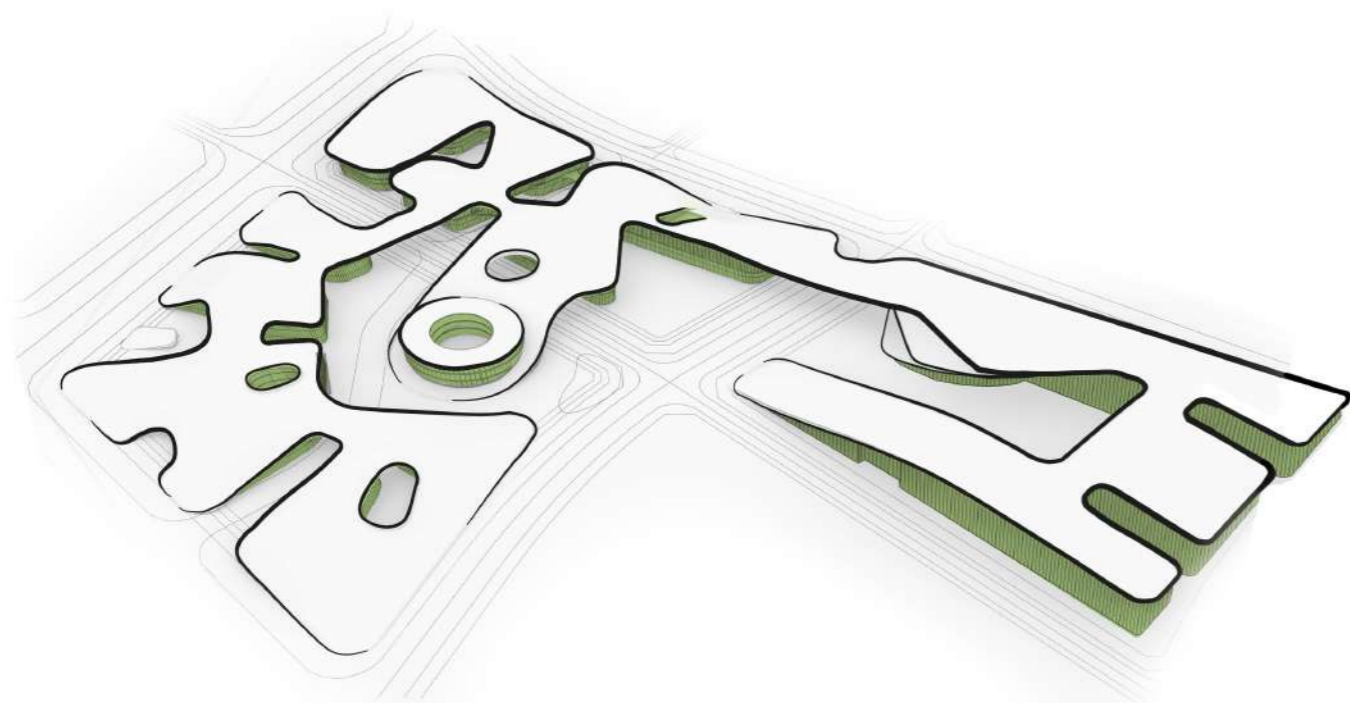
总体布局
General layout plan



6

6.2 绿色屋顶平台 Basement concept, shape and design

建筑和景观 BUILDING THE LANDSCAPE



功能性的建筑空间被嵌入绿色植物平台之下

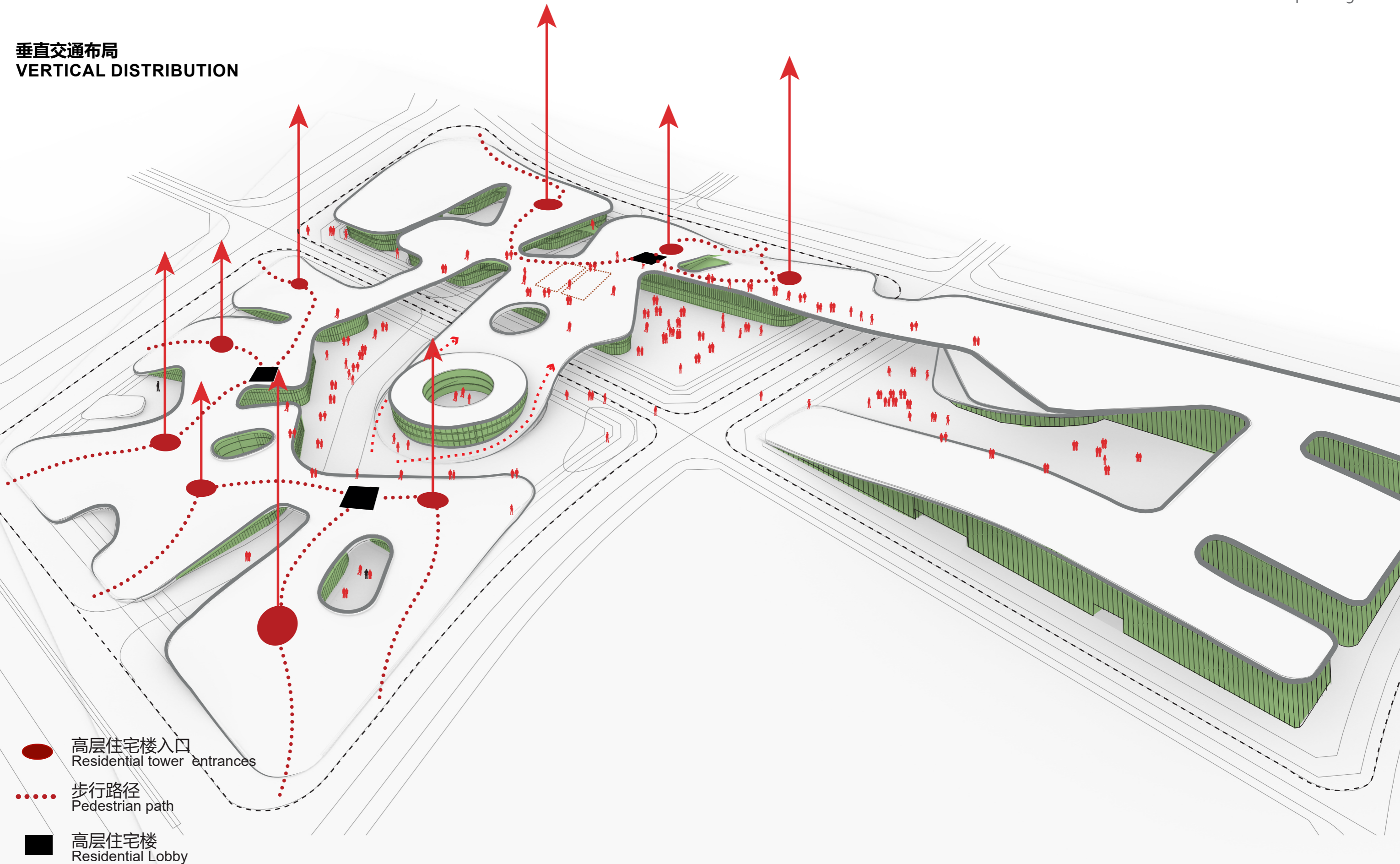
The function are embedded exploiting the space under the ground.

地块的主要出入口道路网络设置在绿植坡面的底部空间

Under the hill a network of vibrant roads and alleys animate the new district.

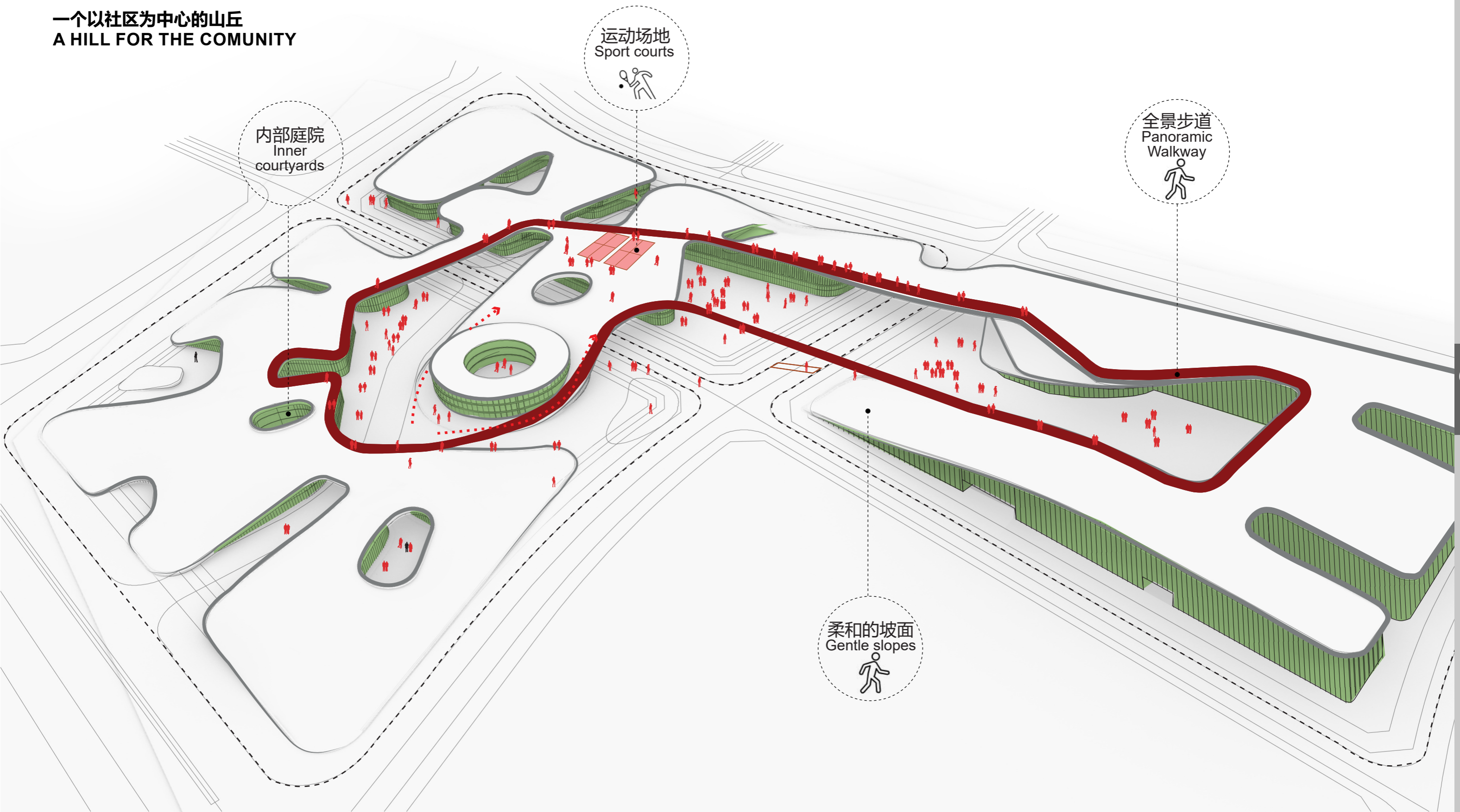
6.3 公共空间设施分布图 / Distribution of facilities on open space plan

垂直交通布局 VERTICAL DISTRIBUTION



6.4 绿色屋顶平台 Basement concept, shape and design

一个以社区为中心的山丘 A HILL FOR THE COMUNITY



景观空间——环形环境和体验

LANDSCAPE SPACE – CIRCULAR ENVIRONMENT AND EXPERIENCE

悬浮公园呈现出一个“流动的表面”。它将潜在的节约水源、雨水回收和露天活动的功能相结合，提供新的解决方案。一个简单的剩余空间因此被转化为一台富有技术含量的机器，公园景观空间创新性的解决方案与人们的体验方式结合在一起，围绕这一主题创造了广泛的社会共识。

The suspended park represents a “surface in action”. It has the potentialities to host solutions where water conservancy and recycling and open-air activities are combined. What would have been a simple left-over space is transformed into a technological machine, where innovative landscape solutions stay together with the ways people experience it, creating a diffused social awareness around the topic.





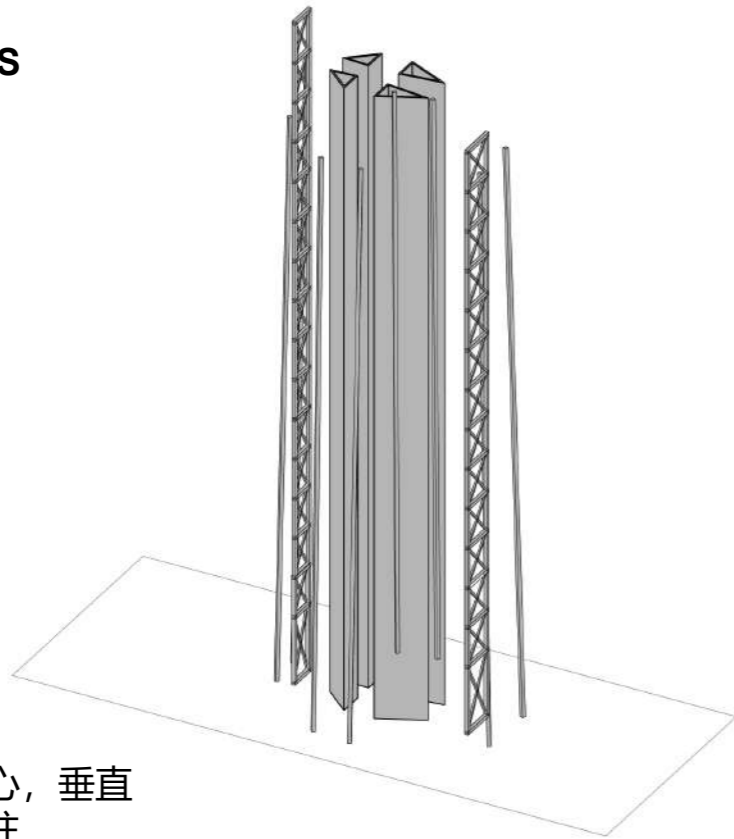




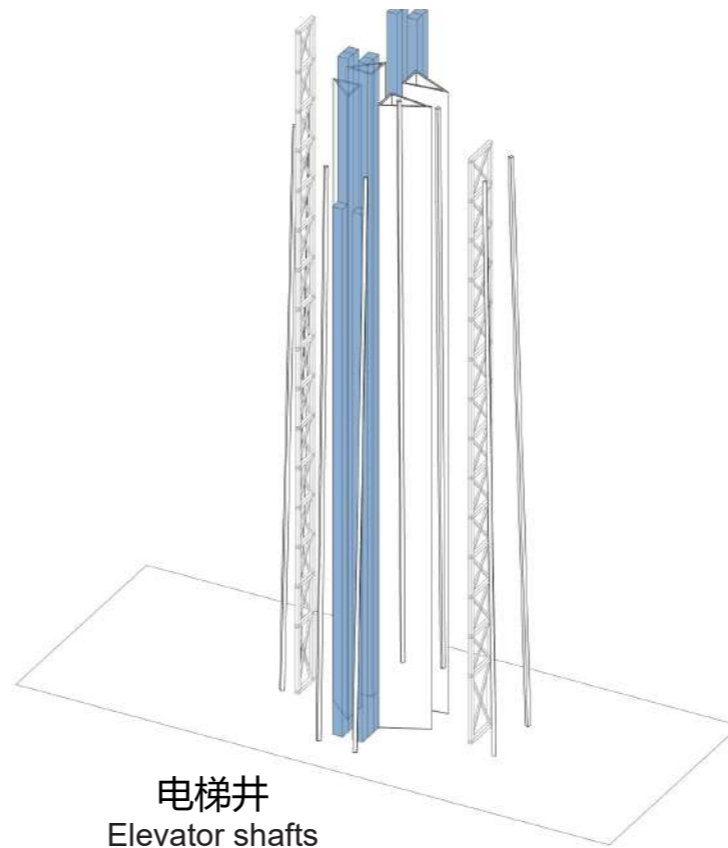
东北角沿街透视图
Northeastern Streetview

3.3 办公塔楼 - “风筝” Office tower - The Kite

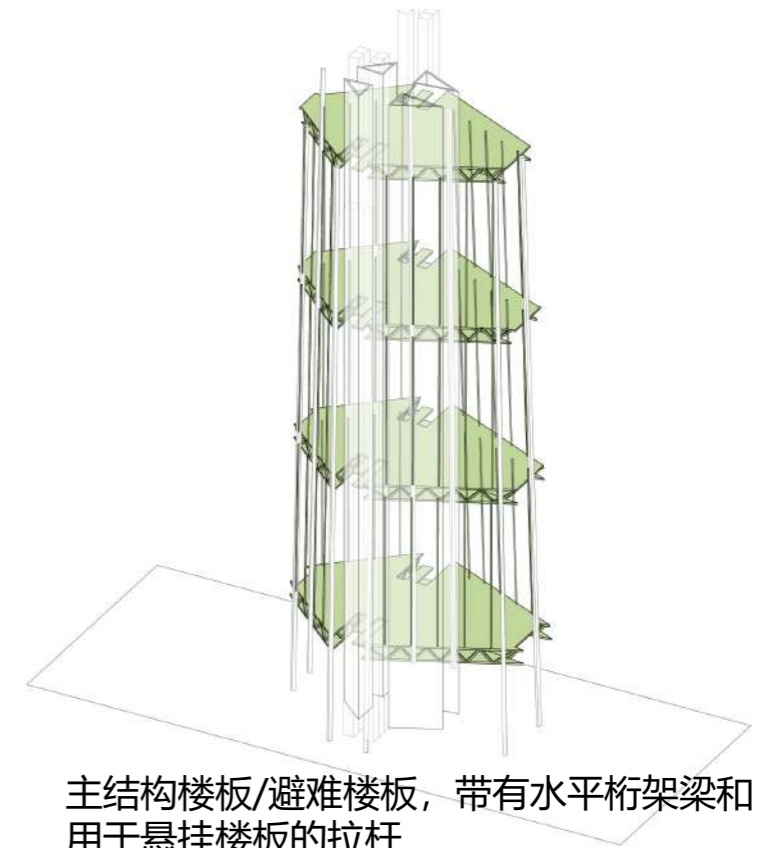
关键组件和功能 KEY COMPONENTS AND FUNCTIONS



空心混凝土核心，垂直桁架梁和周边柱
Hollow concrete core, vertical truss beams and perimeter columns



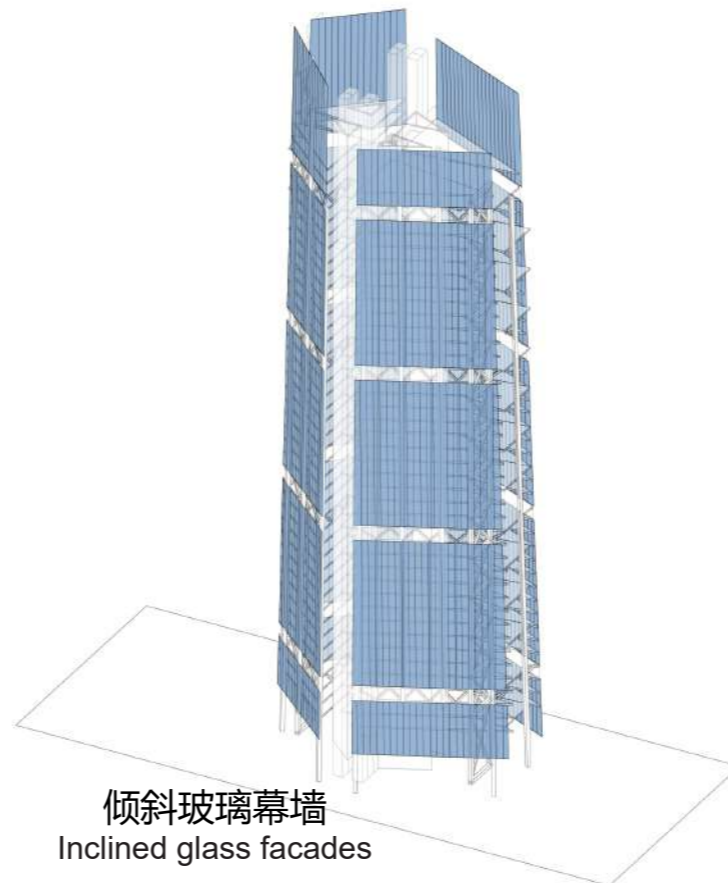
电梯井
Elevator shafts



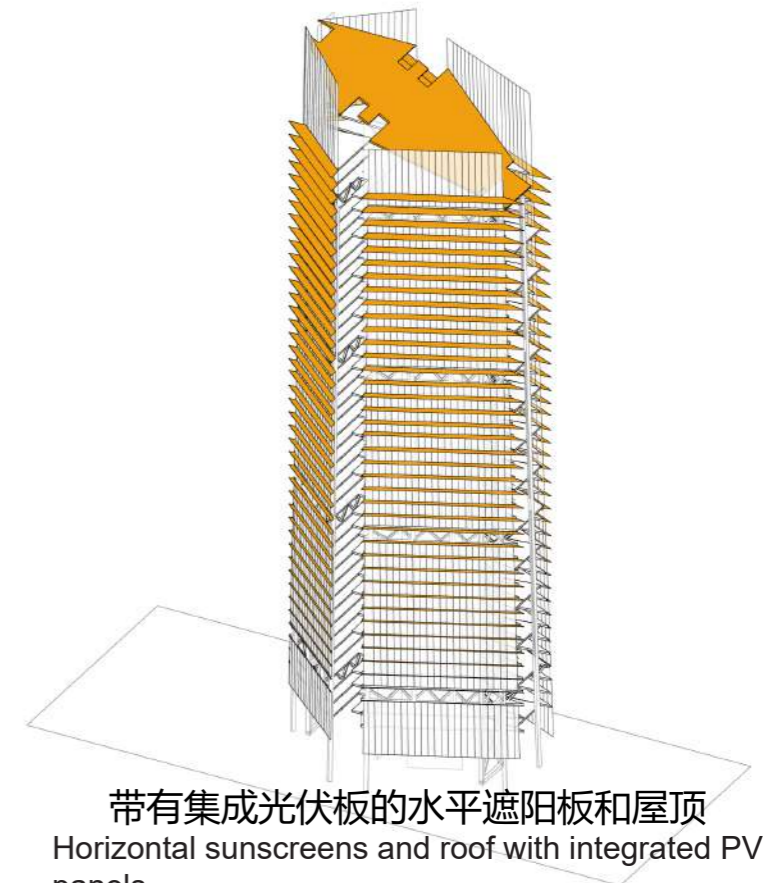
主结构楼板/避难楼板，带有水平桁架梁和用于悬挂楼板的拉杆
Main structural floors / refuge floors with horizontal truss beams and tie rods for suspended floors



楼板
Suspended floors



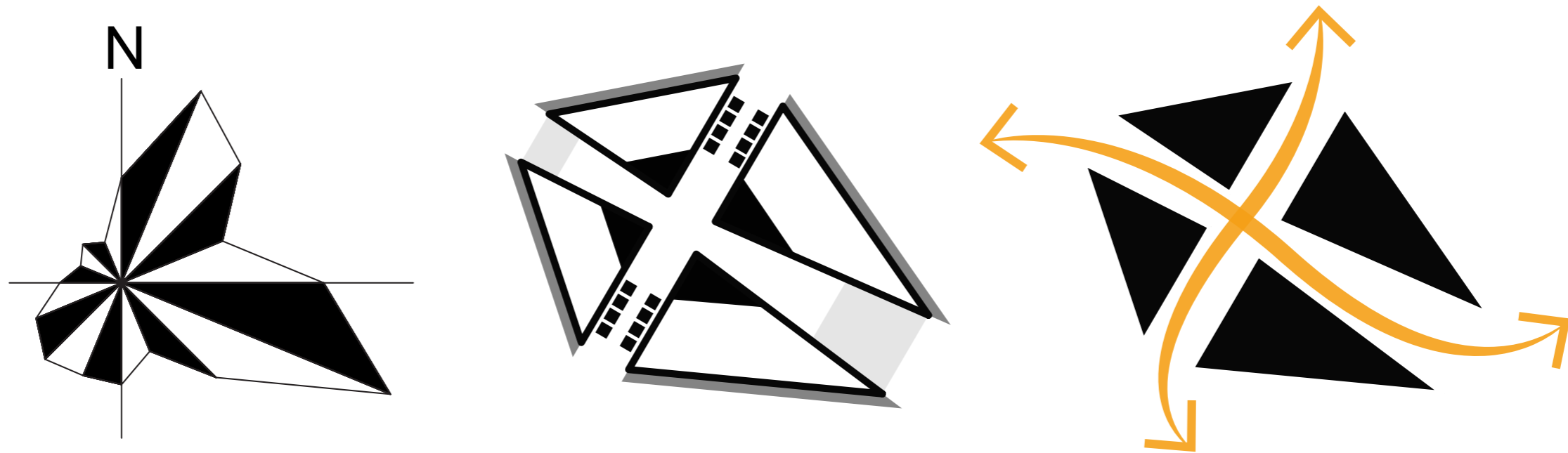
倾斜玻璃幕墙
Inclined glass facades



带有集成光伏板的水平遮阳板和屋顶
Horizontal sunscreens and roof with integrated PV panels

3.3 办公塔楼 - “风筝” Office tower - The Kite

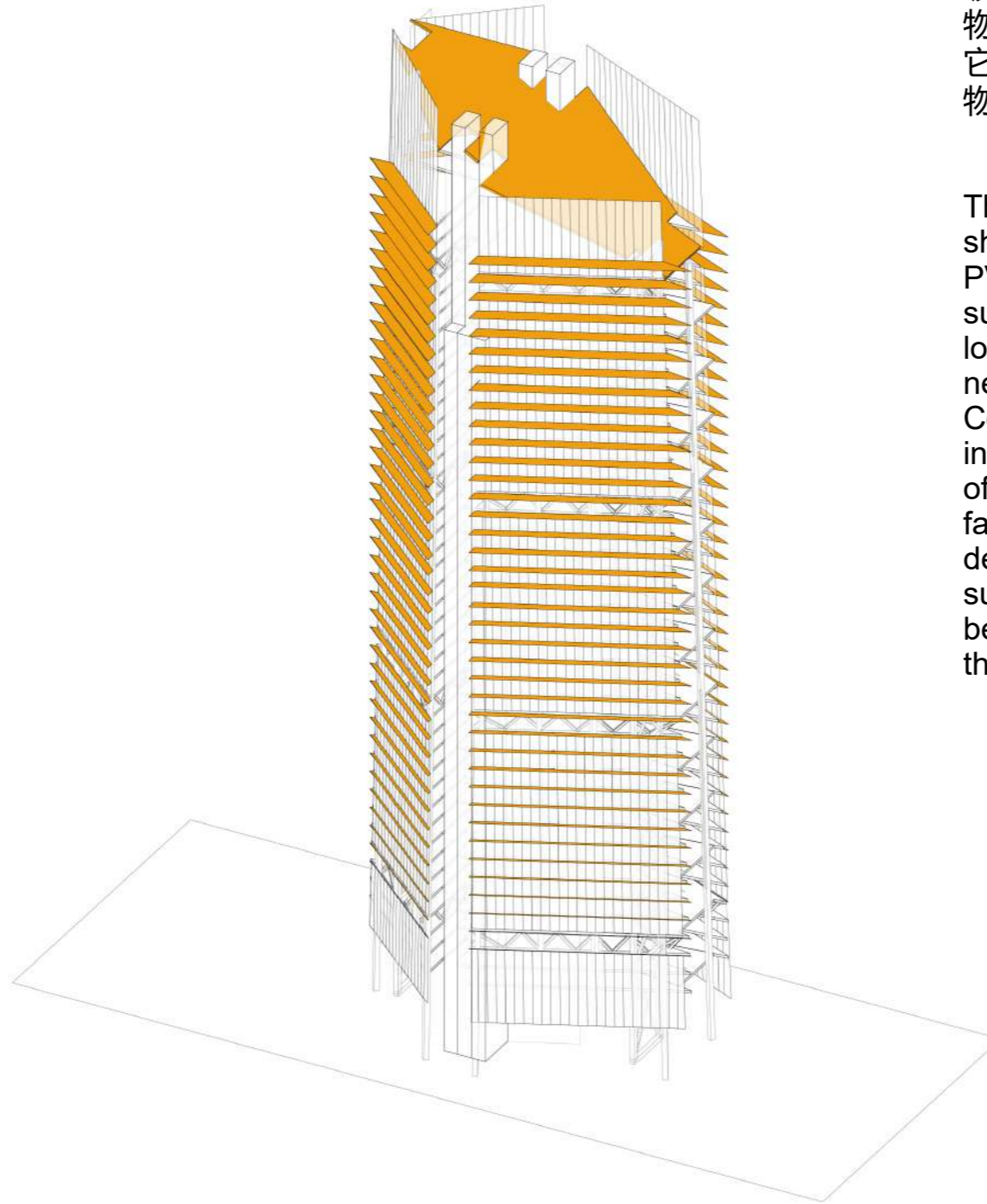
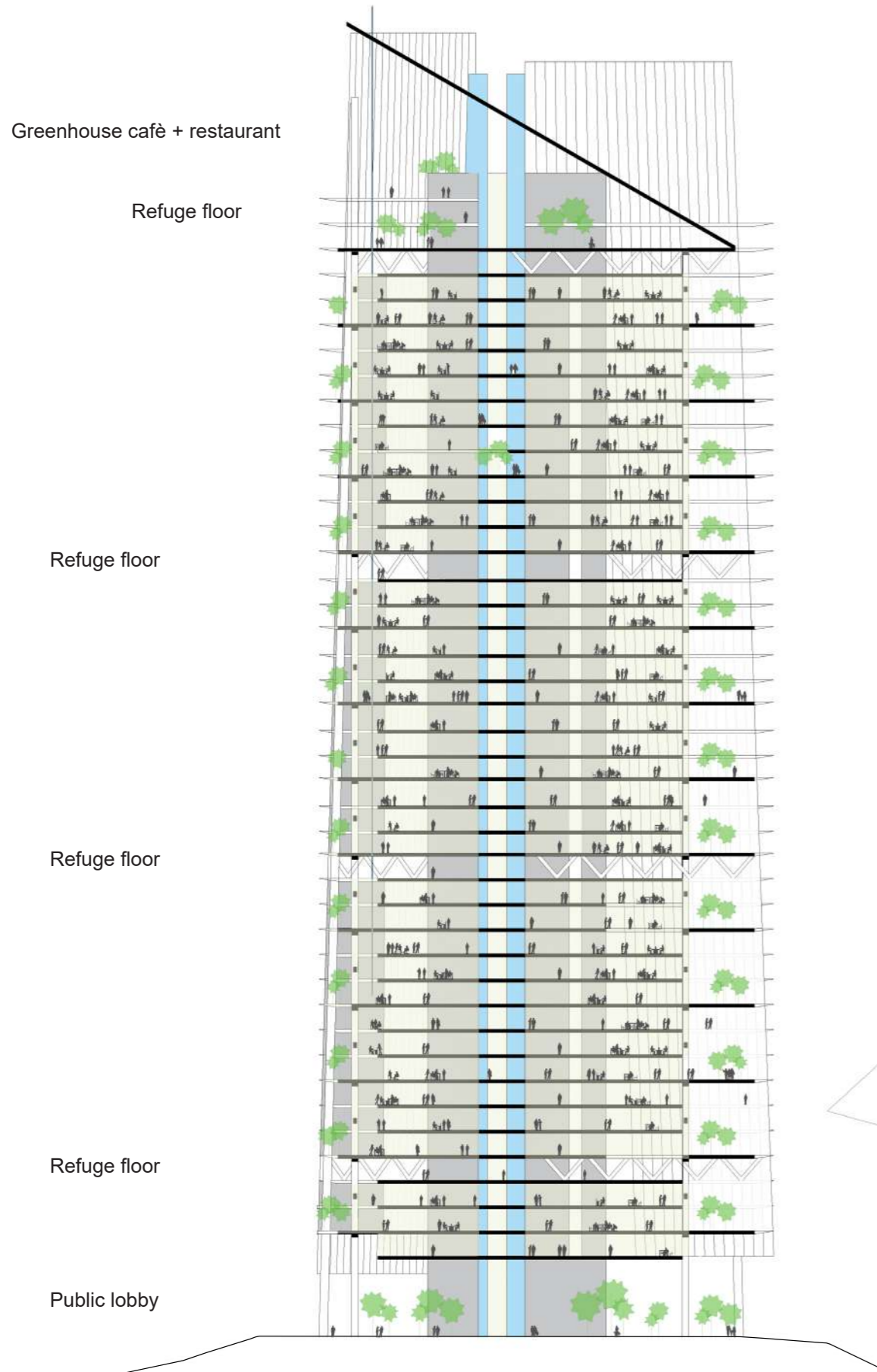
平面设计
PLAN DESIGN



该建筑独特的风筝形平面围绕一个空心结构核心建造。该核心结构可以利用盛行的微风并减少整体热负荷。由传感器控制的可打开窗户将调节新鲜空气的摄入量。

The distinctive kite shaped plan of the building, is built around an hollow structural core oriented to channel the prevailing breezes and reduce the overall thermal load. Openable windows controlled by sensor will regulate the fresh air intake.

3.3 办公塔楼 - “风筝” Office tower - The Kite



该建筑的顶部是风筝形倾斜屋顶，屋顶带有集成的光伏面板，旨在利用太阳进行能源生产。可打开的百叶窗可以根据需要帮助散热。

概念上由建筑物的水平地板与其倾斜的玻璃幕墙相交产生，水平遮阳板在建筑物顶部更深，那里的太阳辐射更强烈。它们可以与光伏面板集成，以支持建筑物的能源自主。

The building is capped by a Kite shaped, inclined roof with integrated PV panels oriented to exploit the sun for energy production. Openable louvers can help dissipate heat as needed.

Conceptually generated by the intersection of the horizontal floorplates of the building and its inclined glass facades, the horizontal sunscreens are deeper at the top of the building, where sun radiation is more intense. They can be integrated with PV panels to support the energy autonomy of the building.

3.3 办公塔楼 - “风筝” Office tower - The Kite

单体设计
Architecture design

顶层公共观景平台
Public platform

光伏板
Photovoltaic panel

绿建遮阳板
Sun louver

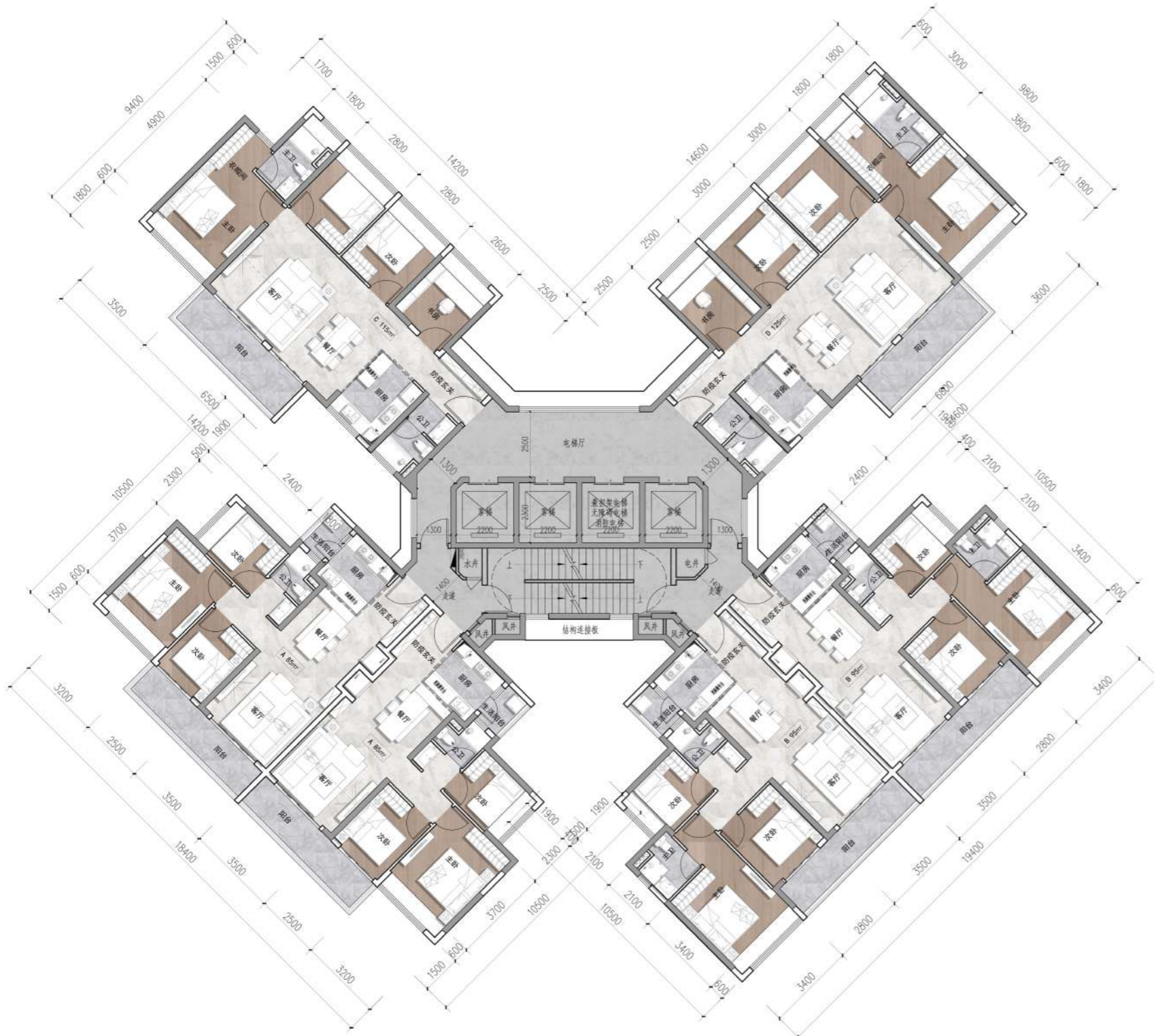
空中花园
Garden in the air

平台层门厅
Intrance on platform



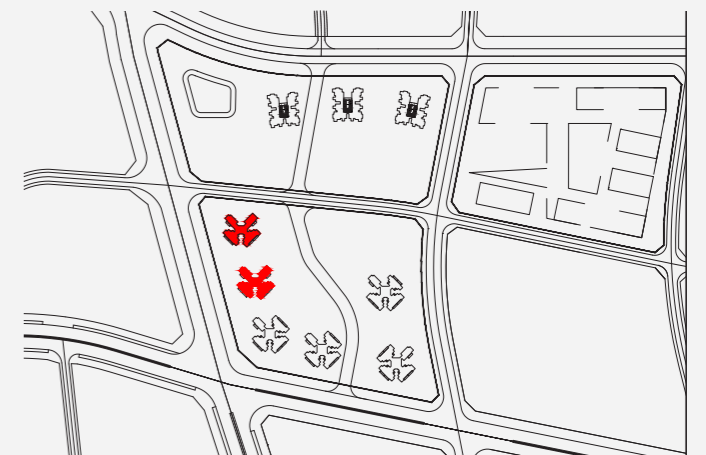
4.5 超高层产品 Super high rise product

T6合用电梯厅:85+85+95+95+115+125



户型特点:

- 标准化设计逻辑, 成本集约
- 极致面宽, 全三面宽以上产品
- 电梯厅全明, 自然采光通风
- 洄游动线创新中岛双厨房设计
- 双阳台、双开间阳台
- 独立衣帽间主卧大套房
- 多元化可变空间
- 户型方正, 空间舒适



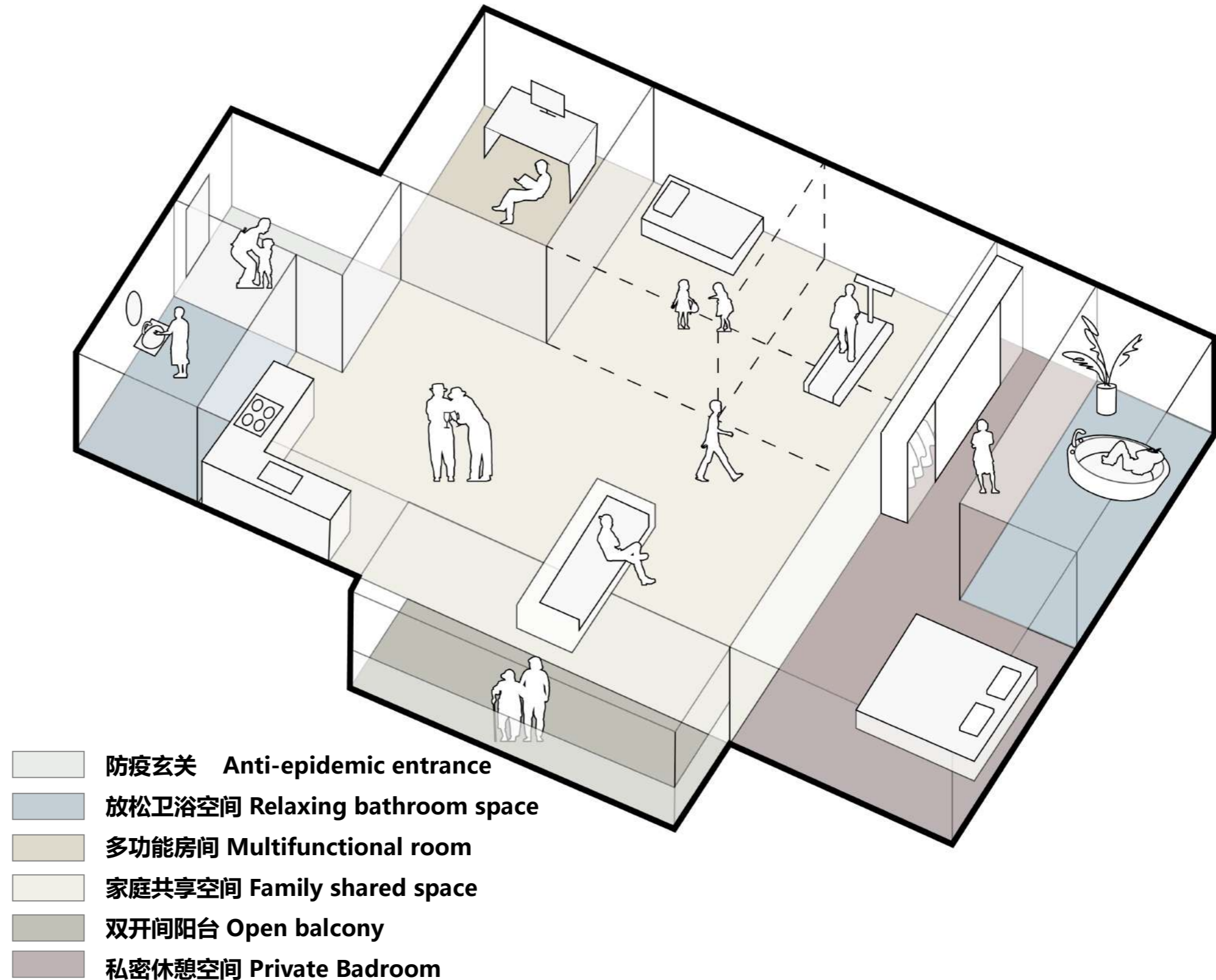
商品房 (T6 85+85+95+95+115+125)							
编号	套型	套内面积 (m ²)	阳台面积 (m ²)	阳台比例	公摊面积 (m ²)	套型面积 (m ²)	使用率
A	三房两厅一卫	67.955	7.530	11.73%	16.847	84.302	80.13%
B	三房两厅两卫	75.610	7.680	10.70%	18.745	94.355	
C	四房两厅两卫	91.915	8.550	9.76%	22.787	114.702	
D	四房两厅两卫	102.005	8.850	9.07%	25.289	127.294	

1.住宅功能分区

1. INTERIOR FUNCTIONAL ZONING

住宅功能围绕中心家庭共享空间展开。住户由防疫玄关引领入户进行清洁，保证一个安全舒适的室内生活环境。家庭共享空间由LKD客餐厨以及多功能空间组成。通过活动门板可以灵活的分隔出健身房，儿童房等等，也可整合为一个空间作为室内的游乐场。卫生间，多功能房间以及主卧围绕家庭共享空间布置，以插件的形式与共享空间相互补充，负责起居与休憩的功能。

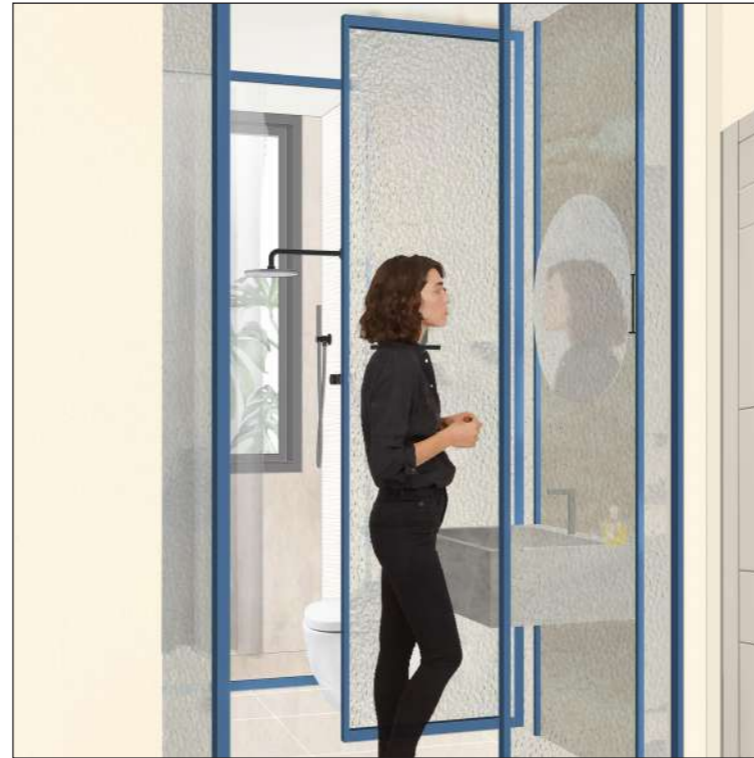
The function of the residence revolves around a central shared family space. Residents are led into the home by an epidemic-proof foyer for cleaning, ensuring a safe and comfortable indoor living environment. The shared family space consists of the LKD guest kitchen and multi-functional space. The doors can be flexibly separated into a gymnasium, children's room, etc., and can be integrated into one space as an indoor playground. The bathroom, multi-purpose room and master bedroom are arranged around the shared family space, complementing the shared space in the form of plug-ins, which are responsible for living and resting functions.



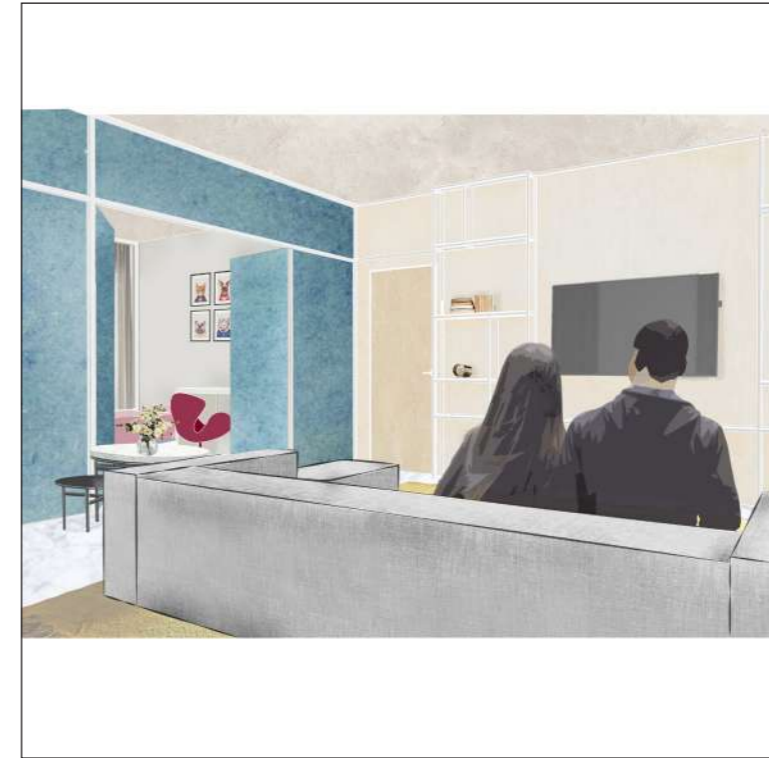
4.8 住宅居住空间的创新 Innovation in residential habitat spaces



防疫玄关
ANTI-EPIDEMIC ENTRANCE



舒适卫浴空间
RELAXING BATHROOM



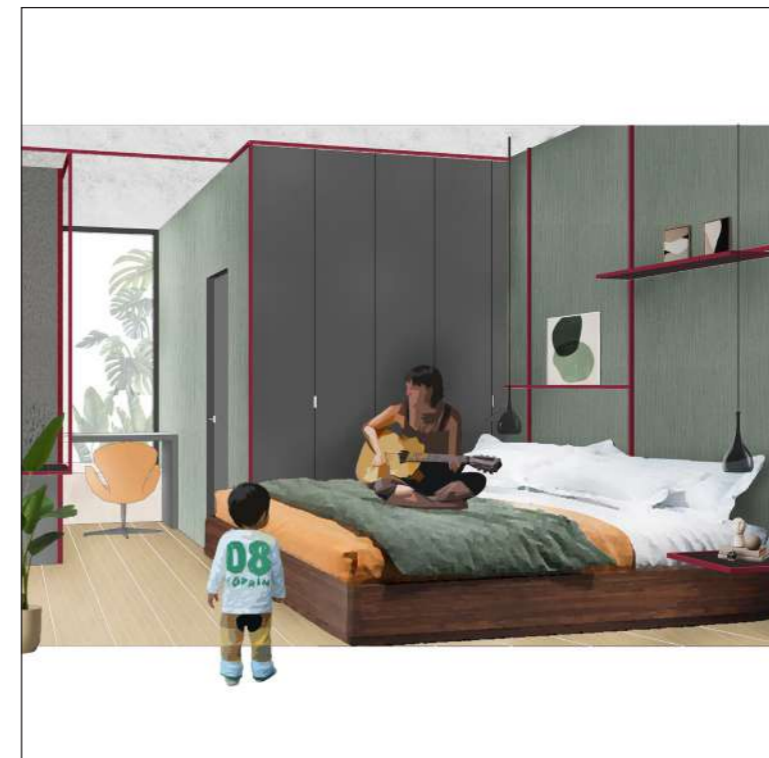
家庭共享空间
FAMILY SHARED SPACE



家庭共享空间
FAMILY SHARED SPACE



中西一体厨房
OPEN KITCHEN



私密休憩空间
PRIVATE BEDROOM



住宅区透视图
Residential Area View



住宅区透视图
Residential Area View

5.1 技术经济指标 Masterplan quantities

总体布局
General layout plan

PLOT 3

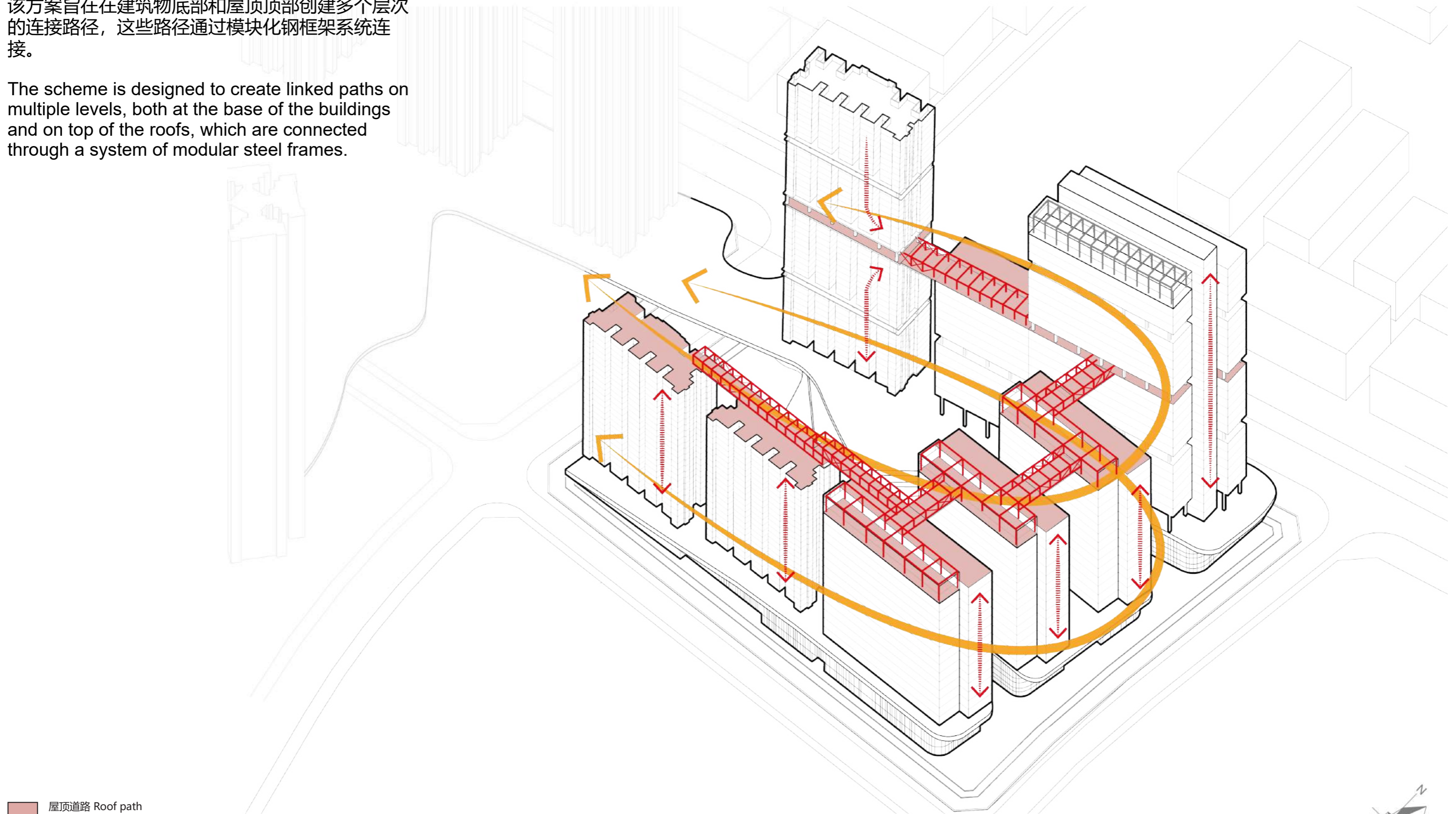
回迁厂房: 65511 m²
研发厂房: 78036 m²
回迁宿舍: 61080 m²
公共配套: 440 m²

Resettled industrial shed: 65511 sqm
R&D Factory: 78036 sqm
Dormitory: 61080 sqm
Supporting facilities: 440 sqm
Underground garage: 20327 sqm

5.2 地块 3 - 创新型生产及生活 Plot 3 - Innovative production and living

该方案旨在在建筑物底部和屋顶顶部创建多个层次
的连接路径，这些路径通过模块化钢框架系统连
接。

The scheme is designed to create linked paths on
multiple levels, both at the base of the buildings
and on top of the roofs, which are connected
through a system of modular steel frames.

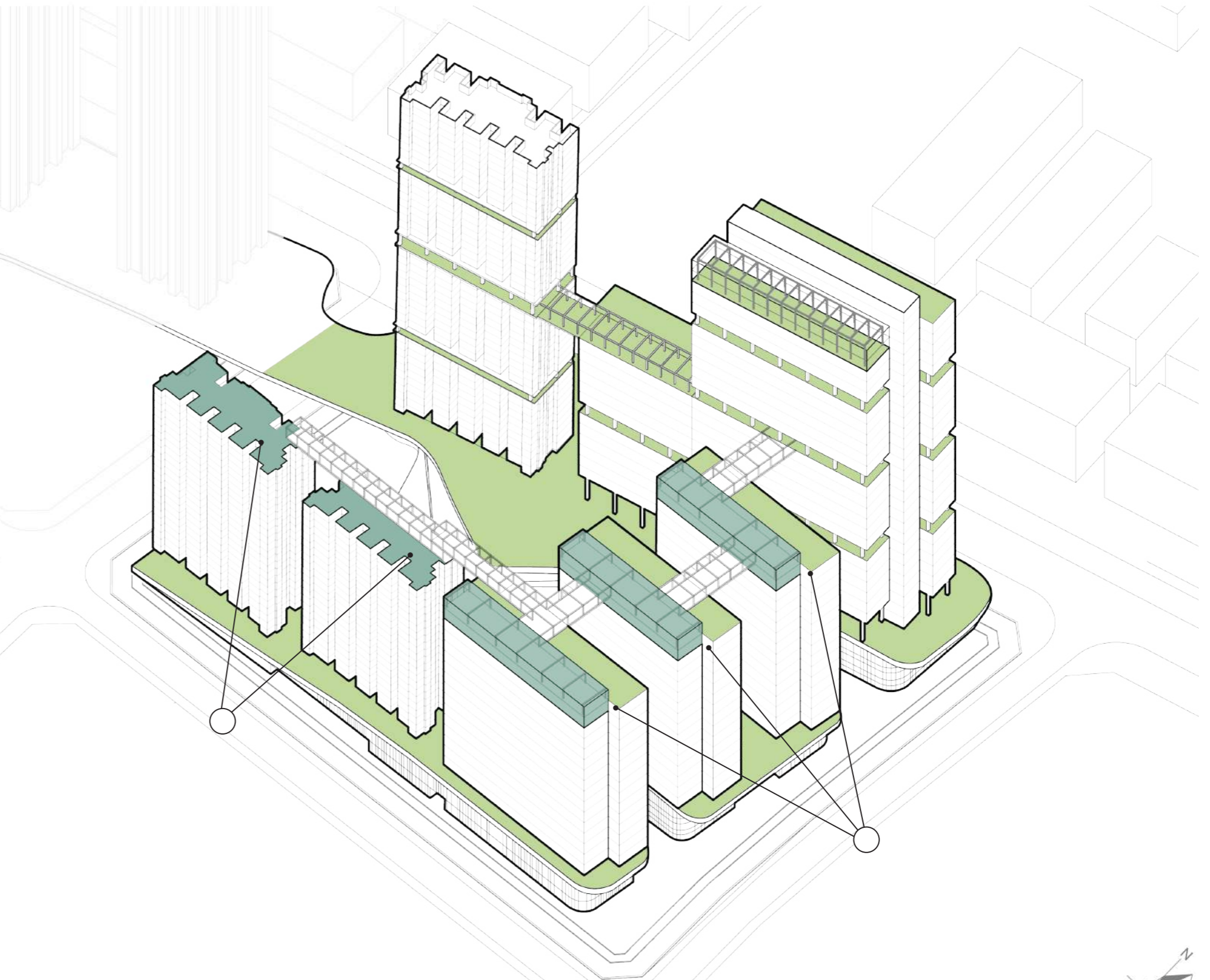


- 屋顶道路 Roof path
- 连接路径 Connection path
- 垂直交通 Vertical connections
- 路径分布 Distribution path

5.2 地块 3 - 创新型生产及生活 Plot 3 - Innovative production and living

地块 3 被设想为一个自给自足的有机体，人们可以在这里和谐地生活和工作。多层次的花园、菜园和水培农场相互连接的系统将生态和当地种植的新鲜食物带入日常生活，增加工作幸福感。

Plot 3 is conceived as a self sufficient organism where people can live and work in harmony. An interconnected system of gardens, vegetable gardens and hydroponic farms on multiple levels brings nature and locally grown fresh food into the everyday life, promoting well being.



- 绿地 Green Area
- 1-水培农场 1 - Hydroponic farm
- 2-菜园 2 - Vegetable gardens





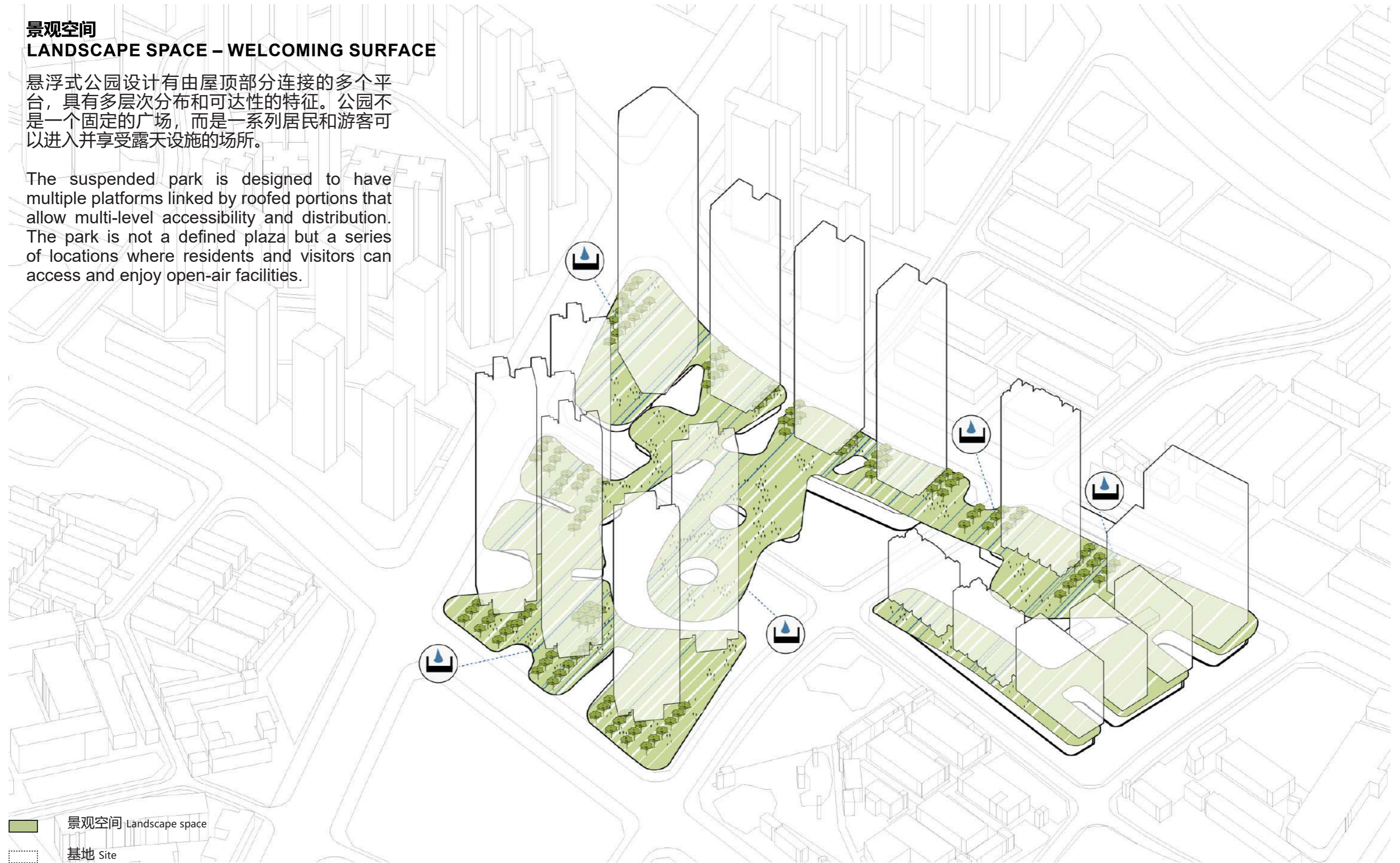
地块3透视图
Plot 3 View

景观空间

LANDSCAPE SPACE – WELCOMING SURFACE

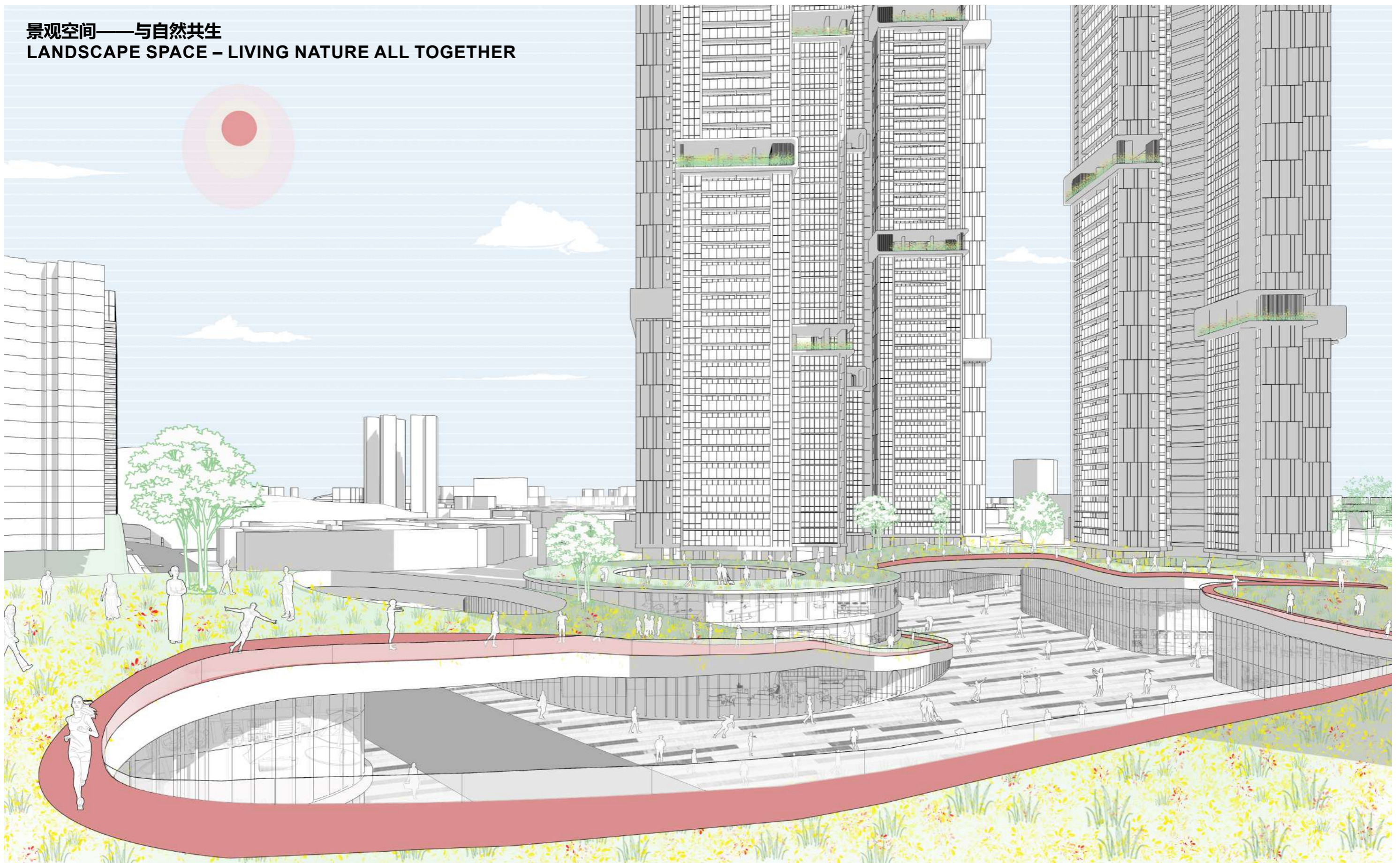
悬浮式公园设计有由屋顶部分连接的多个平台，具有多层次分布和可达性的特征。公园不是一个固定的广场，而是一系列居民和游客可以进入并享受露天设施的场所。

The suspended park is designed to have multiple platforms linked by roofed portions that allow multi-level accessibility and distribution. The park is not a defined plaza but a series of locations where residents and visitors can access and enjoy open-air facilities.



6.13 方案图解 Unpacking the proposal

概念分析
Conceptual scheme diagram





平台透视图
Platform View



感谢聆听
THANKS FOR LISTENING