

# 南京江北中央商务区

23-11 至23-24地块开发计划

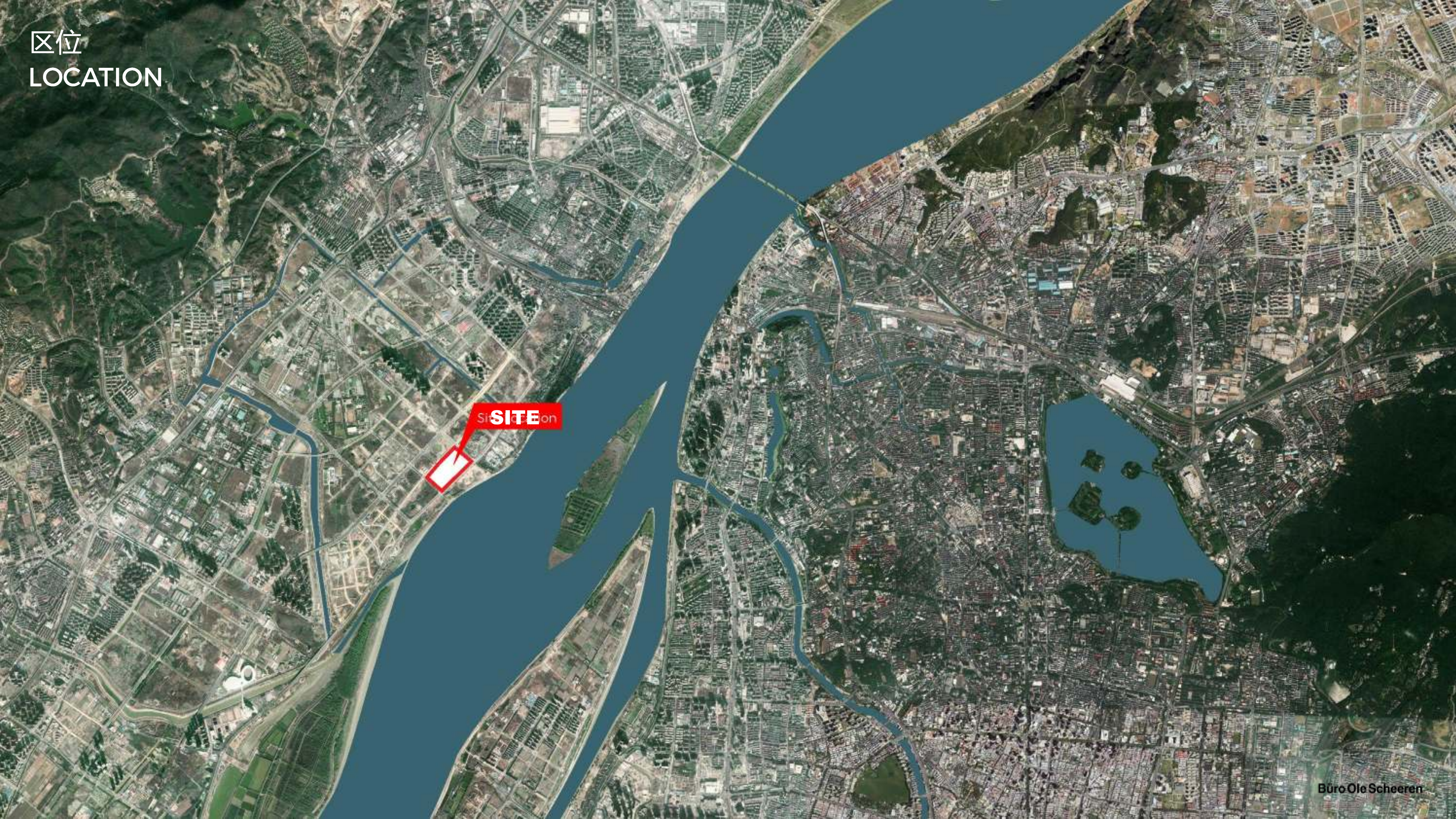
## NANJING JIANGBEI CBD

SITE DEVELOPMENT (PLOT NO. FROM 23-24 TO 23-11)

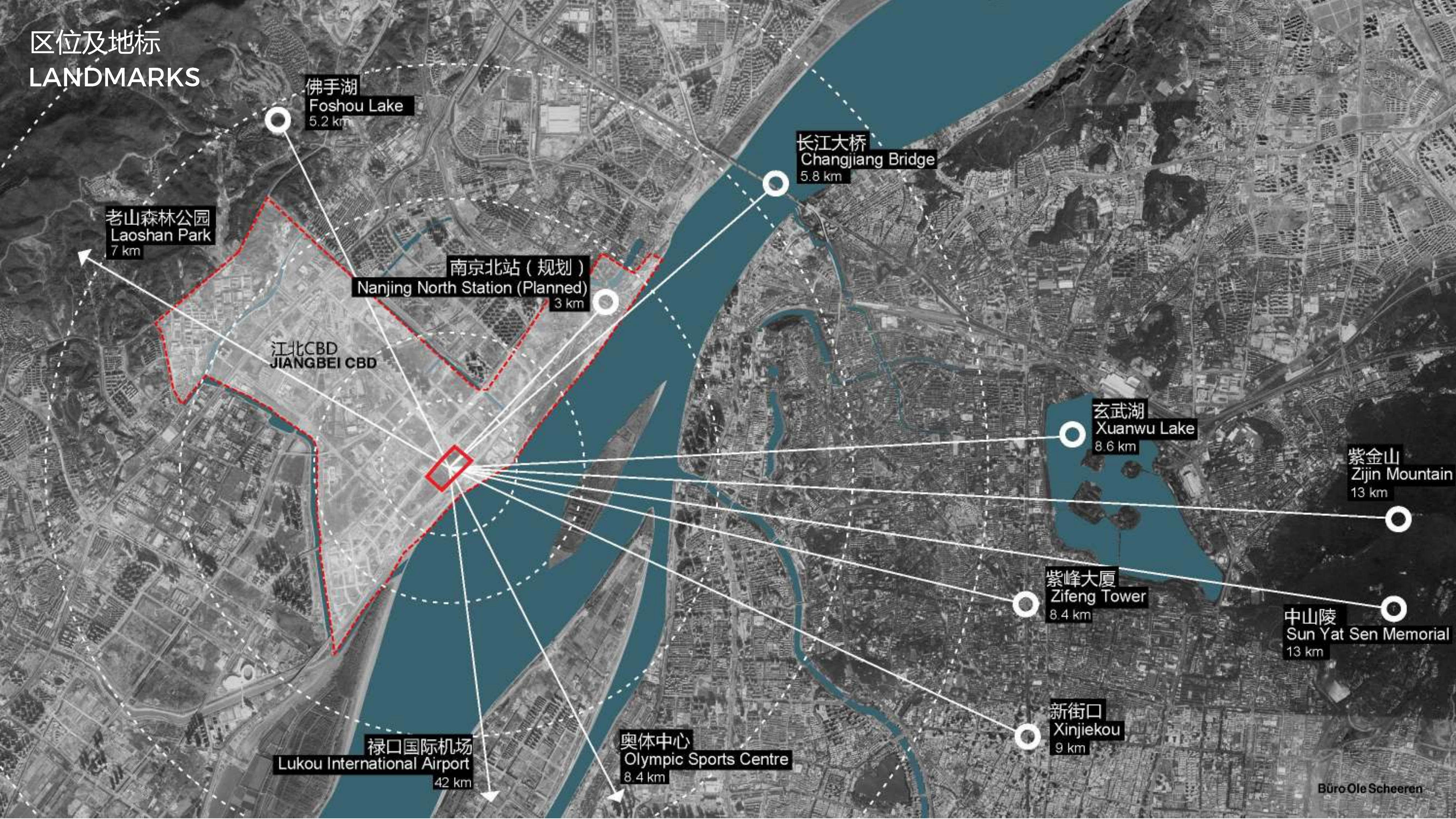
**Büro Ole Scheeren**

14 APRIL 2018

区位  
LOCATION



# 区位及地标 LANDMARKS



佛手湖  
Foshou Lake  
5.2 km

长江大桥  
Changjiang Bridge  
5.8 km

老山森林公园  
Laoshan Park  
7 km

南京北站 (规划)  
Nanjing North Station (Planned)  
3 km

江北CBD  
JIANGBEI CBD

玄武湖  
Xuanwu Lake  
8.6 km

紫金山  
Zijin Mountain  
13 km

紫峰大厦  
Zifeng Tower  
8.4 km

中山陵  
Sun Yat Sen Memorial  
13 km

禄口国际机场  
Lukou International Airport  
42 km

奥体中心  
Olympic Sports Centre  
8.4 km

新街口  
Xinjiekou  
9 km

主要景观  
MAIN VIEWS

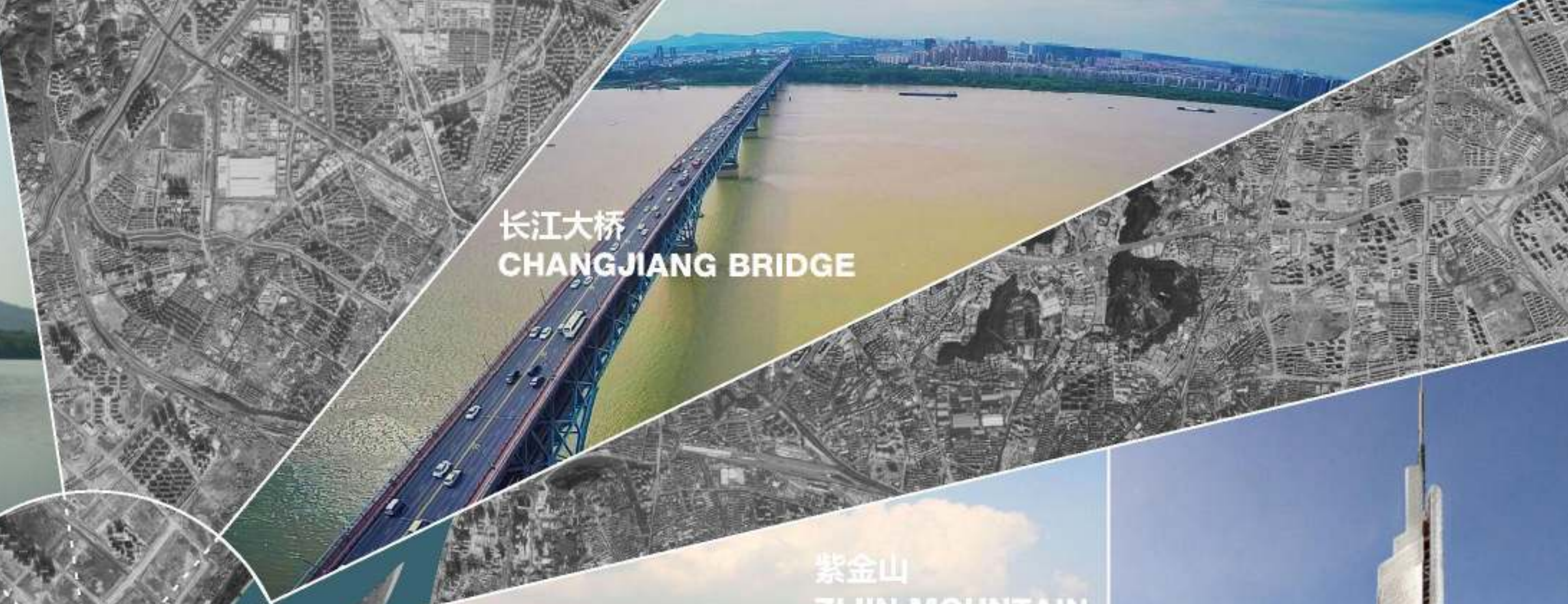
佛手湖  
FOSHOU LAKE



老山森林公园  
LAO SHAN PARK



长江大桥  
CHANGJIANG BRIDGE



紫金山  
ZIJIN MOUNTAIN



玄武湖  
XUANWU LAKE



扬子江  
YANGTZE RIVER



河西 CBD  
HEXI CBD



紫峰大厦  
ZIFENG TOWER



城市绿化带  
GREEN PUBLIC SPACES



交通：公共交通网络

TRAFFIC: PUBLIC TRANSPORT NETWORK

公共交通	PUBLIC TRANSPORT
公交车站	 BUS STOP
地铁站	 SUBWAY STATION
地铁4号线	 SUBWAY LINE 4
地铁11号线	 SUBWAY LINE 11
地铁13号线	 SUBWAY LINE 13
地铁15号线	 SUBWAY LINE 15
渡轮	 PUBLIC FERRY
轮船航线	 SHIP ROUTES
渡轮码头	 PUBLIC FERRY PORT
高铁	 HIGH SPEED TRAIN



交通：道路网络  
TRAFFIC:ROADS

道路	ROADS
一级道路	PRIMARY ROADS
二级道路	SECONDARY ROADS
三级道路	TERTIARY ROADS
人行道	PEDESTRIAN PATH
地下通道	UNDERGROUND TUNNELS



用地  
SITE



用地景观  
VIEW FROM THE SITE



自然城市：老山  
NATURE: LAO MOUNTAIN



自然城市：玄武湖  
NATURE: XUAN WU LAKE



智慧城市：东南大学  
INTELLIGENCE: SOUTHEAST UNIVERSITY



智慧城市：南京大学

INTELLIGENCE: NANJING UNIVERSITY

南 京 大 学

团 结 奋 斗 创 造 美 好 未 来



# 1. 为新城的未来打造一个独特的模式和标志

TO CREATE A UNIQUE MODEL AND IDENTITY FOR THE FUTURE OF A LARGE SECTION OF A CITY

# 2. 工作，居住与自然环境共生融和

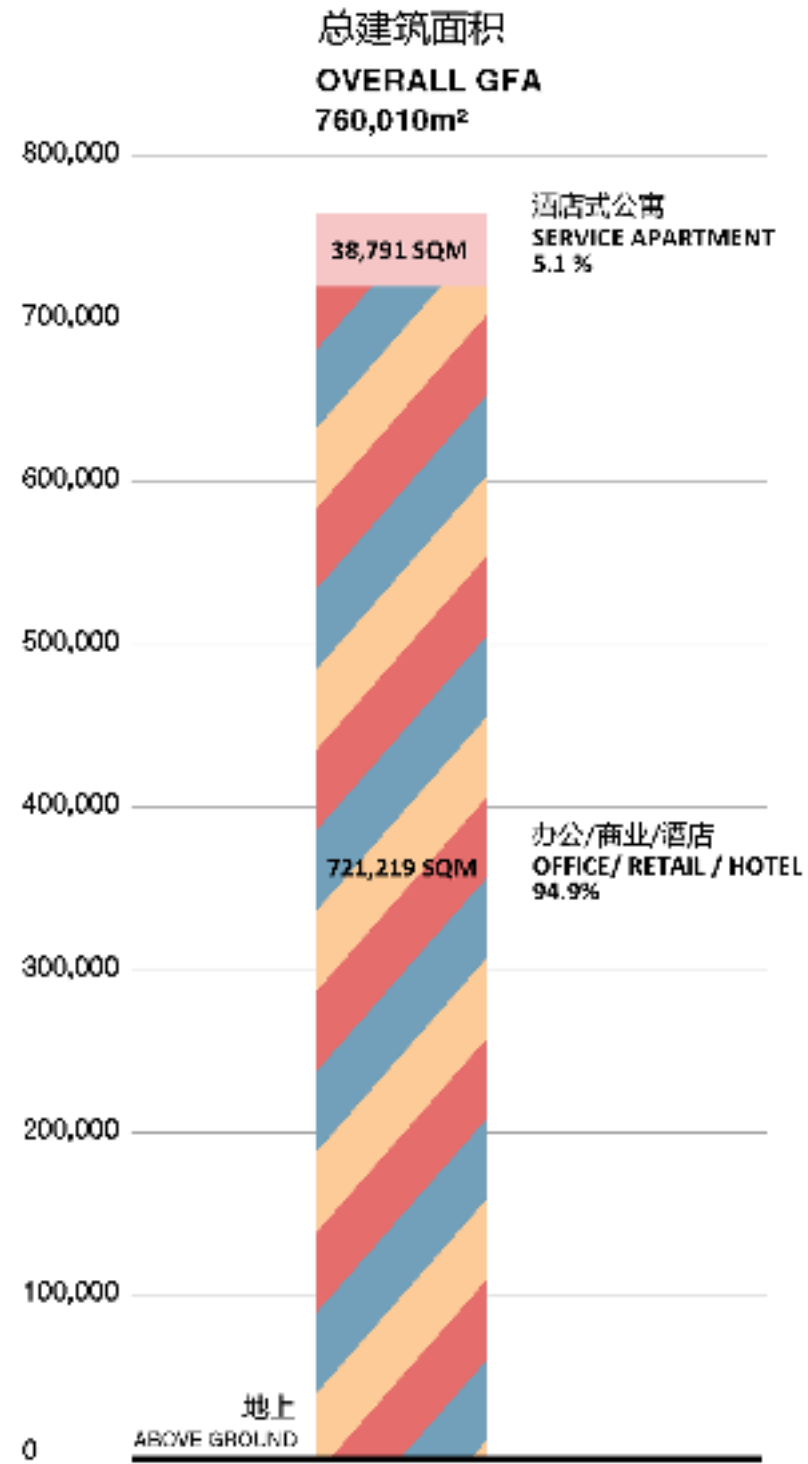
TO INTEGRATE WORKING AND LIVING SYMBIOTICALLY WITH NATURE

# 3. 兼容标准和新兴的办公空间类型

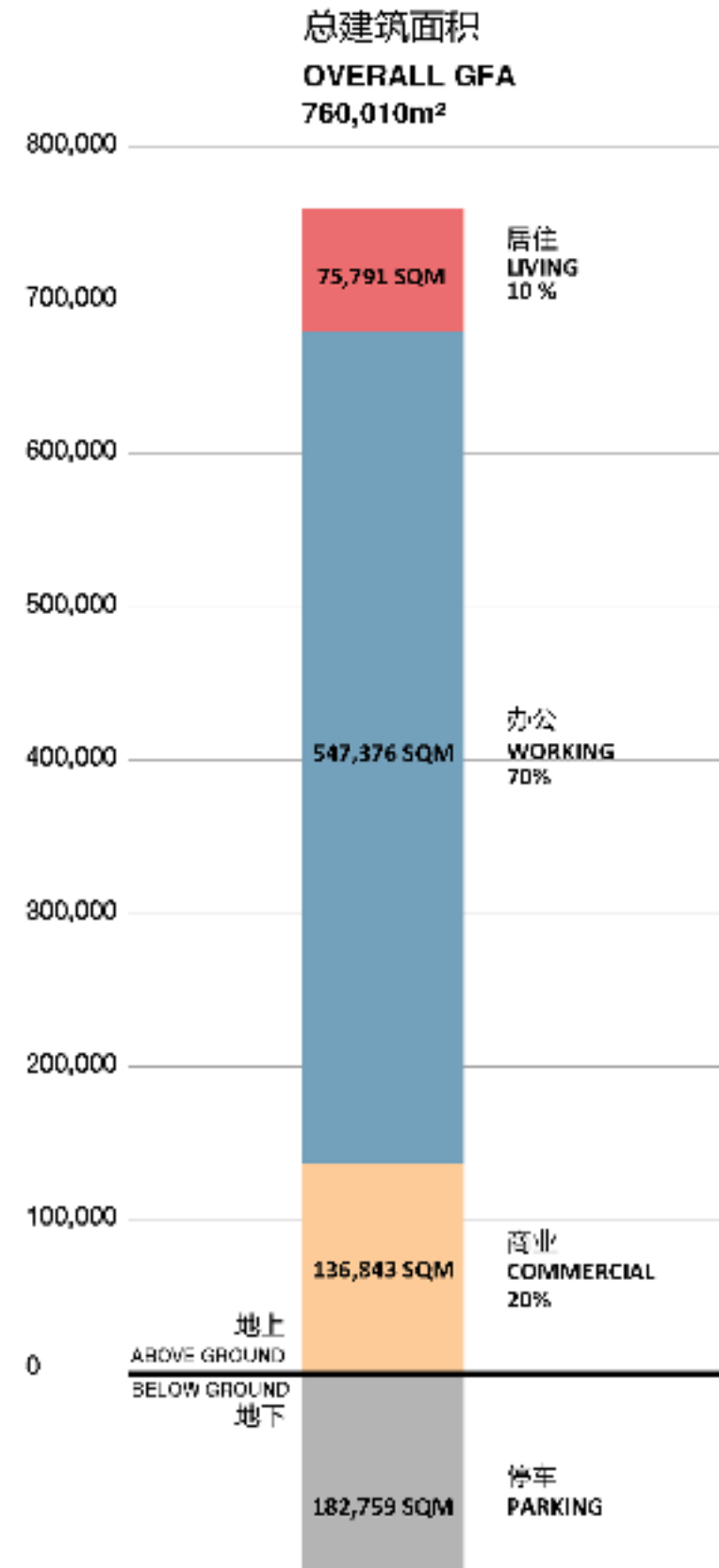
TO ACCOMODATE BOTH STANDARD AND EMERGING TYPES OF WORKSPACE

# 功能 PROGRAM

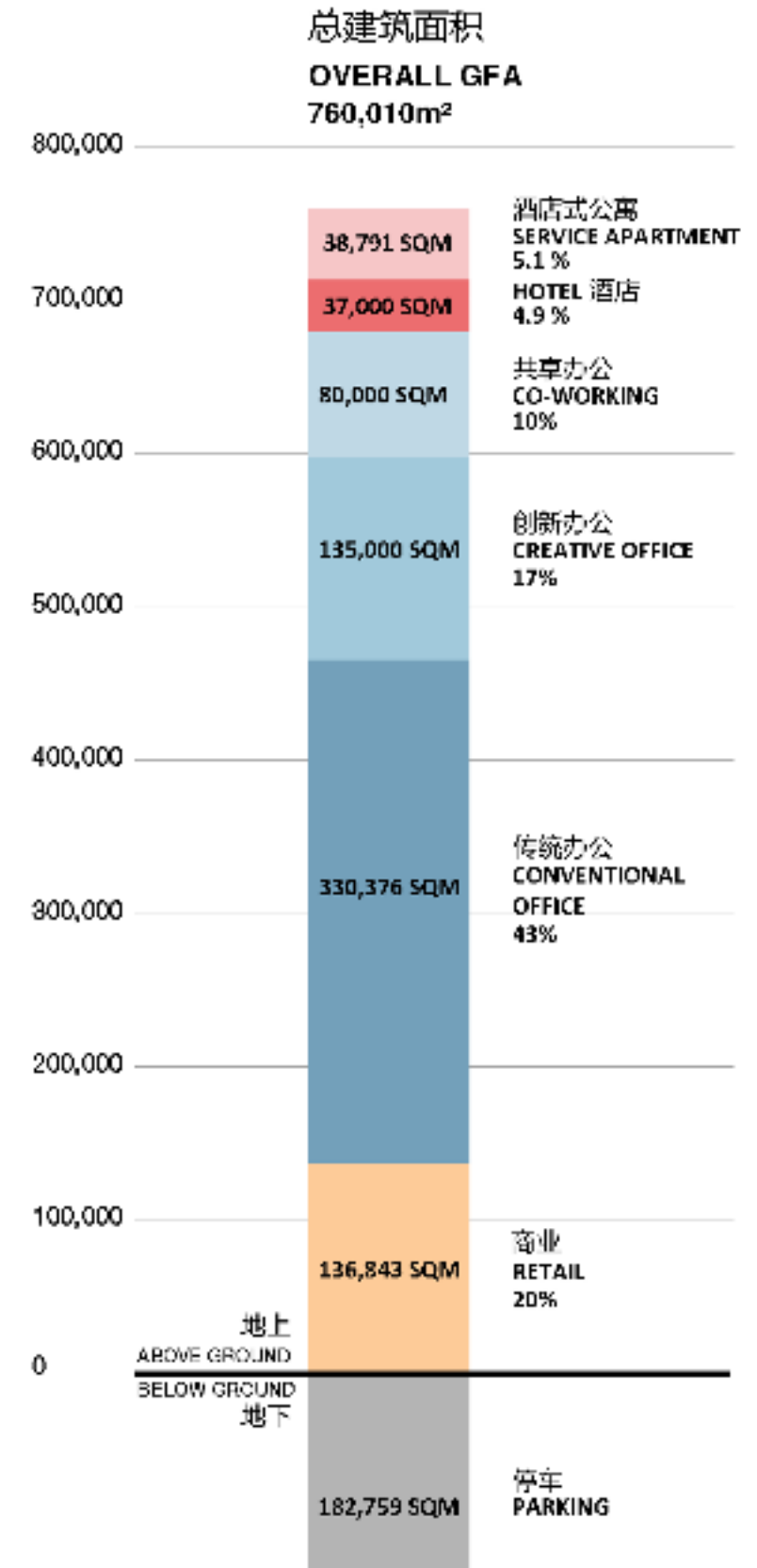
# 功能 PROGRAM



任务书指标  
BRIEF



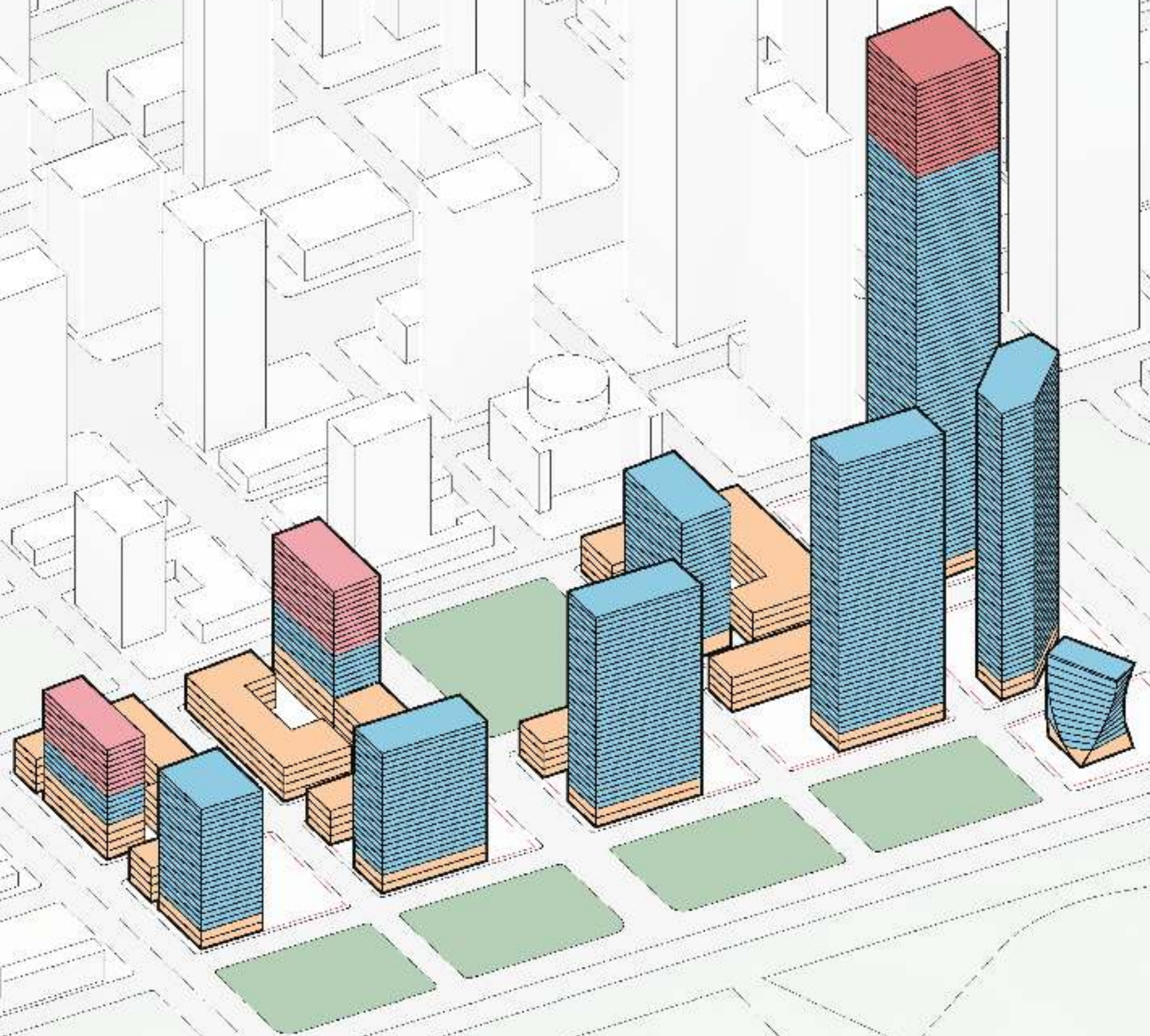
功能构成  
PROGRAM COMPONENTS



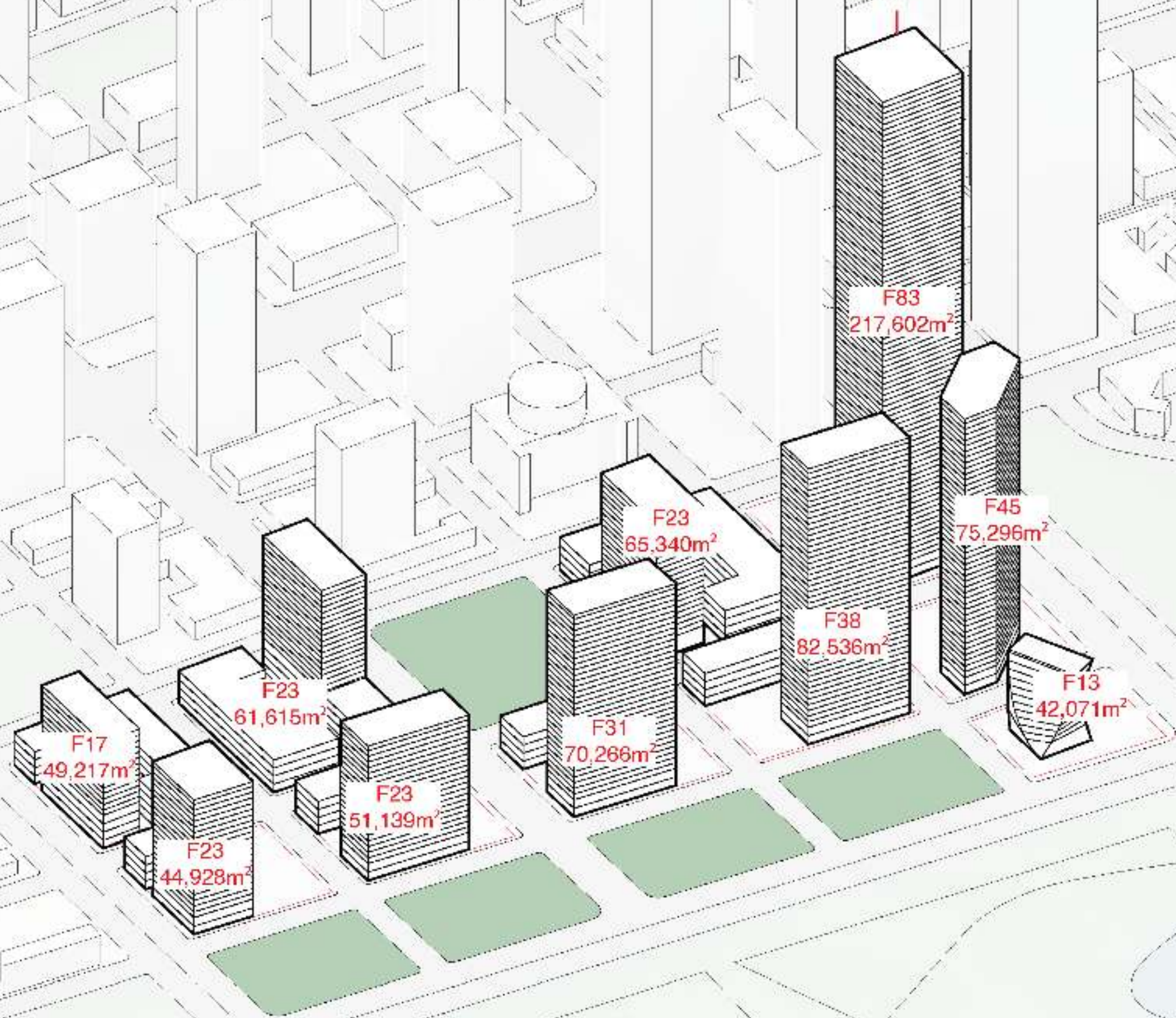
功能分化  
PROGRAM DIFFERENTIATION

# 功能 PROGRAM

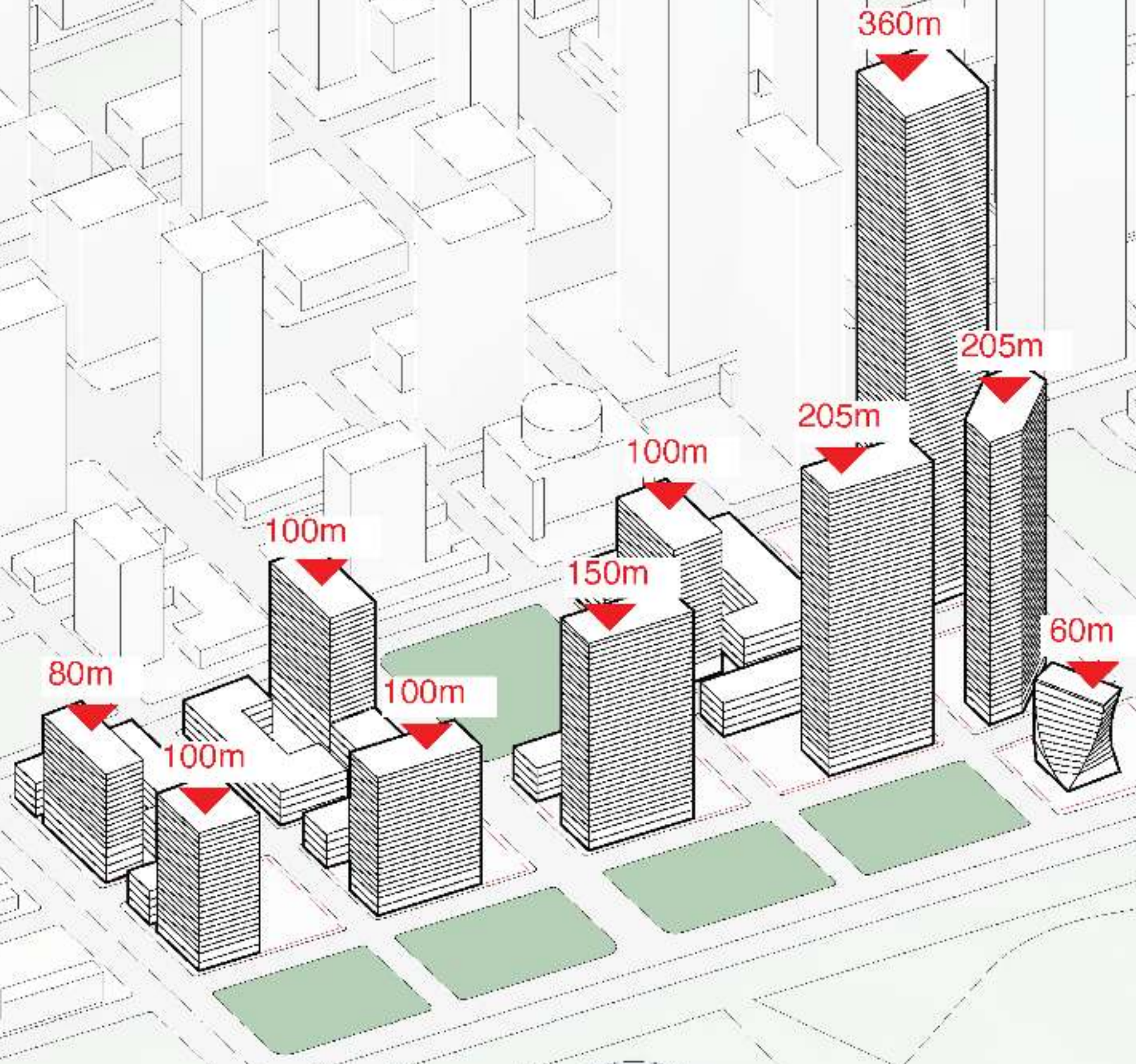
功能	PROGRAM
办公	OFFICE
酒店	HOTEL
住宅	RESIDENTIAL (35% OF PLOT GFA)
商业	RETAIL
地下车库	UNDERGROUND PARKING



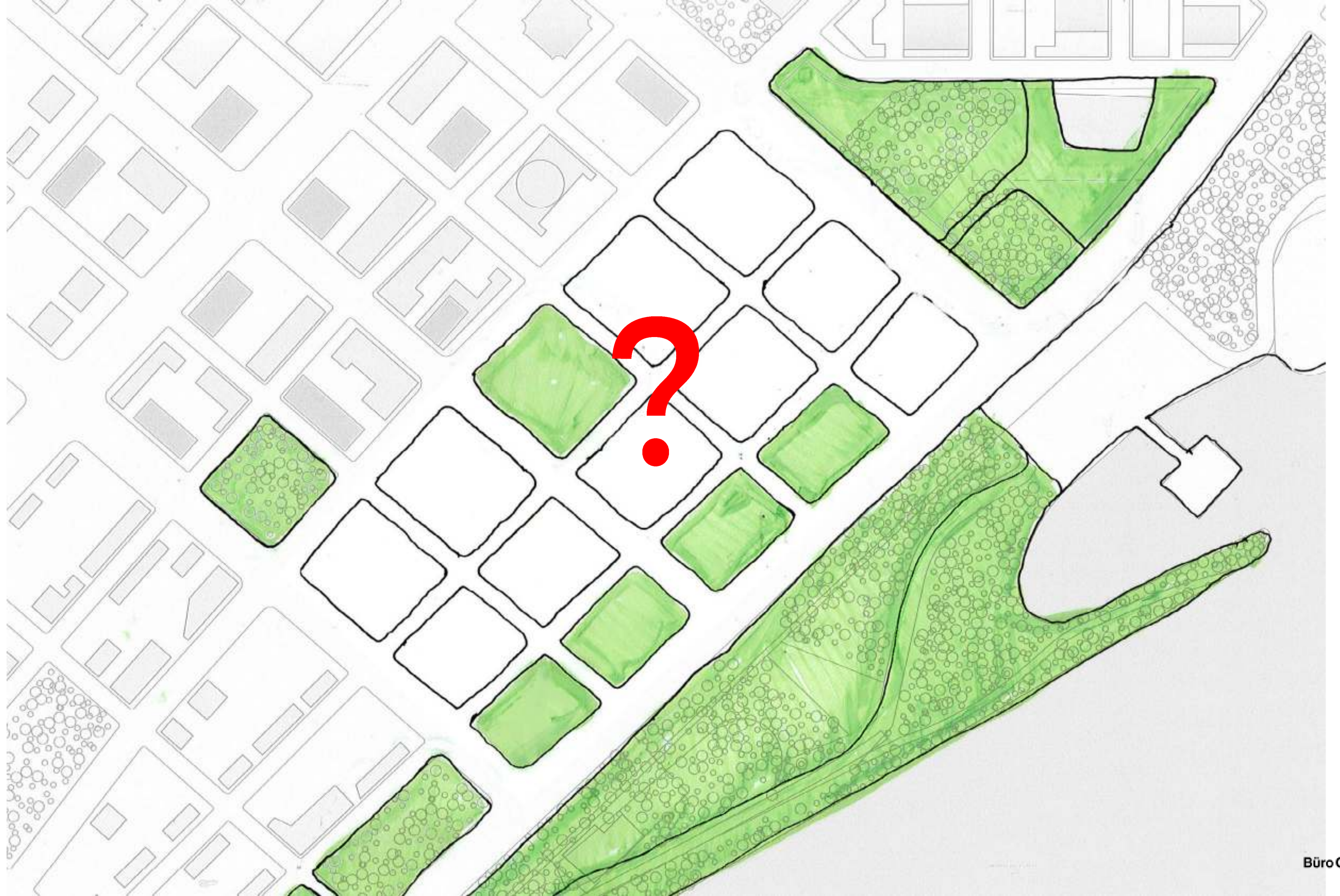
功能：各地块建筑面积  
PROGRAM : GFA PER PLOT



限高  
HEIGHT LIMITS



城市肌理  
URBAN TEXTURE



城市体量构成  
CITY BLOCK FORMATION



庭院  
COURTYARDS



延伸的公共空间  
EXTENDED PUBLIC SPACE



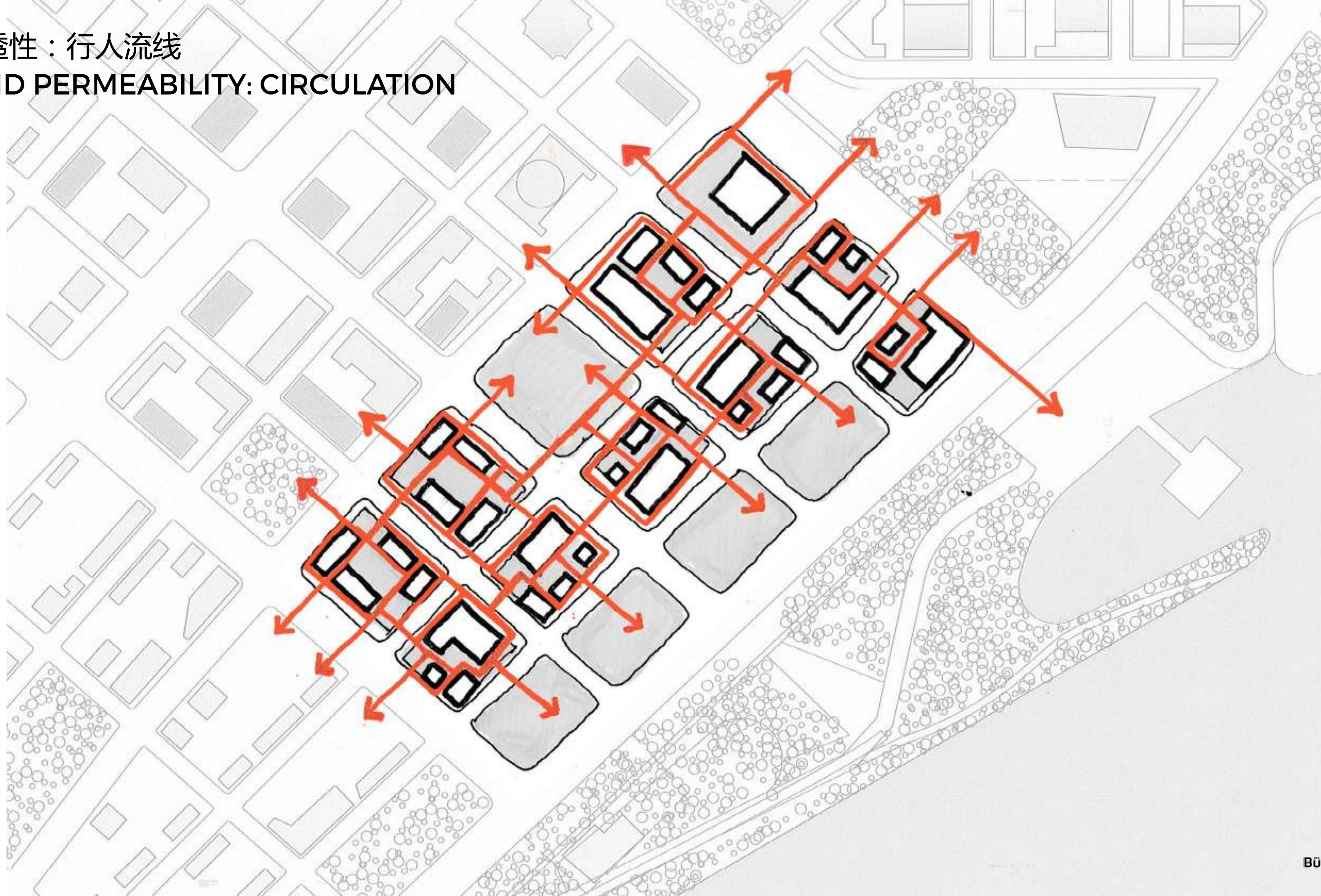
更多联接: 通廊

MORE CONNECTIONS: PASSAGES



首层通透性：行人流线

GROUND PERMEABILITY: CIRCULATION



方案 01

# 叠翠城市

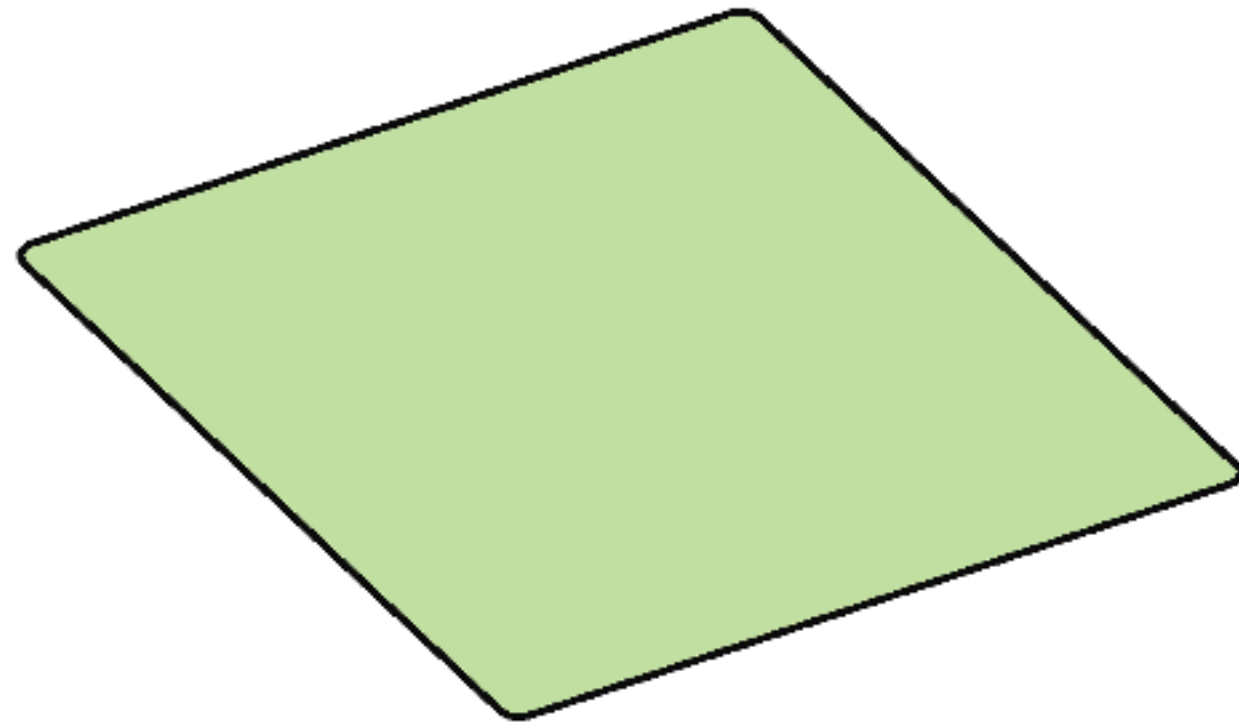
SCHEME 01

# TERRACED CITY

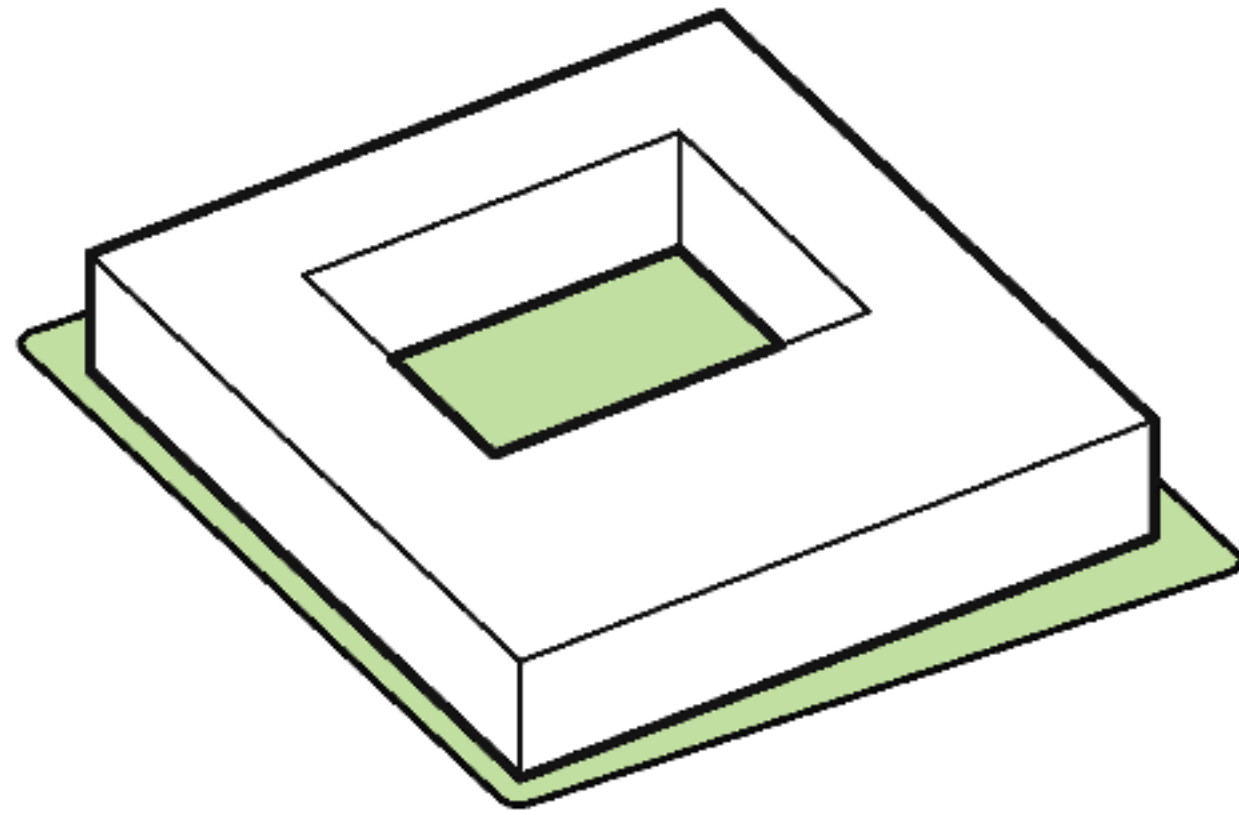
# 底层建筑模块

## LOW-RISE MODULARITY

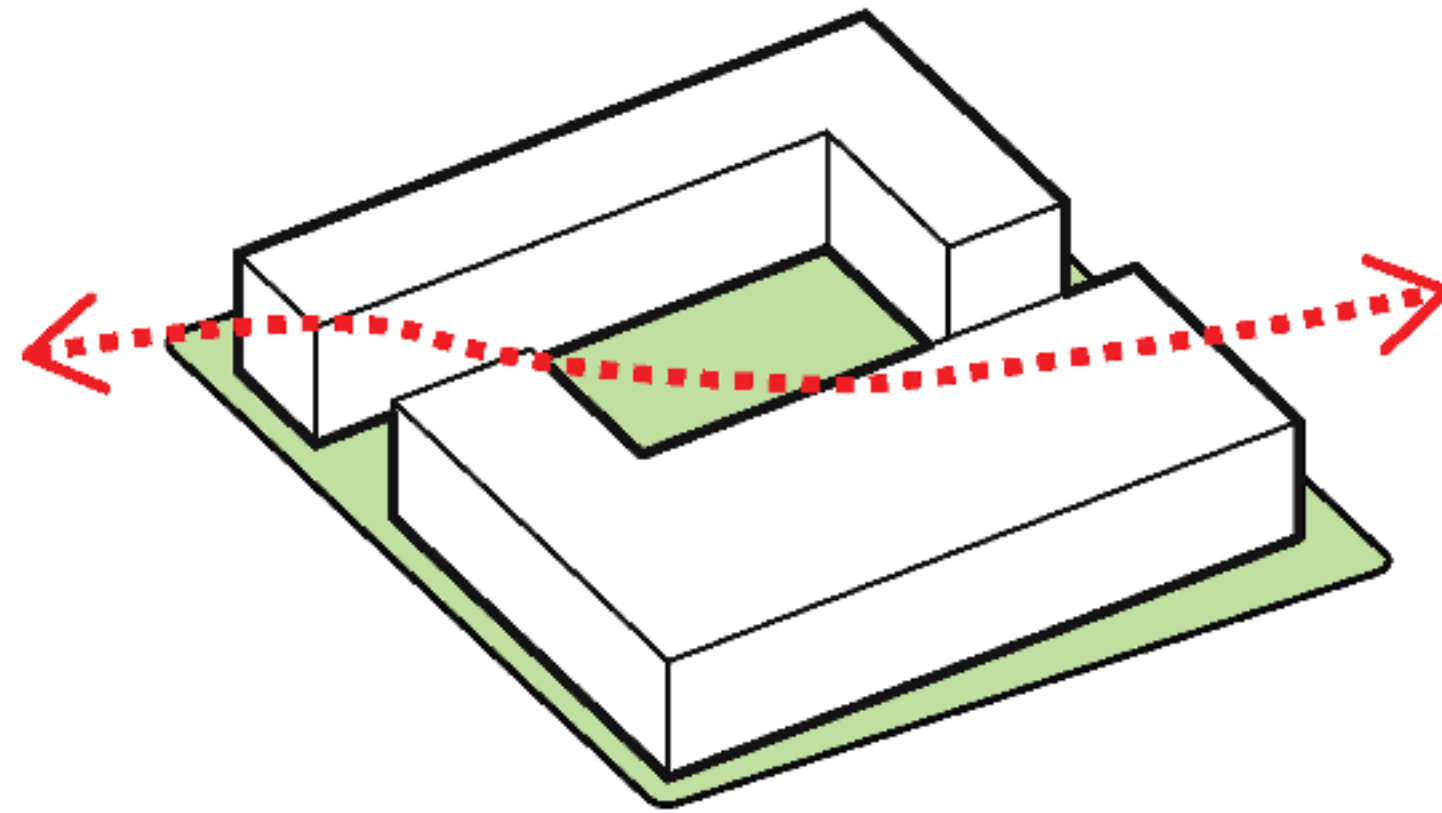
地块  
PLOT



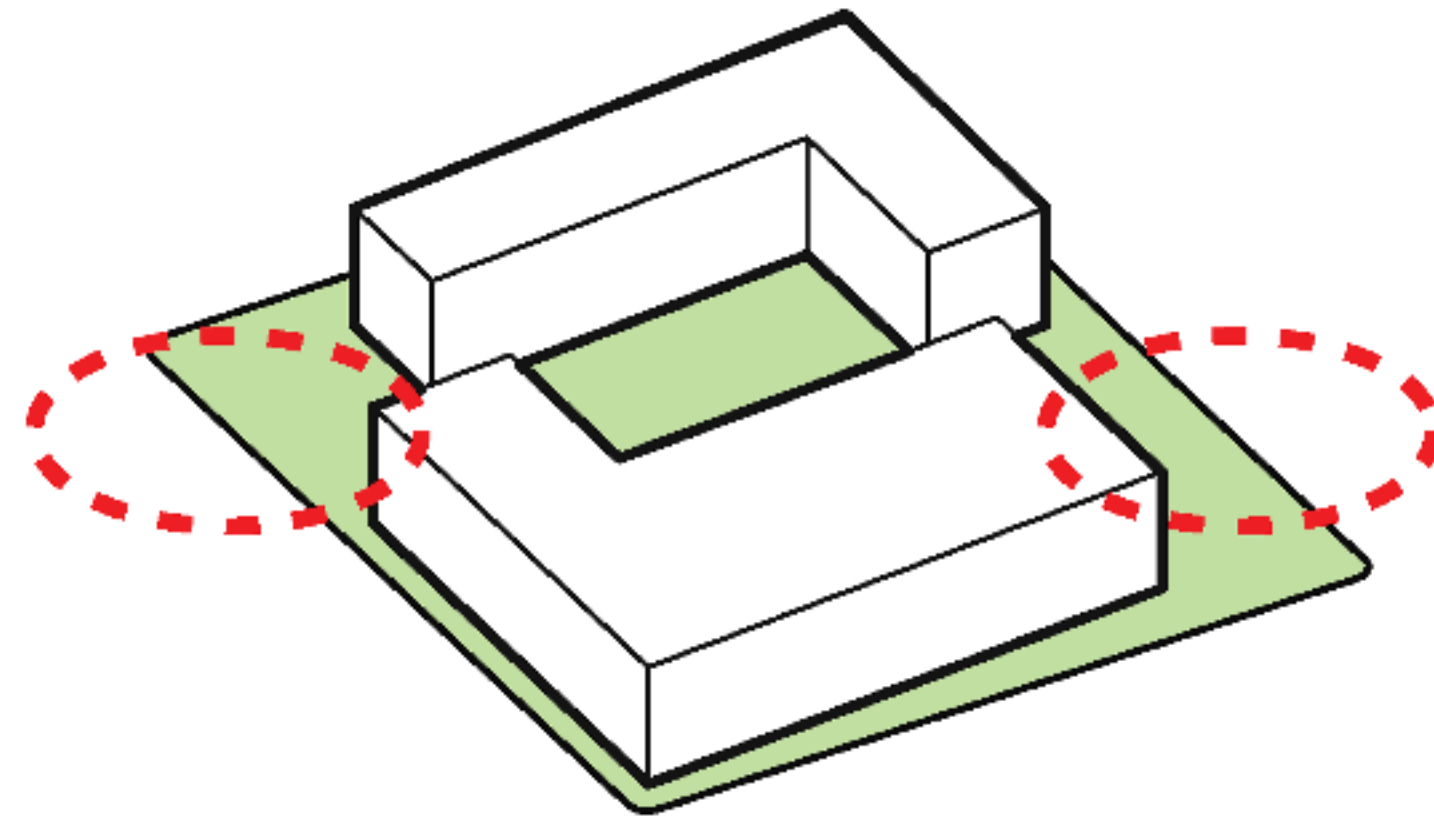
庭院  
COURTYARD



联接  
CONNECTIVITY

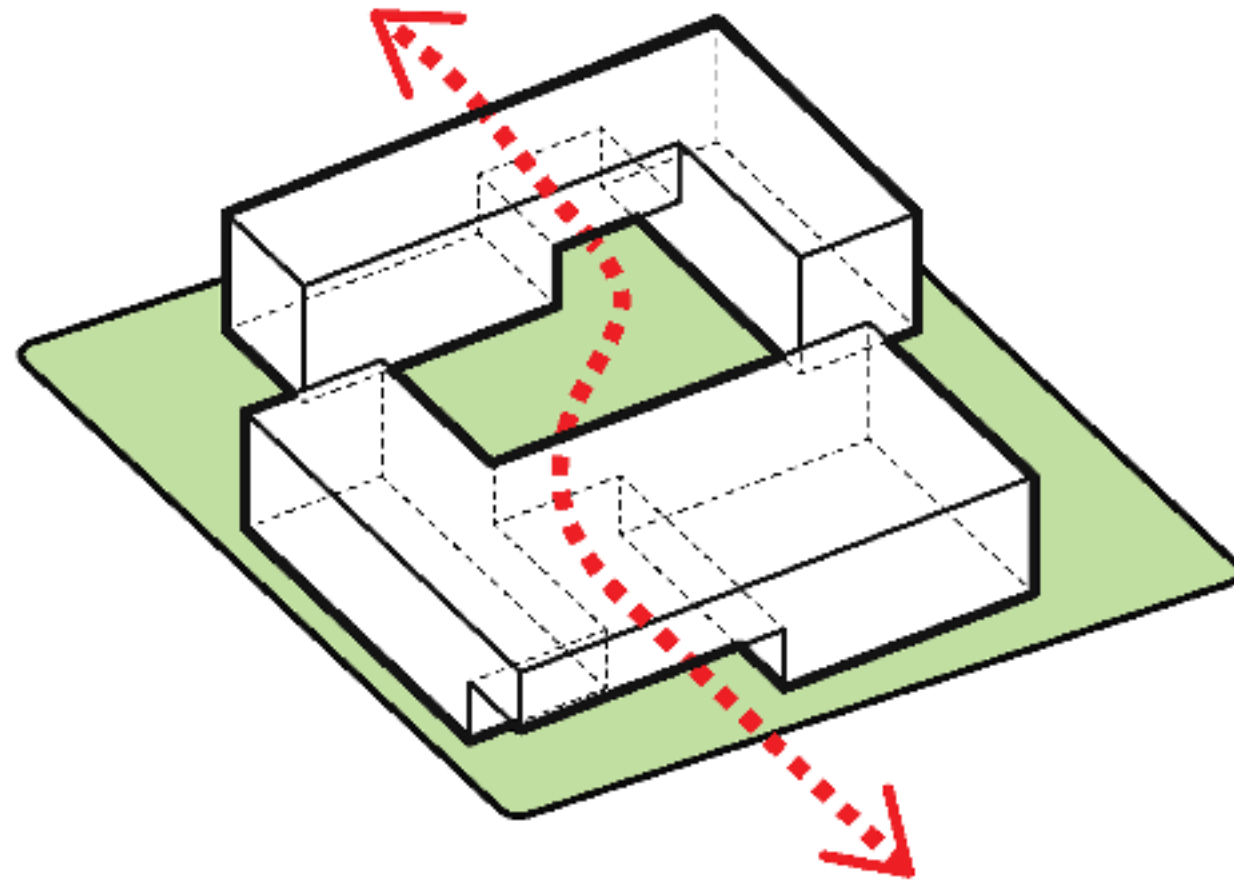


公共广场  
PUBLIC PLAZAS

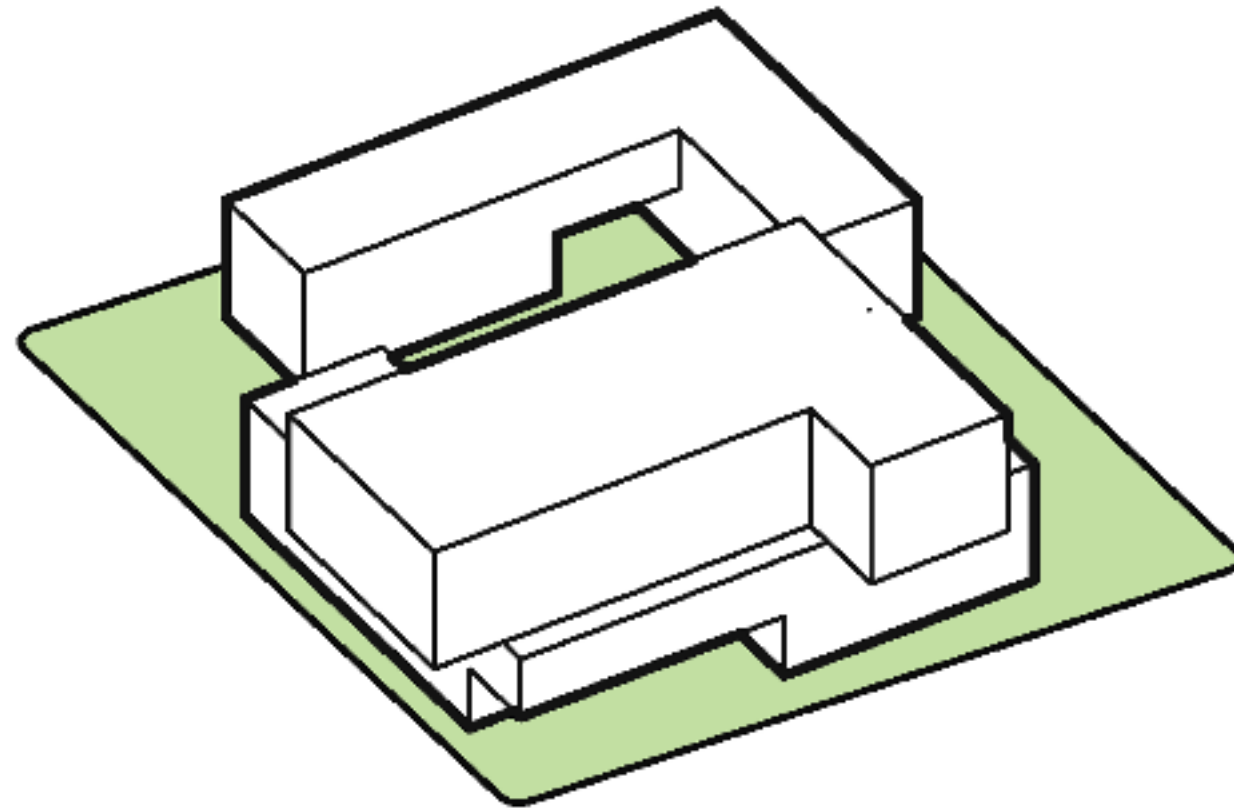


通廊：交叉联接

PASSAGES: CROSS CONNECTIVITY

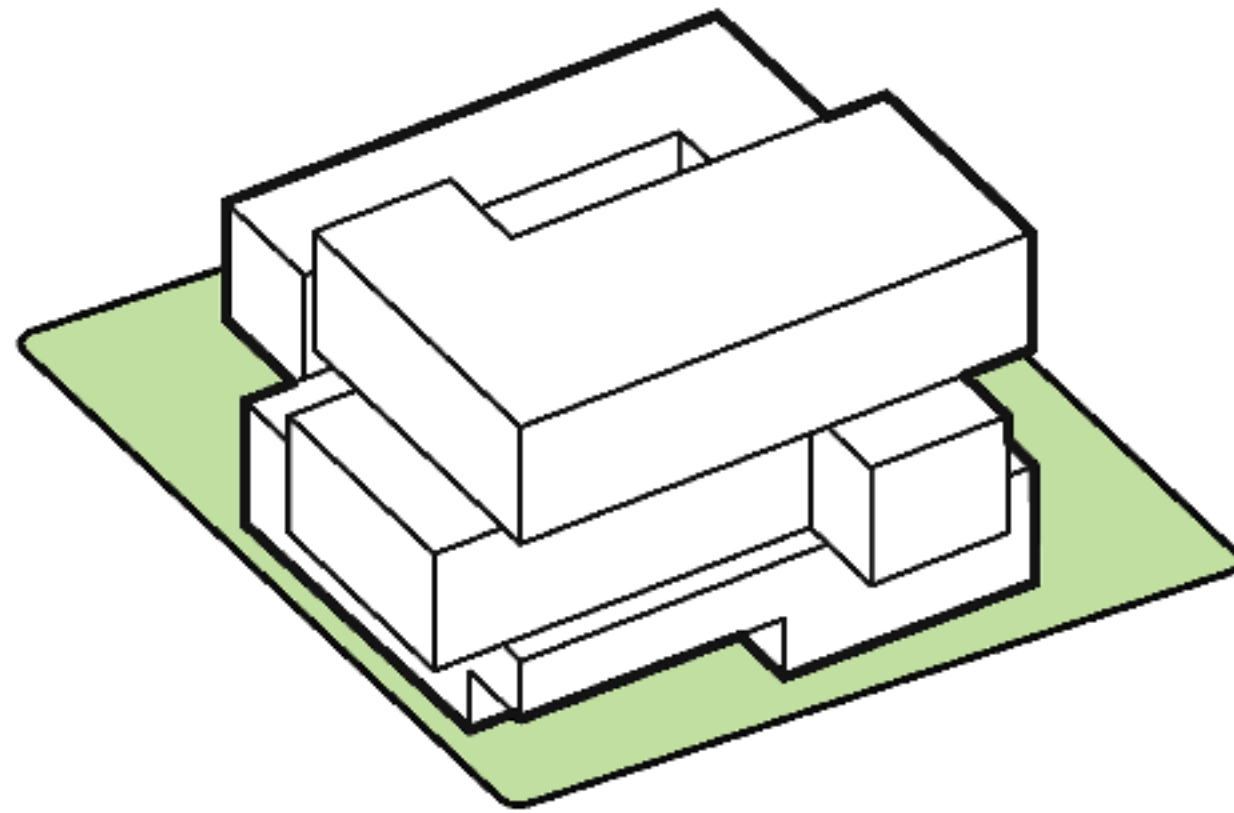


低层塔楼构成  
LOW RISE TOWER BUILD-UP



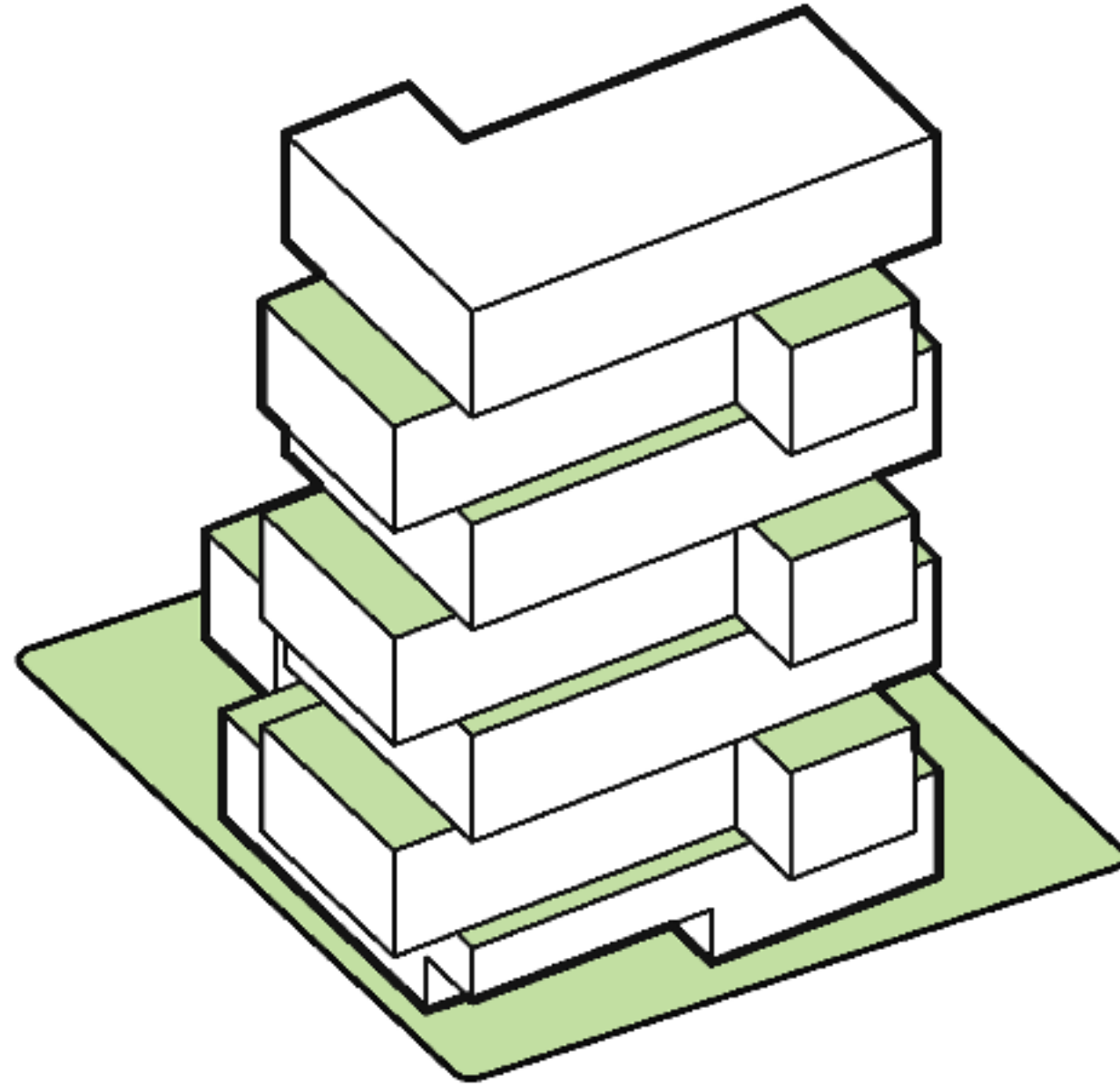
# 低层塔楼构成

## LOW RISE TOWER BUILD-UP



低层塔楼: 户外绿化空间

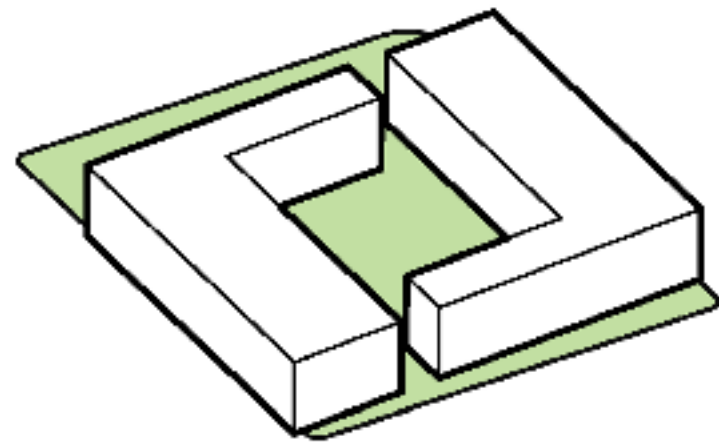
LOW RISE TOWER WITH OUTDOOR GREEN SPACES



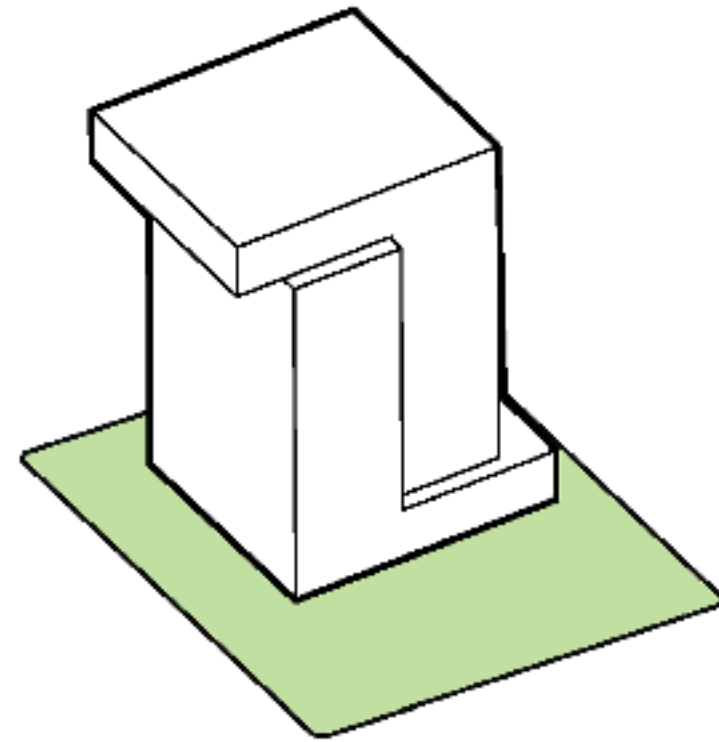
# 高层塔楼模块

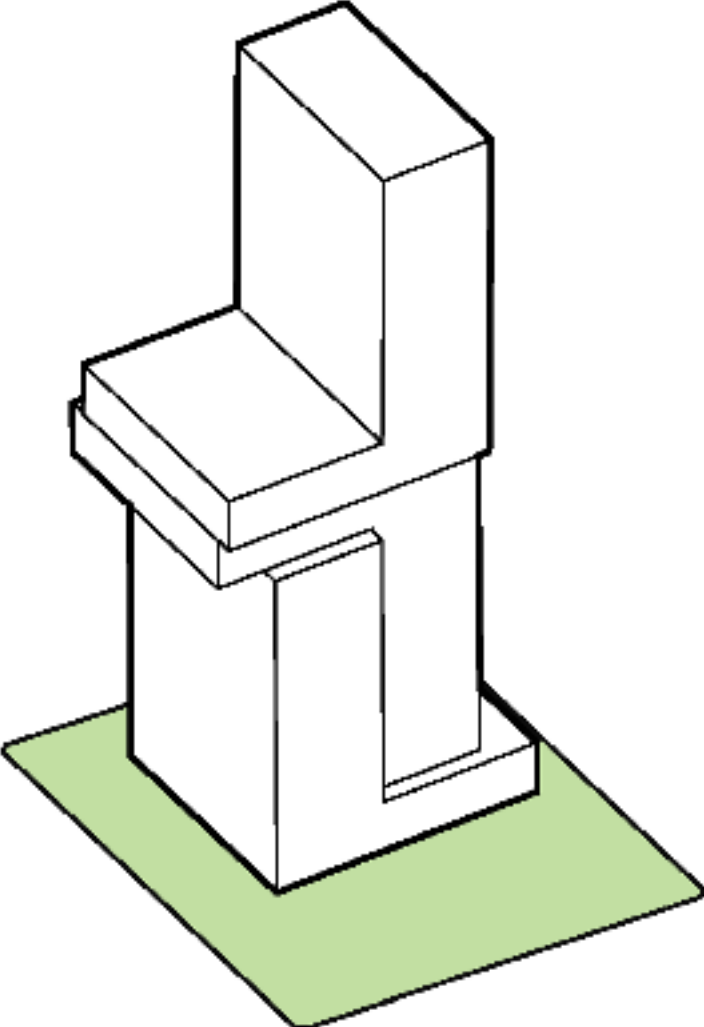
# TOWER MODULARITY

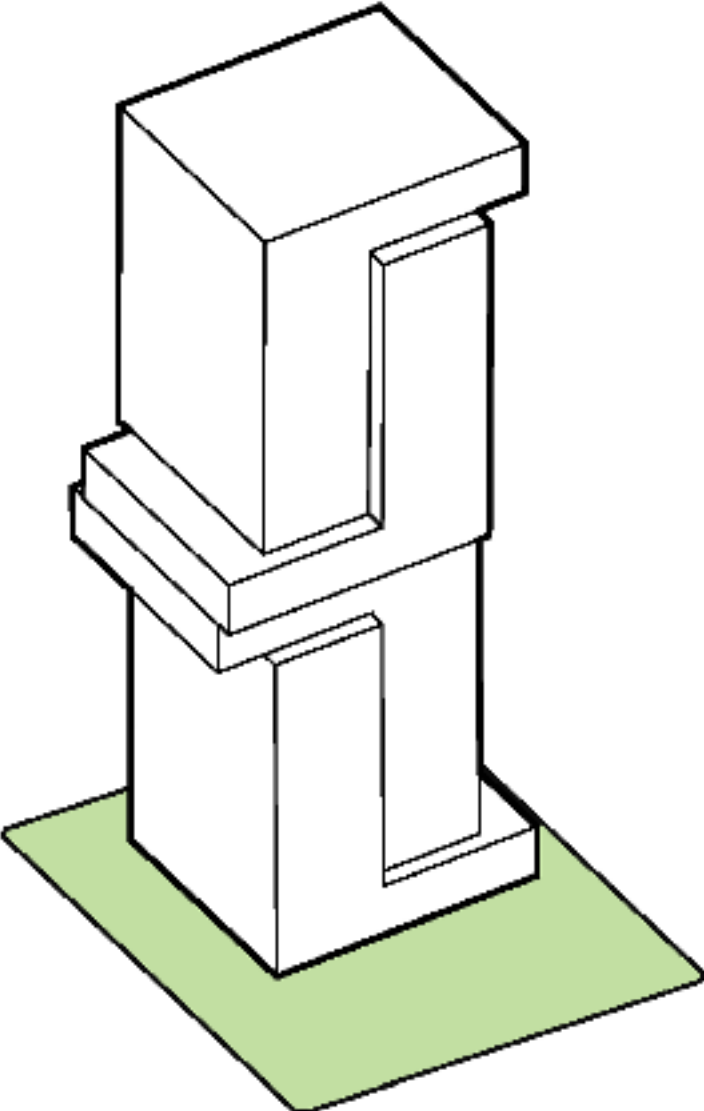
城市体量  
CITY BLOCK



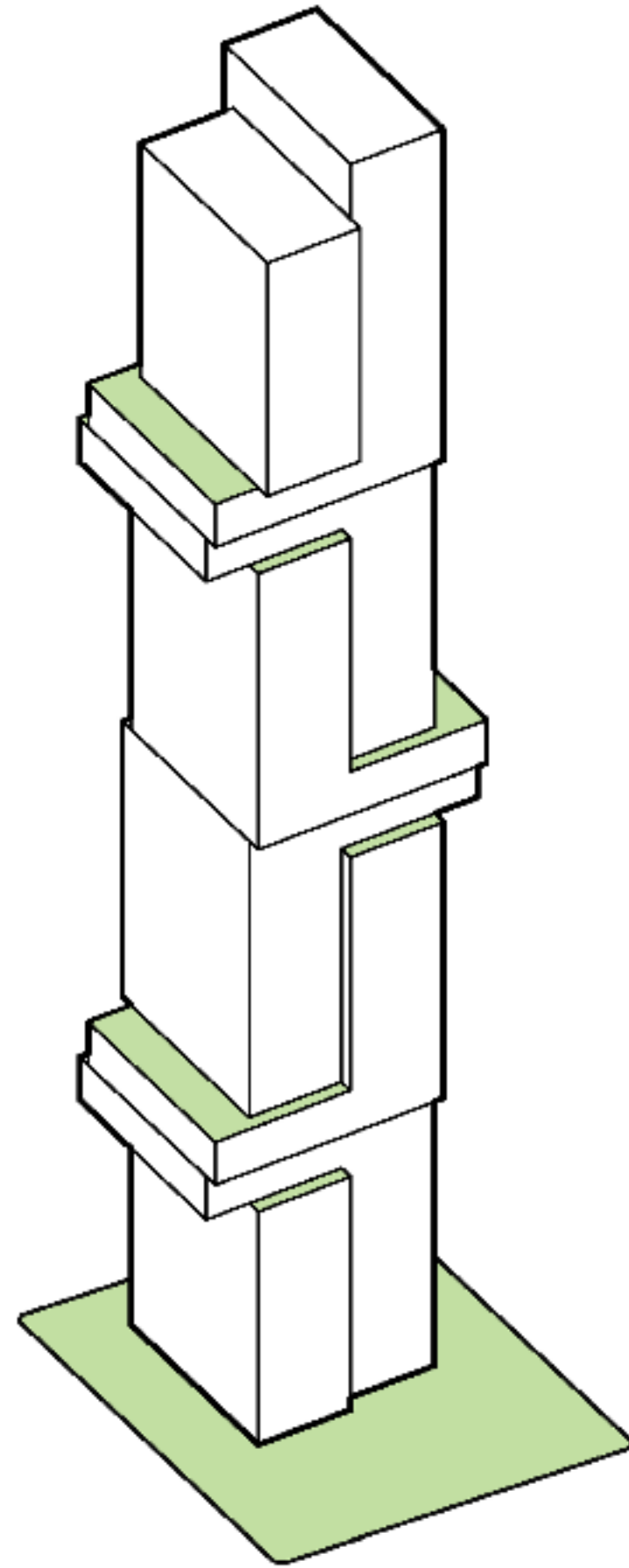
90度 转向！  
90-DEGREE FLIP!







模块式塔楼  
MODULAR TOWER



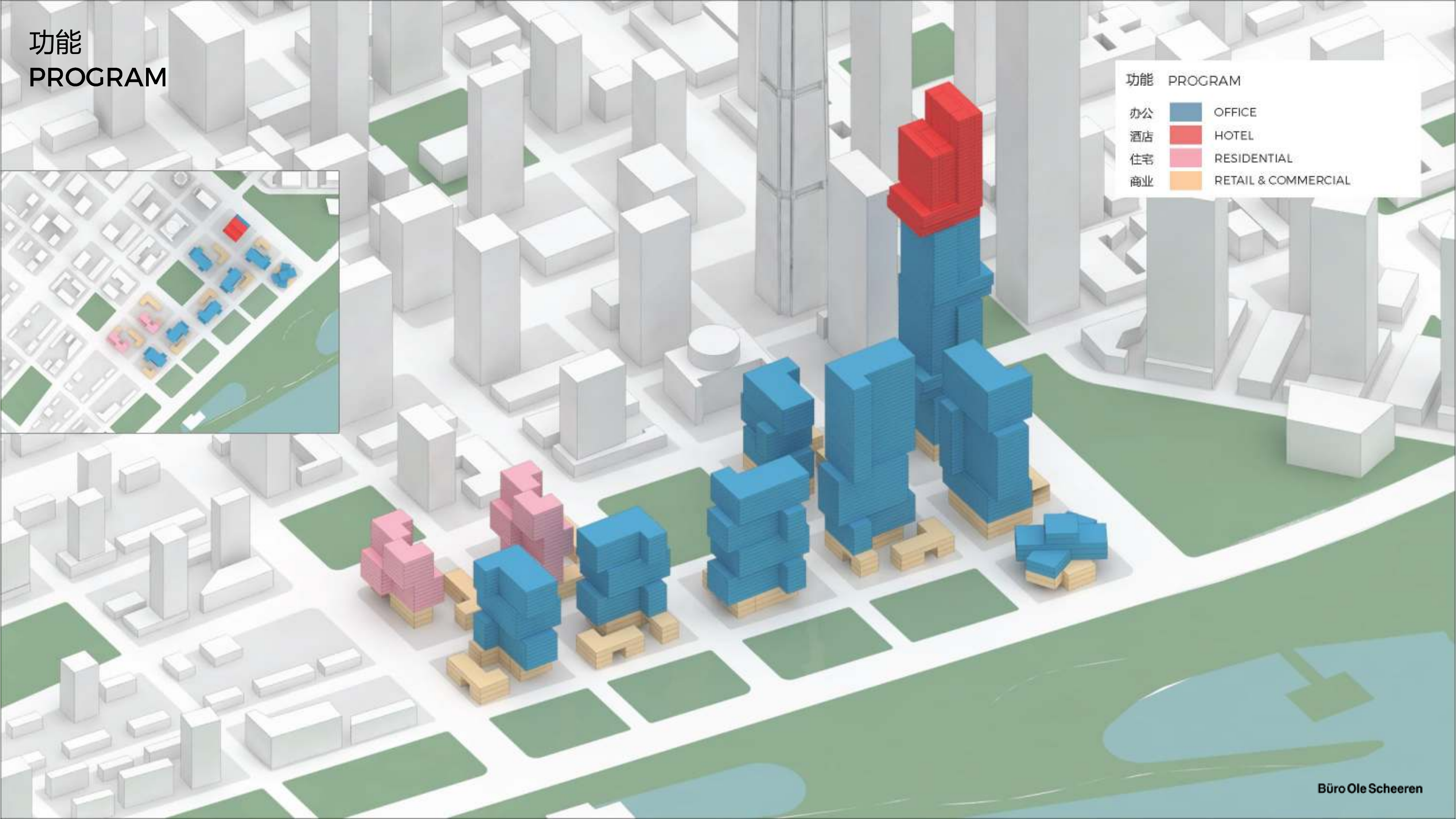
叠翠城市  
TERRACED CITY



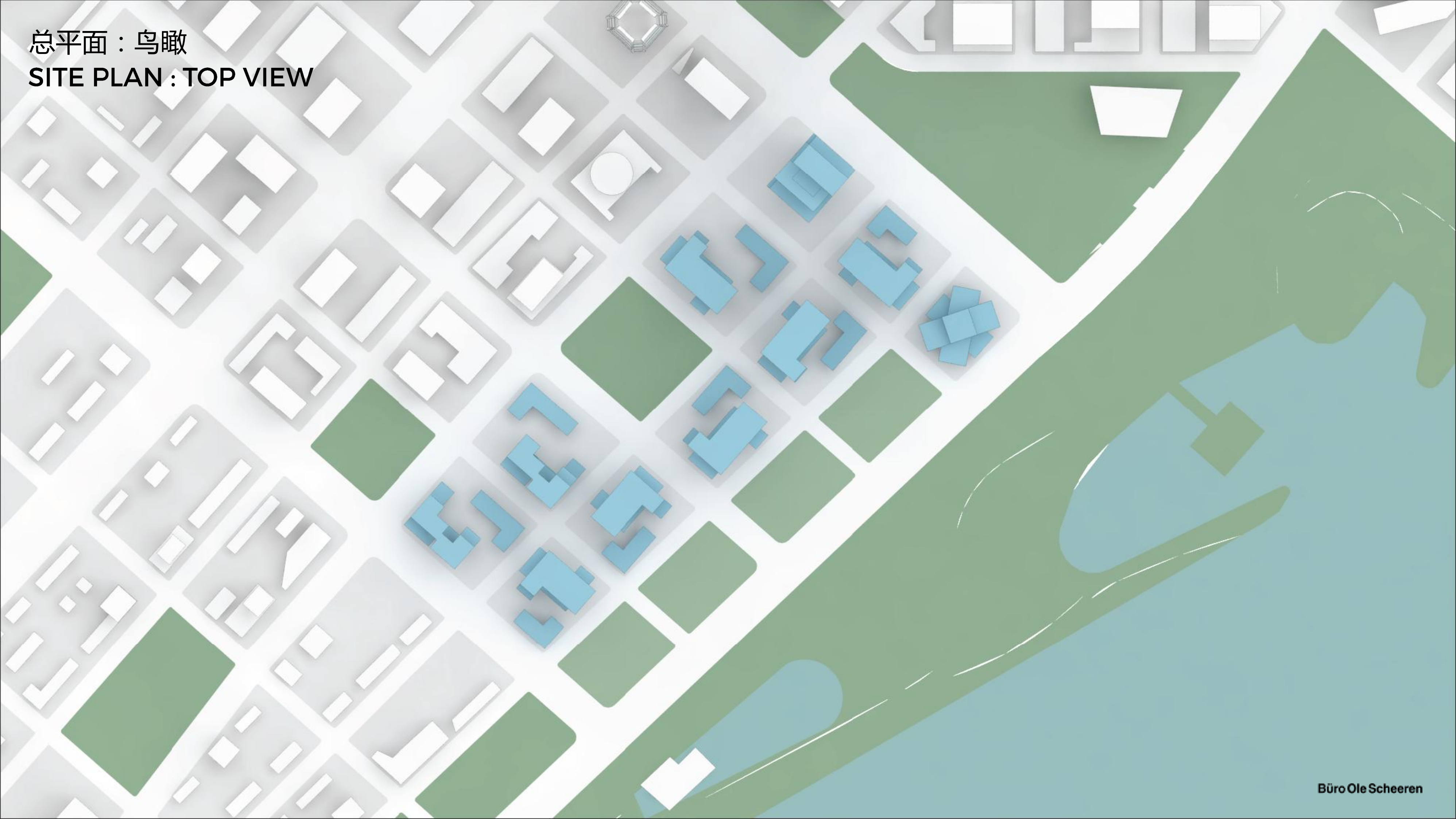
# 功能 PROGRAM



功能	PROGRAM
办公	OFFICE
酒店	HOTEL
住宅	RESIDENTIAL
商业	RETAIL & COMMERCIAL



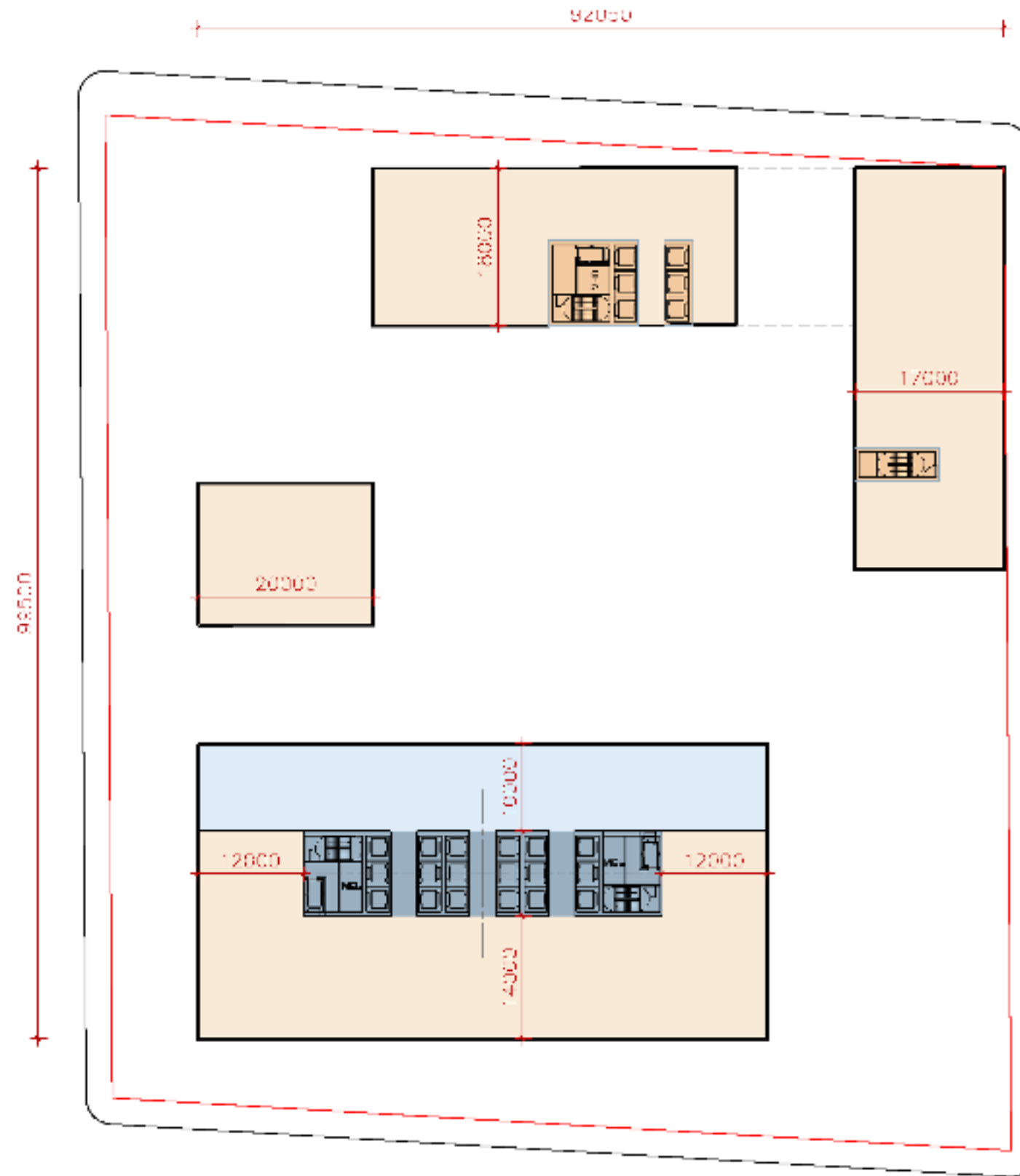
总平面：鸟瞰  
SITE PLAN : TOP VIEW



# 场地布局

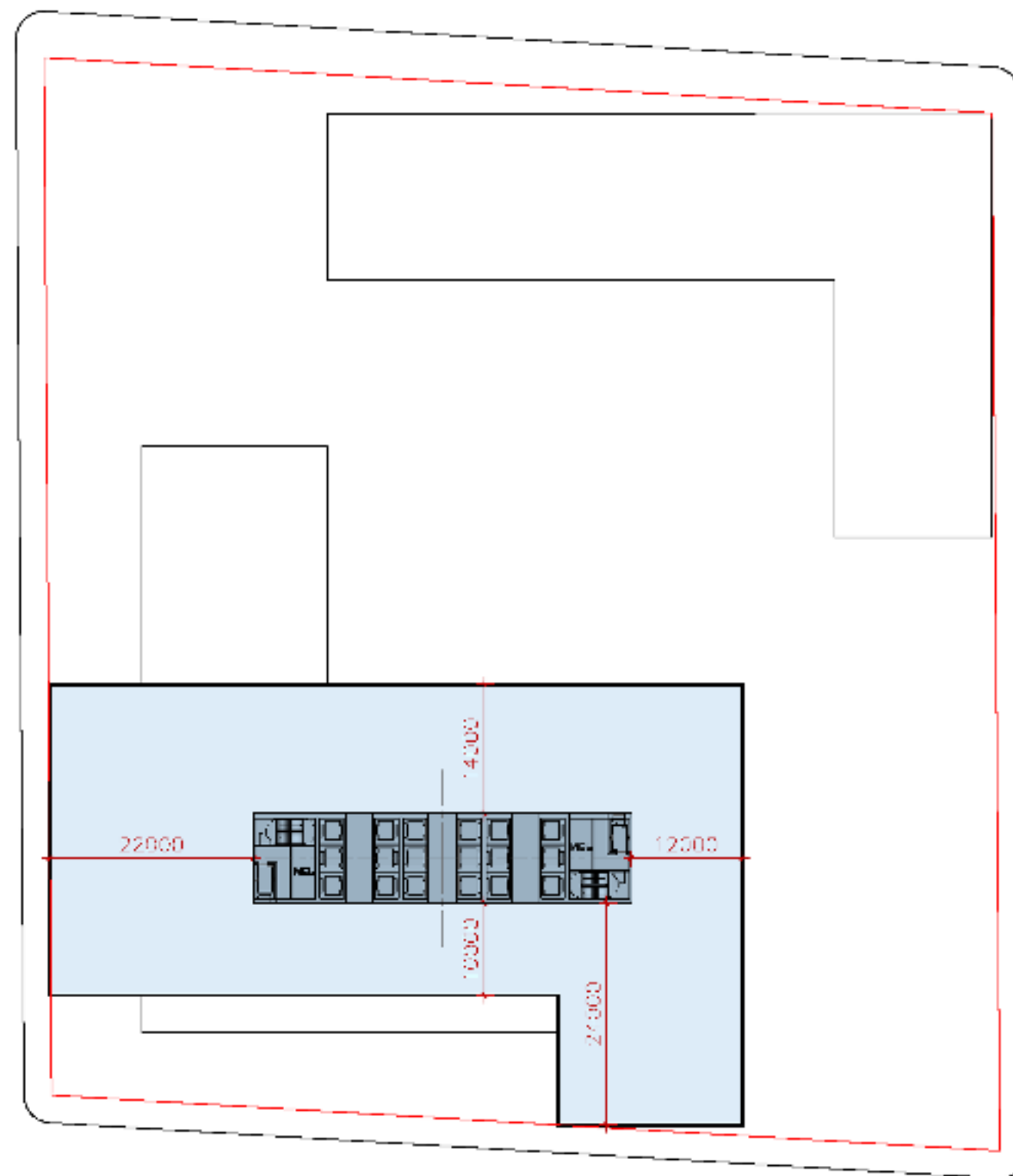
# GROUND

# 首层 GROUND



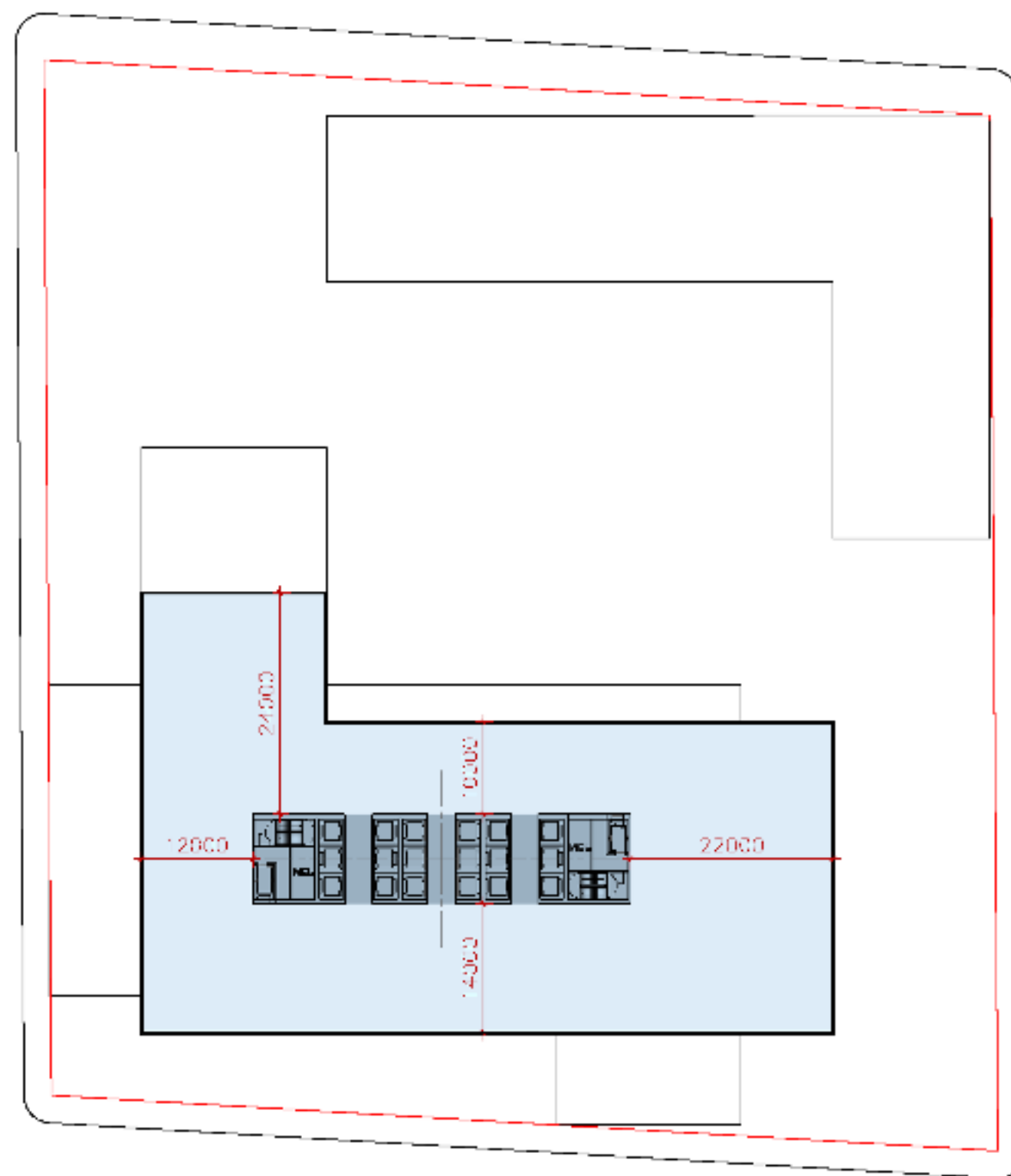
建筑面积 GFA 4,550 M2

典型平面：低层塔楼  
TYP PLAN : LOW RISE TOWER



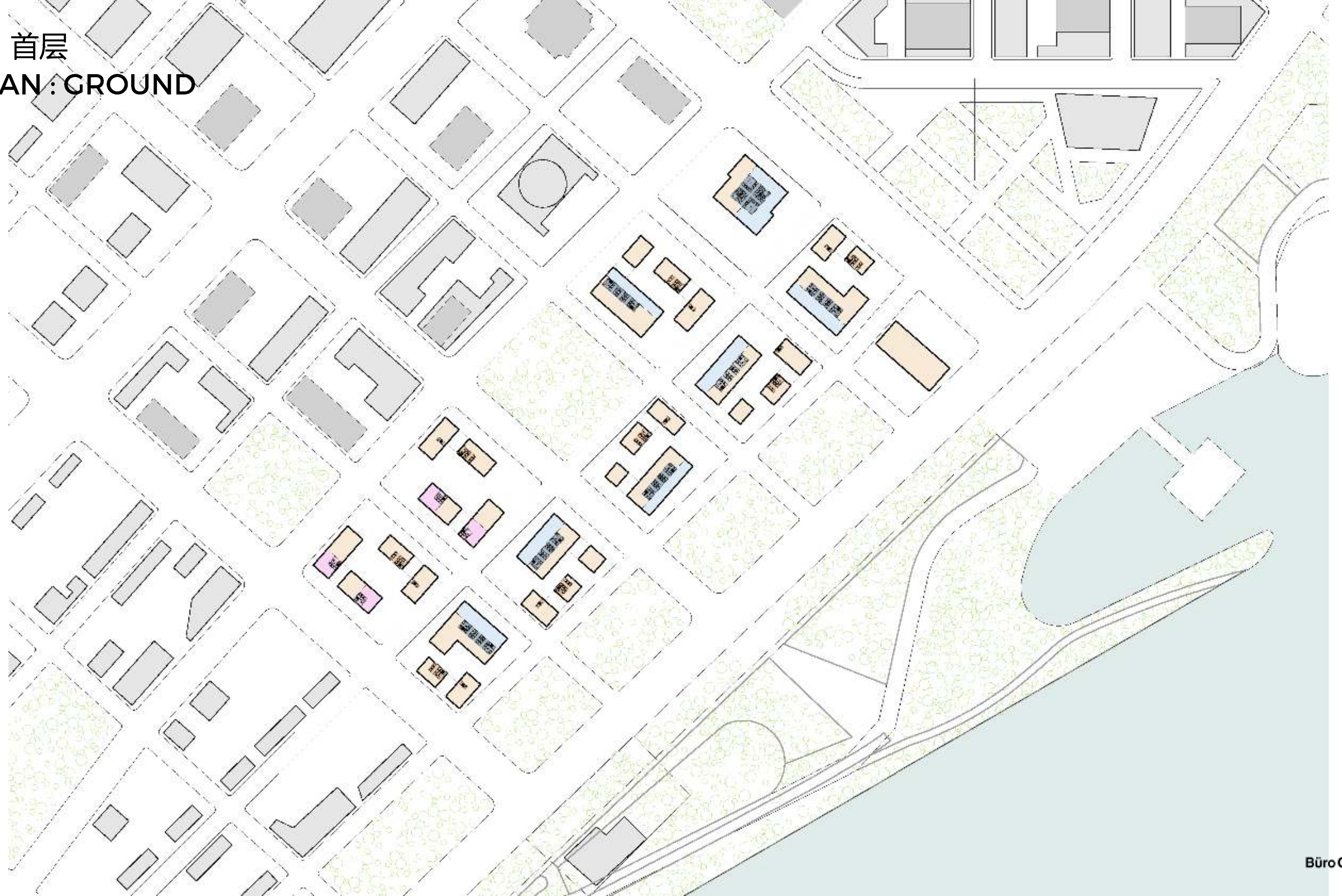
建筑面积 GFA 2,800 M2

典型平面：低层塔楼  
TYP PLAN : LOW RISE TOWER



建筑面积 GFA 2,800 M2

总平面：首层  
SITE PLAN: GROUND



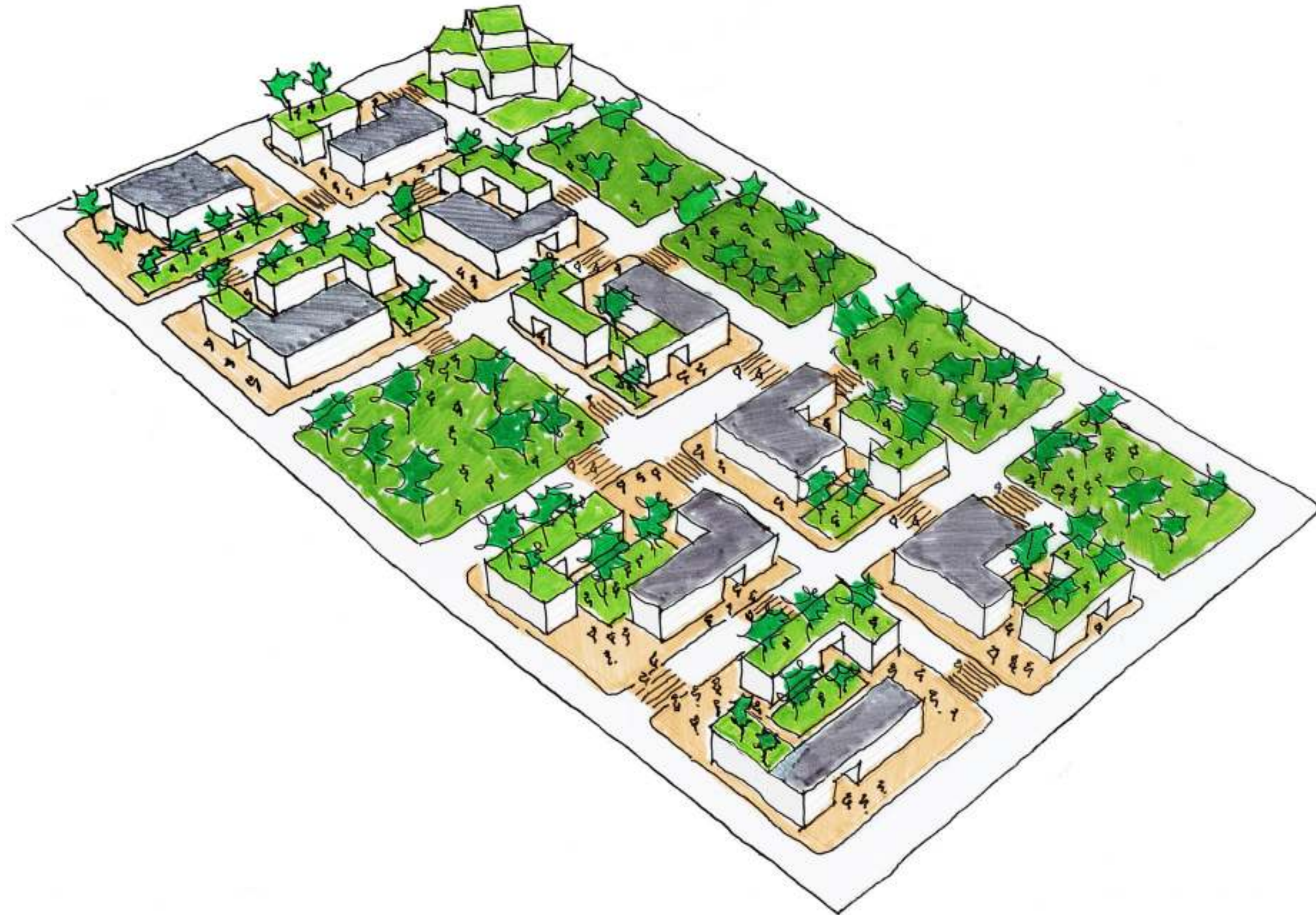
总平面：流线

SITE PLAN : CIRCULATION

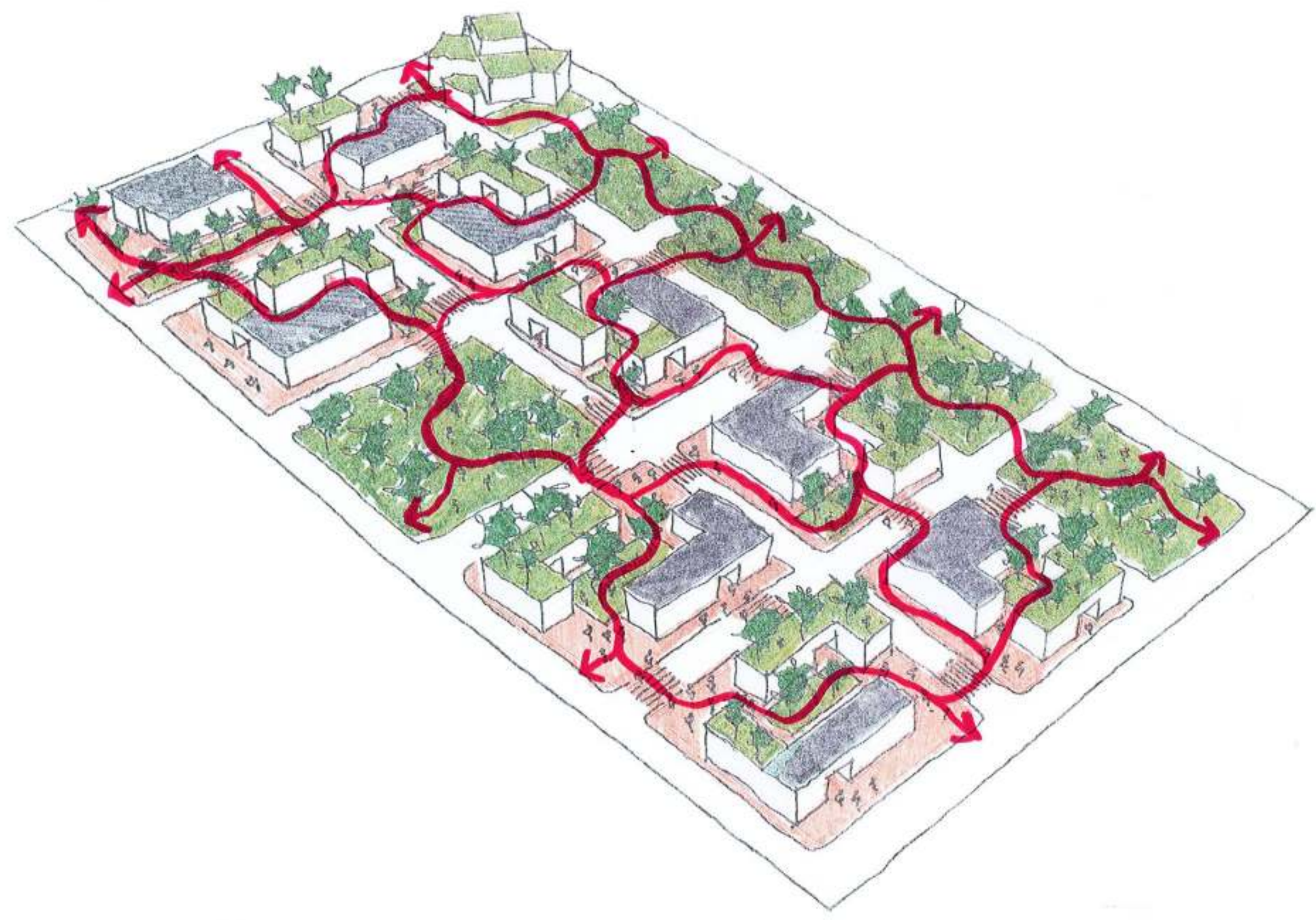


场地通透性

GROUND PERMEABILITY

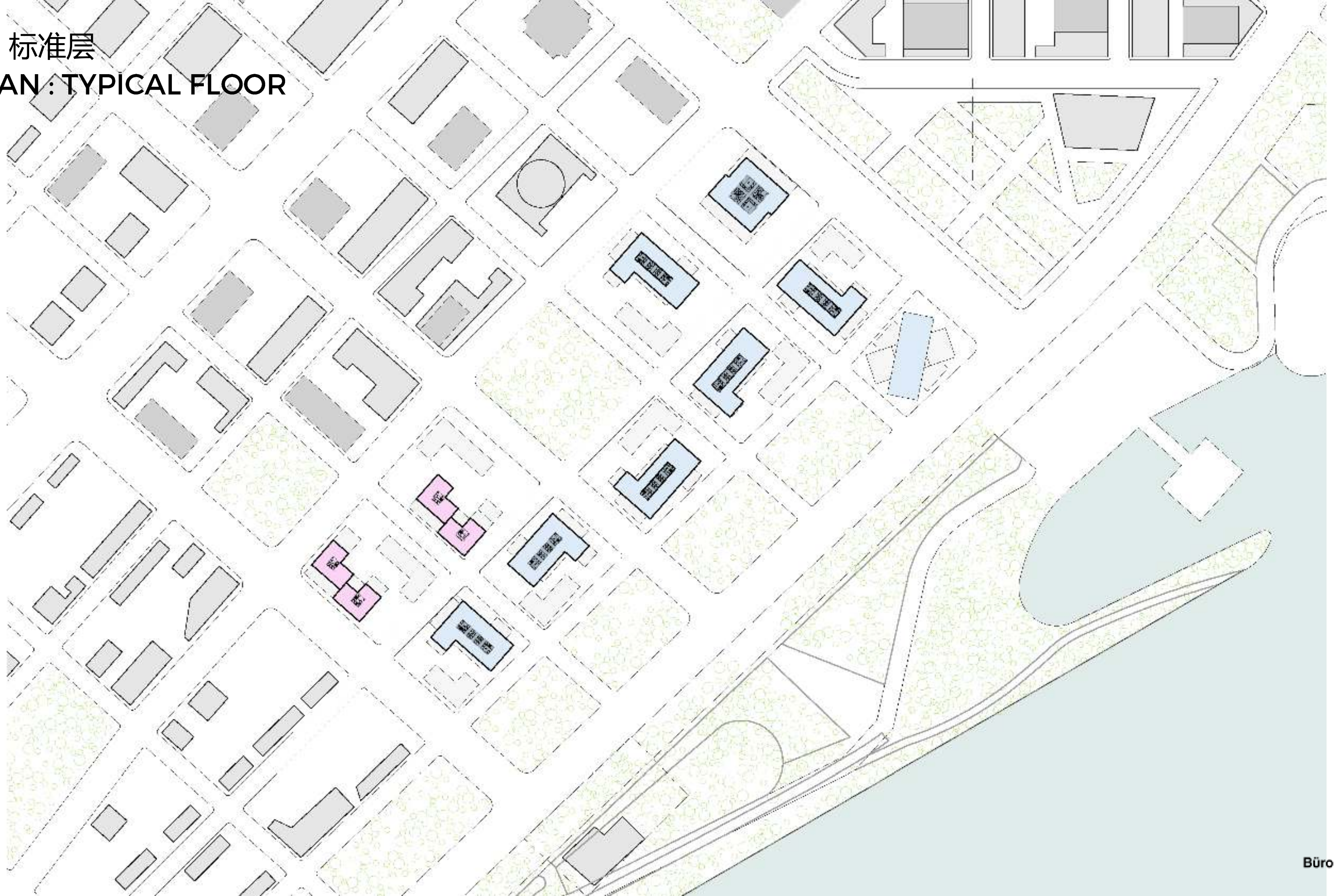


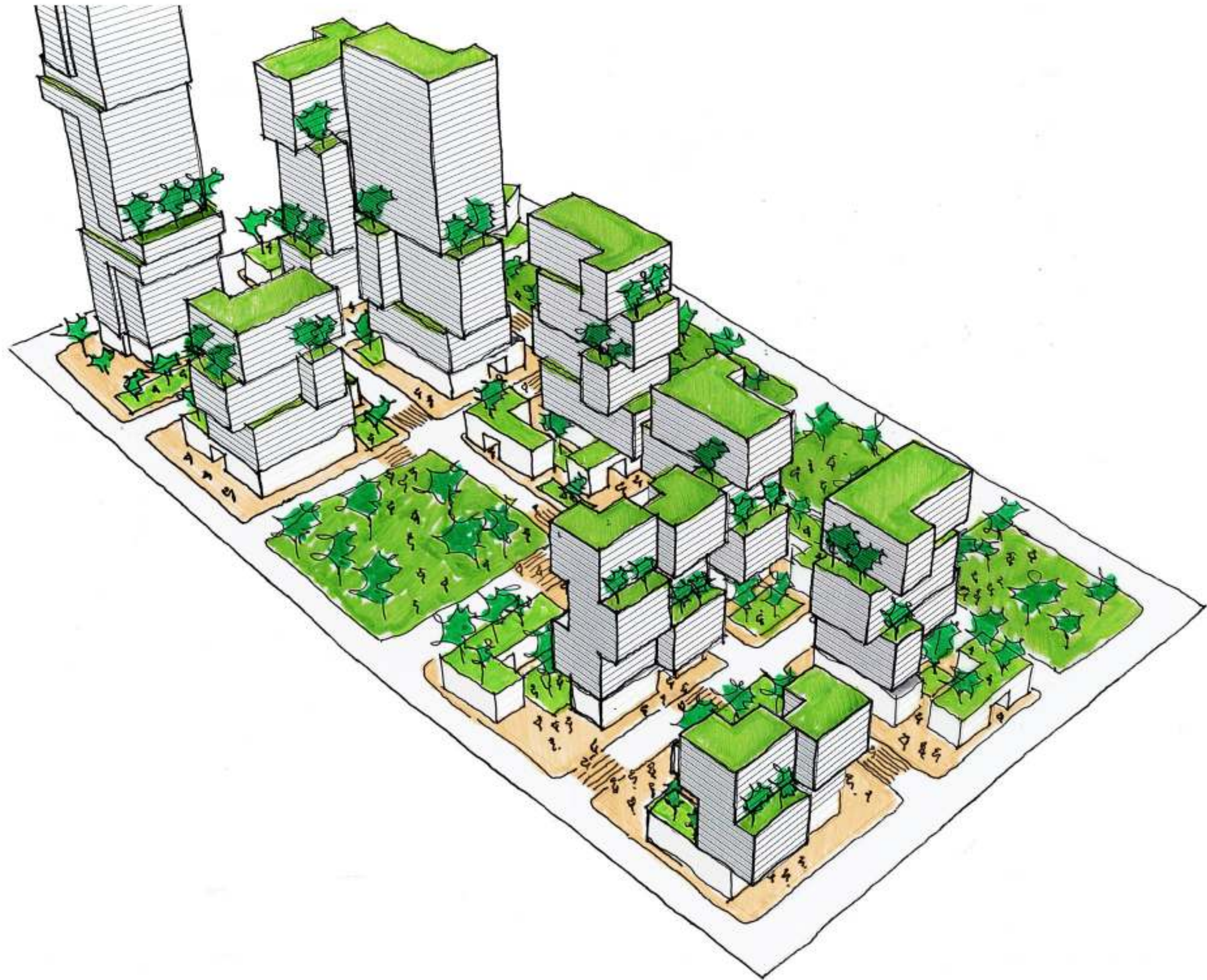
场地通透性  
GROUND PERMEABILITY



总平面：标准层

SITE PLAN: TYPICAL FLOOR



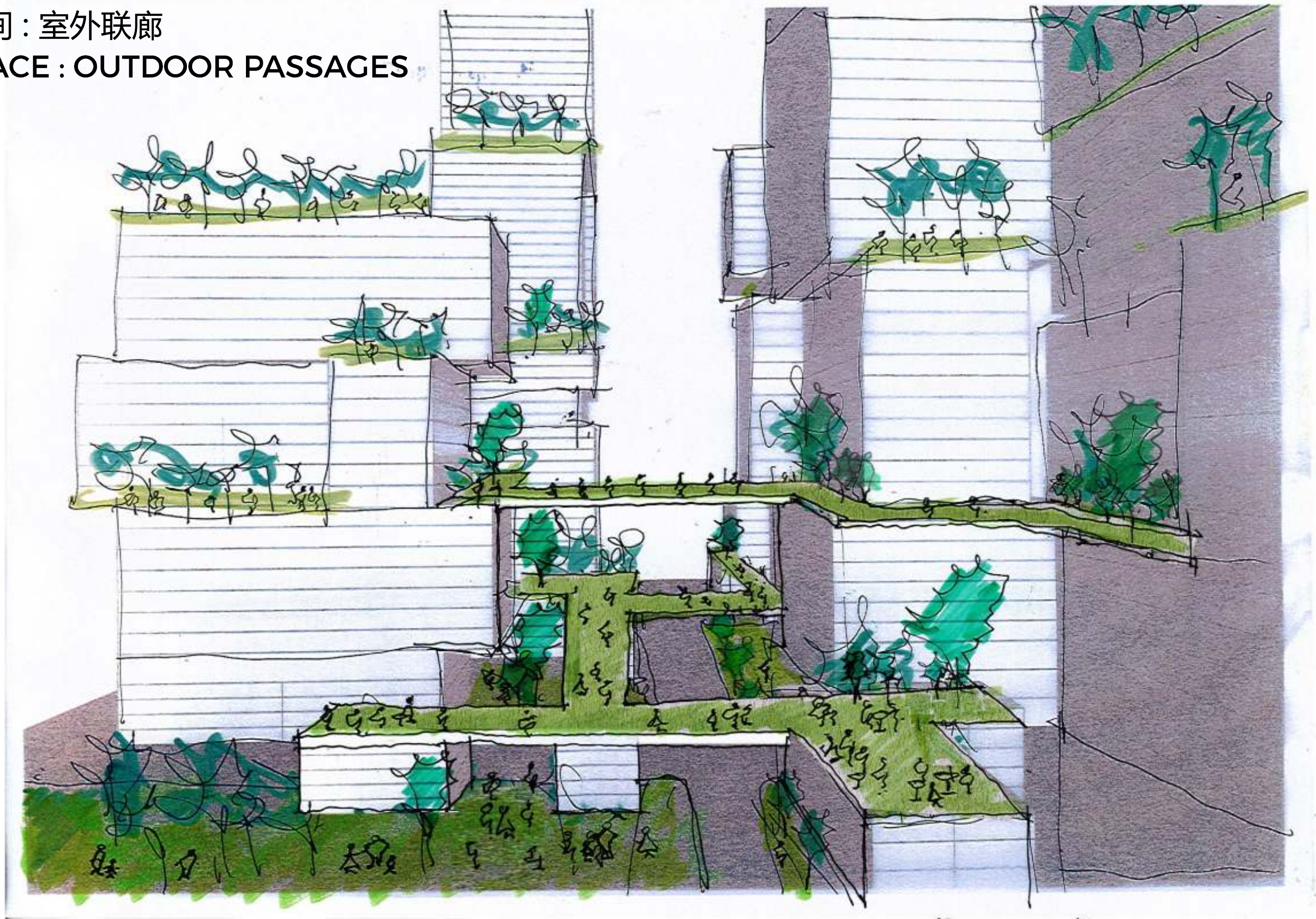


公共绿化空间  
PUBLIC SPACE



公共绿化空间：室外联廊

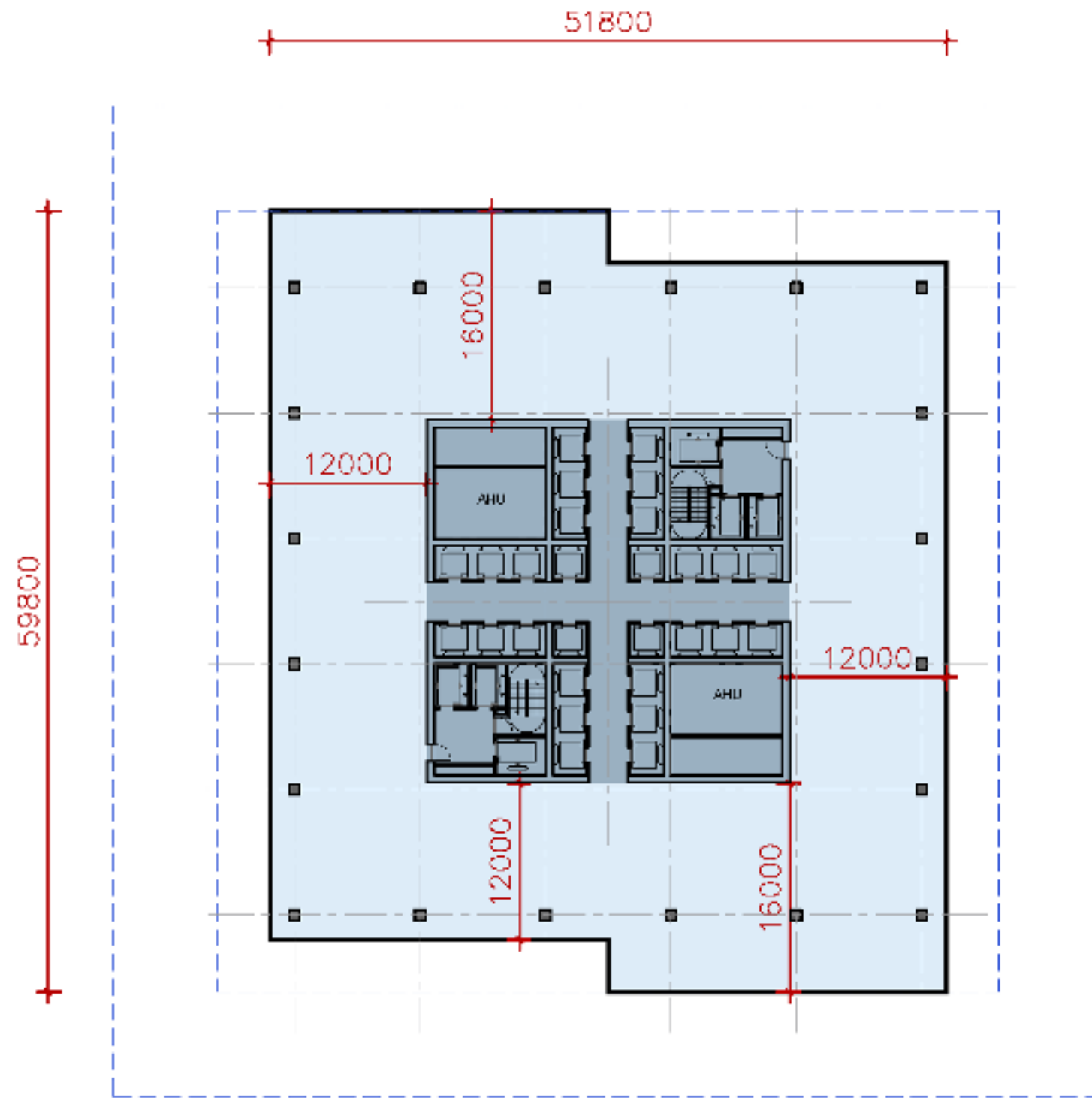
PUBLIC SPACE : OUTDOOR PASSAGES



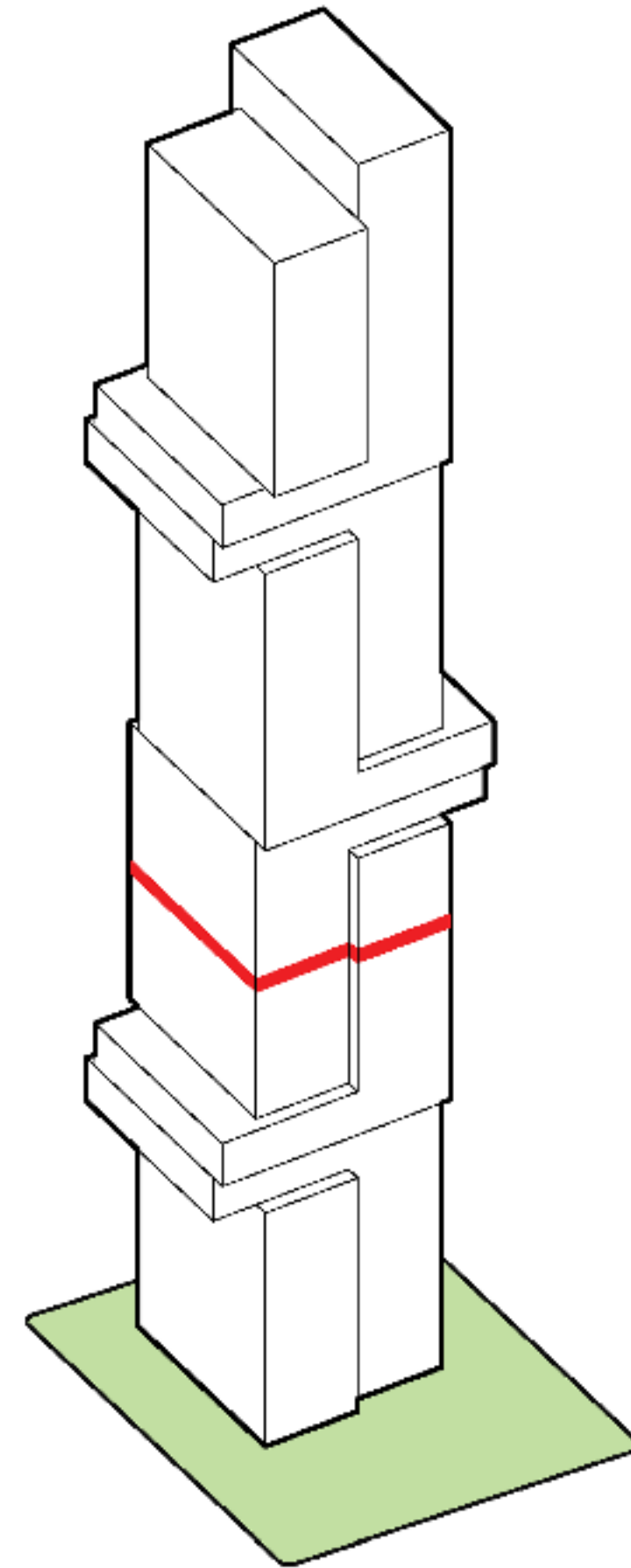
塔楼  
TOWER

# 模块式塔楼：标准平面

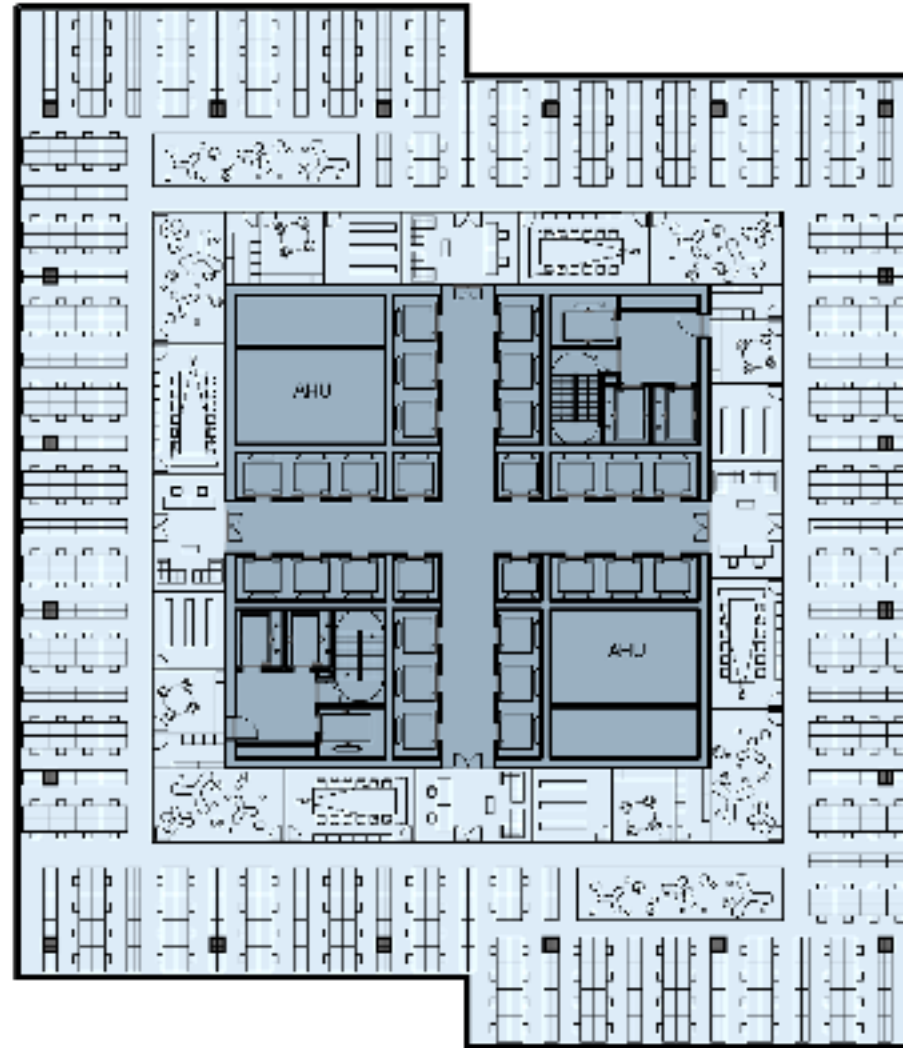
## MODULAR TOWER : TYPICAL PLAN



GFA: 2900 SQM



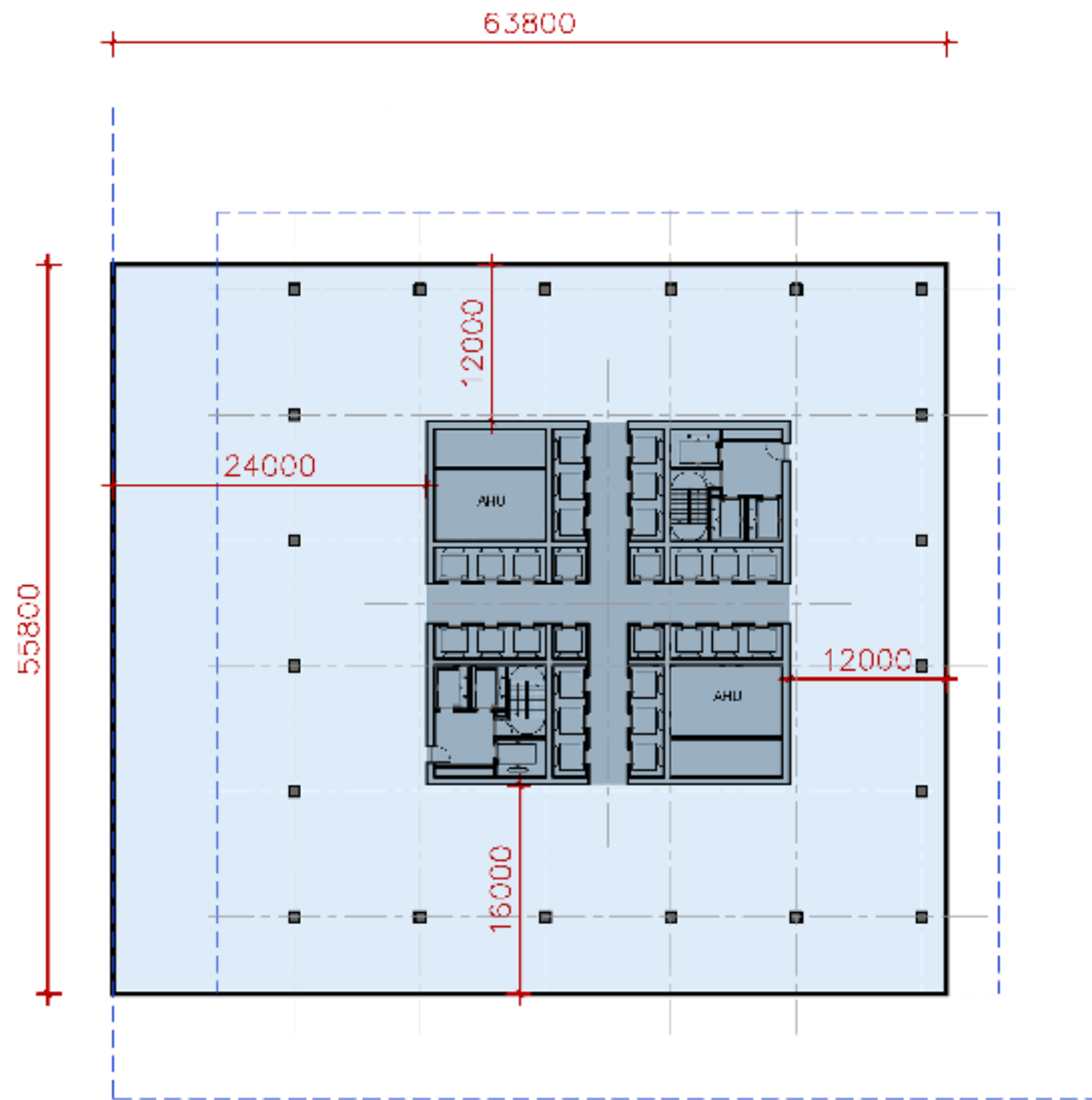
# 标准办公平面 TYPICAL OFFICE PLAN



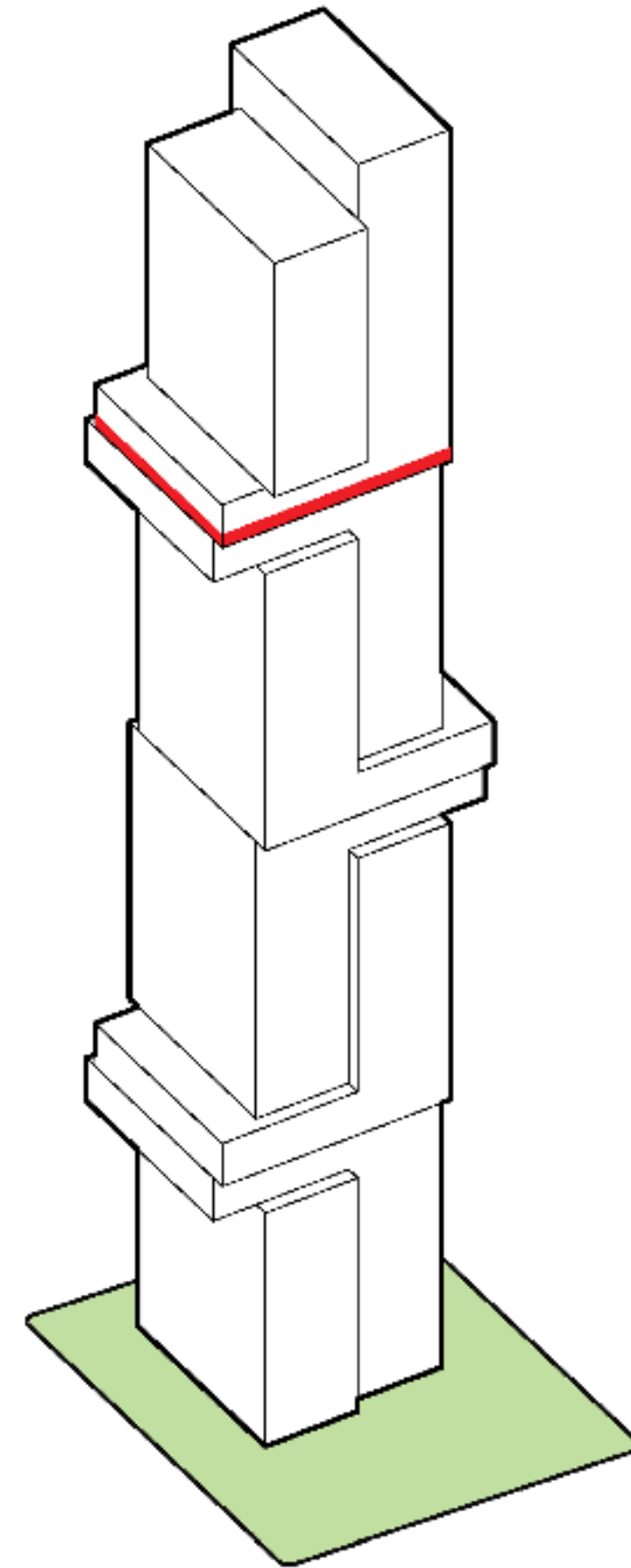
建筑面积 GFA 2,900 M2

模块式塔楼：非标准平面

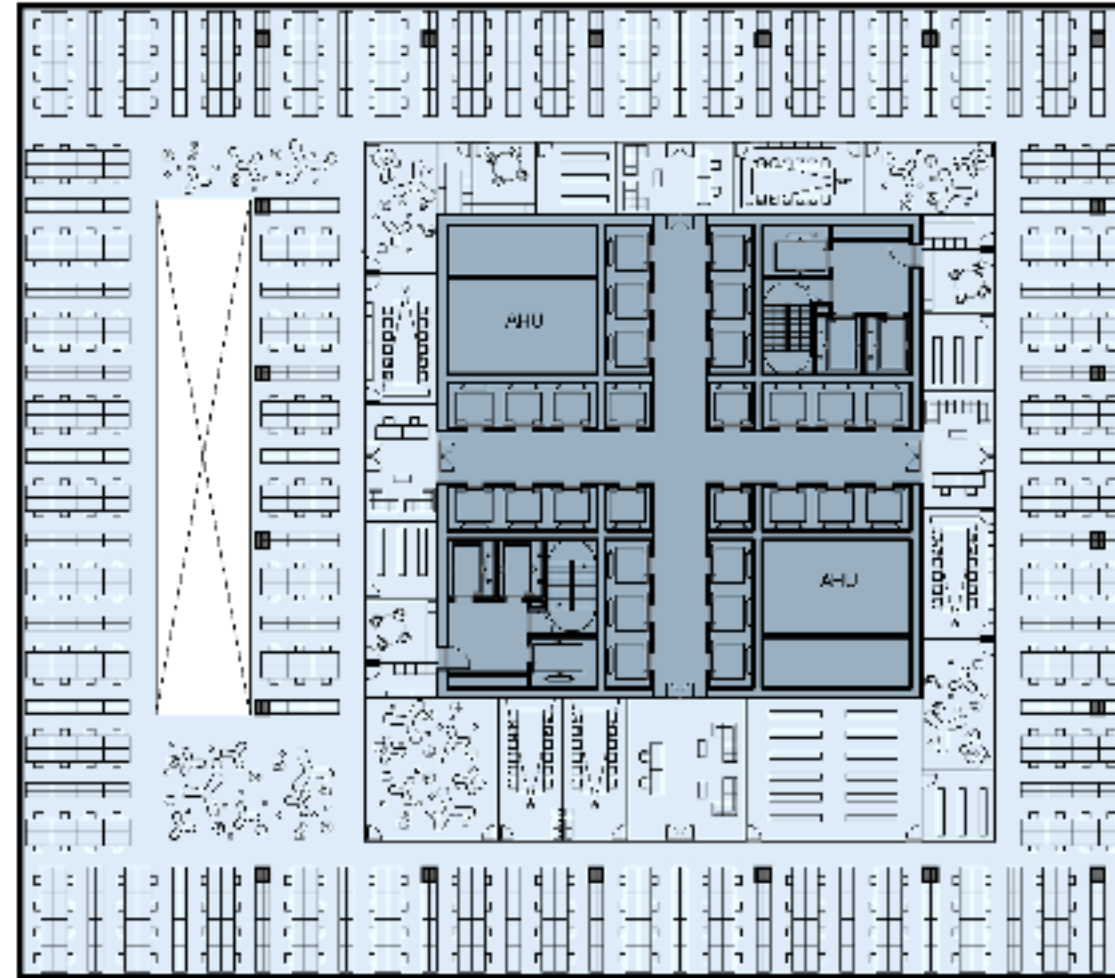
MODULAR TOWER : ATYPICAL PLAN



GFA: 3500 SQM

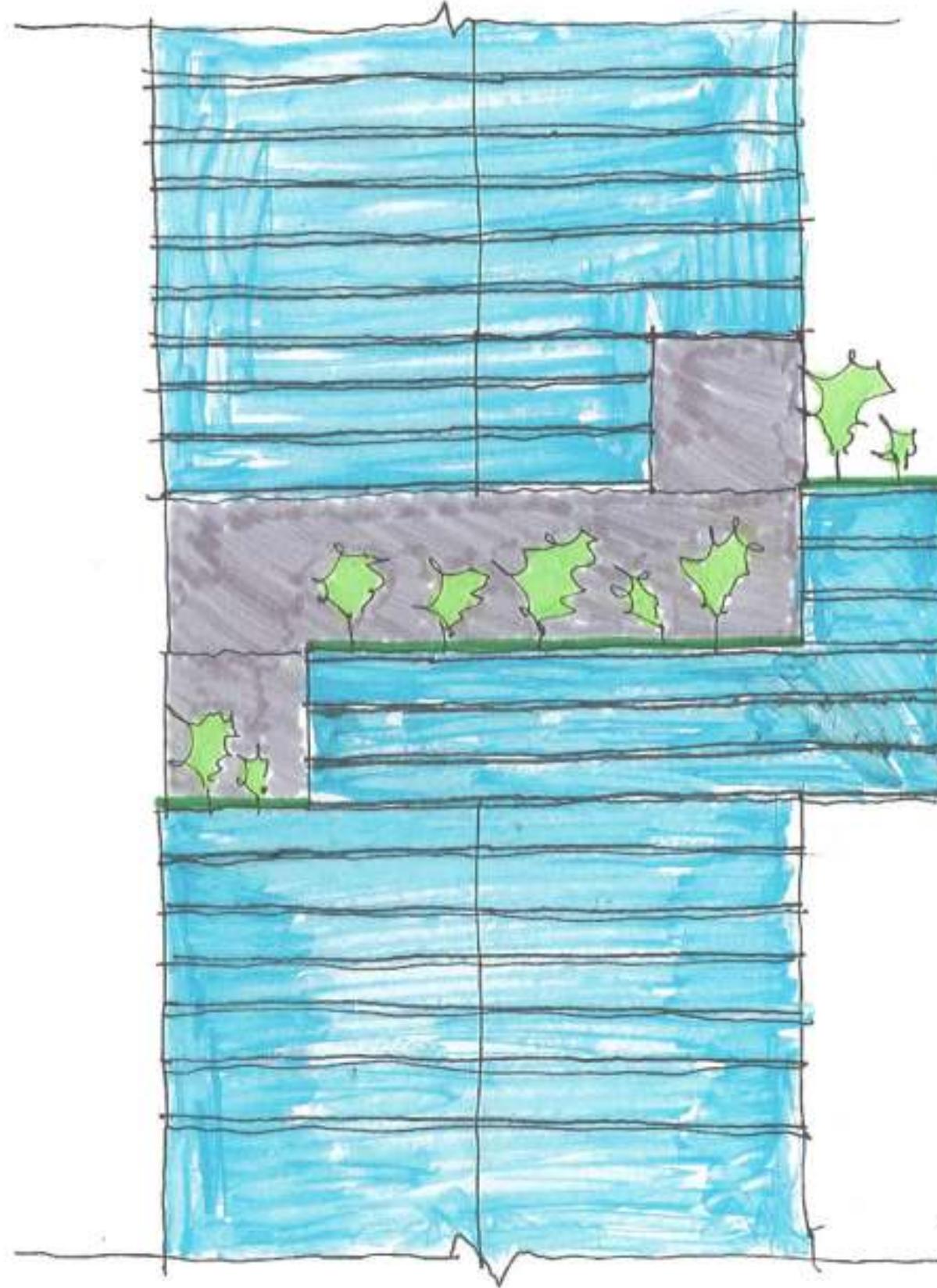


# 非标准办公平面 ATYPICAL OFFICE PLAN

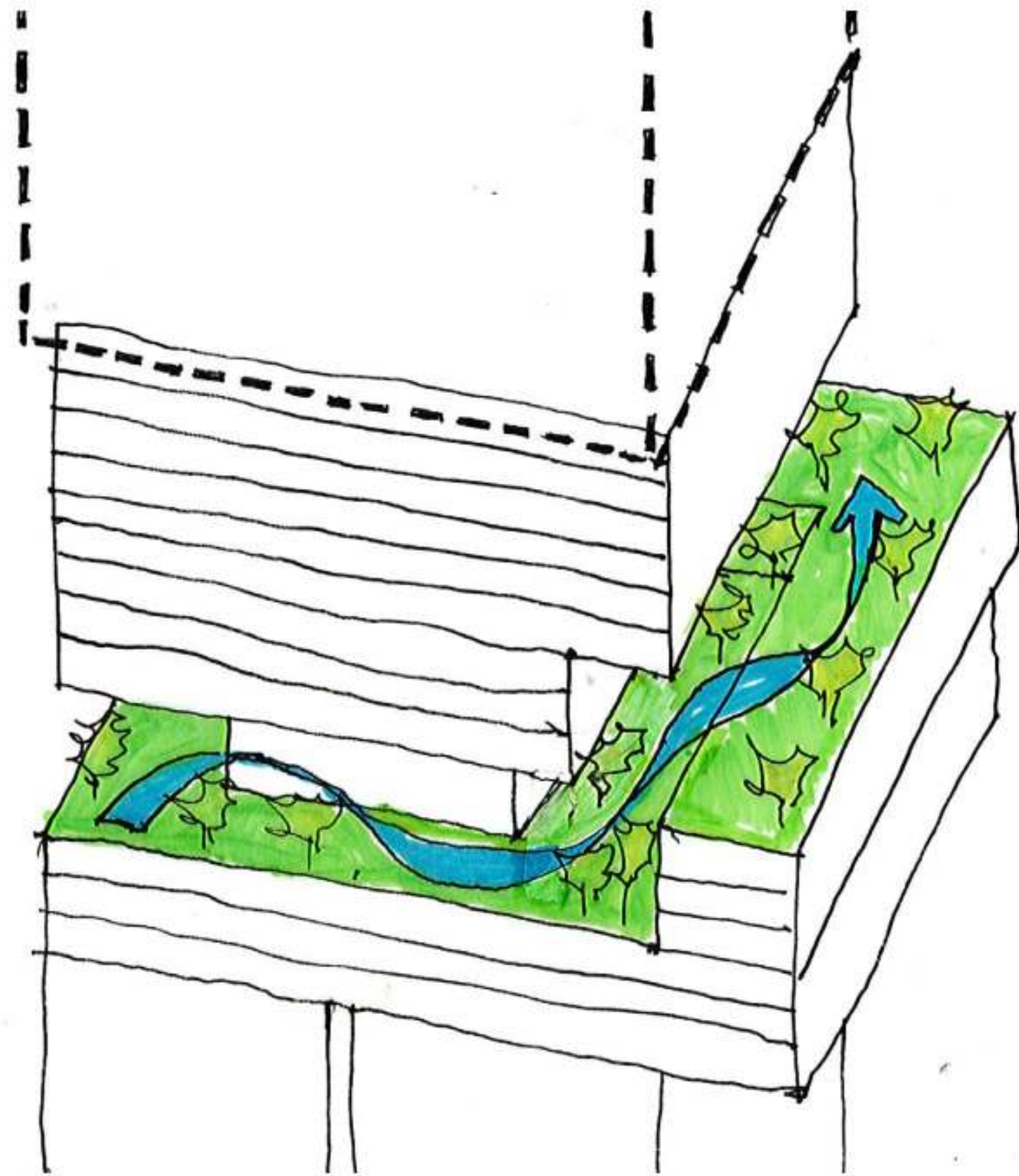


建筑面积 GFA 3,500 M<sup>2</sup>

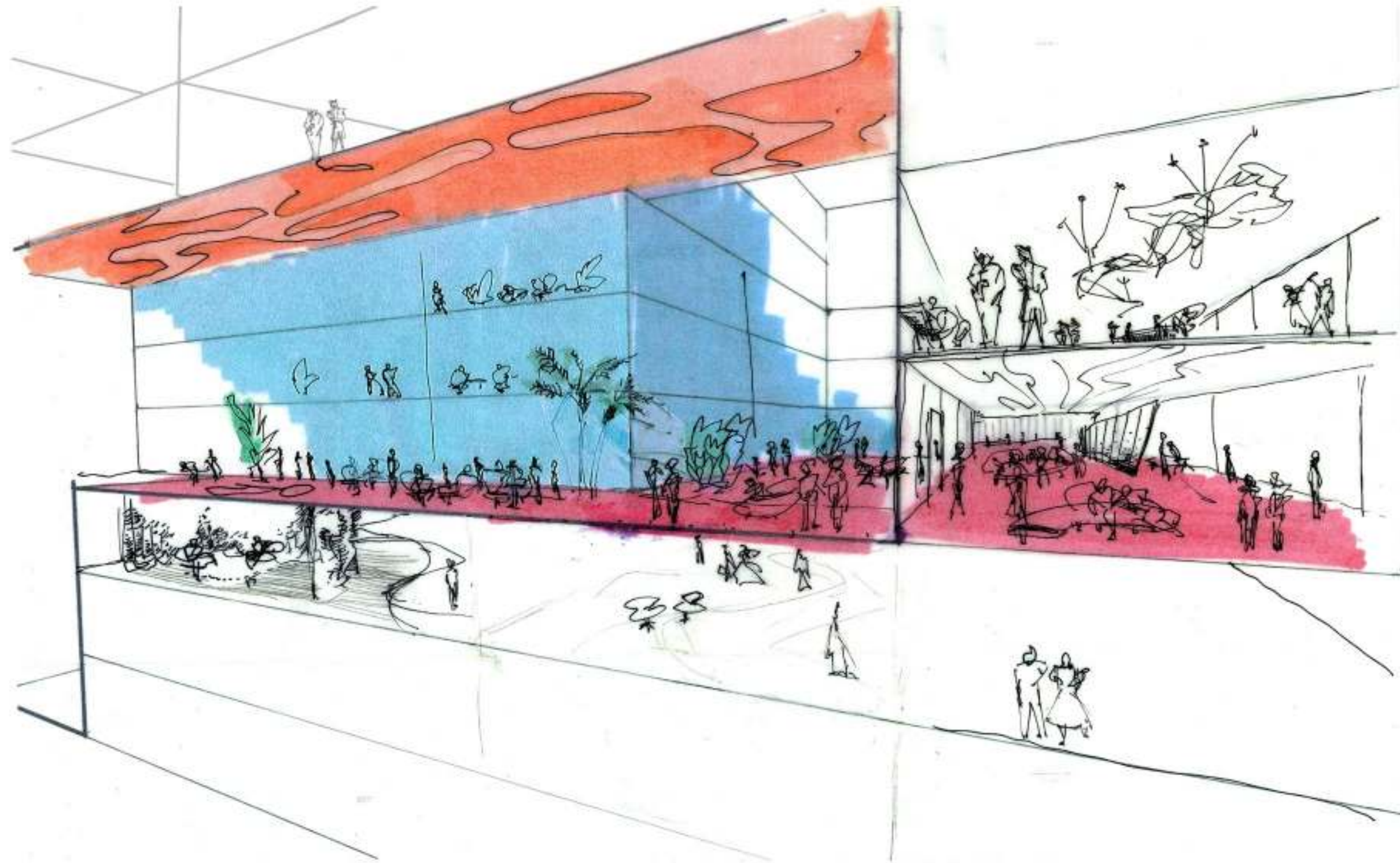
未来办公空间：剖面  
FUTURE OFFICE : SECTION



未来办公空间：轴侧图  
FUTURE OFFICE : AXON

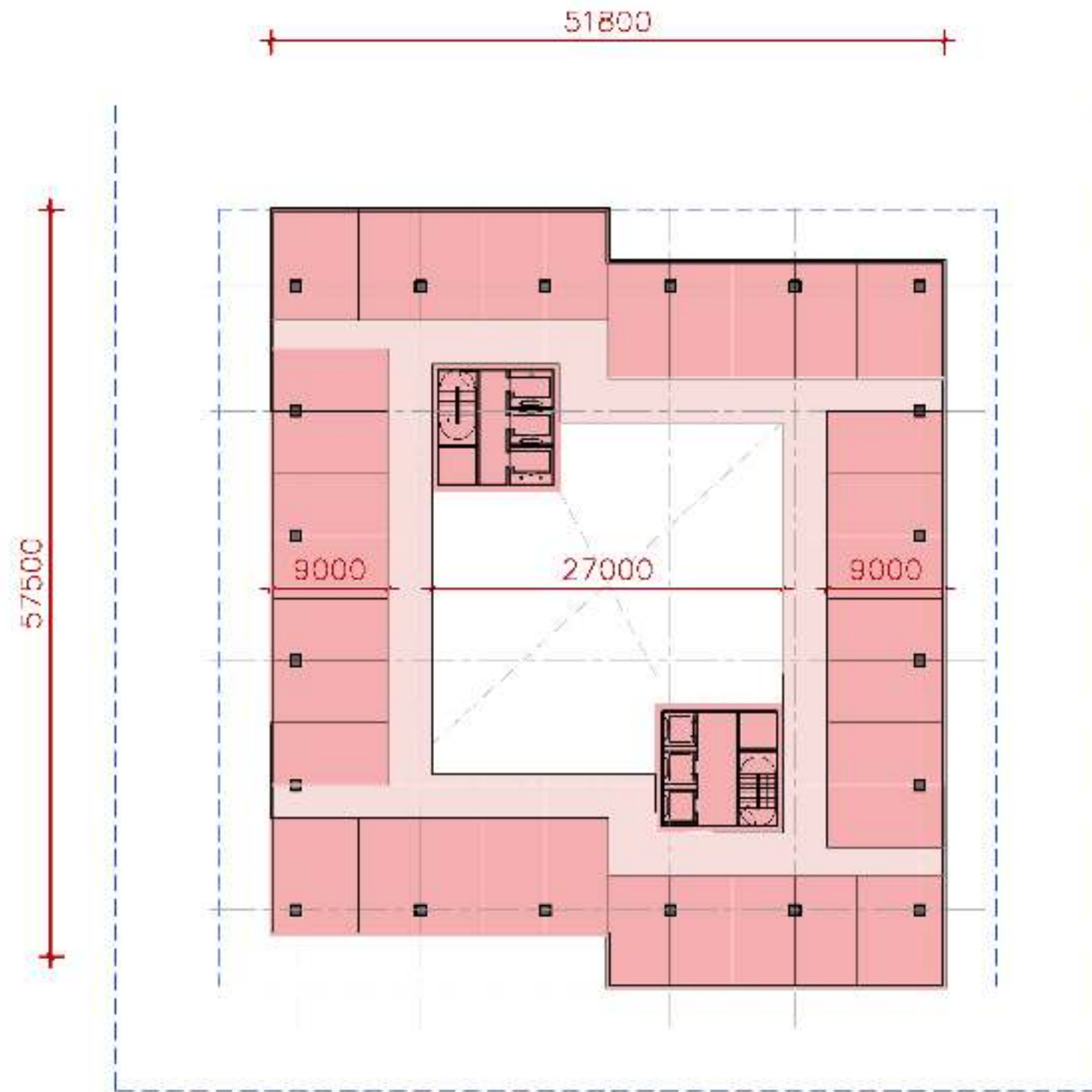


未来办公空间  
FUTURE OFFICE

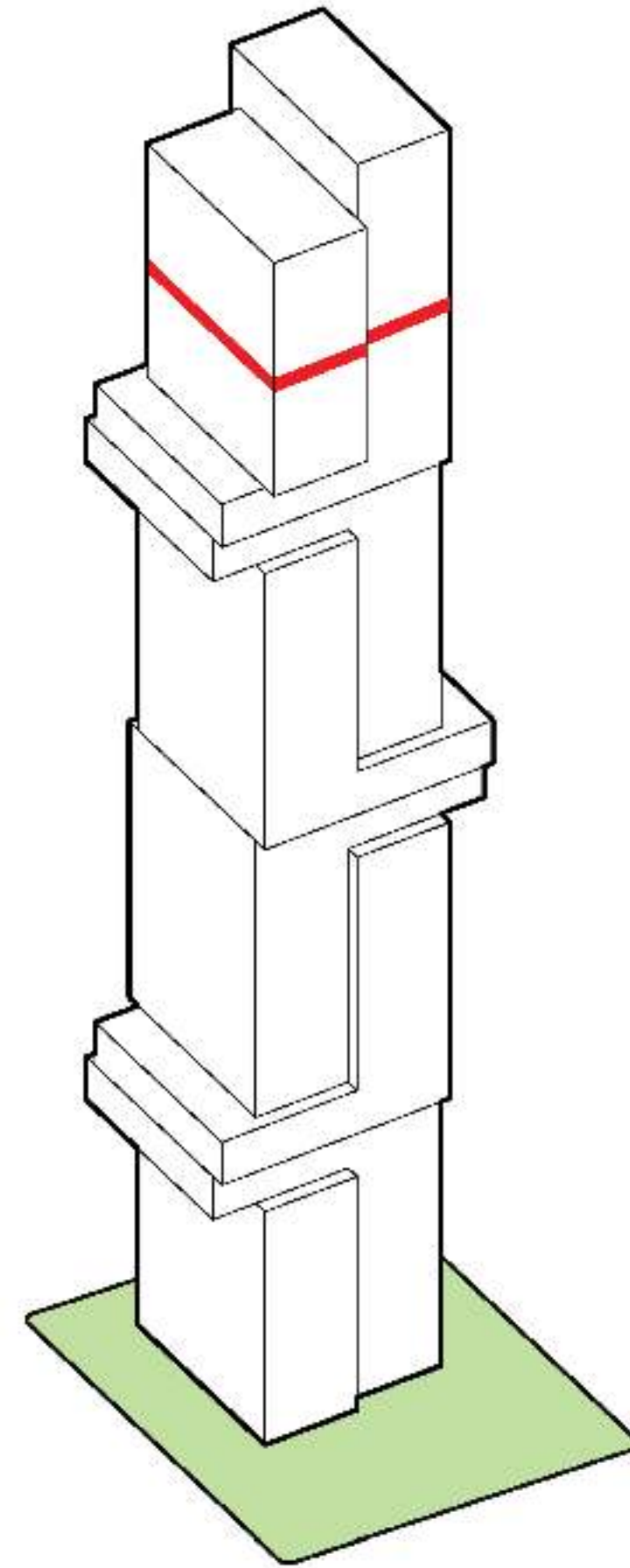


# 模块式塔楼：酒店标准平面

## MODULAR TOWER : HOTEL TYPICAL PLAN



GFA: 2000 SQM



叠翠城市  
TERRACED CITY



室外绿色空间  
GREEN OUTDOOR SPACES



叠翠城市：标志性天际线

TERRACED CITY: ICONIC SKYLINE



方案 02

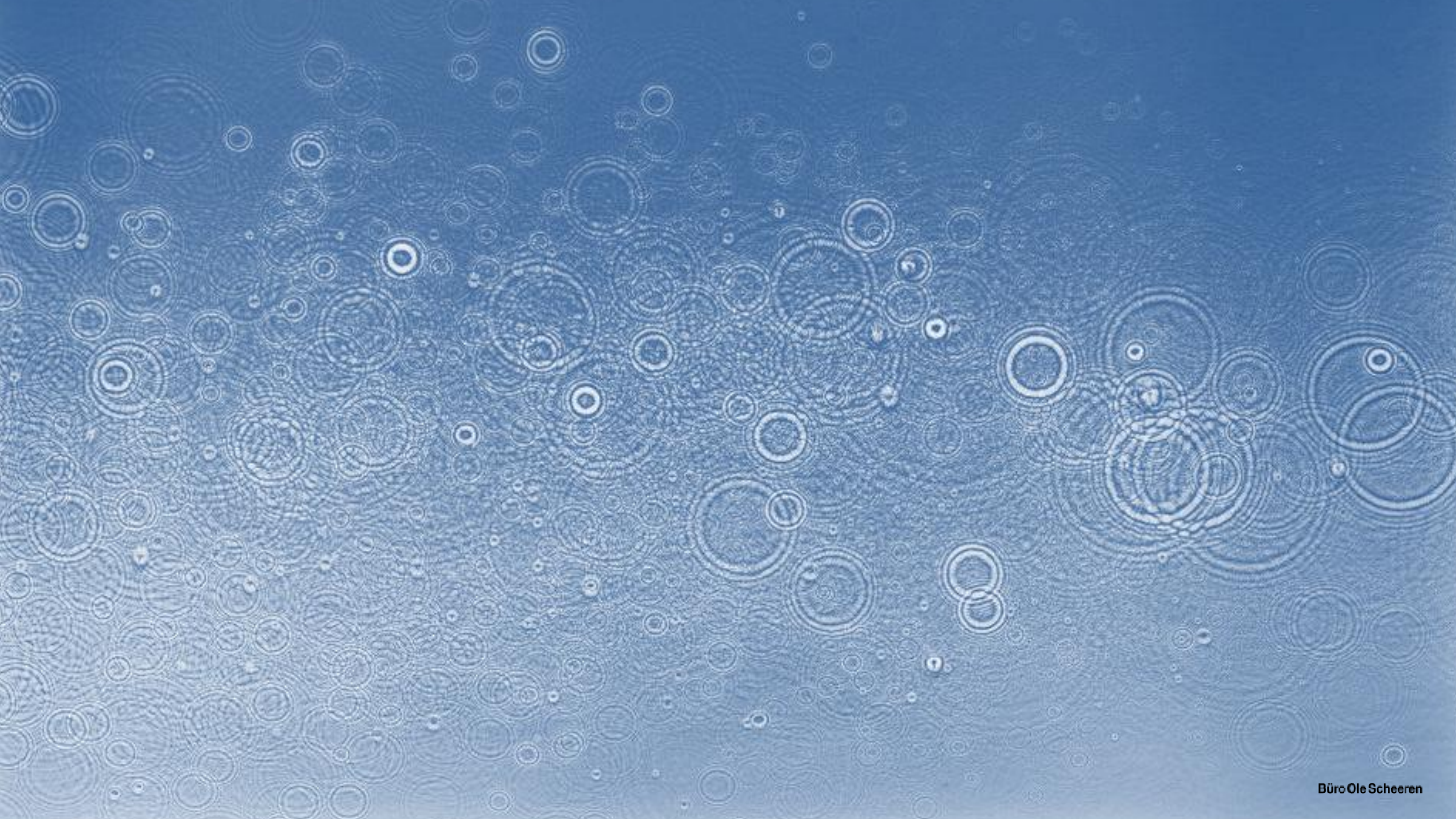
涟漪城市

SCHEME 02

RIPPLES CITY

# 不同城市肌理方案

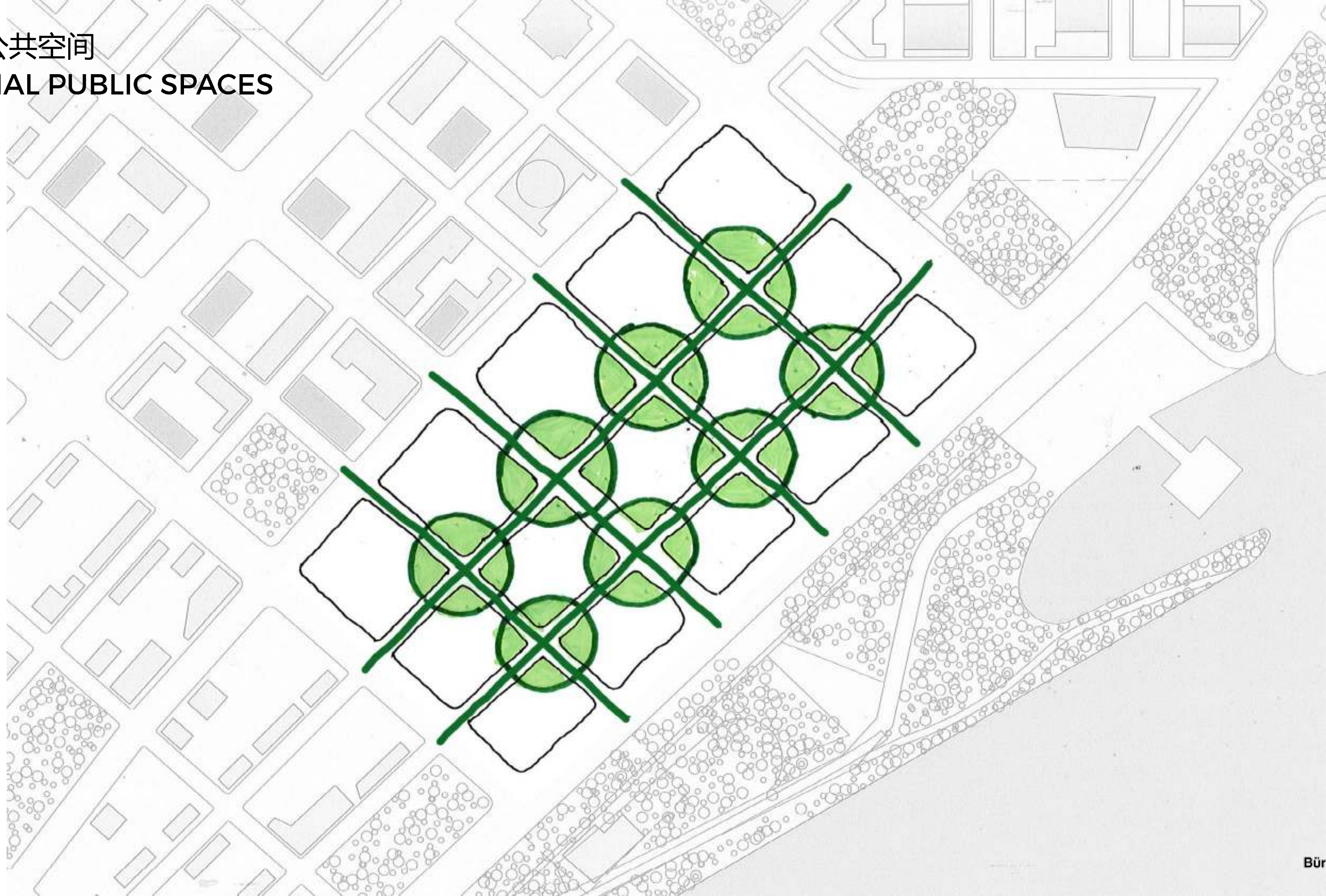
## ALTERNATIVE URBAN TEXTURE



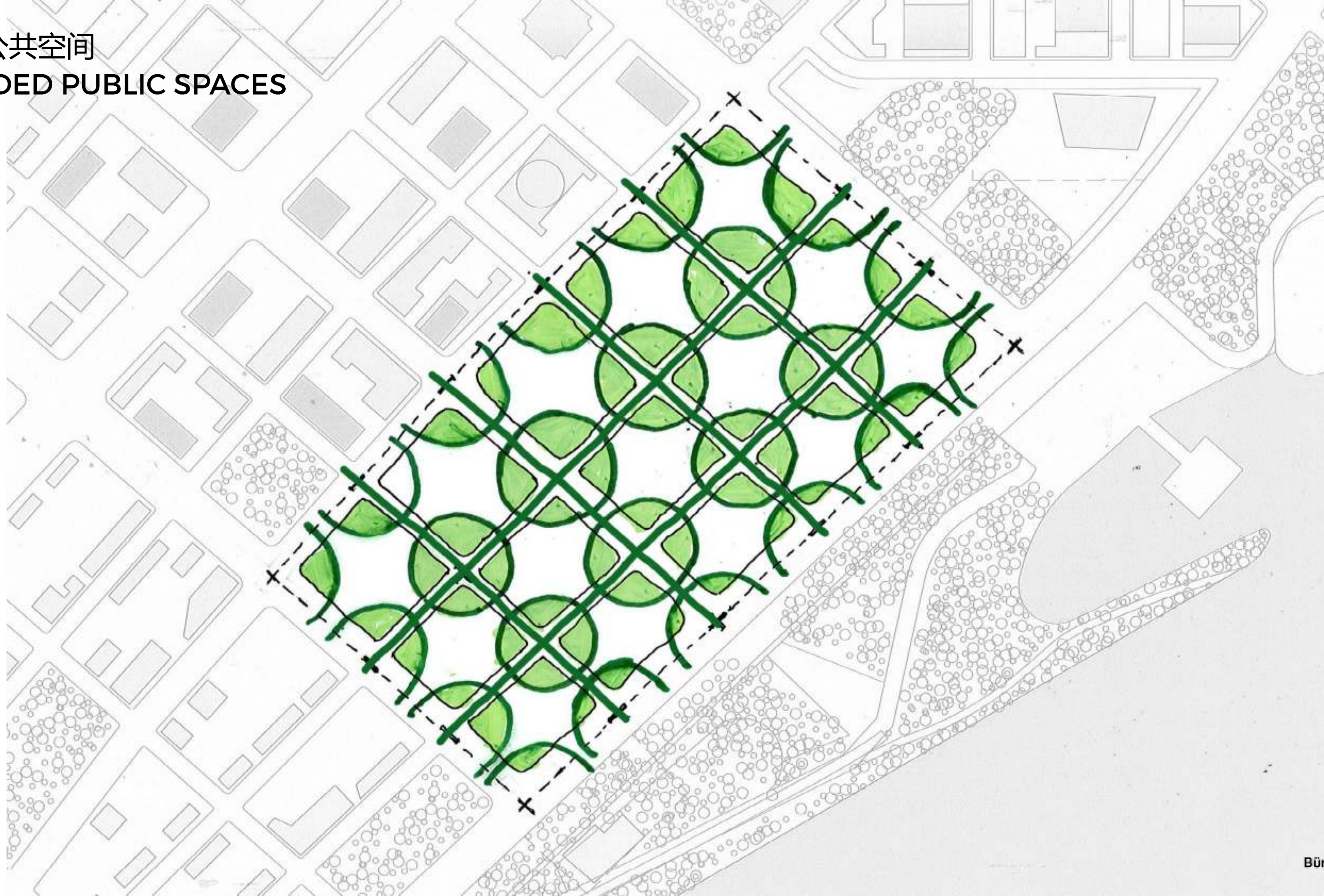
场地外公共空间  
EXTERNAL PUBLIC SPACES



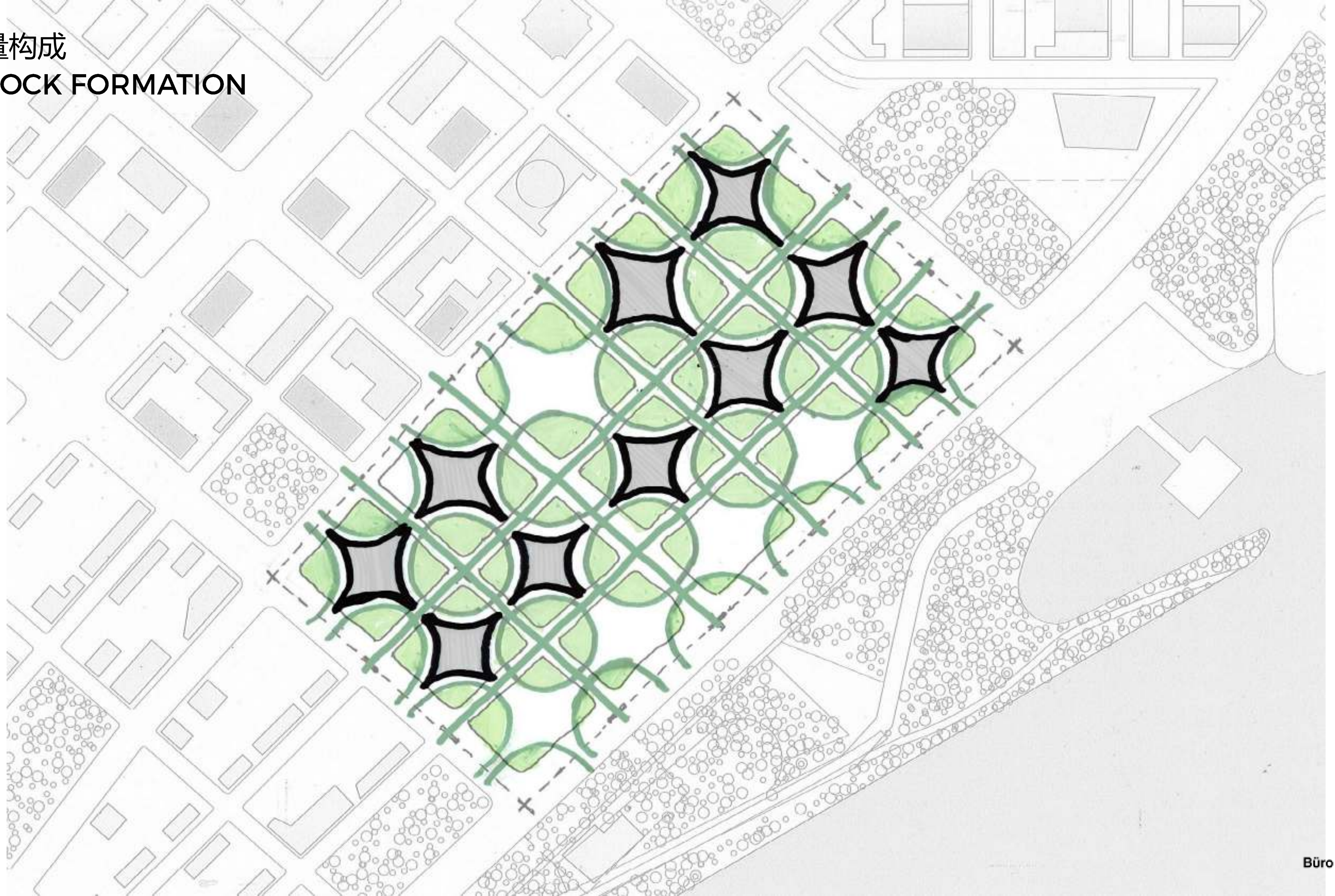
场地内公共空间  
INTERNAL PUBLIC SPACES



延伸的公共空间  
EXTENDED PUBLIC SPACES



城市体量构成  
CITY BLOCK FORMATION



庭院  
COURTYARDS



首层：公共广场  
GROUND : PUBLIC PLAZAS

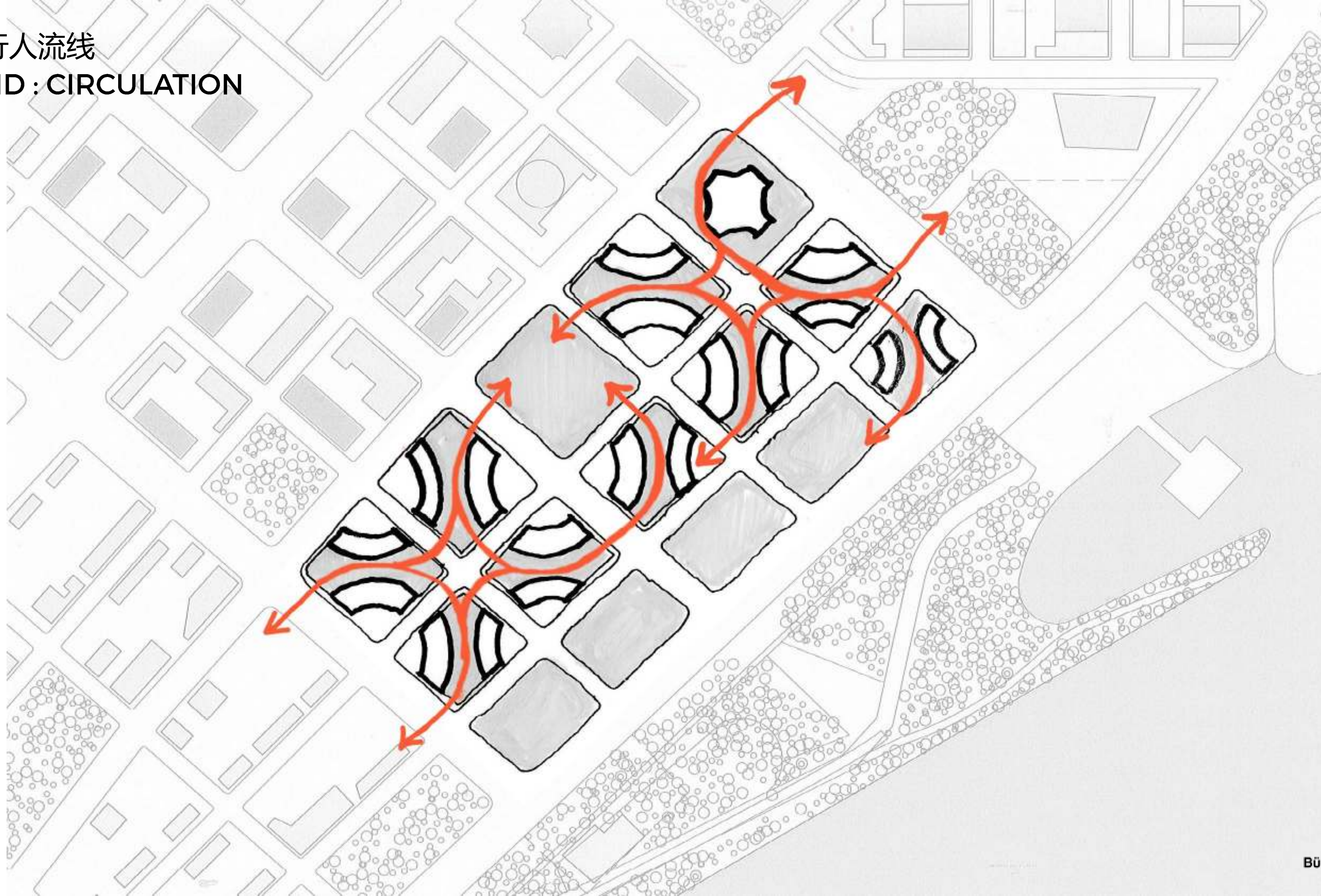


首层：联接

GROUND : CONNECTIVITY

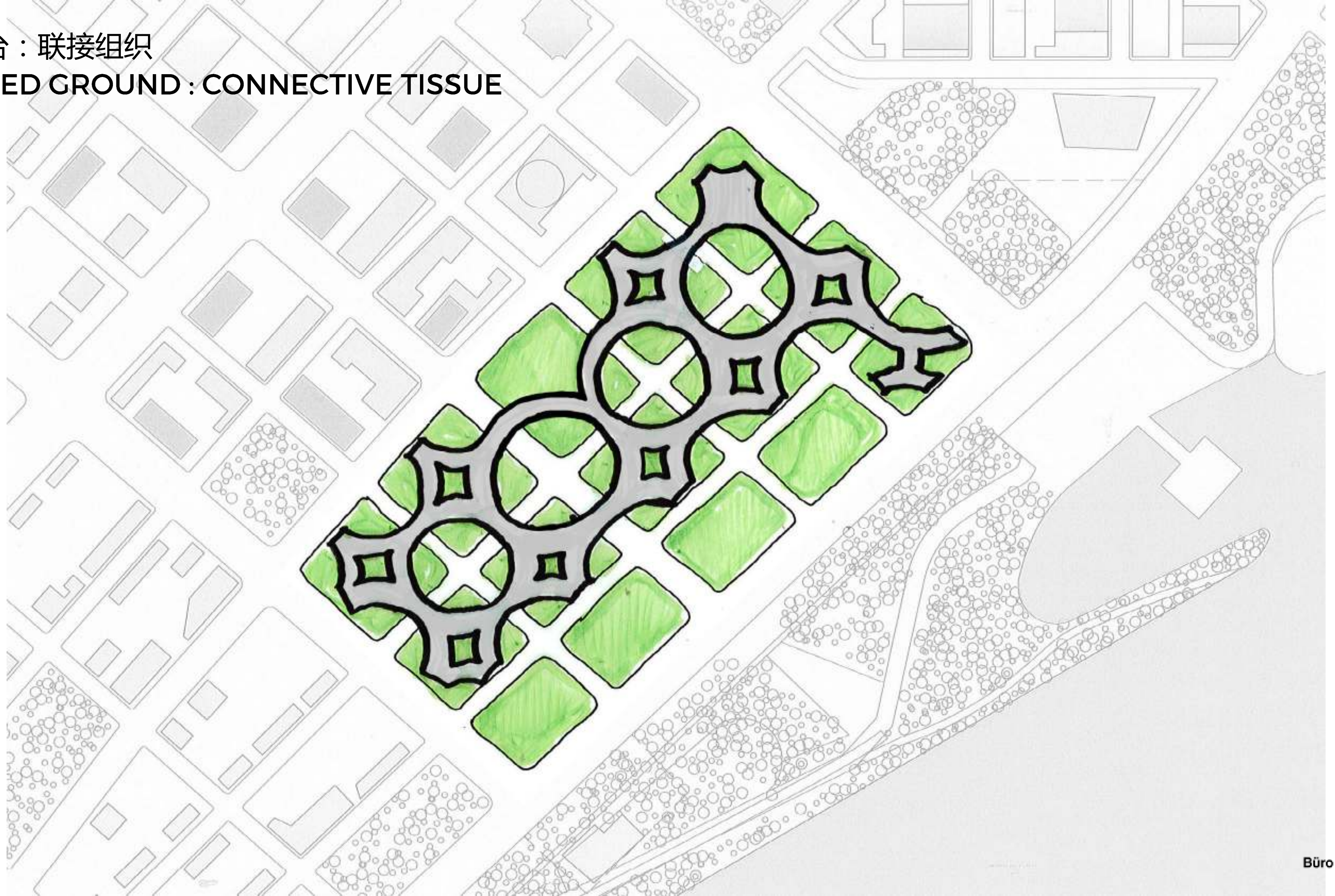


首层：行人流线  
GROUND : CIRCULATION



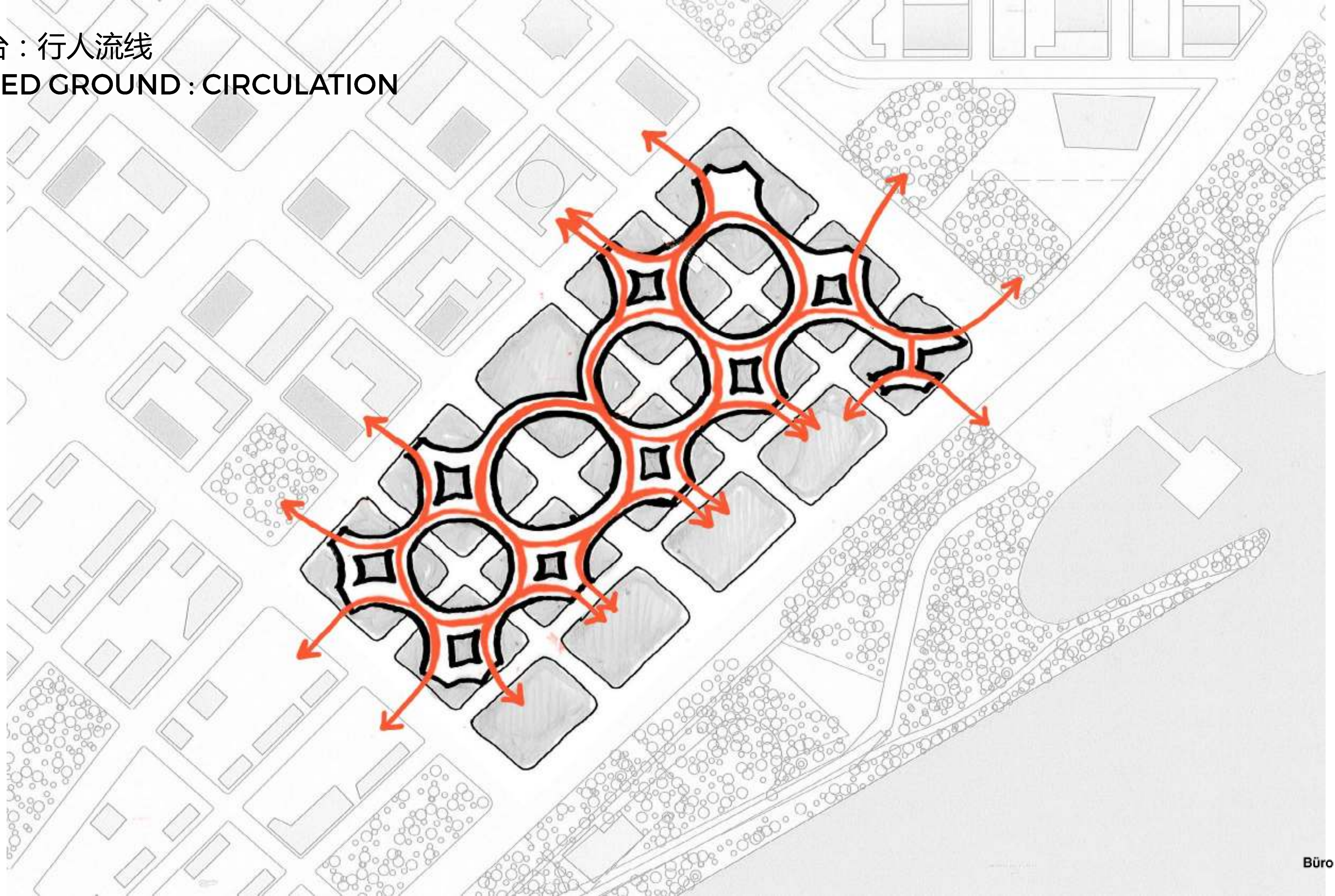
架空平台：联接组织

ELEVATED GROUND: CONNECTIVE TISSUE



架空平台：行人流线

ELEVATED GROUND: CIRCULATION



涟漪城市  
RIPPLES CITY



# 功能 PROGRAM



功能	PROGRAM
办公	OFFICE
酒店	HOTEL
住宅	RESIDENTIAL
商业	RETAIL & COMMERCIAL



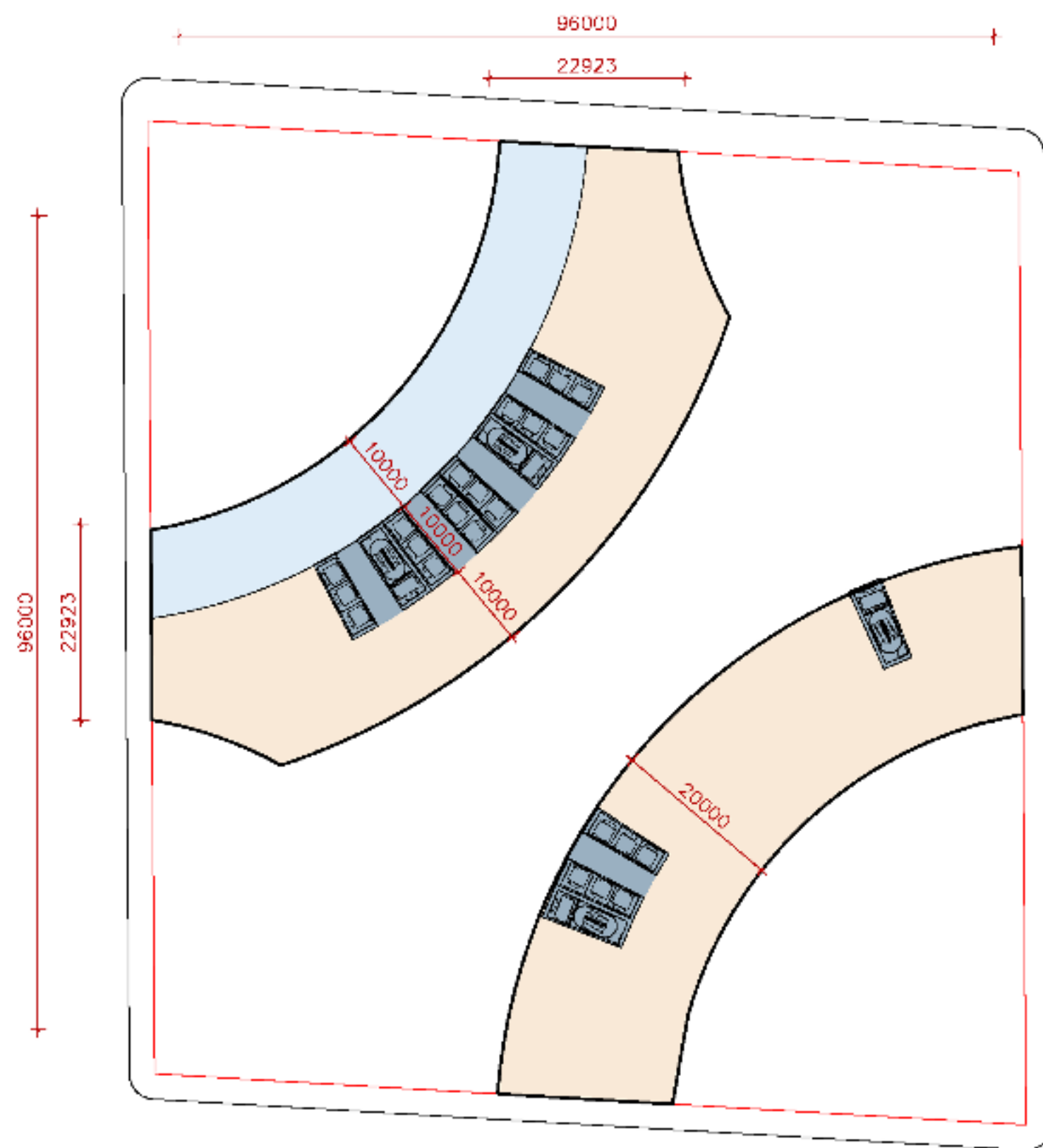
总平面：鸟瞰  
SITE PLAN : TOP VIEW



# 场地布局

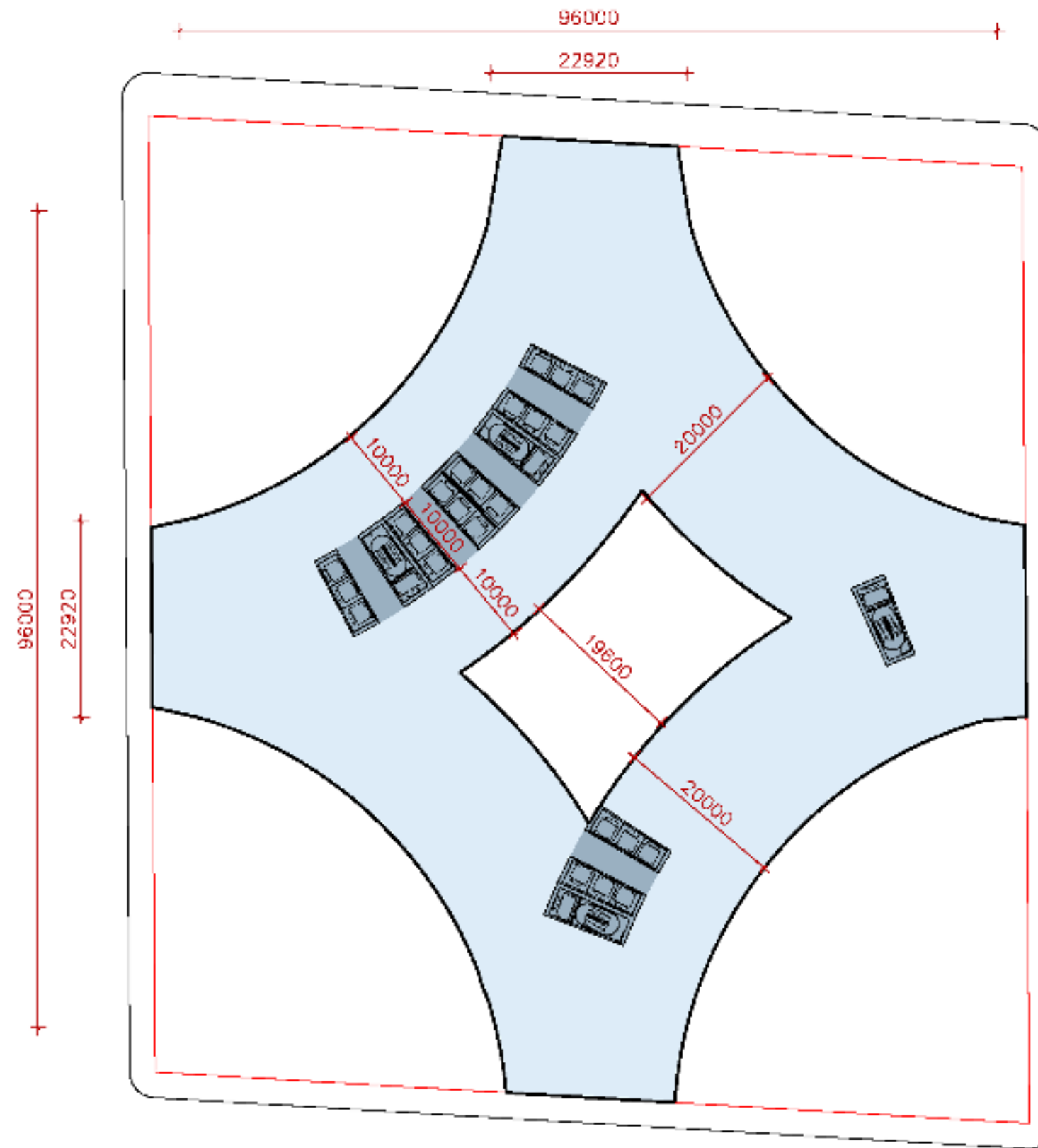
# GROUND

# 首层 GROUND



建筑面积 GFA 4,150 M<sup>2</sup>

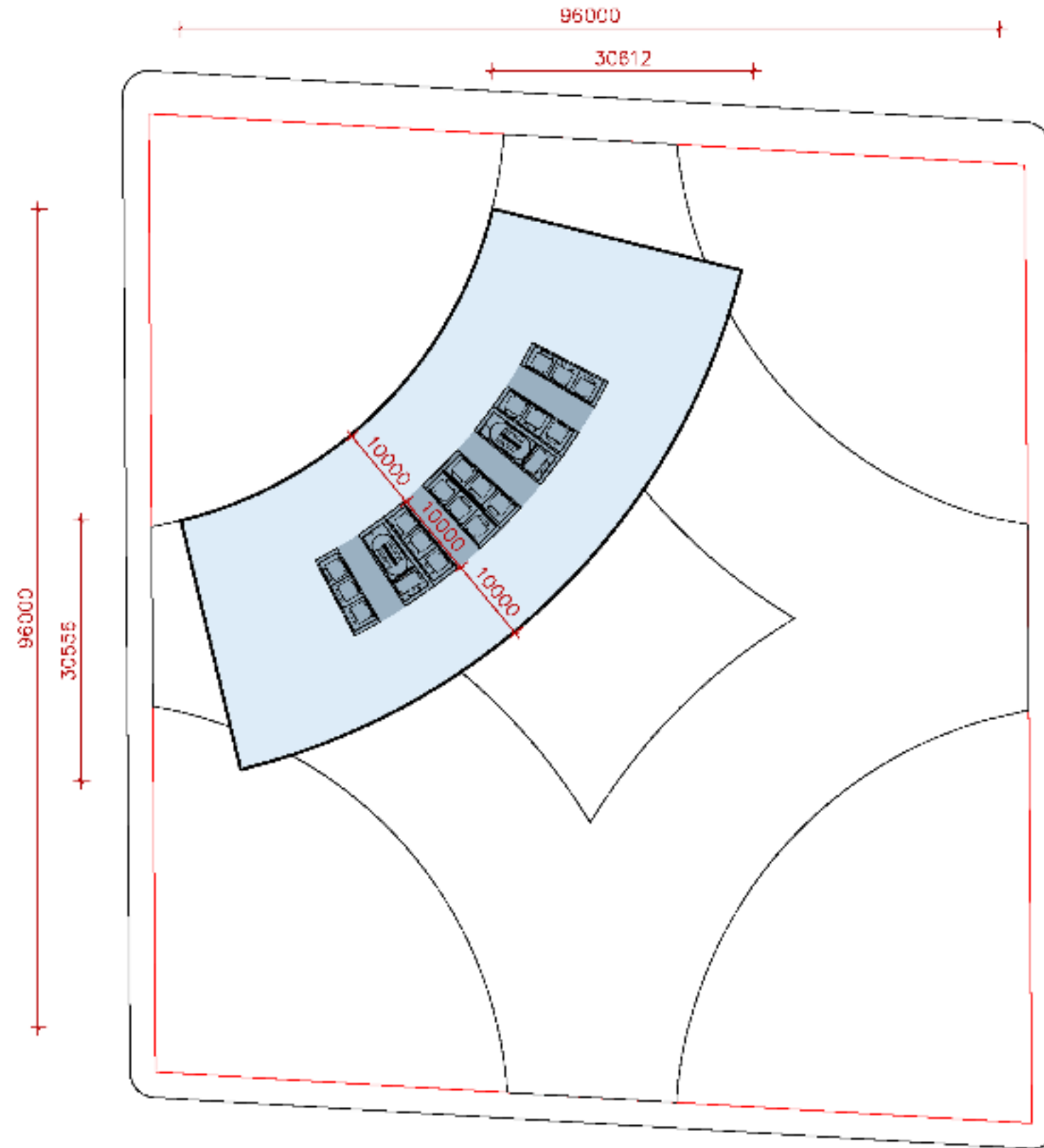
裙楼 (F3 – F6)  
PODIUM (F3 - F6)



建筑面积 GFA 5,300 M2

典型平面：低层塔楼

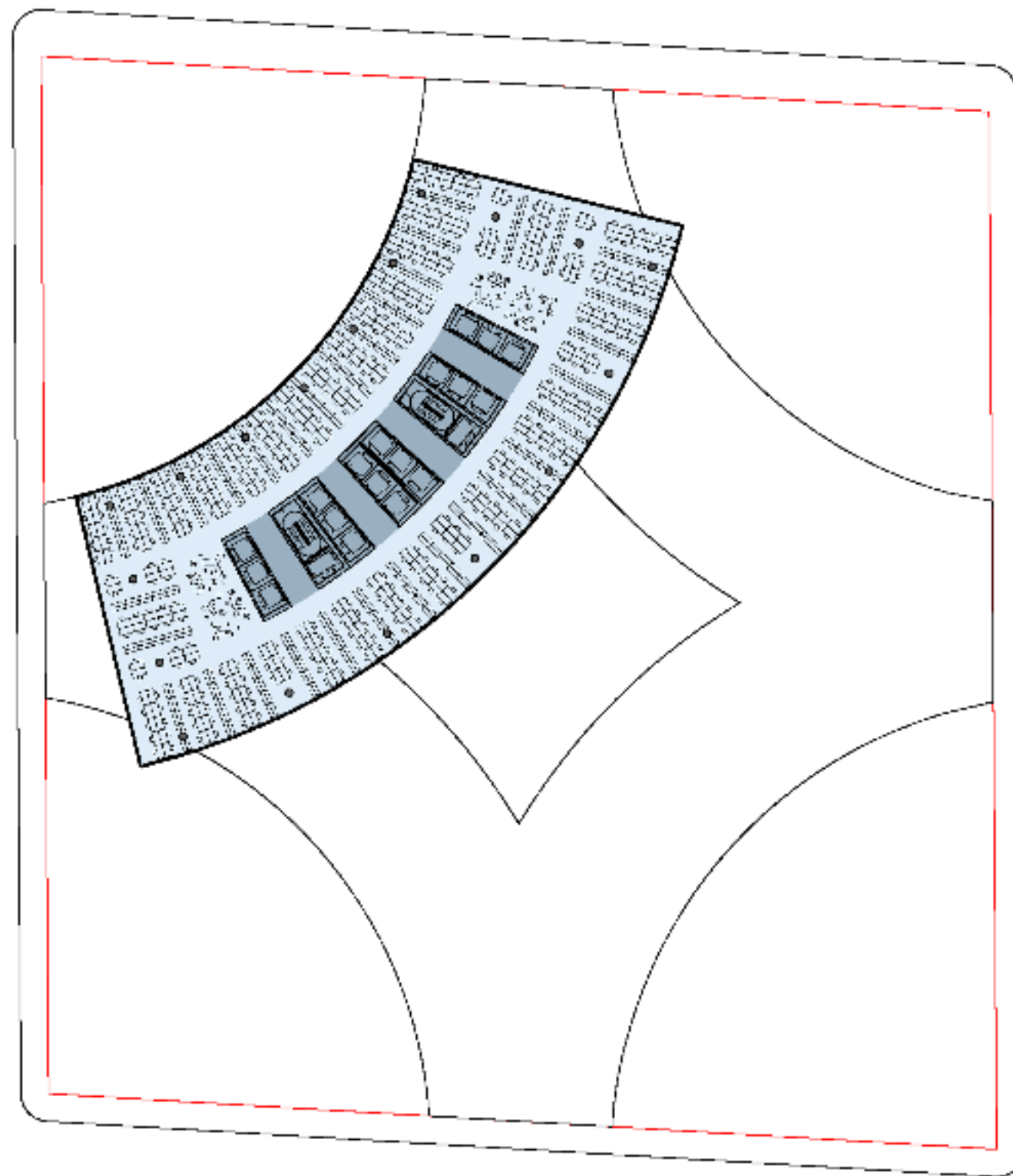
TYP PLAN : LOW-RISE TOWER



建筑面积 GFA 2,100 M2

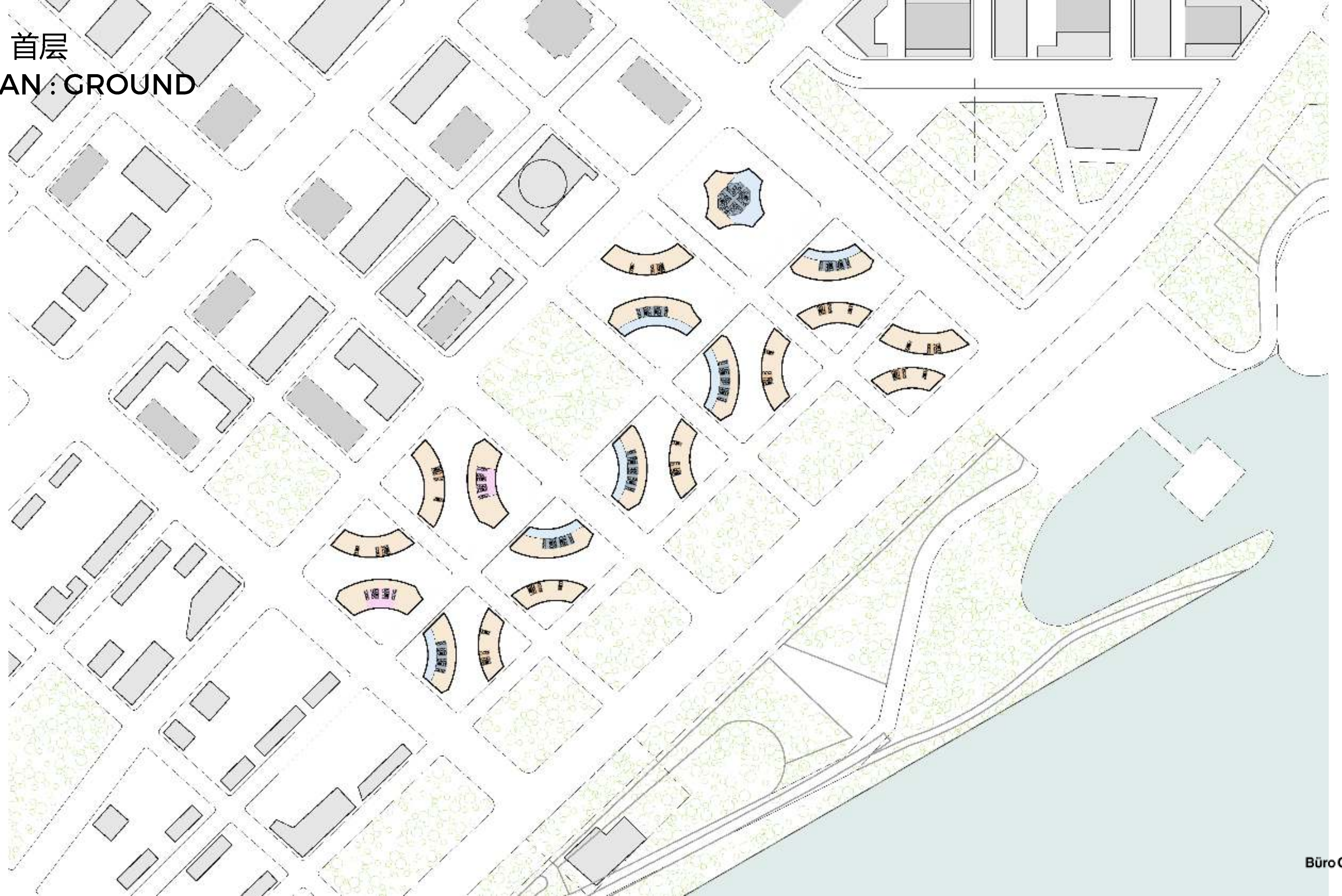
典型平面：低层塔楼

TYP PLAN : LOW-RISE TOWER



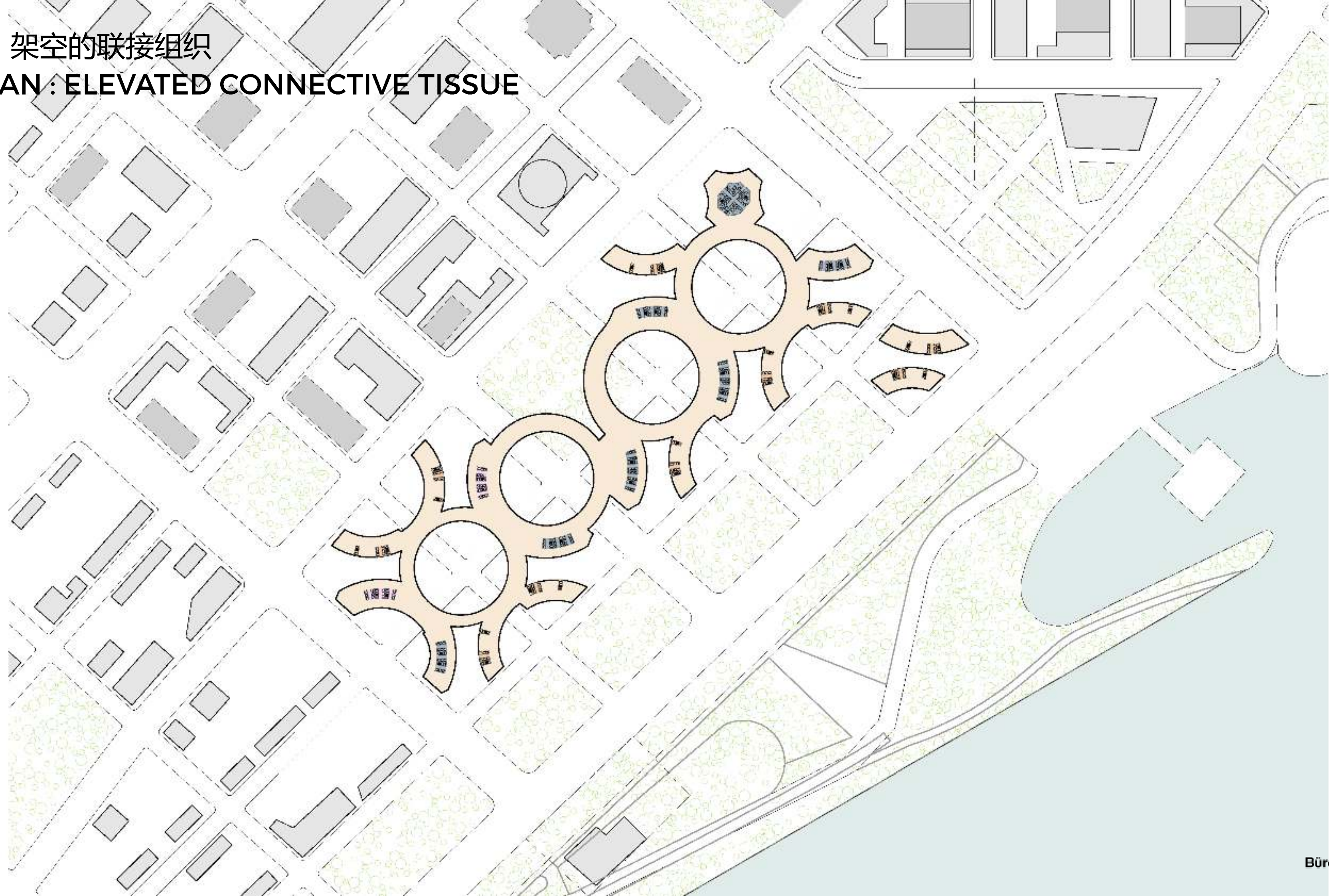
建筑面积 GFA 2,100 M2

总平面：首层  
SITE PLAN: GROUND

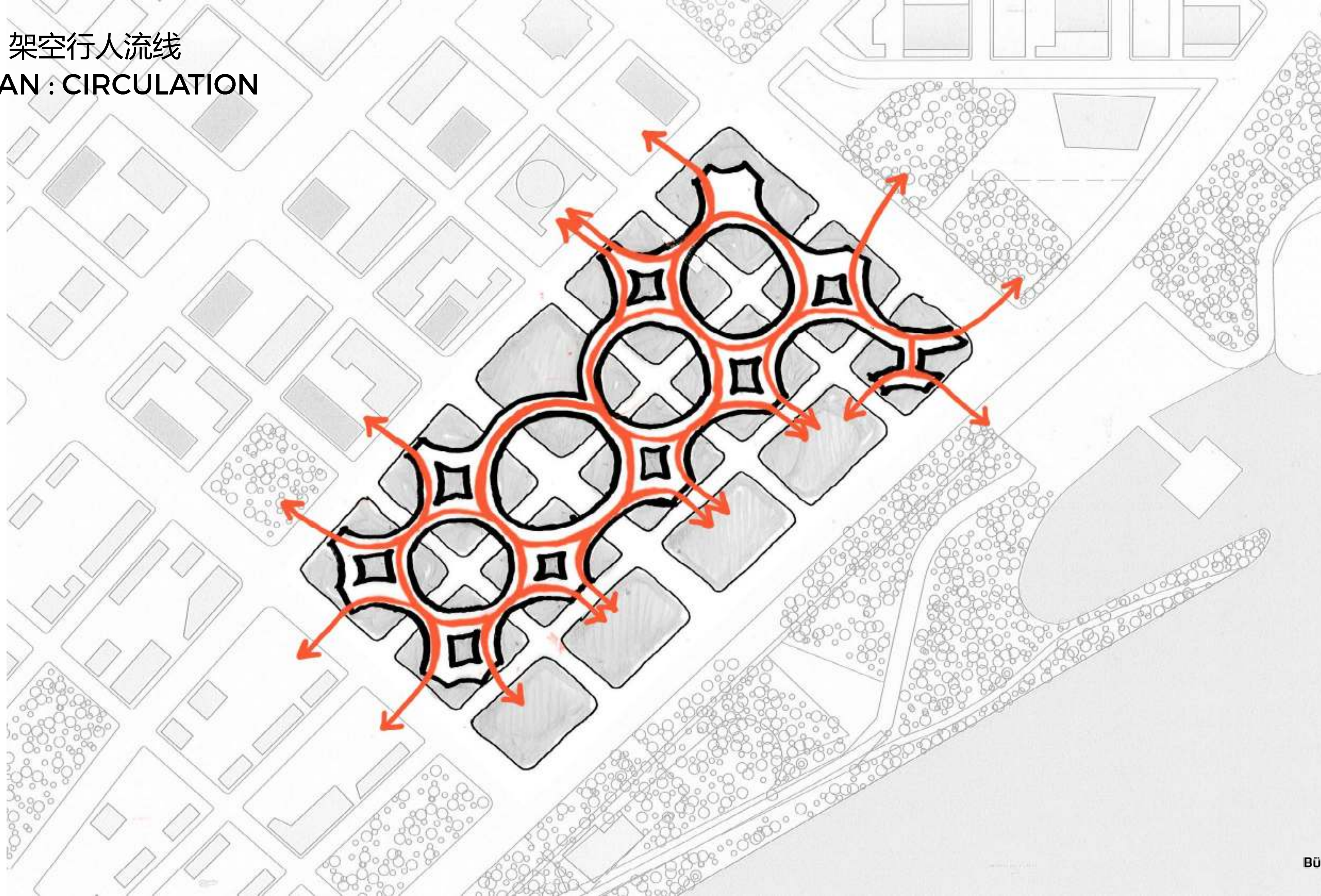


总平面：架空的联接组织

SITE PLAN: ELEVATED CONNECTIVE TISSUE

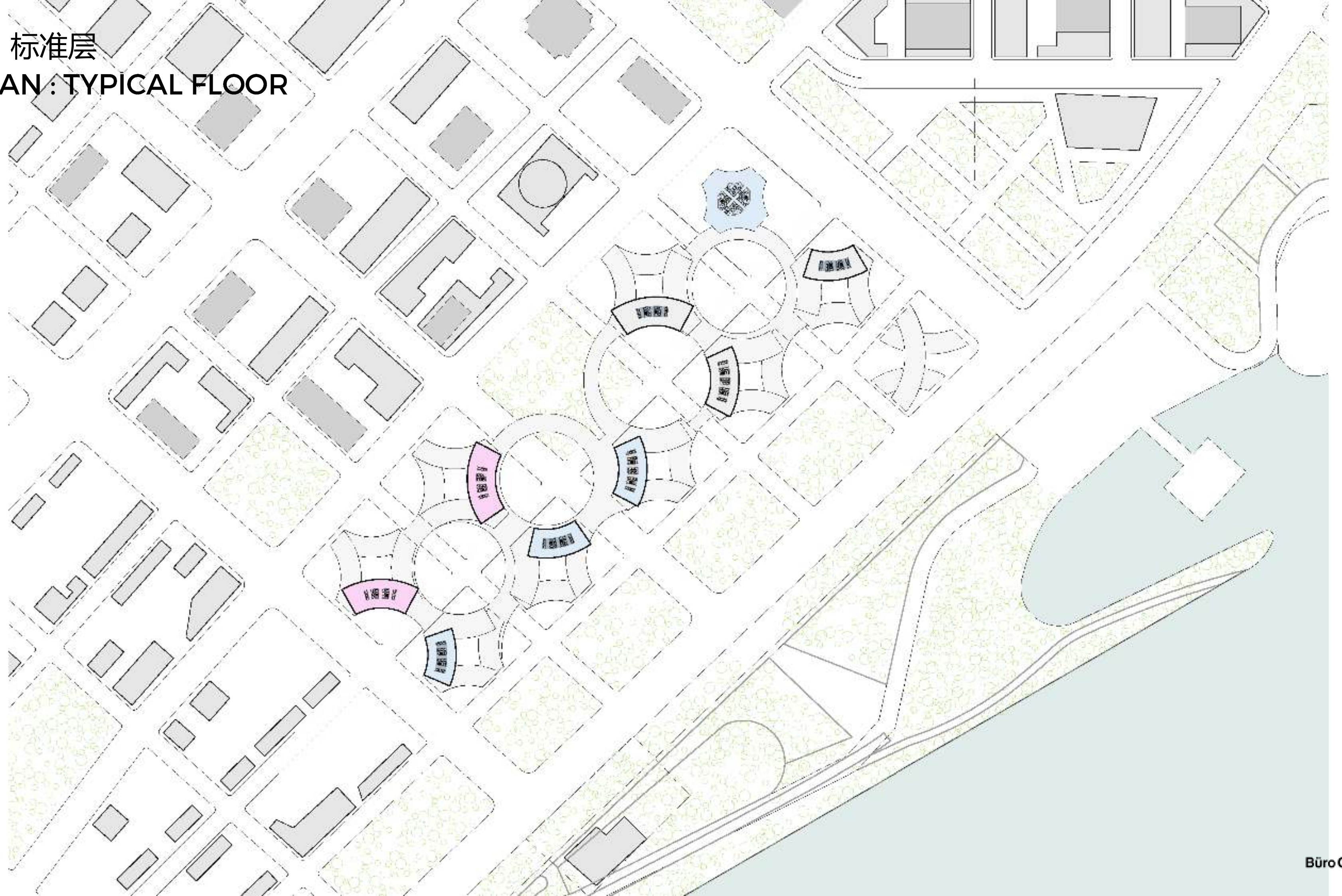


总平面：架空行人流线  
SITE PLAN : CIRCULATION



总平面：标准层

SITE PLAN: TYPICAL FLOOR



公共空间  
PUBLIC SPACE

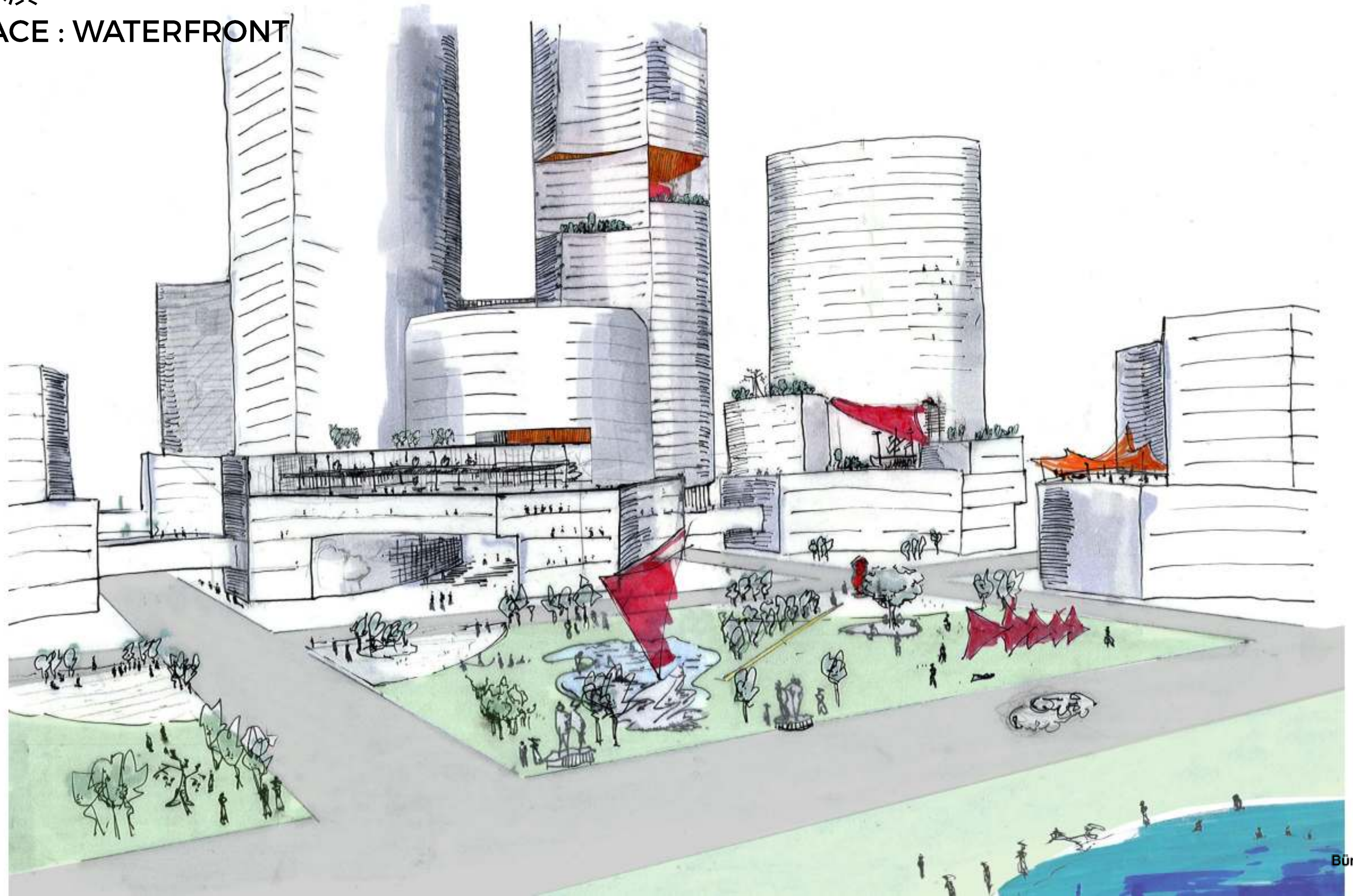


公共空间  
PUBLIC SPACE



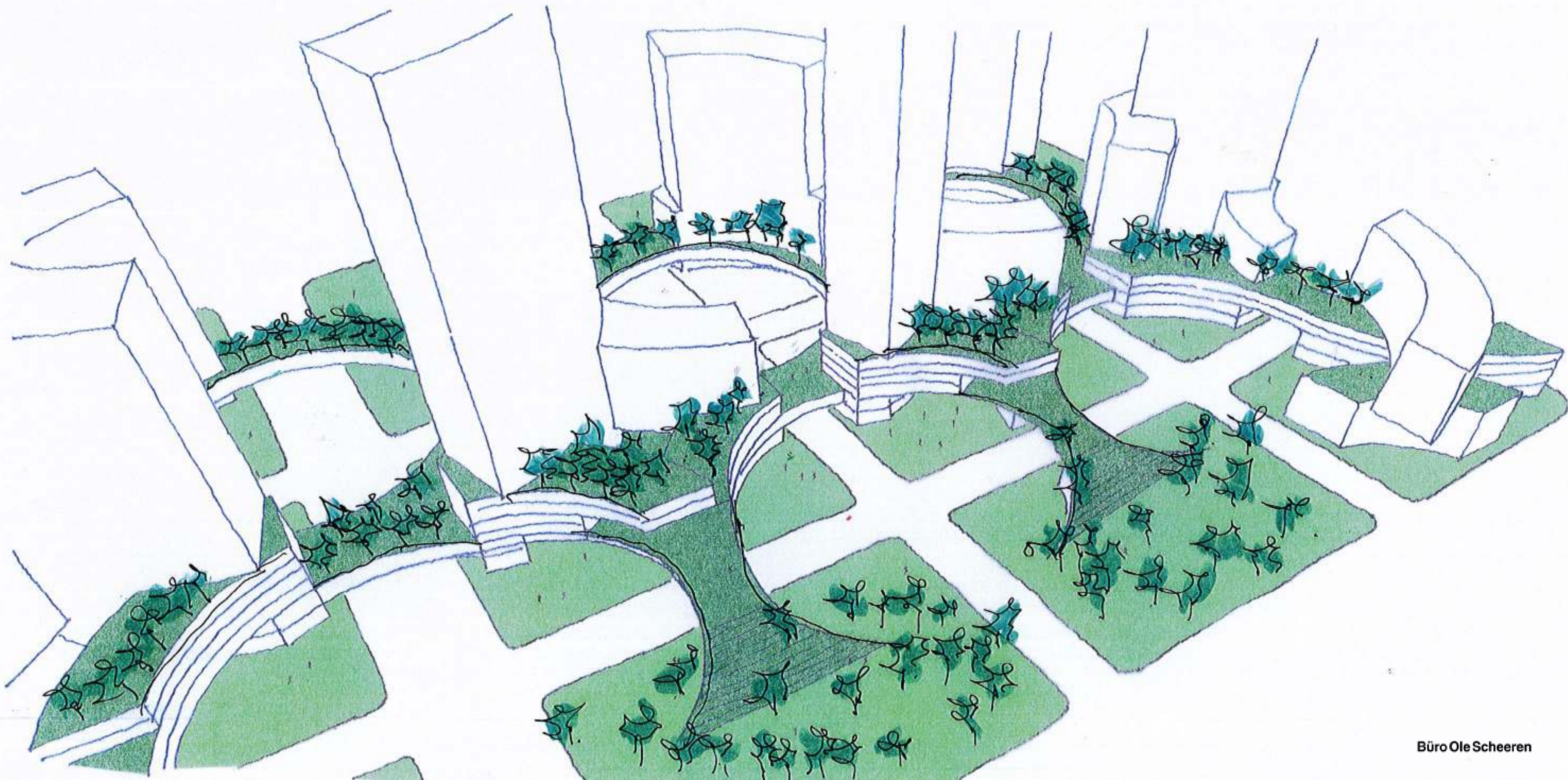
公共空间：水滨

PUBLIC SPACE : WATERFRONT



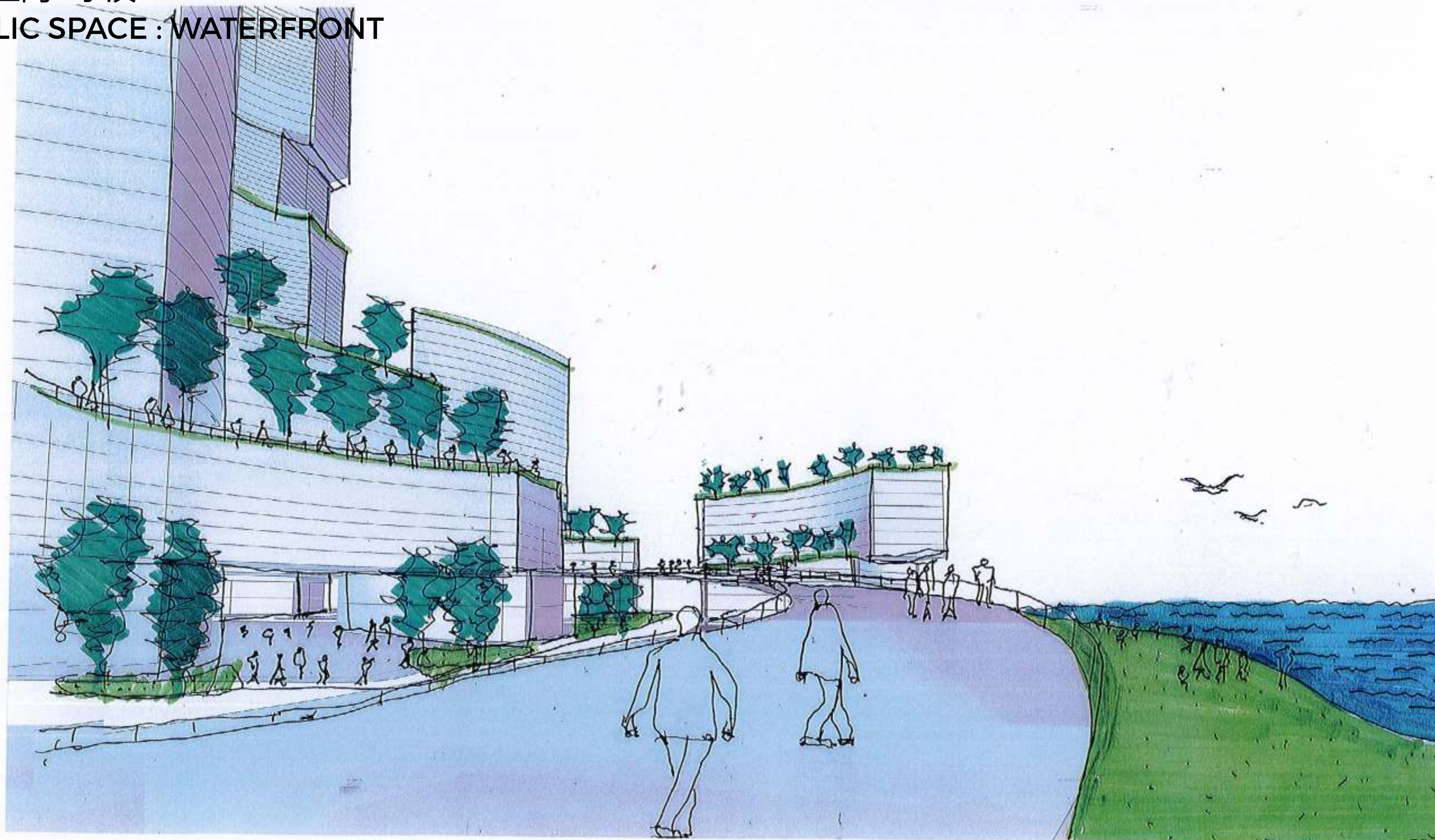
公共空间：水滨

PUBLIC SPACE : WATERFRONT



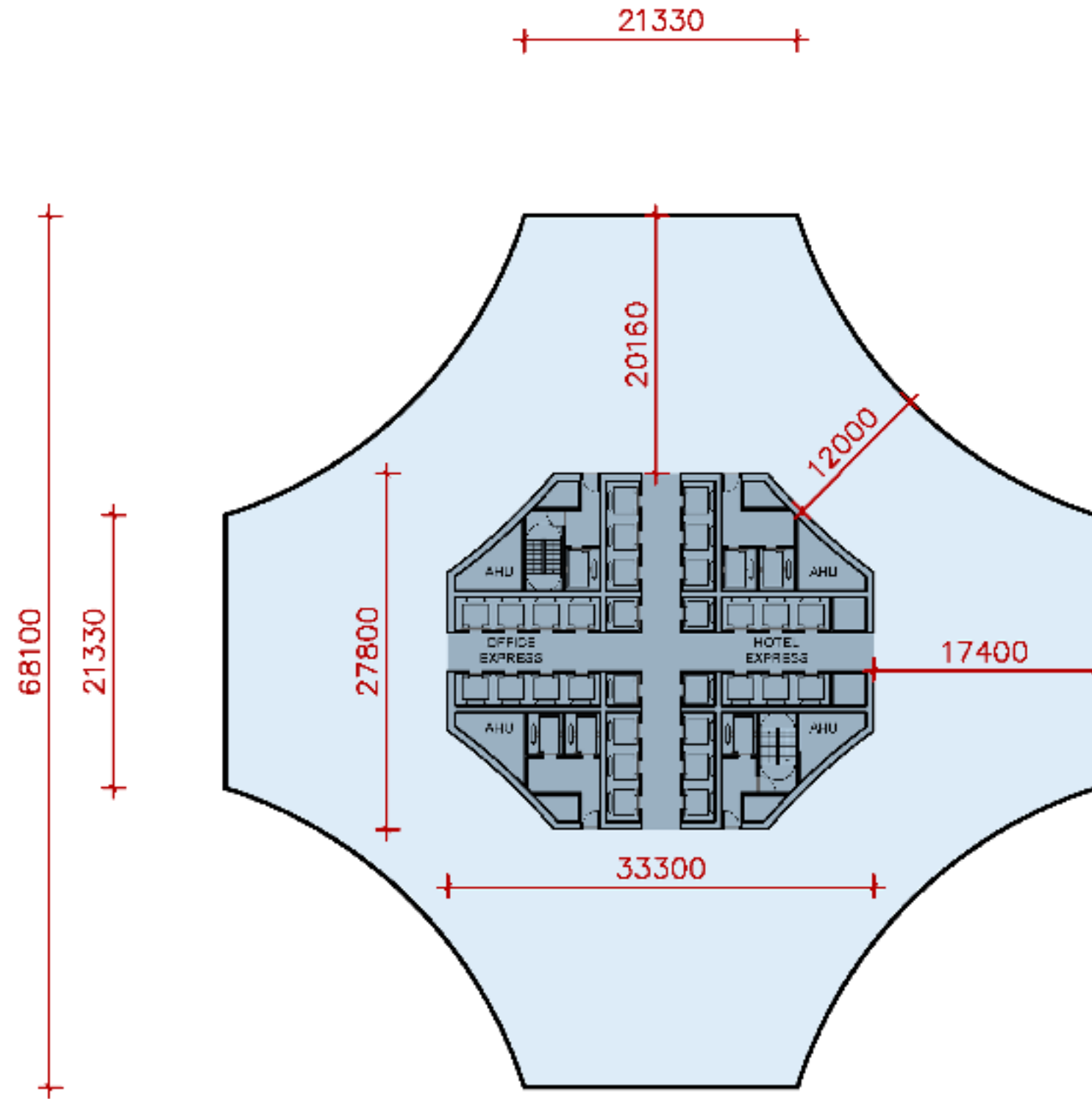
公共空间：水滨

PUBLIC SPACE : WATERFRONT



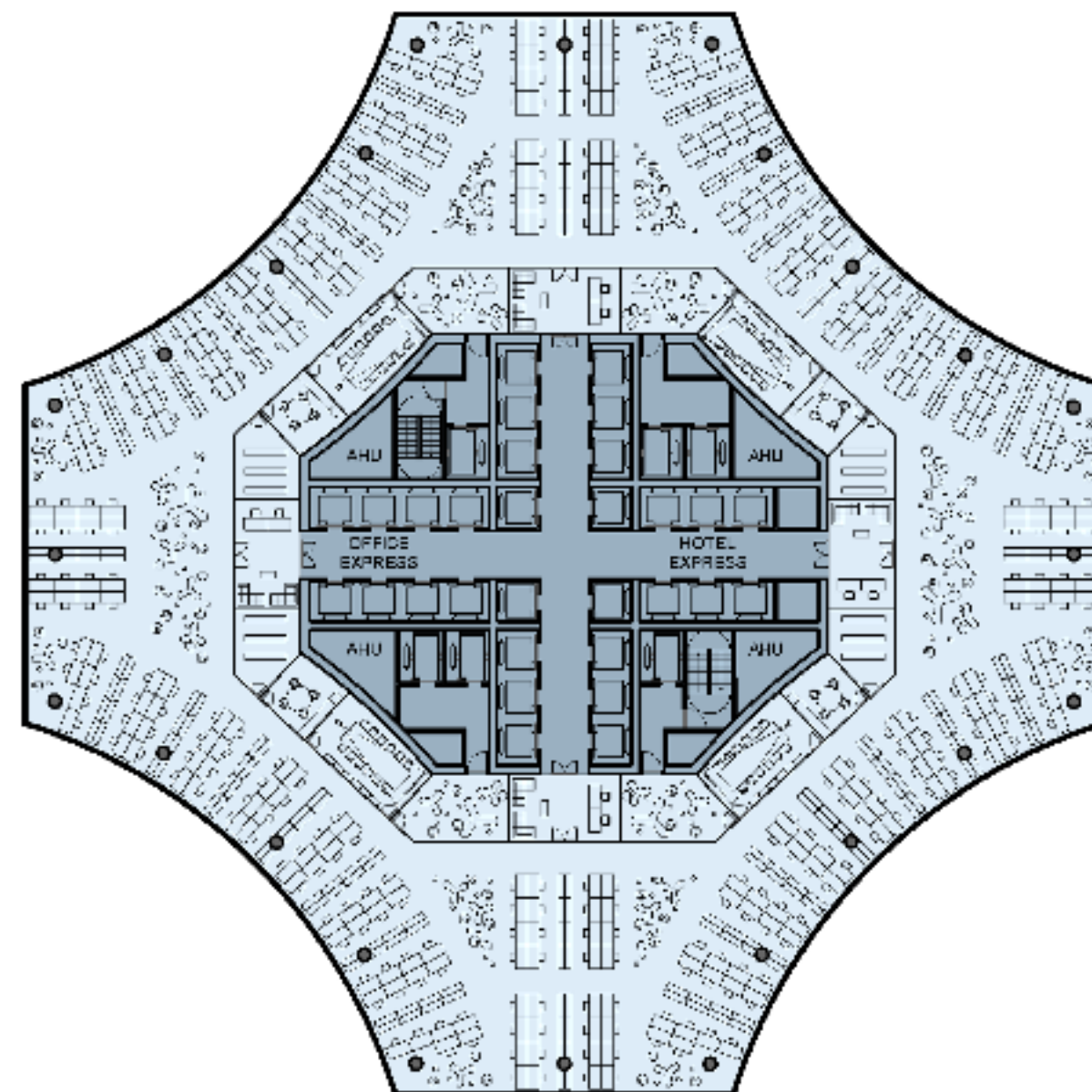
塔楼  
TOWER

标准办公平面  
TYPICAL OFFICE PLAN



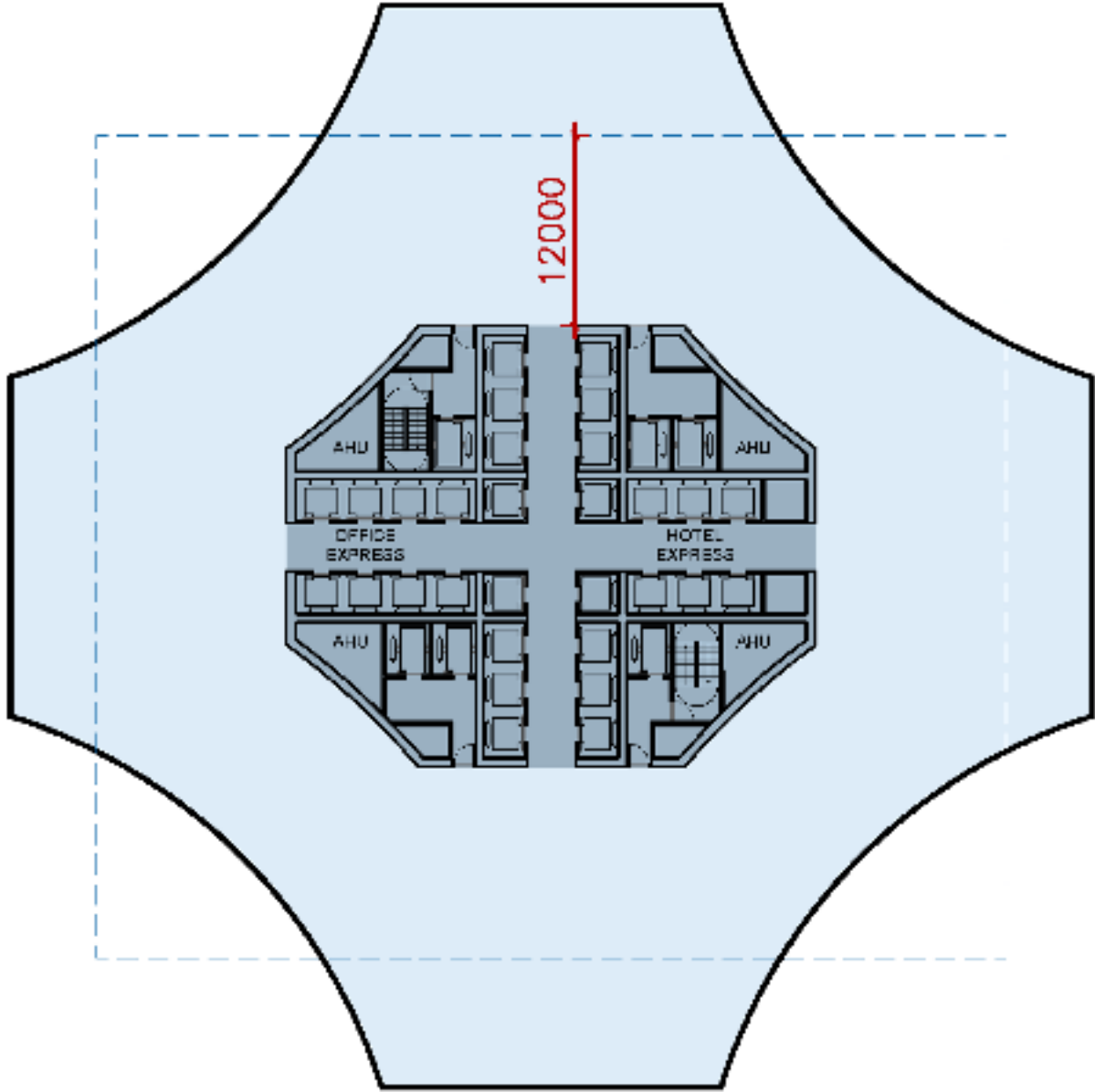
建筑面积 GFA 3,200 M<sup>2</sup>

# 标准办公平面 TYPICAL OFFICE PLAN



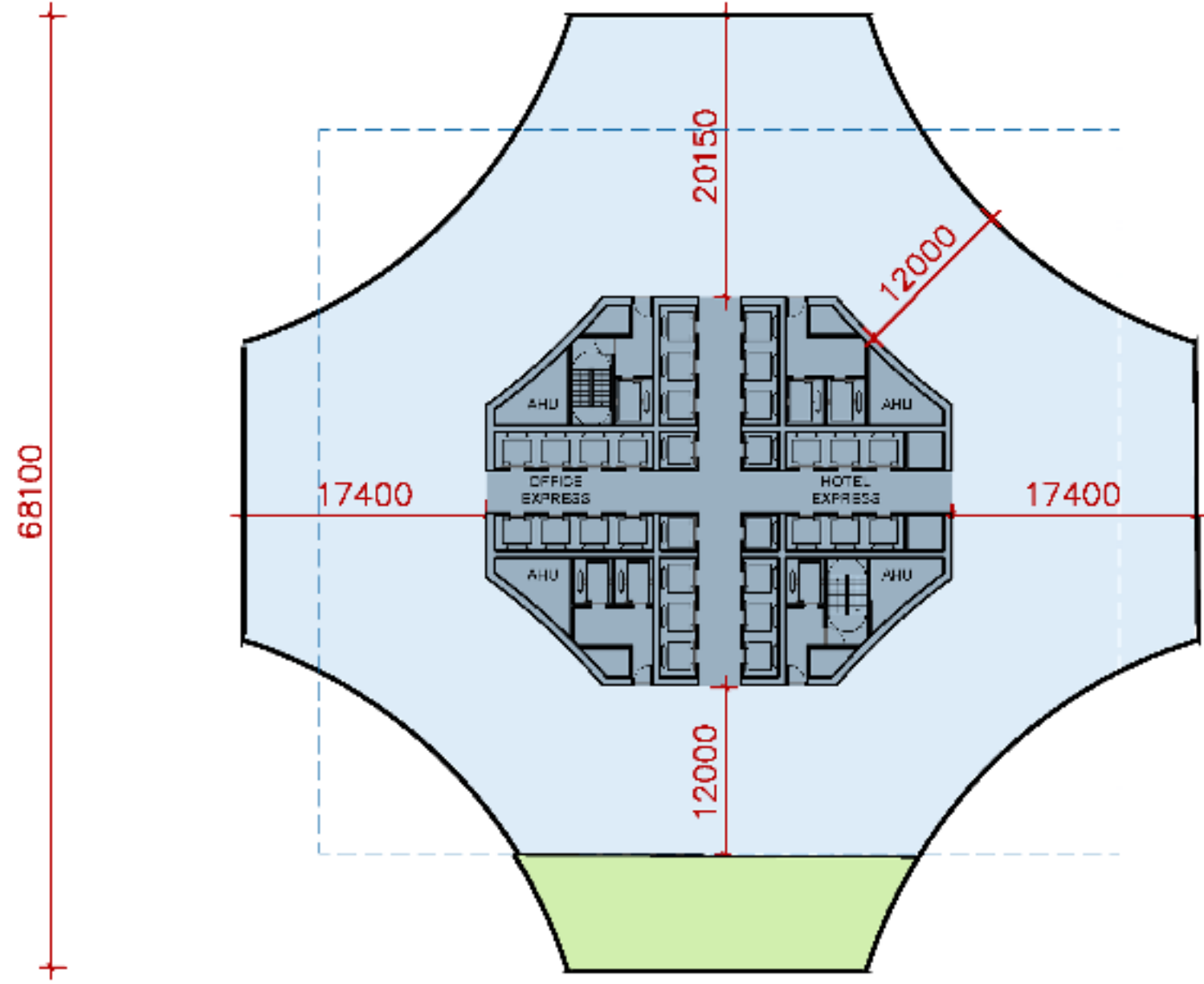
建筑面积 GFA 3,200 M2

布局：12M 范围  
SET OUT: 12-M ZONE



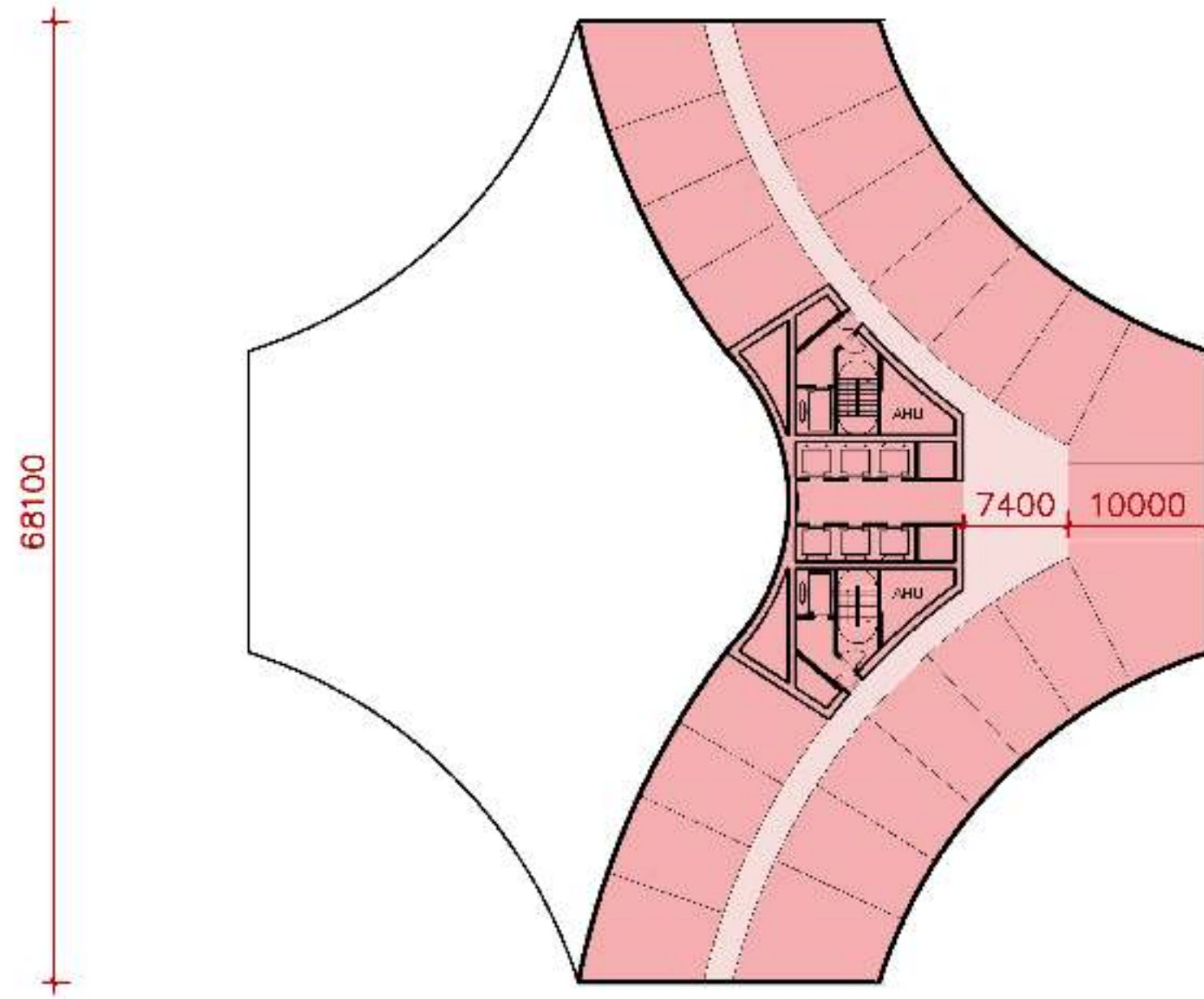
# 非标准办公平面

## ATYPICAL OFFICE PLAN WITH TERRACE



建筑面积 GFA 3,000 M2

标准酒店平面  
TYPICAL HOTEL PLAN



建筑面积 GFA 1,800 M<sup>2</sup>

涟漪城市  
RIPPLES CITY



涟漪城市:标志性天际线  
RIPPLES CITY: ICONIC SKYLINE



# 方案对比

# COMPARISON



方案 01  
SCHEME 01

叠翠城市  
TERRACED CITY



方案 02  
SCHEME 02

涟漪城市  
RIPPLES CITY



方案 01  
SCHEME 01

叠翠城市  
TERRACED CITY



方案 02  
SCHEME 02

涟漪城市  
RIPPLES CITY



方案 01  
SCHEME 01

叠翠城市  
TERRACED CITY



方案 02  
SCHEME 02

涟漪城市  
RIPPLES CITY

