

南昌绿地儒乐星镇国际健康城

NANCHANG GREENLAND RULEXING TOWN INTERNATIONAL HEALTH CITY

设计：上海尤安建筑设计股份有限公司
地点：江西省南昌市

Design: Shanghai Urban Architecture Design Co., Ltd.
Location: Nanchang, Jiangxi Province

鸟瞰 Aerial view

业主
江西赣江新区绿地申赣置业有限公司

项目指导
陈磊

主持建筑师
崔俊琦

设计团队
冯良杰、李志强、孙小路、马双泉

结构 & 机电设计
江西省华杰建筑设计有限公司
(施工图设计)

施工单位
江西建工第四建筑有限责任公司

用地面积
5,553 m²

建筑面积
24,673 m²

标准户型面积
138 m²、163 m²

结构形式
框架剪力墙结构

设计周期
2017.6—2018.8

建造周期
2018.9—2021.3

摄影
曾江河

儒乐星镇东依赣江，北邻儒乐湖，水绿环绕，景观优渥。在国家全面推进“健康中国 2030 战略”的背景下，儒乐星镇积极落实健康产业设施，注重产业结构优化和生活品质提升，是一个涵盖“医康养”和“文商旅居”功能的大健康项目。本项目作为儒乐星镇医养片区的康养住宅，位于整区西北角。由 2 栋 27 层的百米高层住宅与 1 栋 9 层的住宅组成。社区入口大堂经由连廊系统，与架空底层及下沉庭院相连，所有的公共设施配套均布置在住宅底层的架空层。

项目规划为绿地控股集团首批科技创新住宅，通过引入生态、智能、科技的社区系统，为使用者打造全方位的现代化智能生活方式。

共享开放：规划上以共享开放的设计构思，突破场地小且狭长的局限性。塔楼在落位时退让城市街角，让城市绿带充分渗透至社区内部。同时，项目采用“高-低-高”的建筑体块形态，为城市的其他区域提供与远处水景交互的视野，令天际线更加丰富，也为后续的二线洋房预留了观湖角度。

结合儒乐星镇的产业规划，项目调用外部的健康产业资源，引进四大医疗机构进驻商业街作为该社区的商业配套，进一步体现了项目的共享策略。

社区体验：利用 3 层地上低层空间设置首层架空，并与地下挖掘出的更多空间打通，将底层还给大地，令居住者享有更丰富的社区交往空间。首层归家动线引入智能体系与高品质生活服务，入户空间功能性装置延伸成为归家生活体验的组成部分。同时，通过地面与地下空间的协同互动，归家动线拓展至下沉庭院与水景连廊中。

逐水立面：建筑立面主体材料采用白色铝板，底部选取主要来自当地的水纹石和木材，令建筑自下而上形成“湖石”与“湖面”的对比，立面横向的通透线条模拟波光粼粼的水纹效果。同时，为最大化横向观景面，平面采用了微弧的曲线，令观景立面进一步拓展延伸。塔冠造型撷取“雁归来”的意象，令建筑飘逸灵动，丰富了城市天际线，并塑造了“落霞与孤鹜齐飞，秋水共长天一色”的独有在地印象。

C 型空间布局：项目地块北侧为生态主题公园，产品设计因此结合北侧的儒乐湖景观进行布局。塔楼北侧设置景观电梯，令归家动线始终与儒乐湖的景观视野相交汇，也与产品中北向观景阳台形成一体化的观景界面。为更好地利用北侧景观，同时合理划分住宅内部的公区、私区，产品采用 C 型空间布局方案，在北侧一字型展开功能空间，实现景观延展面最大化；在南侧设置私密空间；二者之间设置辅助功能空间并收窄其面积，提升日常使用体验。

探索前沿生活：项目引入智能、科技的社区系统，实现了居住体验对前沿生活的探索。地下停车库局部设置智能机器人停车系统，通过智能机器进行存取。下沉庭院引入智慧庭院，布置有人工智能（Artificial Intelligence, AI）健康小屋、微气候会客厅、微气候庭院等。采用人脸识别闸机通道，进入电梯厅后同样采用人脸智能呼梯，兼顾居住空间私密性的保障和归家的便捷顺畅。



下沉庭院 Sunken garden



- | | | | |
|-------------------|----------|--|------------------------------------|
| 1 临时消防出入口 | 5 27 层住宅 | 1 Temporary fire department access | 5 27 F Residential building |
| 2 人行主入口 | 6 9 层住宅 | 2 Pedestrian main access | 6 9 F Residential building |
| 3 人行次入口 / 临时消防出入口 | 7 值班室 | 3 Pedestrian minor access / Temporary fire department access | 7 Duty room |
| 4 地库出入口 | 8 门卫室 | 4 Underground garage access | 8 Guard room |
| | 9 消防登高面 | | 9 Fire-fighting elevating platform |

总平面图 Site plan © 尤安设计 Urban Architecture



局部鸟瞰 Partial aerial view

住宅入口前场 Entrance front court of the residential building



CLIENT
Jiangxi Ganjiang New Area Greenland
Shen Gan Real Estate Co., Ltd.

PROJECT SUPERVISOR
CHEN Lei

CHIEF ARCHITECT
CUI Junqi

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STRUCTURAL & MEP DESIGN
Jiangxi Huajie Architectural Design
Co., Ltd. (construction drawing
design)

CONSTRUCTION
Jiangxi Construction Engineering
Fourth Construction Co., Ltd.

SITE AREA
5,553 m²

GROSS FLOOR AREA
24,673 m²

TYPICAL SUITE TYPE GFA
138 m², 163 m²

STRUCTURE
Frame-shear wall struction

DESIGN PERIOD
2017.6-2018.8

CONSTRUCTION PERIOD
2018.9-2021.3

PHOTOGRAPHY
ZENG Jianghe

The Rulexing Town is surrounded by water and greenery. It has an excellent landscape with the Ganjiang River to the east and the Rule Lake to the north. In the context of the national comprehensive promotion of “Healthy China 2030 Strategy”, Rulexing Town actively implements health industry facilities, focuses on industrial structure optimization and life quality improvement, and is a big health project covering “medical, health and recreation” and “culture, business and travel”. This project is located in the northwest corner of the whole area, as a health and wellness residence area of Rulexing Town. It consists of 2 27-story high-rise residential buildings and one 9-story residential building. The community entrance lobby is connected to the stilt ground floor and sunken courtyard by a connecting corridor system, and all public facilities are arranged on the stilt ground floor of the residences.

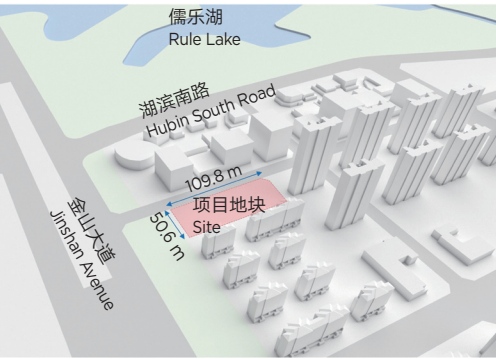
The project is planned to be the first batch of technological innovative residences of Greenland Group, which will create an all-round modern and intelligent lifestyle for users through the introduction of ecological, intelligent and technological community systems.

Share and open: The planning is based on a “share and open” design concept, to break through the limitations of the small and long site. The towers

are set back from the urban street corners, to allow the urban green belt to fully penetrate the community. At the same time, the project adopts a “high-low-high” building block pattern, which provides other areas of the city with a view that interacts with the distant waterscape, enriching the skyline and reserving a viewing angle of the lake for the subsequent second-line townhouses.

The shared strategy is also reflected in the mobilization of external health industry resources, with the commercial street where the four major medical institutions are located serving as the commercial support for this community.

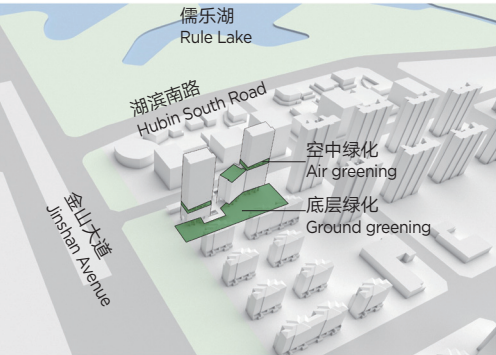
Community experience: The stilt ground floor created by making the 3-story-high space on the bottom open is connected to more space excavated underground, returning the ground floor space to the earth, so that residents can enjoy a space with more community interaction. The intelligent system and high-quality life services are introduced into the first floor homecoming line, and the functional installation of the entrance space is extended to become an integral part of the homecoming life experience. At the same time, through the synergistic interaction between the ground and underground spaces, the homecoming line expands into the sunken courtyard and water corridor.



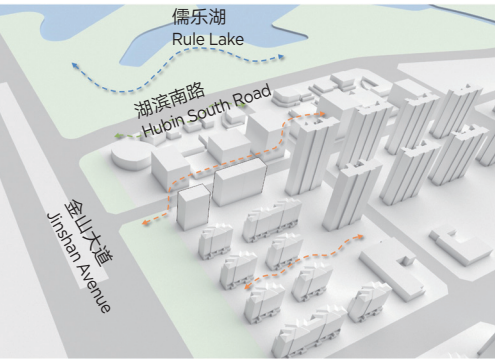
设计条件 Project design conditions



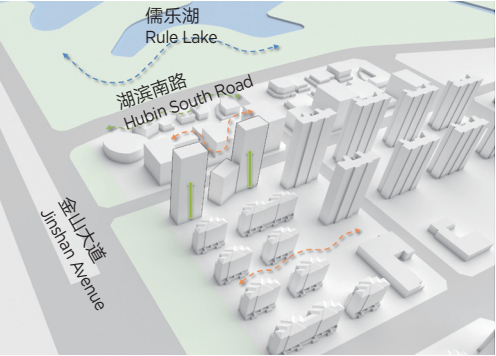
景观渗透 Urban landscape infiltration



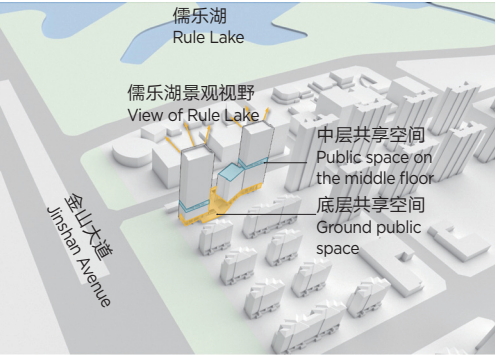
空中花园 Sky garden



体块生成 Block generation



高低错落 Skyline shaping



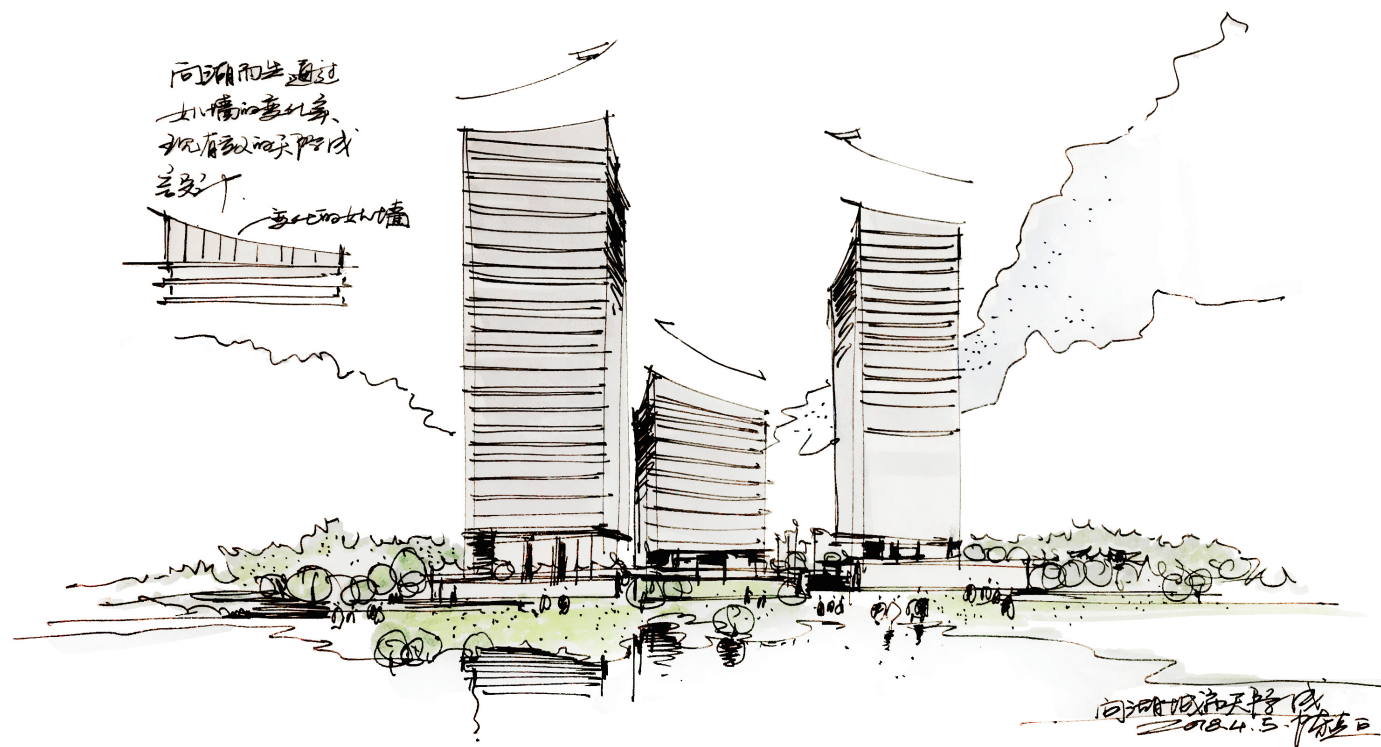
泛会所 Pan-clubhouse space

Water-by-water elevation: The main material of the building elevation is white aluminum plate, and the bottom of the building is mainly made of local water-ripple stone and wood, so that the building forms a contrast between “lake stone” and “lake surface” from the bottom up, and the horizontal permeable lines of the elevation simulate the effect of shimmering water. At the same time, in order to maximize the horizontal viewing area, the plane adopts a slight curve to further extend the viewing elevation. The shape of the head captures the imagery of “returning geese”, which not only enriches the city skyline, but also creates the unique local impression that “the autumn river shares a scenic hue with the vast sky; the evening glow parallels with a lonely duck to fly”.

C-shaped space layout: To the north of the project site, there is an ecological theme park, so the product design is laid out with the landscape of Rule Lake. The north side of the tower is equipped with a landscape elevator, so that the homecoming route always intersects with the view of Rule Lake,

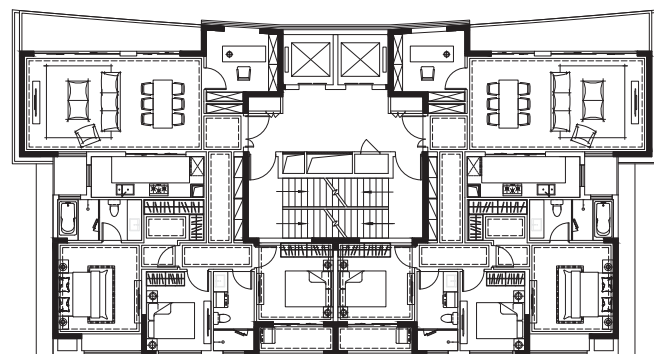
and also forms an integrated viewing interface with the north-facing viewing balcony. In order to make better use of the landscape on the north side and to reasonably divide the public and private areas inside the residence, the product adopts a C-shaped space layout scheme, with a line-shaped functional space on the north side to maximize the landscape extension; a private space on the south side; and a secondary functional space between the two sides and narrowing its area to enhance the daily use experience.

Exploration of cutting-edge life: The project introduces intelligent and technological community systems to realize the exploration of cutting-edge life in the living experience. The underground parking garage is partially equipped with intelligent robot parking system, which is accessed by intelligent machines. Face recognition is adopted for both the gate channel and intelligent call at the elevator hall, taking into account the protection of privacy of living space and the convenience of the homecoming line.

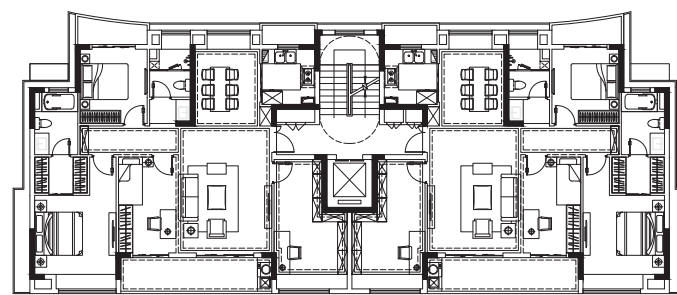


建筑师手稿 Architect's manuscript © UA 尤安设计 Urban Architecture

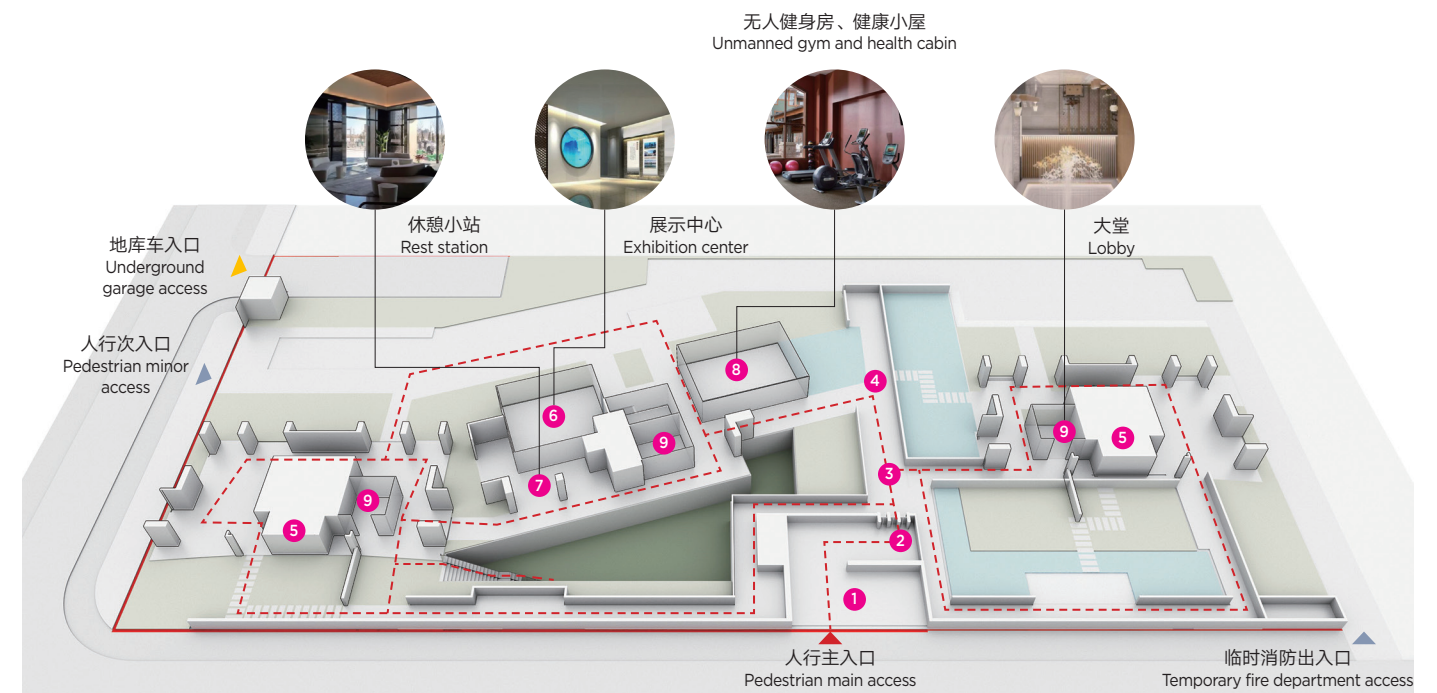
165m² 户型
165 m² suite type



138m² 户型
138 m² suite type



标准层平面图 Typical floor plans © UA 尤安设计 Urban Architecture



- | | | | |
|---------|--------------|---------------------|------------------------------|
| 1 社区主入口 | 6 展示中心 | 1 Main entrance | 6 Exhibition center |
| 2 入口空间 | 7 休憩小站 | 2 Entrance space | 7 Rest station |
| 3 一方天地 | 8 无人健身房、健康小屋 | 3 Small universe | 8 Unmanned gym, health cabin |
| 4 风雨连廊 | 9 大堂 | 4 Veranda | 9 Lobby |
| 5 景观电梯 | | 5 Panorama elevator | |
- 参观动线 Visiting circulation

提供丰富社交空间及视野的各级架空层
Social space and views provided at all levels of elevation © UA 尤安设计 Urban Architecture



八大智能生活亮点体系 8 highlight systems of intelligent life © UA 尤安设计 Urban Architecture