



Competence

面向中小企业的建筑
Building for SMEs

职场环境 Working worlds



KSP ENGEL



目录

Content

4	引言 Introduction 办公室真的还有必要吗? Is the office obsolete? 发展历程与专业领域 History and skills
12	基本需求并没有改变 Basic needs have not changed 勃兰登堡州投资银行, 波茨坦 Investitionsbank des Landes Brandenburg, Potsdam 德国证券交易所, 埃施博恩 Deutsche Börse, Eschborn 西门子校园, 埃尔兰根 Siemens Campus, Erlangen
26	性格与灵活性并非对立面 Character and flexibility are by no means opposites WIKA研发中心, 克林根贝格 Klingenberg SAP, 埃施博恩 Eschborn WestendDuo, 法兰克福/美因河畔 Frankfurt/Main
40	建筑与城市规划的混合 Architectal and urban planning mix CANYON, 法兰克福/美因河畔 Frankfurt/Main 中央商务大厦, 法兰克福/美因河畔 Central Business Tower, Frankfurt/Main 毛里求斯农场, 威斯巴登 Mauritius Höfe, Wiesbaden
54	办公楼的保护 Preserving office blocks 两个联邦部委: 联邦卫生部 (BMG) 和联邦家庭、老年人、妇女和青年事务部 (BMFSFJ), 柏林 German Federal Ministries BMG & BMFSFJ, Berlin 法兰克福/美因河畔, 陶努斯公园11号 Taunusanlage 11, Frankfurt/Main 阿恩·雅各布森之家, 汉堡 Arne Jacobsen Haus, Hamburg
68	其他建筑 Other Buildings
70	联系方式、网站信息 Contact, Imprint

办公室真的还有必要吗?

Is the office obsolete?



20世纪70年代末和90年代的开放式办公环境
Open-plan office interior of the late 1970s and the 1990s

对工作环境的要求不断发生变化。然而,回顾历史可以发现,有一点始终未变:工作环境既是社会发展的缩影,也是其推动力。早在中世纪,就已出现以修道院抄写室为形式的办公室,使一群人能够聚集在同一地点,共同增进知识。文艺复兴时期,商业、手工业和科学蓬勃发展。随之而来的是,需要通过在同一地点进行文书工作来记录这些发展。按照当今的理解,最早的办公室是在工业化进程中诞生的,当时它们同样作为驾驭深刻变革的空间而存在。在20世纪和21世纪,办公空间发展出了多种形式,从开放式办公室到隔间办公室不一而足。它们反映了职场环境的多样性,

从而揭示了社会与建筑之间的相互关系。因此,办公室在我们文化的发展历程中发挥了重要作用。但如今,随着数字化和居家办公的兴起,这个聚会场所似乎已变得过时,情况又如何呢?办公室真的还有必要存在吗?如果需要,我们又该设计怎样的空间?可以肯定的是,职场环境正在再次发生变革。代际更替及由此引发的专业人才短缺正对社会产生影响。诸如“工作意义”这类议题——通常被统称为“新工作”(New Work)——与旨在数字化世界中实现灵活工作模式的“共享工位”一样,都已成为讨论的焦点。这些发展趋势尤其表明了一点:自中世纪以来,办公室的

基本作用始终未变。在多重危机并存的时代,人们比以往任何时候都更需要一个能够进行交流、相互学习的空间框架。与此同时,这些危机也促使我们重新思考:究竟什么是优秀的办公建筑设计。下文将通过四项论点及相应的项目案例,阐述未来工作环境应具备何种形态,以对当代问题提供具有前瞻性的解答。



位于法兰克福-埃施博恩的SAP总部员工休息室, 由KSP Engel设计
Employee lounge at the SAP head office in Eschborn, nr. Frankfurt designed by KSP Engel

The demands placed on work environments are constantly changing. That said, a look at history tells us that one thing remains constant: These spaces are both a reflection and a driver of social developments. As far back as the Middle Ages, offices existed in the form of monastic scriptoria, where a group of people could come together to expand their knowledge. The Renaissance saw trade, crafts, and knowledge blossom, and this went hand in hand with the need to record these developments in one place by means of writing. The first offices as we conceive of them today developed as a result of industrialization, and here, too, they served as spaces to manage far-reaching change. The 20th and 21st centuries saw any number of variations, ranging from open-plan offices

to single-person layouts. These reflect the diversity of the working world and thus reveal the interrelationship between society and architecture. The office has therefore played an important role in the development of our culture. But how do things stand today, now that digitization and remote work appear to have made this shared space obsolete? Do we even need offices anymore? And if so, which kind of spaces do we need to design for them? One thing is clear: The world of work is changing once again. Both the generational shift and the shortage of skilled workers are having an impact on society. Topics like the meaningfulness of work, summarized under the term “New Work”, are as much a part of the debate as is desk sharing, which is destined to enable flexible ways of working in a

digitized world. Such trends show us one thing above all: The fundamental role of the office hasn't changed since the Middle Ages. In a time of multiple crises, more than ever we need a space where people can exchange ideas and learn from one another. At the same time, these crises make it possible to reflect on what actually constitutes good office architecture. In the following, we present four hypotheses with associated project references to illustrate ideas for work environments that provide enduringly viable answers to today's questions.

为人们而建： 发展历程与专业能力

Building for people: History and skills



“房屋即城市”：
特蕾西亚·慕尼黑
A building as a city:
Theresie, Munich



工作空间的设计是KSP Engel的核心业务之一。办公建筑设计的关键在于促进员工之间的交流。活动区域在此发挥着关键作用：它们如同城市空间中的广场、小巷、绿地和水域一样，作为多层次的交流场所发挥着作用。20世纪60年代和70年代，在该建筑事务所的主持下，众多建筑相继落成，例如位于科隆的德国健康保险公司 (DKV) 总部以及位于多特蒙德的威斯特法伦联合电力公司 (VEW) 行政大楼，这些建筑均被视为德国办公建筑领域的经典之作。这些建筑师

还在学术层面上深入探讨了这一主题。例如，他们出版了《开放式办公室——新见解、新经验、新改进》一书。

Designing work environments is a core part of KSP Engel's business. Office architecture must be designed to foster employee interaction, so a crucial aspect is the areas for circulation: They function as multifaceted meeting places, just like squares, alleys, green spaces, and rivers or lakes in the urban space. During the 1960s and 1970s, numerous buildings took shape under the firm's direction, examples being the administrative headquarters of Deutsche

Krankenversicherung (DKV) in Cologne or the Vereinigte Elektrizitätswerke Westfalen (VEW) administration building in Dortmund, which are among the classics of German office architecture. The architects also set about tackling the topic on a scientific level, with pooling their ideas for instance in book form as "Open-Plan Offices – New Findings, Experiences, Improvements".

法兰克福/美因河畔Garden-Tower大楼的冬季花园
Conservatory in the Garden Tower, Frankfurt/Main



WestendDuo, 法兰克福 (美因河畔), 一楼设有公共设施
WestendDuo, Frankfurt/Main, with public uses on the ground floor

拿骚储蓄银行, 威斯巴登 (带水池的会议中心)
Nassauische Sparkasse, Wiesbaden (conference center with ornamental pool)



在自20世纪90年代起执掌该建筑事务所的于尔根·恩格尔 (Jürgen Engel) 的引领下, 办公环境的设计理念已从单纯的工作场所优化, 发展为注重非正式沟通、混合使用以及打造能够塑造企业身份认同的建筑设计。这些建筑具备高度灵活性, 能够适应多种多样的使用场景。1999年落成的位于威斯巴登的拿骚储蓄银行服务中心, 正是这一理念的典范: 它由一座五层高的长条形建筑、一座单层会议楼以及一座作为连接通道的玻璃大厅组成。该横向建筑被设计为灵活且功能中立的办公空间, 不仅提供多种使用可能性, 还包含组合式办公区和小组会议室。2002年竣工的位于朗根的德国空中交通管制大楼也采用了类似的设计理念: 一个由组合式办公室

和交通区域构成的开放透明结构, 覆盖在由水景、绿化庭院和凉亭组成的景观之上。穿行于整个建筑群之中, 仿佛在城市中漫步一般。

Under the influence of Jürgen Engel, who has led the firm since the 1990s, designs for work environments have developed from purely optimizing workspaces to fostering informal communication, mixed uses, and the creation of identity-defining corporate architecture. The buildings possess flexibility to allow for diverse usage scenarios. A prime example of this approach is the Nassauische Sparkasse service center in Wiesbaden, commissioned in 1999: It comprises a five-story block, a single-story conference building, and a glazed hall that serves as an access hub. The edifice is designed to be a flexible and functionally neutral office

building that enables various possible uses and contains both combi-office spaces as well as group rooms. The firm took a similar approach with the German Air Traffic Control HQ in Langen, which was completed in 2002: Here, an open, transparent structure consisting of combi-offices and access areas is superimposed on a landscape with ponds, leafy courtyards, and pavilions. A walk through the ensemble is like a stroll through town.



s.Oliver公司总部, 罗滕多夫
s.Oliver company head office, Rottendorf

在慕尼黑的“特蕾西娅”项目(2003年)中, KSP Engel 将办公功能融入了一个集居住、工作、商业和餐饮于一体的新城。一座带有公共通道、形态不规则的玻璃办公楼将慕尼黑西部与特蕾西娅草坪连接起来。KSP Engel很早就开始致力于改造现有办公楼: 2005年, 位于美因河畔法兰克福的“花园塔”(Garden-Tower)——即原赫拉巴大厦(Helaba-Turm)——经过节能改造并进行了结构重组。双层冬季花园如今不仅提供了最佳的采光, 还打造出迷人的休憩区和会议区。企业建筑这一主题在2008年落成的罗滕多夫s.Oliver总部中得以体现, 那里将工作区设计为灵活的双束结构, 从而实现了多种办公形式的可能。因此, 这里的办公区域与工作坊之间实现

了无缝衔接。数十年来, KSP Engel 已建成众多办公建筑, 这些建筑不仅提供了灵活办公的空间, 也让员工能够将

这些空间真正融入生活。由此, 诞生了一系列能够促进人们彼此之间以及与周围环境进行对话的场所。KSP Engel 正是通过这种方式, 打造出既能满足当下需求, 又能为未来提供归属感的办公环境。

For the Theresie project in Munich (2003), KSP Engel integrated office usages into a new urban district with a mix of housing, offices, trade, and hospitality. An amorphous, glazed office building with public arcades connects the west of Munich with the Theresienwiese. At an early date, KSP Engel began exploring how best to transform existing office buildings: For the Garden Tower in Frankfurt/Main, the former Helaba Tower was given an energy upgrade and its layout reorganized in 2005. Two-story conservatories now offer improved lighting as well as attractive spaces for discussions or quiet privacy. The topic of corporate architecture is evident in

the s.Oliver headquarters in Rottendorf, realized in 2008, where the design of the work areas as flexible dual structures permits varied office formats. Here, office workspaces and workshops (for designing the various fashion collections) meld seamlessly. Down through the decades, KSP Engel has realized a huge number of office buildings providing flexible working spaces where employees can feel at home both now and in the future. And the designs have invariably led to places where people engage not only with each other but also with their surroundings.

住宅即城市: 公共空间成为非正式相遇的场所。它通透、开放, 使不同楼层之间能够相互眺望。

A building as a city: Circulation areas serve as spaces for informal encounters. Transparent and open, they afford views across the different floors.



基本需求并没有改变。

Basic needs have not changed.

其实并没有发生太大的变化。核心依然在于建设性地协作,并通过与同事的交流丰富自己的生活:在工作场所找到一份归属感。办公室首先是社会性组织,必须在个人与集体之间取得平衡。随着居家办公的普及,团队建设以及自发、非正式的沟通等议题变得比以往任何时候都更为重要。例如,只有当年轻员工能够现场进行快速、直接的交流时,才能从经验丰富的同事那里获益。因此,办公室仍然是一个重要的交流场所,每个人都能在此贡献自己的力量。

Actually, not that much has changed. The aim is still to work constructively together and to enrich one's own life through interaction with colleagues – to find a little bit of home at work. Offices are first and foremost social organisms, and they need to offer a balance between the individual person and the community. Working from home has meant that topics like team-building and spontaneous informal communication are more important than ever. Younger employees only benefit from the knowledge of more experienced colleagues, for example, if fast and direct interaction is possible in the place of work. The office therefore remains an important meeting place where everyone can get involved.

勃兰登堡州投资银行, 波茨坦

ILB Investitionsbank Brandenburg, Potsdam



业主 Client
Investitionsbank des Landes
Brandenburg ILB

建筑面积 GFA
27.500 m²

工作岗位 Number of workplaces
700

比赛 Competition
05/2012, 一等奖 1st prize

竣工 Completion
05/2017

位于波茨坦的勃兰登堡投资银行 (ILB) 在多方面致力于促进对话。这座新建筑坐落于城市与乡村交汇之处。正对面南侧便是波茨坦中央火车站。北、东、西三面则与拥有河滩景观的努特公园相邻。因此, 该建筑群将自身定位为自然与城市之间的桥梁, 融合了透明性、可及性及网络化办公等理念。它由三座亭式建筑组成, 通过内嵌式庭院向周围的绿地敞开。入口处设有一个宽敞的前广场。从那里, 通道通向一个通透的两层入口大厅, 该大厅是连接三个亭式建筑的核心枢纽。这些建筑的上层均规划为组合式办公室。

Investitionsbank Brandenburg (ILB) in Potsdam is committed to dialog in several respects. The new building lies at the interface between town and countryside: Directly opposite to the south is Potsdam main train station, while to the north, east, and west lies the Nuthepark with its broad meadows. The building complex was therefore designed as an intermediary between nature and the city, integrating topics like transparency, accessibility, and networked working. It is divided into three pavilion-like buildings that open up to the surrounding green space by means of incised courtyards. The entrance zone features a spacious forecourt. From there, the route leads into a transparent, two-story entrance hall that forms the connecting element for the three pavilions. These are structured as combi-offices on the upper floors.



位于波茨坦的ILB行政大楼设有约700个现代化工作岗位, 坐落于波茨坦火车站与努特公园之间。该建筑巧妙地融入了自然河滩景观, 向周围的自然空间敞开, 且未设置围墙, 使开放空间与周边环境无缝衔接。

The administrative building of the ILB in Potsdam is home to around 700 staff and located between Potsdam station and the Nuthepark. It blends sensitively into the natural topography of the meadows, opens up to the surrounding parkland, and avoids any fencing such that the open space merges seamlessly into the surroundings.



设有共享中央区域和会议点的组合式办公室
Combi-office with central common zone and meeting points

位于河滩层的聚会点
Meeting point on the meadow floor

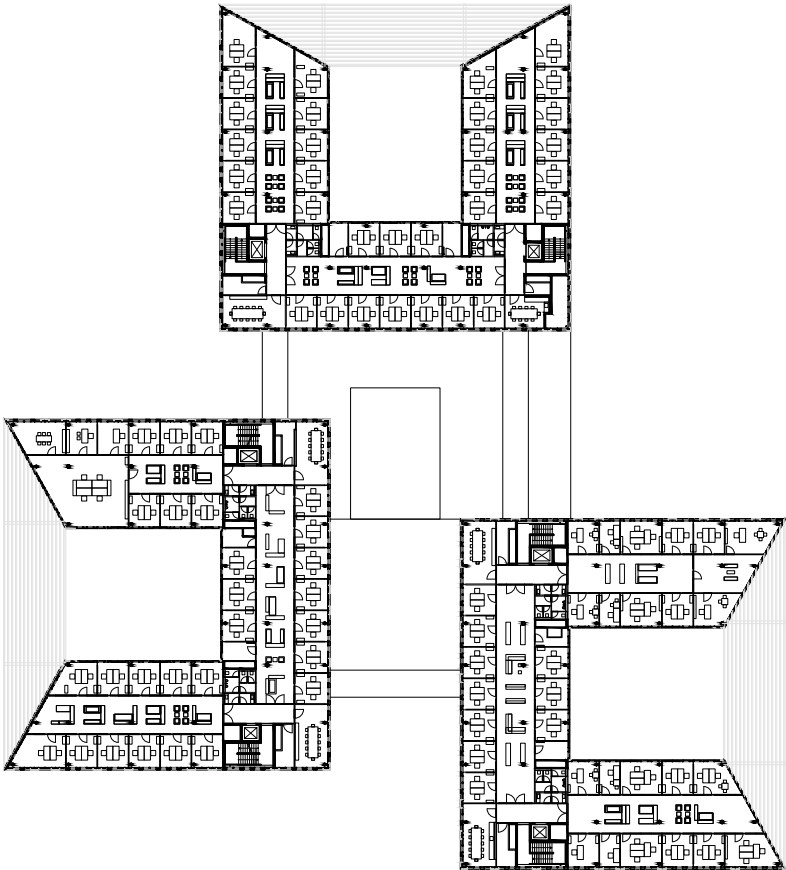


开放式空间在此形成了一个宽敞的中间区域，位于沿立面排列的独立办公室之间。这些空间除其他功能外，还为沟通和灵活办公提供了场所。会议空间（如会议室和茶水间）位于交通核心区，所有员工均可轻松抵达。落地窗和透明的办公室隔断墙促进了视觉交流，让人们能够亲身感受河滩景观。其中一个特别的设计元素是所谓的“河滩层”。该层通过高低错落的设计和前置露台，与景观空间融为一体。这里还设有餐厅、自助餐厅和额外的会议室等交流区域。无论是城市前庭区域还是绿地，均未设置围栏进行隔离。最终呈现的是一座开放式办公楼，它

通过多层次的空间序列与周边环境产生互动，并为员工提供了适合网络化协作的高品质办公空间。

Open areas flow in a spacious central zone between the single-cell offices positioned along the façades, offering space for communication and flexible working, among other things. Meeting points such as conference rooms and kitchenettes are positioned centrally at the access cores and are therefore easy for all staff to reach. Floor-to-ceiling windows and transparent dividing walls between offices allow for visual communication and bring in the meadow world outside. One special element is the so-called meadow floor, which is embedded in the landscape by

means of a height difference and protruding terraces. It contains additional interaction areas, such as a restaurant, a cafeteria, and more meeting rooms. Neither the urban area in front nor the green spaces are cut off by barriers. The result is an open office building that communicates with the location through its multi-layered spatial sequences and offers employees high-quality spaces for a networked approach to their tasks.



标准楼层平面图
Regular floor plan

德国证券交易所, 埃施博恩

Deutsche Boerse, Eschborn



业主 Client
Lang und Groß
Projektentwicklung

建筑面积 GFA
78.000 m²

工作岗位 Number of workplaces
约 approx. 2.000

开工 Start of building
11/2008

竣工 Completion
06/2010

奖项 Awards
LEED铂金级认证
LEED platinum certification,
2012年欧洲建筑奖“能源+建
筑”，2013年绿色建筑奖
European Architecture Prize 2012:
Energy + Architecture,
Green Building Award 2013

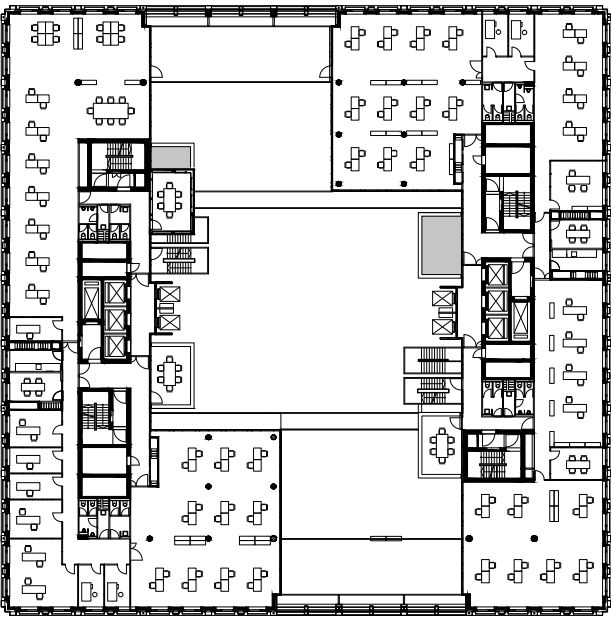
德国证券交易所总部是一座极具标志性、彰显独特身份的建筑。这座建筑坐落于法兰克福西北部埃施博恩的办公区, 周围环绕着商业建筑, 为员工营造了一个充满魅力的城市生活空间。其核心元素是高83米的入口大厅, 大厅内陈列的艺术收藏品向访客敞开怀抱。这里, 大型当代摄影作品构成了文化交流空间的背景。同时, 入口大厅还作为交流中心, 为非正式交谈提供了多种可能性。大厅由两栋21层的L形建筑包围, 其中设有各种工作区域。这些区域可灵活划分, 从单人办公室到开放式办公室一应俱全。

The Deutsche Börse head office is a striking building that forges a sense of identity. Amid the surrounding commercial buildings in Eschborn, north-west of Frankfurt/Main and home to many administrative buildings, the edifice is an inviting place of urban life for employees. A key element is the 83-meter-high entrance hall, which welcomes visitors with an art collection featuring large-format works of contemporary photography that frame a cultural meeting space. At the same time, the entrance hall functions as a communication hub with varied offerings for informal discussions. It is flanked by two L-shaped blocks of 21 stories each housing various work areas. These can be arranged flexibly in different zones ranging from single-cell to open-plan offices.



这座高约80米的入口大厅既是交流场所, 也为艺术收藏提供了展示空间, 同时为员工之间进行非正式交流创造了条件。八座桥梁和十条栈道将建筑的两部分连接在一起。

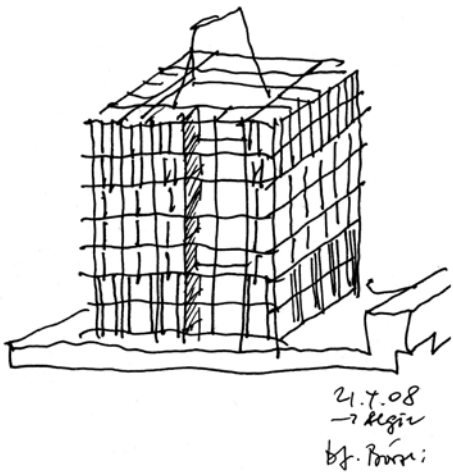
The approx. 80-meter-high entrance hall that serves as a meeting place provides space for an art collection and fosters informal interaction among employees. Eight bridges and ten walkways connect the two parts of the building.



12楼平面图
Floor plan 12th floor

一楼设有员工餐厅和一家自助餐厅。位于二楼廊道层的股市行情显示屏也成为了一个额外的聚会场所。除了空间上的互联互通外,建筑的通透性也有助于促进开放的对话。例如,玻璃幕墙办公室、电梯,以及连廊、桥梁和廊道上的护墙和栏杆。由此形成的丰富多样的视野,成为各个部门之间的视觉纽带。此外,透明的建筑外壳为内部空间提供了自然采光,并可将周边地区及法兰克福市中心的壮丽景色尽收眼底。因此,德国证券交易所宛如一座“城中之城”,为思想和信息的交流提供了多层次的场所。

On the first floor there is a staff restaurant and a cafeteria, and the display board for stock market prices on the second-floor gallery level provides another meeting point. Alongside the spatial networking, the transparency of the architecture helps to foster open dialog. Examples are the glazed offices, elevators, balustrades, and railings on the walkways, air bridges, and galleries, which create a variety of views in and out as a visual link between the individual departments. The transparent shell of the building also ensures light suffuses the interior and offers generous views of the surrounding countryside and Frankfurt in the distance. Deutsche Börse therefore resembles a vertical city within the city, offering multi-layered settings for exchanging ideas and information.



此外,还有一些延伸至入口大厅的会议隔间。作为连接空间,设有开放式楼梯间、八座天桥和十条连廊,这些地方同样也是员工们交流的场所。

There are also meeting boxes that project into the entrance hall. Access is provided by open staircases, eight air bridges, and ten walkways that likewise serve as meeting places for employees.



德国证券交易所艺术收藏馆(现为:德国证券交易所摄影基金会)的展厅层

Gallery level for the Art Collection Deutsche Börse (now: Deutsche Börse Photography Foundation)

西门子校园, 埃尔兰根

Siemens Campus, Erlangen

●
业主 Client
Siemens AG

地块 Site
约 approx. 54公顷

建筑面积 办公室 GFA Offices
约 approx. 320.000 m²

Wettbewerb Competition
01/2015, 1. Preis 1st prize

竣工 Completion
2020 – 模块 Module 1,
2022 – 模块 Module 2

奖项 Awards
LEED金级认证
LEED Gold certification

随着西门子新研发园区的建设, 埃尔兰根南部正形成一个占地约54公顷的全新城区。该园区被设计为一个绿色科学园区, 同时与城市环境相互融合。在第一阶段(即所谓的“模块1”)中, 已建成八栋配备灵活办公和实验室工作空间的建筑。其中包括单人办公室、小组办公室、会议室以及供临时会议使用的区域。此外, 建筑底层还集成了餐厅、咖啡馆、各类购物场所、酒店和展览区。这些设施沿一条无车通道分布, 该通道不仅对西门子员工开放, 也向公众开放。这条绿荫大道设有步行道和自行车道, 贯穿整个园区。

With the new Siemens research world, an entirely new urban district is taking shape across approx. 54 hectares in the south of Erlangen. It is shaped as a green science campus that simultaneously engages with the city. In a first step (Module 1) eight buildings, among other things, were built to accommodate flexible office and laboratory workspaces. These include single-cell and open-plan offices, meeting rooms, and areas for spontaneous discussions. In addition, the ground floor areas of the buildings incorporate restaurants, cafés, a variety of stores, hotels, and exhibition spaces. These enliven a car-free access spine open to both Siemens employees and the general public alike. Designed as a green boulevard with pedestrian and cycle lanes, it bisects the entire campus.



在第2期工程中, 中央接待大楼和四栋新建办公楼均采用了一种特别注重可持续性的木结构混合建筑工法建造。埃尔兰根园区是西门子在全球范围内首批实现碳中和的基地之一。

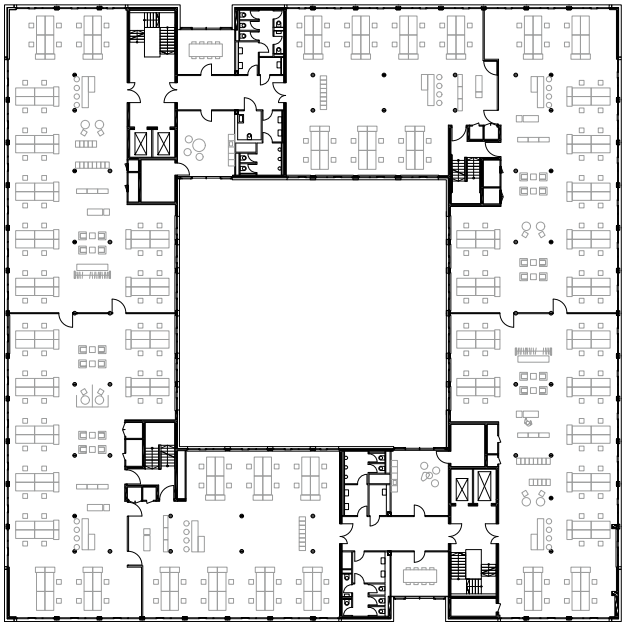
In module 2, both the central reception building and the four new office blocks were realized using a particularly sustainable hybrid timber structure. The Erlangen campus is one of Siemens' first carbon-neutral locations worldwide.



接待大楼入口大厅
Entrance hall of the reception building

模块2:办公空间营造出舒适的工作氛围——这也要归功于可持续的木质混合结构。

Module 2: a pleasant atmosphere for working – partly thanks to the sustainable timber hybrid structure.



标准楼层平面图
Floor plan, standard floor

户外空间设计的组成部分包括供人们小憩的角落以及供员工进行非正式交流的宽敞开放区域。通往各个工作岗位的通道也沿这条漫步大道分布。因此,这条轴线成为一条沟通纽带,既将城市与校园连接起来,也把各个研发部门相互联结。同时,它也是贯穿整个园区的其他广场和绿地的一部分。在第二期工程中,建成了五栋采用木结构混合建造方式的建筑,其中包括位于园区中心的一栋标志性接待大楼。该大楼是访客的中央接待点,其一

楼还设有一间集会大厅,用于举办员工集会和各类活动。由此形成了一个充满活力的社区,拥有多种多样的交流场所。

Niches as places to sit and broad open areas for informal interactions among employees are just some of the outdoor design elements deployed. The routes to the individual work-places are likewise arranged along this promenade, making the axis a kind of communi-cative strip that links both the city with the campus and the different R&D sections with one another. At the same time, it forms part of other plazas and green spaces that run

throughout the site. As part of Module 2 second module, five buildings were erected using hybrid timber construction, including a prestigious reception building at the center of the campus. This serves as a central port of call for visitors and, among other things, provides an assembly hall on the ground floor for staff assemblies and events. The result is a lively district with a variety of places for interaction.

性格与灵活性并非对立面。

A distinct character and flexibility are by no means opposites.

一栋办公楼不仅需要鲜明的身份特征,还必须具备灵活的使用功能。由此,建筑不仅向外界,也向内部传递着企业的基因。因此,建筑实现了居家办公无法做到的事情:展现其核心内涵——一种既代表企业,又让员工能够与企业产生认同感的企业建筑。尽管建立了如此鲜明的身份认同,但仍需要一种灵活的办公结构,既能适应各种工作形式,又能帮助人们在灵活的工作环境中进行自我组织。

An office building needs a strong identity and also has to be flexible in terms of use. This ensures the building conveys the company's DNA not only to the outside but also to the inside world. Architecture therefore offers something the home office cannot provide: a representation of what a business is all about. Such a corporate architecture on the one hand, symbolizes the company, and on the other offers employees the chance to identify with the corporation. Despite the importance of forging an identity, such buildings require a flexible office structure enabling various ways of working. For this supports people in organizing themselves in a flexible work situation.

WIKAR研发中心，克林根贝格

WIKA Innovation Center, Klingenberg

- 业主 Client
Alexander Wiegand SE & Co. KG
- 建筑面积 GFA
24.500 m²
- 工作岗位 Number of workplaces
500
- 竣工 Completion
2022
- 奖项 Awards
2023年ICONIC奖 创新建筑——最佳中的最佳
ICONIC Awards 2023 Innovative Architecture – Best of Best

WIKAR研发中心是压力与温度测量技术领域某市场领导者新建的公司总部及工厂大楼。该建筑将办公区、研究实验室、生产车间及代表性空间有机融合。这些功能区域汇聚于一座呈梳状结构的新建建筑群中，通过内嵌式庭院向周围的葡萄园敞开。作为公司的门面，入口大楼不仅设有宽敞的四层中庭，还包含办公区域以及会议和培训室。公司特有的主题，如高科技解决方案和技术精度，在立面设计中得到了体现——例如，建筑的长侧面被设计成精致的玻璃橱窗。空间布局遵循了“创意交流”的理念。

The WIKA Innovation Center is a new company and factory building for a market leader in the area of pressure and temperature measuring technology. It combines offices with research labs, production facilities, and prestige spaces. These are combined in a new-build complex with a toothcomb layout that opens out onto the surrounding vine-covered hills via the courtyards that act as the space between the teeth. Serving as a calling card for the company, the entrance building comprises not only a spacious, four-story atrium but also office spaces along with meeting and training rooms. The façade design expresses WIKA-specific themes such as high-tech solutions and technical precision are expressed – for example along the long sides, which are constructed as fine glass display windows. The spatial arrangement follows the idea of creative interaction.



WIKAR的接待与行政大楼——这里是接待访客的场所——已成为该公司的全新办公地址。除了设有开放式楼梯的气派中庭外，该大楼还配备了会议和培训室，以及供行政部门使用的办公区域。

The WIKA entrance and administration building, where visitors are greeted, forms a prime calling card for the company. Not only is there a prestigious atrium with open staircases, but also meeting and training rooms as well as the administrative offices.



二楼平面图
Floor plan 2nd floor

在入口大楼旁，一楼设有一个大型生产区。其上方是研发中心，办公区与开发人员的工作区在此自然过渡。此外，大楼内还分布着多个实验室。这些可灵活分区的区域通过楼梯间直接与下方的生产区相连，并通过一条中央主通道相互连接。该主通道设有开放式聚会区以及由玻璃隔墙分隔的会议室。作为研发中心与入口大楼之间的衔接空间，这里设有被称为“广场”的区域——这是一个光线充沛的大厅，既可作为活动场地，也是员工聚会的场所。此外，它还被用作展示新产品创新成果的展厅。这

种建筑设计将功能流程与高效交流相结合，既促进了企业的发展，又通过智能的空间连接体现了企业的基因。

In addition to the entrance building, there is a large production area on the ground floor. Above this sits the innovation center, where offices and developer workspaces merge seamlessly into one another. Then there are several laboratories dotted throughout the building. The spaces can be divided flexibly into zones and are connected to the production area below via staircases and to one another via a central main corridor. The latter offers open meeting points and meeting rooms marked off by

glass walls. The ‘market square’ functions as an interface between the innovation center and the entrance building: It is a light-flooded hall that serves as an event space and a meeting point for employees. It also doubles up as a showroom for new product innovations. The architecture thus combines functional processes with efficient communication, helping to foster the company’s development and at the same time reflecting its DNA through an intelligent spatial link.



所谓的“广场”是接待大楼与生产车间之间的连接纽带。这里既是设有咖啡吧的休息区，也为会议、活动、音乐会以及新产品发布提供了场地。

The so-called marketplace is the connecting element between the reception building and the production hall. It serves as a break area with a coffee bar and offers facilities for meetings, events, concerts, and presentations to introduce new developments.

主干道沿线的公共区域为人们提供了进行非正式交流的机会
Shared spaces along the main backbone allow for informal exchange



SAP, 埃施博恩

SAP, Eschborn

●
业主 Client
Groß & Partner GmbH mit
OFB Projektentwicklungs GmbH

建筑面积 GFA
11.780 m²

工作岗位 Number of workplaces
500

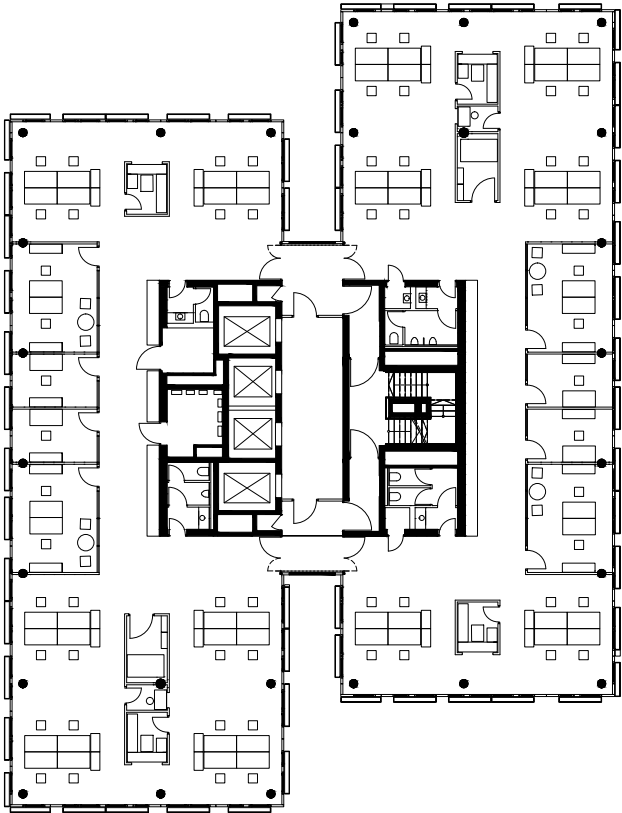
竣工 Completion
06/2018

奖项 Awards
LEED金级认证
LEED Gold certification,
2020年ICONIC奖——获奖者
ICONIC Award 2020 – Winner

SAP位于埃施博恩的公司总部——该办公地点坐落在法兰克福市中心西北方向——将这家欧洲最大软件制造商的四家分支机构整合于此。这座11层的高楼凭借其极具表现力的立面，成为一座醒目的地标，也是该公司及其员工认同感的象征。两座高45米、错落排列的高层建筑体块围绕着一个交通核心，共同构成了轮廓修长的建筑雕塑。这种设计不仅满足功能需求，还实现了最佳的平面布局，并增强了与外部环境的联系。因此，每层可设置八间角办公室，而非仅四间。此外，所有工位均沿立面布置，并可实现自然通风。

The SAP head office in Eschborn, a district northwest of Frankfurt home to many offices, brings together four branches of Europe's biggest software manufacturer. The eleven-story high-rise is a striking landmark with an expressive façade and is a very much place with which the company and its employees can identify. Two 45-meter-high staggered high-rise slabs with one central access core form a slender architectural sculpture. The design also fulfils a functional purpose by providing for an optimal floor plan layout and forging a strong link to the outside. For example, it is possible to incorporate eight corner offices per story instead of just four. What's more, all the workstations are positioned along the façade and can be ventilated naturally, with the office structure likewise providing for short distances and flexible work scenarios.





标准楼层平面图
Floor plan, standard floor

办公空间布局确保了便捷的沟通通道和灵活的工作模式。此外,在SAP提出的移动办公理念基础上,还增设了极具吸引力的交流场所,作为员工的“空间家园”。例如一楼的餐厅兼咖啡厅,以及四楼和五楼的开放式休息区。因此,新总部成为移动办公的理想补充。毗邻同样由KSP Engel设计的酒店,这里不仅支持灵活的工作模式,更营造出一个让人感到归属的场所。

The mobile working concept established by SAP is also supplemented by attractive meeting places as a spatial home for employees, examples of which include the restaurant with a café on the ground floor and the open lounge areas on the fourth and fifth floors. The new headquarters thus serve as an attractive counterpoint to mobile working. With a hotel next door, likewise designed by KSP Engel, it offers flexible work structures and provides for a warm welcome.



员工休息室
Employee lounge

团队协作意味着:激发创意,并作为团队共同成长。因此,除了几乎必不可少的桌上足球台外,这里还设有员工餐厅和一间两层楼高的员工休息室。

Working together means developing creative ideas and growing as a team. That's why the amenities include not only the obligatory table football but also a staff restaurant and a two-story staff lounge.



亨格勒·穆勒律师事务所， 法兰克福/美因河畔

Law firm Hengeler Mueller, Frankfurt/Main



业主 Client
Hengeler Mueller Partnerschaft
von Rechtsanwälten mbB

建筑面积 GFA
10.620 m²

竣工 Completion
08/2021

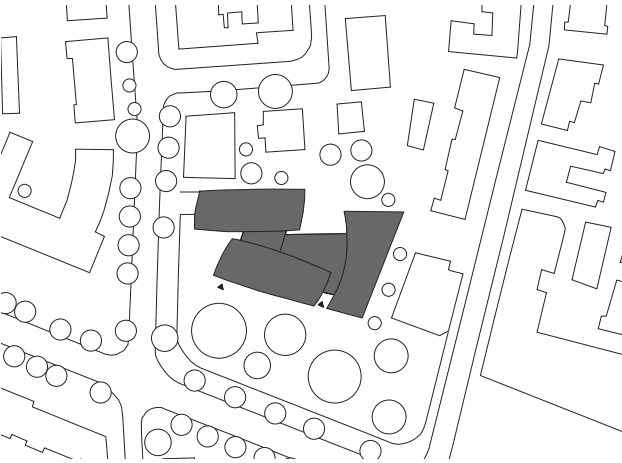
高96米的“韦斯滕双塔”（Westend-Duo）毗邻法兰克福市中心，紧邻银行区和老歌剧院，其25层楼内提供了宽敞且灵活的办公空间。此外，一楼设有酒吧、咖啡馆和餐厅，向公众开放，将大楼与城市紧密相连。这座外观优雅且充满动感的摩天大楼由两座纤细的办公塔楼组成，其通透的外立面与两条相交的街道网格相呼应。得益于无柱的内部空间和交通核心区的布局，这里可以实现多种多样的办公环境，从开放式办公室到团队区域，再到独立隔间，应有尽有。一个典型的例子是亨格勒·穆勒律师事务所的翻新与改造项目，该项目为其打造了一个既彰显独特身份又经久不衰的工作环境。

The 96-meter-high WestendDuo is located close to Frankfurt city center, the CBD, and Alte Oper. It houses spacious and flexible work environments spanning 25 floors. With its bars, cafés, and restaurants the publicly accessible ground floor simultaneously forms a link to the city. Elegant and dynamic, the high-rise consists of two slender office towers with a transparent façade, which are aligned with two intersecting street grids. The column-free interiors and the positioning of the access cores allow for the creation of varied office landscapes ranging from open-plan to team areas to single-cell offices. One example is the renovation and redesign of the Hengeler Mueller law firm, for which a timeless, identity-forging work environment was created.

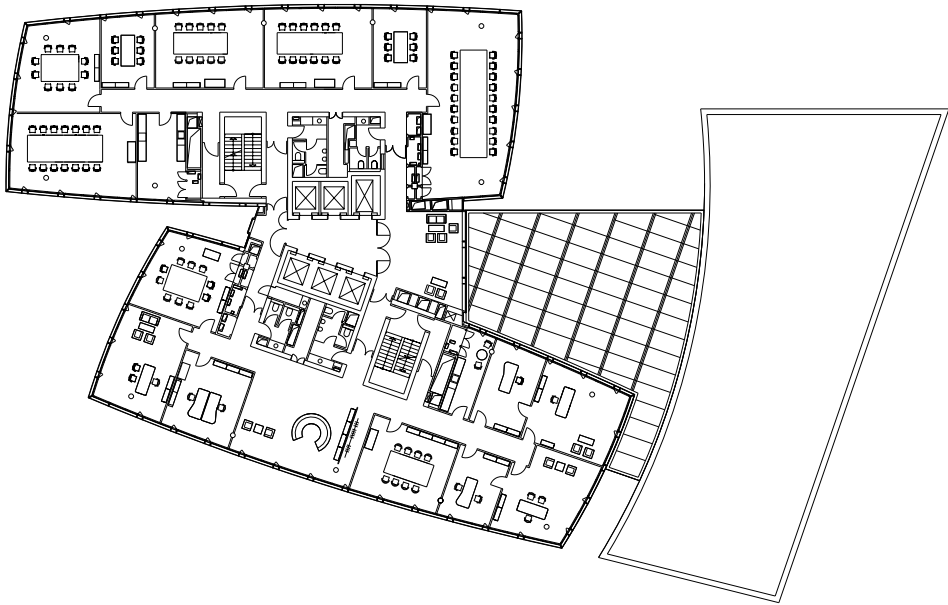


略微弯曲的立面营造出极具动感的视觉效果。底层楼板中的公共设施使这座塔楼与城市及公园般的周边环境融为一体。

The gently curving facades of the 96-meter-high twin tower create a highly dynamic effect, while the public usages on the ground floor connect the tower to the city and its park-like setting.



位置图
Site plan



25. Obergeschoss
Floor plan 25th floor



该事务所的每一层都体现了这一色彩与材质设计理念。它营造出一个促进沟通的工作环境, 彰显出体现企业形象的高品质与专业性。

The color and materials concept is reflected on each one of the law firm's floors. It creates a communicative work environment that exudes value and integrity as an expression of the corporate identity.



律师事务所入口处
Law firm entrance area

业主要求是确保办公区域的高度私密性, 并希望设置具有代表性的公共区域。顶部的九层设有大型会议室(配有相邻的餐饮厨房)以及用于机密会谈的小型房间。建筑的核心是一处位于第18层的休息厅, 可俯瞰法兰克福的天际线。此外, 在两座塔楼的连接处, 还设有位于办公区域之间的交流型厨房角落。这些区域采用深色木饰面和法国大理石进行装饰, 营造出优雅的氛围。

The client's priorities were a high level of discretion at the workstations and a preference for prestige spaces. The upper nine floors comprise large meeting rooms with an adjoining catering kitchen and smaller rooms for confidential discussions. The centerpiece is a lounge on the 18th floor with a view of the Frankfurt skyline. Added to this are kitchenette niches between the office areas that foster communication with their central positioning at the transition between the two towers. Their dark wood paneling and French marble establish an elegant ambience.

需要实现建筑与城市规划的混合发展。

We need a greater architectural and urban planning mix.

办公楼必须实现更强的功能混合。这不仅涉及建筑设计，也涉及城市规划。未来，企业总部将不再是单一功能街区的组成部分，而是多元化城市结构的组成部分。员工既能从周边环境的文化资源中获益，同时也能丰富城市空间的多样性。混合用途的理念也体现在建筑内部：办公空间与餐饮、居住、购物、文化设施以及幼儿园等社会设施等其他用途相融合。由此，办公楼成为一个充满多样性的场所，提供丰富的协同效应和交流机会。

Office buildings need more of a mix. This applies not just to architecture, but also to the urban fabric. In future, company head offices will no longer be part of a mono-functional district but rather elements of a heterogeneous city structure, where employees benefit from the cultural opportunities of their surroundings and simultaneously enhance the diversity of the urban space. The idea of mixed usage is also reflected in the building: Office spaces combine with other uses such as hospitality, housing, shopping, cultural facilities, or social amenities like childcare centers. This makes an office building a place of diversity, offering wide-ranging synergies and opportunities for interaction.

CANYON, 法兰克福/美因河畔

CANYON, Frankfurt/Main



业主 Client
CV Real Estate AG

建筑面积 GFA
38.310 m²

工作岗位 Number of workplaces
1.000

竣工 Completion
2025/2026

奖项 Awards
力争获得LEED铂金级认证
LEED Platinum
certification aimed for,
WELL建筑标准
Wired Score
WELL Building Standard
Wired Score

在法兰克福的银行区，一座新型城市建筑正在拔地而起，其设计理念是打造一个融合度极高的“绿色绿洲”。该项目名称“CANYON”恰如其分地体现了这一理念：这座玻璃幕墙建筑采用圆角设计，被一条缝隙一分为二。沿着这条“峡谷”，从一楼开始便分布着可灵活分区的办公空间。这些空间提供了开放的交流区域，便于进行富有创意且非正式的互动。此外，从一楼开始，沿着“峡谷”的延伸方向还设置了所谓的“绿色区域”。这些区域可配备会议室或公共区域。它们既是一个连接各空间的纽带，又是一个灵活的元素，可根据租赁情况，供单个办公单元或整个楼层使用。

A new kind of city building is taking shape in Frankfurt's CBD, one that is designed as a green oasis with a real mix of uses. The project name CANYON reflects the underlying concept: A gully slices through this glazed new build with its rounded edges. Along this gap lie flexibly zoned office areas from the first floor upwards, providing open communication spaces for creative and informal interaction. Again, from the first floor upwards there are so-called green zones in the extension of the gully that can house meeting rooms or communal spaces. At the same time, they constitute a connecting yet flexible element which can be used by just one set of offices or by the entire floor depending on the tenancy situation.



郁郁葱葱的立面绿化、错落有致的屋顶露台以及种植了绿植的内墙，共同营造一个宜居性极高的城市空间。

Lush greenery on the façade, staggered roof terraces, and internal walls covered in plants create an urban space that is a delight to use.



集合点
Meeting point

此外,该建筑群还包含多种其他功能,这些功能作为城市空间的延伸。除了艺术家工作室外,一楼还设有餐饮场所和购物设施。后者沿着一条贯穿整栋建筑的宽敞通道分布。CANYON的空间缝隙通过将不同区域在视觉上相互连接,营造出丰富多变的序列。由此,各功能空间之间形成了对话,这种互动效应延伸至城市之中。该建筑由一栋14层的办公塔楼和一栋6层的基座建筑组成。两个建筑体呈错落布局,不仅包含办公区域,还设有多个绿化屋顶露台。绿化是建筑与生态理念的核心组成部分。例如,外墙和屋顶绿化,

以及被称为“活墙”(Living Walls)的植被内墙。最终呈现的是一座与城市互动、融合且充满魅力的绿色建筑。

The building complex also incorporates a variety of other uses that serve as an extension of the urban space. These include not only artists' studios but also hospitality offerings and retail outlets on the ground floor, with the latter lining a broad arcade that runs through the building. The gap in the building that gives CANYON its name creates a varied spatial sequence by visually linking different areas. It thus establishes a dialog between the individual uses and engages the outside world, too. The building consists of one 14-story office

tower and one six-story podium building, whereby both blocks are staggered and incorporate not only office spaces but also several leafy roof terraces that are ideal locations for meetings, after-work drinks or urban gardening. The greening is a fundamental part of the architectural and environmental concept and is incorporated, for example, in façade and roof greening or plant-covered internal walls forming 'living walls'. All of which gives rise to a building that communicates with the city as a mixed-use, inviting green space.

设有公共设施(如咖啡馆和零售店)的步行通道,这些设施位于一楼
Pedestrian arcade with public usages such as cafés and retail outlets on the ground floor



中央商务大厦，法兰克福/美因河畔

Central Business Tower, Frankfurt/Main



业主 Client
HELABA
(Landesbank Hessen-Thüringen)

建筑面积 GFA
114.500 m²

高度 Height
205 m

比赛 Competition
02/2001, 一等奖 1st prize

竣工 Completion
2028

高205米的中央商务大厦不仅是法兰克福天际线上一座引人注目的摩天大楼，更是将办公空间与其他功能相结合、从而丰富城市空间的典范。这座双塔建筑是整个建筑群的一部分，该建筑群中还包含一栋建于法兰克福银行区初建时期的建筑。这栋建筑采用新文艺复兴风格，其华丽的天然石材立面构成了建筑群的基础部分。该建筑群还包含一座扩建部分，其设计延续了原有建筑的外立面结构和材质特征。该设计理念的核心在于，在基座建筑以及塔楼的前四层实现餐饮与文化设施的混合使用。因此，扩建部分内设有世界文化博物馆的新分馆。

The 205-meter-high Central Business Tower is not just a new, eye-catching high-rise in the Frankfurt skyline; it's also an example of how work environments can be combined with other uses to enrich the urban space. The twin tower is part of an ensemble that incorporates a building from the early days of the city's banking district which now forms the podium with its splendid natural stone façades in a neo-Renaissance style. It is complemented by an extension that echoes the façade structure and materials used in the existing building. The concept hinges on mixed usages including hospitality and cultural offerings in the podium building and on the first four floors of the tower. For example, the extension is also home to a new Weltkulturen Museum satellite.





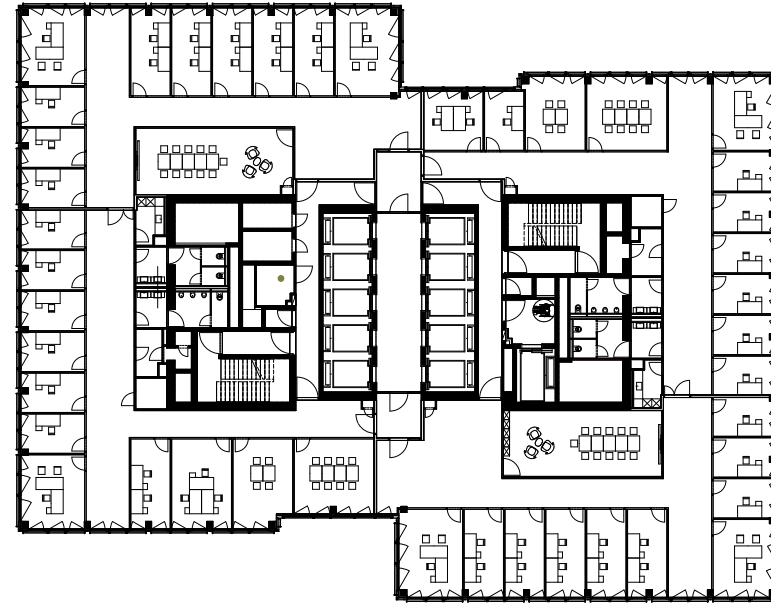
双塔
Double tower

这座摩天大楼由两座塔楼组成，通过玻璃连接体相连。通过体量的阶梯式设计，形成了一座高52层的修长双塔建筑。可俯瞰法兰克福市中心的办公区域沿立面分布，围绕着两个交通核心布局。无论是隔间式、组合式还是开放式办公空间，均可在此轻松实现。因此，中央商务大厦（Central Business Tower）成为该社区的一个聚集地，在这里，不同的建

筑体量和功能交织融合，宛如自然形成的城市景观。底座区域的混合用途以及世界文化博物馆的新分馆，使这座大厦成为瓦尔公园（Wallanlagen）文化长廊的一部分。

The high-rise consists of two halves of the tower connected by a glassed-in gap, whereby the staggered volumes create a slender double tower rising 52 stories. The office spaces with their views of downtown Frankfurt are arranged along the façade around two access cores and easily allow for implementation of different typologies such as single-cell,

combi-, or open-plan offices. The Central Business Tower accordingly forms a new meeting point in the neighborhood where different structures and uses dovetail as in a mature urban landscape. The mix of ground level usages and the new branch of the Weltkulturen Museum make the tower a firm fixture on the Wallanlagen culture mile.



标准楼层平面图
Floor plan, standard floor

法兰克福中央商务大厦高205米，共52层，内设现代化、灵活的办公空间。该大厦与一座扩建楼以及经过符合文物保护标准翻新的基座建筑共同构成了一处独特的建筑群。

The 205-meter-high Central Business Tower in Frankfurt features modern, flexible office spaces spanning 52 floors. With an extension and the carefully restored heritage-listed podium building, it forms a unique ensemble.

入口大厅
Entryhall



自助餐厅
Cafeteria



毛里求斯农场, 威斯巴登

Mauritius Höfe, Wiesbaden



业主 Client
Art-Invest Real Estate GmbH

建筑面积 GFA
23.800 m²

竣工 Completion
2028

毛里求斯庭院是威斯巴登市中心的一个新地标。它将原先已关闭的步行通道“CityPassage”改造为一个城市街区。由此，一个位于市中心、开放且充满活力的街区应运而生，这里汇集了多种功能。除了办公空间外，这里还有零售店铺、餐饮场所、住宅以及一家酒店。这些设施被巧妙地融入由既有建筑和混合用途的新建筑组成的建筑群中。其建筑设计汲取了18世纪末的城市结构精髓，并将其转化为符合当代特色的城市布局。石砌的端头建筑与周边街区边缘式建筑的现有立面相衔接，而毛里求斯庭院内部则分布着错落有致的建筑，其立面设计采用开放式风格。

The Mauritius Höfe form a new element of downtown Wiesbaden. They transform the erstwhile City Passage, a previously enclosed pedestrian arcade, into an urban neighborhood, creating an open and lively district in a central location with a whole array of uses. Alongside office spaces, the development also includes retail outlets, hospitality, housing, and a hotel. These are accommodated within an ensemble of existing buildings and mixed-use new builds. The architecture takes the urban structure of the late 18th century and translates it into a contemporary urban setting. While the stone end buildings blend with the existing façades of the perimeter block development, the interior of the Mauritius Höfe features staggered structures with an open and inviting façade design.



毛里求斯庭院的设计方案重新激活了旧有的城市通道网络。在中心地带，新通道的交汇处将形成一个小型广场。作为该社区的核心，这里不仅设有供人休憩的座椅和活动空间，还有遮荫的大树，让人流连忘返。

The design for the Mauritius Höfe reactivates old routes in town. At the center, a small plaza is taking shape where the new pathways intersect. Forming the heart of the development, it offers spaces to sit and spend time complete with shady trees, inviting people to linger.



航拍图：新的城市规划格局
Aerial view: new urban fabric

这一建筑群融入了一套路径系统，该系统在恢复城市连接的基础上，增设了一条新的交通轴线。这些路径打破了现有街区边缘式建筑的封闭格局，从而为城市居民营造了一个充满吸引力的场所。在社区内部，四座新建筑围绕着一个十字形的交通枢纽布局。中心处设有小广场，作为整个区域的核心，提供休憩和聚会的场所。此外，还有遮荫的大树、绿植点缀的小径、绿化外墙以及屋顶花园。一楼区域设有公共设施，将毛里求斯庭院与周边城市空间相连，而上层楼则用于居住和工作。办公区域扮演着特殊角色，它弥补了当前对现代化工作场所的需求缺口——因为市中心现有的办公

空间供应不足。因此，“毛里求斯庭院”促进了更广泛的混合使用。最终形成了一个充满活力且多元化的街区，为威斯巴登市中心的复兴做出了贡献。

The architectural ensemble is embedded in a system of routes for which the old urban links were reactivated, with an extra connecting axis added. They open the existing perimeter block out to form an inviting local space. Inside the quarter, four new buildings are arranged around cross-shaped accessways. In the middle is a small centerpiece plaza, offering a space to sit and linger. Trees provide shade here, plants line the pathways, and there are green façades and roof gardens. The ground floor zone is dedicated to public uses that connect the Mauritius Höfe with the

surrounding urban space, while the floors above are dedicated to housing and offices. The latter spaces play a particular role here, catering to the existing need for modern workspaces of which there is scant supply downtown. The Mauritius Höfe thus provide for a greater mix, with the result being a lively, diverse quarter that contributes to the revitalization of the heart of Wiesbaden.



威斯巴登施瓦尔巴赫大街上的办公楼和酒店建筑外观
View of the office and hotel building on Schwalbacher Strasse, Wiesbaden

零售、餐饮、居住、制造及现代办公空间的混合使用，营造出多样性、开放感和都市生活氛围。一楼区域向步行街敞开，促进人际交流，并为社区注入活力。

A mix of usages including retail, hospitality, housing, workshops, and modern office space makes for a lively neighborhood. The ground floor zones open out onto the promenade, creating an urban atmosphere.



保护办公楼不仅必要，
而且有助于塑造城市
身份。

Preserving office
blocks is not only
necessary, but also
fosters identity.

建筑的保护既是一项挑战，也是一次机遇——特别是在办公建筑领域。企业可以通过建筑理念、室外空间设计或建筑结构，以此展现其负责任且着眼于未来的一面。保留办公楼的结构，不仅能节约“灰色能源”，还能保留其作为当地历史组成部分的独特风貌。与此同时，将现有建筑改造成办公空间，为打造具有独特建筑品质的工作环境提供了新机遇。由此，便能诞生充满个性的建筑，讲述一段可亲身体验的历史。

Building preservation is a challenge, but also an opportunity – particularly when it comes to office architecture. A company can use it to show that it acts responsibly and with the future in mind, be it through the architectural concept, the design of the outdoor spaces, or the building construction. Preserving the structure of an office building means likewise preserving not only the gray energy but also the building's character as part of the history of a place. At the same time, the conversion of existing buildings into offices offers new opportunities to create work environments with a specific architectural quality, and this can result in an architecture full of character with a strong narrative.

两个联邦部委 联邦卫生部 (BMG) 与联邦家庭、老年人、妇女和青年事务部 (BMFSFJ), 柏林

Two Federal Ministries BMG & BMFSFJ, Berlin



业主Client
Bundesanstalt für
Immobilienaufgaben

建筑面积 GFA
67.260 m²

比赛 Competition
07/2017, 公私合作 (ÖPP) 程序一
等奖 1st prize, PPP tender

竣工 Completion
10/2022 房子 Building 1
05/2023 房子 Building 2

奖项 Awards
BNB黄金 BNB Gold

在柏林德意志银行的旧总部所在地,为两个联邦部委打造了极具特色且层次丰富的办公环境,地理位置优越。这座位于“林登大道”(Unter den Linden)附近的受文物保护的新巴洛克风格建筑群由多栋建筑组成,其中两栋经过翻新并重新规划了空间布局。这两栋建筑均由威廉·马滕斯(Wilhelm Martens)设计。建于1892年的1号楼现为联邦卫生部所在地,而建于1908年的2号楼则容纳了联邦家庭、老年人、妇女和青年部。20世纪40年代,弗朗茨·埃尔利希(Franz Ehrlich)对该建筑群进行了改建,他下令拆除了大部分新巴洛克风格的装饰。

In the former Deutsche Bank head office in Berlin, multifaceted work environments full of character are taking shape for two centrally located federal ministries. The heritage-listed neo-Baroque building complex close to the “Unter den Linden” boulevard consists of several buildings, two of which have been modernized and their interiors reorganized. The architect behind both buildings was Wilhelm Martens. While Building 1, dating from 1892, houses the Federal Ministry of Health, Building 2, which was built in 1908, is home to the Federal Ministry for Family Affairs, Senior Citizens, Women and Youth. During the 1940s, the ensemble was remodeled by Franz Ehrlich, who largely did away with the neo-Baroque ornamentation.



这两栋建筑都提供了现代化的办公环境, 并与历史建筑完美融合。
Both buildings provide modern work environments that successfully interact with the historical structures.



西侧视图 (1909年)
View from the west (1909)

玻璃顶棚将其中一个内院改造成了一间自助餐厅。

The glass roof transforms one of the inner courtyards into a cafeteria.



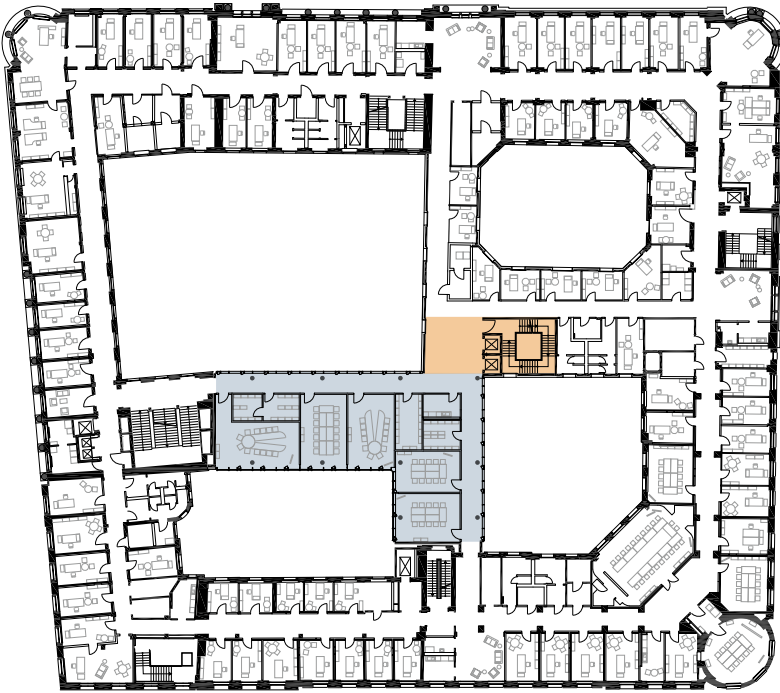
大型会议室：现代办公家具与历史悠久的室内装饰相得益彰。

Large meeting room: Contemporary office furniture complements the historical fit-out.

1号楼，二楼平面图
Building 1, floor plan, 2nd floor

● 新建筑连接线
New link build

● 新的主要通道
New main access hub



在1号楼空间重组的框架下，设计出了一套效率显著提升的动线布局：内院中新建的十字形连接通道现将四座原有楼梯间相互连通。在新旧通道交汇处设有配备茶水间的小型聚会点。新通道的布局形成了四个较小的内庭院，其中包括两个带顶棚的庭院，为会议区和一家毗邻新闻中心及访客中心的自助餐厅提供了空间。屋顶上还设有一所带户外活动区的日托中心。在2号楼内，经与文物保护部门密切协商，恢复了原有的空间结构和中央通道布局。例如，中央售票大厅内那座巨大的玻璃圆顶以简化形式得以重建，现作为四个联邦部委的会议中心使用。无论是新建区域内的会议和洽谈室，还是原有建筑中的办公空间，都刻意采用了现代风格的设计。

As part of the restructuring the interior of Building 1, a much more efficient routing system was developed: A new cruciform passageway building in the courtyard now connects the four existing stairwells with one another. Where old and new access routes intersect, there are now meeting points with kitchenettes. The layout of the new passageways results in four smaller courtyards, including two that are covered and thus provide space for a conference zone and a cafeteria with adjoining press and visitor center.

The roof boasts a childcare facility with an outdoor area. In Building 2, the original room layout and central access routes were restored in close consultation with the Heritage Office. Here it was possible, for example, to reconstruct the large glass barrel vault of the central cashiers' hall albeit on a smaller scale, and this now serves as a conference center for four federal ministries. Both the conference and meeting rooms in the new-build areas and the offices in the existing structures deliberately have a contemporary look-&-feel.

陶努斯大道11号， 法兰克福/美因河畔

Taunusanlage 11, Frankfurt/Main

●

业主 Client
PRIME Frankfurt
Taunusanlage 11
S.à r.l.

建筑面积 GFA
16.200 m²

竣工 Completion
04/2014

奖项 Awards
DGNB金级认证证书
GSBC Gold certification

位于美因河畔法兰克福、高75米的“陶努斯广场11号” (Taunus-Anlage 11) 办公大楼的复兴工程，从两个方面延续了其历史：这座战后现代主义风格的高层建筑曾在20世纪90年代和2010年代两次由KSP Engel公司进行翻新。这座由马克斯·梅德 (Max Meid) 和赫尔穆特·罗梅克 (Helmut Romeick) 于1972年设计的建筑，其设计灵感源自密斯·凡·德·罗 (Mies van der Rohe) 在纽约设计的西格拉姆大厦 (Seagram Building)。早在20世纪90年代中期，该建筑就曾进行过首次翻新，以消除各种技术缺陷。2014年，应一家大型律师事务所的要求，KSP Engel事务所再次对该建筑进行了改造。此次改造将建筑内部彻底清空至钢筋混凝土毛坯结构，并翻新了外立面。如今，外立面由箱式窗户构成，赋予了建筑极高的通透感。

The revitalization of the 75-meter-high Taunusanlage 11 office tower in Frankfurt/Main is a continuation of history in two respects: Here, a high-rise building in the post-War Modernist style was modernized twice by KSP Engel, once in the 1990s and then in the 2010s. The building was designed by Max Meid and Helmut Romeick in 1972 and was inspired by Mies van der Rohe's Seagram Building in New York. The first round of modernization took place in the mid-1990s in order to resolve physical, fire-protection and security shortcomings, and KSP Engel conducted a second round in 2014 to adapt it to meet the requirements of a major law firm. The building was gutted right down to the reinforced concrete shell and the façade renewed, so it now consists of box windows that lend the building a high degree of transparency.



塔乌努斯广场11号 (T11) 这座高层建筑已由KSP Engel公司进行了两次翻新，并根据当前的要求进行了改造。特别引人注目的是位于顶层的“天空大堂”，内设休息区和会议区，而该区域原本是设备机房。

The high-rise Taunusanlage 11 (T11) has already been renovated twice by KSP Engel and adapted to current requirements. A particularly eye-catching feature is the top-floor sky lobby complete with lounge and conference area, which originally housed the facilities technology.

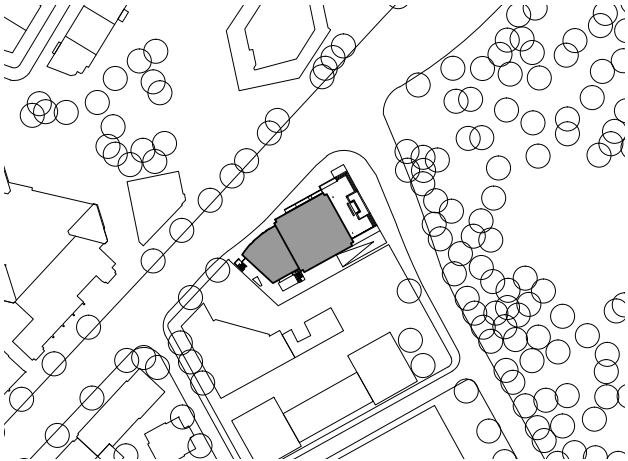
历史照片 (1972年)
Historical photo (1972)



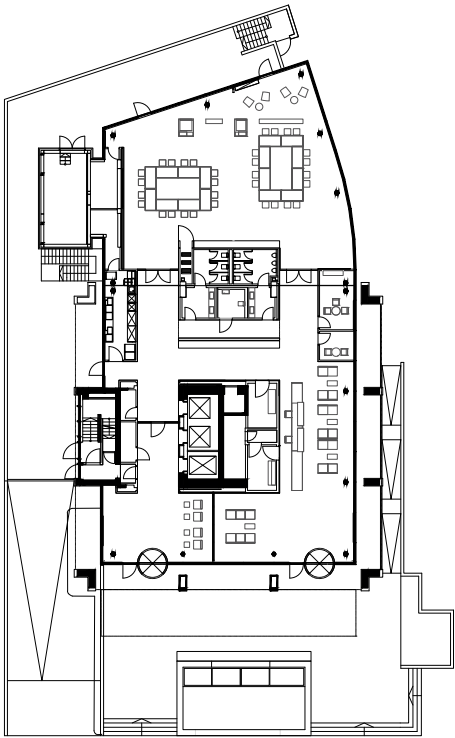
Skylobby设有酒吧和会议区，可俯瞰法兰克福天际线。
Sky lobby with bar, conference area and view of the Frankfurt skyline.

该区域的工作位采用灵活设计，可划分为单元式、组合式或开放式办公区。底层设有图书馆和会议厅。最引人注目的是顶层的“天空大堂”，内设接待区、会议厅及洽谈室。该处原本是楼宇技术设备的安置场所。通过在交通核心上方设置紧凑型技术锥体，这里得以打造出一个全新的全景楼层，提供了高品质的使用空间。如今，柱栅式幕墙为人们提供了俯瞰法兰克福城市天际线的开阔视野。这座建筑的历史由此得以延续，并不断创造出崭新的工作环境。

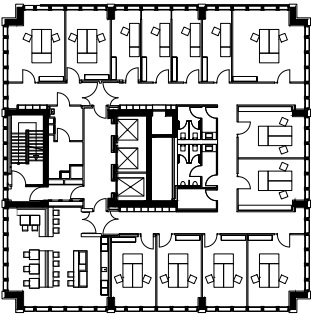
The workstations arranged there are designed flexibly and can be subdivided into single-cell, combi-, or open-plan offices. The ground floor includes a library and a conference hall. A particularly eye-catching detail is the sky lobby on the top floor which features a reception area and conference and meeting rooms. This level originally accommodated the building's technical facilities, but implementation of a compact technical unit above the access core made it possible to create high-quality space on the new panoramic level. A mullion-transom façade now offers broad views out across the Frankfurt skyline. This creates a new chapter in the history of the building with new work environments constantly being created.



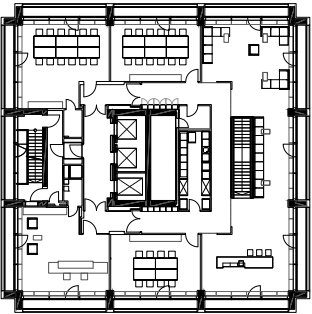
位置图
Site plan



一楼平面图
Floor plan, ground floor



标准楼层平面图
Floor plan, standard floor



16楼平面图
Floor plan, 16th floor

阿恩·雅各布森之家，汉堡

Arne Jacobsen House, Hamburg

●
业主 Client
AJH GmbH
(MATRIX Immobilien GmbH)

既有建筑的建筑师
Architects of existing building
Arne Jacobsen & Otto Weitling

建筑面积 GFA
49.860 m²

规划开始 Start of planning
08/2019

竣工 Completion
2028

随着“汉堡电力公司”（HEW）原行政总部大楼的改造，KSP Engel建筑事务所正将这座战后时期的标志性建筑焕发新生，使其适应未来需求。这座位于汉堡市北区的优雅摩天大楼建于1969年，由阿恩·雅各布森设计。这位丹麦建筑师将四块错落有致的玻璃幕墙巧妙组合成精致的整体构图，并精心设计了从立面到室内空间的每一个细节。KSP Engel 进行的翻新工程既尊重了现有建筑的卓越品质，同时也创造了全新的办公环境。例如，该历史建筑一方面按照文物保护标准进行了翻新，具体措施包括用外观相似但节能性能更优的窗户组件替换原有外立面。

With its conversion of the former administrative headquarters of the “Hamburgische Electricitäts-Werke” (HEW), KSP Engel is upgrading an icon of the post-War. The elegant high-rise in Hamburg’s City Nord was designed back in 1969 by Danish architect Arne Jacobsen in keeping with his notion of the building as a gesamtkunstwerk, and he thus arranged the four staggered slabs such that for all their size they form a delicate overall composition. Moreover, he designed the façade and interior down to the last detail. KSP Engel’s modernization and renewal plans respect the exceptional quality of the existing building while creating new work environments. The listed building is being modernized in line with heritage protection requirements— for example with similar-looking but insulation-optimized new window elements for the façade.



该翻新方案既保留了现有建筑的高品质，又在现有布局框架的基础上融入了一个崭新且灵活的工作环境。

The modernization respected the high quality of the existing structure and incorporates new, flexible office space based on the existing structural grid.

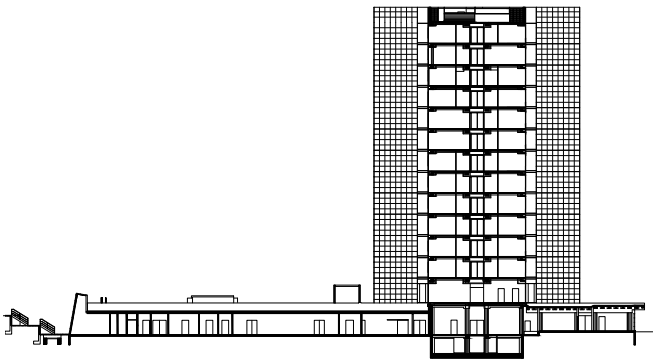


现有建筑立面
Façade existing structure

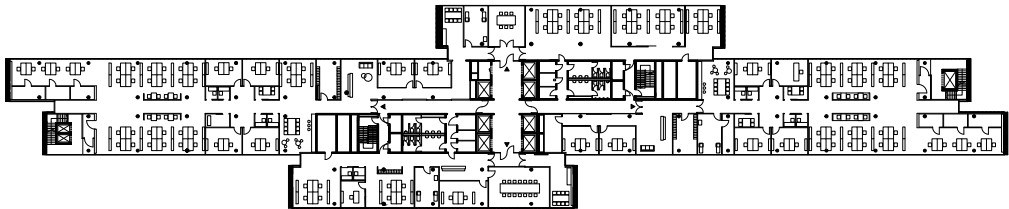
另一方面，该建筑将配备便于沟通且现代化的办公空间。KSP Engel的设计方案计划以模块化、灵活的空间结构取代原有的带中央走廊的独立办公室。独立的玻璃隔间将环绕一条中央通道，该通道将作为促进交流的纽带。在公共区域方面，带顶棚的中庭将恢复其原始形态，成为一个绿意盎然的庭院。此外，部分屋顶区域将改造为绿化露台。由此，一个充满历史底蕴的办公场所应运而生，它将现代主义的遗产恰如其分地传承至未来。

In addition, the building is gaining communicative and modern workspaces. The design by KSP Engel provides for modular and flexible room structures in place of the original single-cell offices with a central corridor. Free-standing glass boxes will line a central corridor here, which serves as a communicating spine. In the public areas, the covered atrium is being returned to its original form as a leafy indoor courtyard, and some of the roof spaces are also being converted into green terraces. The result is an office address steeped in history that gives the legacy of Modernism an appropriately strong future.

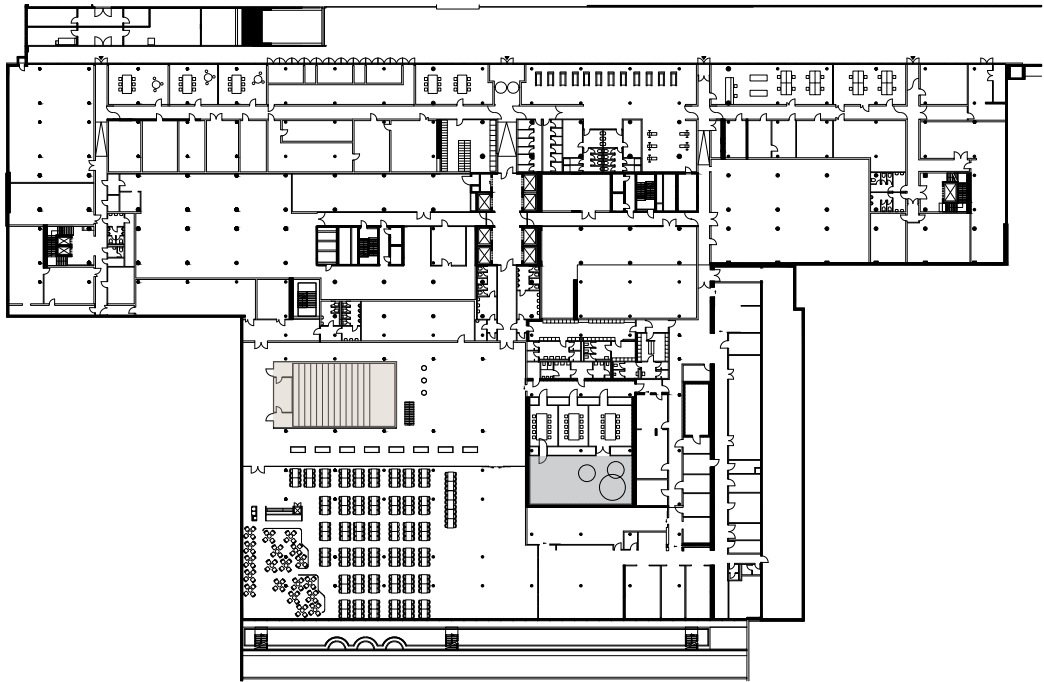
校园楼层的阶梯教室
Lecture hall on the campus level



剪辑
Cross-section



标准楼层平面图，设计稿
Floor plan, standard floor, proposal



校园楼层平面图，设计稿
Floor plan, campus floor, proposal

- 露台 Patio
- 报告厅 Lecture hall

其他建筑
Other buildings

洪堡港一号
柏林



业主 Client
OVG Humboldthafen Eins SE
总容积 GFA 45.500 m²
比赛 Competition 04/2011, 1. Preis 1st Prize
竣工 Completion 06/2015
奖项 Awards
DGNB铂金认证 GSBC Platinum certification, 2016年度房地产经理奖 Immobilienmanager Award 2016, 2016年FIABCI国际卓越奖 FIABCI Prix d'Excellence International 2016

Flow
法兰克福/美因河畔



业主 Client
Europa-Center AG
总容积 GFA 59.250 m²
竣工 Completion 2023
奖项 Awards
DGNB金级认证证书 GSBC Gold certification

毕马威总部
柏林



业主 Client
CA Immo Deutschland GmbH
总容积 GFA 22.965 m²
竣工 Completion 03/2018
奖项 Awards
DGNB铂金认证证书 GSBC Platinum certification

MARK
慕尼黑



业主 Client
AXA Investment Managers Deutschland GmbH
总容积 GFA 72.000 m²
竣工 Completion 2023
奖项 Awards
LEED金级认证 LEED Gold certification, Wiredscore 白金级 Wiredscore Platin

德意志银行校园
法兰克福/美因河畔



业主 Client
Tishman Speyer Properties Deutschland GmbH
总容积 GFA 52.830 m²
竣工 Completion 06/2017
奖项 Awards
LEED铂金级认证 LEED Platinum certification, 2018年ICONIC奖 创新建筑——最佳中的最佳 ICONIC Awards 2018 Innovative Architecture – Best of Best

城市校园
维尔纽斯



业主 Client
Lords LB
总容积 59.500 m²
比赛 06/2021, 1. Preis



联系方式、网站信息

Contact, imprint



KSP ENGEL International GmbH
KSP ENGEL (Shanghai) Ltd.

柏林 Berlin
T: +49(0)30.88 92 04-0
berlin@ksp-engel.com

布伦瑞克 Braunschweig
T: +49(0)531.6 80 13-0
braunschweig@ksp-engel.com

法兰克福 Frankfurt/Main
T: +49(0)69.94 43 94-0
frankfurt@ksp-engel.com

汉堡 Hamburg
T: +49(0)40.52 47 369-00
hamburg@ksp-engel.com

慕尼黑 München
T: +49(0)89.54 88 47-0
muenchen@ksp-engel.com

北京 Beijing
T: +86(0)10.65 90-78 70
beijing@ksp-architekten.net

深圳 Shenzhen
T: +86(0)755.86 54-73 83
shenzhen@ksp-architekten.net

© 2026 KSP Engel

KSP ENGEL, Public Relations + Marketing
pr@ksp-engel.com

图片来源
Image credits

bloomimages 1, 42–44, 45, 50–53 Marcus Bredt 6, 22–24, 28–29, 31,
69 Uwe Brodmann 4 hiepler, brunier, 56–58, 68, 69, 70 Fancy Studio
69 Annika Feuss 39 Robert Göllner 61 KSP ENGEL GmbH 17, 20, 25,
30, 34, 38, 49, 59, 63, 67 Landesarchiv Berlin, Waldemar Titzenthaler
57 MATRIX Immobilien GmbH / Jochen Stüber 64–66 Simon Menges
14–15 Achim Reissner 8 Rendertaxi 47–48, 49 Adrian Schulz 2, 5, 16,
33, 35, 68, 69 Johannes Seyerlein 4 Frank Springer 8, 11
Jean–Luc Valentin 7, 9, 10, 18–19, 21, 36–37, 60, 61, 62

