



Typology

Mixed use

Site

-
Beijing, China

Competition/Award

-

Client

Beijing Modern Hong
Yn Real Estate Dev. Co. Ltd
Beijing, China

General contractor

-

Landscape design

Baumschlager Eberle Architekten

Interior design

Baumschlager Eberle Architekten

Photography

Eduard Hueber

Site area

10,240 m²

Area of building

2,154 m²

Gross floor area

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Building volume

190,000 m³

Floor area

64,000 m²

Start of planning phase

2002

Start of construction

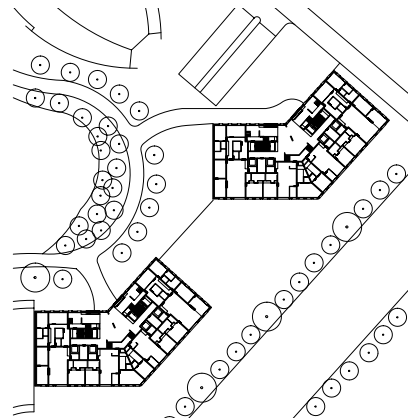
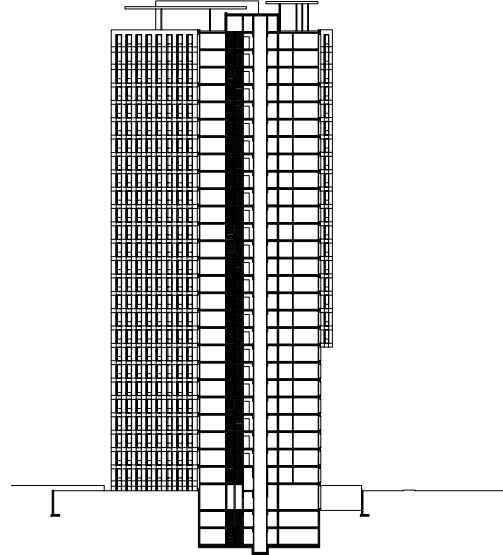
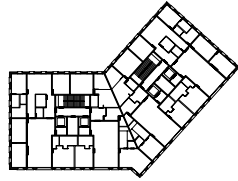
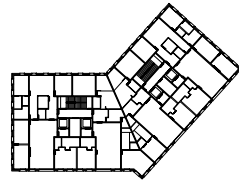
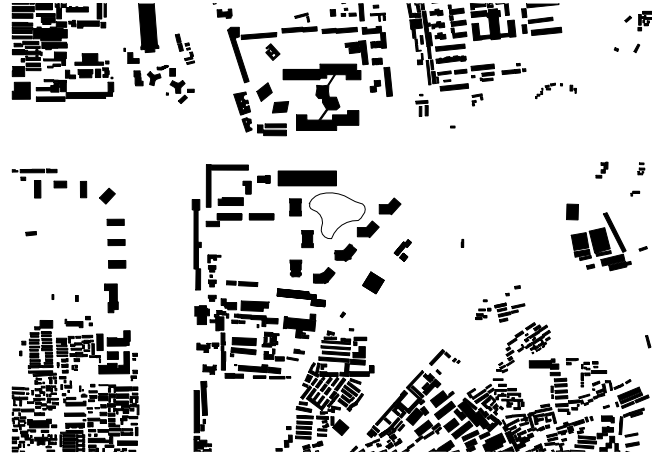
2003

Completion

2005

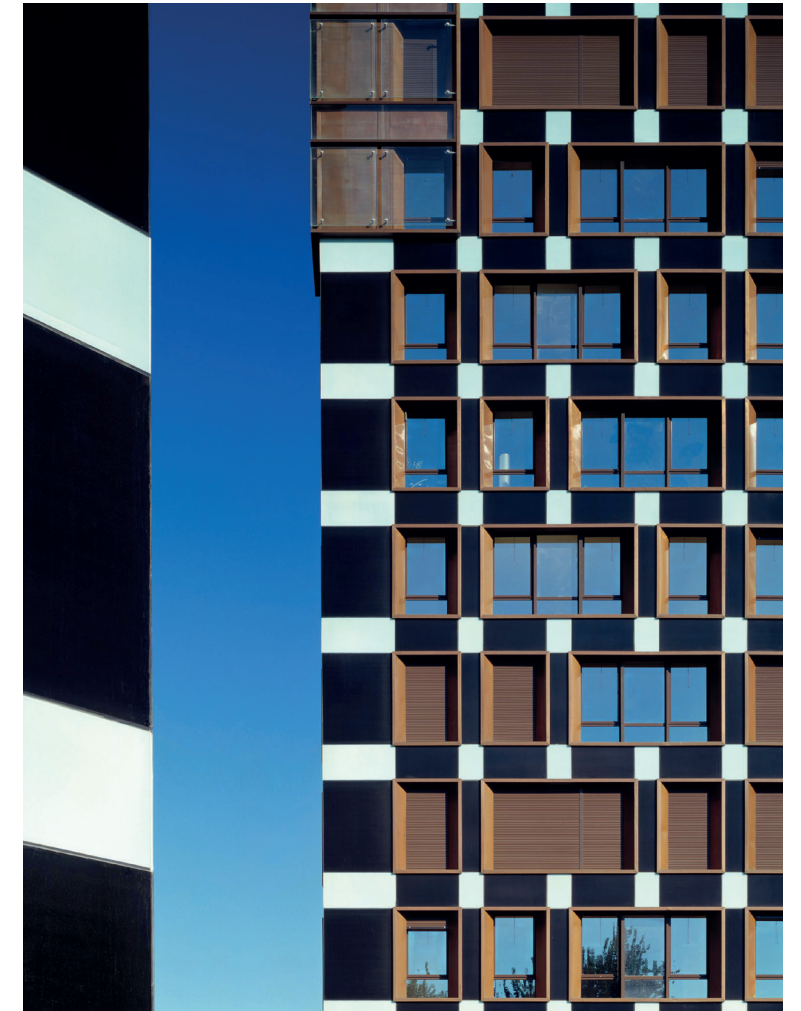
Construction cost

EUR 24 million



Insights

For the first time since the start of China's building boom, the design of MOMA's three residential towers incorporates the principles of transition and sustainability.



Sustainability across the board for China. The remit in this fast-growing district of Beijing, half way between city centre and airport, was to design two residential towers to slot into an existing master plan with predetermined heights and positions. Other requirements were architectural quality, upmarket interiors and energy optimisation and sustainability – a first in China at the time of building. Despite the tight schedule, the result broke **new boundaries in terms of sustainable, environmental building** in Asia. It used tried and trusted techniques such as centralised ventilation control and heat recovery for the first time on a large-scale project in Beijing as well as implementing **additional sustainability criteria including cultural acceptance and flexibility of use. Drawing on a Chinese tradition** that gives the garden precedence over its buildings, the two towers with their trapezoidal footprint were positioned at the edge of the extensive landscaped grounds. These grounds provide an environmental highlight in the dense urban space, their attractive landscaping contrasting with the strong geometric forms of the buildings.

Maximum comfort, minimum energy consumption. An active roof incorporating heating and cooling elements together with the ventilation control system guarantee a continuous supply of fresh air at constant room temperatures and humidity levels. Window reveals angled according to façade orientation provide **optimum lighting in the individual apartments**. The 208 spacious 4- to 5½-room apartments have been fitted out with **carefully chosen materials and with a keen eye for detail**. An **ingenious floor plan** ensures **high flexibility of use** and provides considerable scope for furnishing. Meanwhile, the **façade design reveals local influences**. The checkerboard pattern of the glass panels, underlaid with black and white, for example, is a reference to the Chinese principle of yin and yang, while red copper window surrounds provide another touch of colour. But these materials were also chosen with pragmatic factors in mind – at the time of building both glass and copper were comparatively inexpensive raw materials in China.