Changsha IFS Tower T1

Facts

Official Name: Changsha IFS Tower T1
Name of Complex: Changsha IFS
Other Names: Changsha Global Financial Center Tower A, The Wharf IFC Tower 1
Structure Type: Building
Status: Architecturally Topped Out
Country: China
City: Changsha
Street Address & Map: Jiefang West Road
Building Function: hotel / office
 Structural Material: composite
Proposed: 2011
Construction Start: 2013
Completion: 2017

Height: Occupied
437.1 m / 1,434 ft
Height: Architectural
452.1 m / 1,483 ft
Height: To Tip
452.1 m / 1,483 ft

Height: Helipad
452 m / 1,483 ft
Floors Above Ground
94
Floors Below Ground
5
Tower GFA
300,000 m² / 3,229,173 ft²
Development GFA
700,000 m² / 7,534,737 ft²
# of Hotel Rooms
250

Companies Involved

Owner/Developer: The (Wharf) Holdings Limited
Architect:
  • Design: Wong Tung & Partners
  • Architect of Record: Hunan Architectural Design Institute
Structural Engineer:
  • Design: ECADI
MEP Engineer:
  • Design: Arup
Other Consultant:
  • Façade: Inhabit Group
  • Landscape: ADI
  • Lighting: Brandston Partnership, Inc.
  • Traffic: MVA Transportation, Planning & Management Consultants

About Changsha IFS Tower T1

Ideally located in the prime area of Jiefang Road in Furong District, the Changsha IFS Tower T1 complex is well positioned to achieve its primary purpose of attracting a myriad of financial institutions based in Hunan Province. This twin-tower development is based on Harbour City, a hyper-connected retail development in Hong Kong. The Changsha complex will sport an underground network of linkages to a future interchange hub (Wuyi Plaza Station) for metro lines 1 and 2. The same underground passageway will connect with one of the busiest pedestrian streets in China — Huang Xing Pedestrian Shopping Street.

The development features two supertall skyscrapers, with Tower 1 rising 452 meters and Tower 2 rising 315 meters. The rectangular form of the glass-clad towers is neatly interrupted by a series of metal fins that add a hint of complexity to their appearance and reduce glare for the interior office spaces. Tower 1 features a crown that incrementally sets back by several meters at three points, downplaying its extreme height and cementing its relationship with the second tower. Like many towers that break the 400-meter barrier, reduced floor plate sizes at the top are best suited for hotel uses—with guest willing to pay a premium for accommodations at such heights.

At the base, a block-sized podium contains a mega mall of 230,000 square meters, generating triangulation between the office uses above and transportation infrastructure below. Changsha IFS Tower T1 also has 700 meters of retail street frontage, greater than that of its likeness, Harbour City. The retail mall, among the largest in Changsha and Central China, offers amenities spanning entertainment, lifestyle, culture, and dining under one roof. This important shopping will provide critical activity to the larger development, and the district as a