

PRC 建设

PACIFIC RIM CONSTRUCTION

MODERN & DIVERSE

Spawton Architecture's
thrilling reimagining
of a 1960s factory

工业智慧 现代诠释

ARTI SAN HUB

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STAIRS

MODERNIST CIRCUMSTANCE, INDUSTRIAL ROOTS

Architectural and interior design studio Spawton Architecture has modernised a half-century old industrial building in a working-class neighborhood to enable the possibility of multiple functions – office, F & B, retail, co-working space, art gallery, gym and spa – all under one roof.

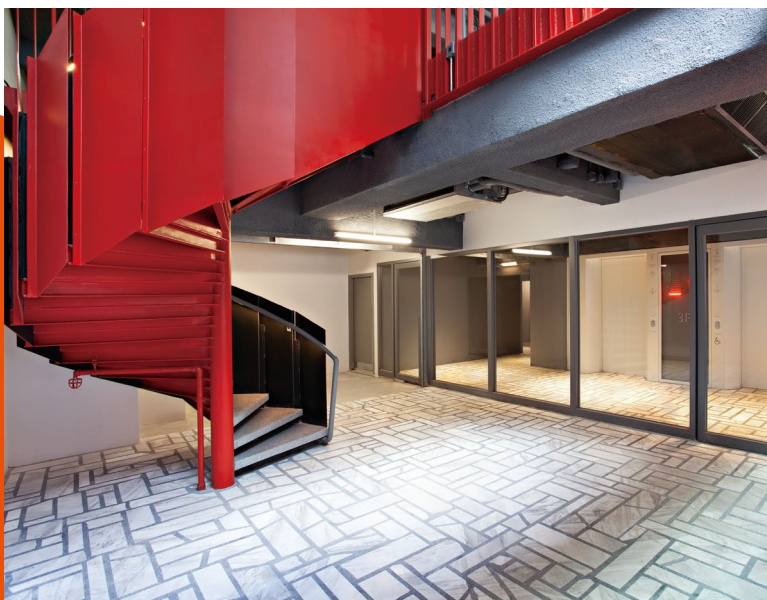
Artisan Hub, as this new commercial development is called, sits at the heart of San Po Kong, which was once a manufacturing hub dominated by multi-storey factory buildings built in the 1950s and 60s. But along with Hong Kong's transition into a service economy, the district has seen a gradual shift in character and the proliferation of office, shops, restaurant, music studios and entertainment spots occupying the existing building stock.

The original building might have been unexceptional in many ways. Utilitarian in aesthetics, many of its redeeming features had been modified or eliminated over the years. Nonetheless the overall building mass and facade composition could be seen as referencing early modernism, displaying a pleasing elegance lacking in many similar buildings. The new design is bold and striking, celebrating the building's history while unapologetically inserting drama and colour in order to set up a new, vibrant relationship with the street.

EXPANDING THE CLIENT'S BRIEF

Alex Jones, the Founding Director of Spawton Architecture, said: "We intended to expand the client's brief and envisaged a community created around a fusion of work and leisure. The building, as we see it, holds plenty of potential for functional diversity. Our vision for Artisan Hub was that of a semi-public hub for work, play, entertainment and relaxation as well as a place for learning and making."

Before its makeover into Artisan Hub, the old factory building on 9 Luk Hop Street was no more than a random collection of insular tenant spaces with no connection to each other or the wider urban fabric. The deep floor plates and enclosed façade did not allow an abundance of natural light. After extensive visits to the site to envision what it could become, Jones and his team decided to push the envelope.



Text: Michael Hoare

翻译: Derek Leung

Photography: Denise Hough (unless otherwise stated)



COMMUNITY OF SHARED EXPERIENCES

“Our design intent was to create a flexible space for tenants through a strategy of repair and intervention. We wanted to reinvigorate this old building by taking our design cues from the neighbourhood’s rich history as a manufacturing hub combined with the client’s interest in craftsmanship and the culture of modern living,” he said.

To translate this vision architecturally, his team designed a light-filled atrium that cuts through the podium’s lower four floors. A Piranesian stair in striking red connects the spaces physically, visually and socially and is perhaps the building’s most iconic feature. “The development is immediately a place of action, a place of doing, and through the very act of circulation, the user is treated to a sense of involvement and interaction. A shared, and public space defines the character of the building and invokes a feeling of community” he said.

At the top of the building, openings have been made in the roof and upper floor slabs to create a stepped sky terrace allowing light to penetrate the deep floor plan. This reinforces the notion of cross communication that the project seeks to encourage.

Getting the building users and visitors to engage in shared experiences resonates well with the emphasis on human relationship and community under The Artisanal Movement pioneered by the client, New World Development.

A RETURN TO INDUSTRIAL ROOTS

According to Jones, the entire building of Artisan Hub is designed as a “testament to the neighbourhood’s history and heritage.” For this reason, the design team decided to preserve key elements of the original aesthetic such as the sunshades adorning the old building façade. Before the building’s makeover, the battered wall and ceiling panels of its lifts were dismantled and are now used as decorative pieces displayed on the wall in the lift lobby.

Paying homage to the golden age of manufacturing in Hong Kong back in the 1960s, Spawton Architecture’s work renders a playful interpretation of building elements from the old industrial complex. The supersized terrazzo flooring was inspired by an ad-hoc floor finish from the existing building and reimaged with the use of stone offcuts from one of the developer’s residential projects.

Another reference to the streets of bygone Hong Kong is the neon lift indicator made with horizontal strips of light stacked on each other to resemble the original building.

While most property revitalisation projects in the city end up with the buildings reskinned and made to look like new structures, Jones’ design team made the effort to retain the original character of the building, its structure and components. A case in point is the preservation of the original brickwork in the fire escape stair, which have been exposed and preserved in the reworked building to nostalgic effect.

CRAFTSMANSHIP CELEBRATED

At Artisan Hub, the lifts are fitted out with unique stone buttons hand carved in Chinese characters by Hong Kong seal maker, Kingstone. A tribute to the dying craft of Hong Kong street signage found extensively in San Po Kong, they are based on the calligraphy master Li Hon 李汉 used by sign writer Li Wai 李威, preserved as a digital archive by his son.

“We sought to celebrate the building’s architectural typology by taking design cues from the neighbourhood’s industrial past. The building’s modernist industrial character also inspired the materials palette we used. The design was executed with a bespoke attention to detail focused on craftsmanship,” said Jones.

RESTORATION OF LIGHT AND LIFE

On the outcome of architectural overhaul for the Artisan Hub project, he concluded: “As a whole, the development takes an old, unloved building, previously divided up into small cellular spaces, and fills it with light and the potential for new life.”





L: Hans Leo Maes – Senior Architect, Spawton Architecture
R: Alex Jones – Founding Director, Spawton Architecture

工业智慧 现代诠释



本地建筑和室内设计工作室 Spawton Architecture 最近将一栋位于平民社区、约有半世纪历史的旧工厦赋予现代色彩，在同一屋檐下盖建集办公室、餐饮、零售、共用工作空间、艺廊、健身房和水疗中心的多用途项目。

最新开发的商业项目 Artisan Hub，位于新蒲岗的中心地带 - 在上世纪 50 至 60 年代曾是一个云集不少多层厂房的制造业枢纽。随着香港向服务经济转型，该区的风貌逐渐转变，办公室、商店、餐厅、音乐工作室和娱乐场所等均各据工厦的现存空间。

项目原貌的工厦在许多方面都可能已经败坏，当中的格局与设施要不已经拆掉就是已经修改，整栋工厦展现出许多相近建筑所缺乏的愉悦和优雅，在整体建筑质量和外观构成方面，可被视为对早期现代主义的体现。但活化后的新大厦，设计大胆且引人注目，不但赞颂建筑物本身的悠久历史，同时还毫无保留地加入戏剧性元素与夺目色彩，遂与附近街道建立了充满活力的新关系。

彰显客户的要求

Spawton Architecture 创办人 Alex Jones 说：「我们打算突显客户的要求，并设想创建一个集合工作和休闲的社区。正如我们所见，这座大厦功能多样性的潜力很大，因此我们对 Artisan Hub 的愿景是一个集合工作、玩乐、娱乐、休闲、学习与创造的半公共枢纽。」

在改造成 Artisan Hub 之前，该位于六合街 9 号的旧工厦不过是一个各自为政的租户，彼此之间以至在更广泛的城市组织上没有任何联系，深而长的楼层面积和封闭的外墙未能带来自然光线。Jones 在多次造访后，即设想该项目的可能性，然后决意和团队创建新空间，给予它一个重新机会。

共享经验的社区

「我们的设计意图是通过维修和策略而为租户创造灵活的空间，亦希望从大厦所处的街区周边的丰富历史中获得设计灵感，以满足客户对工艺和现代生活文化追求之名，来活化这座古老建筑。」他说。

为了在建筑上演绎这个愿景，他的团队设计了一个充满光线并横跨四层楼高的中庭。一道皮拉内西新古典主义风格的鲜红色楼梯在物理、视觉和社交层面上把空间连接起来，可算是建筑物中最具标志性的特征。「无可置疑，该项目绝对是一个充满动感和行为模式的场所，通过流动的行为形态，使用户感受到参与和互动感觉。一个共享的公共空间更可以是该建筑物特征上的定义，并引发一种社区感觉。」他说。

在建筑物的顶层和最上层楼板上均设有开口，形成一个阶梯式的天空露台，让光线穿透楼层，加强了项目旨在鼓励沟通的概念。

让当中的用户和访客参与共享体验，毫无疑问再次彰显客户新世界集团开创并强调人际关系与社区共融的 Artisanal Movement 理念。



回归工业根源

根据 Jones 的说法，Artisan Hub 整栋建筑被设计并定义为「街区历史和遗产的实证」，因此，设计团队决定保留如装饰旧建筑外墙立面的遮阳篷等原始美学的关键元素。活化该建筑物之前，电梯的墙身和顶部均被拆掉，如今被用作电梯大堂墙上的装饰物。

Spawton Architecture 为了向 20 世纪 60 年代香港制造业的黄金时代致敬，因而对旧工厂区的建筑元素进行了充满玩味的诠释。超大型水磨石地板的设计灵感来自现有建筑物的临时地板饰面，并以发展商其中一个住宅项目所剩余的石质物料重新构思。

另一个怀缅香港过去街道的特征是霓虹灯升降机指示器：由水平灯条相互堆迭而成，务求营造出原来建筑物的相似效果。

虽然本地大多数活化建筑项目最终的外貌和结构均像完全簇新一样，但 Jones 的设计团队致力保留该工厦的原始特征、结构和组件，其中较为典型的例子就是保留逃生楼梯中的原始砖砌结构，目的是将怀旧的效果极力保存。

精湛工艺 尽显特色

在 Artisan Hub 内，不难发现电梯内装有独特的石制按钮，全都刻有由香港印章制造商 Kingstone 手工雕刻的中国字符。该等字符均出自书法家李汉的手笔，当年并由招牌制造家李威所制作，曾是新蒲岗一带街道屡见不鲜的香港品牌标志模样。如今发展商不惜找来李威儿子所保存的数码文字档，然后将之重新发扬光大，表达出发展商向这种工艺的致敬心意。

「我们尝试从附近街区找来过去代表工业区的设计线索，重新歌颂当年工厦的建筑神韵。该工厦的现代主义工业特色也启发了我们如何使用建材，继而在执行设计上体现对工艺细节的关注，表现我们对整个项目量身而设计的取态。」Jones 说。

发扬光大 活化生命

对于 Artisan Hub 项目的建筑活化成果，Jones 如此总结道：「总的来说，那座老旧的建筑以前被细分为多个小蜂窝，因年月洗礼而被人渐渐遗忘；如今这个新发展项目一记把它活化过来，为它带来重生的光彩和体现活化的潜力。」



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THE TRANSFORMATION OF FORLORN FACTORY INTO COMMUNITY HUB

Since the policy of revitalising old industry buildings was introduced locally in 2010, the number of these properties being transformed into offices, hotels and retail spaces has increased. A recent example is the conversion of a 1966 factory building into Artisan Hub, a commercial development at 9 Luk Hop Street, San Po Kong, Kowloon.

Adaptive reuse – changing the function of old industrial buildings but not their forms – is the theme of a revitalisation initiative undertaken across ageing factory districts from Kwai Chung to Lai Chi Kok and Chai Wan. The aim is to provide more floor space for suitable uses to meet the changing economic and social needs of Hong Kong.

One recently completed project is Artisan Hub, a commercial complex with office, F&B and retail spaces, which has become an eye-catching addition to the neighbourhood with its modernist industrial character, made more prominent by a light-filled atrium, a blazing red staircase and other striking details, visible through a glass façade.

CHALLENGING FEAT

Compared to constructing a new building from scratch, it is no less challenging to convert a long existing one to different uses. Many of these challenges surfaced during the building conversion process for Artisan Hub, where Spawton Architecture, a local architecture and interior design studio, was behind its design while Fruit Design and Build Limited, a multidisciplinary design practice, was the main contractor.

Billy Li, Project Manager of Fruit Design and Build, revealed that the extent of restoration and reinforcement work required for each of such buildings differ. “As with all the other property conversions we undertook, one of the first things we did was to assess the building’s structural conditions. The former site of Artisan Hub was 51 years old. At this 12-storey building, the conditions turned out to be so decrepit that extensive concrete recasting had to be carried out for a third of its 36 restrooms, some columns and beams and lift shafts,” he said. Strengthening works also covered the design load and ground-floor footing.

Busy traffic around San Po Kong and the neighbourhood’s cramped spatial conditions posed a difficulty for the delivery of building materials to the site and construction debris to be transported to the landfill. “We had to work out the logistics together with neighboring shops, including an automotive store and a recycling shop, so they could make way for our trucks entering and leaving the site according to the mutually-agreed transportation arrangements,” he added.

Text: Michael Hoare

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Photography: Denise Hough (unless otherwise stated)



HECTIC AND HEAVY WORK SCHEDULES

Delays are not uncommon for construction and property conversion projects in Hong Kong, where design and functionality are often juggled under the multiple constraints of limited space and strict regulations. Trial and error are inevitable in the process of finding the best possible combination. Therefore, in many cases, design changes are continually made to projects well in progress. Due to constant changes undertaken to maximise the quality of the final deliverable, the main challenge was to complete the core building tasks of the Artisan Hub Project within a tight timeframe.

Despite this, Fruit Design and Build, as the main contractor, was contractually obligated to honour the delivery deadline. “In the meantime, we completed all the peripheral chores such as spalling repair, concrete recasting, permits application to the Building Department and placing orders for building materials and lifts. Once the floor layout was confirmed, we could immediately start the main contract works and speed up the progress in those final months.” Despite the hectic and heavy schedule, with the diligent efforts and close collaboration of the onsite management team and workers, the project not only met the timelines for the Fire Service Department and Occupation Permit inspections, it also satisfied all the requirements to obtain clearances upon the initial round of checks.

METICULOUS, MULTIFACETED PROJECT COORDINATION

Due to the complex and ever-changing nature of the process, the revitalisation of old industrial buildings calls for tight, multifaceted planning and management. The Artisan Hub project was no exception. On top of technical tasks, the management team found itself performing lots of administrative work, like permit applications to various government departments, and all this had to tie in seamlessly with the project schedule and sequence in order to avert delays and slip-ups.

“For instance, permit applications had to be submitted to the Building Department for Design and Build items like our steel staircase, railings and curtain wall. For alteration and addition (A&A) works, another set of statutory requirements had to be met. In addition, Construction Noise Permits and Noise Emission Labels needed to be obtained while permission from Environmental Protection Department must be sought for work outside normal hours,” said Li.

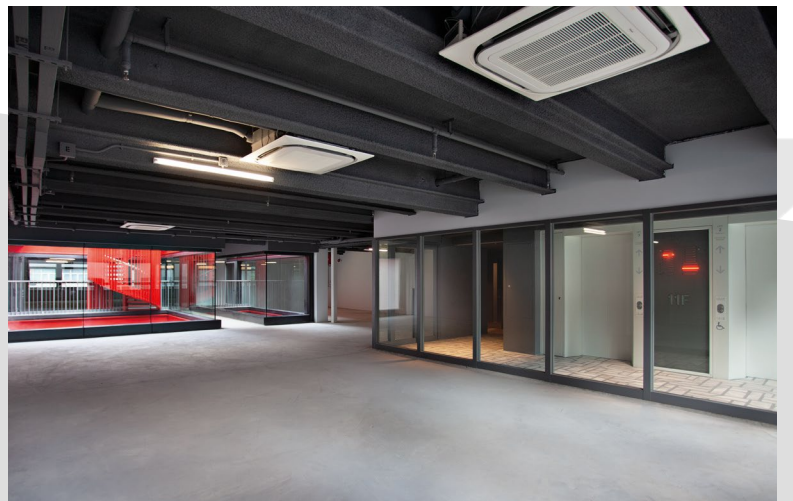
“Good project planning and management are instrumental to ensuring that the numerous statutory regulations, with regard to building standards, fire safety, air pollution, noise emission, waste disposal and numerous other concerns, are fully complied with.”

IMPLEMENTING THE DESIGN INTENT

Realising the design intent is imperative for all construction and building conversion work. This is why regular meetings were held among the main contractor, the designer and developer to sort out problems and review the project progress of Artisan Hub.

“Besides meeting the Spawton Architecture team weekly to ensure the project was executed faithfully to its design concept, it was also a must for us to visit the developer’s office on many occasions, where we applied a BIM model reviewing interfacing and other technical details, with the aim of delivering a better built environment,” said Li. It was all this communication – between main contractor, client, design house, consultants and site workers – that made the project a success.

Li is also optimistic that Artisan Hub, now with its makeover fully completed, is likely to fetch a higher rental value and result in a similar rub-off effect on property prices in the neighbourhood.



自 2010 年香港引入活化工厦政策以来，愈来愈多该类建筑物改为办公室、酒店或零售之用，其中最新例子就是将位于九龙新蒲岗六合街 9 号，一栋建于 1966 年的工业大厦，活化成商业项目 Artisan Hub。

改变旧工厦用途而非外型的活化始见于葵涌、荔枝角及柴湾一带老化工厂区的活化计划，其目的是为所需的適切用途提供更多楼面空间，应付香港不断变化的经济转型和社会需要。Artisan Hub 是其中一个新近完成的商业综合发展。项目由办公室、餐饮和零售空间组成，玻璃幕墙背后之光线充裕的中庭、亮丽鲜红色的楼梯和其他脉络分明的细节，突显其充满现代主义的工业味道，为附近街区注入耳目一新的冲击。

破旧立新 挑战难度

将现有建筑改为不同用途的挑战其他不逊于由零开始的新建，Artisan Hub 的建筑改造过程内有着的挑战其实不少，负责设计的本地建筑及室内设计师 Spawton Architecture，及负责承建的设计事务所 丰展设计及营造有限公司 在过程中同样面对不少困难以及一一化解。

丰展的项目经理 Billy Li 透露，每栋建筑物所需的修复和加固工作的程度各不相同：「与处理我们所有其他建筑物的改建工作一样，要做的第一件事就是评估建筑物的结构条件。Artisan Hub 的原有旧建筑物楼高 12 层，已有 51 年历史，状况破旧，其中 12 个洗手间以及一些梁柱及电梯槽位均需要进行大量的混凝土重铸工程；而加固工程其实还包括设计荷载和地下底脚位置。」

新蒲岗四周的交通经常繁忙，邻近街区的空间又狭窄，因而难以把建筑物料运往工地及把建筑废料运往堆填区。「我们必须与邻近的车店及回收店等店铺一起制定运输时间，使在双方同意的运输安排下让我们的货车进出现场。」他补充说。

设计多变 日程紧密

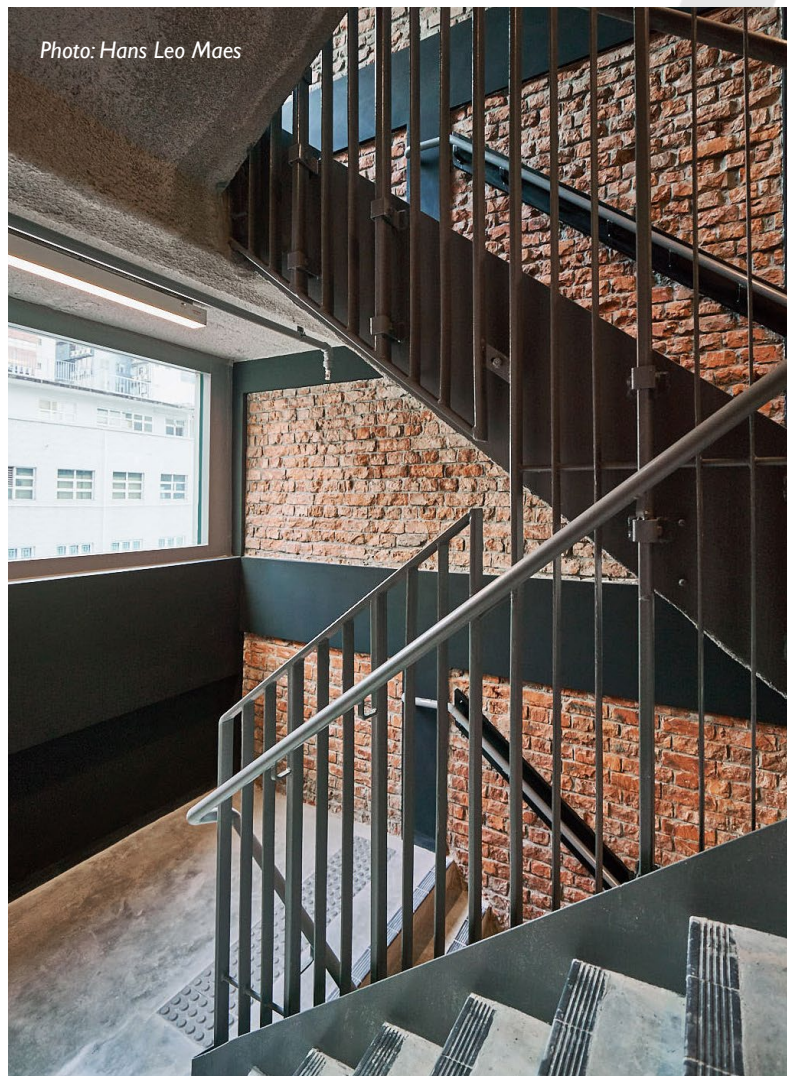
香港建筑物和大厦改建项目的延误情况屡见不鲜，究其原因，在本地有限空间和严格规管的多重限制下，旧建筑的设计和功​​能往往杂乱无章。因此，在寻找最佳处理方法时，反复试验和犯错是无可避免的。如是者，在很多情况下，正在施工的项目在设计上需要不断改变和迁就。

就是由于要不断改变设计，务求提高最终交付成果的质量，Artisan Hub 经常要面对时间紧迫的挑战。



排除万难 工厦“型”新





尽管如此，作为主承建商的丰展确实有义务要履行交付期限。「与此同时，我们又进行如剥落修复、混凝土重铸、向建筑署申请许可证，及订购建筑材料和升降机等所有周边杂务。楼层布局一旦确认，我们就可以立即开始主要工作，并加快最后几个月的进度。」尽管工作繁重，工作时间又紧迫，但由于丰展的现场管理团队和工人勤奋努力且合作无间，项目不仅符合消防局和职业许可检查的时间表，还满足了在第一轮检查时获得许可的所有要求。

协调项目 钜细无遗

由于旧工厦活化工程过程复杂，设计又会经常改变，诚然需要紧密且多方面的规划和管理，Artisan Hub 也不例外。技术任务之外，项目的管理团队也会适时地执行大量例如要向各政府部门申请许可证等行政工作，务求令项目进度和次序无缝结合，以免延误和出现漏洞。

「例如向建筑署申请所涉设计和建造项目如钢梯、栏杆和幕墙等的许可证。对于改建和增建工程，更必须满足另一套法定要求。此外，我们需要获取建筑噪音许可证和噪音排放标签，并必须就正常工时以外工作的需要向环境保护署申请许可。」Li 解释说。

「良好的项目规划和管理有助于确保项目完全遵守有关建筑标准、消防安全、空气污染、噪音排放、废物处理和其他很多问题的法规。」

合作无间 设计成果

实现设计是所有改建和活化工程而言都是必不可少的，此乃主要承包商、设计师和发展商之间定期召开会议来解决问题，并审查 Artisan Hub 项目的进展。

「除了每周与建筑团队会面确保项目如实执行其设计之外，我们还多次拜访发展商人员，应用 BIM 模型审查和其他技术，务求交付出来的是更好的作品。」他续说。只要主承建商、客户、设计公司、顾问和现场工作人员通力合作及沟通，才可使项目取得成功。

Li 乐观认为 Artisan Hub 现在已完成改造，租金价值可能会更高，同时对附近的房地产价格产生类似的影响。

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