

BEIQIJIA BUSINESS PARK

Category: Commercial Office | **Location:** Beijing, China

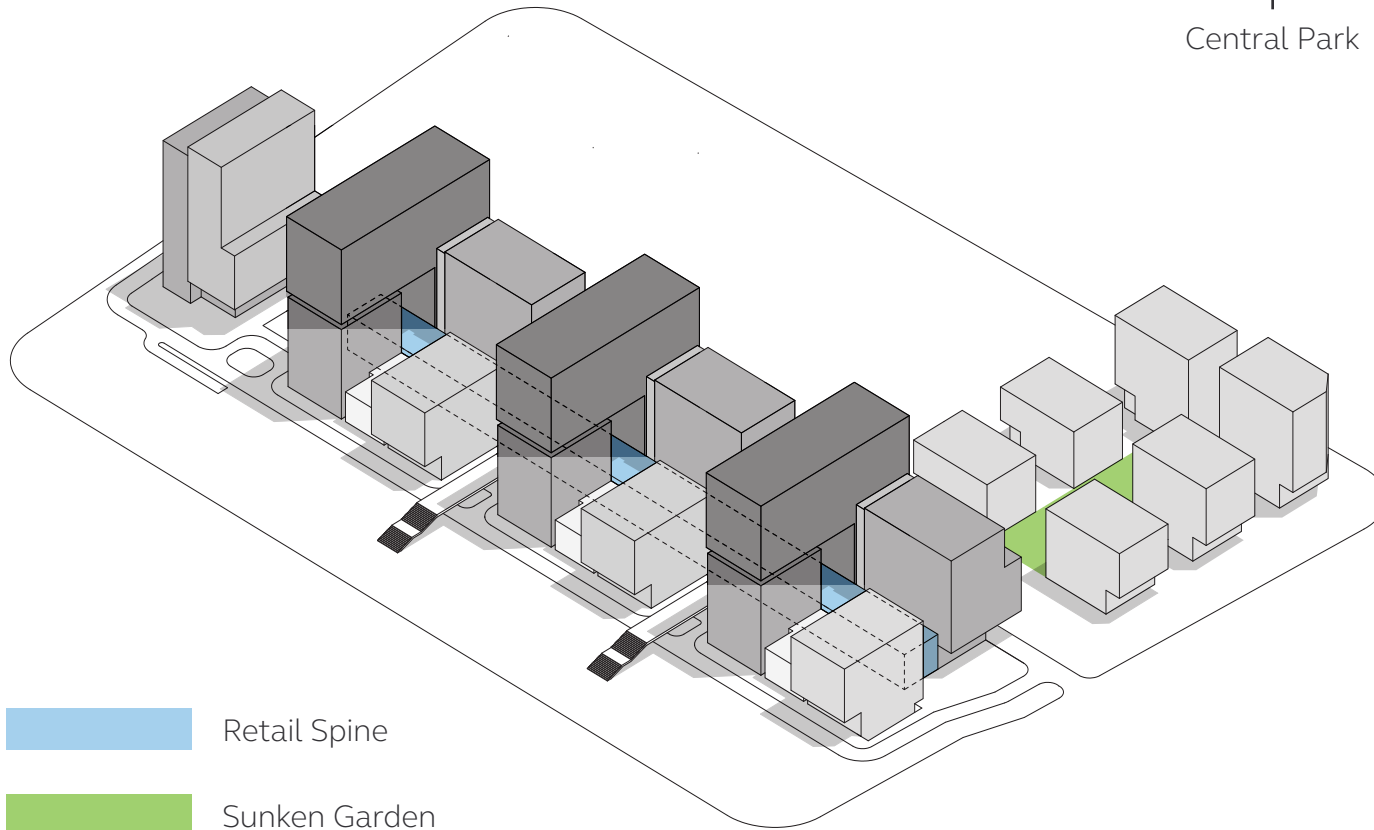
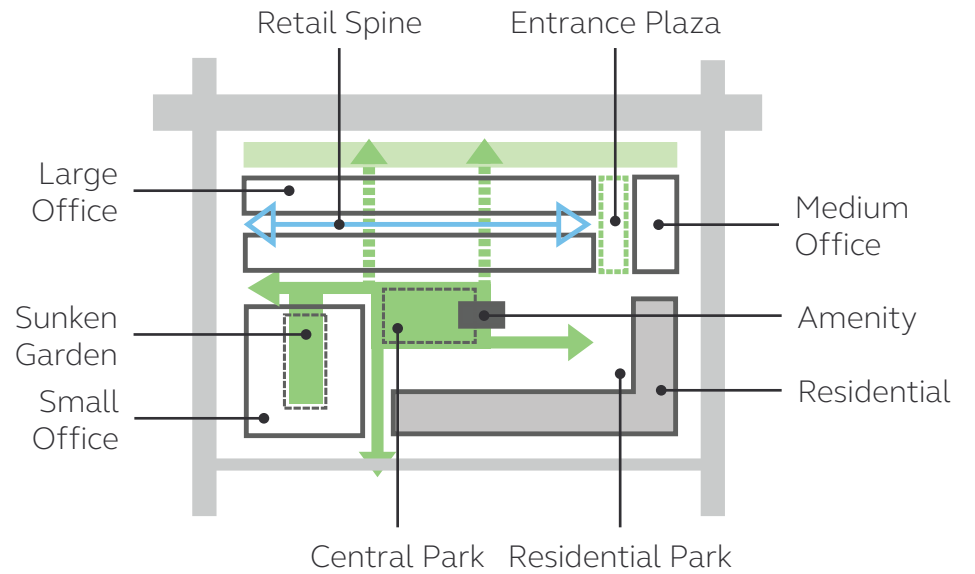
The Beiqijia Business Park project is a 1,300,000 SF, large mid-rise mixed-use development dominated by the office program. The site is located on the outskirts of Beijing and is the first major Class A project in the emerging and fast growing urban area of Beijing. This development had to establish context and set a benchmark for the future of the entire urban area. The project brief called for a strong architectural presence and sense of place, while also being economically successful. The

project is a nucleus for the emerging urban environment, designed to promote robust social networks while also establishing connections between people, nature and technology. We strived to achieve both elegant simplicity and diversity in architecture. The project massing was split into sculptural volumes and arranged as a composition of large office and small office compartments. These volumes are interconnected but have separate individual core elements. Each building volume could be sold or

leased as a separate workplace space. An internal retail atrium connects large office buildings and accommodates a variety of retail and amenity programs. The design approach proved to be extremely effective, as the developer sold the entire office program before construction broke ground. Given the current challenges in the real estate market in China, this was a special achievement. In fact, this project became one of the most successful developments for our client.

PROJECT DIAGRAMS

Interconnected volumes with individual cores





Sunken garden and small office

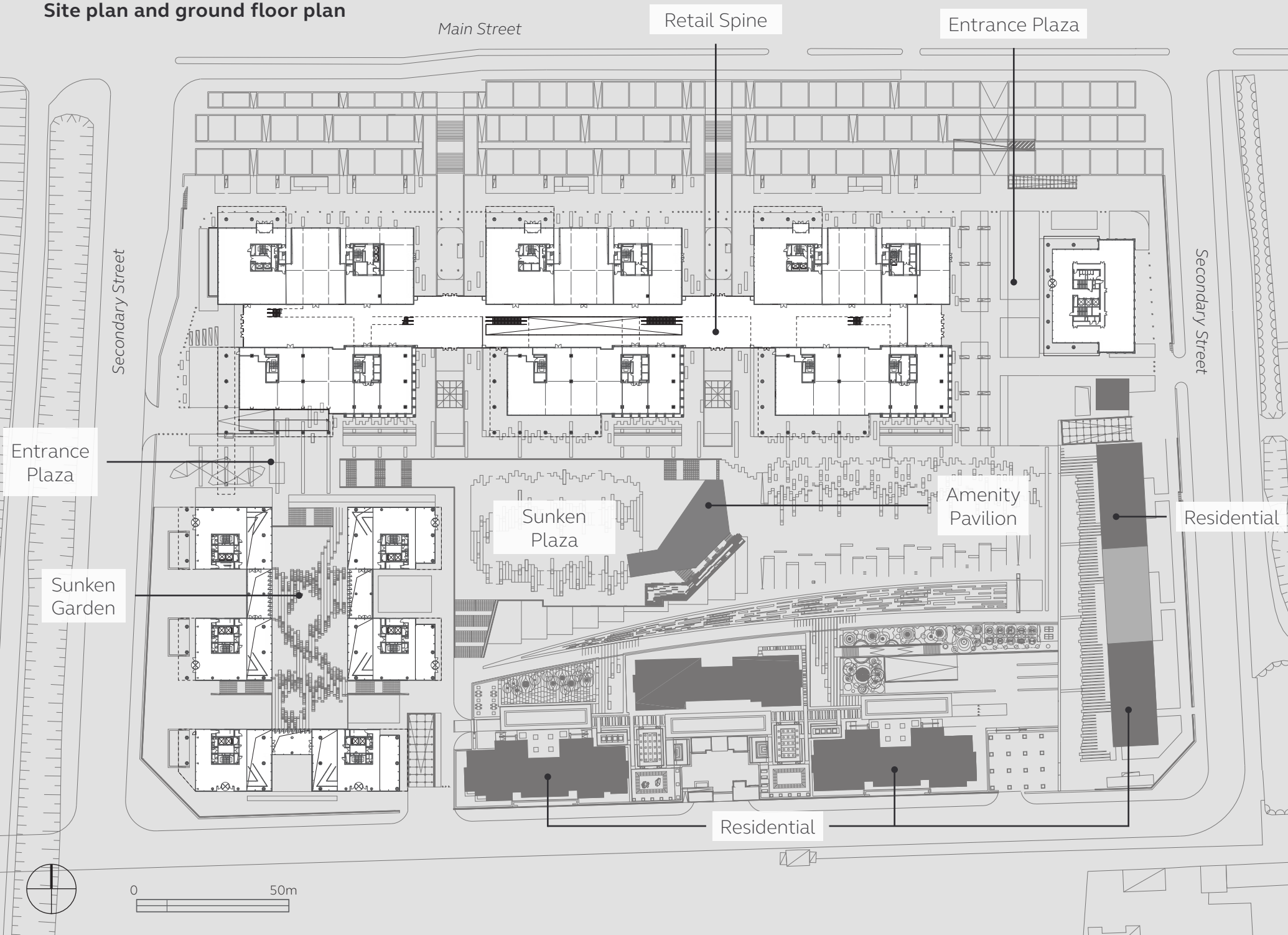


Street view of large office along main street



Aerial view

Site plan and ground floor plan



Main Street

Retail Spine

Entrance Plaza

Secondary Street

Secondary Street

Entrance Plaza

Sunken Garden

Sunken Plaza

Amenity Pavilion

Residential

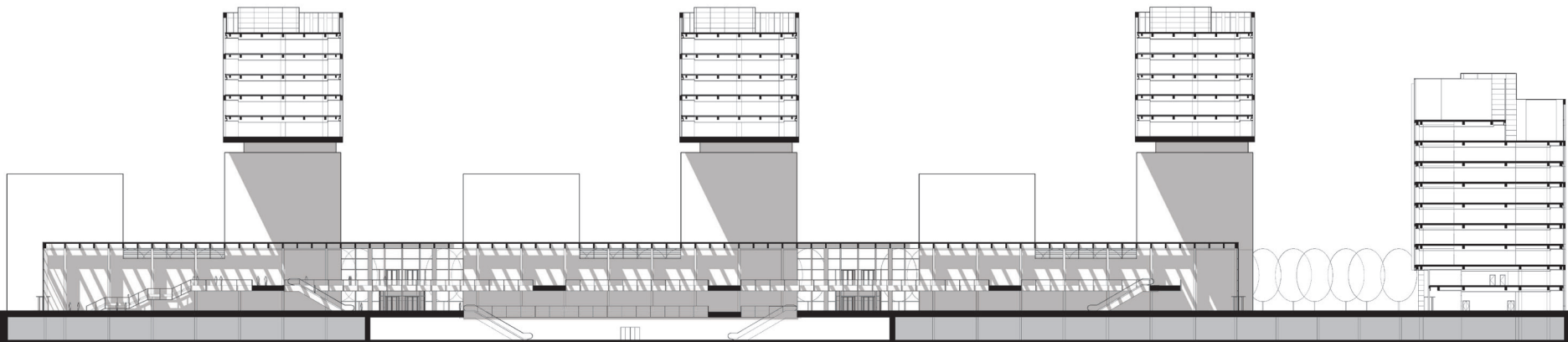
Residential

0 50m





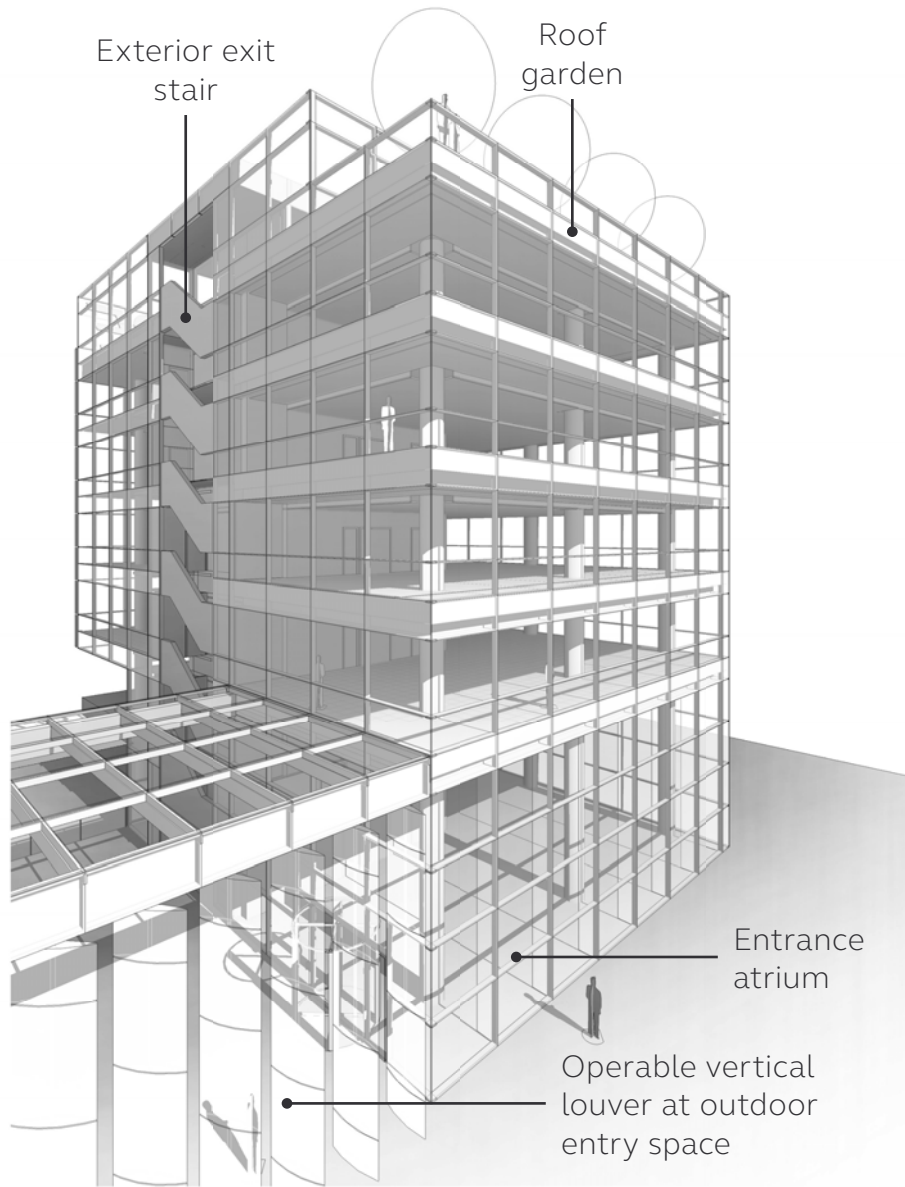
Section at retail spine



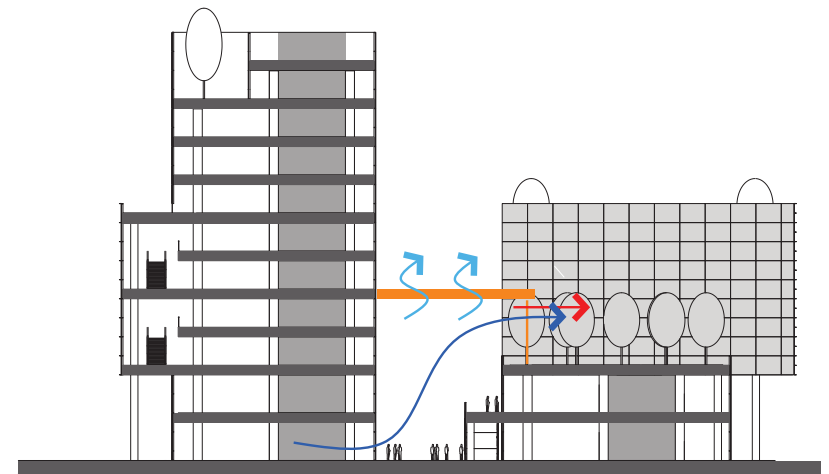
0 20m

The retail spine is enclosed in a weather envelope, invented to create a community space protected from the harsh natural elements and minimize energy consumption. Our solution for the 230 meter-long internal atrium integrated structural expansion requirements included three separate fire compartments and sustainable intent for passive ventilation, cooling and heating.

SMALL OFFICE AND SUNKEN GARDEN



LARGE OFFICE AND RETAIL SPINE



- A █ Natural ventilation through operable wall panel
- B █ Natural ventilation through operable skylight panel
- C █ Mechanical system to assist natural ventilation

An extensive design study of solar loads and fluid dynamics simulation of air movement informed the design of the weather envelope skylights and curtain walls. The solution enclosed, passively ventilated, cooled and heated the 230m long internal atrium.



Sunken garden

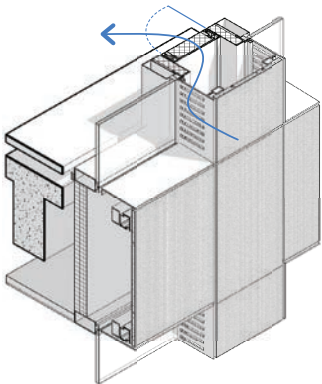
FACADE SYSTEMS

The façade of the **large office building** features a visually hidden operable ventilation system. The elevation is defined by the stone grid cladding with two-story “windows” of curtain wall systems. The metal façade return around the glazing is perforated. Operable interior panels hidden behind

the façade’s stone grid allow exterior air to enter the space through the wall cavity. The façade of the **small office building** features deep shadow boxes with integrated lighting and reflective internal spandrel panels to reflect sun light and create a facade appearance of the vision glazing.



Large office building facade
Hidden ventilation system



Small office building facade
Deep shadow box with integrated lighting

