

新楼盘

NEWHOUSE 图解地产与设计

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名家名盘 / Master and Masterpiece

Waterlandplein 战后住宅楼改建项目
中渝国宾城御府

商业地产 / Commercial Buildings

哈尔滨群力文化广场
以鼎为元素的多功能体验空间

CONTENTS



009 **前言 EDITOR'S NOTE**

014 **资讯 INFORMATION**

名家名盘 MASTER AND MASTERPIECE

018 Waterlandplein战后住宅楼改建项目：坚固 整洁 舒适 现代
SOLID, TIDY, MODERN AND COMFORTABLE

028 中渝国宾城御府：生态型新古典主义独立住宅
INDIVIDUAL RESIDENCE OF ECOLOGY TYPE
AND NEOCLASSICISM STYLE

专访 INTERVIEW

036 功能性与实用性是保障房设计的核心要素
——访北京墨臣建筑设计事务所设计总监 武勇
FUNCTIONALITY AND PRACTICABILITY ARE CORE ELEMENTS
IN THE DESIGN OF SUBSIDIZED HOUSING

新景观 NEW LANDSCAPE

040 湘江一号：置身于园林福地之中 畅游于山明水秀之间
LANDSCAPE PLACE OF BLESSING IN MOUNTAINS
AND WATERS

046 杭州联合格里：简于形 精于心的生态景观设计
ECOLOGICAL LANDSCAPE DESIGN WITH SENSE
AND SIMPLICITY

052 珠海中邦城市花园：内河道自然风光缔造人居美景
RESIDENTIAL LANDSCAPE WITH BEAUTIFUL
RIVER VIEW



SOLID, TIDY, MODERN AND COMFORTABLE

— Renovation and Upgrading of Waterlandplein Post-War Housing Blocks

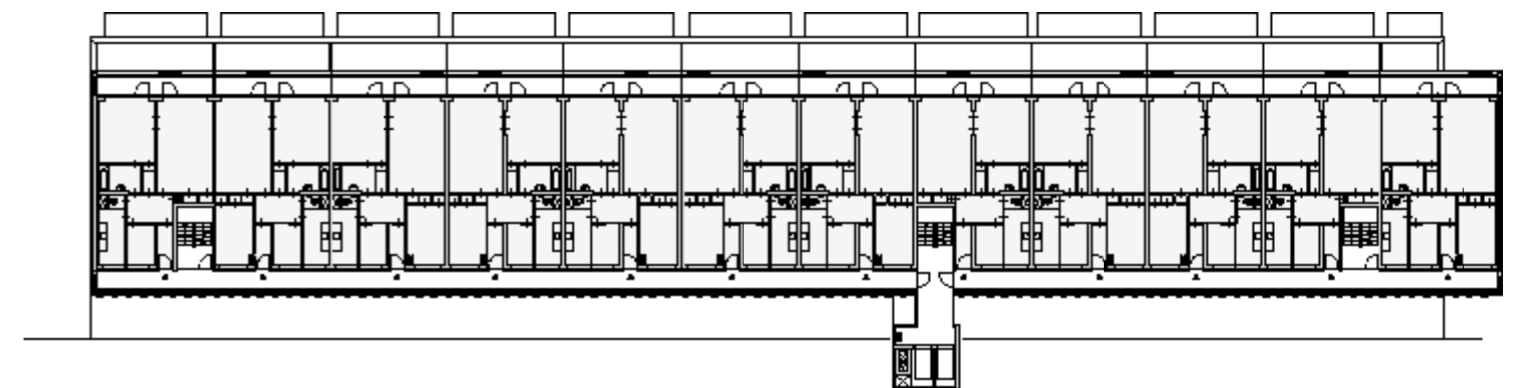
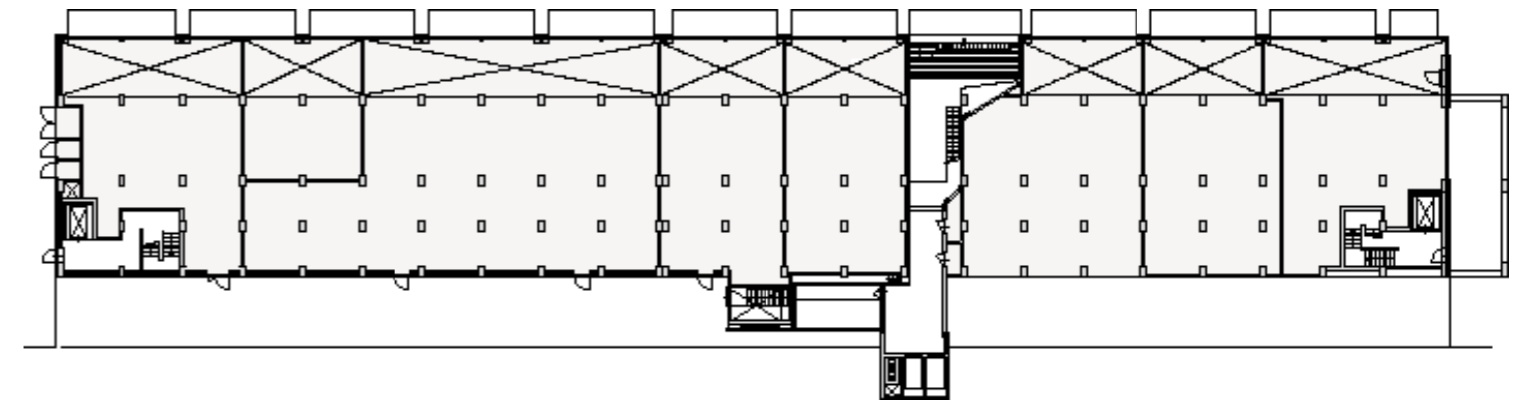
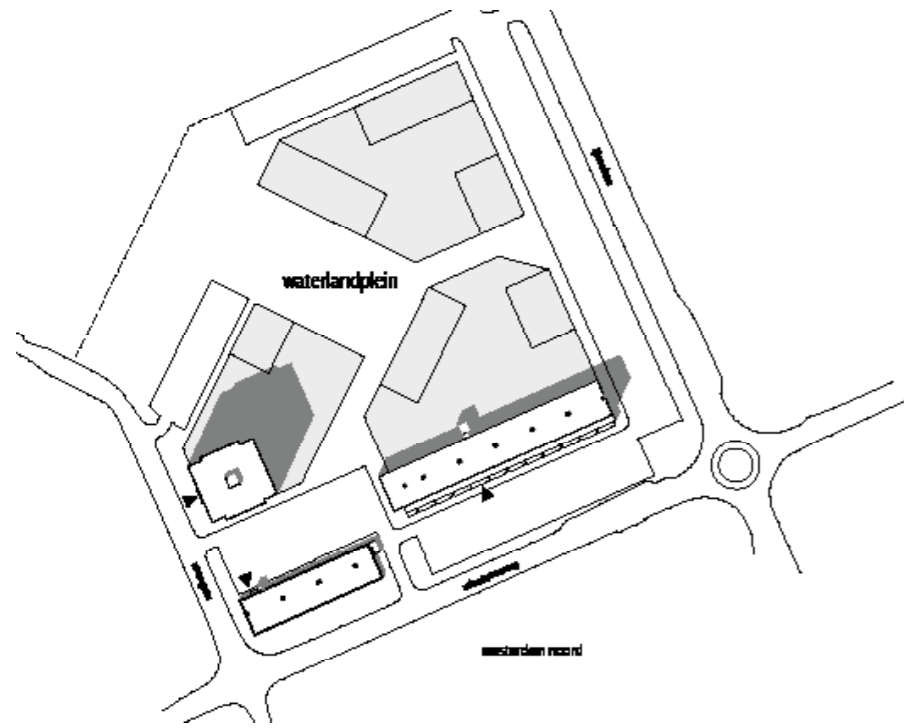
坚固整洁舒适现代 —— Waterlandplein战后住宅楼改建项目

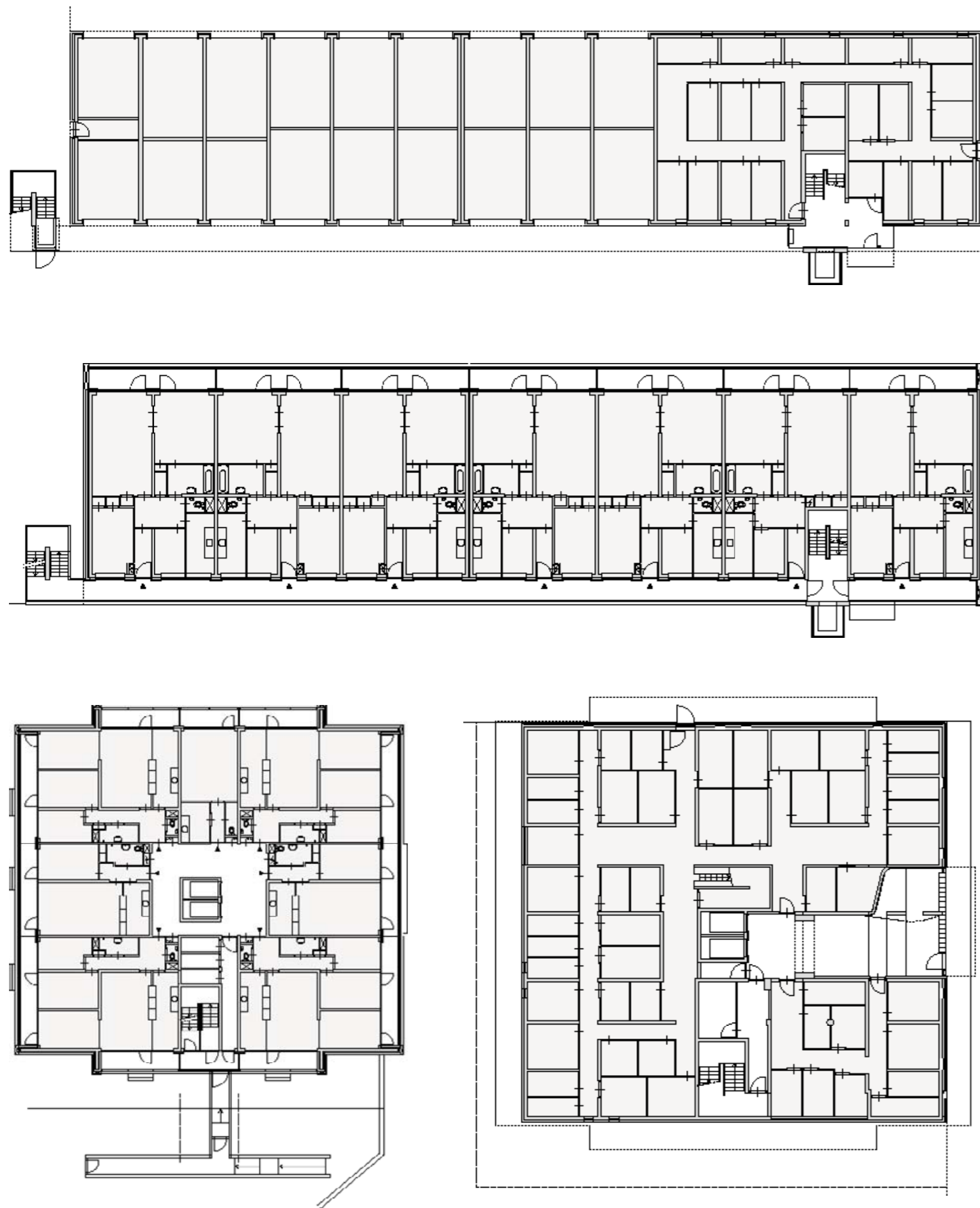
项目地点：荷兰阿姆斯特丹
客户：Waterlandplein CV
建筑设计：Hans van Heeswijk建筑师事务所
摄影：Luuk Kramer

Location: Amsterdam, The Netherlands
Client: Waterlandplein CV
Architectural Design: Hans van Heeswijk Architects
Photography: Luuk Kramer

项目概况

Waterlandplein区位于鹿特丹北部的Nieuwendam中心。位于该区的旧购物中心及几座公寓楼急需改造，为新的项目腾出空间。





规划布局

三座公寓楼被保留了下来，并成为购物中心及新公寓楼规划的一部分，包括一座17层的高层公寓、一座10层高的长廊式公寓和一座4层高的长廊式公寓。原先的222所民居被升级改建，并已完工，而购物中心和新的公寓楼则还在建设中。

为了与新的购物中心相连，高层公寓和长廊式公寓楼在沿街一侧设置了新的入口。两层高的新入口看起来更加宽敞明亮，给人更多温馨和安全感。长廊式公寓楼的商底部分被改建成一座两层高的深褐色砖结构。这部分将与未来的新购物中心无缝对接。

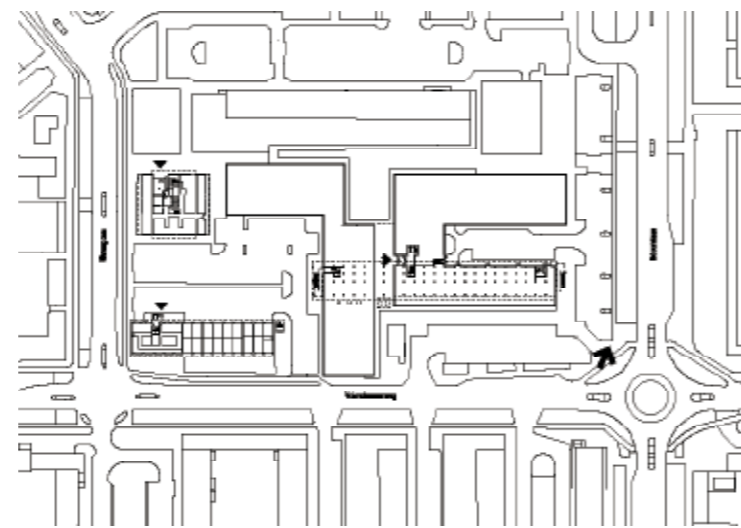
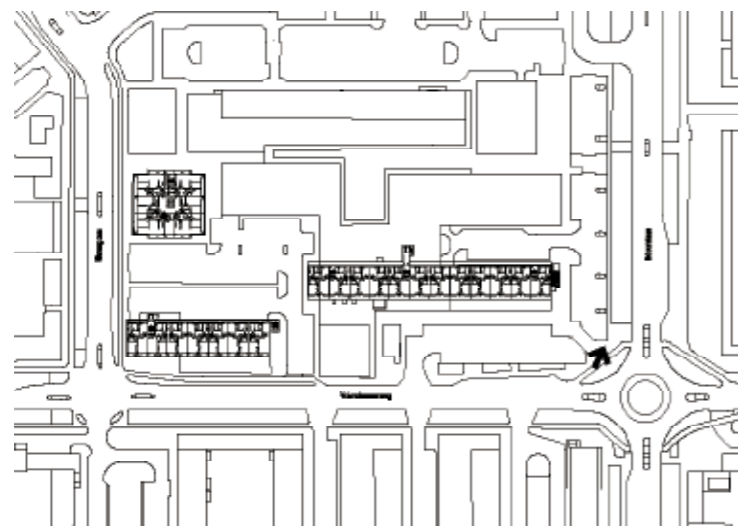
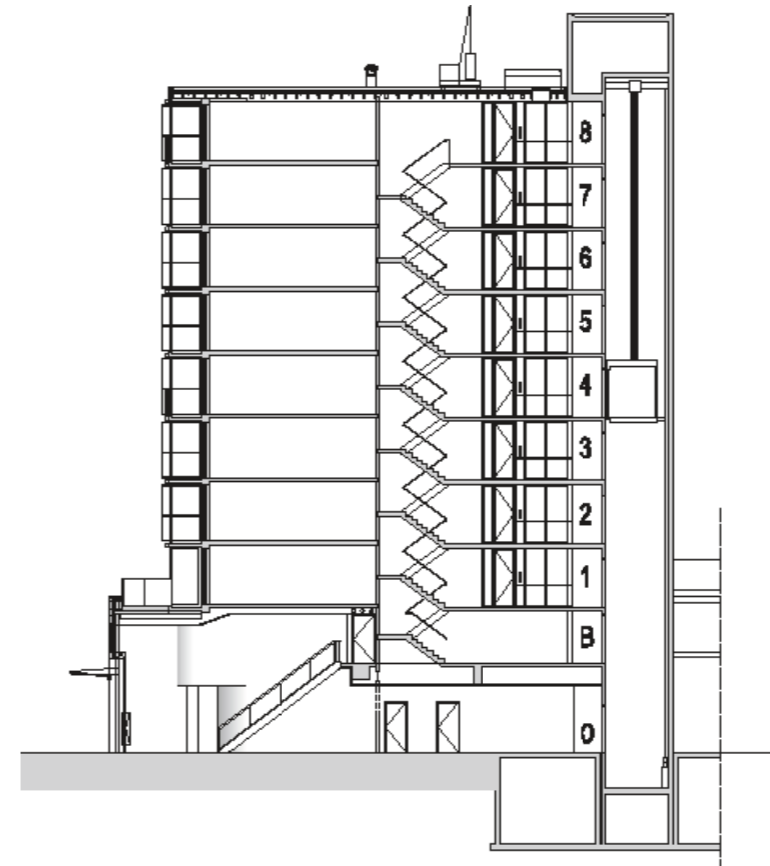
建筑设计

大楼内部的电梯厅通过翻新，现在可以每层停靠；长廊式公寓楼的立

面采用玻璃幕墙，加强保护；所有玻璃板的倾斜角度都相同，便于通风；坚固的建筑结构及精心的细节设计为该项目打下坚实的基础；原先凌乱的白色条纹围栏被换成了整洁的钢架结构及透明的网状栅栏。

暴露在日光下的立面装有电子控制遮阳板，避免室内空间和阳台受到暴晒。围栏后方，之前的单层木板被替换成中空玻璃板，延伸了室内空间，使人们觉得更加宽敞，同时也提高了建筑的隔热、隔音效果。

屋顶也进行了隔热处理。底层长廊式公寓楼顶部覆盖了苔藓植被，而其他侧立面、空白立面均换上了新的隔热板。侧立面还贴有彩色条纹瓷砖，颜色和图案与未来的新住宅楼保持统一，以便与整个综合体形成视觉上的连贯性。稳固的建筑结构使这座现代化的建筑看起来富有张力，充满层次感、节奏感、立体感和连贯性。





Profile

The Waterlandplein forms the heart of Nieuwendam in Amsterdam North. The original shopping center was badly in need of renovation and was a source of social unrest. The existing shopping center and some of the apartment blocks have made way for new development.

Planning

Three blocks of flats have been retained and carefully integrated into the new plan for the shopping center and new apartment blocks. They include a 17-floor tower of apartments, a tall 10-floor block of gallery-access apartments, and a lower 4-floor block of gallery-access apartments. The 222 existing dwellings have been renovated, upgraded and are now completed. The shopping center and the new apartment blocks still await construction.

Because of the connection to the new shopping center, it was necessary to relocate the main entrances to the tower and gallery-access block to the street side. In the process, the entrances were made brighter and more spacious. The double-height entrance is more inviting and socially safer. The base of shops beneath the gallery-access block has also been adapted to

form a two-floor structure finished in dark red-brown brickwork. This base will soon form a seamless part of the new shopping center.

Architectural Design

Inside the building the lift halls have been refurbished and the lifts now stop at each floor. The gallery facade of the tall gallery-access block is fitted with a glass curtain wall that provides extra shelter. The sheets of glazing are all tilted at an angle to create ventilation slots and to prevent the creation of a smooth reflective plane. The strong structure of the blocks and their expressive detailing formed the basis for the architectural choices. The original untidy white barred fencing has been replaced with clear steel frames with transparent rib-mesh fencing.

The facades exposed to the sun are fitted with electrically controlled solar shades. That results in a consistent appearance instead of random solar screens, and both the living spaces and the balconies are shielded. Behind the fencing the existing timber panels with single glazing have been replaced with new panels containing insulated glass from floor to ceiling on the balcony side, which increases the spaciousness of the apartments and their relation

with the outside. They also improved thermal and sound insulation.

The roofs have been insulated again and the low gallery-access block is fitted with a roof of moss sedum. Similarly, the end facades and other blank facade areas have been insulated and fitted with new facade paneling. The end facades are finished in ceramic tiles fitted with a pattern of strips in different colors. The color pattern harmonizes with the color pattern of the new residential towers and improves the coherency and appearance of the whole complex. The structure of the apartment blocks provides a solid basis for a powerfully contemporary architecture based on layers, rhythm, relief effects and coherency.

