

## TALL & URBAN NEWS

# Master Plan Aims to Revitalize Riverside Neighborhood in Chengdu



LWK+Partners won the international planning and urban design competition for Mengzhuiwan Urban Regeneration’s master plan in Chengdu three years ago. Image credit: LWK+Partners

03 JUNE 2021 | CHENGDU, CHINA

Mengzhuiwan, a riverfront neighbourhood in Chenghua district of Chengdu, is mainly residential and has little interaction with the river that flows through it. [LWK + PARTNERS’](#) regeneration master plan aims to transform it into a beating heart of the community with a fresh, vibrant urban identity.

The Mengzhuiwan regeneration master plan is inspired by musical movement. Programmatic spaces are planned around the design concept, “Symphony of Dreams,” to preserve and enliven the area’s art, culture, entertainment, and commerce.

Three existing landmarks of the area will be renovated into three urban anchor nodes with new programming and redesigned façades.

The 339-metre [West Pearl Tower](#) is the central landmark and will be conceived as the “Tower of Dream.” The façade will be redesigned to incorporate programmable LED panels.

The State Taxation Administration Building will become the “Gateway of Nostalgia.” The cluster of public buildings and factories will be revamped into a mixed-use complex of hotels, restaurants, exhibition and studio spaces for creative industries. While the structure will remain, the façades will be updated with LEDs and balconies.

The Tong Mei Building will be positioned as the “Window to the World” where an internationally branded hotel is housed. The new façade will feature perforated metal panels and hanging planters.

In homage to the area’s culture and heritage, the master plan references the surrounding cultural and industrial facilities of the Chenghua district with buildings and landscape revitalized in a modern-industrial style. Traditional elements associated with the factory environment such as copper, wood, exposed concrete, bricks and perforated materials are combined with steel and glass to articulate building façades, interior decorations and streetscape.

In addition to upgrading the built environment, the renewal process also includes reviving the natural ecology eroded by previous processes of urbanization. Mengzhuiwan’s regeneration plan involves a 2.5-kilometer riverfront site along the Jin River, making the waterscape a central design element.

The pinnacle of the waterfront experience is an elevated walkway called the “Fantasy Silk Road,” which connects multiple landmarks and points of interest.

For more on this story, go to [LWK + Partners](#).

## New Retail Complex Reaches Completion in Hong Kong



The mall extension will offer retail space for 50 new shops.

23 MARCH 2021 | HONG KONG, CHINA

A vibrant all-embracing urban center is often regarded as necessary for building a strong sense of identity and sense of place among residents and visitors; this is the key consideration for [LWK + PARTNERS](#) as it works as Authorized Person and Executive Architect, in collaboration with [Arquitectonica](#) as Design Architect for [Citygate Outlets New Extension](#) and [The Silveri Hong Kong —MGallery](#) in Hong Kong, China. The firm's interior

design team was also responsible for design and implementation of the hotel's common areas and execution works of interiors of retail arcade.

The complex includes an extension of the existing Citygate Outlets mall and The Silveri Hong Kong—MGallery, a new five star boutique hotel, at Tung Chung Town Lot (TCTL) no. 11.

The complex is located in Tung Chung, a district in north Lantau Island of Hong Kong. In the 2017 Policy Address by the city's Chief Executive, the overall blueprint for Lantau's development and conservation was set out as "development for the north, conservation for the south."

Tung Chung is the "Gateway to Hong Kong" from the international airport, as well as a popular recreational destination filled with abundant greenery. The Citygate Outlets extension serves as a connectivity hub for the district, offering an extra 31,800 square meters of contemporary retail spaces for adding more than 50 brand new shops to the existing mall. With a public transport terminal at the ground floor, the project is also close to the MTR providing easy access to downtown Hong Kong.

Located in proximity to Tung Chung MTR station and Ngong Ping 360 cable car, the new retail complex aims to act as an integrated transport hub to provide convenient and direct interchange services for the visitors and shoppers, and effectively link up dispersed components of the whole community. All main entrances are strategically planned to draw local residents and nearby tourists from all directions, giving a boost to street-level activity. Internal circulations are carefully orchestrated for a connected experience between the existing and new portions of the mall, which are connected through carefully planned and convenient points on levels two to four.

The atrium is defined by three voids and two skylights, with changing shapes and sensible disposition on strategic floors for enhancement of lively shopping environment. As daylight

penetrates down to the levels below, rays from the sun interact with the elliptical voids to create an interplay of light and shadows.

The Silveri Hong Kong - MGallery takes up the upper part of the building from level five onwards, marking Accor Hotel's first MGallery by Sofitel, anchoring around 12,300 square meters of lifestyle hotel accommodation in the city.

Given its relatively large building mass, one of the challenges was to break down the massive building bulk with articulated façade treatments and progressive building setbacks along the height of the building. A curved curtain wall façade and aluminium cladding panels are adopted, wrapped by bespoke parallelogram aluminium strips in a vivid mix of colors to produce a refreshing, unique, and dynamic character.

Part of the building is set back to create an area of landscaped street environment, enlivening the overall streetscape with open spaces for public enjoyment. Terraced landscape decks on levels three, four, six, seven and nine offer a different view captured at each level. At level five, the new extension is connected to the Roof Jungle of the existing mall, ensuring a well-coordinated interflow of traffic.

A holistic sustainability strategy is delivered through the use of a pragmatic "fabric first" approach. Passive design features, smart technologies, and select materials are introduced to the building orientation, envelope, operations and maintenance, and energy management.

Renewable sources are considered wherever possible, while natural ventilation and daylight reception are optimized through the skylight and designated curtain wall façades for energy efficiency. Heat transfer is controlled through the building envelope. All these serve to address land use, planning requirements, whole life costs and carbon emissions while attaching great value to indoor environmental quality, which has a direct impact on the health and well-being of building occupants.

The project is provisionally awarded a silver BEAM Plus certification by Hong Kong Green Building Council. Sustainable building design and energy efficiency provisions are to be implemented in order to contribute to a low carbon emission community in Tung Chung.

Intensive efforts were made to mitigate noise impacts at levels five to seven, where hotel guestrooms are located adjacent to the retail area and cinema boxes. Possible noise, structural-borne and airborne, and vibration implications on the guestrooms will be incurred from fit-out works at shops normally during the night-time. Guestrooms are structurally

detached from the main structural carcass frame and prefabricated with a certain degree of interior fit-out works off-site. Sound absorbing material was also used for the area near the cinema box to reduce internal background noise level. Acoustic attenuator and silencers were applied for MEP piling, spring isolators and the floating plinth system.

Adding to the complexity and challenge is the concurrent progress of the superstructure construction at the new phase of the mall at TCTL no. 11 and demolition of the existing portion of Citygate Outlets at TCTL no. 2 above the existing public transport terminal, which maintained uninterrupted operations. This was partly tackled through intensive interfacing coordination within the whole team of consultants and contractors between the new and existing mall in terms of structure, building services and circulation. Traffic consultants were appointed to work closely with the team to draw up strategic arrangements to facilitate easy and safe access for both the general public and site staff.

For more on this story, go to [World Architecture News](#).

# Zhongshan Harbour Shopping Mall and Apartment Designs Unveiled



The development aims to be integrated with surrounding water features, including wetlands and a river.

19 FEBRUARY 2021 | ZHONGSHAN, CHINA

Designs of the two most prominent components of Zhongshan OCT Harbour in Zhongshan were unveiled recently. The development is a large-scale cultural-tourism project in Shiqi aimed to be a recreational destination in the west coast of the Guangdong-Hong Kong-Macao Greater Bay Area (GBA). They are its riverfront retail mall, which is expected to be the site's visual landmark, and the apartment blocks, which defines the topmost part of the overall skyline.

Designed by LWK+Partners, the practice completed the master plan for Zhongshan OCT Harbour in 2020, and is a response to urban recreational demands, business needs, river ecology, healthy living, and sustainable development goals. Different components are connected by an experiential pedestrian bridge, which serves as the primary circulation route. Like the master plan, the architecture of the mall and apartments pays respect to the local waterscape through a sensible mix of tradition and modernity, with the aim to recreate Zhongshan's version of the glamorous Shanghai Bund.

As the primary commercial icon of the whole development, the shopping mall is situated on the southern end of the site as a traffic driver, looking towards wetlands across the river. It also marks the start of a waterfront retail promenade and festive avenue. The scheme makes connections with the gourmet street across the river and with the bridge, synergising circulations and beautiful views across both riverbanks to create the Bund of Zhongshan –an experiential high street combining culture, entertainment and landscape.

Five interactive urban spaces are devised in an interplay of natural, cultural, commercial, and social elements, offering immersive, multisensory experiences on water, on land and in the air. They engage visitors and encourage them to explore the space, opening up a range of urban dialogues and possibilities. These diverse experiences also serve the function of stimulating the people flow within the irregularly-shaped development site.

At the west side of the site is a line of three apartment blocks topping the whole development's dynamic skyline. Towers are arranged in a single line to allow the widest possible visual corridors while giving the apartments the best views. Not only does this enhances the living experience, but residents will also be able to establish greater connections with the neighborhood. The tower design takes cue from the graceful movements of yachts and sea waves, in resonance with the aquatic associations of the master plan. The buildings feature curvilinear façades, slender horizontal overhangs and an ocean palette, augmented by distinctive tower crowns mimicking the form of waves as they hit the shore and forming a unique silhouette for the site.

For more on this story, go to [Building HK](#).

<https://www.ctbuh.org/news/zhongshan-harbour-shopping-mall-and-apartment-designs-unveiled>

2



Sign up for Updates



Careers at CTBUH  
Submit Data & Photos  
FAQ  
Contact Us



Publication: CTBUH

Publication Date: 03 June 2021

Original Article: Master Plan Aims to Revitalize Riverside Neighborhood in Chengdu

## 总体规划方案活化成都滨水城市

猛追湾片区位于成都成华区，原为传统商住社区，社区与河流的关系疏离。LWK + PARTNERS 为其进行旧城改造、升级转型，重塑为形象鲜明的活力人气社区。

猛追湾城市更新总体规划方案设计灵感源自音乐的律动，以“梦之交响乐章”为概念，保留并活化当地艺术、文化、娱乐和商业元素，精心布局各个功能空间，成就出“梦追湾”的美丽愿景。

项目对三大著名地标进行活化，形成三大活力枢纽，活化工程将赋予这些地标新的功能，并重新设计建筑物的外立面。

楼高 339 米的中国西部第一高塔四川电视塔是最重要的地标，定位为“梦之塔”，外立面经重新设计后将结合 LED 显示屏。

原国税局建筑群将以“旧日之门”的姿态重现人前，一众公共建筑及工厂将综合发展为酒店、餐厅、展览空间及工作室，为文创产业提供使用场地。在保留建筑物原始结构的同时，焕然一新的外立面将透过现代 LED 元素及一系列阳台空间。

通美大厦将以“世界之窗”的全新定位登场，计划进驻一间国际酒店。外立面采用穿孔金属板，并饰以造型随意的悬吊式绿植，体现充满未来感的建筑语言及可持续设计。

为充分表现当地丰富的文化遗产，团队参考成华区内的文化及工业设施，以现代新工业风格活化建筑及城市景观，利用铜、木材、清水混凝土、砖以及穿孔物料等多种使人联想到传统厂房的材质，与钢和玻璃等现代建材合成交错，形成明亮创新的建筑立面、室内装潢及街道风貌。

城市更新的过程除了硬件提升之外，也包括修复过去被城镇化磨蚀的生态环境，给予多样化的动植物蔚然重生的机会。总体规划涉及 2.5 公里的锦江河岸，河流自然是设计方案的一个核心元素。

这个亲水体验由一条名为“梦幻丝路”的步行桥带动，连接各个地标及景点设施。

Publication: CTBUH

Publication Date: 23 March 2021

Original Article: New Retail Complex Reaches Completion in Hong Kong

## 香港崭新零售综合体落成

建立地方触觉和归属感，需要一个元素丰富而充满活力的城市核心。LWK + PARTNERS 将这份理念注入中国香港东荟城名店仓扩建部分及 The Silveri Hong Kong – MGallery 酒店，LWK + PARTNERS 是项目的认可人士及执行建筑师，更与设计建筑师 Arquitectonica 携手合作。事务所亦担任室内设计师，负责酒店室内公共区域的设计及实践，以及商场室内空间的执行工作。

综合体位于东涌市地段第 11 号，涵盖东荟城名店仓商场扩建部分以及五星级酒店 The Silveri Hong Kong – MGallery。

东涌位于香港大屿山北部，而根据行政长官 2017 年施政报告，大屿山的发展及保育蓝图方向是“北发展南保育”。

东涌是从香港国际机场进入市内的第一站，不但占尽“香港门户”优势，更是享有青山绿水的休闲康乐胜地。面积达 31,800 平方米的东荟城名店仓扩建部分，为原有零售商场增加 50 间全新店铺，加上地面公共交通总站及邻近港铁站带来的交通便利，往来市中心十分方便，成为社区连结枢纽。

这个崭新零售综合枢纽靠近东涌港铁站及昂坪 360 缆车，为访客及购物人士提供直接转乘及生活便利，更将散落区内各处的不同元素凝聚起来，重塑归一有序的社区结构。项目所有出入口经策略性布置，全方位吸纳区内居民及旅客人流，促进街面活动。内部流线同样条理分明，通过二楼至四楼不同接合点紧密相扣，打通原有商场及新建空间。

阳光穿过两个天窗和三层挑空结构洒进二楼中庭，光影互动，犹如形态变幻的舞动图案。

项目从五楼以上便是 The Silveri Hong Kong – MGallery，12,300 平方米的酒店空间标志着雅高集团旗下 MGallery by Sofitel 品牌首次进驻香港。

项目其中一个挑战是，如何将相对大型的建筑体量，透过立面细部处理和递进式退缩进行体量分割。团队采用曲线铝制立面，嵌入色彩斑斓的条状平行四边形元素，创造耳目一新的跃动外形。

部分建筑往后退缩以开拓街道空间，加上绿色景观设置，为社区创造公共空间，更添街区活力。位于三楼、四楼、六楼、七楼及九楼的退台式景观平台饱览不同景色，而五楼是原有商场及扩建部分其中一个的接合点，利用现有的空中森林打通交互人流。

为实践全方位可持续发展策略，项目采用务实的“构造优先”方式，将被动式设计、智能科技和优质选材，应用到座向、建筑外壳、运营及维护中，以及能源管理等各个层面。项目尽可能使用可再生能源，并通过天幕及幕墙优化自然采光及通风，提升能源效益，更通过建筑外壳控制传热效果，目的是在平衡土地使用、规划要求、生命全周期成本和碳排放各样需要的同时，提升室内环境质素以直接改善用家的健康品质。

项目已获香港绿色建筑议会暂评为绿建环评银级认证。透过推动可持续建筑设计和能源效益，项目有助推进东涌建设低碳排放社区。

由于五至七楼的酒店客房相邻商场空间及戏院，团队多管齐下为客房减低噪音。商店多于夜间进行装修，对客房造成结构性和空气传播性噪音，因此团队特地在结构上把客房从主结构骨架分离，并于工地以外的厂房预制部分室内构件。另外，靠近影院的区域采用吸音物料，以减轻内部背景噪音。机械、电气及水管装置打桩工程、弹簧减震器和浮动基座系统均采用了声音衰减器和消音器。

东涌市地段第 11 号商场扩建的上层建筑工程，与东涌市地段第 2 号公共交通总站上的原商场部份拆卸同时进行，加上公共交通总站仍需继续运作，无疑增加了工程的复杂程度和挑战。因此，团队积极在原有及扩建商场之间进行接合协调，与所有顾问及承包商无间沟通，在结构、施工服务及动线得出解决方案。团队也与交通顾问紧密合作，共同仔细规划场地，让公众及现场工程人员安全便捷地进出。

Publication: CTBUH

Publication Date: 19 February 2021

Original Article: Zhongshan Harbour Shopping Mall and Apartment Designs Unveiled

## 中山欢乐海岸购物中心及公寓设计方案出炉

中山欢乐海岸两大建筑设计方案刚刚出炉。此大型城市文旅综合体位于中国石岐，旨在打造粤港澳大湾区西岸的都市度假胜地。当中位于河畔的地标购物中心及公寓部分组成了整个地块的天际线和人流核心。

LWK + PARTNERS 于 2020 年为中山欢乐海岸完成总体规划，由一条步行体验桥贯穿各个区域，兼顾都市休闲需求、产业考虑、河岸生态、现代健康生活理念及可持续发展目标。购物中心及公寓的设计承袭总体规划以水为媒的精神，同时融会传统及现代元素，力创“香山外滩”的河畔奇景。

作为主要商业地标的购物中心是中山欢乐海岸的南侧门户，位于河滨商业街及节庆大道的开端，与对岸的生态湿地区遥遥相望，是整个中山欢乐海岸人流汇聚的引擎所在。承接滨水优势，购物中心的设计联动对岸美食街和过江大桥的动线及景观，将建设“香山外滩”商业街及节庆大道，打造文化、娱乐及景观一体化的情景式商业体验。

购物中心透过五大城市互动空间，强调自然互动体验以及特色主题空间，让访客从水、陆、空的角度沉浸在未来中山地方文化之中，尽情感受与人畅聚的欢乐和丰富的商业体验，开启城市多维度对话。由于购物中心用地呈不规则矩形，分布项目各处的多重互动空间更有激活人流动线的功能。

公寓建筑群布置于地块西侧，就在购物中心毗邻，由三栋塔楼组成，是整个地块天际线的高点。项目采用了单廊单侧规划布局，并创造宽广的视线通廊，通透开扬的视野景观不但提升室内居住空间的舒适感，更加强了人们和周边社区的联系。塔楼的建筑设计从风帆和海浪的形态汲取灵感，以流动曲线刻划轮廓。塔冠外型犹如海浪冲击时形成的动势，为中山欢乐海岸勾勒出独特的天际线，加上贯彻外立面的海洋色系和充满动感的横线条悬挑结构，都呼应中山欢乐海岸总体规划的水系概念。