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Urban Redevelopment – The Key to Sustainable Future Cities

城市再开发——未来城市可持续的关键



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Working internationally for almost 30 years, **Stephan Reinke** has in-depth professional practice experience in Europe, the Middle East, North America and Asia. He has extensive mixed-use, residential, urban planning, hospitality and commercial experience and was Principal in Charge for the Marriott mixed-use complex at West India Quay, the Piccadilly Tower Urban Regeneration Scheme in Manchester and the Raffles Riverside Tower Hotel Complex in Moscow, Russia. He was the Commercial Sector Leader and a Director at HOK International; a Global Board Director plus Managing Director of the Europe Region for Woods Bagot.

Stephan (史蒂芬) 在建筑行业有着近30年的国际从业经验，其项目遍布欧洲、中东、北美和亚洲。他在功能混合设计、住宅、城市规划、酒店及商业建筑方面有着丰富的经验，并在多个重大项目上担纲负责人，包括英国伦敦西印度码头万豪酒店多功能综合楼项目、曼彻斯特皮卡迪利大厦城市再生计划和俄罗斯莫斯科河滨来福士大厦项目等。他曾负责霍克国际 (HOK International) 公司商业项目并担任总监，也在伍兹贝格建筑师事务所 (Woods Bagot) 担任全球董事兼欧洲区董事总经理。

Abstract

Unlocking the potential of dormant quarters is a critical mission for the sustainability and design of our future cities. Successful Redevelopment requires vision, rigorously designed, great public spaces and this becomes increasing critical to the quality of our future urban environments. This demand on the design community; to redevelop large areas for the future is important in our existing cities, and is crucial in emerging markets, and the rapid growth of cities in Asia, South America and South Asia. Sustainability, in environmental and commercial terms is the challenge; successfully fusing Place Making, Urban Design and Tall Building Design This presentation explores successful redevelopment examples from mature and emerging markets, with a specific focus on tall building and high-density environments for the future; the vision, the drivers, the process and the outcomes.

Keywords: Redevelopment, Regeneration, Urban Design, Tall Building Design, Place Making

摘要

如何释放闲置区域的潜力是未来城市可持续发展和设计所面临的首要任务。成功的城市再开发需要远见、严格设计和卓越的公共空间，而这些对于未来城市环境质量日益重要。大型区域的未来再开发已经成为当今许多城市的重点。这对新兴市场和快速发展的亚洲、南美及南亚城市相当重要，从而对设计界提出了要求。如何达到环境和商业经营上的可持续发展是设计界所面临的挑战，它需要成功地融合场所营造、城市设计和高楼设计。本文列举了一些成熟市场和新兴市场中比较成功的再开发项目案例，重点关注未来高层建筑及高密度环境的设计、远景展望、驱动力、流程及成果。

关键词: 再开发; 再生; 城市设计; 高层建筑设计; 场所营造

Unlocking the potential of dormant quarters is a critical mission for the sustainability and design of our future cities. Successful redevelopment requires vision, rigorously designed, great public spaces and this becomes increasing critical to the quality of our future urban environments.

The demand on the design community to redevelop large areas for the future is important in our existing cities, and is crucial in emerging markets, and the rapid growth cities of Asia, South America and South Asia. Sustainability, in Environmental and Commercial terms is the challenge; successfully fusing Place Making, Urban Design and Tall Building Design.

This paper explores successful redevelopment examples from mature and emerging markets within the UK, with a specific focus on tall building and high density environments for the future; the vision, the drivers, the process and the outcomes. It also addresses key issues surrounding the conference's theme: Future Cities: Towards Sustainable Vertical Urbanism. In particular, the paper explores

如何释放闲置区域的潜力是未来城市可持续发展和设计所面临的首要任务。成功的再开发需要远见、严格设计和卓越的公共空间，而这些对未来城市环境质量日益重要。

大型区域的未来再开发已经成为当今许多城市的重点。这对新兴市场和快速发展的亚洲、南美及南亚城市相当重要，从而对设计界提出了要求。如何达到环境和商业上的可持续发展是设计界所面临的挑战，它需要成功地融合场所营造、城市设计和高层建筑设计。

本文列举了一些英国境内成熟市场和新兴市场中比较成功的再开发项目案例，重点关注高层建筑及未来高密度环境设计、远景展望、驱动力、流程及成果。同时还围绕此次大会主题——“未来城市: 可持续的竖向城市主义”探讨了几个关键问题。本文重点探讨了在新兴市场和成熟市场中，通过高密度和高层建筑重振城市内闲置区域的潜力。总之，文章旨在为城市可持续发展的总体愿景做出贡献。

21世纪前20年的城市发展可以用两个关键词概括: 再生和功能混合。英国城市，比如曼彻斯特和利物浦，在20世纪衰弱之前处于工业革命的顶峰发展阶段，而现在在

the potential of revitalization in the dormant quarters of the urban context through high density and tall building architecture, in both emerging and more mature markets. Overall, it seeks to contribute to the overarching vision of urban sustainability.

The evolution of our cities within the first two decades of the twenty-first century is encapsulated by two key words: regeneration and mixed-use. UK cities like Manchester and Liverpool previously at the apex of the Industrial Revolution before declining during the twentieth century, are now amongst the world's most progressive and interesting laboratories for regeneration. They are revitalizing, redeveloping and reusing remnants from the eighteenth to the nineteenth century to create a new urban mixed use revolution.

This phenomenon is capturing the cities' aspirations to bring life and commerce to disused grounds right in the heart of these areas. The primary objective of this movement is the vitality and variety of uses, brought together to achieve critical mass and density. The critical design factor, in the creation of these urban communities is mixed-use; resonating with lasting quality and value, in their successful place-making. This entails the dynamic design of public spaces, legible and exciting circulation patterns, connectivity with the broader urban fabric and the use of public "rooms" to create a sense of space. The areas between buildings are where much of the city's activity can be found, both planned and serendipitous.

In Manchester, our scheme for the Piccadilly Tower (Figure 1) will act as a landmark for one of Europe's busiest mainline railway stations with direct lines to the international airport. However, this tall building is the mere exclamation point for a six acre development which offers a variety of residential, hospitality, work, and retail, plus entertainment venues. Built on a parking lot, which was once a Victorian rail yard, adjacent to an eighteenth century industrial canal system, this mixed-use destination reflects the aspirations of Manchester connecting it from the "Steam Age" to the "Digital Age". Linkages to the multi model Piccadilly Station and generous external concourses and grand stairs provide a permeable, lively and vibrant ground plan (Figure 2, 3, 4).

A strong catalyst for redevelopment particularly for Manchester, was the IRA bomb explosion on Saturday 15 June 1996, which incidentally took place very close to where the development is taking shape. Injuring more than 200 people and destroying the fabric of the city's main shopping area, this single act egregiously affected the city's economy and infrastructure. As well as devastating the psyche of the local population, it created £411 million worth of damage.

Over the past couple of decades and despite the recent years of recession, the city's confidence and bravura have returned due to a financial boom in property development. As a result, Manchester is now considered the country's second largest UK city with Piccadilly at the forefront of this regeneration. The city's planners and developers are continuing to redevelop Manchester, not just a hub for business or shopping, but as a residential location that will be at the center of place-making in the city; somewhere for the population to aspire to live.

Akin to Manchester, nearby city, Liverpool has built a connection to its industrial heyday as an international shipping port in the nineteenth century. Liverpool's historic legacy as a crossing point, a transport center actually extends back nearly 1000 years. The trades of boat building, rope making and sail weaving are all time honored traditions. From Liverpool, thousands "looked west" for a new life and in doing so, created a maritime urban center of cultural venues, public spaces, trading houses and spectacular railway stations.

为世界上城市再生领域最先进最引人关注的试验田。这些城市正对18至19世纪的遗迹进行复兴、再开发和再利用，兴起了新的城市功能混合革命。

这一现象说明这些城市为实现那些区域中心弃用土地重新带来生活与商业的活力而做的努力。其主要途径是发挥使用用途的生命力和多样性，汇聚并达到恰当的量 and 密度。创造这些城市社区的关键设计要素就是功能混合，在成功的场所营造中实现耐久性与长期价值的和谐。这需要对外公共空间进行动态设计，要有清晰卓越的循环模式，与更广阔的城市结构相连，还要懂得利用公共空间营造空间感。建筑之间的空间，无论是有意规划还是无意构筑，常常成为城市活动的地点。

我们的皮卡迪利大厦(图1)项目将成为曼彻斯特车站的地标性建筑。这个车站作为欧洲最繁忙的主线火车站之一，其直达线连通国际机场。不过，这一高楼在这个占地六英亩的开发项目中只是点睛之笔，整个项目包含住宅、酒店、写字楼、零售商铺和娱乐场所等。曾为维多利亚时期铁路站场的停车场，连着18世纪工业水沟系统，在这个基础上改建的多功能反映了曼彻斯特这座城市渴望连通“蒸汽时代”和“数字时代”。多运输模式皮卡迪利火车站的连通处、宽敞的外部广场和宽大的楼梯呈现出的一个通透、有生机、有活力的平面图(图2, 3和4)。

推动曼彻斯特再开发的因素中，其中尤为有力的一个要素就是1996年6月15号发生的爱尔兰共和军爆炸案。事件发生地恰巧与此次开发地十分相近。这一事件造成了200多人受伤，摧毁了城市主要购物区的结构，这一单一事件惊人地影响了整个城市的经济和基础设施，不仅给当地民众造成了巨大的心理冲击，还产生了价值4.11亿英镑的损失。

过去几十年间，抛开近几年的萧条局势不说，这个城市在房地产开发所带来的蓬勃经济发展下，重塑了信心，并开始勇于大胆尝试。城市的规划者和开发者不断地对曼彻斯特进行再开发，不仅仅局限于商业或购物中心，同时还延伸至住宅区域，这些区域将成为城市环境营造的中心，成为人们渴望安家生活的地方。

临近城市利物浦与曼彻斯特类似，从其在19世纪工业全盛时期的国际港口地位上找到了位置。利物浦在历史上有着运输枢纽的地位，这一交通运输中心的历史可追溯到近1000年前。造船、造绳、帆布编织等行业都是由来已久的传统行业。在利物浦，数以



Figure 1. Piccadilly Tower, Manchester. (Source: Hayes Davidson)
图1. 曼彻斯特皮卡迪利大厦(来源: Hayes Davidson 海耶斯·达维德森)



Figure 2. Piccadilly Urban Regeneration Public Realm (Source: Hayes Davidson)
图2. 皮卡迪利城市再生公共空间 (来源: Hayes Davidson 海耶斯·达维德森)

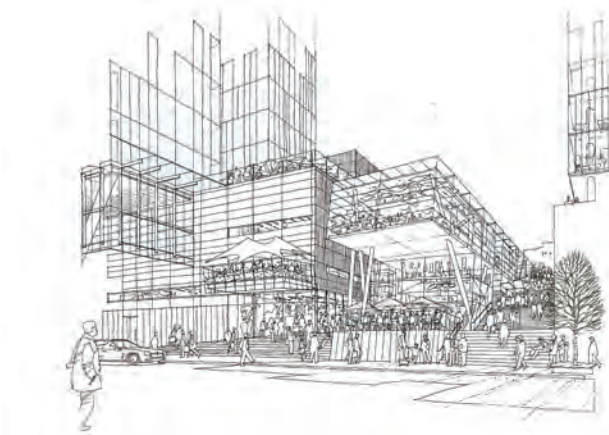


Figure 3. Liverpool Central Regeneration Tower (Source: Virtual Planit)
图3. 利物浦中央火车站再生大厦 (来源: Virtual Planit)

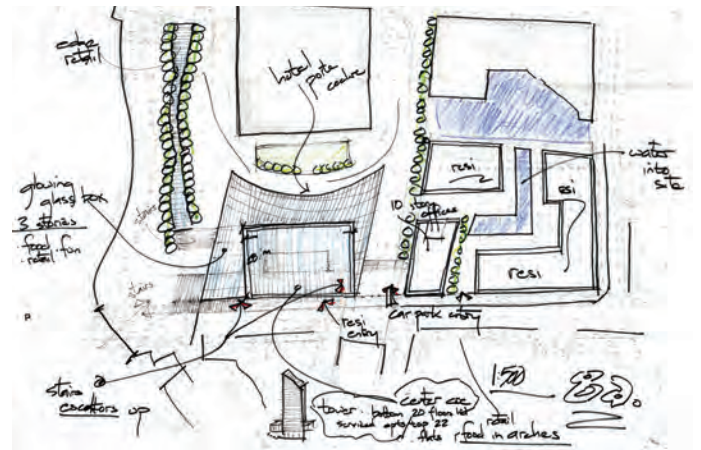


Figure 4. Liverpool Central Regeneration Pedestrian Promenade (Source: Virtual Planit)
图4. 利物浦中央火车站再生步行街 (来源: Virtual Planit)

Fast forward to the twenty-first century and we find a large parking lot curiously located within a big hole in the ground, right in the heart of Liverpool, where the city's central station once stood prominently during the Victorian and Edwardian eras. The sandstone walls of this splendid nineteenth century rail shed still run the length of the site, flanking the six meter deep depression. The remnants of the cast iron stanchions that once carried the great Victorian arched roof are still visible where the roof was cut away by welding torches.

The site for this development features Newington Crossing, dating back to the sixteenth century, which links two quarters of the city, the RopeWalks and Paradise Hill. Much of the street pattern and urban fabric of RopeWalks is characterized by eighteenth and nineteenth century long narrow streets with warehouses and merchants houses. However, following WWII, there were sharp declines in manufacturing and dock activity followed by the advent of the container freight in the 1970s, resulted in some of the highest unemployment rates in the UK during the early 1980s.

However, since the mid-1990s, a general economic and civic revival has been underway with the nation carrying itself out of the recession, in which regeneration of its Central area is timely. Liverpool Central is the perfect setting for the collision of old and new creating a dynamic new urban place, with this scheme integrating and linking the surrounding neighborhoods through the use of clear and legible public spaces and way finding. Where once the ropes and rigging were manufactured, a lineal "water stair" with adjacent boardwalk will define the public realm (Figure 5).

千计的人“一路向西”寻找新生活，使之成为汇聚文化场所、公共空间、贸易商行和壮观火车站的沿海城市中心。

时间快进到21世纪，我们在利物浦的正中心可以看到一片巨大的停车场，奇怪地处于地下巨大的凹洞内。市中心的中央火车站在维多利亚和爱德华七世时代曾是一幢十分显著的建筑。这个壮美的19世纪火车站的沙岩墙仍然发挥着作用，侧面相接着6米深的洼地。曾经支撑庞大维多利亚式拱顶的铸铁支柱残留仍然可见，其上部屋顶被焊接炬切去。

这个开发项目位置纽因顿十字可追溯到16世纪，连通的是城市两大区域：罗浦沃克斯 (RopeWalks) 和派若戴斯希尔 (Paradise Hill)。罗浦沃克斯大部分街道格局和城市结构为18至19世纪狭长街道，上有仓库和商业用房。然而二战以后，随着集装箱货运在1970年代的出现，制造业和码头活动急剧减少，造成这里的失业率1980年代早期几度达到英国最高。

然而，自1990年代中期，随着全国渐渐走出萧条，经济及城市的普遍复兴，这一片中央区域的再生也恰逢其时。利物浦中央车站是新老时代碰撞，创造出活力新兴城市空间的最佳选择，这一项目能够通过清晰便利地使用公共空间和道路结构，整合连通周边社区。在那曾经生产绳索的地方，现在能看到线型岸阶与木板路界定了公共空间 (图5)。

利物浦中央火车站售票大厅将有新的连通区域，让居民、游客、工人和宾客在活力十足的长廊区域中享受商店、餐厅、酒吧和公共设施的便利。罗浦沃克斯的线型形态在两栋高楼 (图6) 中有所呼应。这两栋楼成为城市主要步行街的界标。这两栋大厦为城市

A new connection to the ticketing hall of Liverpool Central Station will connect residents, visitors, workers and guests to a dynamic colonnade of shops, restaurants, bars and public amenities. The lineal Rope Walks pattern is further reflected in the twin tall buildings (Figure 6) that act as a terminus to the city's primary pedestrian promenade. These two towers offer a rich layering of urban massing and unmistakably identify this new dynamic destination as Liverpool Central.

In turning the focus towards financial district, the City of London, the following explores how an already mature market can reap the rewards of sustainable workplace environments, both through re-appropriation of historic frontages, and redevelopment of existing sites.

As such, landscaping plays a key part in the design of the Holborn Viaduct Morley House scheme (Figure 7), offering respite within this dense urban location. In order to leverage the ample opportunities for creating internal public spaces (Figure 8), the proposal benefits from several Front of House open lounge spaces, all leading to an internal stone floored courtyard enhanced by the planted Honey Locust trees. Polished Jura limestone has been selected for the base of the building as a practical choice and also, to offset the main materiality of variegated limestone (Figure 9). This philosophy of regeneration not only applies to singular sites but also has a positive effect on its immediate environs. For example, the development of Cutlers Exchange in Houndsditch seeks not only to create a world-class office building (Figure 10) but also makes a powerful linkage between the historic and business aspects of the City and creates a directional and uplifting addition to the London skyline. Permeability and accessibility are the key drivers in the creation of a great public room and enhancing the pedestrian experience (Figure 11, 12). Overall, this design composition delivers a public space and work place of lasting value to the City of London, by fully leveraging sustainable design opportunities.

The notion of creating an office building; a tall office building, which not only answers the bell in terms of functionality but also serves to lift the spirit and enhance the urban fabric and townscape, is not new.

"The architects of this land and generation are now brought face to face with something new under the sun – namely, that evolution and integration of social conditions, that special grouping of them that results in a demand for the erection of tall office buildings. Let us state the conditions in the plainest manner. Briefly, they are these: offices are necessary for the transaction of business; the invention and perfection of the high-speed elevators make vertical travel, that was once tedious and painful, now easy and comfortable, development of steel manufacture has shown the way to safe, rigid, economical constructions rising to a great height; continued growth of population in the great cities, consequent congestion of centers and rise in value of ground, stimulate an increase in number of stories these successfully piled upon another, react on ground values; - and so on, by action and reaction, interaction and inter-reaction. Thus has brought about the form of lofty construction called the "modern office building". It has come as an answer to a call, for in it a new grouping of social conditions has found habitation and a name.

Up to this point all in evidence in materialistic, an exhibition of force, of resolution, of brains in the keen sharp sense of the word. It is the joint product of the speculator, the engineer, the builder.

Problem: How shall we impart to this sterile pile, this crude, harsh, brutal agglomeration, this stark, staring exclamation of eternal strife, the graciousness of those higher forms of sensibility and culture that rest on the lower and fiercer passions? How shall we proclaim from



Figure 5. Morley House (Source: Hayes Davidson)
图5. 莫雷楼 (Morley House) (来源: Hayes Davidson 海耶斯·达维德森)



Figure 6. Cutler's Exchange (Source: Stephan Reinke Architects)
图6. Cutler's Exchange (来源: Stephan Reinke Architects 斯蒂芬·莱茵克建筑公司)



Figure 7. Morley House (Source: Hayes Davidson)
图7. 莫雷楼 (Morley House) (来源: Hayes Davidson 海耶斯·达维德森)

人口带来了丰富的层次感，让人们毫无疑问地就能认出这个新的活力中心即是利物浦中央火车站。

下面将重点转向伦敦金融城，接下来主要分析如何在一个成熟市场通过对古老临街地界再利用和对现有场所再开发从而从可持续工作环境中获益。

正因如此，景观营造在霍尔邦高架桥 (Holborn Viaduct) Morley House项目 (如图7) 中发挥着关键的作用，为这一稠密的都市地带带来了舒缓的空间。为利用多个机会创造内部公共空间 (图8)，方案利用了多个前场开放空间，这些空间都引向一个石砌内部庭院，院内栽上的皂荚树提升了空间氛围。精选抛光米黄石灰岩作

the dizzy height of this strange, weird, modern housetop the peaceful evangel of sentiment, of beauty, the cult of a higher life?" (Sullivan, 1896)

These progressive thoughts and challenges were pioneered by, Louis H. Sullivan in 1896 in an article entitled, "The Tall Office Building Artistically Considered" in Lippincott's Magazine, USA (March 1896).

The genesis for an outstanding workplace building in the 21st Century must be derived from several critical criteria balanced in a composition that creates an inspirational development of lasting quality and value in the built environment.

Sustainability is perhaps the key element in considering the design of a tall workplace building. In particular, a crucial design driver is the orientation of the building as it relates to sun, wind and environmental conditions. The 20th Century paradigm is simply to extrude the plan form vertically, uniformly and without consideration for the enormous potential that the massing of a tall building offers. In addition, the standard solution for nearly 100 years has been to uniformly clad façade and/or envelope the building in the same configuration on all

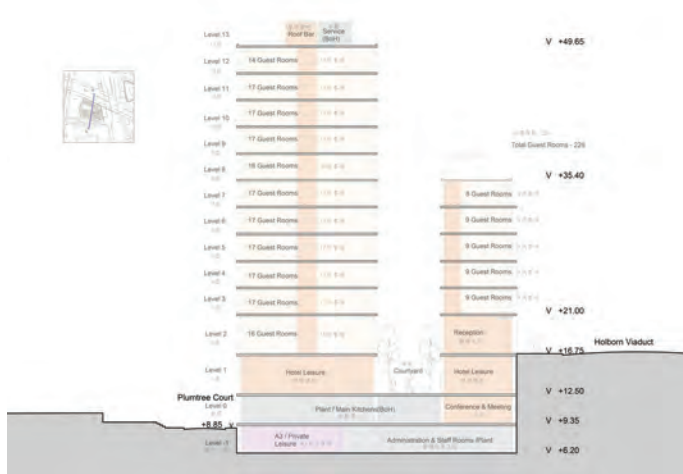


Figure 8. Morley House (Source: Stephan Reinke Architects)
图8. 莫雷楼 (Morley House) (来源: Stephan Reinke Architects 斯蒂芬·莱茵克建筑公司)



Figure 9. Morley House (Source: Stephan Reinke Architects)
图9. 莫雷楼 (Morley House) (来源: Stephan Reinke Architects 斯蒂芬·莱茵克建筑公司)

为建筑基底, 是一个非常实用的选择, 同时中和了主要材质杂色石灰岩 (图9)。这一再生的概念不仅适用于单一场地, 同时对于周边环境也有积极影响。举例而言, 宏兹迪池 (Houndsditch) 的 Cutlers Exchange 开发项目不仅旨在创建世界级办公楼 (图10), 同时还将金融城的历史与商业两方面强有力结合, 为伦敦的天空增添了新的方向与高度。在营造绝佳公共空间和提升行人体验 (图11和12) 中, 通透性和可达性是两大关键驱动力。总体而言, 这一设计合成通过充分发挥可持续设计元素 (图15), 为金融城带来了长久价值的公共空间和工作空间。

建造办公楼, 尤其是高层办公楼, 不仅是为了功能性, 同时也是一种精神的提振, 是对城市结构和城市景观的提升, 这并非一个新观点。

"这个时代该领域的建筑师开始正视一些新的问题, 由于社会条件的演变和整合, 以及它们特殊组合所引起的对高层办公建筑的立面要求……我们用最直白的话陈述一下目前的情况吧。简单来说, 情况如下——办公室是商业交易的必须场所; 高速电梯的发明和完善实现了纵向交通, 让曾经沉闷而痛苦的过程变得轻松舒适; 炼钢的发展保证了超高建筑的安全、牢固和经济性; 大城市人口的不断扩张; 中心拥堵和地价上升使得情势不断发展并在地价上得到反映……此类种种, 通过作用与反作用, 相互作用与相互反作用, 最终形成了这种高层建筑形式, 我们称之为“现代办公大楼”。这已经成为趋势发展之必然, 因为内部新社会条件的集合需要形成一个聚居地并为之命名。

取决于这点, 所有显而易见的都是唯物的, 是力量、决心和敏锐语言表现智力的展示。它是投机商、工程师和建造者的共同产物。

问题: 我们该如何将这些建立在较低级和不灭的激情之上的较高形式的感性和文明所拥有的永恒竞争力和亲和感赋予这些缺乏创造性的拙劣、粗糙、呆板的建筑群。我们该如何从这个奇怪的、怪异的、有着令人眩晕的高度的现代屋顶上, 公开赞扬这种安宁的情趣、美感、以及较高的生活时尚?" (Sullivan沙利文, 1896)。

这些前卫的思想和挑战最初在1896年被Louis H. Sullivan (路易斯·沙利文) 在一篇名为《高层办公建筑艺术思考》的文章中提出, 刊登在美国利平科特月刊上 (1896年3月)。

21世纪杰出办公大楼的起源必须以几大关键标准的平衡组合为基础, 以此在创建的环境中构建具有长期质量和价值, 富有灵感的建筑。

可持续发展可能是高层办公建筑设计的关键要素。尤其, 关键的一个设计驱动力就是朝向, 与太阳、风和环境条件相关。20世纪的范例只是简单地竖向拉伸平面、统一的规划设计, 并不考虑高层建筑体块所带来的巨大潜力。此外, 这种使用了近100年的标准解决方案所带来的是统一的外立面以及 (或是) 给建筑四个立面使用同样的设计。在创意过程中, 利用朝向构建独特甚至是精雕细琢般的办公大楼是显而易见的一个步骤。这意味着所创造的设计必须能够对大型办公大楼的生命周期成本和运营出具细致的战略。

工作场所的发展趋势说明了开放式平面、灵活的空间利用和可替代的工作模式将继续发展。空间设计对组织发展性的提升作用仍将是重大的挑战, 意味着需要从以流程为导向越来越多地转为侧重知识工作。美国经济学家Peter Drucker (皮特·德鲁克) 最先对知识工作者进行了定义: 主要工作超越简单生产智能的员工或雇员 (The Drucker Institute, 2014)。传统的办公大楼正在受到新工作方式所带来的挑战, 包括无线科技和工作人口老龄化等。

four compass points. It is an obvious step in the creative process to utilize orientation to offer unique and even sculpted office building. The vision must be to create designs that offer a specific strategy for the lifecycle costing and operations of major workplace office buildings.

Trends in the workplace indicate that the move towards open plan, flexible space and alternative working patterns will continue. Designing space, which enhances the ability of an organization to flourish will continue to remain a significant challenge resulting from a change from process driven toil toward the growing emphasis on knowledge work. Peter Drucker, an American economist, first identified knowledge workers: staff or employees whose primary focus transcends simple production (The Drucker Institute, 2014). The traditional office building is being radically challenged by new ways of working including wireless technologies, as well as an ageing working population.

Technology has already proved to be greatest “informant” of workplace office building design in these first decades of the 21st Century. This relates not only to the work patterns and habits of the growing knowledge worker population, but more specifically to the advances in building technology and design. The performance of building Façades, the development of high-speed and selective lifting and people moving systems and the rapid advances in communications technology are the key drivers in the composition of physical space defining workspace and tall office building design. In particular, there is a focus on optics and other communication systems. Market driven criteria such as consolidation and adjacency continue to generate tall buildings and concentrated clusters for a variety of corporations and organizations. Peter Wynne Rees, former Head of Planning for the City Corporation of London, repeatedly emphasizes the benefits of serendipity in “The City”, the term for London’s geographical center for international finance. After his many years guiding the urban design of this unique place which now includes skyscrapers and ground scrapers, he insists “that the proximity of a range of financial services companies, their staff, experts and customers creates a conversation; a dialogue on the streets, in the pubs, bars and restaurants, which underpins the strength of the center of the world for international finance”. Understanding this phenomenon and how the dynamics of the urban environment converges of various business concerns is vital to creating a workplace community in a tall building.

Urban design and architecture now have common definitions, however, the words Urban and Design, were first co joined as an idea, a discipline, as a practice in the late 1950s. Visionaries such as Jane Jacobs, Edmund Bacon and William Holly Whyte revealed through their study and insight, the importance of “the space between” ever increasing densities and height of our cities. They also “exposed” something Holly Whyte published as “The Social Life of (Small) Urban Spaces” (Whyte, 1980). Their work revealed the everyday urban behaviors of office workers, knowledge workers and how the denizens of the urban environment utilize space and the complex dynamics which relate to urban design. This is of course, an ongoing study which must rigorously be understood to inform our design consciousness.

The architecture of the workplace as an opportunity to identify both Space and Time, might best be captured by the Chrysler Building in Manhattan, New York. The soaring exuberance of this composition masks the reality of a standard office floor plate extruded skyward for over three quarters of its height. Perhaps now, other 19th Century tall office buildings offer such a compelling vision of what we now embrace; an iconic shape which manifests the brand of its originating corporation. As its legacy, elegance, style and cutting edge are still

技术已经被证实是21世纪的第一个十年办公大楼设计中最重要“信息来源”。这不仅与越来越多的知识工作者群体的工作模式和习惯相关，更与建筑科技和设计的进步相关。建筑外立面性能、高速选择性电梯的发展、人口流动系统的发展和通信科技的快速进步都是实体空间组合在工作场所和高办公楼设计中的关键驱动要素，尤其在光学系统和其他通信系统上有所侧重。集中化临近化等以市场为导向的标准会继续催生更多高楼和各类公司组织的集聚。伦敦城市集团前任总规划师Peter Wynne Rees (皮特·怀恩·里斯) 曾反复强调伦敦金融城内巧合的妙处，这里是伦敦国际金融中心所在地。在他多年的城市设计指导下，这个独特的地方已经有了摩天大楼和地层建筑，他坚称“金融服务公司之间距离的临近，为他们的员工、专家、客户提供了交流的机会，在街上、在

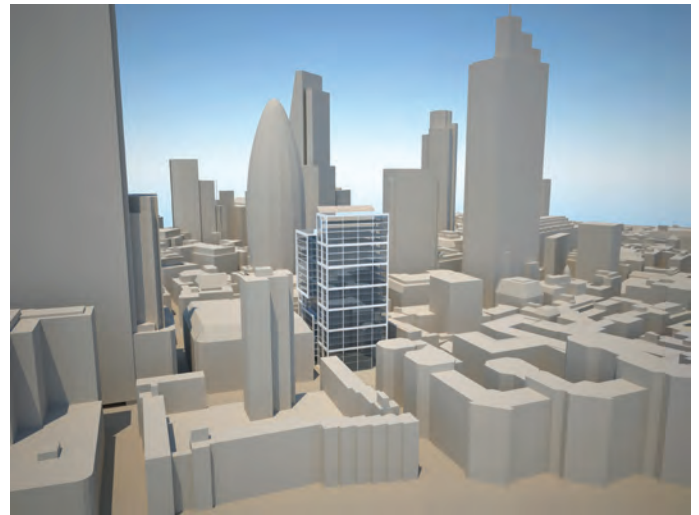


Figure 10. Houndsditch Properties (Source: Stephan Reinke Architects)

图10. 宏兹迪池 (Houndsditch Properties) (来源: Stephan Reinke Architects 斯蒂芬·莱茵克建筑公司)

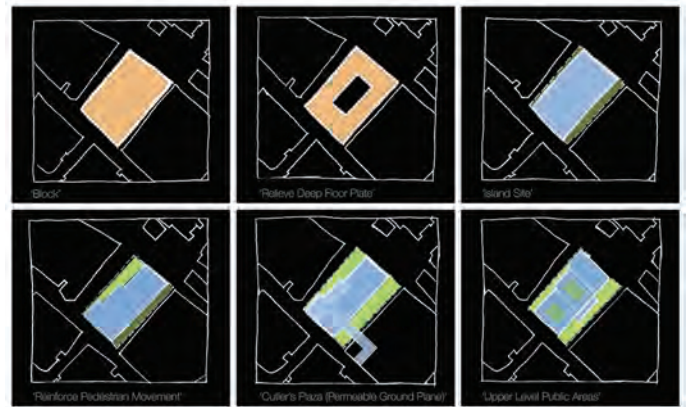


Figure 11. Houndsditch Properties (Source: Stephan Reinke Architects)

图11. 宏兹迪池 (Houndsditch Properties) (来源: Stephan Reinke Architects 斯蒂芬·莱茵克建筑公司)



Figure 12. Houndsditch Properties (Source: Stephan Reinke Architects)

图12. 宏兹迪池 (Houndsditch Properties) (来源: Stephan Reinke Architects 斯蒂芬·莱茵克建筑公司)

the adjectives associated with the 77-year-old high-rise. The building's eternal imprimatur, taken from Mr. W.P. Chrysler, outlives the remarkable architect who designed it, William Van Alen, and indeed, the automobile company has not owned the structure for many decades.

As such, the statement that a tall office building of the future will transcend the 20th Century traditions and stereotypes of this building typology. In the same way that the profile, habits and characteristics of workplace users evolves, so too must the function, anatomy and yes, the physical form of the tall office building of the future.

Conclusion

This paper has shown how the successful sustainability of our cities will be determined by the revitalization of dormant quarters through rigor and innovation. In doing so, the quality of our future urban environments, both within built and urban environment will benefit from longer lasting results.

Furthermore, it is not only emerging markets such as Asia that need the attention of urban design but the over saturated and richly complicated environments of UK and Europe. Perhaps then, the West should follow the example of these emerging markets, building tall, particularly to overcome the challenges of the limited residential market in the UK.

It has been suggested that the density and the mix of these new urban interventions reinforce and serve the need for urban communities. If properly and rigorously designed for lasting quality, the richness of space and interpersonal dynamics provides a new paradigm for urban living. The twenty-first century beckons urban designers to create new vibrant destinations that give opportunities for communities and capture the aspirations of a city once more.

The combination of the urban context with the responsibility a tall building, in relation to place making and way finding, should provide residents and users with a clear and unambiguous message. Only by employing an intellectual process, can a design solution exceed the expectations to inform urban design, which has enormous impact on the urban environment, thus creating an overarching sustainable legacy.

酒馆酒吧里、在餐厅内的对话，都体现了这里作为国际金融世界中心的实力”。理解这一现象，以及城市环境中的动态要素如何将各类商业考量整合，对于高楼工作环境的创建是至关重要的。

城市设计与建筑学现在已经有了通用的定义，但是“城市”和“设计”这两个词是在1950年代末才最先合成一个概念或以一门学科和实践出现。Jane Jacobs (简·雅克布)、Edmund Bacon (埃德蒙德·培根) 和 William Holly Whyte (威廉·H·怀特) 等前瞻性学者通过他们的研究和见解，说明了城市的密度和高度不断增加下“空间之间”的重要性。他们还“揭露”一些东西，在 William Holly Whyte (威廉·H·怀特) fabulous 的文章中，名为“(小型)城市空间的社交生活”(Whyte, 1980)。他们揭示了办公室工作者和知识工作者每天的都市生活，以及城市环境的居民如何利用与城市设计相关的空间和复杂动态要素。当然，这项研究仍在进行，还需要被深刻地理解并用于启发我们的设计意识。

最好地定义空间与时间的办公建筑恐怕要算纽约曼哈顿的克莱斯勒大厦。这一建筑高耸入天的顶部让标准办公室楼面板向天伸出近四分之三的高度。恐怕现在，其它19世纪的高层办公楼能带来这样宏伟的景观，正是我们所推崇的，这标志性的形状体现了克莱斯勒公司的品牌。这栋已有77年历史的摩天大楼仍被人们视为经典、典雅、有型和尖端的代名词。W.P. Chrysler (沃尔特·P·克莱斯勒) 对这建筑的认可比设计它的伟大设计师 William Van Alen (威廉·范·阿伦) 还要更名垂史册，而事实上这家汽车公司对这栋大楼的所有权已经失效了几十年。

同样地，未来高层办公楼将超越20世纪的传统和建筑类型学的思维定势。正如同随着工作场所使用者的类型、习惯和特点的不断演变，未来高层办公大厦的功能、结构和实体形状也必然随之发生变化。

总结

本文说明了通过严格创新带来的闲置区域复兴是城市可持续化发展成功与否的决定性因素。只有这样，未来城市环境的质量，不论是建筑还是城市环境，都将从长期结果中获益。

此外，不仅亚洲这样的新型城市需要关注城市设计，像英国和欧洲这样过度饱和而复杂的环境也需要。或许到时候，西方需要像新兴市场范例学习，尤其为应对英国有限的住宅建筑市场所带来的挑战而建设高层建筑。

这些新城市的密度和混合强化了城市社区交流并满足了城市社区的需求。如果经过合理而严格的设计，使之保有长效质量，丰富的空间与人际动因将为城市生活带来新的范例。21世纪呼吁城市设计师创建新的富有活力的工程，给社区带来机遇，并再次实现一个城市的愿望。

城市背景与高层建筑作用相结合，加之空间营造和道路规划，应当为居民和用户带来清晰的信息。只有通过使用智能化的流程，一个设计解决方案才可以超越城市设计的期望，为城市环境带来巨大影响，并留下重要的可持续遗产。

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