

VOL.1

SUSTAINABLE ARCHITECTURE

Energy-Efficient & Environmental Friendly
– New Tendency of Current Buildings

COMMERCIAL + OFFICE

可持续建筑（上）

节能环保——现时建筑新方向

商业+办公

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La Serenissima 办公楼改造

LA SERENISSIMA

SUSTAINABLE & GREEN FEATURES 绿色节能特征

1. Super-insulated facade, efficient building orientation and structure design

高度隔热的建筑表皮、节能的建筑朝向和结构设计

2. Use of sustainable and environmental friendly materials, natural daylighting and ventilation

使用可持续性的环保材料、自然照明和自然通风

ARCHITECT

Filippo Pagliani, Michele Rossi

FIRM

PARK ASSOCIATI

DESIGN TEAM

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SITE SUPERVISION, STRUCTURAL, MECHANICAL AND ELECTRICAL ENGINEERING: GENERAL PLANNING

Giovanni Bonini, Loris Colombo, Walter Cola, Luca Dagrada, Franco Pesci, Paolo Rossanigo, Alberto Villa, Luigi Zinco

ARTISTIC SITE SUPERVISION

PARK ASSOCIATI, Arch. Marco Panzeri

PROJECT MANAGEMENT

ECHarris Built Asset Consultancy

LANDSCAPE

Marco Bay Architetto, Lazzaro Cappellini snc

GENERAL CONTRACTOR

Mangiavacchi e Pedercini S.p.A.

LEED CERTIFICATION

Habitech Distretto Tecnologico Trentino S.c.a.r.l.

ENERGY CERTIFICATION

Arch. Azor Malpocher

SAFETY CONSULTANCY

PRO.JE.CO Engineering

MECHANICAL AND ELECTRICAL INSTALLATION

Furiga Impianti S.p.A.

FAÇADES

CNS S.p.A.

CLIENT

Morgan Stanley Sgr S.p.A.

LOCATION

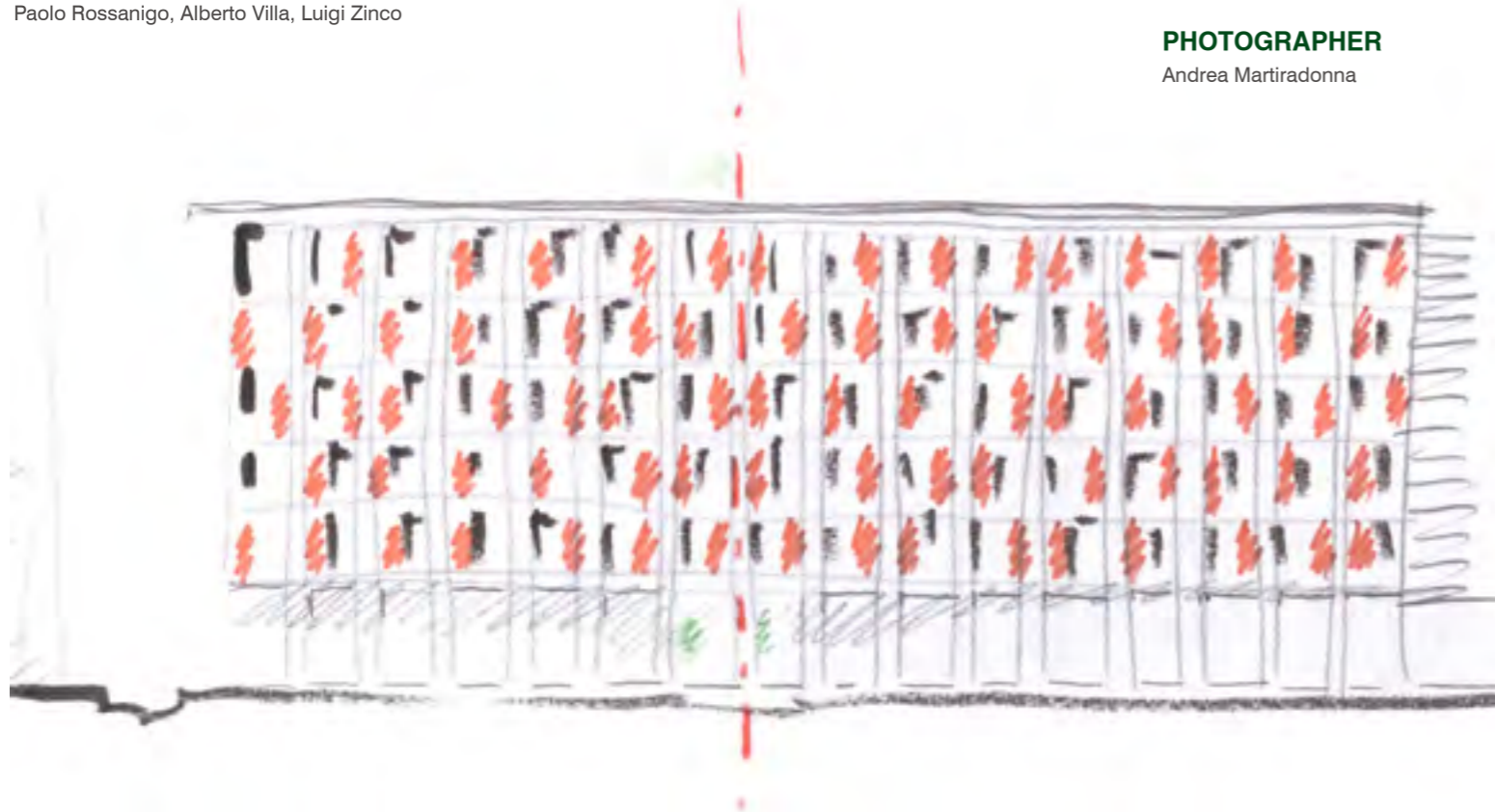
Milano, Italy

AREA

7,988.84 m²

PHOTOGRAPHER

Andrea Martiradonna



The building known as "La Serenissima", in via Turati in Milan was designed by the Soncini brothers. Over the course of a long and intense period of activity, Eugenio and Ermenegildo Soncini designed a large number of buildings in Milan and the rest of Italy as well as abroad that in terms of inspiration and importance, put them among the leading architects of their time.

The brief given by the clients, CAMPARI essentially consisted in the creation of an office building with flexible internal organisation and a very high proportion of useable floor area. The development of the load-bearing structure was carried out jointly by the architects who designed the overall building, the Soncini, and the design office of the contractor responsible for building the structure. It is worth pointing out however that this was not so much an exchange of technical requirements from one and aesthetic from the other but very much a team effort, aimed at achieving the best possible equilibrium between form and structure, absolutely indispensable in a building such as this where the structure is identified with the architecture.

The aesthetics of the building were determined by the use of exposed steel. This material was used both for the supporting structure, with columns made from ordinary welded steel with standard corrugated steel placed in the soffit of the ground floor colonnade, with the purpose of achieving a certain coherence in terms of use of materials and a pleasing effect of chiaroscuro, creating a dual architectural structure.

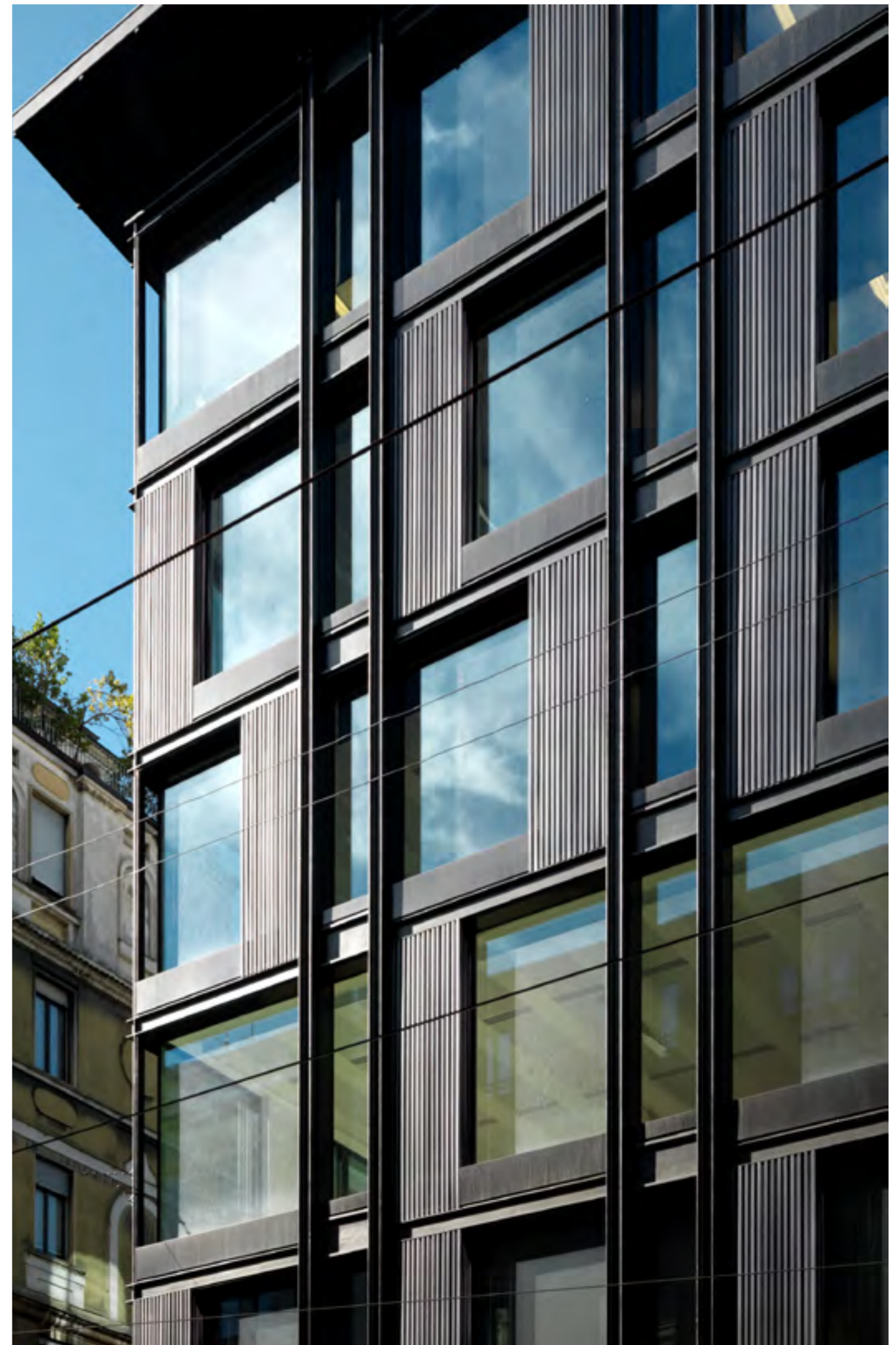
In terms of the elevations of the 1968 building, these fall into two different categories. One, where the offices face onto via Turati and part of via Cavaliere (onto the garden as well as the street) consists of an extensively glazed surface with solid areas made from glazed panels back-painted in a bronze colour. The other, facing entirely onto via Cavaliere, is characterised by much more enclosed metal surfaces for the part given over to residential use (looking out onto the garden) with vertical steel panels that alternate with vertical windows and horizontal bands positioned in the upper parts of the perimeter walls of the rooms.

- 1- ingresso
- 2- reception
- 3- banca
- 4- uffici
- 5- giardino interno

via cavalieri



via turati





这个位于米兰图拉蒂被称为“La Serenissima”的建筑，由 Soncini 兄弟设计。在那段漫长而多事的时期，Eugenio 和 Ermenegildo 在米兰、意大利其他地区以及国外设计了大量独具创意的重要建筑作品，使他们成为了当时建筑师中的佼佼者。

客户 CAMPARI 希望设计一座内部可灵活布置的办公楼，并具有高比例的可用建筑面积。建筑结构由设计整座建筑的 Soncini 兄弟和承包结构建造的设计单位共同来设计。然而值得指出的是，这与其说是一种技术要求和美学不断博弈碰撞，不如说很大程度上是一个团队旨在实现形式和结构之间某种最佳平衡的共同努力，尤其在这种结构与建筑审美高度结合的建筑中，团队协作不可或缺。

建筑的美感是由暴露的钢材产生。该材料一方面用于支撑结构，为了就材料的运用达到一致性，用普通的焊接钢作为柱子而标准波纹钢置于底层柱廊的拱腹，另一方面形成了一种舒服的明暗对比效果，创造双重建筑结构。

这座 1968 年的建筑各立面，可分为两种不同的类别。一种是办公室面对 Turati 和部分 Cavalieri 地区（从花园到街道）的部分，其中部分通透，部分则是在玻璃背面涂有青铜色形成实体效果。另一种全部面对 Cavalieri，即住宅部分的立面，使用金属板，封闭感更强。竖向金属板与窗户交替设置，上部房间的墙面则使用水平向设计。

