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大连恒隆广场 / OLYMPIA 66, DALIAN, CHINA



来自建筑师的项目描述

大连恒隆广场是位于中国大连市的创新地标性建筑。设计充分尊重中国文化及城市环境，通过对道路位置的精心布置，提供融合绿化景观的宽敞社区空间及广场。这座7层的购物中心对复杂形态与功能间的微妙平衡拿捏到位，巧妙呼应周围环境和当地社区，成为大连市最大的购物、时尚生活和休闲综合项目。

地块详情

大连恒隆广场位处大连市商业和住宅中心区主要道路五四路。该项目占地63 400平方米，毗邻奥林匹克广场及沿主干道中山路的系列广场，东邻大连市政府所在地的人民广场，西为星海广场。邻近中山路和五四路的大连恒隆广场交通便捷，地下层直接连通至新设地铁站。

设计概念

大连恒隆广场的设计理念糅合了东方韵味和现代风格，打





造出城市地标。设计灵感源自“如意双鲤”，该意向代表财富和丰足，常见于中国农历新年年画及剪纸艺术文化中。循环动线的设计借鉴了双鱼追尾嬉戏的造型，经由一系列零售商业、中庭和公共活动空间直至天台广场和中央屋顶花园，创造出富具活力的多样时尚生活体验。内部通道设计为并列的弧线，幻化成为环状中央走廊上简约的壳状和尾巴形态，象征着双鲤在水中畅游扭动的优美姿态。屋顶外壳逐层铺叠，并装置了天窗玻璃，通过引入直射和反射光线来照亮两个中庭。主外立面由六角形的模块组成，这些模块产生不同的照明效果，映衬闪闪发光的鲤鱼鳞片。

空间利用

建筑通过设置多个入口，提升了城市的连接性和整体感。街面层连续的临街铺面不仅极大地提升了商业零售店的可见性，还赋予首层极佳的渗透性。主入口位置突出，且开拓出宽敞的公共活动空间，令来访者在进入购物动线之前可驻足停留。

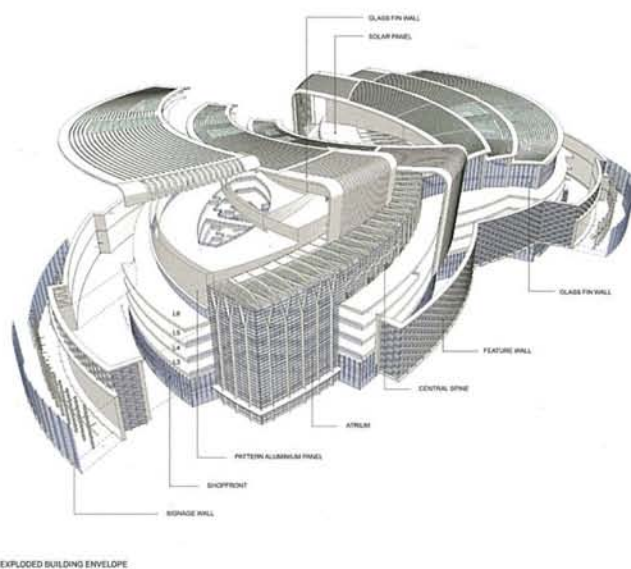


宽敞的楼面面积被划分为各个开放的公共活动空间和商业零售区域，位于购物中心中部的中央走廊连接两侧的巨大中庭，并以对角线的方式连接位于角落的入口。各个休闲活动和公共活动空间沿商业零售路线沿线排列，让人们能够在咖啡馆休憩亦或观看展览。围绕建筑的绿化景观平台更营造出轻松的购物氛围。集成式数字标识可为顾客提供最短线路的引导。地下三层空间提供了服务区和1 200个停车位。项目可与地铁直接连通，并在地下一层的下沉庭院设置两个落客区，提高地下动线的流畅性。

可持续性

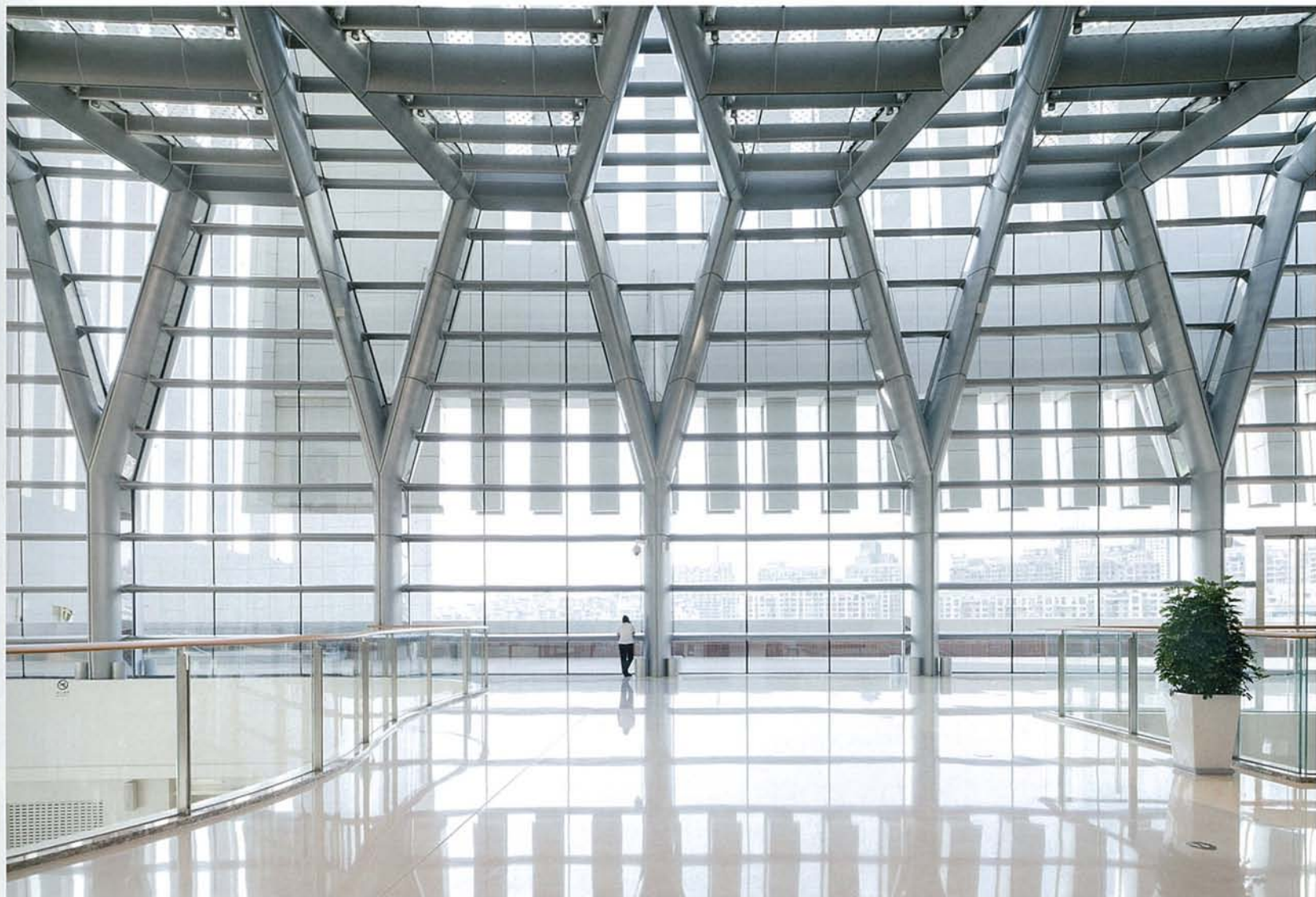
考虑到中国北方的气候特征，项目设计主要使用了隔热玻璃顶，打造出层叠平面和透明玻璃层，既能使光线穿过，又能阻隔炎夏阳光的照射，因此减少了冬季的热损耗和夏季的日照吸收。屋顶叠层同时可最大限度地将日光反射照入中庭空间。该项目已通过LEED金级预认证。





业主: 恒隆地产有限公司
地块面积: 63 400 m²
建筑面积: 222 000 m²
楼层: 地上7层, 地下3层
竣工年份: 2015

项目团队
建筑设计: Aedas
董事: 林静街及祈礼庭 (David Clayton)
结构工程师: Ove Arup & Partners Hong Kong Ltd.
机电工程师: Parsons Brinckerhoff (Asia) Ltd.
工料测量师: Langdon & Seah China Ltd.
交通顾问: MVA Hong Kong Ltd.
灯光设计顾问: DUO Lighting Design + Associates





Media

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Aedas



Olympia 66, Dalian, China

Introduction from Designers

Olympia 66 is a statement of innovative design as a landmark in the city of Dalian, China. The design respects Chinese culture and urban context, with the thoughtful approach to its relationship to the street providing generous community space and plazas with integrated landscape. This 7-storey shopping mall grasps the fine balance between complex form and function, responding to the immediate surroundings and local community and providing the largest shopping, lifestyle and leisure complex in Dalian.

Site Details

Olympia 66 is located at Wusi Lu, a prominent avenue in the heart of commercial and residential district in Dalian. The 63,400-squaremetre site is adjacent to the Olympia Square, a sequence of squares along the main avenue of Zhongshan Lu. To the east sits People's Square, the home of the municipal government, whilst to the west is Xinghai Square. With great visibility from Zhongshan Lu and Wusi Lu, the project has good road transport connections and a link to the new underground railway.

Design Concept

Olympia 66 creates a contemporary statement with an oriental overtone, defining an iconic city destination. The design drew inspiration from the twin carp, a symbol of wealth and abundance in Chinese culture which are typically used in Chinese New Year paintings and paper-cutting art. The interplay of two swimming carp inspired a dynamic form which allows a loop circulation flowing through a continuous chain of retail, atrium and event spaces to the sky-plaza and central roof garden, creating an exciting and diverse lifestyle experience. Internal curving arcs resemble the dancing carp, with the expression of a series of simple shells with the tail flowing over the curving central spine. The shells on the roof are layered to create clear storey glazing, allowing direct and



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reflected light into the two atrium spaces. The main façade is composed of hexagonal modules with various lighting effects recapturing the reflective scales of a carp.

Use of Spaces

The building form enhances urban connectivity and integration through multiple entrances. The continuous shop frontage at street level not only provides great visibility of retail but also makes the building totally permeable at ground level. Main entrances are prominently defined and open into generous event spaces allowing a pause before joining the vortex of circulation.

The enormous floor area is divided into open event spaces and retail areas with a central spine which runs through the centre of the mall linking two large atria on each side and diagonally linking the corner entrances. Leisure activities and event spaces are sequenced along the retail route providing opportunities for visitors to rest at a cafe or take in an exhibition. Landscaped terraces wrap around the building further enhancing a relaxing shopping environment. Integrated digital signage is implemented to direct visitors the shortest routes to destinations within the building. Three floors of basement provide service docks and 1,200 car parking spaces. Basement circulation is enhanced by the underground railway connection and two passenger drop-offs located at the sunken courtyards at B1 level.

Sustainability

In response to the northern Chinese climate, the largely solid insulated roof creates overlapping blades and clear storey glazing to allow direct light into the atrium while shading summer sun, thus preventing heat loss in winter and solar gain in summer. The roof blades also serves as a big light shelf to maximise reflected light down into the atrium spaces. The project is pre-certified with a LEED Gold rating.