



The River ONE

Ningbo, China



Location
Ningbo, China

Date
2010 - 2016

Client
Hongtai

Cost
£130 million

Site Area
3,748m² + 3,584m²

Hotel Area
40,000m²

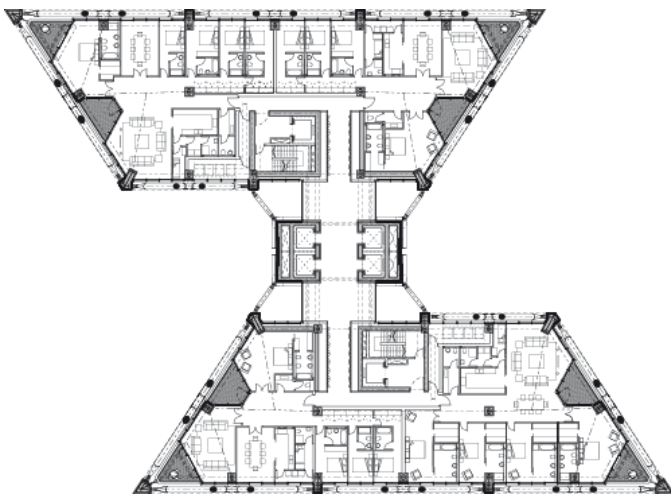
Apartment Area
40,000m²

Co-Architect
Ningbo LDI

Structural Engineer
Arup

Services Engineer
Ningbo LDI

Landscape Architect
Gillespies



The buildings are designed as a pair to frame the whole development and provide a visual link between the old and new parts of Ningbo

Awards

2018
Qianjiang Cup Award

In 2008, the Chinese city of Ningbo – located on the banks of Hangzhou Bay, south of Shanghai – created a masterplan for a new mixed-use urban district. RSHP has designed two stepped towers to mark the western edge of this new city development. The pair of 152-metre- (500-foot-) high residential towers straddles the area's waterfront and entrance to its central canal.

Each building comprises 150 units, ranging in size from one to six bedrooms, and includes penthouses, duplexes and maisonettes. Both towers feature two wings, which house the apartments, connected by a central concrete core that gives strength and creates dramatic entrance lobbies for each apartment floor. Large windows make the most of natural light and balconies are placed on the outer corners of each of the wings, to take advantage of the views.

This plan system and orientation gives clarity to the buildings' form and connects them to the new waterfront and old city to the west and the rest of the masterplan to the east.

A double-height, ground floor entrance to the first, northernmost tower links the apartments with a health club and spa located in an adjoining pavilion. At ground level, a new south-facing quayside has been created as a focus for residents and visitors. Each building's primary structure – a diagonal stability frame – is placed on its exterior. As such, the structural walls do not dictate the plan layout, giving flexibility to the interiors.

As well as their expressive external structure, the towers employ a number of architectural components that provide them with a rational, clear and legible form. The external lift cores, structural concrete floor plates, entrance lobbies and generous public realm all contribute to an architecture that offers a human-scale grain to the development.