



Focus

城市改造

MainTor WinX

法兰克福

Urban conversion

MainTor WinX

Frankfurt



KSP ENGEL



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总平面图 WinX
Site plan WinX



业主 Client
GEG Development GmbH

总容积 GFA
63.025 m²

高度 Height
110 m

比赛 Competition
11/2009, 一等奖 1st prize

竣工 Completion
2020

奖项 Awards
DGNB铂金级认证
GSBC Platinum certification,
2021年ICONIC标志性设计奖——
创新建筑类获胜者
ICONIC Awards 2021 Innovative
Architecture – Winner

我们如何将一处原企业用地转型为充满活力的内城街区？我们的重点在于混合功能、开放性与通透性。

How do we transform what were once company grounds into a lively downtown quarter? We prioritize mixed use, openness, and permeability.



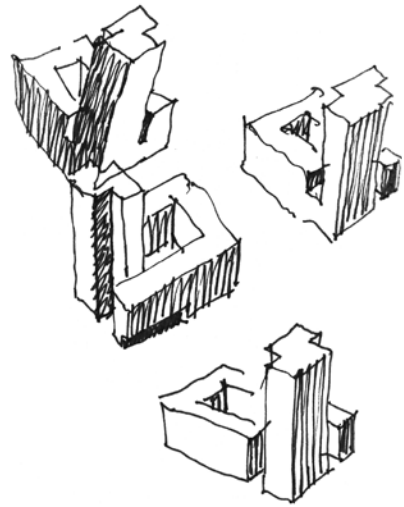
该地块潜力巨大。正因如此，开发一个集办公、零售和住宅功能于一体的新型城市街区，对我们而言是顺理成章的选择。我们打破了场地原有的封闭格局，修复了历史悠久的通道，并建立起维利·勃兰特广场（Willy-Brandt-Platz）与美因河滨步道之间的连接。

It's a highly promising setting. Which is why it made sense to us to develop a new urban quarter with a mix of uses comprising offices, retail, and housing. We opened up what was a closed-off area, reestablished historical pathways, and forged a link between Willy Brandt Platz and the promenade along the Main riverbank.



分类t

Urban planning concept



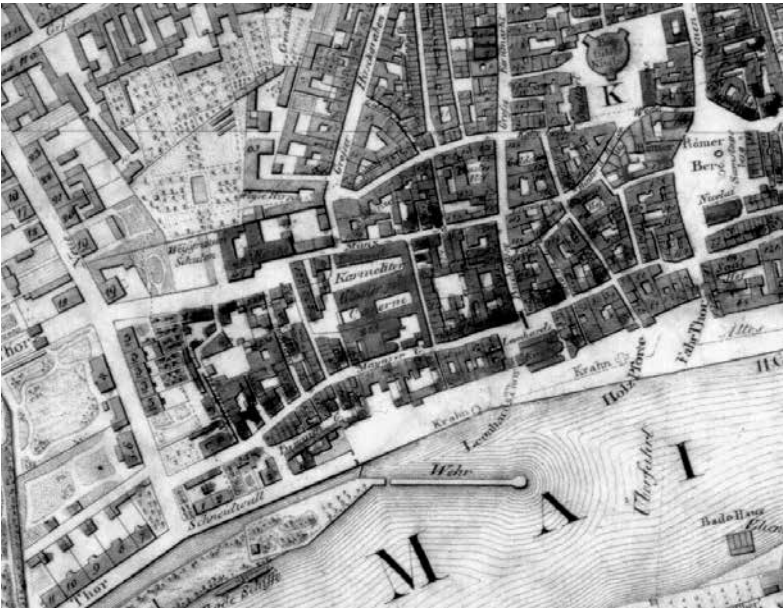
Dyussen 19.3.08

尤尔根·恩格尔 (Jürgen Engel) 的概念草图
Jürgen Engel's sketch of the initial idea

MainTor 街区位于法兰克福金融区、美因河畔与老城区的交汇处。KSP Engel 事务所于 2007 年制定的总体规划，为原德固赛 (Degussa) 地块的重建奠定了基础；该地块坐落于 Untermainkai 大道、市立剧院 (Städtische Bühnen) 与 Weißfrauenstraße 大街之间。这片占地约两公顷的区域曾与城市隔绝数十年，如今已向公众开放，并融合了居住、休闲与办公功能。随着 WinX 大厦于 2020 年落成，该地块的建设工作宣告完成。MainTor Primus、MainTor Porta 和 MainTor Panorama 三座塔楼构成了这一新街区的关键节点。MainTor 街区通过公共步行通道，将金融区与滨河区有机连接起来，填补了两者间的空间断层。该区域目前可提供约 3,500 个工作岗位及约 200 套公寓。

The point where the CBD, the Main riverside, and Frankfurt's Old Town all meet: the MainTor quarter. The 2007 master plan drawn up by KSP Engel formed the basis for the redevelopment of the former Degussa grounds located between Untermainkai, the municipal theater and opera complex, and Weissfrauenstrasse. Closed to the public for decades, the some two-hectare-large site was opened up to the city and now features housing, leisure facilities, and offices. Turn-key of the WinX Tower in 2020 marked the completion of construction work, while the MainTor Primus, MainTor Porta, and MainTor Panorama towers accentuate the cornerstones of the new neighborhood. The MainTor quarter forms the missing link between the CBD and the Main riverbank and reestablishes the former routes the public took. The site provides space for around 3,500 jobs and around 200 homes.





19世纪历史城市地图。
Historic urban plan, 19th century

二战后,该地块成为德国赛 (Degussa) 化工公司的总部所在地。位于魏斯弗劳恩街 (Weißfrauenstraße) 的首栋行政大楼于1950年投入使用。到了20世纪80年代中期,该地块(当时仅用于商业用途)上又增建了多栋建筑,其中包括位于新美因茨街 (Neue Mainzer Straße) 与魏斯弗劳恩街交汇处的一栋48米高的大楼(即德国赛高层建筑)。在此期间,该地块不对公众开放。

After World War II, the site served as the headquarters of the Degussa chemicals group; its first administrative building on Weissfrauenstrasse opened for business in 1950. More buildings were erected on the exclusively commercial site thru' to the mid-1980s, including a 48-meter-high tower (the Degussa high-rise) on the corner of Neue Mainzer Strasse and Weissfrauenstrasse. The grounds were off-limits to the public throughout this time.



历史记录
Historic shot



总体规划——草案阶段进展状况
Masterplan – stand design phase

MainTor 街区的整体建筑概念源自 KSP Engel 事务所的规划方案。通过恢复历史通行路径,该地块重新与周边街区的道路网络实现了连通。保留下来的既有建筑包括被列为历史保护建筑的赫尔曼·施洛塞尔别墅 (Hermann Schlosser Villa, 建于 1823 年)、德国赛 (Degussa) 高层建筑,以及容纳“Die Komödie”通俗喜剧剧院的建筑——该剧院建筑于 2000 年才刚刚落成。

The overall architectural concept for the MainTor quarter is based on the plans by KSP Engel. Historical pathways were restored, meaning the site was relinked to the road network of the adjoining neighborhoods. The existing buildings that remained in place were the heritage-listed Hermann Schlosser Villa dating from 1823 and the Degussa Tower, as well as the edifice which is home to “Die Komödie” boulevard theater, which was built in 2000.



中心广场概念方案——设计阶段进展
Concept for the central place – stand design phase

KSP Engel 事务所还受托负责了该开发项目中的多个重点工程,包括 Primus、Porta 以及 Patio 住宅综合体。WinX 大厦的设计方案是在 2009 年的一场建筑设计竞赛中脱颖而出。其城市规划理念充分考量了前瞻性开发项目所需具备的各项关键要素:创新的城市规划、建筑设计、户外空间营造以及智能化的功能布局。如今,这一占地 108,000 平方米的新街区集商业、办公、餐饮与居住功能于一体,营造出充满活力且全天候运作的城

市空间。该街区不仅拥有丰富的公共与文化设施,还配备了各类生活配套与休闲娱乐场所,真正实现了“15 分钟生活圈”的理念,即日常生活所需的一切均可在步行 15 分钟的范围触手可及。

KSP Engel was also commissioned to design key project buildings, including Primus, Porta, and the Patio residential block. Its proposal for the WinX Tower emerged the winner in the 2009 architecture competition. The urban planning concept takes into account all the important elements that characterize a future-oriented development, with an innovative urban design and architecture, carefully crafted outdoor spaces, and an intelli-

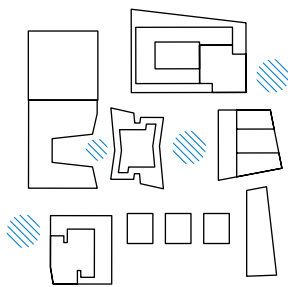
gent usage concept. The new quarter now combines a total of 108,000 square meters of retail outlets, offices, hospitality, and housing to create a 24/7 neighborhood. Countless public cultural institutions as well as local amenities and leisure offerings are located close by. The project realizes the idea of a neighborhood that offers everything you need for everyday life within a 15-minute radius.

位于地块中心、高110米的 WinX大厦在城市天际线中确立了该区域的标志性地位。三座高度较低的办公塔楼则突显了城市中的关键视觉焦点。MainTor-Panorama高层建筑与街对面的瑞士国民大厦 (Schweizer National Tower) 体量呼应,在Untermainbrücke大桥附近营造出一种“城市门户”的意象。错落有致的小巷与带顶棚的拱廊将这一新街区有机地融入了城市肌理之中。公共设施与户外餐饮区为中央广场注入了活力。

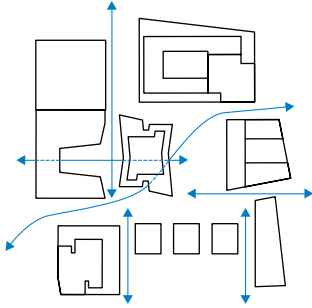
The 110-meter-high WinX Tower at the center of the district marks its place within the cityscape, while three lower office towers accentuate its key urban cornerstones. The MainTor Panorama high-rise building matches the size of the Swiss National high-rise on the other side of the street, creating a kind of “city gate” at the Untermainbrücke bridge. Small alleyways and sheltered arcades embed the new neighborhood in the urban fabric, with public uses and outdoor restaurants enlivening the area’s main square.

Primus 视图
View to Primus

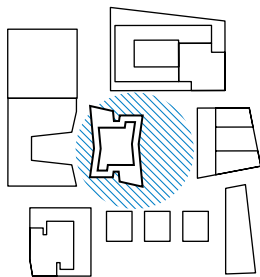




城市空间与设计
Urban spaces, proposal



行人流线设计
Pathways, proposal



位于中心广场的独立建筑，设计
Stand-alone on the main plaza, proposal

我们的总体规划旨在将公共空间（例如 WinX 大厦前的中央广场）改造成极具吸引力、令人流连忘返的聚会场所，从而使该大厦无论昼夜都成为城市生活的核心。开放式的布局与通往美因河（Main River）沿岸的通透视野，辅以连接该街区与城市其他区域的新建步道，共同促进了这一区域的活力复兴。MainTor 街区也是高密度、混合用途城市高层建筑综合体的典范——即一座“垂直城市”；尽管由多位建筑师操刀设计且各栋建筑风格迥异，但整体呈现出统一和谐的风貌。凭借其卓越的建筑与城市设计品质，该项目荣获 2012 年 MIPIM 大奖（国际房地产投资交易会大奖）颁发的“德国最佳项目”特别奖。

Our master plan aimed to ensure that the public space such as the main square in front of the WinX Tower would become an attractive meeting place, inviting people to linger. The tower is therefore at the heart of urban life during the day and after work. The openness and the paths down to the Main riverbank, not to mention the new routes linking the area to the rest of the city all help fill it with life. The MainTor quarter is also a prototype for a high-density and mixed-use urban high-rise ensemble – a vertical city which, despite the differing architects and buildings, appears to be cast from a single mold. The high quality of the project’s architecture and urban design earned it the “Best German Project” special prize in the MIPIM Awards 2012.

位于市中心的 WinX 大厦 WinX Tower in the center



入口区域与大堂
Entry situation and lobby

位于新美因茨大街 (Neue Mainzer Straße) 的 WinX 大厦, 其七层高的入口建筑与周边的低层办公楼在体量上形成了呼应。作为入口建筑的功能定位体现在其立面设计中: 该立面构成了一座宏伟醒目的门户, 由此可直接望见内部大堂。高层塔楼的玻璃前厅被设计成一处带顶棚的广场, 两侧设有底层餐厅, 从而为该区域的中心广场注入了活力与多样性。此外, 经由 Schneidwallgasse 和 Alte Mainzer Gasse 亦可进入该建筑群。这一由高层塔楼及其前方入口建筑构成的建筑组团, 巧妙地衔接了相邻的围合式街区建筑与金融区高层建筑群之间的高度差。

The seven-story portal building of the WinX Tower on Neue Mainzer Strasse references the lower office buildings. Its function as the point of access is also reflected in the design of the façade, which forms a large, grand portal allowing a view into the lobby. The glass vestibule of the high-rise is designed as a covered plaza with restaurants along its sides on the ground floor and thus brings added life and variety to the neighborhood's main square. Other points of access have been created via Schneidwallgasse and Alte Mainzer Gasse. The ensemble of the high-rise with a portal building in front acts to balance the difference in height between the adjacent perimeter development and the pronounced cluster of CBD high-rises.





这座高层建筑的主入口是一个玻璃大厅，其设计旨在打造一处“城市凉廊”，从而增强该区域在日常生活中的活力。这一面向公众开放的入口大厅亦可举办各类活动与展览。自2021年11月起，这里便一直展示着日本艺术家盐田千春 (Chiharu Shiota) 的永久性艺术装置作品《通道》(Passage)。

A glass hall forms the main entrance of the high-rise and is destined to strengthen the everyday use of the neighborhood as an urban loggia. The publicly accessible entrance hall can also be used as a space for events and exhibitions, and since November 2021 has been home to “Passage”, the permanent art installation by renowned Japanese artist Chiharu Shiota.

接待
Reception





接待
Reception



首层平面图
Ground floor plan

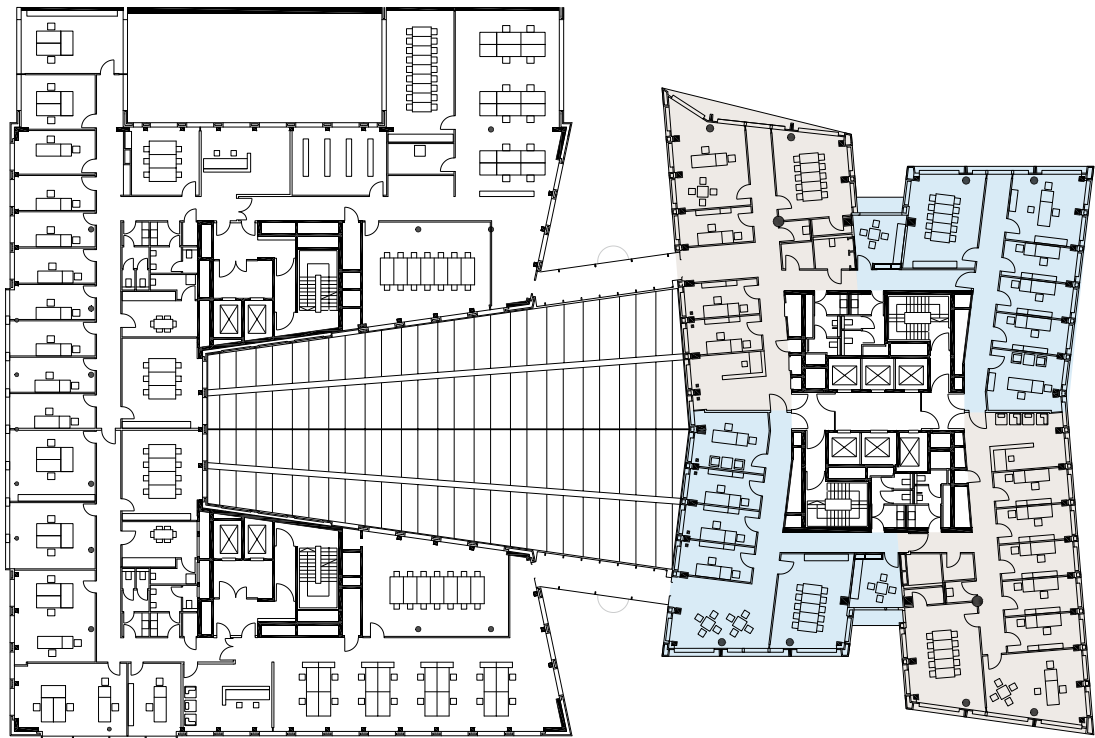
- 用途 usages
- 1 接待 reception
 - 2 Supermarkt supermarket
 - 3 超级市场 bar
 - 4 餐厅 restaurant
 - 5 收发室 post office

WinX塔楼独特的造型源于其X形的平面布局。沿纵向立面延伸的折线设计，突显了这座高层建筑的挺拔与高耸。该塔楼没有“背面”之分，从街道及周边区域均可便捷出入。底层丰富多样的业态——涵盖超市、餐厅和酒吧——为该区域注入了活力，营造出高品质的休闲环境。

The unusual shape of the WinX Tower derives from the x-shaped floor plan. The vertical line of the kink in the façade emphasizes its slenderness and height rise. The tower doesn't have any rear side and is accessible both from the street and from the neighborhood. The variety of uses on the ground floor, with the supermarket, restaurant, and bar, bring life to the area and enhance the quality of time spent there.



屋顶露台
Roof terrace



标准层平面图
Regular floor plan



每层楼设有四个办公单元，既可灵活组合，也可拆分为更小的空间单独租赁。基于1.35米的装修模数，每个办公单元的最小宽度达2.70米，确保了极佳的舒适度与高品质标准。落地窗与2.87米的室内净高营造出明亮通透的办公环境，带来宜人且高品质的空间氛围。此外，各层的户外空间（凹廊）

建立了室内与室外之间的视觉联系；而占地超过800平方米的屋顶花园则是一大亮点。

On each floor there are four office units that can be let in small sections and used flexibly. Based on a fit-out grid of 1.35 meters, each office is at least 2.70 meters wide and offers maximum comfort of a high standard. Floor-to-ceiling window elements and clear room heights of 2.87 meters

create bright office spaces that add to the quality of time in the building. The outside areas (loggias) on each floor likewise allow for a visual interaction between the indoor and outdoor space. The rooftop garden is the highlight, covering an area of more than 800 square meters.

室内设计与立面

Interior design and façade

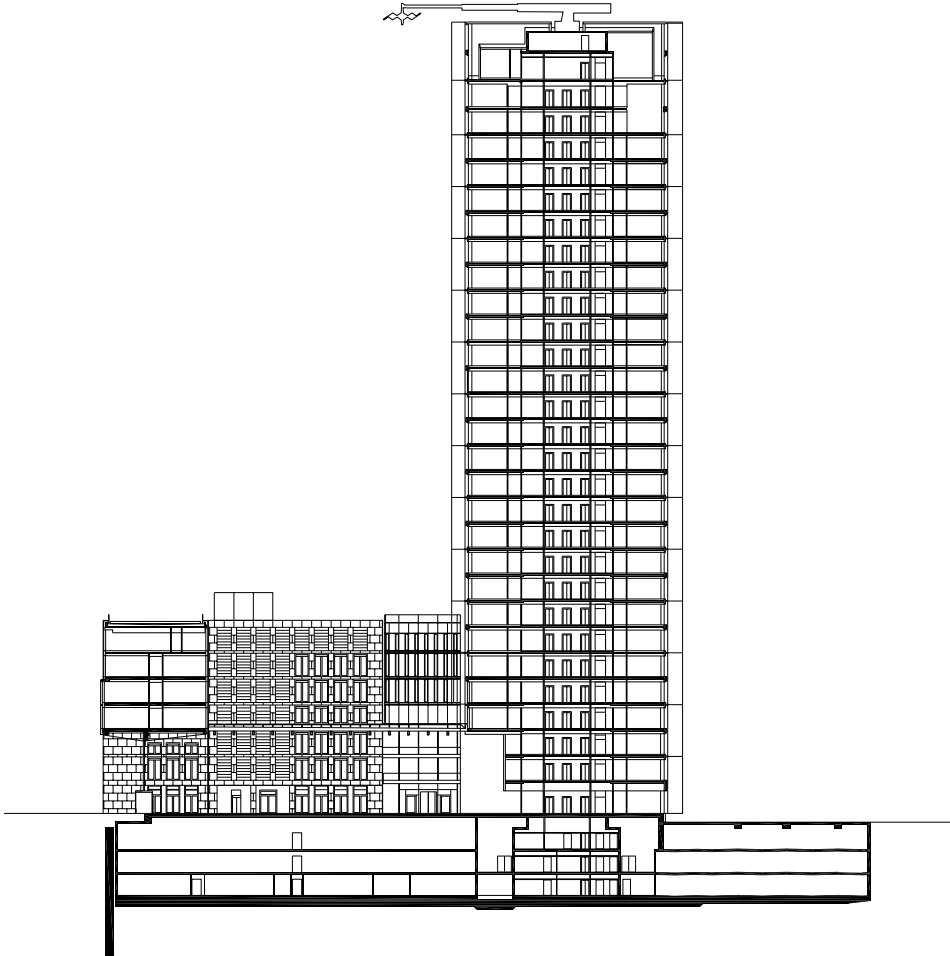


带景观的露台
Terrace with view

室内设计以天然材质与矿物材料为主导,体现了统一的设计理念。接待大厅与电梯厅的地面及墙面均选用了深浅色调相宜的优质洞石,这些天然石材赋予了空间一种历久弥新的优雅格调。其明亮自然的色泽与材质,与入口建筑及周边建筑(同样采用石灰岩等天然石材)的外立面形成了呼应与关联。这种视觉上的统一性与材质上的和谐感,彰显了建筑高品质的整体设计理念,以优雅气质与自然质感交融的独特魅力给人留下深刻印象。

The interior stands out for the use of natural and mineral materials that reflect a harmonious design concept. For the floor and wall panels in the reception area and elevator lobbies, the designers chose high-quality travertine stone in dark and light shades, resulting in natural stone surfaces that create an ambience of timeless elegance. The light, natural colors and materials forge a connection with the façades of the portal building and the surrounding buildings that also feature natural stone (limestone). This fosters a visual sense of unity and affinity in the material nature of the ensemble, something which underscores the high-quality overall concept of the building and impresses with its combination of elegance and naturalness.





切
Section

暖色调和天然石材、木材和玻璃等天然材料决定了内部的氛围，而雕塑般的立面设计则以明亮、天然的阳极氧化铝元素给人留下了深刻的印象。具有外部防晒功能的双层立面、每隔一个建筑轴线打开的翼部和三层玻璃符合最新的可持续发展标准。由于其创新的建筑 and 可持续的建筑规划，该

塔荣获 2021 年标志性奖和 DGNB 最高白金奖。

While warm color tones and natural materials such as stone, wood, and glass define the atmosphere of the inside space, the façade with its sculpted look features bright, natural anodized aluminum elements. The double façade with its outer sun protection, opening casements in every second

building axis, and triple glazing, meets the latest standards in sustainability. Thanks to its innovative architecture and sustainable building planning, the tower was presented with the Iconic Award 2021 as well as the highest-level GSBC certificate in Platinum.



另一个显著特点是单元式幕墙的高度预制化, 这种设计在视觉上将两个楼层整合为一体。

Another feature: the notable scale of prefabrication in the façade elements, each of which visually bonds two stories.



正面
Façade

WinX大厦的立面设计独树一帜:它是该区域内唯一采用现代铝板外立面的建筑,与周边那些采用天然石材立面的建筑形成了鲜明对比。其立面设计精致细腻,浅色的壁柱条与檐口在建筑端面尤为醒目,赋予了大厦强烈的纵深感与雕塑般的质感;光影的交织互动则为这座高层建筑注入了动感与活力。

The WinX Tower occupies a special position with regard to the design of its façade: It is the only building in the neighborhood to boast a modern aluminum sheet metal skin and is thus distinct from the other buildings with their natural stone frontages. The façade design is very understated, with light-colored pilaster strips and cornices that are somewhat more prominent on the front sides to lend the tower a more sculpted appearance. The resulting light and shadow effects instill the high-rise with structure and dynamism.



艺术装置的安装
Assembly of the art

行为艺术家 Chiharu Shiota 的作品以红色和黑色线制成的三维织物为特色，她将日常物品编织到其中。她的作品《Passage》赢得了主题为“透明与动感”的邀请赛。永久性艺术装置讲述了这座主要大都市作为贸易城市的历史。总共七艘由红色或白色涂漆铝制成的船，其中一些覆盖着精致的编织网，固定在接待处后面门厅的玻璃屋顶和办公楼的正面。艺术家总共使用了970公里的红线和230公里的白线。

The works by performance artist Chiharu Shiota stand out for their three-dimensional fabrics of red and black thread, into which she weaves everyday objects. Her work “Passage” emerged the winner in a competition held for invited artists on the theme of “Transparency and Movement”. The permanent art installation is themed around Frankfurt’s history as a trading city. A total of seven boats made of red- or white-painted aluminum, partly covered with an elaborate woven mesh, are fixed to the glass roof of the foyer behind the reception and to the façade of the office building. The artist used a total of 970 kilometers of red and 230 kilometers of white thread to create the piece.





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结构设计
Structural engineering
Weiske und Partner GmbH

建筑设备工程
Technical building equipment
INNIUS RR GmbH

开放空间
Open spaces
Sommerlad Haase Kuhli

建筑物理
Building physics
TOHR Bauphysik GmbH

能源概念
Energy design
Lemon Consult AG

其他建筑
Other buildings

上西区
柏林



业主 Client
STRABAG Real Estate GmbH
总容积 GFA 66.990 m²
设计师 Designed by LANGHOF® und KSP ENGEL
高度 Height 119 m
竣工 Completion 07/2017
奖项 Awards
DGNB金级认证, FIABCI德国卓越房地产大奖 (金奖, 2018年, “综合用途开发” 类别, 2019年) DGNB Gold, FIABCI Prix d'Excellence Germany, Gold, 2018, „Mixed-use Development“ 2019

中央商务大厦
法兰克福



业主 Client
Helaba Landesbank Hessen-Thüringen
总容积 GFA 114.500 m²
高度 Height 205 m
竞赛 Competition 02/2001, 一等奖 1st prize
竣工 Completion 2028

SAP
埃施博恩



业主 Client
Groß & Partner GmbH mit OFB Projektentwicklung GmbH
总容积 GFA 11.780 m²
职位 Number of workspaces 500
竣工 Completion 06/2018
奖项 Awards
LEED金级认证, 2020年标志性设计奖 (ICONIC Award) —— 获奖者 LEED Gold, ICONIC Award 2020 – Winner

Nextower
美因河畔法兰克福



业主 Client
PalaisQuartier GmbH & Co. KG
总容积 GFA 47.700 m²
高度 Height 135 m
竣工 Completion 04/2010
奖项 Awards
DGNB金级认证、2010年最佳高层建筑奖、2013年绿色建筑奖入围项目 DGNB Gold, Best Tall Building Award 2010, Finalist Green Building Award 2013

Canyon
美因河畔法兰克福

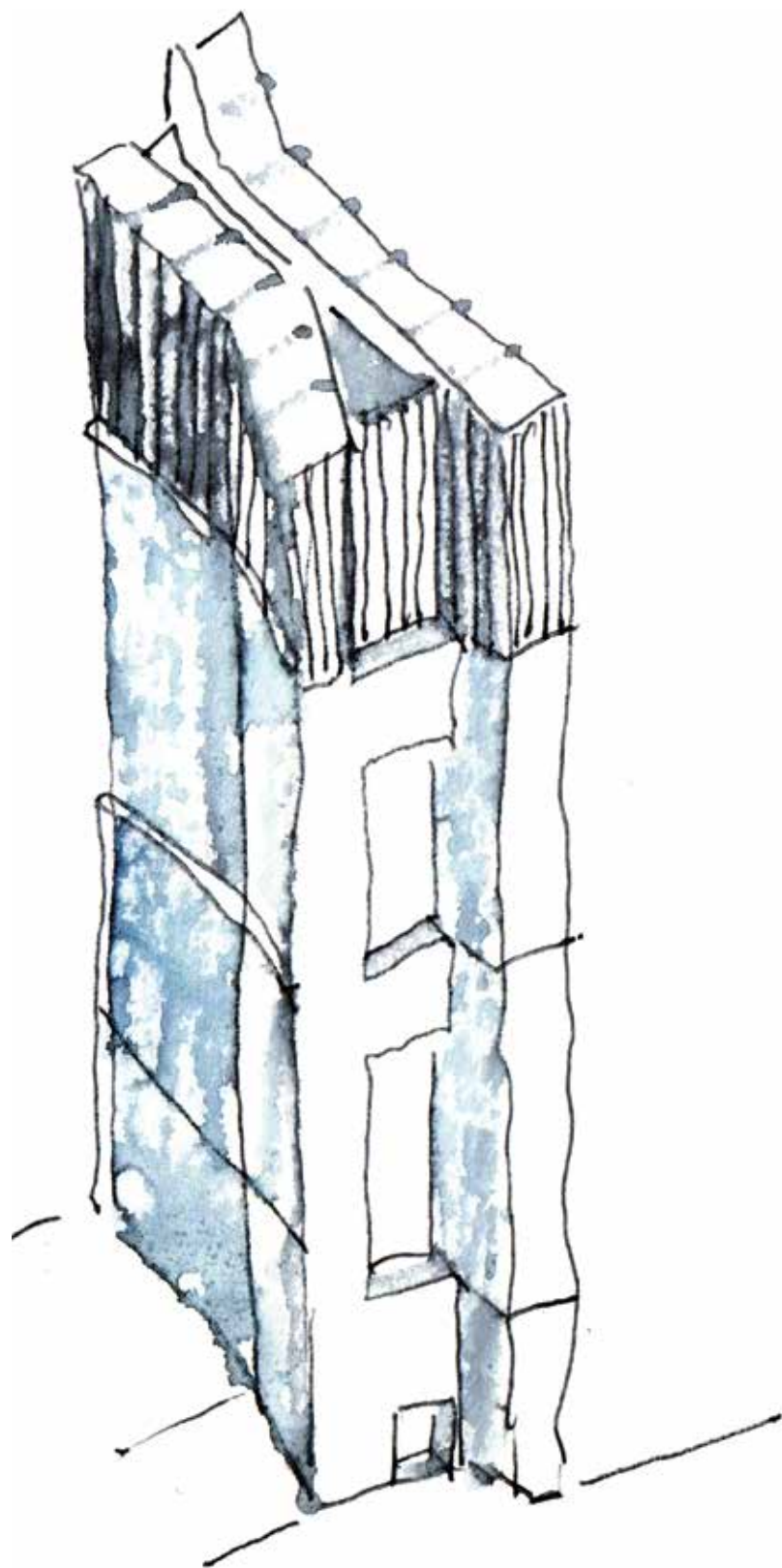


业主 Client
CV Real Estate AG
总容积 GFA 38.310 m²
职位 Number of workspaces approx. 1.000
竣工 Completion 2028
奖项 Awards
目标获得 LEED 铂金级认证、WELL 建筑标准认证及 Wired-Score 认证 Targeting LEED Platinum certification, WELL Building Standard, WiredScore

WestendDuo
美因河畔法兰克福



业主 Client
Hochtief Projektentwicklung GmbH
总容积 GFA 50.690 m²
高度 Height 96 m
竞赛 Competition 11/2001, 一等奖 1st prize
竣工 Completion 12/2006
奖项 Awards
2008年国际高层建筑奖 可持续发展特别奖 International High-Rise Award 2008 Special Award for Sustainability



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