

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](#).

TALL & URBAN NEWS

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](https://www.ctbuh.org/news/new-retail-complex-reaches-completion-in-hong-kong).

TALL & URBAN 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>

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