

# BEYOND 超越

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**专题：城市旧建筑的改造与再生**  
**RESTORATION AND RENOVATION OF OLD BUILDINGS**

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## Continuation of the Original Quality, Reservation of Architectural Features

Refurbishment of “La Serenissima” office building

### 延续原有质感 保留建筑特色

“La serenissima” 办公楼翻新项目

项目地点：意大利米兰  
面积：7 988.84平方米  
建筑设计：Park Associati建筑设计工作室  
设计团队：Marco Panzeri, Alice Cuteri, Andrea Dalpasso, Marinella Ferrari, Stefano Lanotte, Marco Siciliano, Paolo Uboldi, Fabio Calciati  
客户：Morgan Stanley Sgr S.p.A  
采编：吴孟馨  
Location: Milan, Italy  
Area: 7,988.84 m<sup>2</sup>  
Architectural Design: Park Associati  
Design Team: Marco Panzeri, Alice Cuteri, Andrea Dalpasso, Marinella Ferrari, Stefano Lanotte, Marco Siciliano, Paolo Uboldi, Fabio Calciati  
Client: Morgan Stanley Sgr S.p.A  
Contributing Coordinator: Mengxin Wu

“La Serenissima” 办公楼建于20世纪60年代，由Ermenegildo和Eugenio Soncini设计，在当地被称为“Palazzo Campari”，地处米兰市中心地带。

The building known as “Palazzo Campari” was designed in the 1960s by Ermenegildo and Eugenio Soncini in the heart of Milan.







这栋建筑是意大利经济景气年代建造的一批建筑之一，代表着意大利工业历史的新篇章。它原先有着磨光的金属立面、带色彩的玻璃幕墙、棕色金属涂料装饰以及被分割成小块的窗户。建造之初，这栋建筑现代感十足，体现出技术上的先进性，甚至带有试验性质。但是到了今天，按照现在的建筑施工标准来看，其无可争议的吸引力已经过时。因此，这栋建筑的新业主希望建筑师在重新设计这个项目的时候，能够延续大楼原有质感，保留那些引人回忆的建筑特色。

在遵照原有布局的基础上，新设计方案尽可能实现内部空间设置的灵活性，利用内部照明系统划分内部空间，体现统一性，同时路径与动线的分布也得到了改善。

以翻新设计为核心的其他设计元素是底层额外空间的利用及外立面结构的整体再造，从而为整栋建筑，尤其是朝向via Turati街及via Cavalieri街的地方，营造更多充满活力的开放空间。考虑到原有边界，大楼外立面向后撤退以消除冷桥问题，转移出有用建筑面积，从而在首层新建新空间，留作三级使用。原先作为核心部分的景观庭院得以保留并重新诠释成明亮的新设计。

外立面是翻新设计的一大特色。靠近via Turati街的立面安装上磨光穿孔压铝板（配上夜间照明），并以一定韵律分布，改造立面，并保证内部空间划分的最大灵活性。庭院的设计营造室内外空间的亲密关系。靠近via Cavalieri街的原有低矮立面与邻近的Cà Brutta街直接联系，显得光滑而平坦，主要利用灰色抛光表面营造光滑外观，反射出周围历史建筑的景象。

It was one of a series of buildings that emerged during the economic boom years, representing a new aspect of corporate identity for Italian industry. It was originally characterised by the burnished colour of the metal structure of the facade, tinted glass of the curtain walling and the brown metallic paint used for the smaller block in via Cavalieri given over to residential use. When it was built, it was considered to be modern and technologically advanced, even experimental. Today however, many of its undeniably attractive aspects have become outdated with regards to current standards of building construction. For this reason the new owner, aware of its quality and evocative presence, decided to bring in architects to redesign the complex.

With respect to the original layout, the aim of the new scheme was to provide a maximum level of flexibility in terms of the division of the internal spaces with sense of uniformity also given by the system of the internal lighting and improved access and circulation.

Other elements central to the design were the use of additional space at ground floor level as well as an overall reworking of the structure of the facades, made much more open and vibrant space especially on via Turati and part of via Cavalieri. With the facades pulled back with respect to the original boundary it has been possible to eliminate cold bridging – at the time not considered – the useful floor area has been shifted allowing new spaces to be built at ground level, now given over to tertiary use. The landscaped courtyard meanwhile, the heart of the original scheme, has been retained and reworked into a bright new design.

The new facades are the main feature of the design. On via Turati boxes in perforated and press-formed aluminium in a burnished colour (lit up at night) are used in a rhythm that enables the facade to be reworked also to ensure maximum flexibility in terms of the division of the internal spaces. In the courtyard a close relationship has been created between the interior and exterior; on via Cavalieri the original lower facade that is in direct relation with the nearby Cà Brutta, appears sleek and flat, with predominant use of grey for the glazed surfaces, smooth and reflecting its historic surroundings.





