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云南省大理苍海一墅国际养生度假小镇

Dali Stone Mountain Resort, Yunnan

维思平建筑设计 /
WSP ARCHITECTS

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摘要 ……

云南省大理苍海一墅项目位于大理古城与下关新城之间，背靠苍山，面朝洱海。设计团队通过完善基础设施配套建设、保护场地原有的优美自然环境，以及在建筑设计中突显地域特色等方式，实现了“风景的再生”，打造出了一个集居住、酒店、商业、度假多种功能于一体的旅游地产项目。

关键词 ……

旅游地产；自然风景；规划；文化传承；建筑设计

Abstract …

The Dali Stone Mountain Resort in Yunnan sits between the old city of Dali and the new city of Xiaguan, with the Cangshan Mountain on one side and the Erhai Lake on the other. The design team reshaped the landscape by improving the infrastructure and support facilities, preservation of the natural environment, and highlighting local cultural and architectural characteristics. A tourist destination was created by integrating residence, hotel and commerce facilities.

Key words …

Tourism Real Estate; Natural Scenery; Planning; Cultural inheritance; Architectural Design

项目背景

本项目位于大理古城与下关新城之间的七里桥感通寺区域，背靠苍山，面朝洱海，地势西高东低，属大理州、市严格保护的海西苍山坡地。场地东侧距214国道300m，西侧与国家地质公园相邻，东南侧为原生态的白族聚落村庄，北侧紧邻通向苍山地质公园的新感通路。本项目的目标是打造一个集居住、酒店、商业、度假多种功能于一体的旅游地产项目。

挑战与规划设计

(1) 完善基础设施设施建设
项目具有得天独厚的地理条件，且当

地自然风光秀丽，周边白族村落聚集，民族风情浓郁。但距大理市区相对较远，基地周边的基础配套设施并不完善，不能满足项目的高端旅游地产定位之所需。

规划以214国道为起点引入一条贯穿地块的道路，并通过新感通路直通苍山地质公园。在临近214国道的一端，设计了近2万平方米的具有民族特色的商业街区及精品酒店，可为游客提供休憩、购物等服务，生活超市、便利店、餐饮、休闲娱乐等设施满足了在此居住的日常生活所需，也弥补了项目周边配套设施的不足。在临近新感通路的一端，即项目的核心区建有大理市首个5星级度假酒店。作为

项目地址：中国云南省大理白族自治州
项目面积：44.7hm²
建筑面积：39.4hm²
项目委托：云南实力集团
建筑设计：维思平建筑设计
项目团队：陈凌、隋鲁波、孙莹、曲克明、彭涵泽、周源、苗德、许浩等
设计时间：2011年
建成时间：2013年（一期）

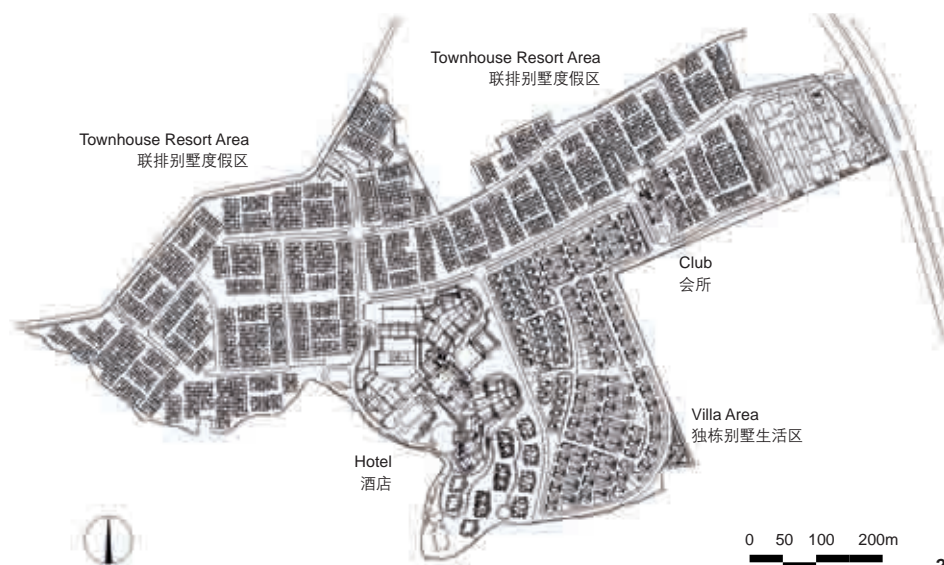
Location: Dali Bai Autonomous Prefecture, Yunnan Province, China
Total Area (size): 44.7 hm²
Building Area: 39.4 hm²
Client: Yunnan Shiner Group
Architecture Design: WSP ARCHITECTS
Project Team: Ling Chen, Lubo Sui, Ying Sun, Keming Qu, Hanze Peng, Yuan Zhou, De Miao, Hao Xu, etc.
Design Period: 2011
Completion Time: 2013 (Phase I)

1. 院墙运用当地石材，增强社区自然情趣。
1. The local stone materials add the natural aesthetic.

整体项目的标志性建筑，该酒店区总建筑面积近8万多平方米，由主体酒店和酒店度假别墅组成。新感通路道路两侧规划了若干度假组团，分为独栋别墅生活区和联排别墅度假区。面积为2 000m²的钢结构景观会所和物业管理中心布置在商业区与酒店区之间的主干路上，服务半径辐射生活区和度假区。项目整体定位为开放社区，各组团实行独立管理，同商业区和酒店区有所区分，实现了公共与私密的分隔。

(2) 保护场地原有自然环境，实现“风景的再生”

大理的旅游度假特色在于其秀丽的风光、怡人的气候条件，以及当地特有的



白族文化，而大规模的开发建设势必会对原有的环境造成影响。如何实现在将大理的美景呈现给游客的同时，又不会对场地内的风景造成破坏，是我们需要作出回应的问题。我们将对场地风景的再生作为设计目标，引入原生态的白族聚落村庄的概念，形成20多个“村落式组团”。每个组团的规模约100m×100m，这也是一个社区

最适宜的尺度。这种以组团为基准单元的规划设计模式，使得开发商能够在后续开发中，根据市场情况对产品做出调整，而且通过对不同的户型进行组合，可以形成丰富多样的组团形态。在建造的过程中，也可以节约资源，缩短工期。

控制场地的土方平衡成为了设计的重点，这不仅涉及到未来开发建设中的资金

利用，也是当地水土保持和环境影响评价中的一个重要指标。项目场地的平均坡度为10%，其中一个组团纵坡方向的最大高差达10m，规划仿照场地内的“梯田”形式，形成了4排联排产品，将联排产品分为向上、向下两种入户方式，分布在“梯田”之上。这种“梯田”式的高差处理方式最大程度地尊重了原有地貌，减少了土方开挖，又使得户户能够观山望海，欣赏到美丽景致。

大理地区风速较大，为了防风，当地的传统民居多背山而建。因此，在规划设计中，建筑布局多为东西朝向，这样既能够防风，又便于观景。同时穿插少量南北向的建筑，使得组团内的建筑形态错落有致，更具传统村落韵味。组团内部通过环形街巷组织入户，增强了组团的围合感和私密感。设计还对街巷两侧的建筑进行了不同程度的凹凸错动，或做了微小角度的偏转，从而营造出与城市居住区全然不同的传统街巷空间感受。此外，这些村落式组团还在适当的区域留有空地，作为组团内的公共交往区域。在这里，街坊邻里之间可以相互问候，闲聊家常。

组团和组团之间的建 在色彩和材质



上既相互联系又有所区分，使得每个组团各具特色。建 与道路之间更多地采用绿植缓坡，尽可能减少挡土墙的使用。组团与组团之间的区域形成公共绿廊，是游客闲瑕散步的好去处——他们可以在群山与碧水的怀抱中放松身心。在山水和谐共生的自然环境中，新的建 与绿化环境互相交融，熠熠生辉。通过对传统文化的借鉴、建 与自然的巧妙结合，实现了风景的再生。

(3) 建 设计突显地域特色

设计师还需面对建 设计上的挑战——如何在满足我们对现代建 功能及美观的需求的同时，又在情感上同传统文化进行对话，实现地域特色的传承。

在建 的立面设计上，简洁轻巧的弧形屋顶与大理传统民居相呼应，成为本方案的一个设计亮点，远观如同一片片薄云漂浮于山间。横向纹理的片墙组合打破了立面的呆板格局，令建 体量感更为轻盈。近人尺度上，同首层等高的院墙保证了居住的私密感，就地取材的石材砌 方案也赋予了组团内的街巷所具有的传统街巷亲和力。庭院入口的雨棚与坡屋顶相呼应，入口的设计引入传统格栅式样，通透的格栅透露出庭院内的浓浓绿意，使得石材砌 的院墙变得活泼起来。

材质与色彩是建 最直接的外在表现，在建 的选材上，我们也充分汲取了当地的地域文化特色。屋顶选择了石板瓦这一当地沿用至今的屋面瓦形式，效果自然，融入感强，且选用当地厂商供应的材料，从而节省了建造成本与工期。建 立面选用了具有浅灰色横向纹理的毛糙质感涂料，给人以视觉上的冲击，而浅浅的灰

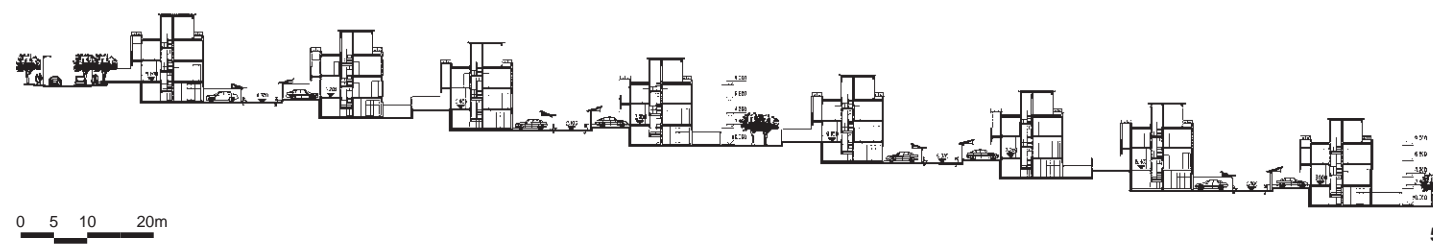


色不显张扬，能够很好地融合在大理民居本有的色彩之中。外围山墙上的石材运用不规则拼接的方式，效果自然原始，暖色石材与灰色石材的组合富有亲和力，与当地的传统民居——石屋相呼应，令建 更接“地气”地融入到大理这片土地之中。

此外，当地充裕的阳光使得太阳能在本项目中的广泛应用成为了可能。太阳能面板同屋面结合，满足四季的热水需求。

模数化的引入使建 设计过程和建造过程更加系统化和科学化。LAF

2. 总平面图
3. 从会所平台眺望洱海
4. 轻巧灵动的弧形屋顶是本方案的一个设计亮点。
5. 场地剖面示意图
2. Site plan
3. The view from the platform of the club towards the Erhai Lake
4. Curved roofs are regarded as a feature in the design plan.
5. Section diagram





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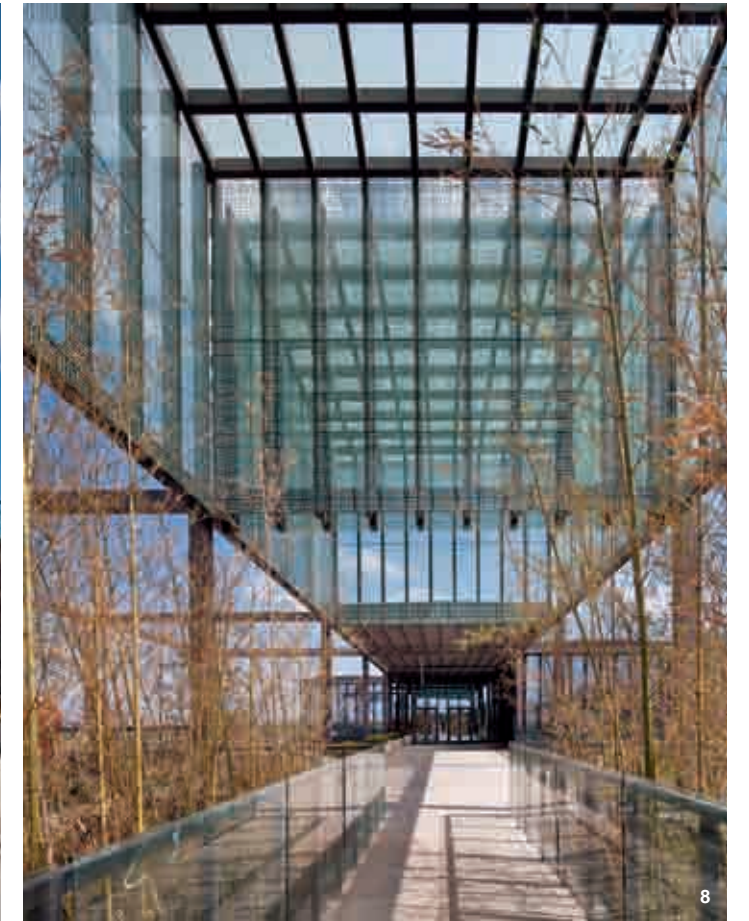
restaurants and entertainment facilities provide for daily needs, filling a much-needed void of support services. Near the Xingantong Road, a five star hotel will become the core of the project area. As the signature building, the 80,000 square meter hotel house both apartments and vacation rentals. Several hotel complexes have been designed around the Xingantong Road, which has been zoned as villa living area and townhouse resort area. Between the main road and the commercial and hotel areas is a steel-structure club and property management center that, with a total area of 2,000 m², serves the villa and townhouse areas. The entire project is public, but separation between public and private needs is realized through independent management of the commercial and hotel areas.

(2) Protection of the Original Environment and the Rebirth of the Natural Landscape

The tourist highlights of Dali are its



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Design Narrative

The Dali Stone Mountain Resort sits at the base of the Gantong Temple and Qili Bridge, between the old city of Dali and the new city in Xiaguan, with the Cangshan Mountain at the rear and the Erhai Lake at the front. The topography declines from west to east, along the Haixi-Cangshan slope, an area that is strictly protected by Dali municipal government. The eastern side of the site is located 300 meters away from the 214 National Highway. To the west is the national Cangshan Geological Park. The southwestern side of the site is occupied by a primitive Bai village settlement. To the north, the Xingantong road leads to the Cangshan Geological Park. The objective of the Dali Stone Mountain Resort is to create a tourist destination with integrated living, vacation,

and commercial facilities.

The Challenges and Needed Planning

(1) Refinement of Infrastructure and Supporting Amenities

The project site has unique natural resources located in a breath-taking landscape. Surrounded by Bai villages, the site atmosphere is defined by local ethnic customs. However, the existing infrastructure has become defective due to its distance from Dali City.

The site is linked to the Cangshan Geological Park by the 214 National Highway and the Xingantong Road. A 20,000 square meter tourist feature with new streets and a boutique hotel is located at the 24 Highway in order to provide rest and shopping services for visitors. Supermarkets, convenient stores,



6. 会所观景平台
7. 会所入口
8. 轻盈的入口通道悬浮在庭院之上
9. 会所东侧立面
6. The platform of the club
7. Entrance of the club
8. The lithe corridor at the entrance bridging above its inner courtyard.
9. The view towards to the east facade of the club

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gorgeous landscape, agreeable climate, and unique Bai culture. However, continued large-scale development and construction are bound to affect the original environment. Therefore, balance is needed between presenting the existing scenery to visitors while preserving the existing landscape of the site to achieve a goal of landscape rebirth that maintains the existing Bai villages and enhances the community. By introducing a structure for additional villages, the new owners will adjust their designs for future market conditions.

Through the combination of different housing types, diverse complex forms can also be formed, cost and time of the construction can be saved as well.

One of the design highlights is the management of filling and cutting. This affects not only funds for future development, but also the local water, soil conservation, and environmental evaluation. The average slope on site is 10 percent, with the largest longitudinal slope difference being 10 meters. The site plan uses a terrace form to create four

rows of townhouses that navigate the slope. The townhouses are positioned either upward or downward along the slope, a treatment that minimizes shifting the existing topography and allowing all residents to enjoy the view.

There is heavy wind on site and therefore local residents have historically built their houses against the mountain in an east-west direction to be sheltered from the wind while still allowing for maximum views. For the small number of buildings with a north-

south layout, they are well organized with a traditional village ambience. Ring-shaped streets increase privacy while allowing access to individual houses.

Traditional streets are differentiated from typical housing in cities through a curved street network. Generous open space allows for interaction between neighbors.

The architecture is integrated with the landscape through materials and colors, while still maintaining an individual aesthetic. Planted areas separate the buildings from the roads, and the areas between the buildings are reserved for recreation and public space. In such an environment, the architecture and landscape is linked in a way that complements and enhances one another. The rebirth of landscape is achieved through a sensitive reference to traditional culture in the context of new, urban architecture.

(3) Architecture Highlights Local Conditions

The designers also faced challenges with the architecture, specifically how to balance a need for function and aesthetics while still complimenting and honoring traditional and local practices. Local culture and traditional materials are expressed through the material and color choices. The architectural design of the new residential areas adopts the curved roof, made of stone slate, of the traditional Dali houses, representing an ethereal cloud over the mountains. Textured, light gray horizontal walls, made with local stone, break the rigidity of the facade, bringing a lively and graceful look to the buildings. The rough walls generate a visual affect that blends with the surrounding landscape. A wide overhang at the entrance offers protection from the rain and the entrance introduces a traditional grid-style of stone walls and courtyard plantings. Outside the building, materials are irregularly piled to create fencing.

This absorption of local materials



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generates a natural aesthetic that blends with the environment. Furthermore, money and time of the construction were saved by using readily available materials by local suppliers. Overall, the combination of warm-colored and gray stones generates an ambience of affinity, harmonizing with local dwellings and enabling an integration of architecture into the land.

Abundant local sunshine allows for an integration of solar energy, providing hot water around the year. Moreover,

modular architecture makes the design and construction more systematic and scientific. **LAF**

10. 暖色石材和灰色石材的组合与当地的传统民居“石屋”相呼应。
10. Warm colored and gray stones harmonizes with local dwellings and enables an integration of traditional architectures.
11. View of inner courtyard of the townhouse resort area