

CONSTRUCTION⁺

Bringing The Building And Design Industry To You

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A YEAR ON...

HOW IS HONG KONG CONSTRUCTION
RECOVERING A YEAR SINCE
THE PANDEMIC STARTED?

SEE WHAT THE EXPERTS ARE SAYING

SPECIAL FEATURE:

INSIGHTS & PROJECTS FROM BCI ASIA
TOP TEN ARCHITECTS & DEVELOPERS 2021



AOTI VANKE CENTRE

Located at the heart of Hangzhou's Qianjiang Century City central business district, Aoti Vanke Centre embraces the hybrid mode as the way forward and challenges conventional workspaces by externalising human activities to a fluid and highly permeable field of semi-outdoor space.

The project is made up of two office towers and a podium, perceived as the gateway of the emerging Asian Games Village of Hangzhou. Being an innovative working hub in Hangzhou, this sleek new office complex reinterprets the podium-tower typology with each level of its elevated podium rotated by a different degree to create myriad walk spaces for people's enjoyment.

A SMART BUSINESS AND LIFESTYLE COMMUNITY

The taller Tower 1 houses corporate tenants, while the shorter Tower 2 features co-working space for start-ups and micro-entrepreneurs. The towers are rotated to optimise natural sunlight and views to the new commercial core by the Qiantang River.

The ring-shaped podium is lifted off the ground to create a central courtyard, while the semi-public podium roof garden serves as a bridge between the two towers, promoting symbiosis and creating networking occasions for building users. It also allows the passing through of a double-height covered outdoor space, as well as providing a north-south shortcut across the longitudinal site. This operative subdivision of the lot brings down the development to a human scale, experienced and enjoyed by the building users and pedestrians at large.



Aoti Vanke Centre embraces hybrid mode



The interior of lobby area

ADAPTING THE PANDEMIC SITUATION

The future of work is constantly being reimagined. At a time when COVID-19 has accelerated shifting trends in sustainable design and spatial relations, the programmatic stack blurs the work-life distinction and lends itself towards a smarter urban lifestyle for the next generation, promoting interactions, active engagement and sustainability.

The project is an opportunity to rethink the ways people collaborate with one another and connect with the workspace. The pandemic has highlighted the impact the physical environment has on human's wellbeing and productivity. Thus, the design of Aoti Vanke Centre provides space for people to take stock and discover what works best for them.

HEART OF NATURE


The project disrupts the established norm in office architecture that the prime central spot should be occupied by tower lobbies. Instead, at Aoti, the lobbies take a step back from the forefront and the central courtyard doubles as an entry point at the heart of the site, opening up more space to integrate and engage with the urban fabric.

At street level, the richly landscaped pedestrian zone is lined with two stories of retail, F&Bs and galleries, stretching

lengthily along the main road with maximised shop frontage. It funnels the walk flow into the courtyard, where a public forum provides a relaxed communal environment for casual exchanges.

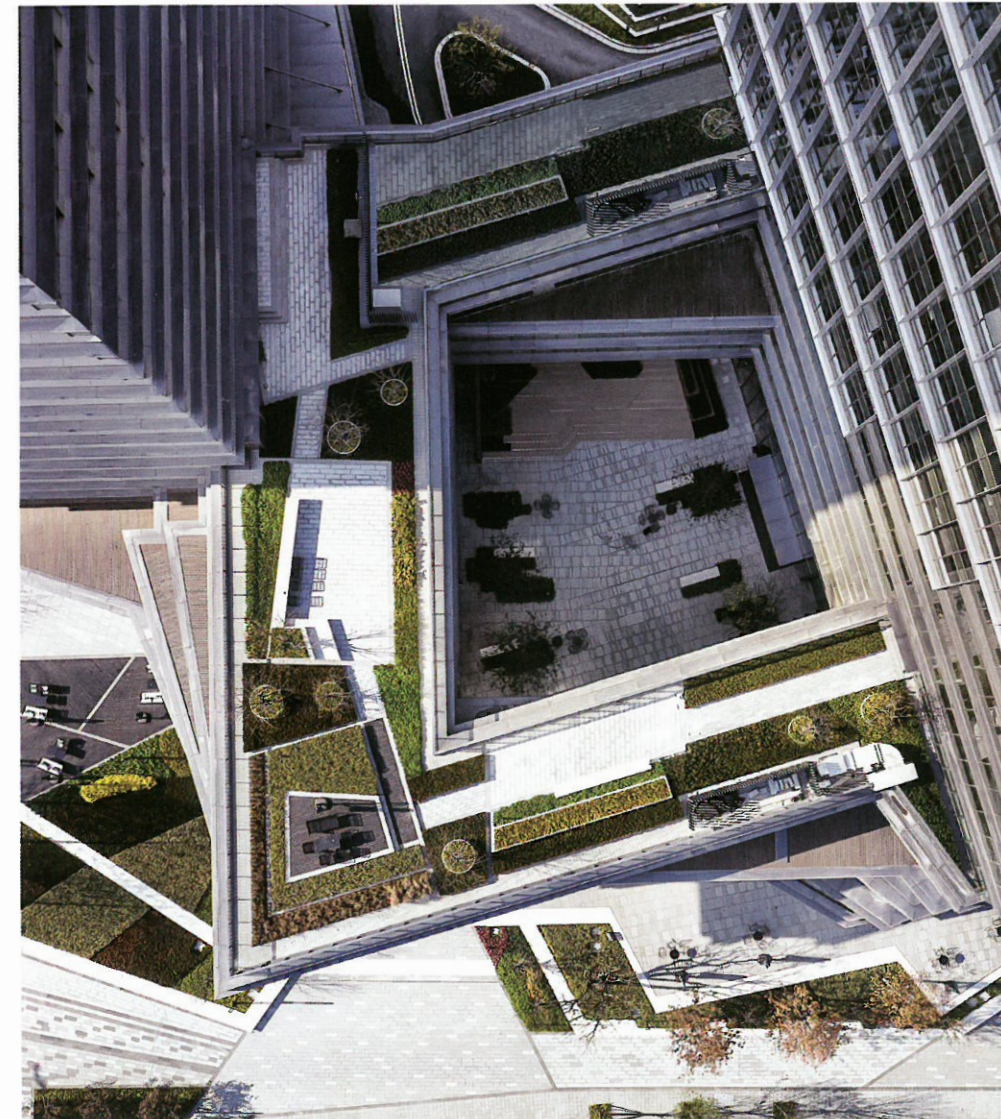
Aoti Vanke Centre is recognised with LEED Gold certification from the U.S. Green Building Council. Multi-layered greenery is implemented in the project, interpolating 95,521 square metres of floor area with oxygenating breakout spaces, to strive for a more nature-oriented equilibrium between the architecture and landscape. Building users will enjoy tangibly the abundant greenery, natural sunlight and air flow.

Decorative fins are installed on the tower facades to provide passive shading from direct insolation and minimise glare. Soft landscapes at the rooftop gardens provide shading to reduce solar heat gain of the building mass as a whole, and the tower roofs are capped with trellises to screen off excessive insolation.

With plenty of spaces for recreation, open forums, meeting friends and casual exchange, not only are people encouraged to merge lifestyle with work and social engagements at Aoti, but they can also do so amidst leafy surroundings. 



Nature-oriented equilibrium between the architecture and landscape



The landscaping from the bird's-eye view

PROJECT DATA

Project Name
Aoti Vanke Centre
Location
Hangzhou, China
Completion Date
2020
Site Area
13,969 square metres
Gross Floor Area
95,521 square metres
Client
Huayun Xinde Real Estate Co., Ltd
Architecture Firm
LWK + PARTNERS
Principal Architect
Ferdinand Cheung
Images
LWK + PARTNERS