



Langham Place, Part Two

Langham Place Hotel

Mongkok's new five-star attraction

by Tim Youngs

Completion of the landmark Langham Place urban renewal project in Mongkok has brought new levels of luxury accommodation to the district with the newly opened Langham Place Hotel. Langham Hotels International, a wholly-owned subsidiary of Great Eagle Holdings Ltd, operates the five-star hotel which provides 686 guest rooms and a host of advanced amenities.





The 42-storey hotel occupies Langham Place's Site B — a long and narrow site running between Mongkok's Shanghai and Reclamation Streets, and parallel to Site A's commercial and retail towers. As part of a comprehensive redevelopment project carried out by the Urban Renewal Authority and joint-venture developer Great Eagle Holdings Ltd, the hotel shares its 3,157 sq m site with a wide range of government, institution and community (GIC) spaces as well as a minibus terminus and a 1,100 sq m public open space.

In tackling the project, the designers had to develop a plan to accommodate both luxurious

hotel areas and the various community uses in the same tower. The solution was found in elevating the hotel to the fourth floor and above, with the reception and main lobby reached by lift from the street level vehicular drop-off and entrance lobby.

GIC facilities occupy the remaining space within the Site B podium. The minibus terminus, featuring 24 spaces plus room for turning circles and parking, occupies the ground floor at the northern end of the site, while the two floors above it hold a Food and Environmental Hygiene Department cooked food centre and a Social Welfare Department community centre



including a nursery and youth centre. Access to the community facilities is from street level at Shanghai Street or via a wide 24-hour footbridge from the Langham Place shopping centre across the road. The cooked food centre also opens out to the public garden's upper level. The design team ensured that quality and materials selection in the GIC facilities remained on par with that of the entire Langham Place development, whether in providing a footbridge connection of equal standard or in applying the same stone finish to the exterior.

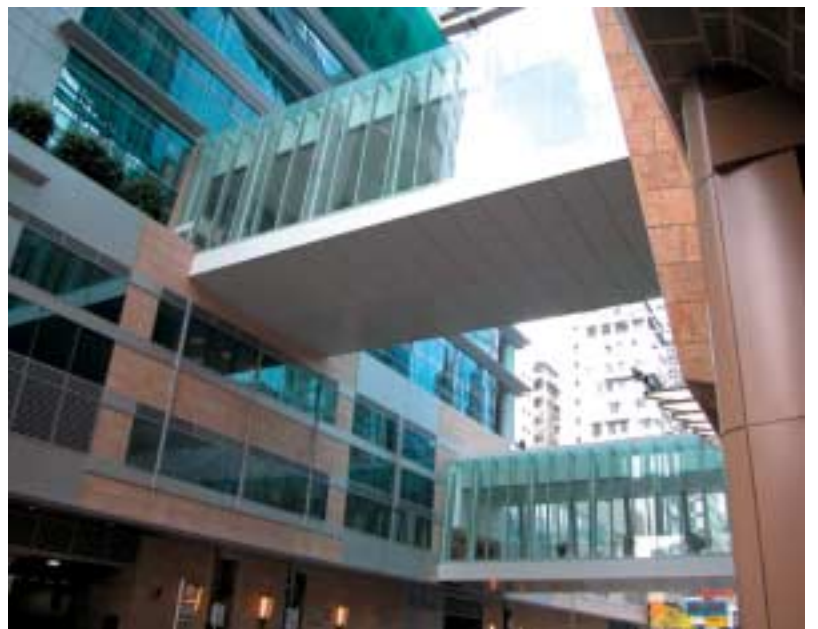
The public garden on the southern end of the site is spread over two levels with a ramp and



spiral staircase providing access between the two. The split-level park benefits patrons of both aspects of the Site B development — hotel visitors now arrive at a forecourt beside a lush garden while people heading to the cooked food centre can find a more pleasant environment there as well.

The hotel

As director of architects Wong & Ouyang (HK) Ltd Lam Wo Hei explained, raising the hotel's main lobby to the fourth floor above the GIC areas was a desirable option to the design team. "The fact that we have the lobby on Level 4 means that we are away from the hustle and

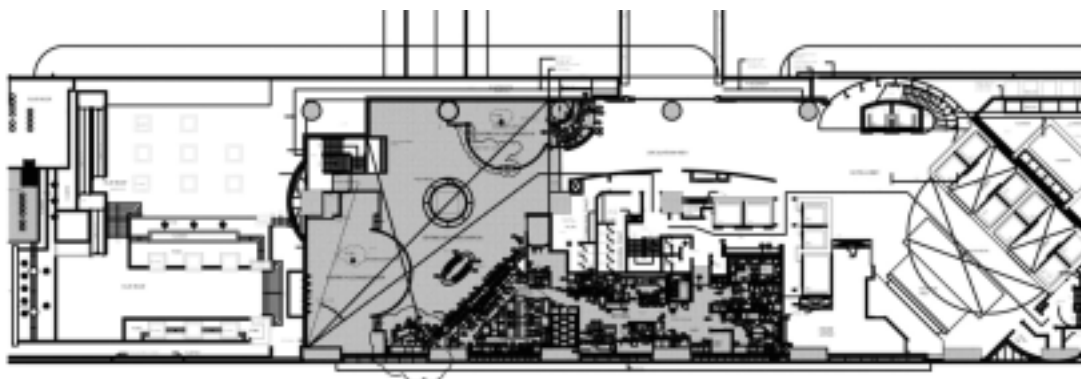




bustle. If you go to the lobby today and sit in the coffee shop, you have a nice garden outside and you hardly notice this is Mongkok," Mr Lam said.

The fourth floor double-height lobby also benefits from being on the same level as Site A's

central atrium — the focal point of the entire Langham Place development and a space connected directly to the hotel by a wide footbridge. "The fact that we have a very wide bridge, an elevated level, a garden and a coffee shop across from this 60-metre high urban



4th floor plan



Portal - Work & Play





Portal - Work & Play boardroom

oasis is in many ways far better than if we had the lobby on the ground floor," Mr Lam explained. "It's not like Pacific Place, where at the Conrad or Shangri-La hotels you look out and see gardens and trees. We don't have that luxury over in Mongkok."

In addition to housing the reception area, Level 4 is the first of four floors of food and beverage outlets and function rooms at the

hotel. Filling an otherwise untapped market for higher-end restaurants and lounges in the district, eateries include The Place with its indoor and al-fresco dining at a fourth floor podium roof garden area, and the Portal - Work & Play venue which is part bar, part business centre on the fifth floor. The Ming Court restaurant capable of hosting banquets is located on the sixth floor, and the double-height 6,600 sq ft Langham Place Ballroom with floor-to-ceiling windows and multimedia technology is on the seventh floor. Additional banquet and function rooms are located on the eighth floor.

Guest rooms begin on the 11th floor, with 280 sq ft Deluxe Rooms configured around a central corridor on each floor. The Deluxe rooms continue to the 22nd floor and are followed by 310 sq ft Executive Rooms up to the 35th floor. 430 sq ft Studio Rooms and larger Kowloon Rooms ranging between 350 and 410 sq ft are also available. 50 suites follow on floors 36 to 40. All guest rooms offer sophisticated technology for both business travellers and general tourists (see *IT provisions*, page 49) and the interior design makes use of transparent materials to space-saving effect. Mirrors and extensive glazing feature in all



Ming Court



Ming Court



Shanghai Room



The Place



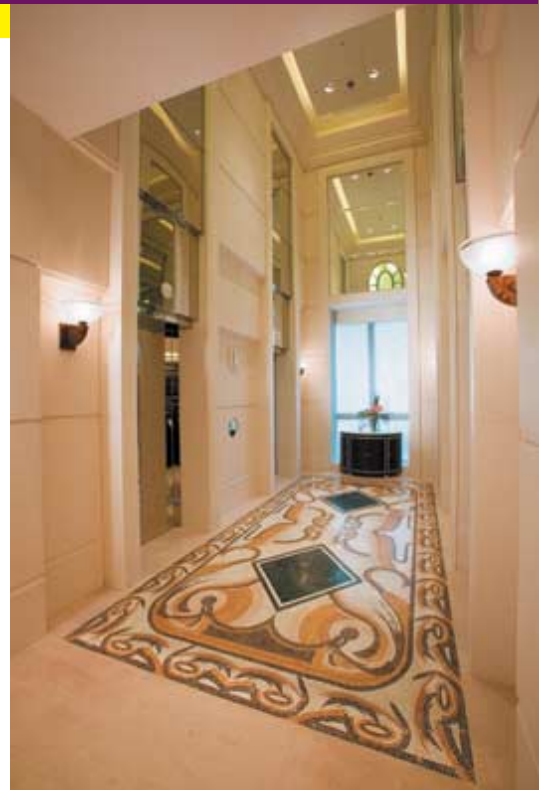


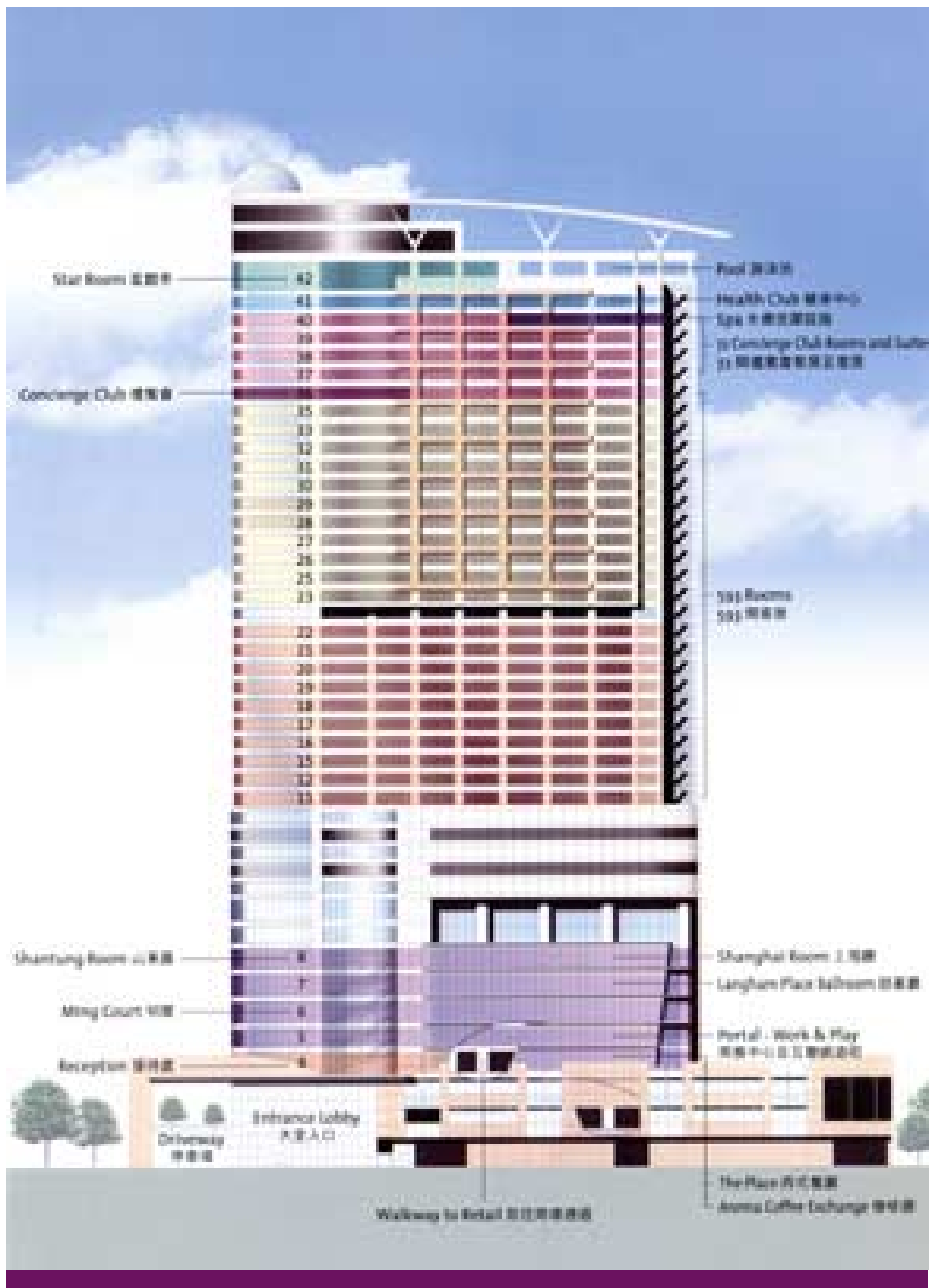
Lift lobby



guest rooms — even bathroom walls are made up of panes of glass to create a sense of larger spaces and admit more natural light, while passing along side benefits like the ability to watch a guestroom's 42-inch plasma TV screen from the bath. 2 m by 2.6 m picture windows at the hotel rooms maximise views to the surrounding district.

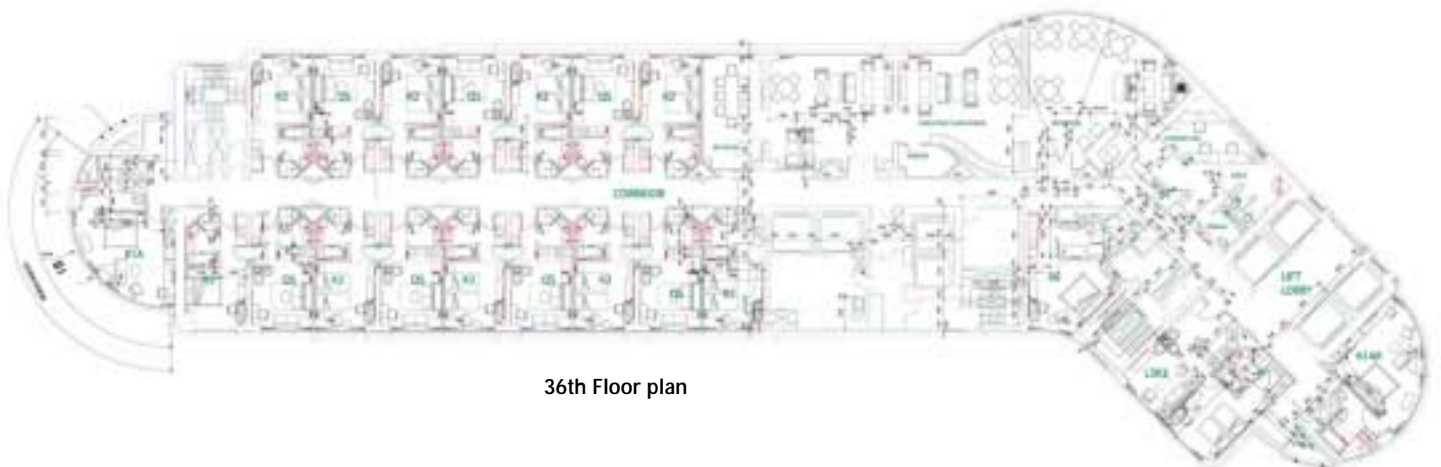
The uppermost levels of the hotel feature the Chuan Spa on the 40th floor, a gymnasium on the 41st and a 400 sq m open-air swimming pool on the 42nd. The pool is located next to the Star Room — the highest meeting venue in Kowloon and offering a view towards Hong Kong Island. The 3,450 sq ft venue can accommodate meetings of up to 150 people, has two adjacent breakout rooms for small group discussions and opens out to the deck for poolside cocktail parties. A wide range of multimedia facilities in the Star Room include video-conferencing, simultaneous recording and screening of an event and built-in LCD projectors with multiple drop down screens.







Executive Room



36th Floor plan



Langham Place Ballroom (7th Floor)



Shanghai Room and Shantung Room (8th Floor)



Star Room (42nd Floor)



Ming Court Private Room (8th Floor)



■ Meeting Space
 ■ Reception Area
 ■ Ball Room
 ■ Bar Area
 ■ Red Deck

Langham Place Ballroom





Star Room



Deluxe Room bathroom



Swimming pool






Chuan Spa

Gymnasium



Crowning the hotel is a roof feature of a dome, echoing the office tower's peak and a curved roof descending to partially cover the pool. The latter finish echoes the arc-shaped roof capping the grand atrium and retail tower on Site A, creating a unified design language that binds the components together when Langham Pace is viewed from a distance. 

IT provisions at the Langham Place Hotel

The Langham Place Hotel is among the world's most technologically advanced hotels, featuring a Wi-Fi bubble as well as colour touch-screen, web-enabled Internet Protocol (IP) telephony.

The Wi-Fi bubble will allow guests to obtain wireless voice and broadband data access anywhere in the hotel, meaning no missed calls in the gym and round-the-clock Internet access. Guests can access wireless voice services throughout the hotel using in-room wireless IP phones. The Cisco colour IP Phones also include such features as SMS, stock quotes, worldwide weather and on-line news and information channels via high resolution touch screens in the guestrooms. Users can select their language of choice for the phones' multimedia and interactive functions. Guests who have laptop computers without built-in wireless access can borrow wireless cards from the hotel, and further wired broadband and dialup access is available.

The integrated system at the hotel is designed and implemented by PCCW and comprises a converged network based on Cisco's AVVID (Architecture for Voice, Video and Integrated Data) system, a LazerSpeed structured cabling system by Avaya whereby voice, video and data communications are carried across a single IP-based system. The system includes more

than 5 km of fibre optic cables, 4,000 network connections, 1,500 IP phones, 500 wireless access points and carrier-grade networking equipment, all supported by a backbone capable of simultaneously handling almost 700Gb of data.

Other technology highlights include home country radio station streaming off the phone as soon as guests enter their rooms and programmable phones for return visitors. Rooms feature personal safes large enough to hold a notebook PC or a video camera, with the additional feature of allowing charging while in use.



Langham Place credits list

developer
Renaissance City Development Co Ltd

architect/design consultant
Wong & Ouyang (HK) Ltd

structural engineer
Ove Arup & Partners Hong Kong Ltd

m&e engineer
Wong & Ouyang (BS) Ltd

quantity surveyor
Levett & Bailey
Chartered Quantity Surveyors

hotel interior designers
Bilkey Llinas Design
CYS Associates (Hong Kong) Ltd

project manager
The Great Eagle Development and Project Management Limited

cladding consultant
Arup Facade Engineering

audio-visual consultant
Arup Acoustics

lighting consultants
Lightsource International (Asia) Limited
Tino Kwan Lighting Consultants

signage consultants
DuttonBray Design Limited
Garry Emery Design

fire engineering consultant
Arup Fire

landscape consultant
Belt Collins Hong Kong Limited

main contractor
Sun Fook Kong

foundation contractor
Bachy Soletanche
Sun Fook Kong

security system
Honeywell Limited

lifts & escalators
Schindler Lifts (HK) Ltd
Otis

waterproofing
Pak Wing Engineering Co Ltd