

建築

BUILDING JOURNAL

HONGKONG • CHINA • JANUARY • 2011

Also in this issue
Macau Light Rail System
Kingkey Finance Tower, Shenzhen
Beijing South Station

LWK & Partners 25th anniversary

A profile on LWK & Partners
and selected projects

Building energy efficiency and
sustainable building materials

Green Building Award 2010



LWK & Partners 25th Anniversary

Growth through quality, service and understanding

LWK & Partners (HK) Ltd (LWK) embraces diversity and seeks out design solutions which are environmentally responsive and appropriate to context, brief, culture and climate. With the recognition in the industry for the past 25 years, LWK has successfully evolved into a social responsible firm and is visionary to create a better Hong Kong with its professionalism.

LWK, in fact, is more than an architecture firm. In 1986, LWK emerged as a Hong Kong based young and energetic team of passionate professionals and soon integrated as a key player in influencing the Hong Kong's urbanisation since.

LWK was involved in shaping up the residential and commercial landscape of Hong Kong, according to different needs of the ever-changing market. For example, from building up public housing in the 80s to residential highrise buildings and luxury houses in the present; from designing individual shopping mall to all-in-one complex nowadays.

Adhered to the rapid growth and increasing demand of architecture intelligence, LWK successfully created a better urban fabric over the past 25 years with the recognition from blue-chips developers in Hong Kong.

With these as groundworks, in 2001, LWK set up its first office in Shenzhen in the belief that China was already an important market with huge growth potential. By 2008, LWK was operating in more than 22 cities in the PRC.

In 2009, LWK successfully acquired a Class 1 design institute to form a new company "Shenzhen LWK YiHeng Architecture Design Co., Ltd" that will dovetail with LWK's present operation within the PRC.

In 2010, in response to the universal needs for architectural and heritage conservation, a team of conservation specialists named "LWK & Partners Conservation" is formed.

Currently, LWK has projects spreading over Hong Kong, China, Macau, South Korea, Malaysia and Middle East. Offices are located in Hong Kong, Shenzhen, Chengdu, Guangzhou, Shenyang and Australia with over 300 staff in total.





**Mr Ronald Liang, Managing Director,
LWK, forecasted the future
development of the company**

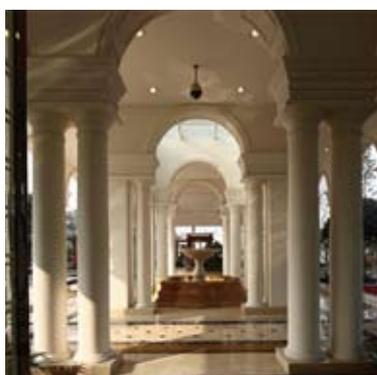
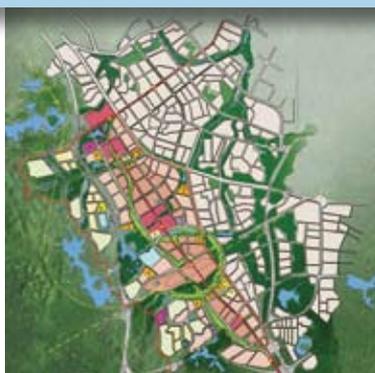
Architecture is an integrated part of modernisation. We have mastered modern architecture and urban planning like The ONE, Woshangwai, Guangzhou Taikoo Hui, Chengdu IFC and Chongqing Danzishi.

Now we have entered the era of living and constructing alongside our historical heritage in social response to universal needs for architectural and heritage conservation. Hong Kong, as an international city, deserves a harmonious mix of modern architecture and heritage.

We have the mission to maintain a good balance and shape our city's future urban landscape by sensitive conservation and adaptation of historical buildings and at the same time building contextual large scale mixed-use development in the urban fabric.

That is why we establish an additional team of conservation specialists named LWK & Partners Conservation, to diversify the services rendered by us.

We evolve as a truly one-stop social responsible architecture firm and become an integrated part of Hong Kong's and China's modernisation.





Chengdu IFC

Located on Hongxing Lu, one of the main streets in Chengdu, China, the project is in Chengdu's vibrant city centre. The development has three office towers and one hotel, all on top of a 5 storey commercial podium. The intention with the design of the Chengdu IFC is for it to be a catalyst through which the regeneration of the surrounding area will occur. As the city's new center for finance, culture and entertainment, this development will bring in new commercial business to the area.



Taikoo Hui Guangzhou

The site is located in Tianhe District, Guangzhou, China, on the northwest side of the intersection, bound by Tianhelu to the South, Tianhedonglu to the east and N1 Lu to the north. The adjacent lot to the south is the Line 3 Railway Shipaiqiao Station under construction and 300 m to the west is the Line 1 Railway Tiyuzhongxin Station. The development is to connect the stations to the basement levels.

The site area is 49,000 sq m with a total floor area of 446,000 sq m including a GFA above ground of 280,000 sq m. The development includes 4 major elements:

- A 40-storey office tower 1 and a 28-storey office tower;
- Boutique hotel at the southeast and southwest corners respectively, a 5-star



hotel at the northeast side and cultural centre at the northwest corner;

- The below ground area including a 3-storey basement car park and 4-storey loading/unloading area;
- The green plaza at levels 3 and 4.

The design intent is to locate the cultural centre, hotels and office towers at the four corners to increase visual access for the city, and at the same time to eliminate the visual barrier for each tower.

Executive Architect / Spa Interior Design: LWK & Partners (HK) Ltd
Design Architect: Arquitectonica International Corporation
Curtain Wall Consultant: Meinhart Facade Technology



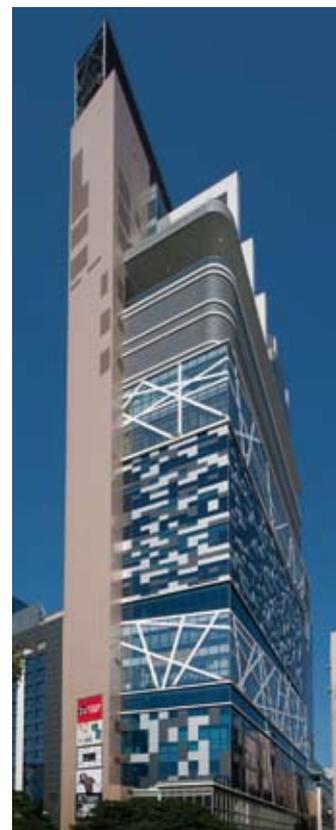
The ONE Hong Kong

Being the tallest retail complex in Asia, it's not easy to convince fickle shoppers to seek retail therapy inside this 171-meter high rise. However, LWK, the architect of The ONE has found the answer in adhering to the dictat - "form follows function". The building is divided into different zones to cater for different retail needs, which are reflected through the different patterns of glass walls on the exterior. At the same time, the exterior design of the building is representing the diverse functionalities of the complex inside. The fascinating interaction between form and function makes The ONE a gemstone in the neighbourhood.

To attract maximum patronage, this 29-storey building is designed to enhance vertical mobility through two entrances on Nathan Road and Carnarvon Road and the use of 640m-run escalators and eight high-

speed lifts, connecting each floors and zones. With generous 6m ceiling height, the retail complex receives maximum natural light to create a spacious and optimal shopping environment.

Going up to L16, a sky garden is designed to bring shoppers skyhigh away from hassle-hustle. Recognizing the increasing popularity of alfresco dining, the top five floors are set back, creating terraces with panoramic views of Hong Kong Island, Kowloon and Victoria Harbour. International fine-dining restaurants are introduced at the top of The ONE to exclusively enjoy this stunning view.



Wuhan Times Square

This project is a comprehensive development which includes four residential towers, a serviced apartment building and a five-star hotel. Wuhan Times Square is designed to capture attention from both near and far. It may not have the footprint of New York's Rockefeller Center, but in terms of massing the project certainly aspires towards the same iconic status on a prominent city centre site.

Ranging in height from 28 to 56 storeys, the four residential towers soar towards the sky, their subtly articulated forms harking back to the heydays of the Chicago school. The two taller towers are linked at intervals, creating physical as well as visual connections between the two buildings. In the foreground, the two shorter towers flank the development's focal point and a dome marks the grand entrance as well as a transition to a dramatically different language and articulation of the facade. The four-storey commercial podium draws its inspiration from the arcades of the



Renaissance, with three rows of flat arches spreading out on either side of the entrance. Up lighting emphasizes the podium's horizontality and orchestrates a sculptural effect at night.



Gough Hill Residence Hong Kong

Occupying a prime site on the Peak, No 3-5 Gough Hill Path consists of five two-storey detached houses that range in size from 5,000 sq ft to 7,000 sq ft.

The five houses are arranged to present a gently undulating profile that is in keeping with the flow of the hillside in which the houses are set. The design takes for its inspiration the classical mansions of Europe while adding a contemporary local twist. To denote the high-end status of the development, the houses are all clad in a high

quality granite and sandstone, selected for their resilience against the humid conditions on the Peak. A combination of landscaping and orientation is used to maximise views, ensure privacy and maintain individual identities of the houses. Each entrance gate is treated as an artwork in its own right.

An unique feature of the houses is the generous headroom of 7 m in the living and dining areas, which is double the height of most luxury residences in Hong Kong. Each house is approached by a spacious driveway leading up to a lofty porch. Facilities such as car park, swimming pool and roof garden are integrated into the design of each house to form an ordered series of layers.

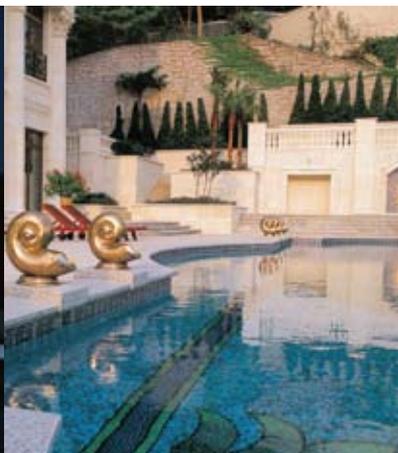
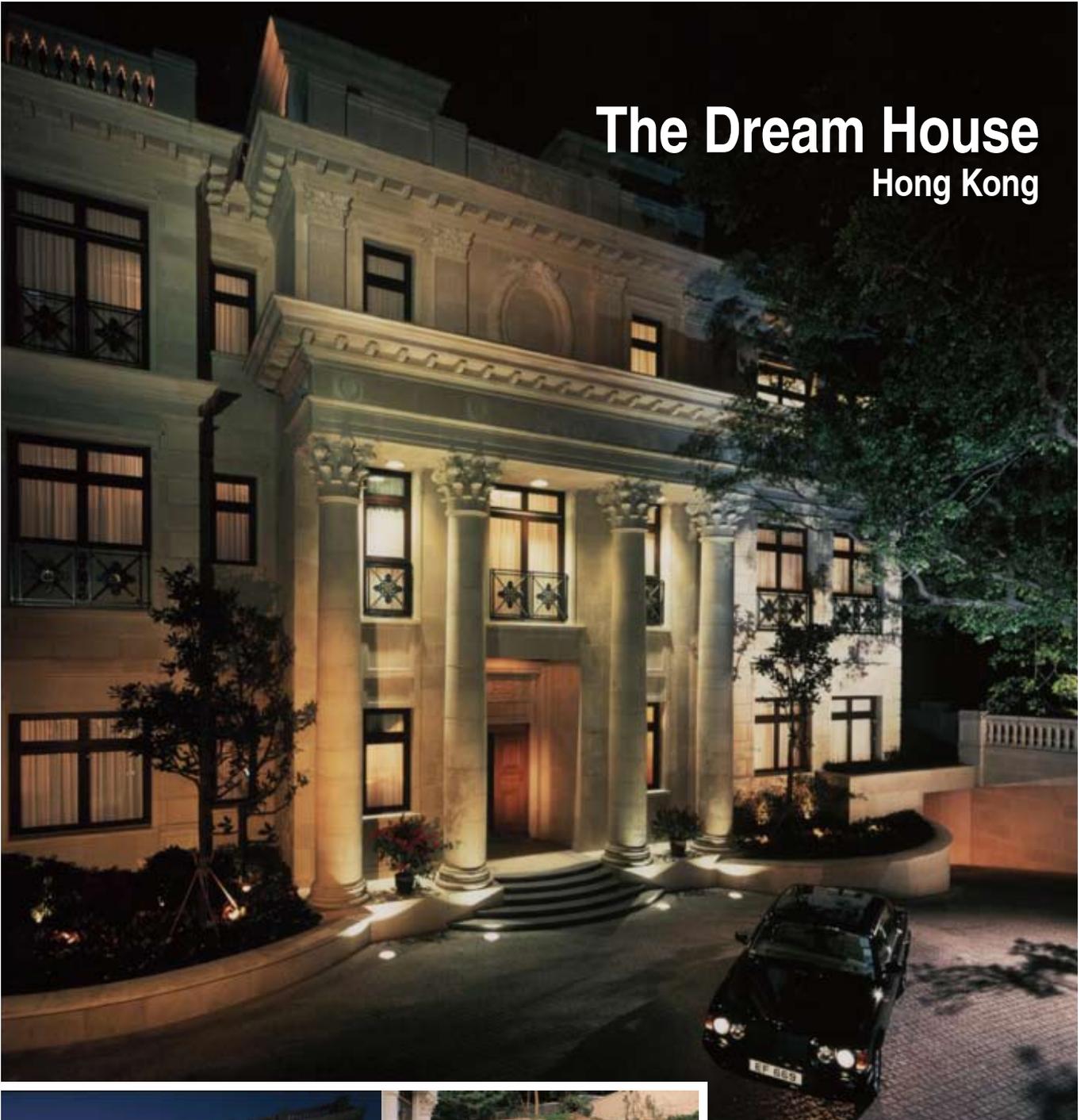
Headland Road Hong Kong



This project consists of four luxurious homes. The development occupies a site area of 4,040 sq m and is developed by Henderson Land Development Company Ltd. The development has a total GFA of 3,030 sq m. The largest house has a GFA of over 900 sq m. The homes feature a simple, clean architectural style and maximize the sea views of the south Bay. Materials used on the houses are natural stone, aluminum and glass to articulate the modern and elegant building envelope. In the design of the master plan and the positioning of houses, specific care was taken to retain existing trees on site.

The Dream House

Hong Kong



A single residence of the Neo-classical Genre designed for the top end of the luxury market. State of the art finishes and materials including pulverized limestone are employed to deliver a timeless grandeur and elegance.



The Celestial Heights

The Celestial Heights residential development located at 80 Sheung Shing Street, Homantin, Hong Kong has a site area of approximately 17,800 sq m and a GFA of 160,000 sq m. The development is comprised of 11 high-rise towers and 8 private houses on top of a 4-storey podium including a basement.

The podium car park accommodates approximately 900 residential car parking spaces and 140 commercial car parking spaces. Other facilities include a shopping arcade and residence club facilities such as the landscaped garden, outdoor swimming pool, indoor swimming pool, a gymnasium, spa, sauna and steam rooms, massage room, children's play room, music room, karaoke room, and function rooms.





The Leighton Hill

With a spectacular view of the Happy Valley Racecourse, the Leighton Hill is a luxury residential development with eight apartment blocks providing a total of 544 units in a convenient location just off the shopping paradise of Causeway Bay.

Set back on the hill after which it is named, The Leighton Hill establishes a relationship with the main road by means of a circular building containing a multi-storey ramp connected to the development itself via a pedestrian walkway-cum-vehicular bridge.

As the interface between the development and its neighbourhood, this ramp structure sets the tone for the rest of the project with its wide sweeping driveway, granite-clad in a rich, earthy palette. In declaring itself a modern and unabashed interpretation of empire-like opulence of the highest order, no expense is spared.

In addition, the podium is imposing as a whole, being entirely clad in stone with extensive use of mouldings and relief



features. Art Deco fronts in black and gold as well as more classical porches supported by charcoal columns define the entrances to individual towers.





Wo Shang Wai Mai Po, Yuen Long



Officially winning the bid for this project in June 2009, LWK & Partners is to plan the residential development of this environmentally sensitive site in two stages. The master layout plan design concept for this development is based on the idea of 'Harmony' and striking a delicate balance between the elements of aesthetics, development, sustainability and the environment. Adhering to the regulations regarding the Wetlands Restoration Area (WRA), the development incorporates sustainable design principles with luxury living. The site covers 210,000 sq m and the project will have a GFA of 83,200 sq m.



Mixed-use development at Danzishi Chongqing

This project is located at the south of Chongqing, along the east shore of Chang Jiang, adjacent to the conjunction of Jialing Jiang. The development is at the core of the CBD, incorporating urban living, international community, human and eco living into a master planning of the area. All apartments are designed in custard along the river to maximize viewing of the famous scenery and creating this impeccable scenic picture as part of the décor of the area. Neighboring to the Bin Jiang commercial area and old streets, the development stands out as an integrated self-contained residence and of greater value.

Pedestrians can access Bin Jiang by walking along 2 covered corridors, facilitated by with escalators, stairs for added convenience. Greenery and buildings in the area are sophisticatedly planned to capture views from Chang Jiang and Bin Jiang park. When viewing along the shores, there are layers of greenery, smooth curve formed by buildings in different heights, echoing with the long and flowing Chang Jiang and its hilly terrain.





Qian Tang Shan Shui Hangzhou



Inherited the principles of modern classic, aesthetic influence, historical inheritance, and the use of modern materials and techniques, the forth generation of boutique apartment expresses its beauty in a contemporary and timeless manner. It is simply a perfect reflection of the culture and essences of Qian Tang and China Overseas.

The axis of the landscaped area is designed to separate human and traffic and remains largely a visual corridor. Mixing different trees and plants in the area, it will transform into different scenes in the four seasons. Living in such massive greenery will lead people to live healthier than ever.

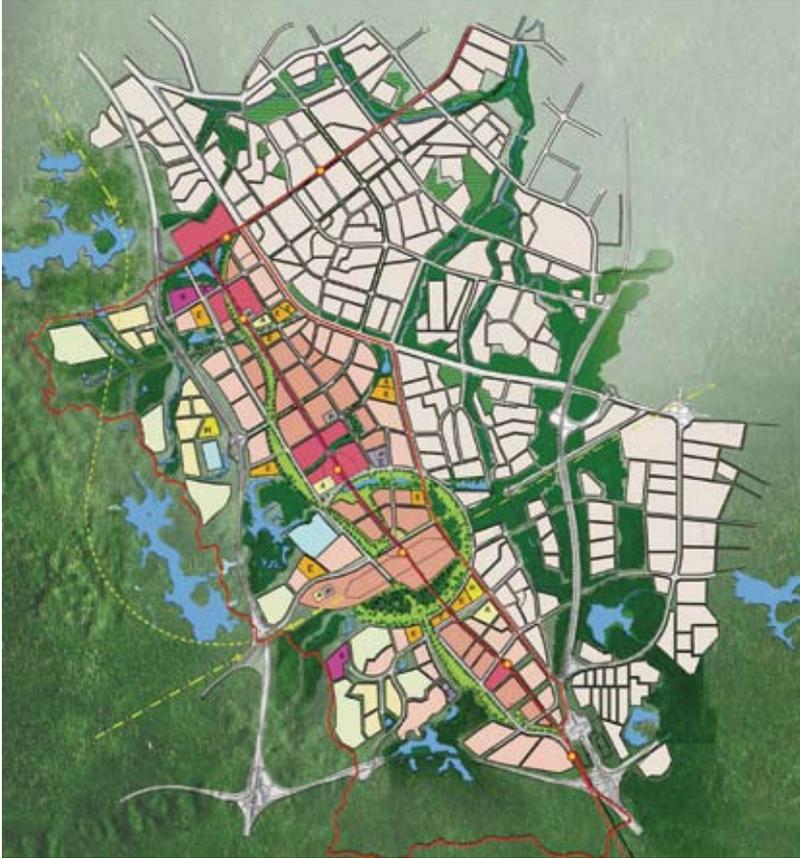
Prestige River Front Villas – a limited of only 39 villas are available for sales in 2008. Villas are all facing Qiantang Jiang and aligned in a stepping manner to best capture the endless views of the river and the sense of detaching villas which is the first attempt in the country.

Full River View Boutique Apartment – The inner garden, double volume balcony, bay windows altogether of approximately 20-



46 sq m green spaces had built up and “Ever Growing Dwelling” of a 90 sq m Boutique Apartment. The ceiling height is even up to 5.8 m at some of the apartment area and it also allows the flexibility of converting the living space to over 6 m wide which fulfills the needs of a family at different stage.

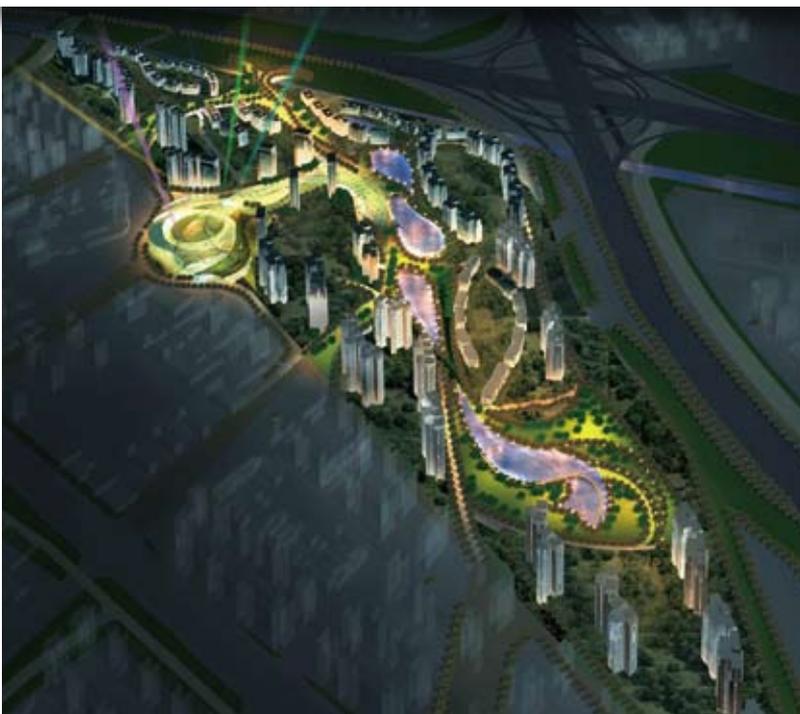
Shenzhen Line 4 (Phase 2) property development



Line 4 Phase 2 of the Shenzhen Metro is a 16 km long mass transit line with ten stations and associated property development, predominantly in the Longhua Extension Area. LWK's scope of services includes the urban planning at four of the development sites which will accommodate a range of residential, commercial and institutional properties above or adjacent to the stations.

Under development by the Hong Kong MTR Corporation, Line 4 Phase 2 of the Shenzhen Metro will embrace the comprehensive rail + property model that has been successfully realised in Hong Kong. Recognising the rapid growth of Shenzhen, the urban planning scheme for the Longhua Extension Area envisages the city's transformation into a dynamic metropolis through the integration of rail transport with a mix of properties in accordance with the principles of sustainable development.

Each station along the railway is conceived as a free-standing low-rise structure containing clearly articulated retail layers that allow direct access to and from the concourse. A mixture of high and mid-rise residential developments are set back from the station to introduce a "green" belt through the development, clearly marking circulation routes, opening up view corridors and creating space for relaxation. Serviced apartments, hotels, clubhouses, kindergartens and other commercial facilities are included to further enhance the social and cultural mix around each site.



Hangzhou Metro Line 1

The site is located in Hangzhou, China and has an area of 555,283 sq m. The development is planned to have a total GFA of 832,143 sq m, including 678,460 sq m of residential GFA and 50,000 sq m of commercial GFA.

The concept for this development comes directly from the city of Hangzhou's pride for their natural environment. It celebrates this relationship which the residents of the city have with the outdoors. Incorporated into the design are the characteristics of a transit oriented development. The design brings landscaped areas through the development, reintroducing natural landscape over the railway depot.

Shenyang Golden Mile

The Shenyang Golden Mile is to be located at the town center and the intersection point of two metro lines. It will be made up of residential and high-density multi-functional commercial areas along the Golden Mile, the main north-south axis of Shenyang. A semi-open shopping space will be created as a west-east axis for pedestrian flow. Additionally, the commercial area is to be comprised of high-rise offices, serviced apartments, hotels, shopping streets and a shopping center; all to be placed along the Golden Mile, matching the Shenyang Government's planning strategy. Plazas with different themes will also be located at different areas within the shopping center as attraction points. Two residential zones are to be built at the western and eastern side of the commercial area, providing a comfortable and convenient living area for residents.



CONSERVATION

As LWK & Partners approaches its 25th anniversary, we continue to strive for architectural excellence in a new epoch by diversifying our professional services to historical building conservation and cultural heritage management. This is our social response to the universal needs for architectural and heritage conversation. A team of conservation specialists named **LWK & Partners Conservation** is set up to manage our local and overseas heritage projects. LWK & Partners Conservation aims at becoming one of the leading conservation consultants in the Asia-Pacific region.



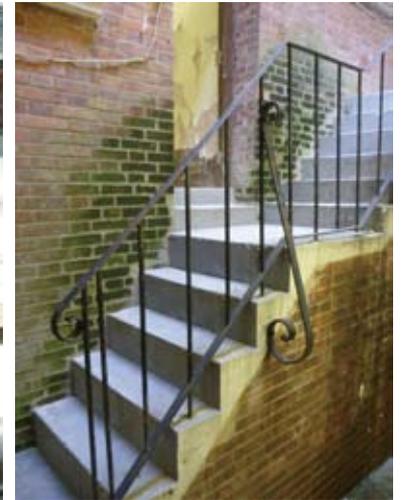
Malacca – UNESCO World Heritage



Kaiping Diaolous – UNESCO World Heritage



Woodside, Hong Kong

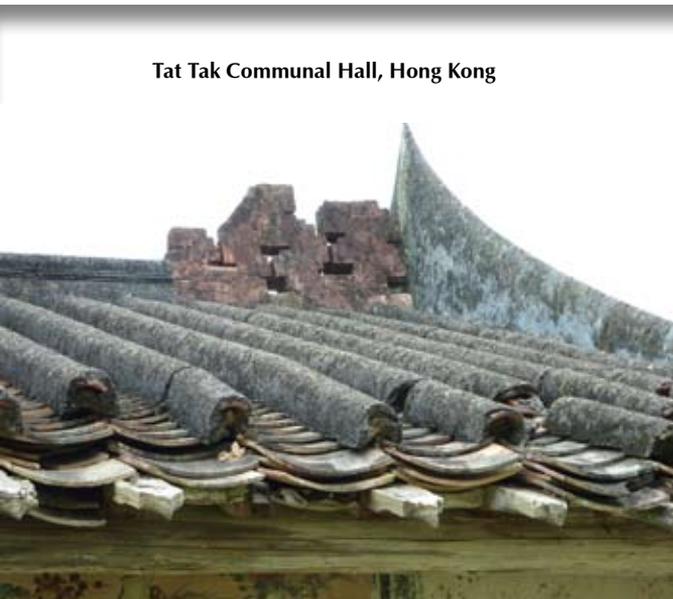


Da Peng Fort Shenzhen



URA projects – Pre-war shophouse, Hong Kong

Tat Tak Communal Hall, Hong Kong



Ronald Liang

專訪 梁鵬程

LWK & Partners (HK) Ltd

梁黃顧建築師(香港)事務所有限公司

董事總經理

創辦人

建築師事務所商會副主席



請簡述梁黃顧建築事務所成立的背景及其名字的意義

梁黃顧建築事務所於1986年成立，當時由我和另外兩位朋友共同開辦的，他們都是建築專業人士，以各人的姓氏作為公司名稱，梁黃顧建築事務所正代表我們三人，因此成立。公司於成立不久，他們就沒有參與了，但公司的名稱則沿用至今。

入行的過程

十幾歲開始便在澳洲讀中學和大學，大學更修讀建築系，後來做了則師，在彼邦工作16年，直至1980年，當時聽說未來25年，南亞洲會成為經濟中心，加上當時香港經濟起飛，我便決定回來香港工作。六年後，從事工程師的黃先生和從事設計師的顧先生，邀請我一起合資開辦建築設計公司，梁黃顧建築事務所正式於1986年成立。

開業初期規模

最初開業，辦公室在灣仔杜老誌道，當時就只有我們三人加一個秘書，工作很清閒，但從見客接生意、設計方案到繪圖，都是一力承擔，過程之中，有苦有樂，總算是吸取些做生意的經驗吧。直到1989年，公司也有10多人，營運算平穩。

公司的轉捩點

1990年代初，我們與本港大型地產發展商新鴻基地產首次合作，完成第一個工程，客人十分滿意我們的服務，自此，大家一直合作。在過去十多年裡，我們為新鴻基地產完成了不少高質素的地產項目，當中包括很多豪宅，如：禮頓山等。

至於中國大陸方面，2000年香港面對亞洲金融風暴，本地地產發展放慢，我覺得中國大陸，由其是沿海各大城市及南方的廣東省，是地產發展新興市場，極具潛力。記得當年我就是一個人，單槍匹馬跑到深圳，投石問路，開拓新天地。

經過一番努力，總算有成果。最感恩惠的是遇到國內不少客人，也是認同我們的專業服務，更能夠為他們提供最佳的方案和解決設計上的難題。

另外，內地稍有規模的地產發展商，都擁有龐大的土地儲備。一個客人可有20至30多個大型項目同時進行。我們為客人負責規劃和設計東莞一個大型樓盤，名為海逸豪庭，工程規模宏大，時至十年後今天仍然繼續。

還有，經香港客戶介紹一中國內地地產商給我們認識，我們與這個地產商，自2003年開始，5年間做了30多個項目。

直至2009年年底，我們在中國深圳收購了一所甲級設計院，更請來中國內地的同事幫忙，因為他們較熟悉大陸市場，大家互相建立信任，亦是我們的公司在內地可以快速擴張的主要原因。

大陸與香港營運模式不同之處

對我們來說，在內地擁有一所甲級設計院是十分重要的，是長遠發展策略的基石。現在，我們在內地可提供全方位的建築設計服務，對客人來說是一件好事。對我們則更能發揮所長，為客人提供全面性專業服務，不需外批。

設在深圳的辦事處，專門為中國內地客人提供服務。中國營運模式與香港不同，要做中國工程，一定要找內地專業人材配合，因為他們較熟悉中國市場



的運作，這些專材後來更成為我們深圳公司的最大支柱。現在我們深圳公司有180人，香港有130人，因為中國內地城市較多，所需的人力資源亦相應較多。

談談公司的未來目標

希望在幾年後，可以擴張公司的營運範圍，長遠會在上海、成都等商業發達的大城市設立事務所，而總公司依然會在香港。

我認為，香港的建築設計人員是訓練有素和十分之專業的。由其是經歷了香港過去十多年的高速經濟增長，本港的建築業已達到世界水準。而在個別的領域中，如高層住宅和商廈建築、公共設施及集體運輸等項目，更積累了非常豐富的經驗。

香港人材鼎盛，集國際精英，是名符其實的國際大都會。梁黃顧建築事務所紮根香港，對支援我們在中國大陸的業務，發揮了最大的效益。但在生意上，我們內地的公司是一個獨立體，無論在經營、管理和運作的模式，都是有別於香港公司。我認為這樣才能更配合內地市場的環境，有利公司未來長遠的發展。

大陸是一個很大的市場，在提供優質的建築設計服務之外，我們還需要營造一個充滿活力和希望的工作空間給我們內地的員工，使他們能發揮所長，使公司得以不斷成長。

未來香港建築業的發展

未來建築設計行業，會變得越來越窄，反璞歸真，最重要講功夫，現在香港的則師也要面對來自外國則師的競爭，所以香港人更要發奮精神。要幫客人做好每項工程，除了要明白他們的要求，每一個服務水

準一定要高，絕不能馬虎。

我相信未來會有更多香港則師踴躍到大陸發展，他們要面對的競爭者，除了香港則師外，還有國際則師樓。而最大的挑戰者將會來自面對私有化的內地設計院。

過去一些難忘和重要工程

90年代長沙灣的船廠，雖然不算很大工程，但由於項目的性質有別於一般的建築物，石屎量足有每平方呎300-400磅，可說厚得驚人，這是我們負責工程中，其中一座很特別的建築物；至於國內的項目，於2004年，為香港地鐵進行深圳四號線項目物業發展的規劃；還有香港將軍澳地鐵上蓋的項目（都會駅），我們亦有份參與其中。

未來期望計劃

由於我們在大陸有建築設計院，所以也會參予不少國內工程。在香港，我們仍然有市場，因為香港仍是一個很重要的基地，我們會繼續做好每個項目，增強我們的實力和提高我們的服務水準。鼓勵員工不斷進修，並於建築設計領域內多元化發展。

現在，梁黃顧建築事務所的業務還包括：室內設計、保育、城市規劃和綠化等專業項目。

對年青人的忠告

現在的則師行業競爭很大，加上有來自外國的則師加入競爭，對建築行業有興趣年青人，更加要提升自己的專業水準，認清方向，現在大陸市場越來越大，也是一個很好的發展和提升機會，若遇到可以到國內發展，更應好好把握。