

葵涌火葬場

何顯毅建築工程師樓地產發展顧問有限公司



葵涌火葬場擴展工程內觀

傳統上，一般火葬場給予人一種不安的感覺，這是中國人心態上對死亡忌諱使然。為了打破這牢不可破的觀感，現代火葬場的設計除了須符合功能上的基本要求，滿足有關管理機關及法例上的嚴格規定外，其設計佈局必須盡量人性化及與周遭環境互相配合，以求打破一般人對火葬場的抗拒感。我們在這個分兩階段進行的新火葬場擴建工程項目上，除謀求機能、實用及美觀三方面的協調外，更致力營造一種平和的氣氛，務求讓親友在寧靜的環境下追思已故的親人。

第一期的擴展工程為在現有葵涌火葬場範圍內的草地，建造一所可容納4個焚化爐的新設施，

第二期則拆除現有火葬設施，並在原址建造另一個可以容納4個焚化爐的新設施。此外，這擴展工程更包括各項所需輔助設施，如靈堂、停屍間、辦公室、儲物室、洗手間及停車場等。

新造建築物的外觀設計盡量配合景觀，使設施融入周圍的環境和景物。其建築比例，體積、顏色和質料經過精心設計以減少對周圍環境的影響。同時，靈堂的主入口避開現有的廠廈，更利用樹木作為綠色的緩衝帶，與面向現有工業區的一期大樓分開。在靈堂內，天然光由上方側窗進入靈堂內，除了提供天然光線作照明外，光線緩緩進入彷彿有燃點希望的感覺。室內設計利用簡約的建築素材，以

溫暖的褐色及米色配搭，營造一種平靜及安穩的氣氛。靈堂前端設置告別講台，其背後建造一道特色牆，光線在嵌壁後柔和地滲出，視覺上製造高樓底效果。在這莊嚴神聖的環境下，滲透出對亡者的一種尊重，也使親友心靈上得到平靜與慰藉。



葵涌火葬場擴展工程內觀



葵涌火葬場擴展工程外觀



葵涌火葬場擴展工程內觀

圖書館第一期及第二期翻新工程

何顯毅建築工程師樓地產發展顧問有限公司



香港仔公共圖書館大堂



牛池灣公共圖書館大堂



牛池灣公共圖書館



香港仔公共圖書館



香港仔公共圖書館兒童圖書館

在這資訊科技日新月異的21世紀，圖書館不再是古代只供人們讀書治學，校刊刻書的「藏書樓」。今天圖書館的服務功能、裝備設置等，更趨向現代化目標發展，標誌著電子化、資料化、管理自動化、資訊網絡化及交流國際化等。圖書館建築必須是有效的(efficient)，有彈性的(flexible)及可擴張的(expandable)。我們在這兩期為建築署所作的圖書館翻新工程設計上，除謀求機能、實用和美觀三方面的協調外，把每一所圖書館營造為一個舒適和諧的環境，讓讀者享受輕鬆舒暢的閱讀過程及讓使用者方便快捷地取閱所需之書籍資訊。

第一期圖書館翻新工程所包括五所跨區圖書館，分別為香港仔公共圖書館、九龍公共圖書館、牛池灣公共圖書館、保安道公共圖書館及屯門公共圖書館。設計概念採用了一名為SOID即Signage Oriented Interior Design。以標誌朝向作為室內設計之概念。設計重點是以平面設計、顏色、符號等

作為標誌融入室內設計內。此設計概念既有美感，更可靈活性地採用於其後之圖書館翻新工程項目中。標誌分別為資訊、導航、指示及緊急共四種。

第二期圖書館翻新工程，包括了花園街公共圖書館、瑞和街公共圖書館、土瓜灣公共圖書館、駱克道公共圖書館、鰂魚涌公共圖書館、沙田公共圖書館等六個跨區圖書館。每一間圖書館為當地社區提供服務，而每一地區有其文化及地區發展，與其他地區有所分別。這獨特的地區性文化成為第二期圖書館翻新工程的設計元素之一。依據每一間館的佈局，以該區的歷史圖片作為一幅幅牆飾展示在館內，營造出一些懷舊獨特的氣氛，讓讀者在使用服務過程中回憶懷緬及了解該區的歷史發展及文化的演變。

在第一期及第二期的每所圖書館均設有兒童圖書館，使小朋友在一個富於活潑，有趣的環境內，刺

激他們閱讀興趣，分別利用色彩來達成特定的功能，不但讓兒童有着溫暖舒適的感覺，也可用來分類、辨識、使兒童有更高生命力。兒童圖書館裏更特設一小角閱書平台配以掛上大型牆畫，根據獨特的主題，如閱讀園林、民族共融、體育運動等等，透過多姿多彩的顏色，活潑生動的人物及動物的構圖，加上鮮艷的地台圖案及有趣的書架，劃分一個讓小朋友活動及閱讀的小天地。



九龍公共圖書館兒童圖書館



九龍公共圖書館兒童圖書館



駱克道公共圖書館電腦區



駱克道公共圖書館兒童圖書館



花園街公共圖書館兒童圖書館



駱克道公共圖書館入口大堂



Asset Enhancement of Retail Properties New Perspectives of Hau Tak Plaza and Lok Fu Plaza

The Link Management Ltd

Introduction

Over the past few years, The Link Management Limited (The Link) has carried out a number of asset enhancement projects to optimise the market potential of the diversified portfolio of properties and rejuvenate their shopping ambience covering physical structures, trade-mixes, customer services and promotional activities. These projects are planned and implemented by a dedicated Project & Development team supported by specialist project leasing and asset management teams.

The Link has so far completed 10 asset enhancement projects, with another 11 to be completed in two years' time.

While Hau Tak Plaza, one of the pioneering asset enhancement projects launched by The Link in 2005, has already been completed in early 2009, renovation of its flagship Lok Fu Plaza is in good progress and would be completed in phases.

Hau Tak Plaza - Design by Aedas Ltd

Located in Hau Tak Estate, Tseung Kwan O, Hau Tak Plaza is a retail and carpark complex built in 1993. Comprises of East Wing and West Wing, the plaza is adjacent to MTR Hang Hau Station with link-bridges connection to the neighbouring residential complexes, thus enjoying potential quality of shopper gateway, drawing in customers from the nearby MTR station and other neighbouring developments. However, the

previous physical condition of Hau Tak Plaza was old-fashioned with plenty of rooms for improvement in terms of design, layout and trade-mix. The renovation programme was then commissioned in 2005.

Approach and Initiatives

Throughout the planning and execution of asset enhancement works, it is the primary concern of The Link to minimize disruptions to tenant's business as far as practicable, by measures including but not limit to the offering of alternative space for temporary or permanent use.

In the light of bringing in fashionable and impressive new face and shopping ambience of the centre, the concept of



“Dancing Ribbon” was introduced as the main theme of the renovation project, dynamically running through the centre presented by the design elements of curvy floor patterns and ceiling light features, together with the characteristic colour scheme. Various aspects of improvement including the effective rearrangement of layout and the introduction of trendy arcade elements were reviewed. Major changes to both wings of Hau Tak Plaza includes the repartitioning at G/F & 1/F shopping deck to improve the trade-mix and increase numbers of shops. Connective arcade corridors were created from the link-bridges run through East and West Wings to the access facing to MTR station to improve the traffic flow of the centre. The shape of atriums were

reformed to break the traditional arrangement in symmetrical forms with some modification to the existing skylights to maintain portion of natural lighting and introduce modern ceiling presentation.

A new glass housing with special lighting features to the entrance hall was created to achieve iconic and welcoming access which is eye-catching. Portion of external façades were opened up with new treatment to external façades to make more transparent and wear new image. New retail elements of advertisement panels, services counter, shroff office, fully renovated toilet provisions, decorative lighting effect and seasonal promotional venue space were all introduced to enhance the shopping ambience.

New Face

The renovation works was planned and commenced in the end 2005 and carried out in four phases. Although there were many technical and statutory issues which made the renovation works highly challenging, the project was completed successfully in the early 2009 and now Hau Tak Plaza becomes a major shopping and dining landmark offering our shoppers with quality dining and shopping choices in the district; that becomes one of most prosperous properties of The Link.



Lok Fu Plaza - Design by Ronald Lu & Partners

Lok Fu Plaza is the largest and one of flagship malls of The Link. Having regard to its market potential, asset enhancement initiatives are being launched to improve the physical structure and layout of the shopping centre for creating better retail ambience.

Existing Layout and Structure

Lok Fu Plaza is a large-scale commercial complex built in phases between 1983 and 1991 with a total area of approximately 60,000 sq.m. The Plaza is situated on top of MTR Lok Fu Station and in adjacency to a public transport interchange thus enjoys good accessibility.

The existing shopping centre is separated by two heavy-traffic roads, Wang Tau Hom South Road and Wang Tau Hom East Road, making Lok Fu Plaza a fragmented complex. The complex is divided into 4 blocks which are only connected on the top level by link bridges. The site has a significant level difference and hence entrances to the centre are provided at various levels. The Plaza has limited

vertical transportation and no identifiable primary entrance. The existing anchor department store which locates immediate above the MTR exit, has dominated the centre leaving the remaining part of the centre with unbalanced footfall. The fragmented built forms, the inconsistency in the design of different phases of complex and the lack of identity of the façade had contributed to a poor sense of 'place'.

Building Design & Concept of Renovation

The project involves extensive re-layout of the interior as well as redesign of external envelope of shopping arcade. By creating an image of one mall and one brand concept, the anchor department store is relocated to have the balance with the other magnets of footfall like performance venue and exhibition atrium, and the identity of the centre would be given by employing consistent elements for both interior and exterior. A variety of retail experiences including al-fresco dining, indoor & outdoor performance venues are to be provided. New icons and attractions such as spaces for performance and events would be instigated to create a

festive ambience at the shopping arcade. The upgraded mall would be targeted as a regional mall and to serve a wide variety of customers.

A clear circulation spine was created to improve the connectivity of the whole complex. The journey into the new Plaza will be started from a spectacular oval entrance atrium at the centre, circulation stretches north from the atrium to an anchored performance venue at the end, and extends south to a main exhibition area at the other end. Introduction of four 'Moments' was used to create the circulation spine, which also brings the outdoor space into indoor areas. Based on the theme of "Growing with Hong Kong" - the unique characteristics of the city were interpreted into design concepts as 'Vibrancy & Life', 'Chaos & Order' and 'Light, Colour & Texture'.

'Moment 1' – Entrance Courtyard

The primary entrance facing Wang Tau Hom South Road, the stepped garden was changed into a gentle-sloped open plaza which becomes easily accessible for the elderly and the disabled. The entrance courtyard has created a focal point upon



arrival. By providing both landscaped open square and generous interior space at the main entrance, an enhanced public realm will be created. The front façade, consists of clear glass wall, enables visual connection to the shopping arcade interior. 'City of Lights' - vibrant colour fins with special lighting effects, decorate the facades on the two sides of the entrance courtyard as well as the main performance venue. The elements continue across the road and become an enormous billboard identifying the Lok Fu Plaza on the street. The colourful fins further emphasize the vibrancy of colour in creating a festive ambience, which signifies the neon light of Hong Kong.

'Moment 2' – Oval Atrium

The open space is decked over and changed into an oval atrium at the main entrance, which forms the focal point of the building complex and becomes the main nodal connection - where the clear circulation spine begins. The new enclosed air-conditioned atrium could be used for all weather event space. The atrium is highlighted by a prominent bamboo sculpture at the ceiling, which symbolizes the bamboo scaffolding, a characteristic of Hong Kong construction industry.

The iconic atrium will become a major meeting point as well as a node for the shoppers, creating a sense of 'place' and a formal entrance to the shopping arcade.

'Moment 3' – Main Exhibition Area

The end of the circulation spine across Wang Tau Hom East Road, where the modest MTR entrance at basement level is located, will be celebrated by a main exhibition atrium. A new feature express escalator will bring customers to the central spine of the shopping centre and connects the northern and southern malls.

'Moment 4' – Performance Venue

The 'City of Lights' elements on the facades continue at the performance venue across Wang Tau Hom South Road. The venue is located at the elevated courtyard at first floor where a stage is to be housed. New glass façades are constructed to increase visual connection. Entrance portal with iconic tilted roof and grand steps identifies the entrance to the performance venue. Alfresco dining will be proposed around the semi-outdoor space, spilling into the courtyard, giving life and creating festive atmosphere. The modern design lanterns at high ceiling will also add vibrancy to this unique event 'place'.

Way Forward

Renovation of Lok Fu Plaza is in good progress and would be completed in phases to transform the centre into a new downtown shopping destination in Central Kowloon for shoppers of all ages and interests.

Summary

The asset enhancement programme is expected to deliver brand-new shopping experience to our customers. The Link has undertaken researches to gauge shoppers and catchment residents' views so that the optimal leasing strategy and trade-mix plan for individual malls could be determined to satisfy our customers' spending appetite. This, together with the structural upgrade and physical re-layout of the properties, ensure successful re-engineering of the assets from the perspectives of retail vibrancy and sustainability.

By progressively enhancing a handful of its properties, it is expected that The Link portfolio could enjoy higher customer satisfaction and stronger patronage, alongside with improvement in investment returns and provision of more job opportunities to the Hong Kong economy.

REDEVELOPMENT OF HONG KONG SPORTS INSTITUTE

P&T GROUP



Figure 1 Master Layout of Hong Kong Sports Institute

Located at Yuen Wo Road, Sha Tin, the HKSI complex was first completed in 1982. With 26 years of service, the existing facilities cannot keep pace with the increased sophistication in sports development and elite training, both locally and overseas. In view of this, the redevelopment of the Hong Kong Sports Institute (HKSI) is launched to better support the development of high performance sports in Hong Kong by providing world-class training facilities for elite athletes.

A new multi-purpose sports hall (Figure 3) which accommodates a 12-lane bowling centre, a Wu Shu training hall (Figure 9) and three double squash courts convertible to four single squash courts is planned at the NE end of the existing sports complex with a new direct linkage deck. A new indoor 52m long swimming pool (Figure 4) is positioned adjacent to the existing 25m swimming pool so that the existing pool can be used as secondary pool when competitions are held. A new multi-purpose building (Figure 2) accommodating athletes' hostel and HKSI's office will be constructed in the existing outdoor velodrome, right next to the main site entrance, to serve as the flagship of HKSI Complex. A new rowing boathouse (Figure 5) stands at the South corner of the site where it's closest to both Shing Mun River and Fo Tan nullah for purpose of close monitoring to training activities and direct access to water via the nullah.



Figure 2 HKSI Headquarters Building

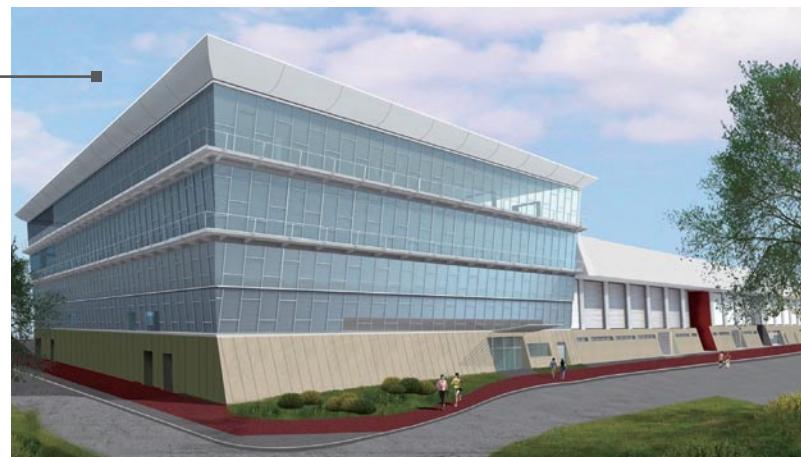


Figure 3 Multi-purpose Sports Hall

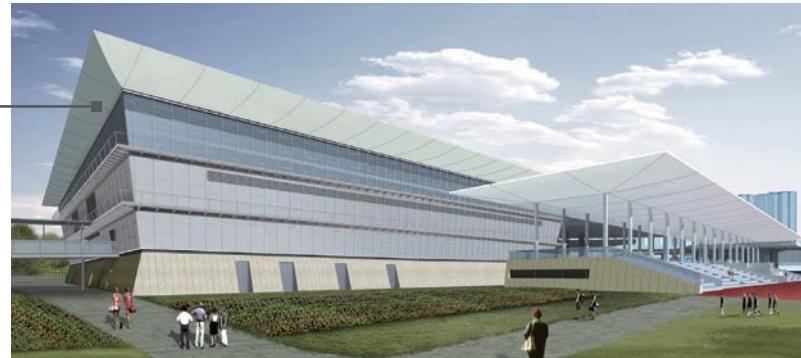


Figure 4 Indoor Swimming Pool and Athletic Track Spectator Stand



Figure 5 Rowing Boathouse



Figure 6 Main Entrance to HKSI Headquarters Building

The new and existing buildings facades are inspired by the Spirit of Sports. Instead of conventional static horizontal and vertical planes, the façade design of sports buildings adopts a more dynamic composition: a deep floating overhang in aluminum cladding at the top, a slanting glass wall in the middle sitting on reclining granite base at the bottom.

The new multi-purpose building is planned with consideration to the adjacent neighbor and site context. Instead of having traditional double-loaded corridor arrangement, the hostel is configured with a central courtyard concept (Figure 7).



Figure 7 Communal Courtyard for Local and Visiting Sportsmen

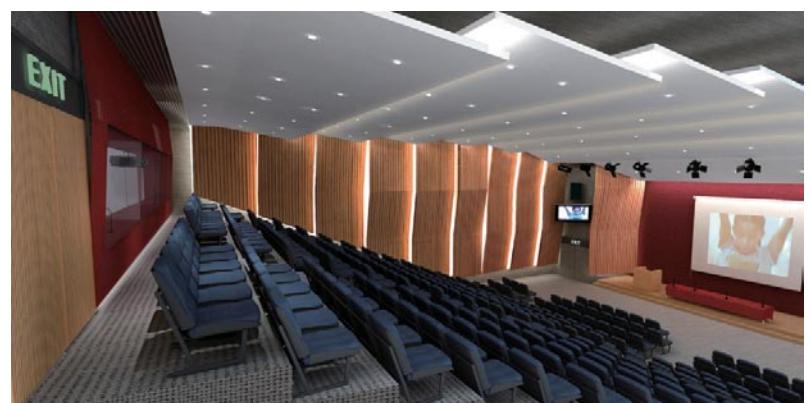


Figure 8 Multi-Purpose assembly hall

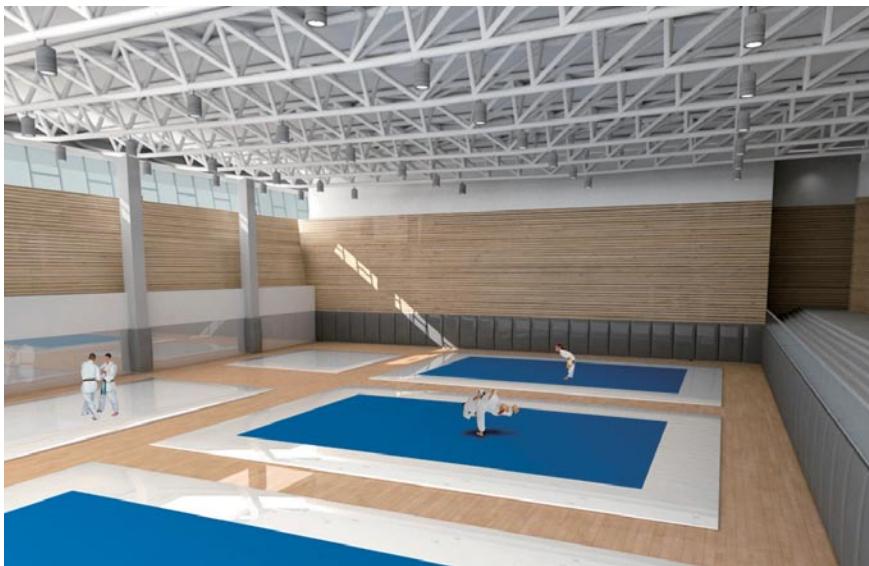


Figure 9 Wu Shu Training Hall



Figure 10 Main Circulation Spine



Figure 11 Overview of HKSI

The existing sports complex will undergo major addition and alteration and keep the existing facilities for table tennis (Figure 14), fencing (Figure 16), badminton (Figure 13), sports science laboratories, sports medicine clinic and fitness training centre (Figure 15) with expanded, integrated recovery centre and coach offices for different sports. Upper floors of the existing hostel wing along the athletic track will be demolished to give way for the new cover for the spectator stand. (Figure 4) And the lowest floor of the wing will be retained and converted for the use of Track and Field, Triathlon and other facilities such as first aid room and changing rooms. The proposed redevelopment is targeted not only to optimize the use of existing space, but also minimize the impact to the environment and the neighbours by reusing the existing building and keeping the amount of demolition work as little as possible.

Apart from simply renovating the existing space for use, the aesthetic in the existing sports complex is reinterpreted. Most of the existing space frame which is the signature of the complex is retained and will be repainted to enhance the professional image of the institute. The existing space frame at roof eave around the sport complex is modified with deep overhang and it gives a fresh look to the complex (Figure 12). The essence of the existing complex is retained and revitalized for the athletes and the public not only to reminisce the past, but also strive for the future.

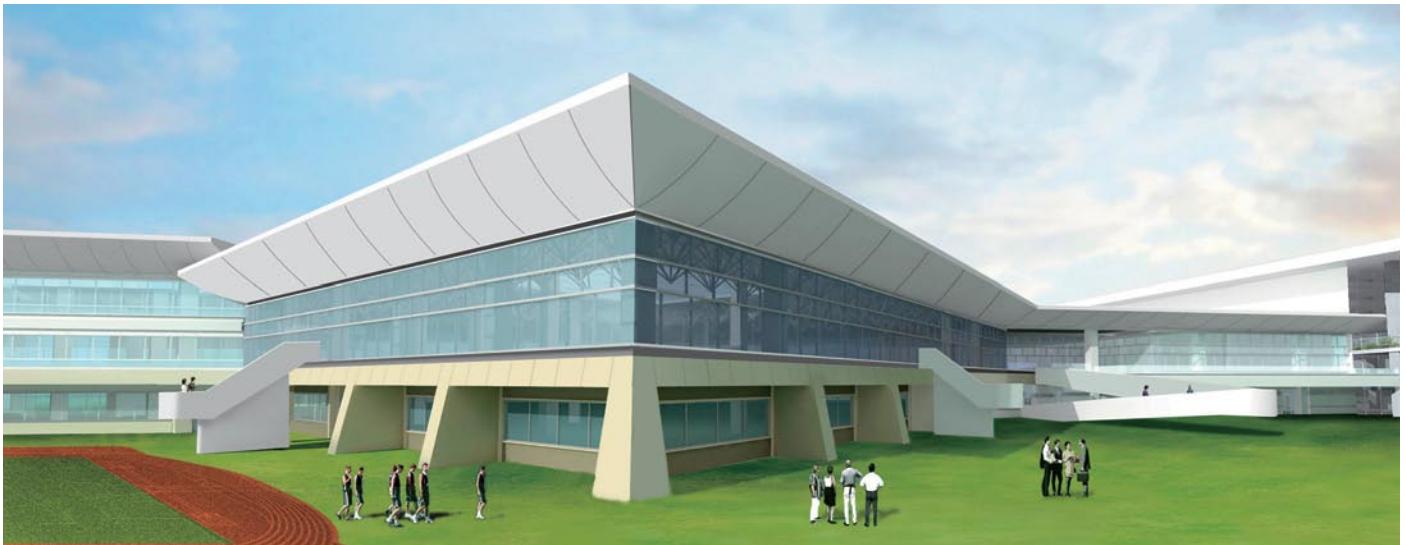


Figure 12 Facelifting of Existing Building

An elevated walkway system is introduced to provide a weather protected and barrier free access among the four new buildings and the existing sports complex. It also segregates the pedestrian from the carriageway and cycling and running trail at ground.

The redevelopment project not only brings different new worldclass sports facilities, but also revitalizes various existing facilities so that the overall design solution is well balanced and optimized in terms of time and cost.

Project Information

Site Area	: 158,650 sqm
GFA	: approx. 95,000 sqm
Completion Date	: 2011-2013
Client	: Hong Kong Sports Institute Ltd.
Architect	: P&T Architects and Engineers Ltd.
Structural Engineer	: P&T Architects and Engineers Ltd.
M&E Engineer	: WSP Hong Kong Ltd.
Quantity Surveyor	: Northcroft Hong Kong Ltd.
Landscape Architect	: Team73 Hong Kong Ltd.



Figure 15 Sports Science Centre after Renovation



Figure 13 Badminton Hall after renovation



Figure 14 Table Tennis Hall after Renovation

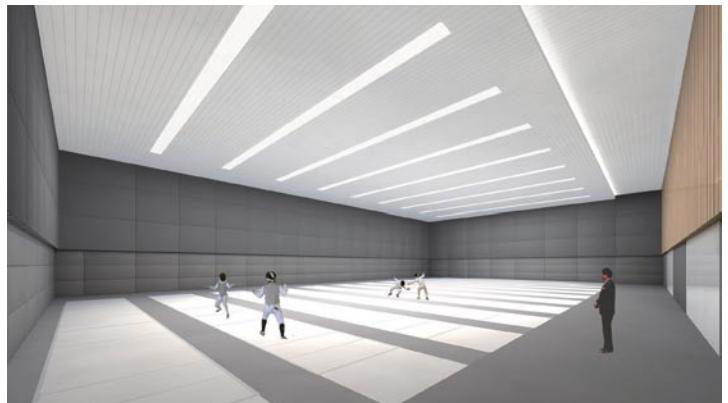


Figure 16 Fencing Hall after Renovation