



Site plan  
總平圖

Client: Tianjin Teda Group Co., Ltd  
LDI: Beijing ZHJ Engineering Design Co., Ltd  
Project: 2005  
Construction: 2006  
Site: 6 377 m<sup>2</sup>  
Floor: 1 956 m<sup>2</sup>

客戶: 天津泰達集團  
施工圖合作: 北京中健恒基工程設計有限公司  
設計: 2005年  
建成: 2006年  
占地面積 6 377平方米  
建築面積 1 956平方米

## U-CLUB, Beijing

### U-CLUB上游開場

**Design company:** Urbanus Architecture & Design Inc.

**Chief architect:** Wang Hui

**Team:** Chen Chun Zhao Liwei Zhang Longyi Liu Shuang Sun Yimeng Li Jing  
Li Juankan Gong Wei Zhang Yongqing Zhu Qinghui

設計單位: 都市實踐

主創建築師人: 王輝

項目組: 陳春 趙利衛 張龍怡 劉爽 孫藝猛 鄭峰 李靜 李娟刊  
龔薇 張永青 朱慶會

The plan provided by MVRDV for Tianjin Wantong Taida Town, is a counteraction to the planning method of being utterly destroyed and vigorously established that is currently popular at home. When visiting the site, designers of MVRDV were attracted by the old streets and trees left on the site with the absolutely demolished buildings. And they started from this and proposed a planning scheme with the completely retained originally road network.

The workshops which have not yet been torn down on the site can naturally coexist with the new plan. They are selected as the sales office to convey the concept and spirit, and named as "U-CLUB" Shangyoukaichang.

"U-CLUB" consists of three parts: one old workshop of wood structure peeled off with only an empty shell, inside containing a glass house as the sales office; one workshop transformed to be an indoor theatre; a cluster of small buildings linking the two workshops so as to meet the functional needs of offices, and to play the character of small-dimension buildings in the simulation MVRDV scheme. Several enclosed and semi-enclosed courtyards provide various appropriate places for the outdoor activity.

The glass box is not only a fashionable sales center corresponding to the planning project, but also a lamp illuminating the wood structure of the old workshops. The column-like ceiling lamps grow at the same time from the glass ceiling to both top and bottom ends, just like meteors falling from the wood roof. The activity hall is then a neutral container, allowing various stage scenes to be changed, so the design is considerably at ease. Transformation of the two workshops does not care too much about the excessive architectural treatment but pays more attention to how to accommodate all the possibilities. After all, the workshops have the public readability, and are extremely effective to serve as the carrier of the urban activities.

MVRDV為天津萬通泰達城提供的規劃,是對目前國內流行的大破大立的規劃方法的反動。在參觀地段時, MVRDV的設計師被拆除得干干淨淨的場地上遺留下的老路和街道上的樹吸引住了, 並以此為出發點, 提出了完整保留原先路網的規劃方案。

基地上兩個尚未被拆除的廠房自然可以和新規畫共存。它們並被選中作為項目的售樓處, 用以傳達規劃的理念和精神, 並被命名為 "U-CLUB" 上游開場。

"U-CLUB" 由三部分組成: 一幢被剝離成空殼的木結構舊廠房, 裏面容納一個做為售樓處的玻璃房子; 一幢被改造成室內劇場的廠房; 一組連接兩個廠房的小建築, 用以滿足辦公等功能需要, 同時, 又扮演模擬 MVRDV 方案中小尺度建築的角色。幾個圍合和半圍合的院子為室外活動提供各種合宜的場所。

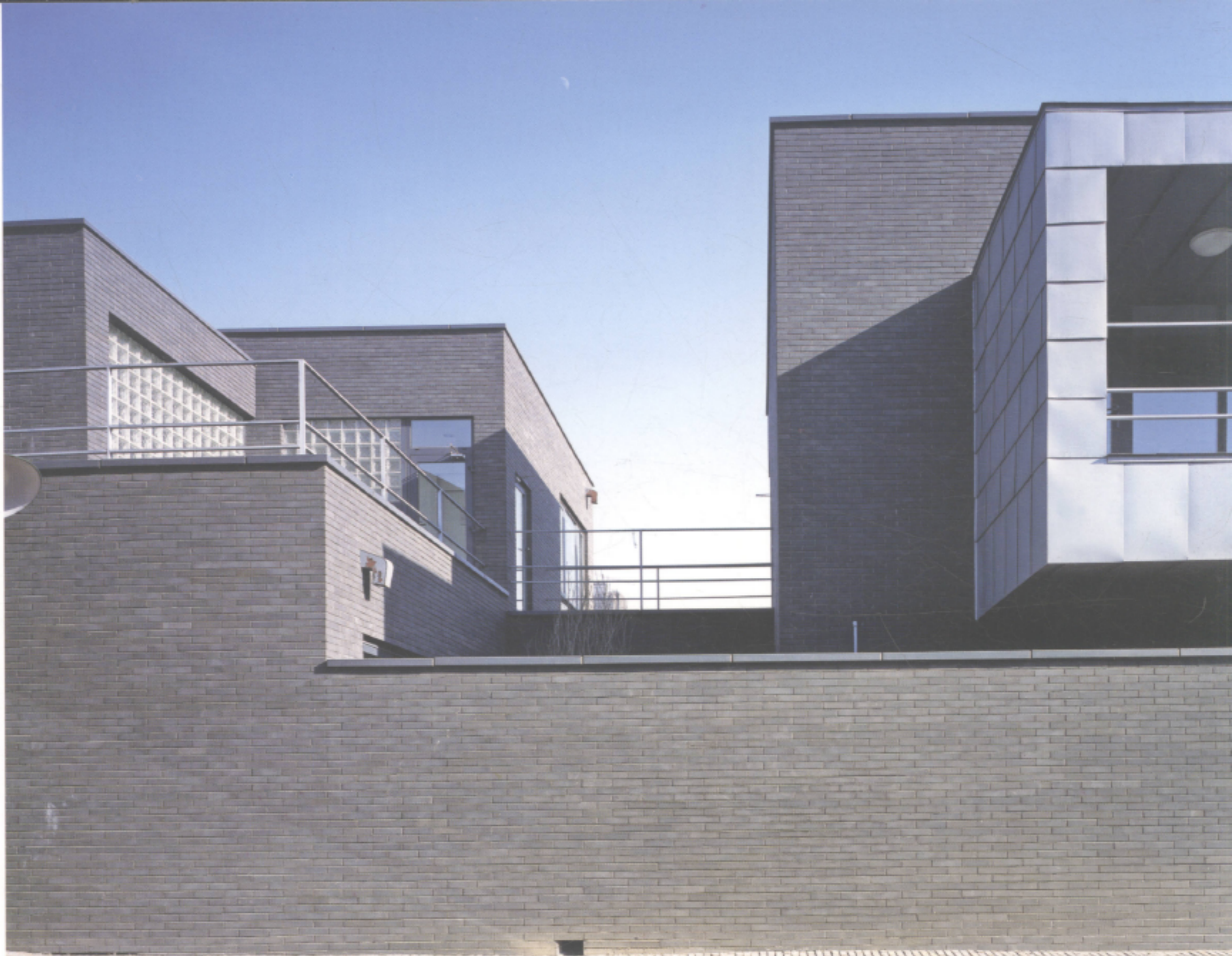
玻璃盒子不僅僅是一個與規劃項目相呼應的時尚的銷售中心, 同時又是照亮舊廠房木結構的燈盞。柱狀的懸燈從玻璃天花向上下兩端同時長出, 像是從木頂上降落的流星。活動大廳則是一個中性的容器, 允許各種可變換的舞臺布景, 因而設計相當放鬆, 無為而為。兩個廠房的改造都不大經意於過分的建築處理, 而更關心如何去包容其使用的可能性。畢竟, 廠房具有大眾的可讀性, 用它作為城市活動的載體, 是極其有效的。









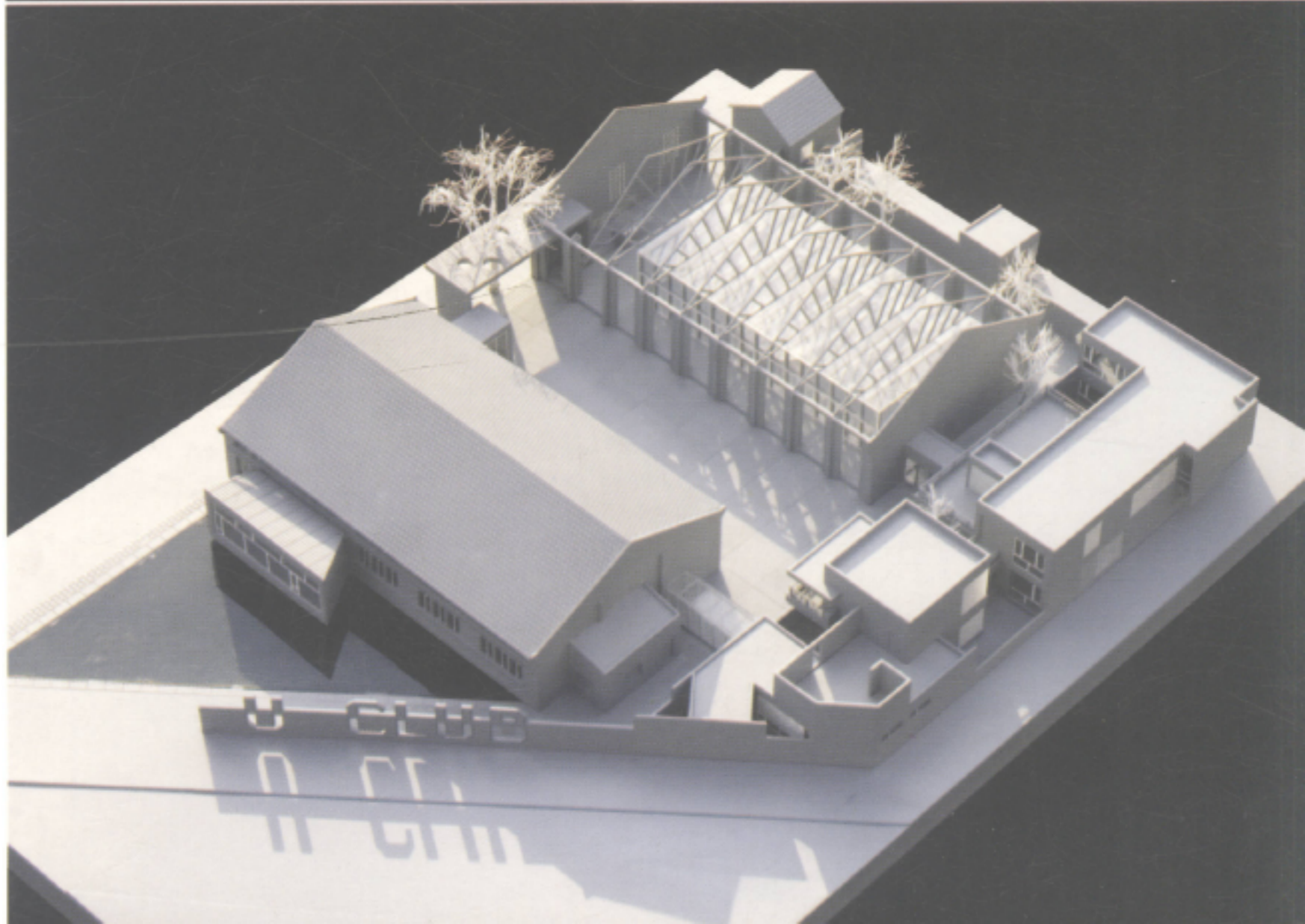
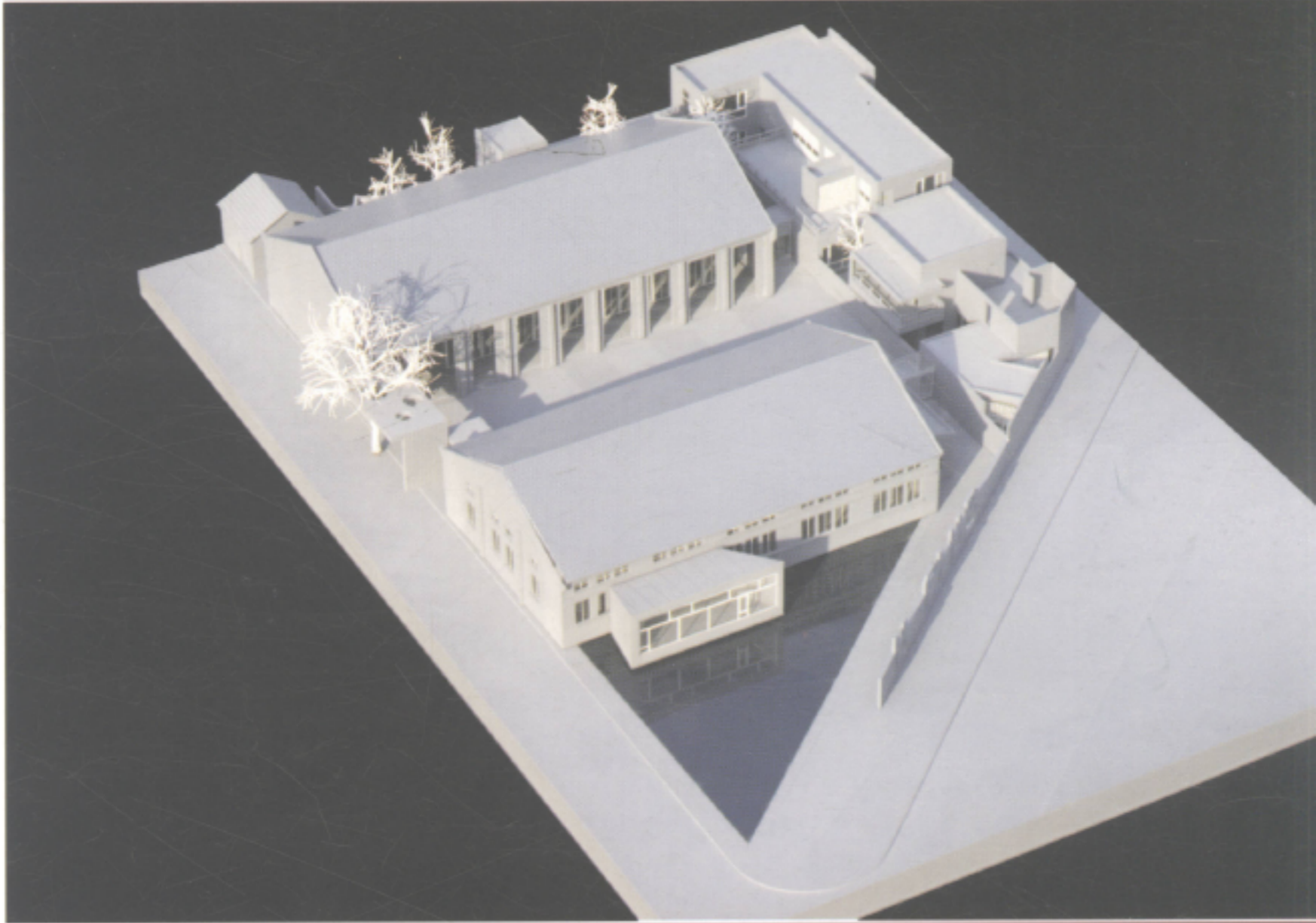
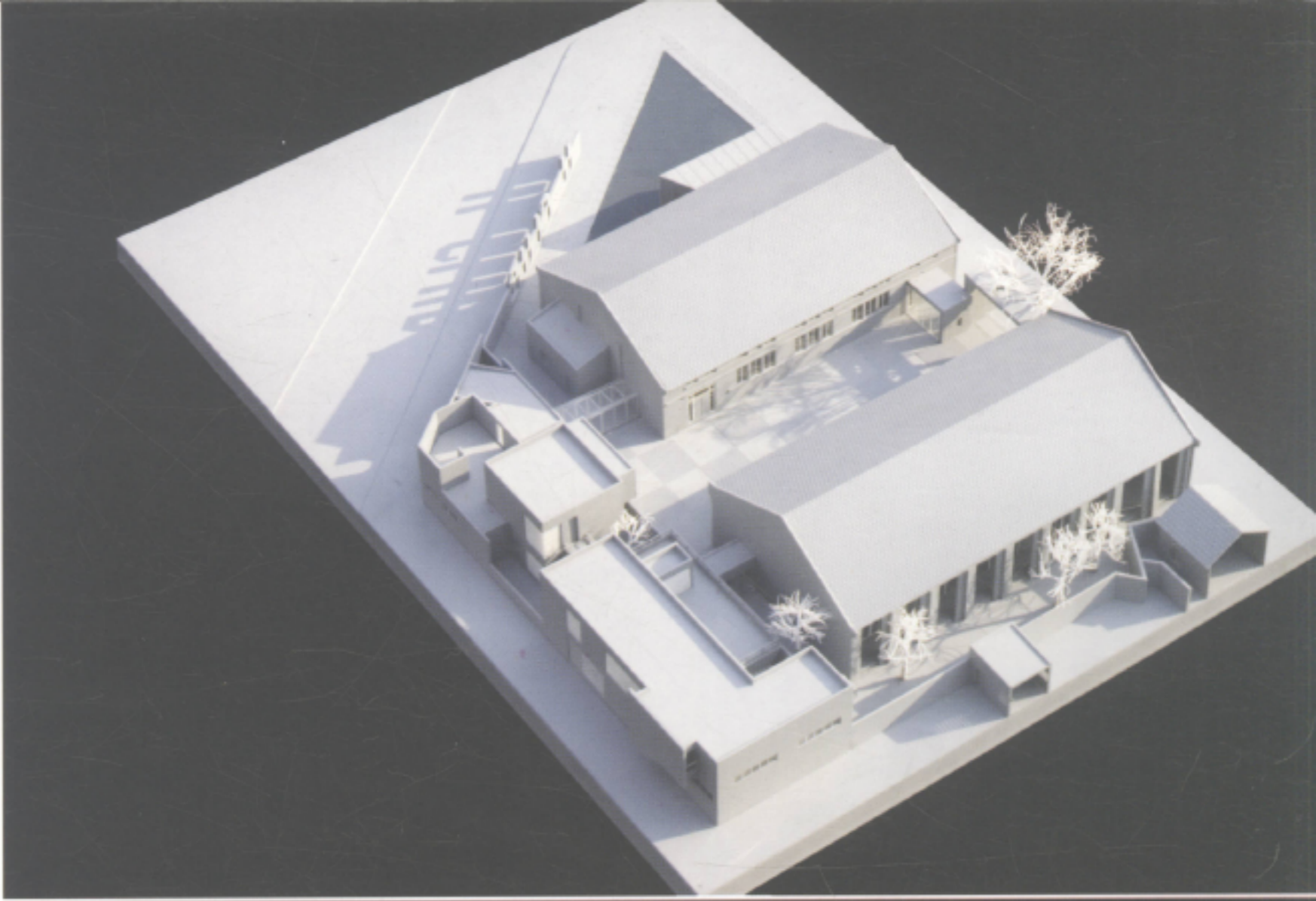


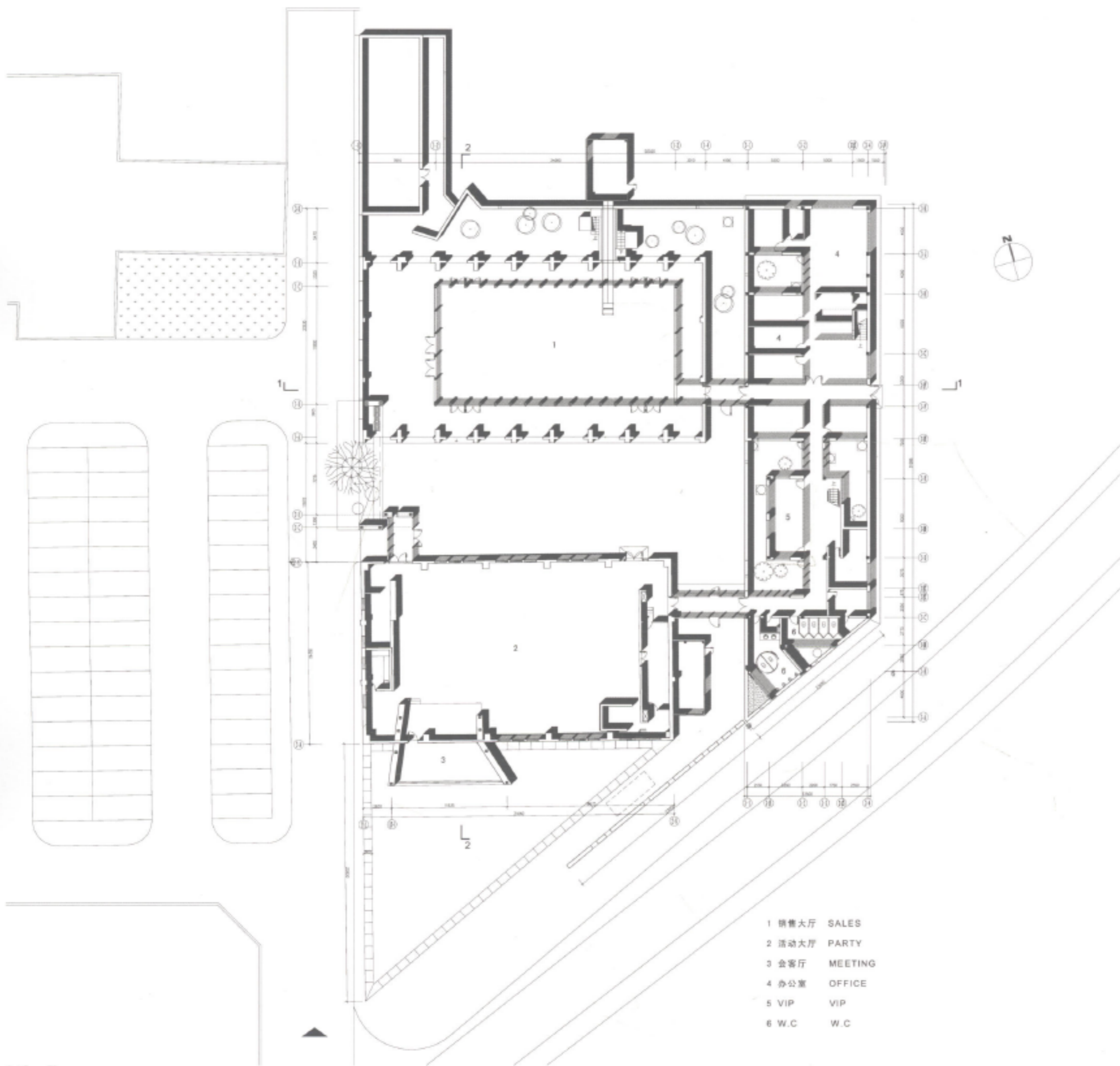




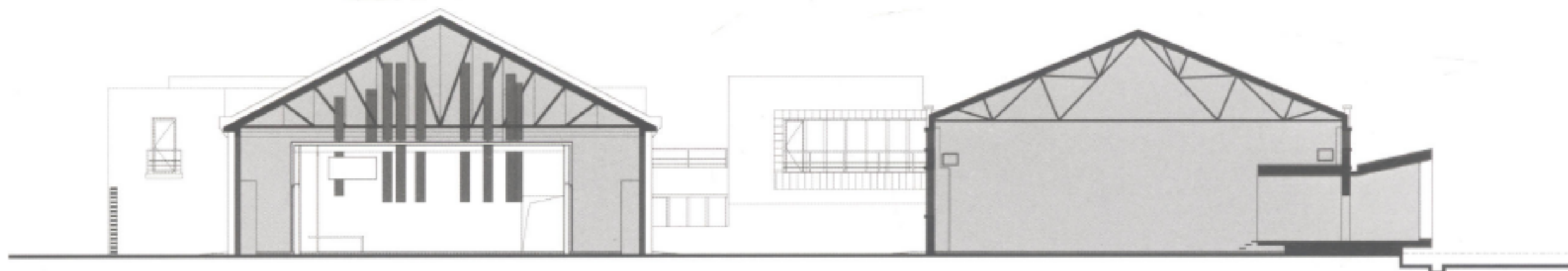




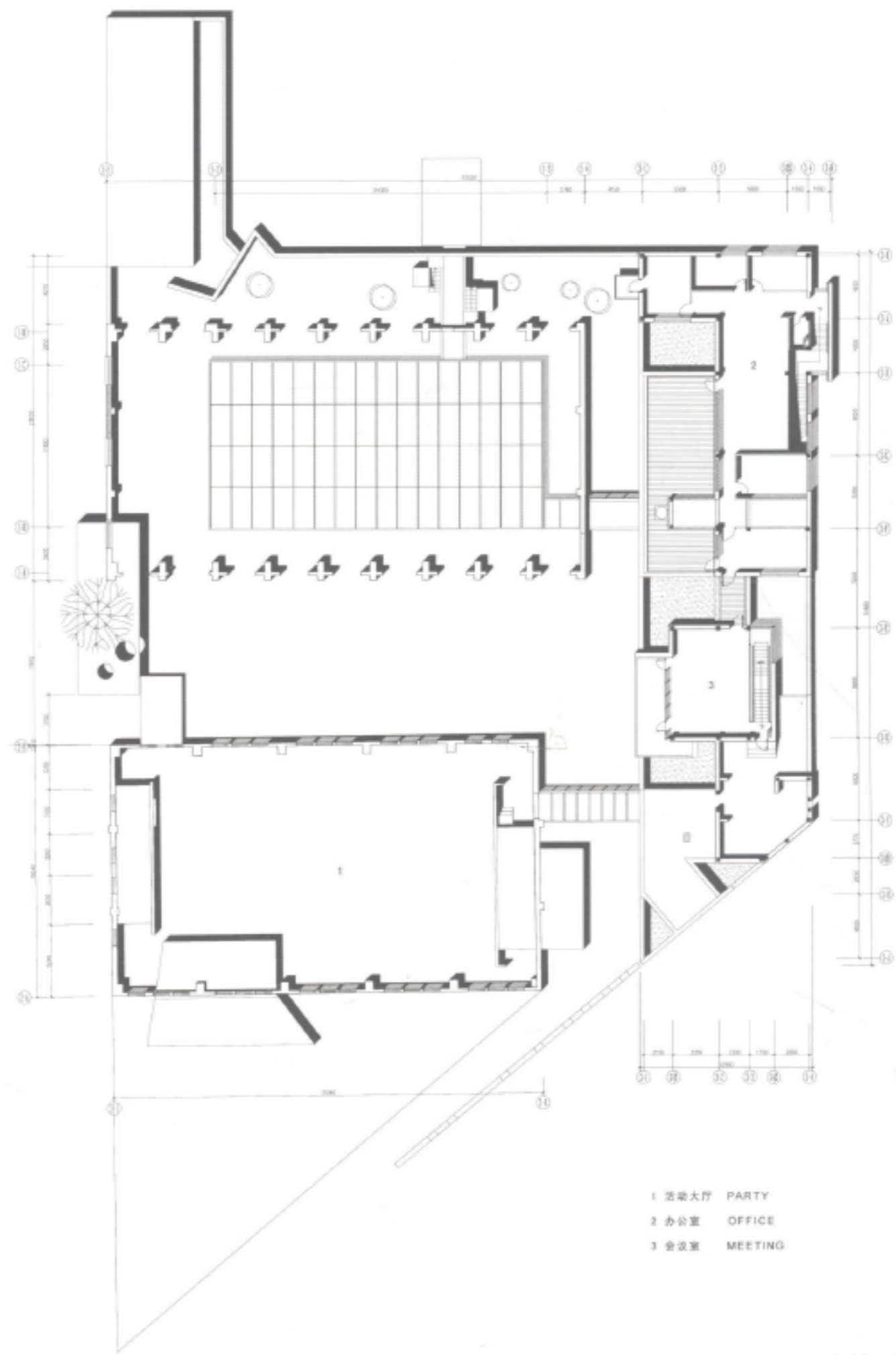




1st floor Plan  
 一层平面图

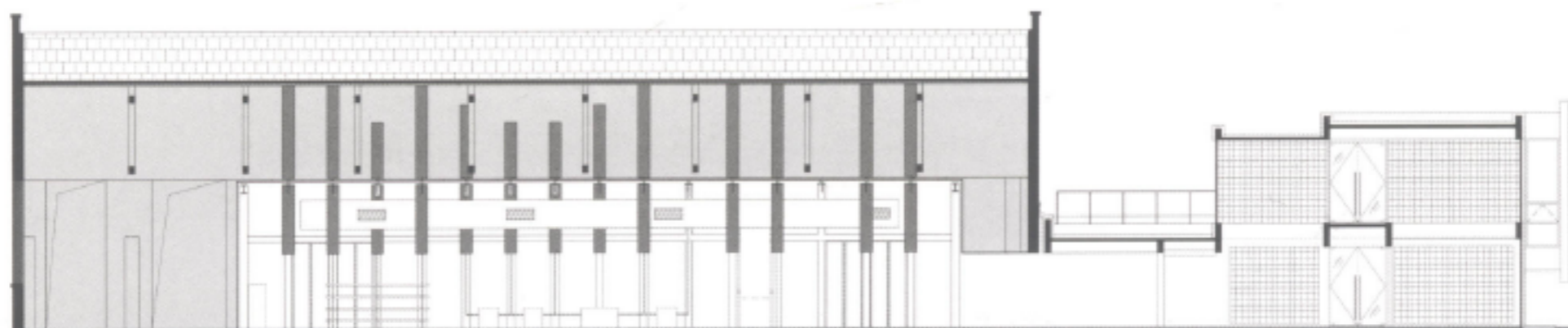


2-2 Section  
 2-2 剖面图



- 1 酒吧大厅 PARTY
- 2 办公室 OFFICE
- 3 会议室 MEETING

2nd floor Plan  
二層平面圖



1-1 Section  
1-1 剖面圖