

CONSTRUCTION+

Bringing The Building And Design Industry To You

3Q 2020 | ISSUE 20 | HKD50 | RMB65

ISSN 2519-6723



INNOVATIVE & TECHNOLOGICAL SOLUTIONS TO HONG KONG BUILDING CHALLENGES

A DIGITAL PLACEMAKING WITH BIG DATA

MODULAR INTEGRATED CONSTRUCTION FOR SUSTAINABLE FUTURE
PROJECTS: MY CENTRAL, TIANJIN CHOW TAI FOOK FINANCIAL CENTRE





The residential tower sits back from the busy streetscape for more privacy



Open space between the residential tower and market block as a buffer zone and gathering space for pedestrians and residents

MY CENTRAL

My Central is a redevelopment project with a prime mission to upgrade the original wet market in the neighbourhood of Graham Street, Peel Street and Gage Street on the outskirts of Hong Kong's CBD. Situated at the heart of the old city fabric, measures have been taken during design and construction to minimise the impact on a century-old building only a hundred metres from the site, inspires new dimensions to dense, vertical living in the heart of the city.

UPGRADING THE HEART OF THE OLD CITY FABRIC

LWK + PARTNERS was to design a residential block with a commercial podium that would become the new market. Hawkers affected by the redevelopment scheme were to be locally rehoused in the project to continue doing business in the community. It was also the client's key requirement to offer views of the Mid-levels or the world-famous Victoria Harbour.

My Central comprises a 31-storey residential tower on top of a six-storey podium, offering 185 residential units with fascinating views of the city from skyscrapers to the Victoria Harbour. Clubhouse facilities include a swimming pool and a sky garden, where residents can unwind amid the city's vibrant buzz.

The market block, named Taste of Graham Market, not only reinstates the historic Graham Market, but also serves as an extension of the Central Elevated Walkway system connecting Mid-Levels to Central. The shops and restaurants on the lower levels are a vertical extension of the surrounding streetscapes, facilitating local needs of the community and celebrating the neighbourhood's diverse character. An open-air staircase leading to the main entrance blends the site perfectly with the surroundings, encouraging people to participate in the multicultural community life of Hong Kong. In light of local demands for open spaces and to create a smooth transition from the commercial base to the residential zones above, the architect strategically places a piece of open space between the residential tower and market block providing gathering space for pedestrians and residents.



Clubhouse facilities include a swimming pool and a sky garden, where residents can unwind amid the city's vibrant buzz

The redevelopment project has a prime mission to upgrade the existing wet market in the neighbourhood. Hawkers affected by the redevelopment scheme were to be locally rehoused in the project and continue doing business in the community.

To maximise the shop frontage of the market block for a better shopping experience, the market block sitting along Gage Street is specially designed to welcome dynamic pedestrian flows from Graham Street and Peel Street; while the residential tower and podium sit further back from the busy streetscape to enjoy more privacy.

The designer has made use of the footbridge for better circulation and provided a secondary access to the podium from the ground level. Pedestrians can also enjoy better views out of the landscaped areas at higher levels.

CONSTRUCTION CONCERNS

The designer reviewed the design and construction of the foundation system to minimise the impact on the century-old building only a hundred metres from the site. Surrounded with markets and groceries alongside, the coordination and construction of underground utilities were scheduled in advance to minimise the adverse impact on the hawkers and daily life of the neighbourhood.

Moreover, concerns remained with regard to the standard of the Emergency Vehicular Access (EVA). Due to the existing sloping Graham Street and Gage Street on both sides of the site, EVA for firefighting and rescue purpose are far from

sufficient. In order to mitigate the substandard EVA, the residential tower and podium are equipped with a staircase pressurisation system which provides additional air pressure within the escape staircases and limits the amount of smoke entering the stairway in case of a fire.

Given the prestigious views of the Mid-Levels and Victoria Harbour, it was difficult to strike a balance between the use of large glazing panels on building envelopes and the extra energy consumption on air conditioning of the residential units. A curtain wall system with low-e glass panels is therefore adopted so that residents can enjoy optimal views, while energy use in mechanical ventilation is kept to a minimum.

Construction activities inevitably create air, noise, water pollutions, etc. To minimise nuisance to the surroundings, especially in a highly congested area, LWK + PARTNERS decided to use precast facade panels which greatly reduced the construction waste generated on site such as timber formwork and reinforcement bars and shortened the overall construction period significantly.

Being the first phase to be completed for the whole redevelopment scheme at Peel Street/Graham Street, a pair of Future Footbridge Associated Structure (FFAS) is provided to connect the adjoining Sites A and C as an extension of the pedestrian footbridge system of Central. The design has made reference to the ACABAS submission of the other two phases to provide a coherent pedestrian network across the Mid-levels. 



Curtain wall system with low-e glass panels is adopted so that the residential units enjoy coveted views

PROJECT DATA

Project Name	My Central
Location	Hong Kong
Completion Date	2019
Site Area	1,690 square metres
Gross Floor Area	17,789 square metres
Building Heights	Residential tower and podium: 37 storeys – 127 metres; Market block: 8 metres
Number of Rooms/Units	185 residential units & 12 shops
Client	Urban Renewal Authority Cheung Kong (Holdings) Limited
Images	LWK + PARTNERS

Publication: Construction+
Publication Date: September / October 2020
Original Articles: MY CENTRAL

MY CENTRAL

坐落于中央商务区边陲的 My Central 是市区更新项目的一部分，旨在提升在嘉咸街、卑利街和结志街附近的菜市场。项目位处旧区核心地带，距离一栋百年历史建筑不过 100 米，因此在设计及施工过程中采取了一系列措施，减少对历史建筑的影响。同时，为市中心的垂直高密度住宅带来新景象。

提升旧市区的核心

LWK + PARTNERS 负责设计带有商业裙楼的住宅楼宇，而商业裙楼将是新的菜市场所在，就近安置受重建计划影响的小贩，让他们继续在社区经营生意。除此之外，发展商亦希望能够为住户提供半山区及享誉全球的维多利亚港景致。

My Central 由 31 层高的住宅塔楼及六层高的裙楼组成，提供 185 个住宅单位，面向半山区及享誉全球的维多利亚港。会所设施包括游泳池和空中花园，让住户舒展身心，感受繁华闹市的生活气息。

菜市场大楼名为嘉咸市集 (Taste of Graham)，不仅保育了百年历史的嘉咸市集，也是中区人行天桥系统的延续，连接中半山至中环地区，满足了社区和当地居民的需求，展现社区多元化的一面。通往主入口的露天楼梯与周围环境融为一体，鼓励人们参与香港多元文化的社区生活。根据人们对开放空间的需求，并创造从商业基地到住宅区的平稳过渡，建筑师特意地在住宅塔楼和市集之间加入一块空地，为行人和住户提供聚会空间。

市区更新项目的主要任务是改善附近的菜市场面貌，并就近安置受重建计划影响的小贩，让他们继续在社区经营生意。

市场大楼位于结志街，其设计旨在更有效善用菜市场大楼的立面，吸引嘉咸街和卑利街的人流，以提供更好的购物体验。与此同时，住宅塔楼和裙楼则远离繁忙的大街，提高私隐度。

设计师利用人行天桥改善交通状况，并提供了从地面到裙楼的辅助通道。行人也可以在较高的楼层欣赏到更好的景色。

建筑考虑

设计师对地基基础系统的设计和施工进行审视，尽量减少对距离项目仅 100 米的百年老建筑构成影响。由于项目周围有市场和杂货，设计师预先安排好地下公用设施的协调与建设，以尽量减少对小贩和邻里日常生活的影响。

此外，紧急车辆通道（Emergency Vehicular Access, EVA）的标准仍然存在担忧。由于项目两侧的嘉咸街和结志街都非常陡斜，因此用于消防和救援的紧急车辆通道远远不够。为应对紧急车辆通道不足的情况，住宅塔楼和裙楼都配备了楼梯增压系统，在逃生楼梯内提供额外的气压，并在发生火灾时限制进入楼梯的烟雾量。

为提供半山区及享誉全球的维港景致，在建筑围护结构上使用大玻璃板和住宅单位的空调额外能源消耗之间很难取得平衡。因此，我们采用了低辐射玻璃幕墙系统，使住户可以享受最佳视野的同时，将机械通风中的能源消耗降至最低。

建筑活动不可避免地会产生空气、噪音及水污染等。为了尽量减少对周围环境的影响，特别是在高度拥挤的区域，LWK + PARTNERS 决定使用预制外墙板，大大减少施工时产生的建筑废料，如木模板和钢筋，并缩短整个施工周期。

作为卑利街 / 嘉咸街市区更新项目的第一阶段，项目提供两条未来人行天桥关联结构（Future Footbridge Associated Structure, FFAS），分别连接相邻地块 A 和地块 C 的中环人行系统。项目设计参考了桥梁及有关建筑物外观咨询委员会（The Advisory Committee on the Appearance of Bridges and Associated Structures, ACABAS）所提交两个阶段的方案，在设计上务求在整个半山提供一个风格连贯的人行网络。

项目信息

项目名称：My Central

地点：香港

竣工年份：2019

用地面积：1,690 平方米

建筑面积：17,789 平方米

建筑高度：住宅塔楼和裙楼：37 层-127 米；市场大楼：8 米

房间/单位数目：185 个住宅单位和 12 间商店

客户：市区重建局；长江实业（集团）有限公司