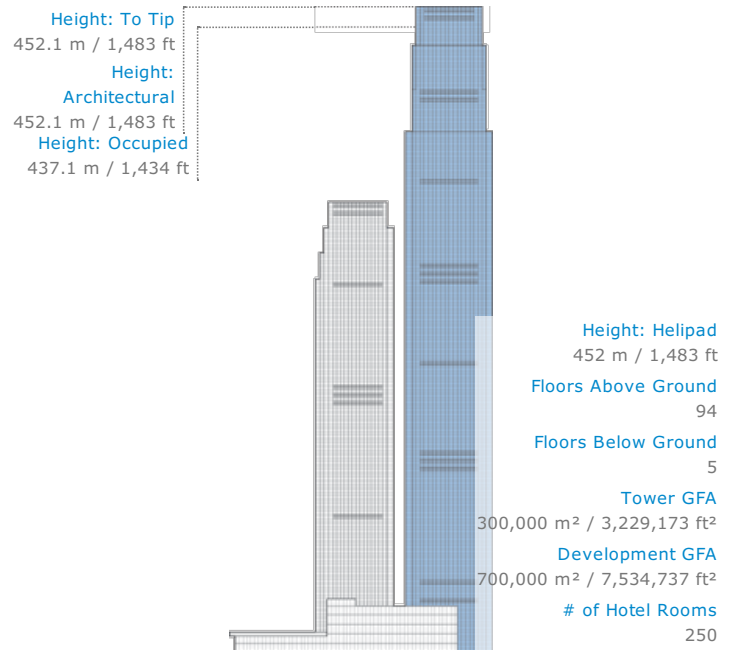


Changsha IFS Tower T1



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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

Companies Involved

Owner/Developer	The (Wharf) Holdings Limited
Architect	<ul style="list-style-type: none"> Design: Wong Tung & Partners Architect of Record: Hunan Architectural Design Institute
Structural Engineer	<ul style="list-style-type: none"> Design: ECADI
MEP Engineer	<ul style="list-style-type: none"> Design: Arup
Other Consultant	<ul style="list-style-type: none"> 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

whole.

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