

ARCHITECTURE DEPARTMENT

CHINESE UNIVERSITY OF HONG KONG

MASTER OF ARCHITECTURE PROGRAMME 1997-98

DESIGN REPORT

**AN ALTERNATE URBAN CHARACTER - THE HANDICRAFT
STREET INFILL AND URBAN RENEWAL**

LAM Wing Kee Zenith

April 1998

An Alternate Urban Character
The Handicraft Street infill
and
Urban Renewal



Thesis Report
Zenith Lam
98



Acknowledgment

Professor Jack.T. Sidener

Professor Puay-Peng Ho

Professor Steven Lombardi

Professor Jeffery Cody

Professor Jin-Yeu Tsou

Mr. Simon Cheung
Planner, Land Development Coporate

Miss Naomi Y.Y.Szeto
Curator (Exhibition & Research)
Hong Kong Museum of History

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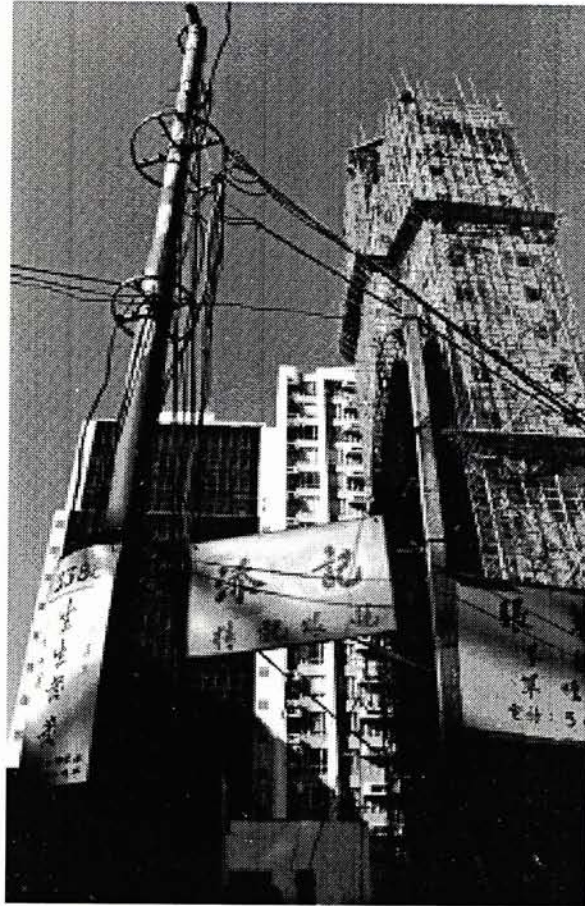
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Part I
Existing State



0. Introduction

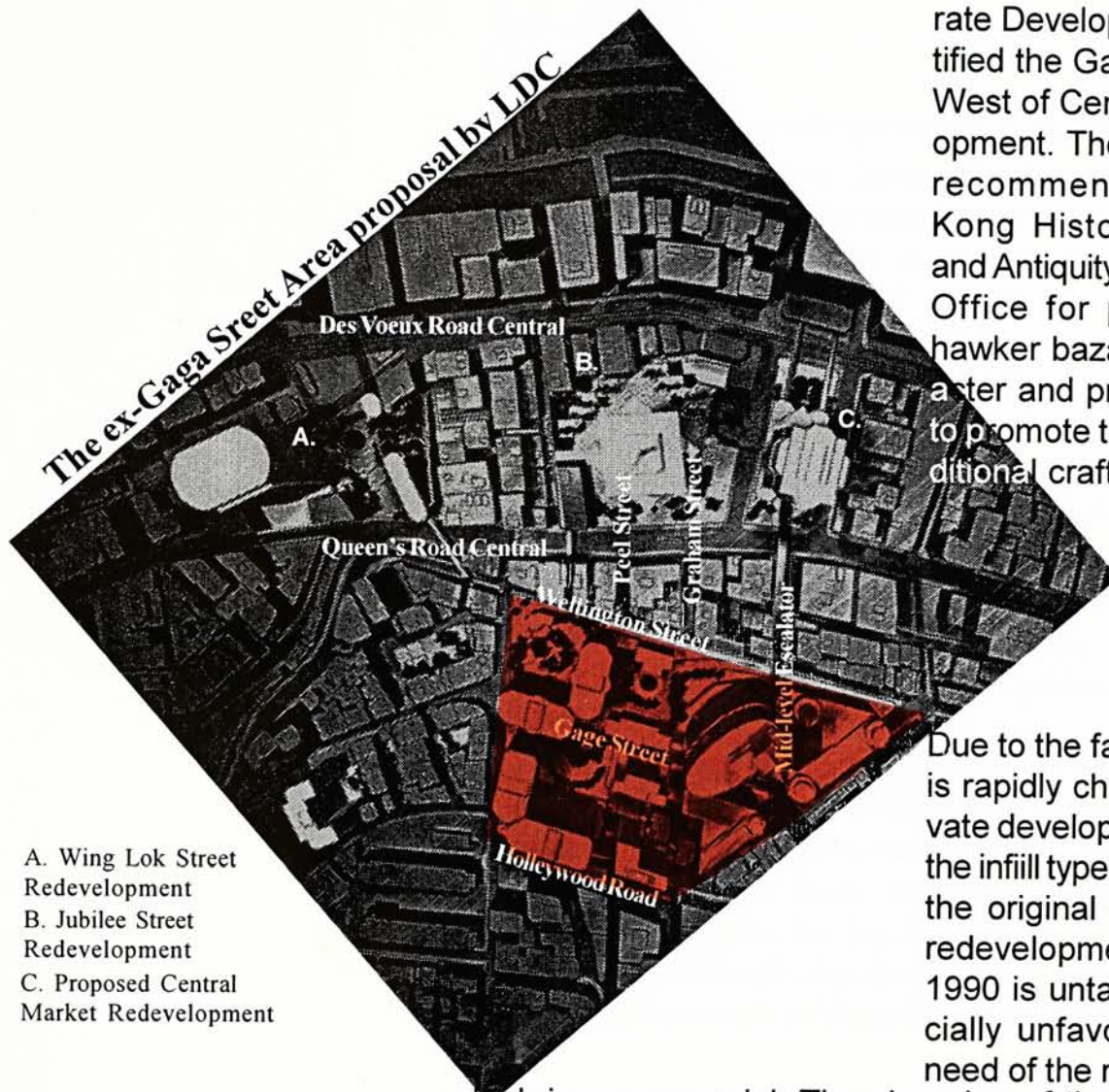


Urban renewal is rapidly undergoing in the past living centers of Hong Kong. These past city centers are full of memories. The boundaries between streets and buildings, public and private are ambiguous. Due to the crowded living space, the practice of daily living extends to the narrow street outside the domain of a built mass. The street became a stage, dynamic, changing, amazing. While redevelopment asked for the improvement of environment, the back alley culture is simply removed with the so considered the most efficient planning with a complete clearance followed by a podium design as comply to the statutory control. This extinction of alley culture accompany with redevelopment happens with all Asian City alike. This study aims at investigating the possibility of preserving and enchancing this 'on street architecture' within a new development.

The study will be divided into 2 levels:

1. Formulating design guidelines
2. Development of architectural solution for visualisation of the design guidelines.

1.1. Project Scenario



The Land Corporate Development has identified the Gage Street Area, West of Central for redevelopment. The Corporation is recommended by Hong Kong History of Museum and Antiquity And Monument Office for preserving the hawker bazaar, street character and pre-war buildings to promote the declining traditional crafts business.

Due to the fact that the area is rapidly changing with private developer taking part in the infill type redevelopment, the original comprehensive redevelopment proposal in 1990 is untallied and financially unfavorable with the need of the removal of highrise commercial. The changing of the place become even more rapid and difficult to foresee with the intervention of the mid-level escalator.

After the completion of the comprehensive development of the Queen's Road Central/Jubilee Street and Wing Lok Street nearby, there would be a provision of more than 2,300 sq. m open space. With the Gage Street Area Proposal still in a strategic stage, the LDC decides to experiment the infill type redevelopment proposal which fall into a framework of infill communal or hub facilitates of the area for improving the environment. This is considered to be more suitable to the intimate scale of the region, adaptable to the changings and would ease the difficulties in acquiring land.

Meanwhile, the District Planning Office has also identified the needs for preserving the valuable and special street character of the mention area and has appointed consultants in preparing design guidelines for new development. Thus, the proposal of the LDC will also need to comply with the design guidelines.

1.2. Client Profile

Level 1:

The District Planning Office

Level 2:

The Land Development Corporation

The Land Development Corporation is a statutory body set up under the Land Development Ordinance in 1987. The Corporation sees itself as functioning as an open and responsible organization leading and coordinating communal efforts via its rebuilding programs so as to create a better environment for local residents, neighboring areas and the community as a whole.

Objectives of the Corporation

The key objectives of the corporation, as stipulated in the Land Development corporation Ordinance are

- to improve the standard of housing and the environment in Hong Kong by undertaking, encouraging, promoting and facilitating urban renewal,
- to engage in such and perform such functions as may be necessary for the undertaking, encouragement, promotion and facilitation or urban renewal, and
- to engage in such other activities and to perform such other functions, as the Governor of Hong Kong may, after consultation with the Corporation, permit or assign to it by order published in Gazette.

Aims of Renewal Projects

- to enhance the environment and improve the living conditions in the areas selected for urban renewal,
- to provide adequate social and community facilities and amenities such as centers for the elderly and the youth, open space and indoor recreational facilities,
- to enhance that the design and planning of urban redevelopment projects optimize the use of land and promote high quality of building and landscape design.

Finance and Administration

The Corporation is required to conduct its business in accordance with prudent commercial principles. However, with the approval of the Financial Secretary. It may undertake projects which are unlikely to be profitable. Thus the Corporation aims at achieving a satisfactory return on all financially viable redevelopment projects, thereby ensuring that sufficient funds are made available to undertake social and environmental improvement project, which may not be viable on their own.

1.3. Historical Issues

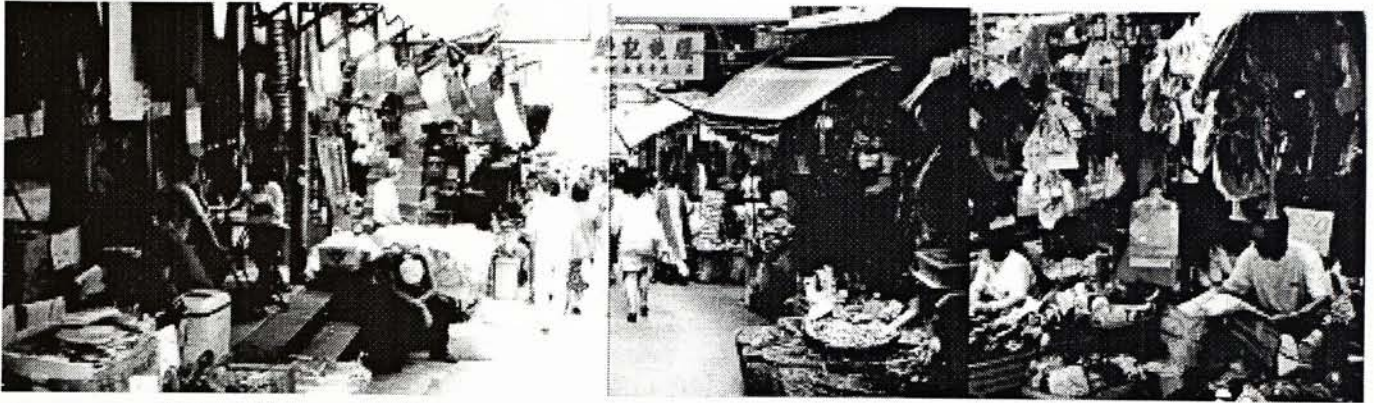
A busy street scene at Peel Street before the war



The lanes rise from the waterfront, the commercial development on Des Voeux Road Queen's Road Central up through the residential tenements on Gage Street and Hollywood Road was one of the first to be settled in Hong Kong.

Specialties streets of traditional trades are shattered in this area. The street eventually became identified officially or not, by that trade. The flower stall street (Lyndurst Terrace), Suhang Street (Jervois Street, selling silk and fabric from Suzhou and Hangzhou, Fabric street (Wing On Street), duck's egg street, (Wing Sing Street), salted fish street, (Ham Yu Street), bird street, (Cochrane Street), Gutzlaff Street for shoes repair and making, stamp street, (Wing Wo Street). A few still remains are Suhang Street, salted fish street, stamp street, duck's egg street and part of the Gutzlaff street.

1.4. Cultural Issues



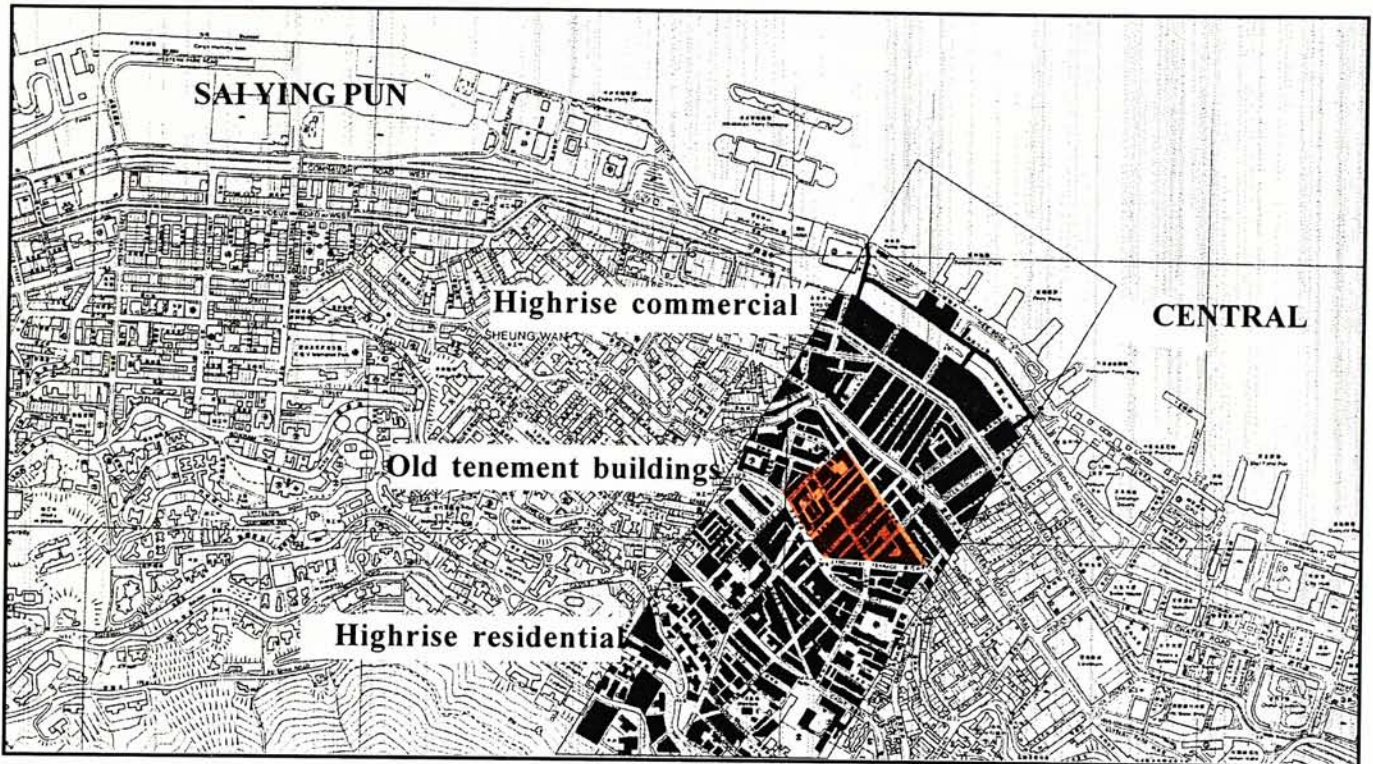
A scene of Peel Street today.

This is a region easily associated with the past, not only the city fabric, the traditional trades but also the ways people live.

The streets are narrow, building lots are small. Per-war buildings are deteriorating. Signs compete to dominate the facades and the streetscape. Hawker selling takes place in minimal green boxes or under canvas, cluster along narrow streets designed originally for the running of rickshaws. The distinctive atmosphere of these places is formed by the agglomeration of numerous shops of comparatively small size. Most of these streets appeared or developed spontaneously rather than by design. The street was spatially, spiritually, and socially a separate world within the commercial center of the city. The office workers find retreat by strolling along the market street. These narrow streets are almost like the enclosed living space with 'roofs' consist of sign, service utilities, overhangs and canvas. They are not just a gray area between the social and living space as normally perceived. People taking their meal, chatting, looking around on street, either standing or take a folded seat or sitting by the steps along sloped street. People simply spend more time on street.

Antique shops are many along Hollywood street. Taking a stroll along west to east, one would possibly understand what a good mix is the Western and Eastern cultural in Hong Kong. It is now a tourist attraction. Cat Street Bazaar is another node for nostalgia selling antique. It is more indigenous. Western Market is a work of preservation to rehouse the fabric traders originally selling on Wing On Street. This building is making a nostalgic statement for the identify of the region.

1.5. Land Use Pattern / 1.6. Demography



Figure/Ground uphill

Land Use Pattern

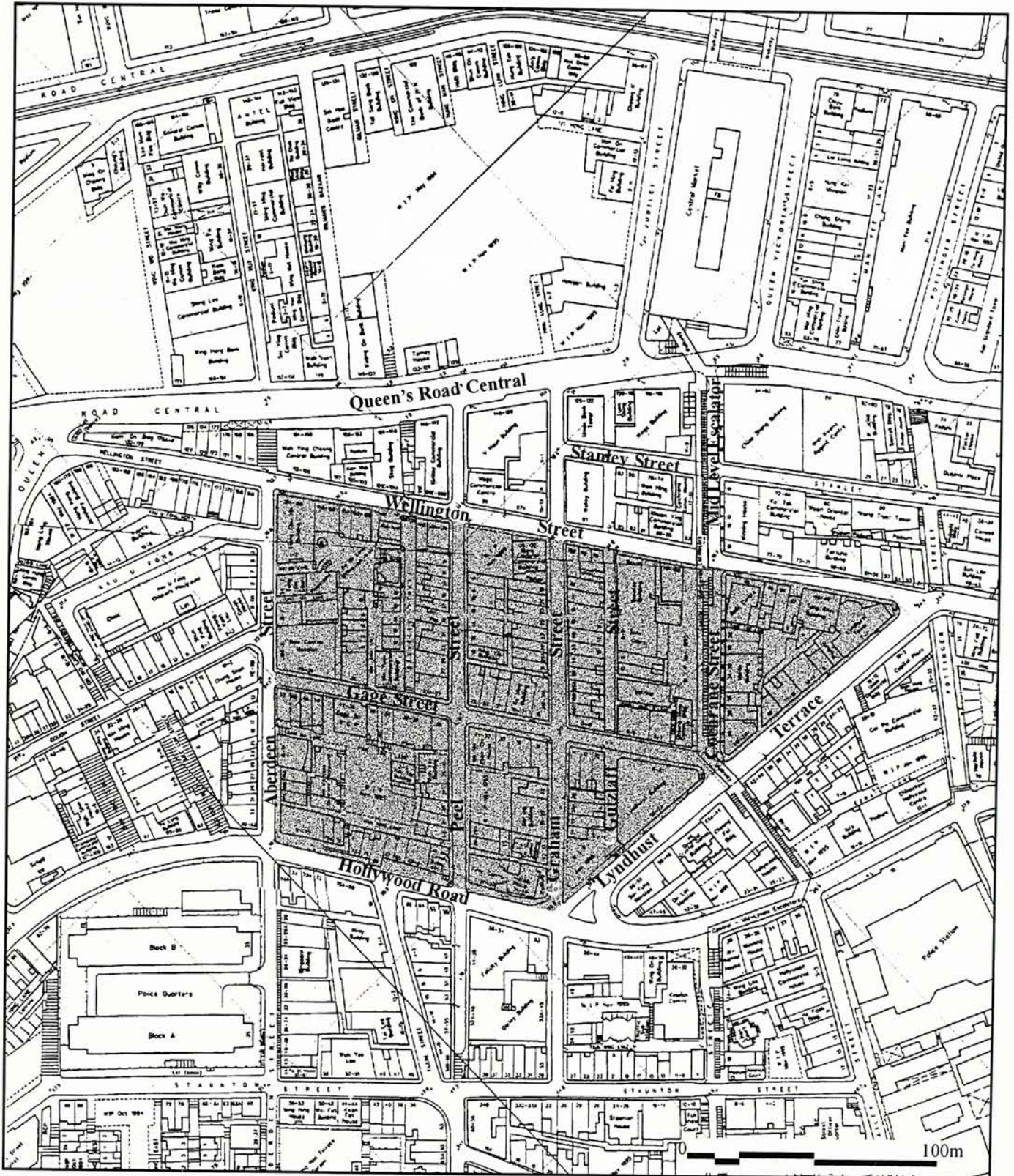
There are macroscopically 3 distinct land use pattern going up hill from the coast. Along the coastal area are the highrise office blocks, and up to the mid hill onwards are the highrise residential while between the two are the narrow crowded street and old tenement buildings, housing and environment conditions are deteriorating due to neglect and lack of maintenance. Redevelopment has been restricted to very small and restricted sites due to the difficulties in land assembly. There is a lack of community facilities and amenities.

Demography

The population has been declining. There is a large number of elderly people (age over 60) comprising about 16% of the total population which is higher than the territorial average of 11.5%. However, lower rents in the old area have attracted couples and families in the low income groups to come and live in the area and the largest proportion of the population is in the 20-30 age group.

1.7. Area Analysis

1.7.1. Location



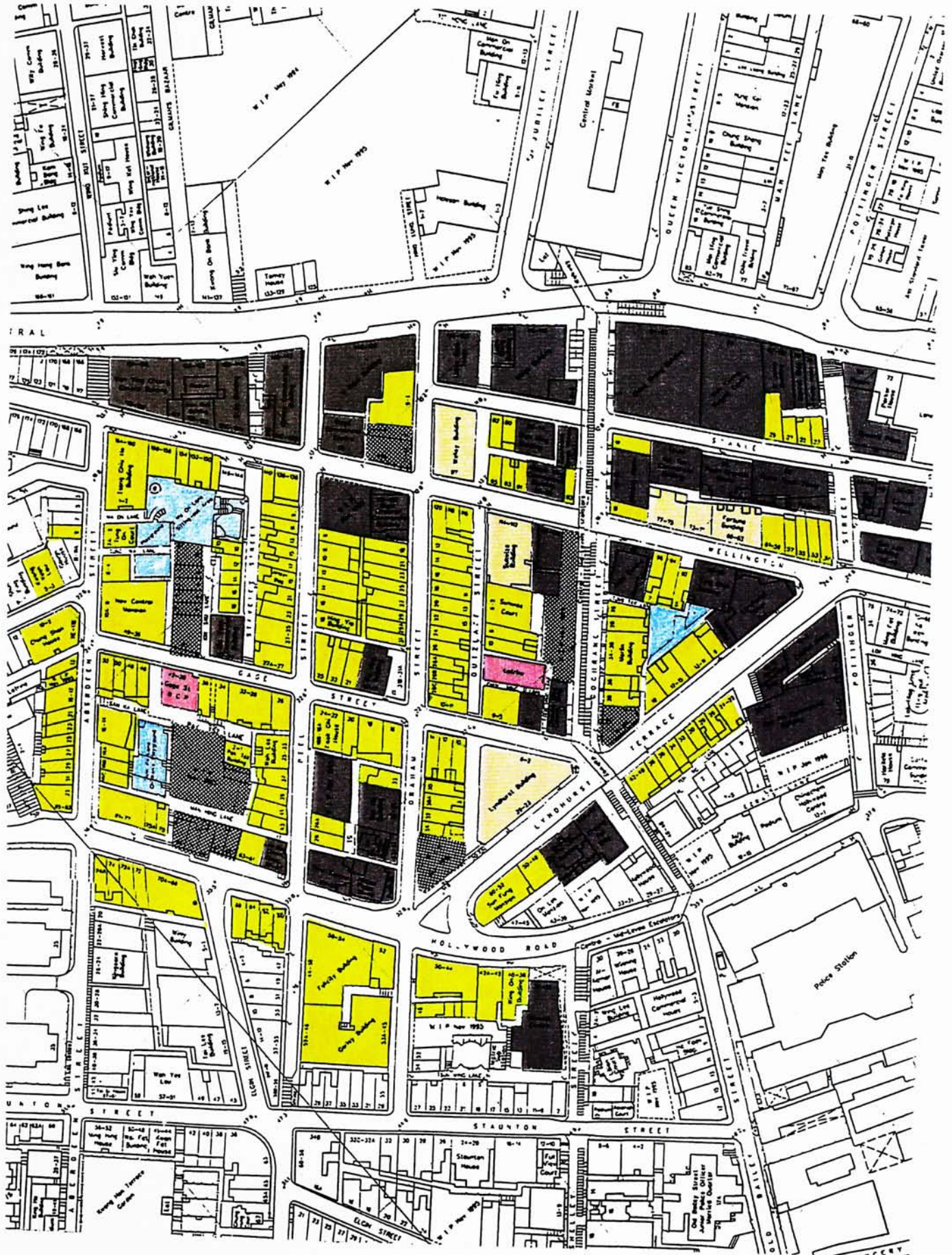
Decrepit area bound by Aberdeen Street in the West, Lyndhurst Terrace and Cochrane Street in the East, Wellington Street in the North and Hollywood Road in the South. The area maintains a role as a street market which serves local residents as well as those outside the area. The area's image is one on the fringe of the central business district, rapidly changing and constantly under pressure for redevelopment. New development appears at the junctions of road in accord with the corner advantages.

Along the Queen Road Central is the commercial Highrise, an mask of prosperous on the deteriorating back.

Area along the line of mid-level escalator suited in the Cochrane Street is conquering by new development and catering.

1.7. Area Analysis

1.7.2. Land Use Patterns

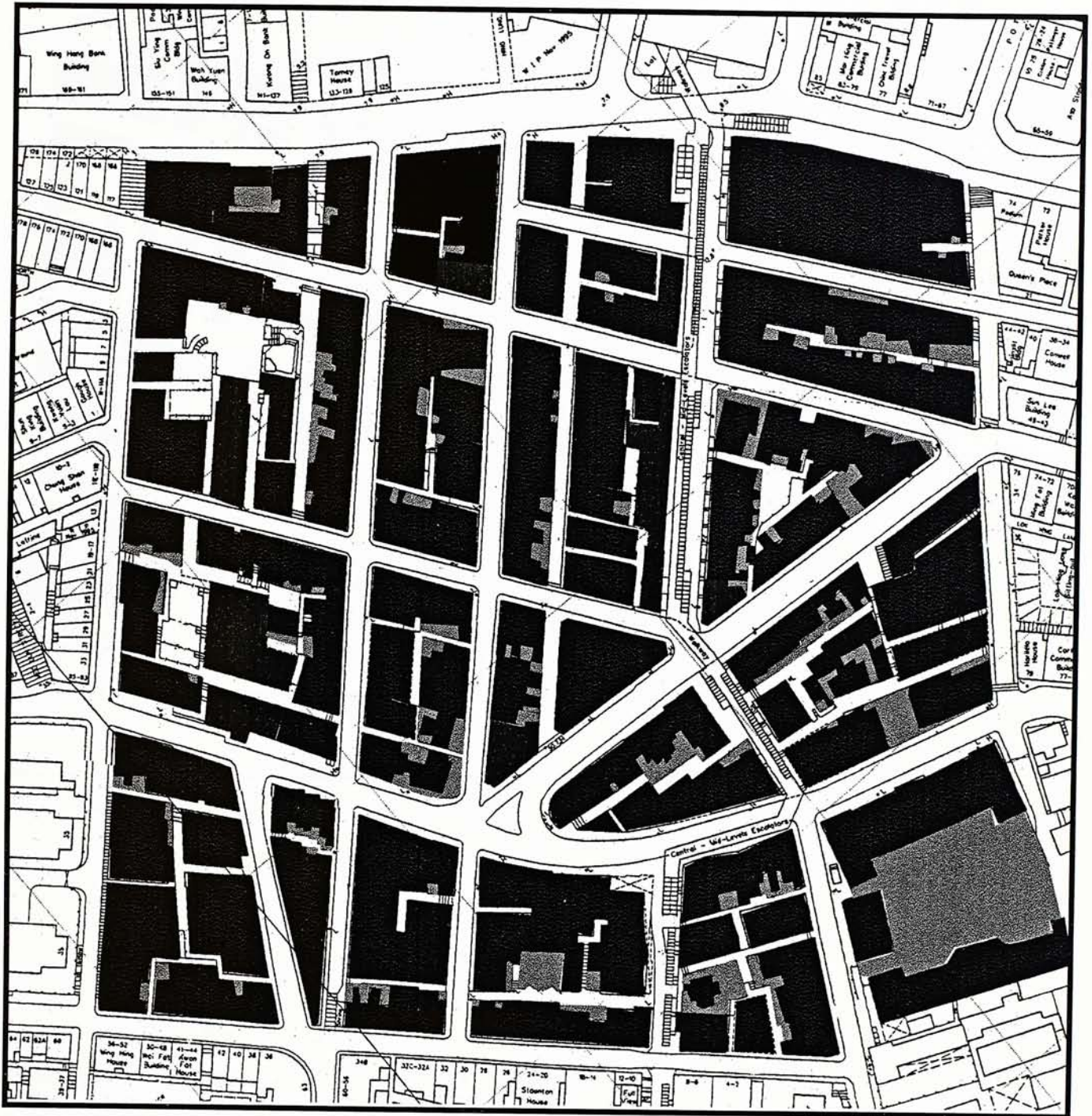


Legends:

- | | | | |
|---|-------------|---|-------------------|
|  | Commerical |  | G/IC |
|  | Residential |  | Open Space |
|  | Composite |  | Construction Site |

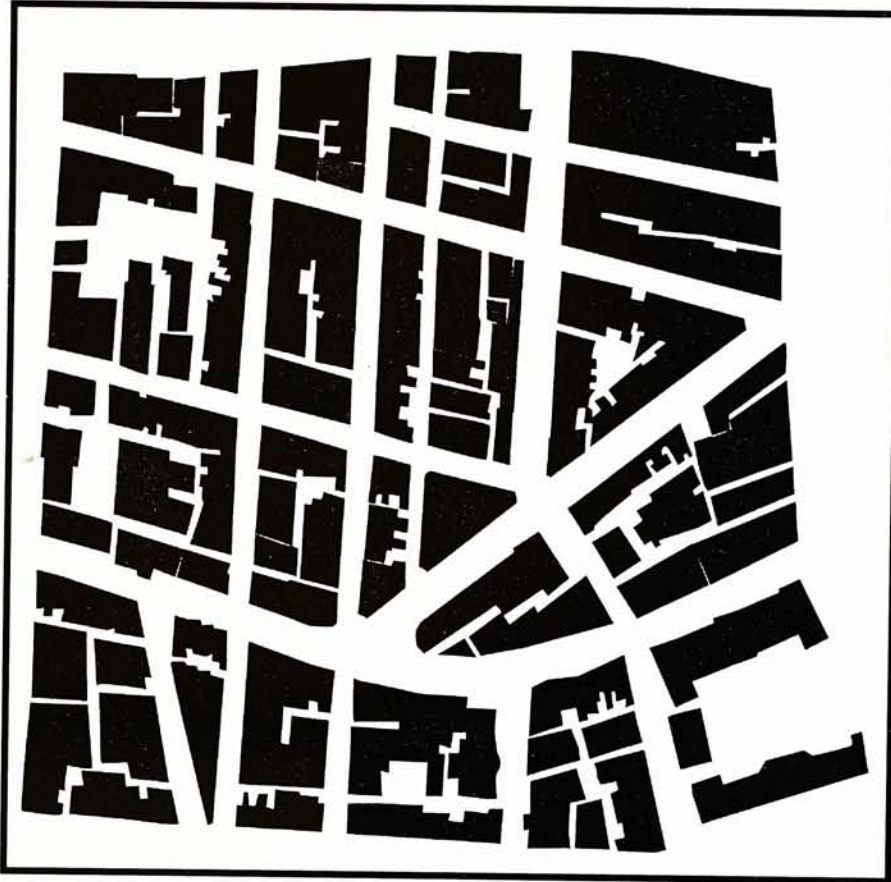
1.7. Area Analysis

1.7.4. Figure/ Ground

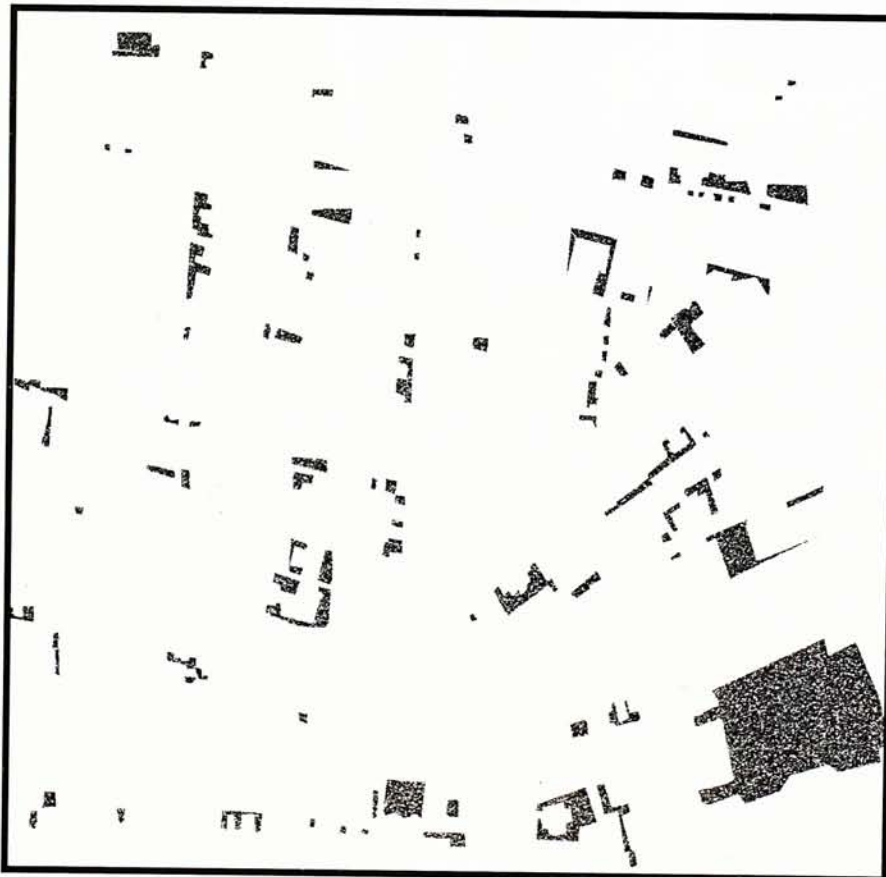


1.7. Area Analysis

1.7.5. Layers of Figure



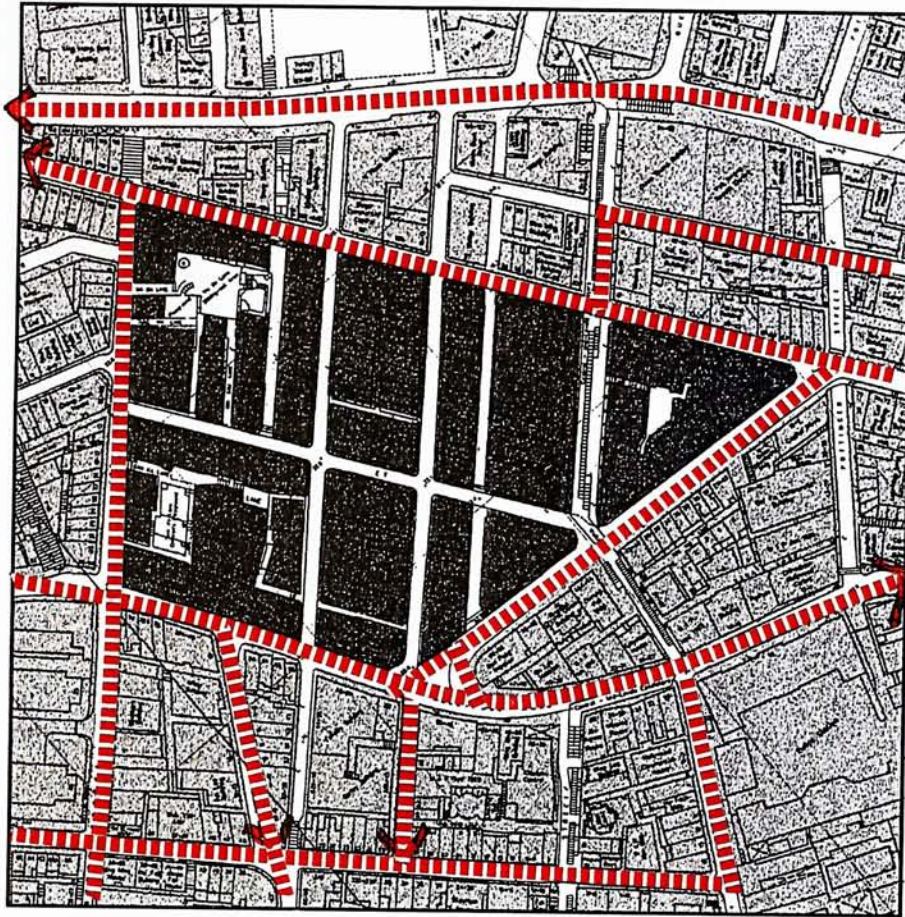
Layer of buildings
+
Layer of construction
sites (future buildings)



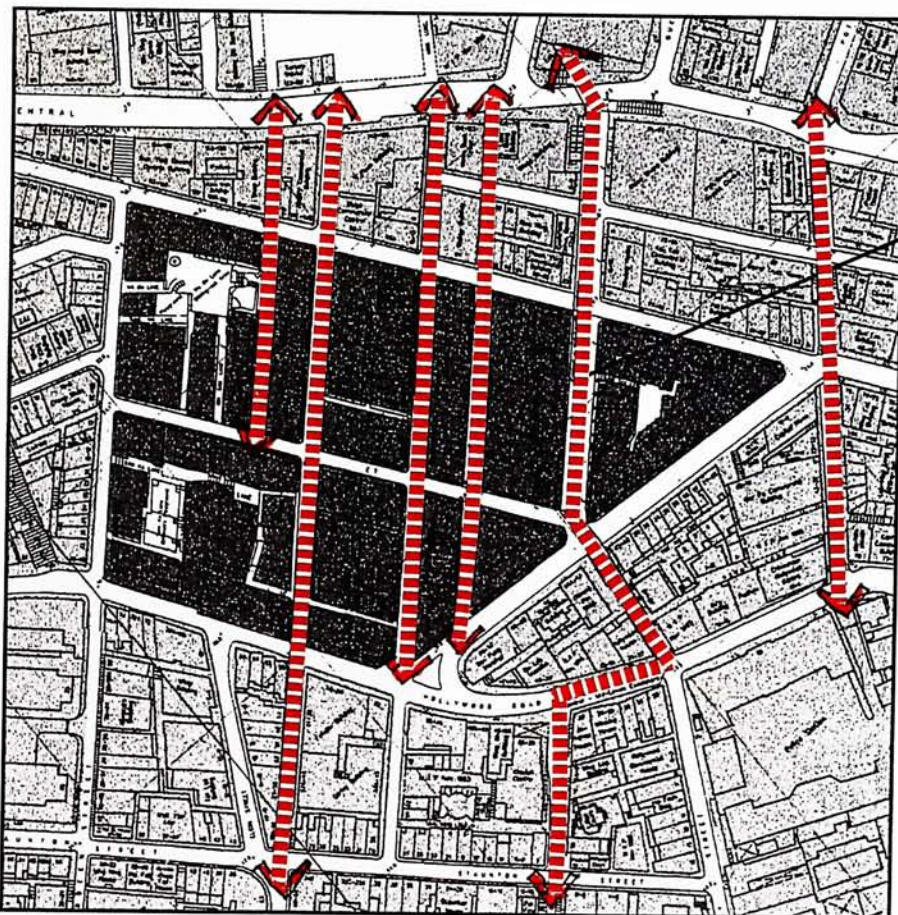
Layer of private open
spaces

1.7. Area Analysis

1.7.7. Traffic



Major Vehicular Traffic



Major Pedestrian Traffic
(pedestrian streets)

Mid-level escalator

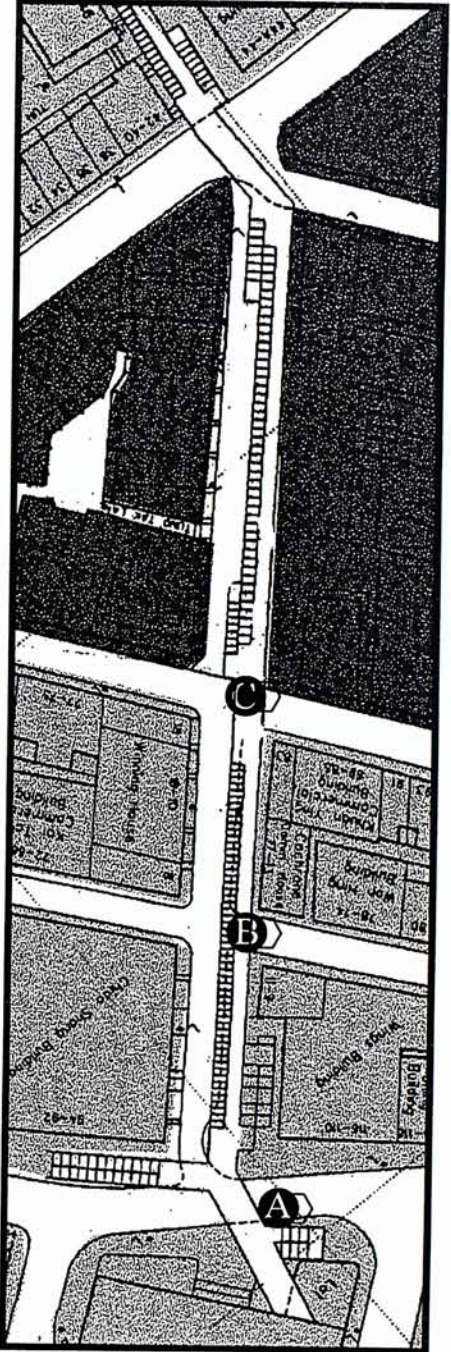
1.7. Area Analysis

1.7.8. Visual Accessibility along the Mid-level Escalator

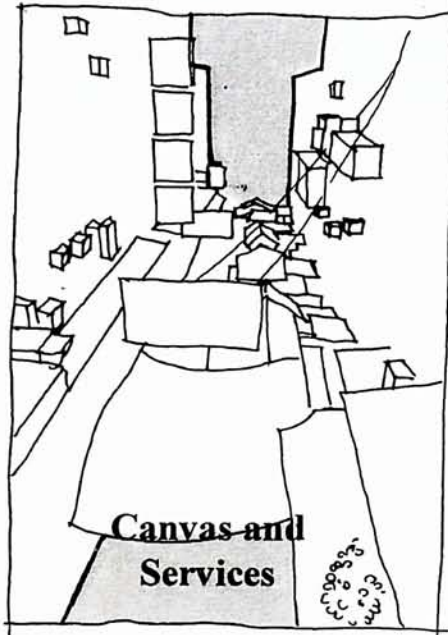
A. Queen's Road West (Commercial)



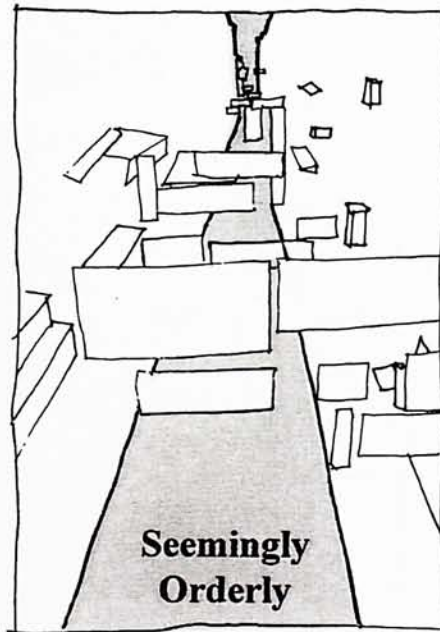
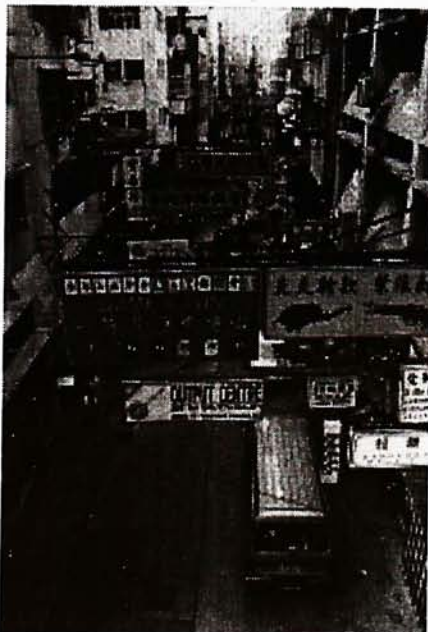
View Locations Map



B. Stanley Street (Food Stalls)



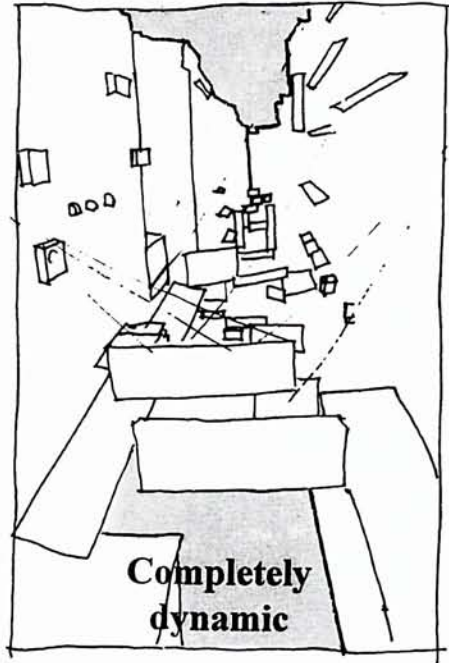
C. Wellington Street (Clothes + Restaurant)



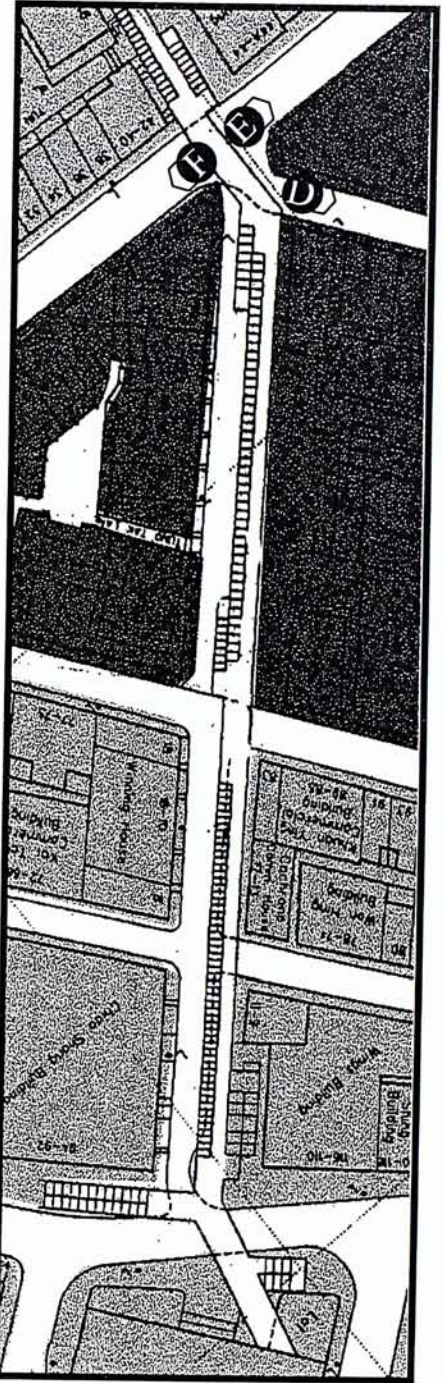
1.7. Area Analysis

1.7.8. Visual Accessibility along the Mid-Level Escalator

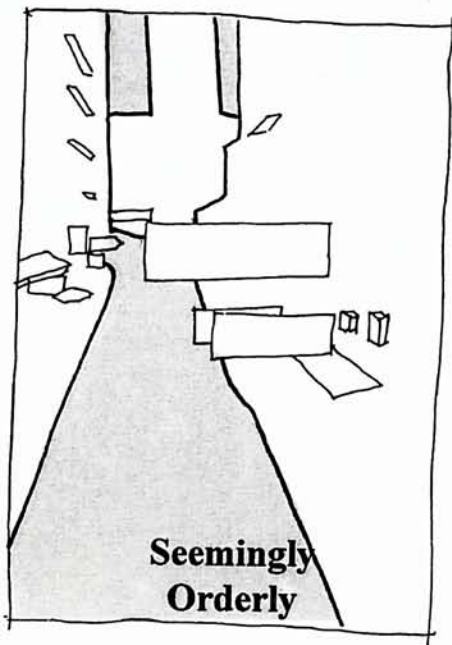
D. Gage Street (Market Street)



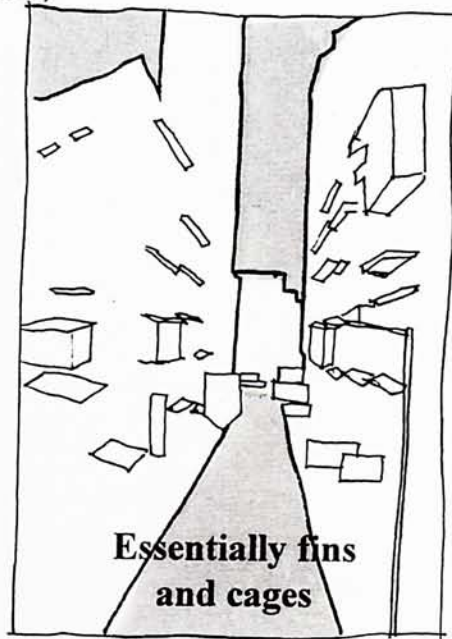
View Location Map



E. Lyndhurst Street (Residential + Commercial)



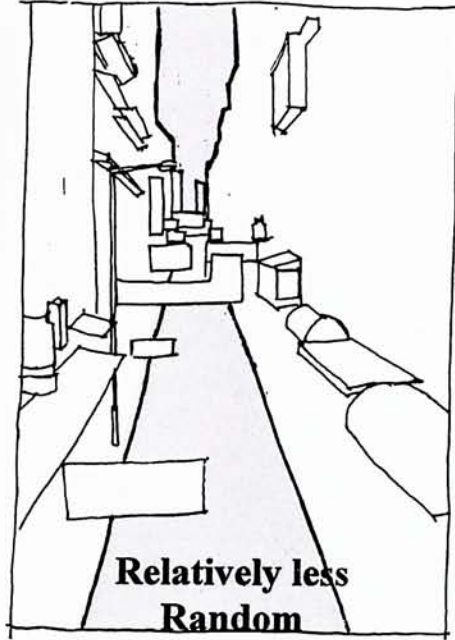
F. Lyndhurst Street (Residential)



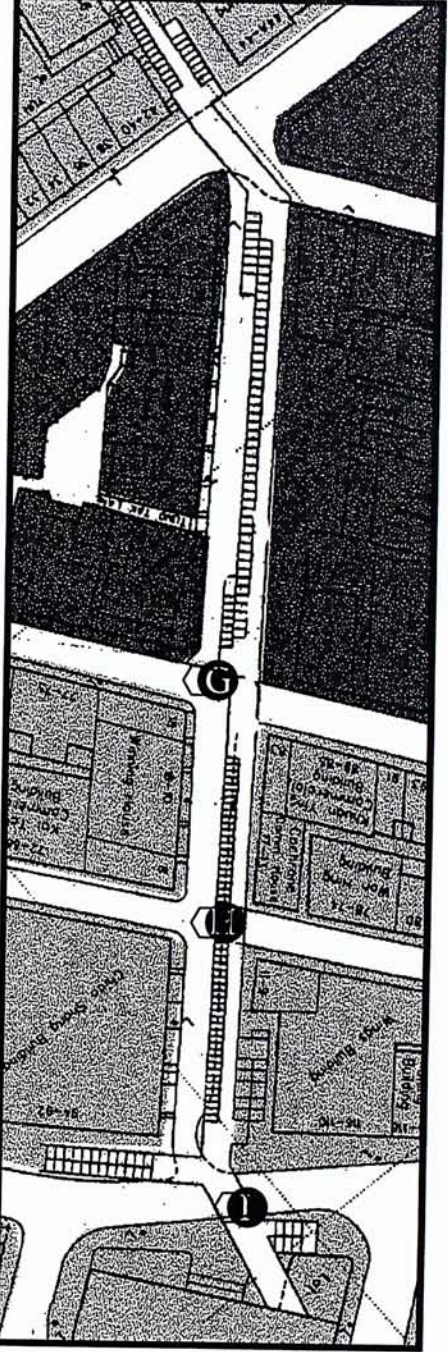
1.7. Area Analysis

1.7.8. Visual Accessibility along the Mid-Level Escalator

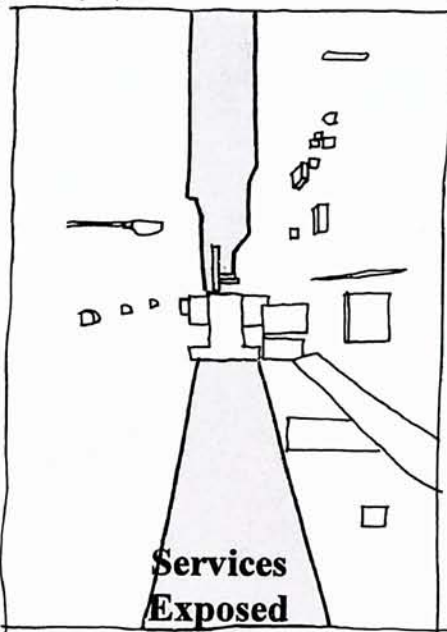
G. Wellington Street (Restaurant + Clothes)



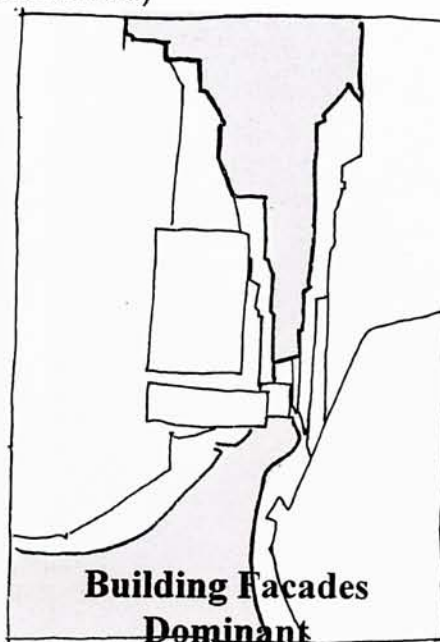
View Location Map



H. Stanley Street (Photography shops)



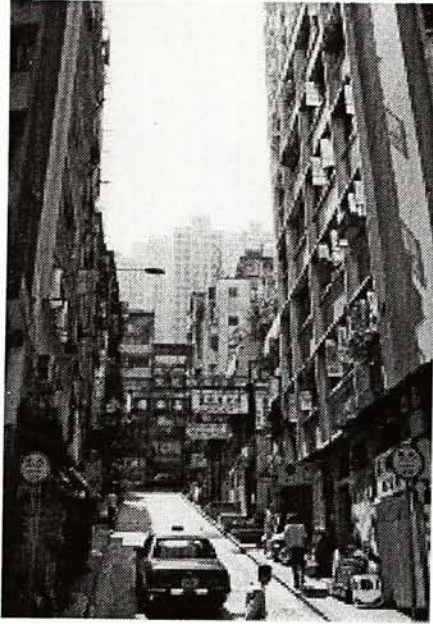
I. Queen's Road Central (Commerical)



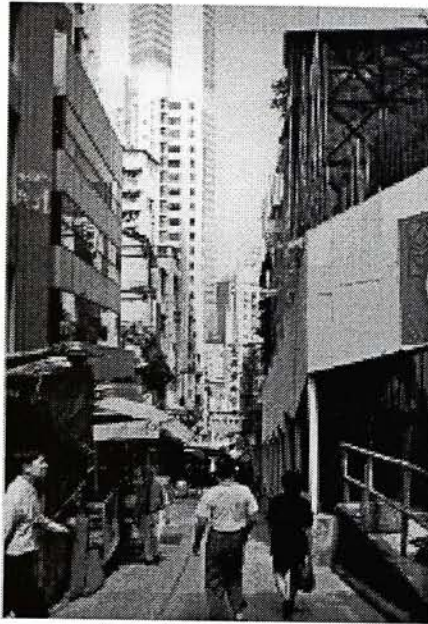
1.8. Street Analysis

1.8.1. Experiencing Graham Street

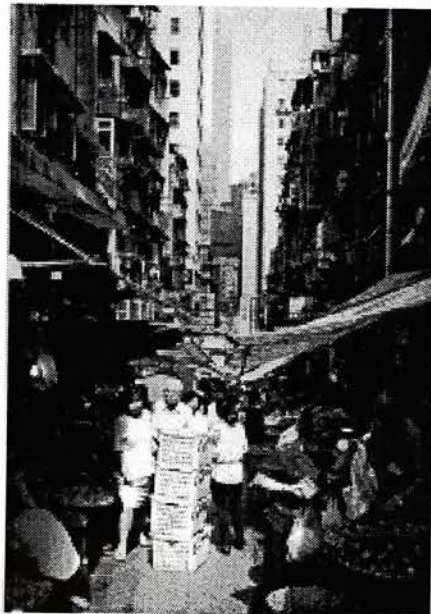
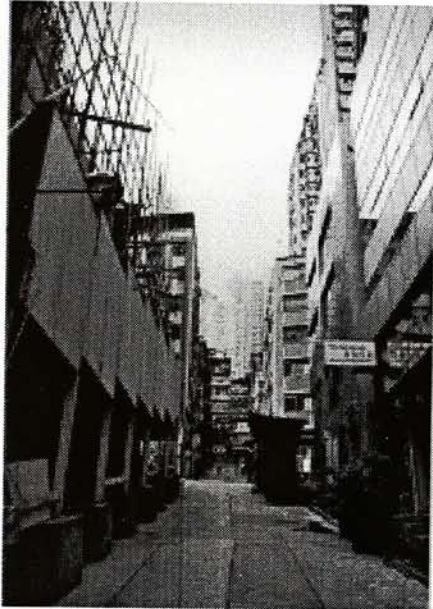
GOING UP
1.



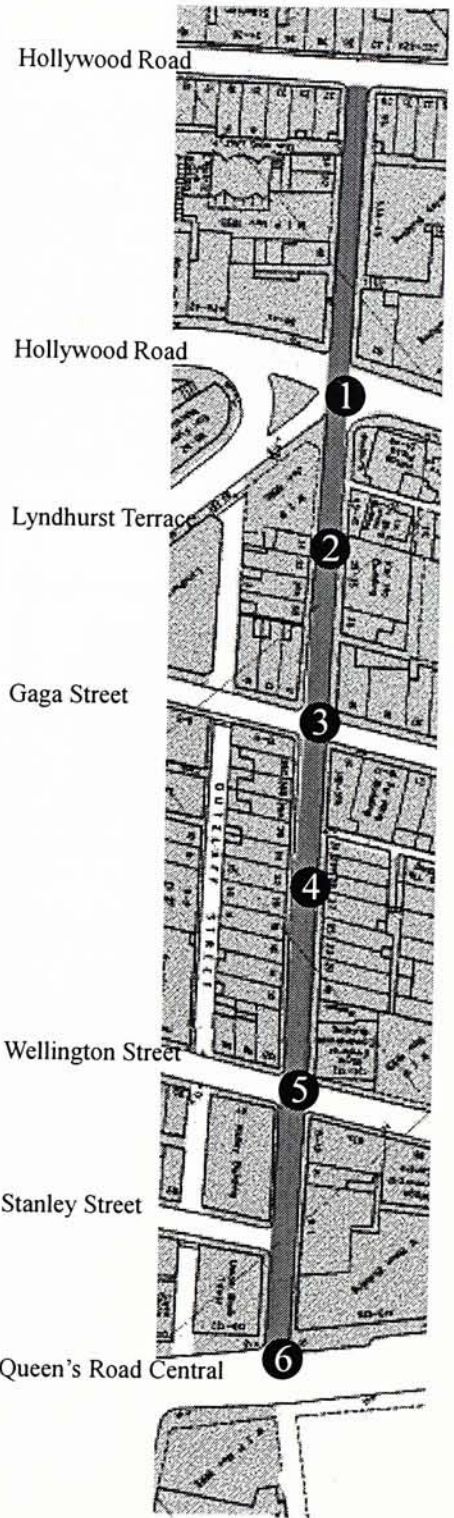
GOING DOWN
1.



2.



3.



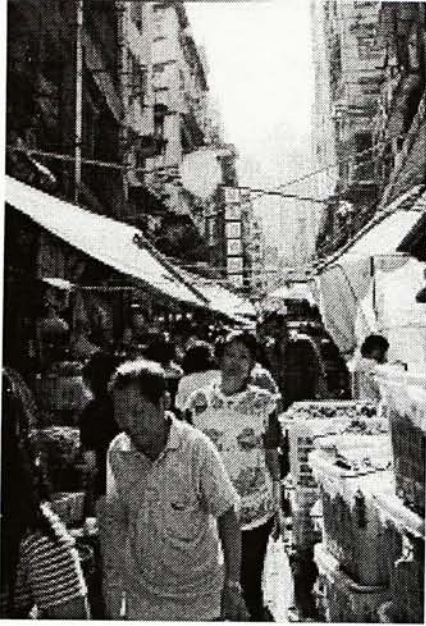
1.8. Street Analysis

1.8.1. Experiencing Graham Street

GOING UP

GOING DOWN

4.



Hollywood Road

Hollywood Road

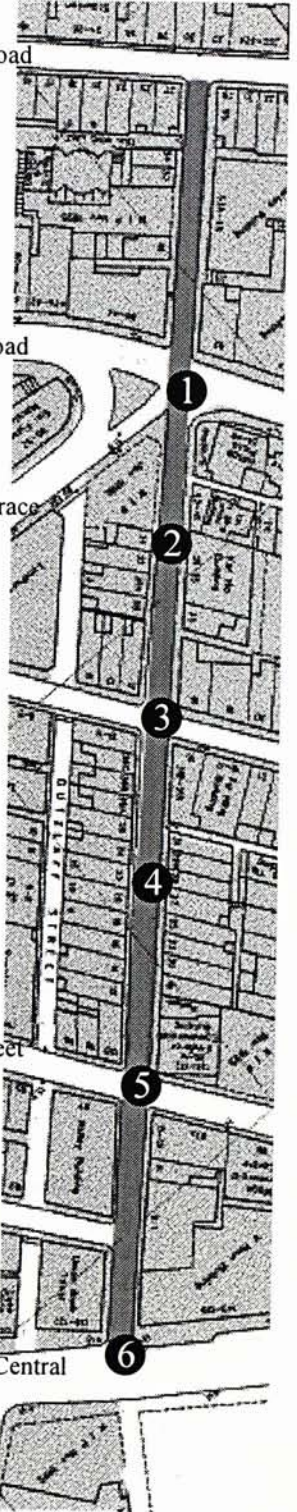
Lyndhurst Terrace

Gaga Street

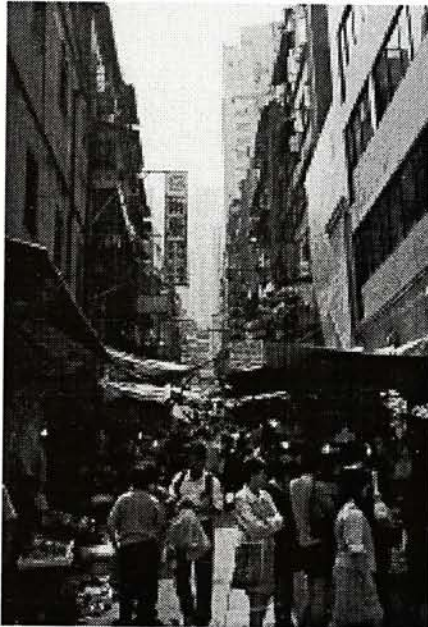
Wellington Street

Stanley Street

Queen's Road Central



5.

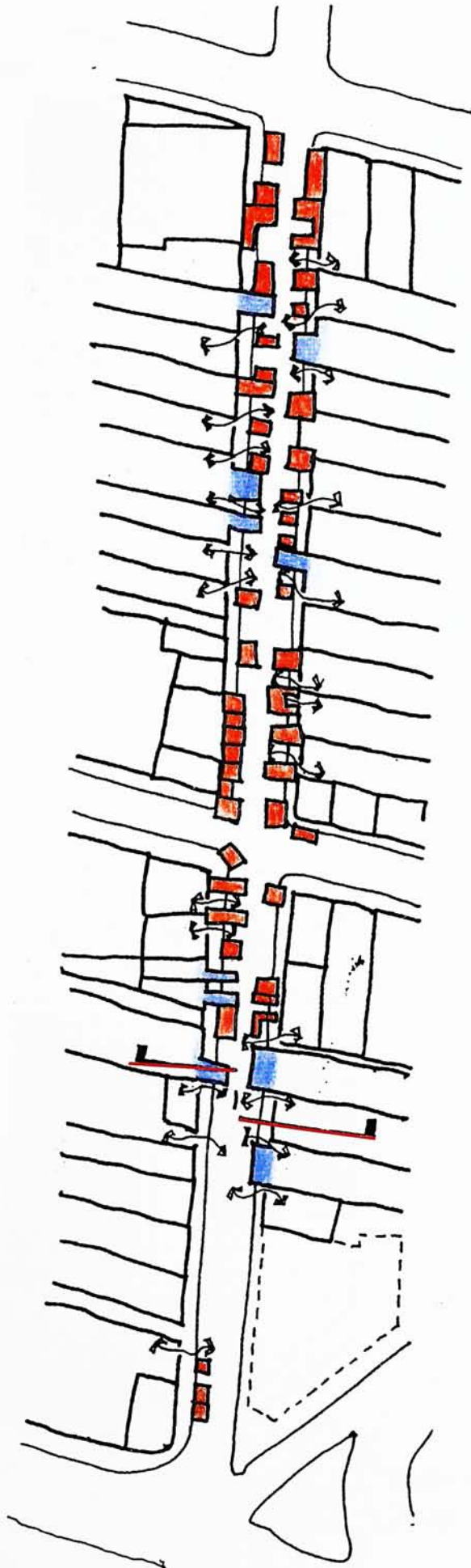


6.

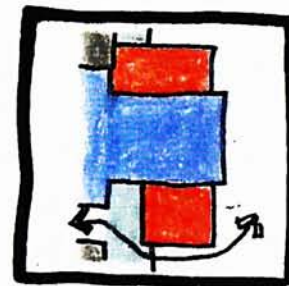
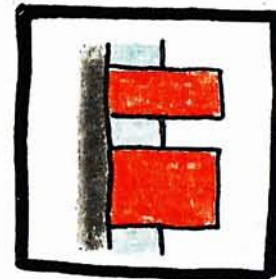
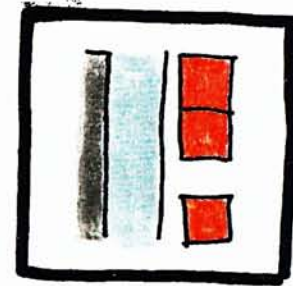


1.8. Street Analysis

1.8.2. The Graham Street Market Layout



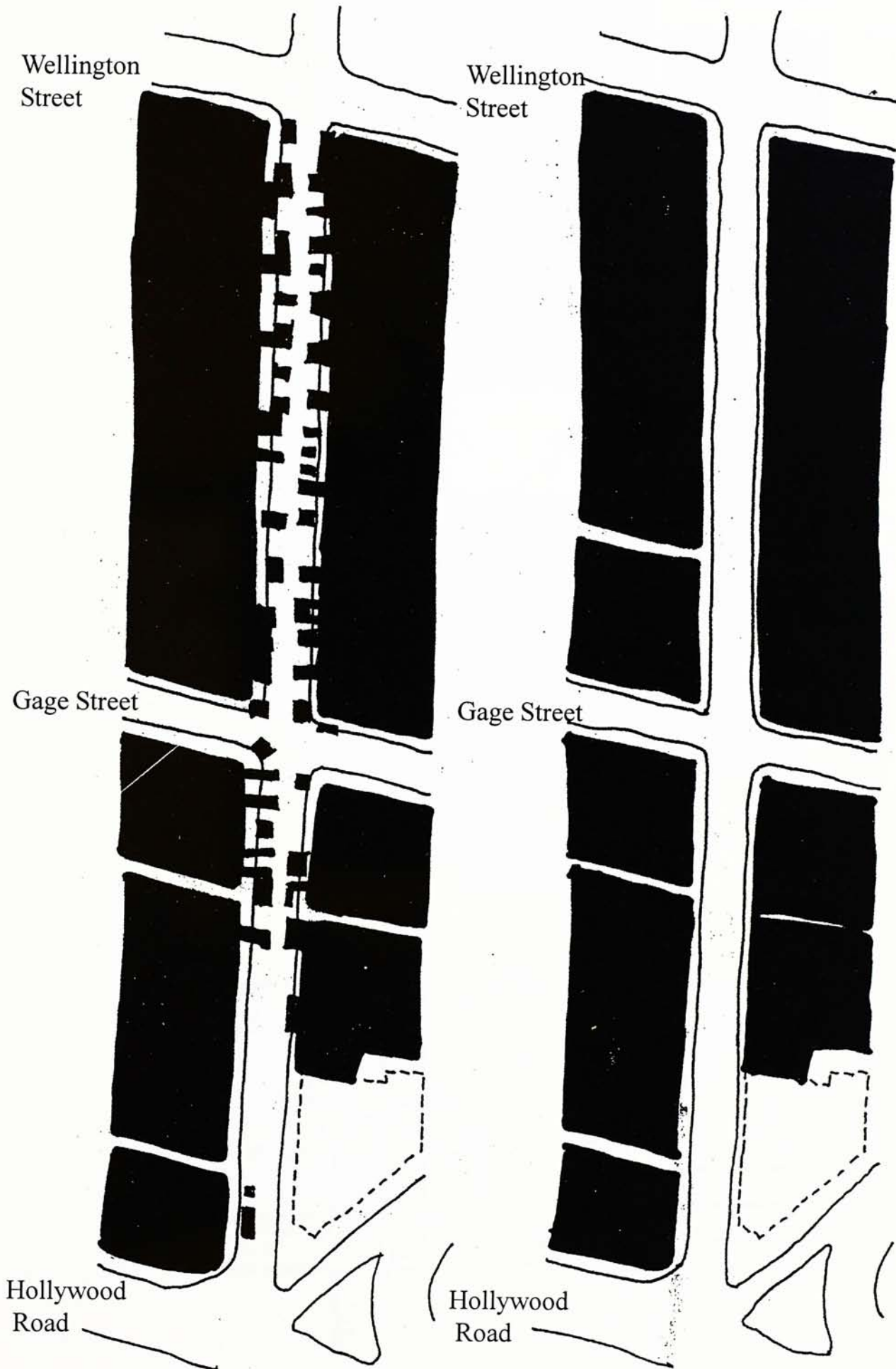
Hawker Unit Layout



-  Hawker Unit
-  Shop Area
-  Pedestrian Path
-  Building Area

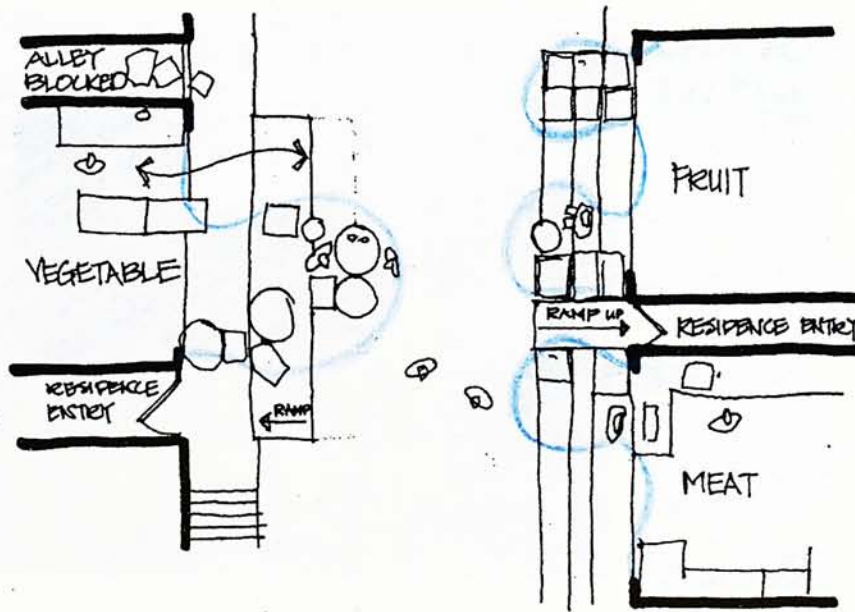
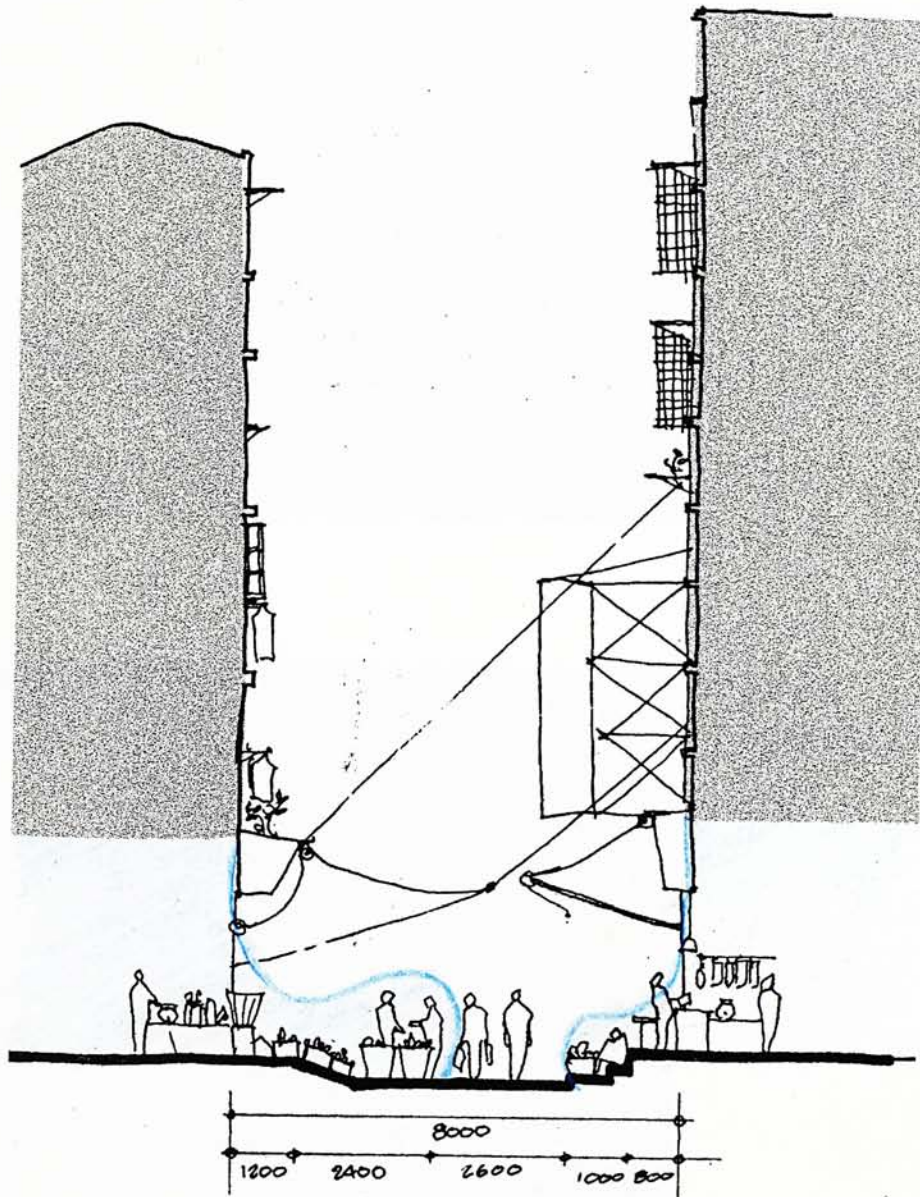
1.8. Street Analysis

1.8.3. Figure/ Ground



1.8. Street Analysis

1.8.4. Street Section

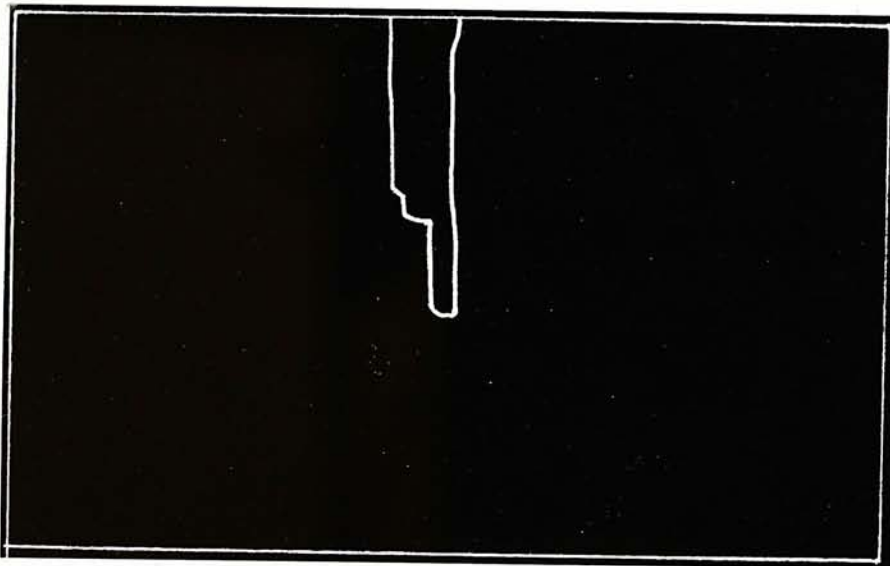


1.8. Street Analysis

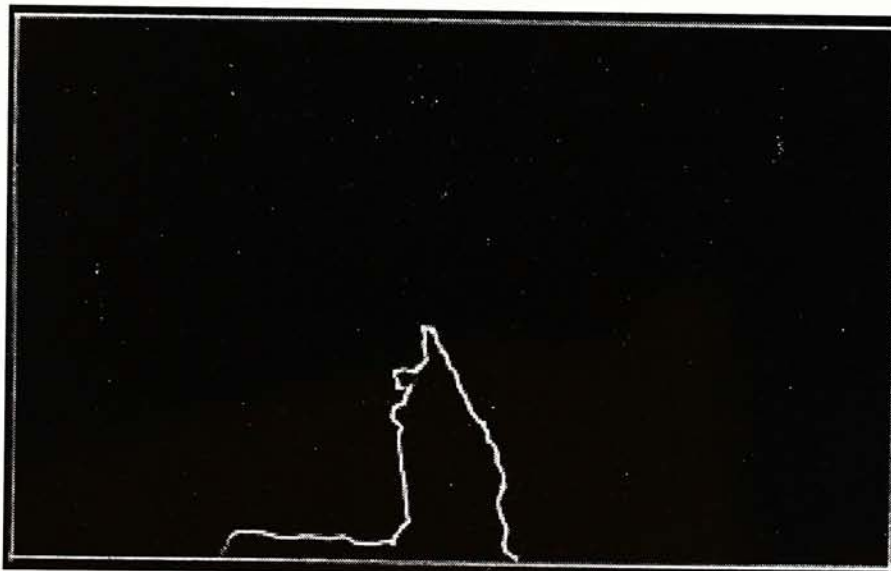
1.8.5. The Street Elements



**The Original:
A Scene on the Street**



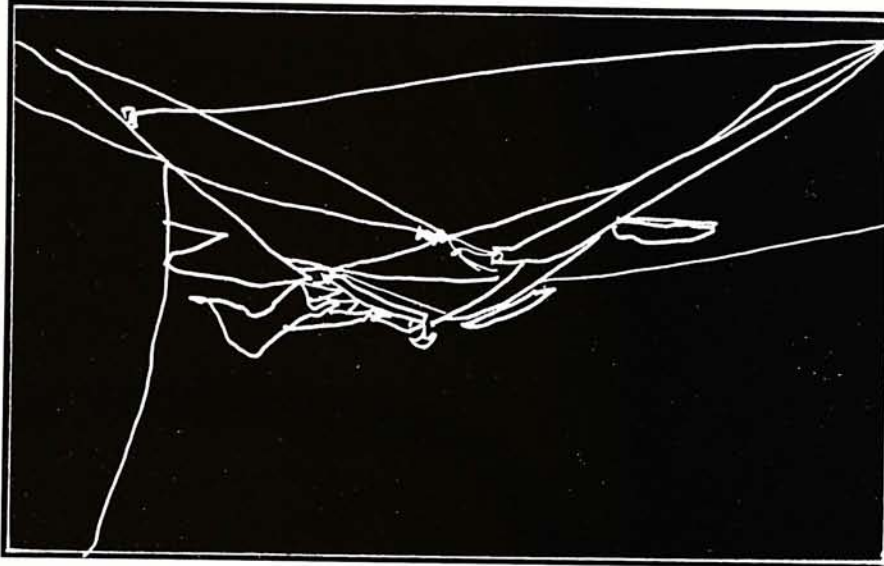
**Layer 1:
The skyline**



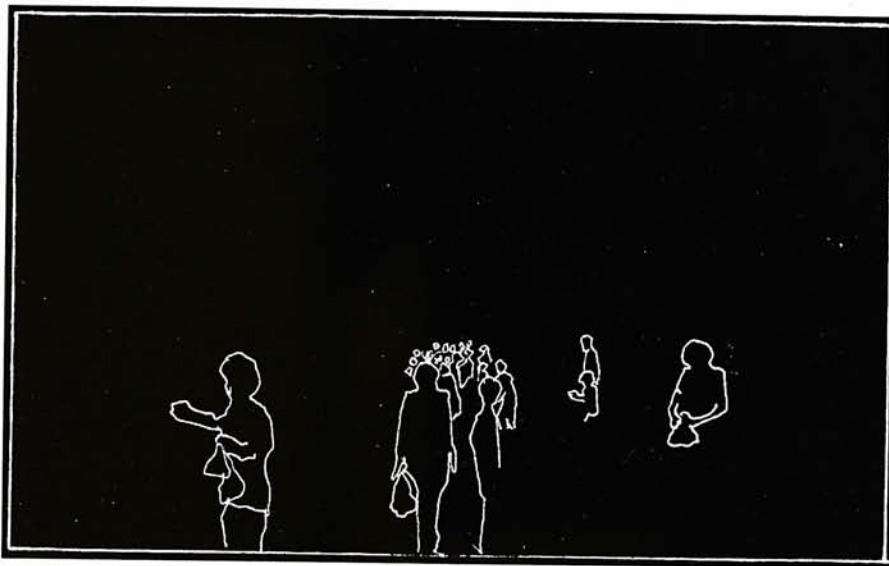
**Layer 2:
The Path**

1.8. Street Analysis

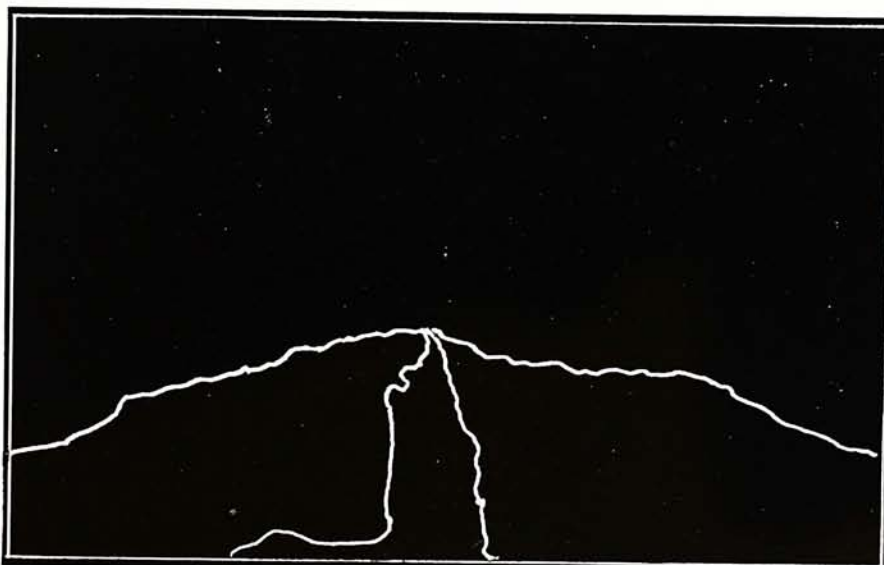
1.8.5. The Street Elements



**Layer 3:
The Canvas**



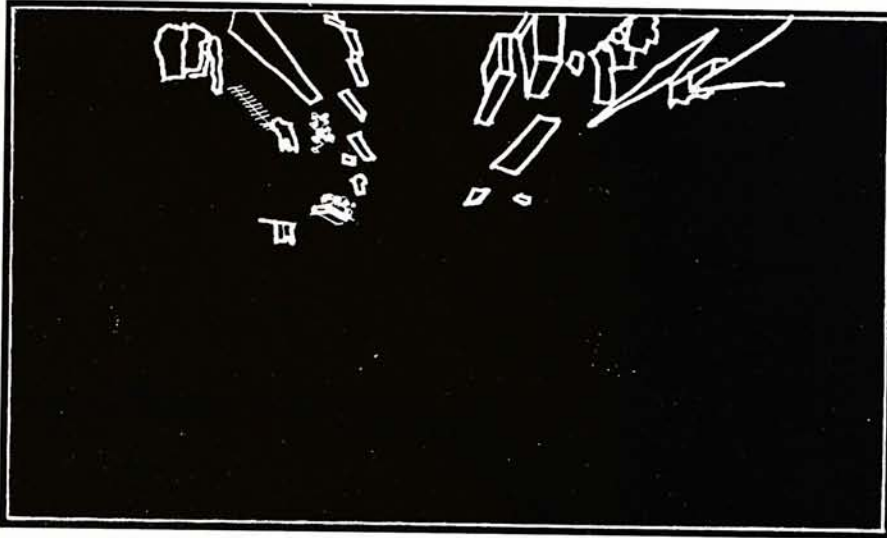
**Layer 4:
The People**



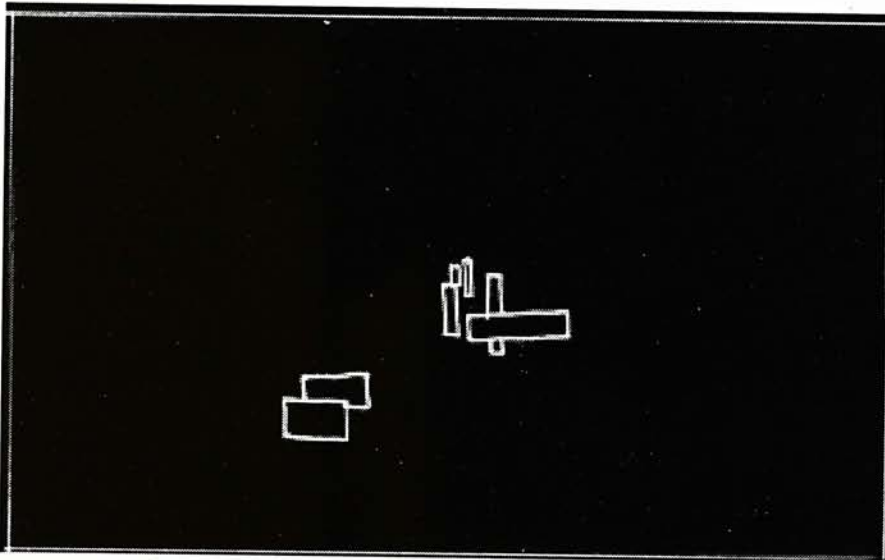
**Layer 5:
The Selling Area Extended**

1.8. Street Analysis

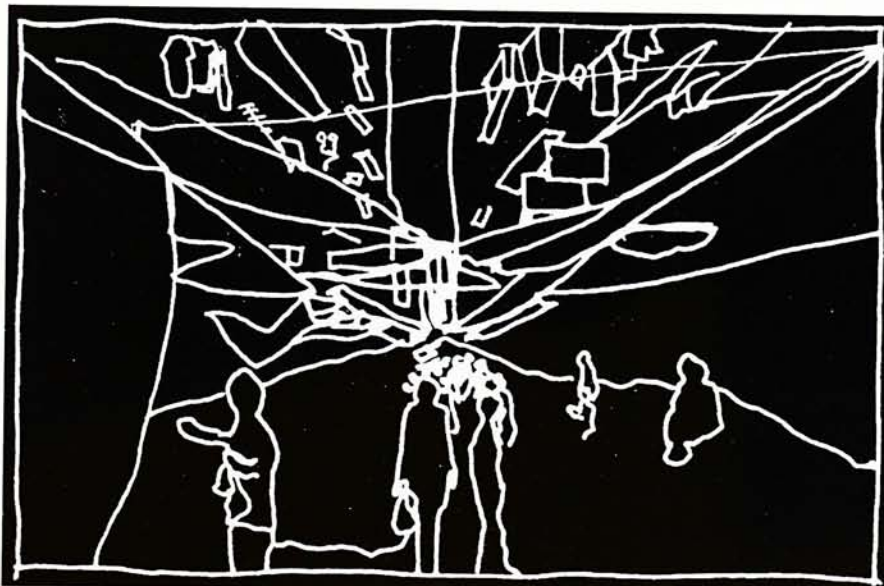
1.8.5. The Street Elements



Layer 6:
“I’m Living Here”



Layer 7:
The Signs



Layers: 1+2+3+4+5+6+7

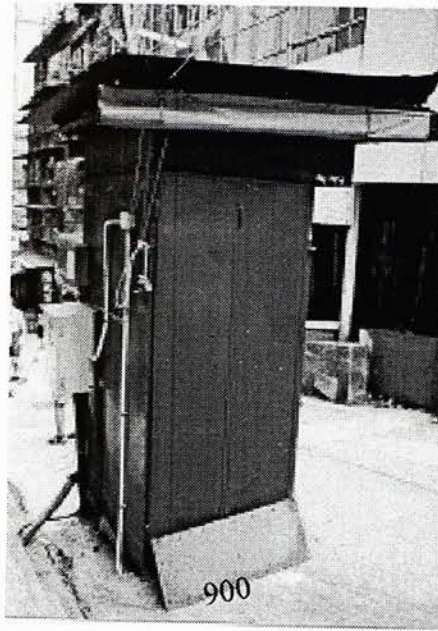
1.8. Street Analysis

1.8.6. A Hawker Unit on Street

The Front



The Side



It is constructed of painted mild steel.

The unit is small enclosing a volume of 900 x 1200 x 2400.

The unit is equipped with electricity and telephone line.

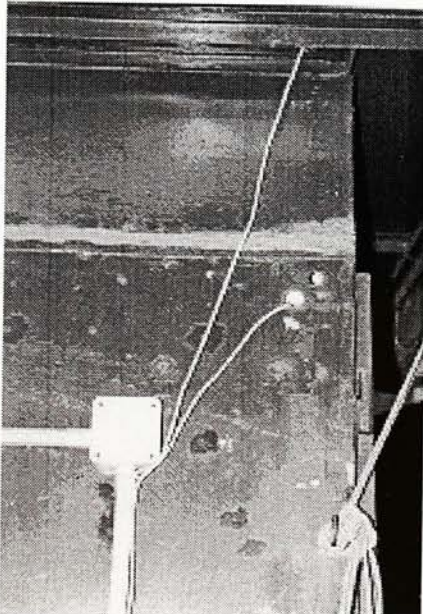
The Side



The Back lined with Services



Detail of electrical outlet



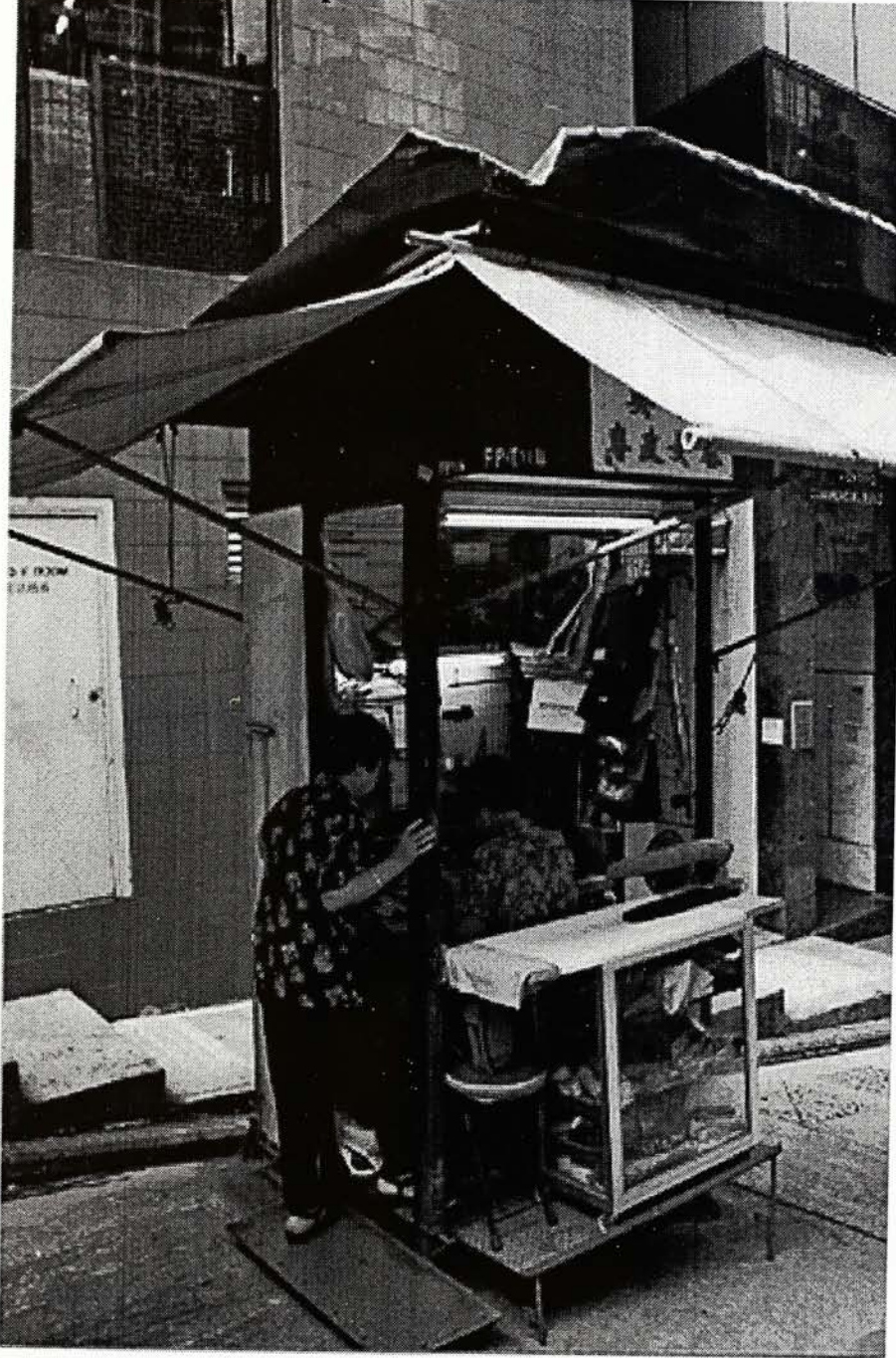
Detail of a folded platform



1.8. Street Analysis

1.8.6. A Hawker Unit on Street

A hawker unit in operation.



The platform unfolded and the shop area extended.

A display cabinet is placed on the top of the platform.

A temporary step is placed on the side under the canvas for customer waiting while the tailor modifying clothes.

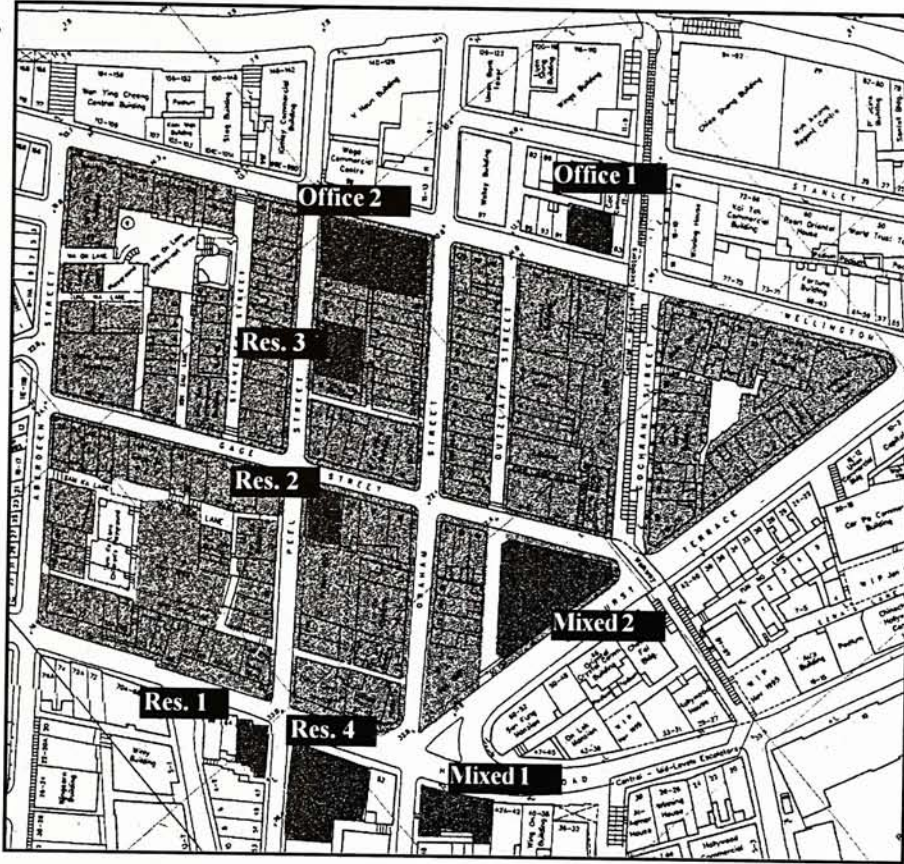
A climatic response



A strategic position of canvas for the shading of afternoon sun

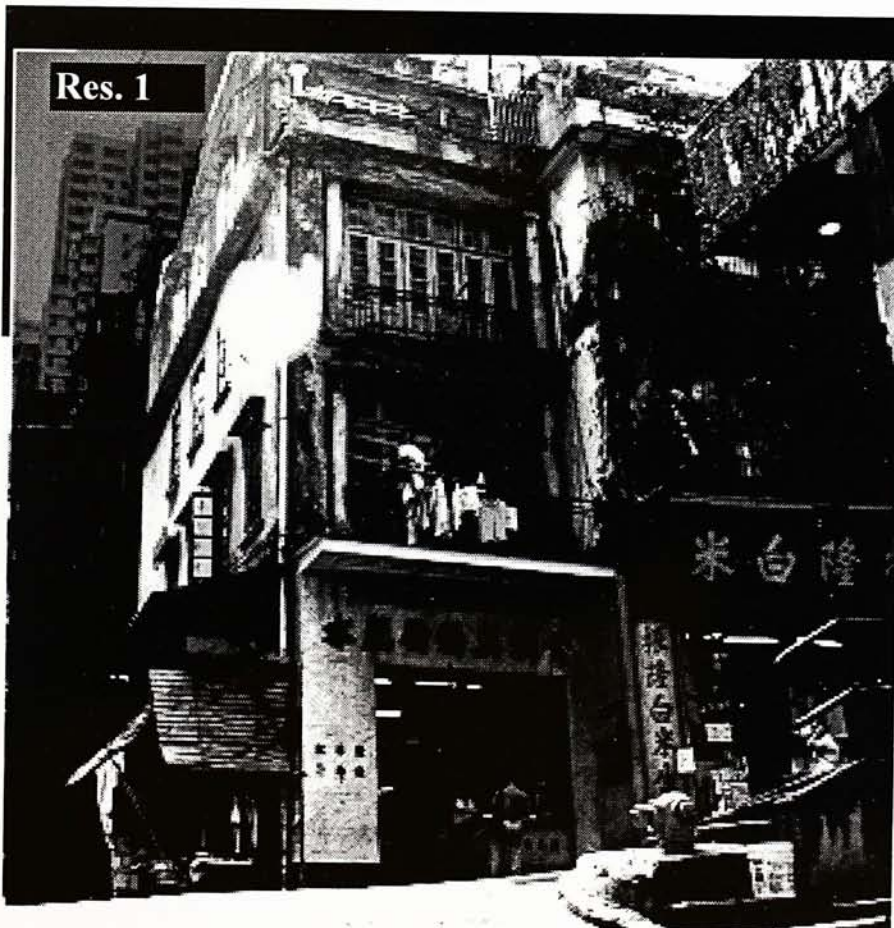
1.9. Building Analysis

1.9.1. Building Morphology



Location Map of the Selected Buildings

Residential Building with Retail on the Ground Floor



Res. 1

Per-war tenement house. Fenestration richly detailed.

1.9. Building Analysis

1.9.1. Building Morphology

Residential Building with Retail on the Ground Floor



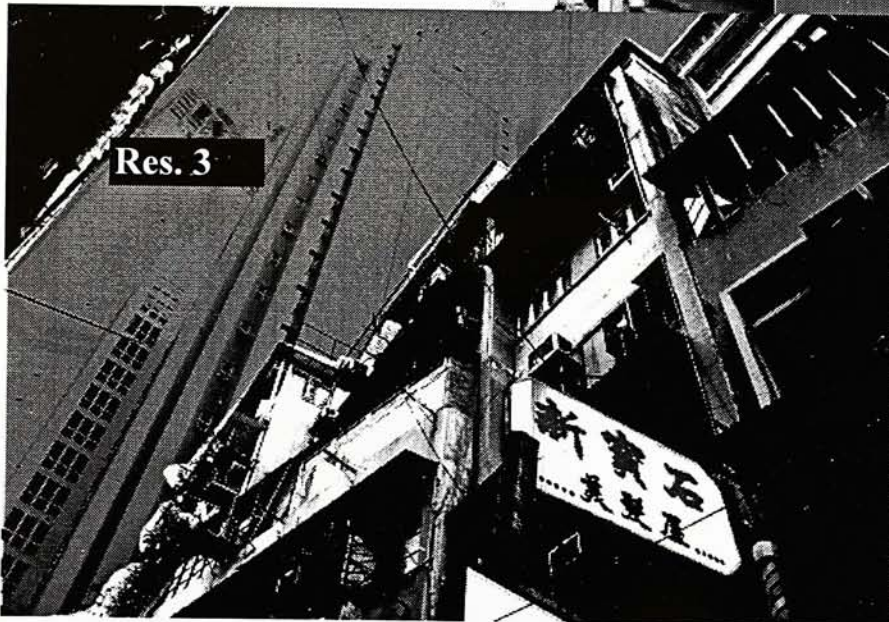
Res. 2

Elevation is basically flat if there are no illegal structures. The perforated screens are located at the stair core express the climatic concerns.



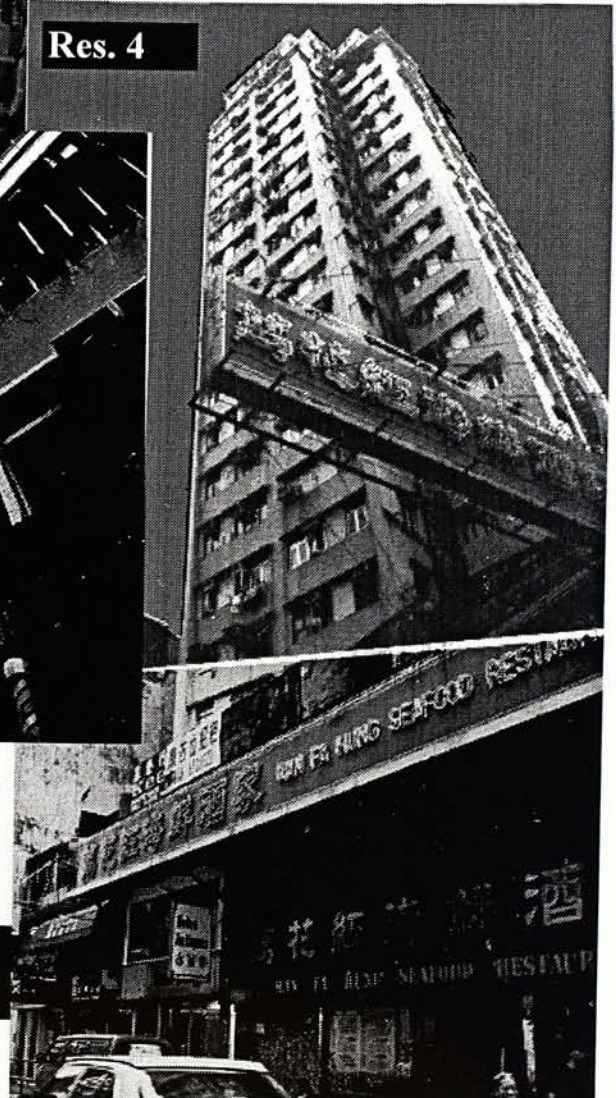
Res. 3

As the street is narrow, building started to turn at the upper part while the lower part remained parallel to the street for keeping a continuous frontage.



Res. 3

Turning of buildings composing an extraordinary dynamic 'wall' of the street.



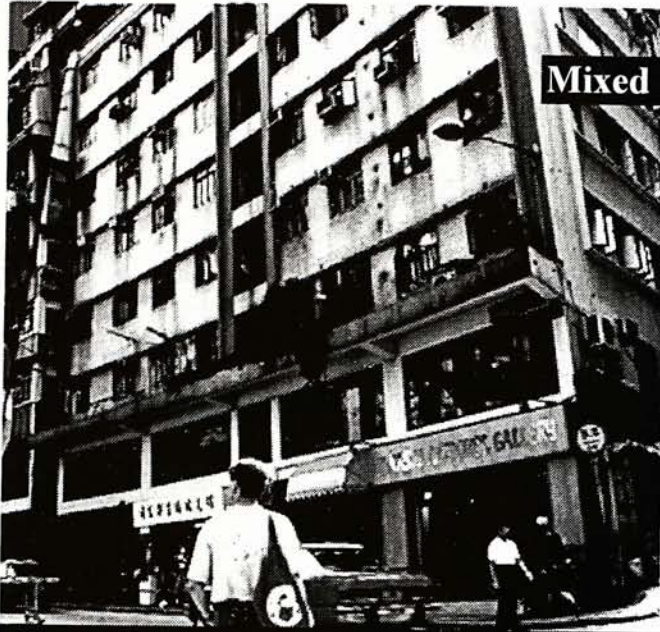
Res. 4

Tower formulated through modules

1.9. Building Analysis

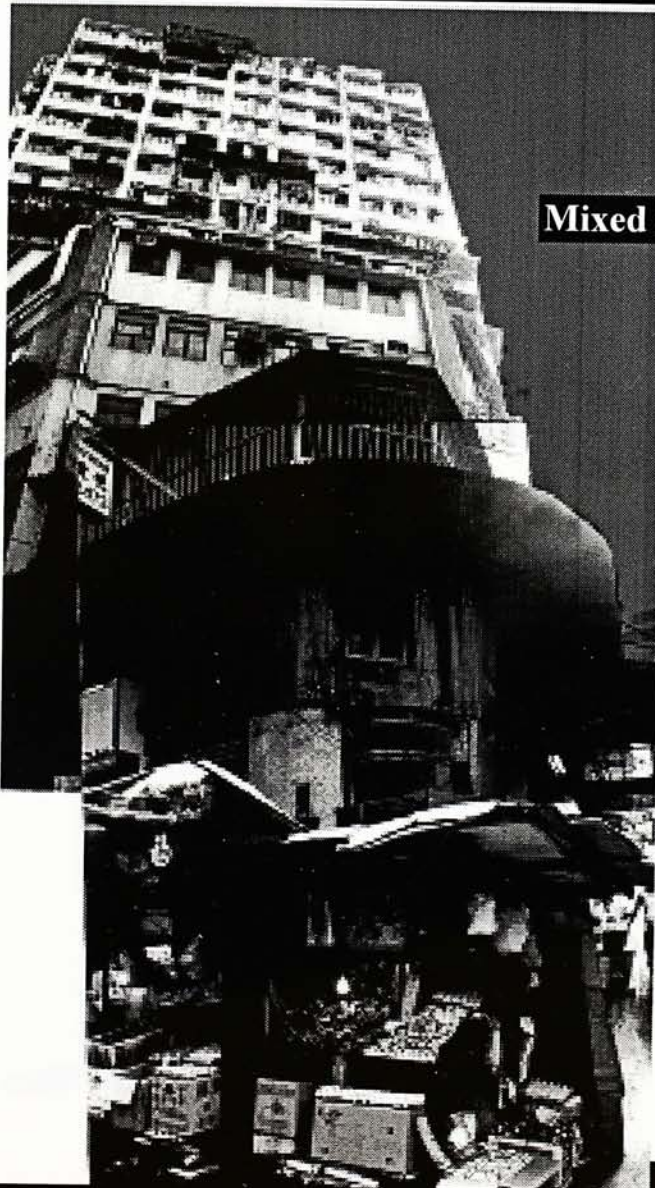
1.9.1. Building Morphology

Mixed Use Buildings



Mixed 1.

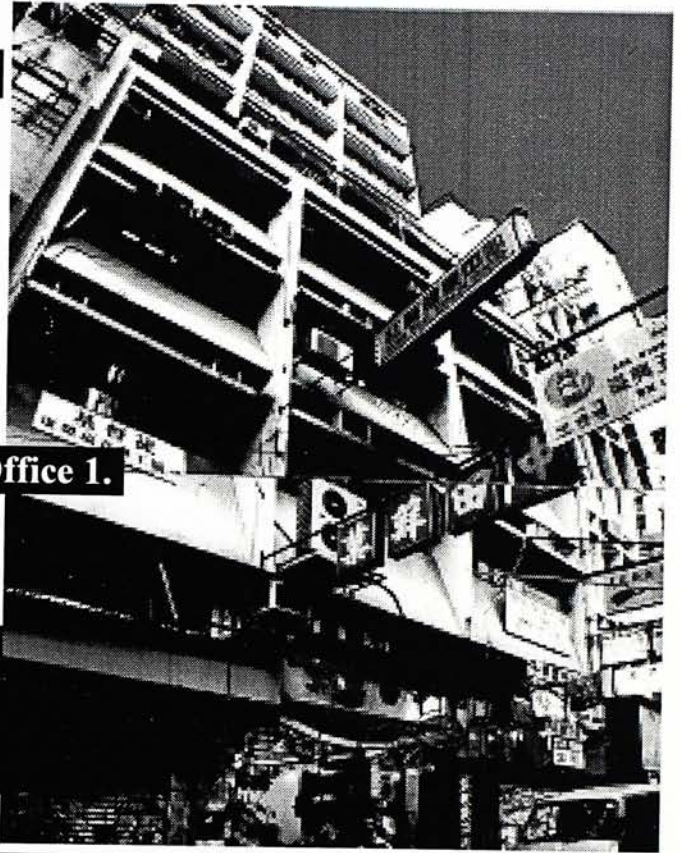
The cockloft commercial is clearly expressed on the elevation with the canopy separate the upper residential body.



Mixed 2.

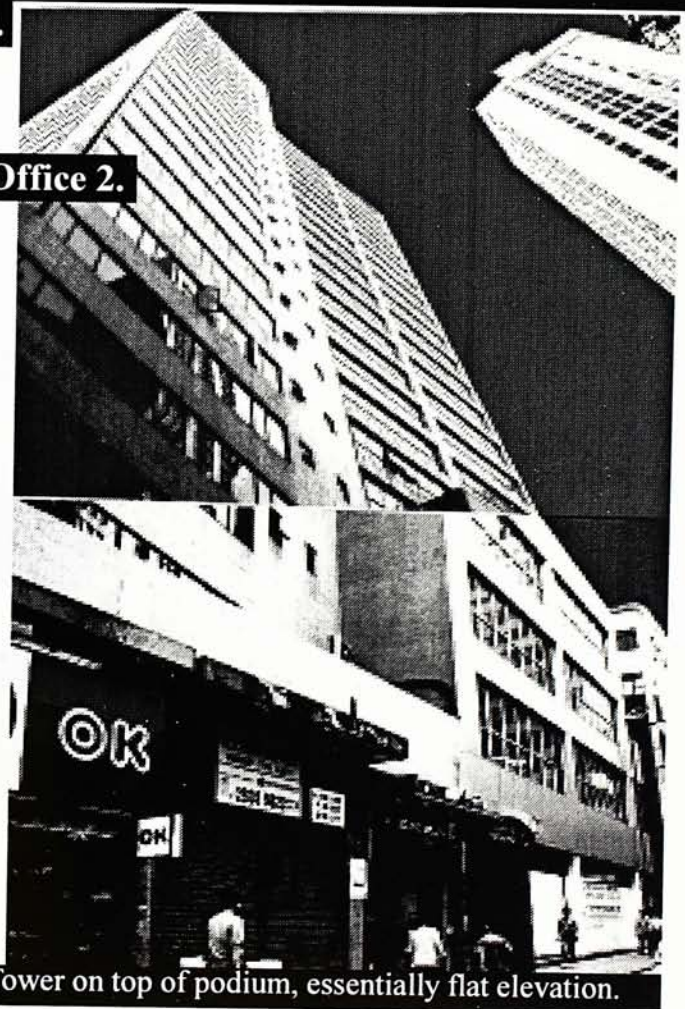
Tower on top of a podium for light industries and offices

Office Buildings



Office 1.

Mid-rise commercial with gesture of podium on the lower floors. Services exposes and signs scattered.



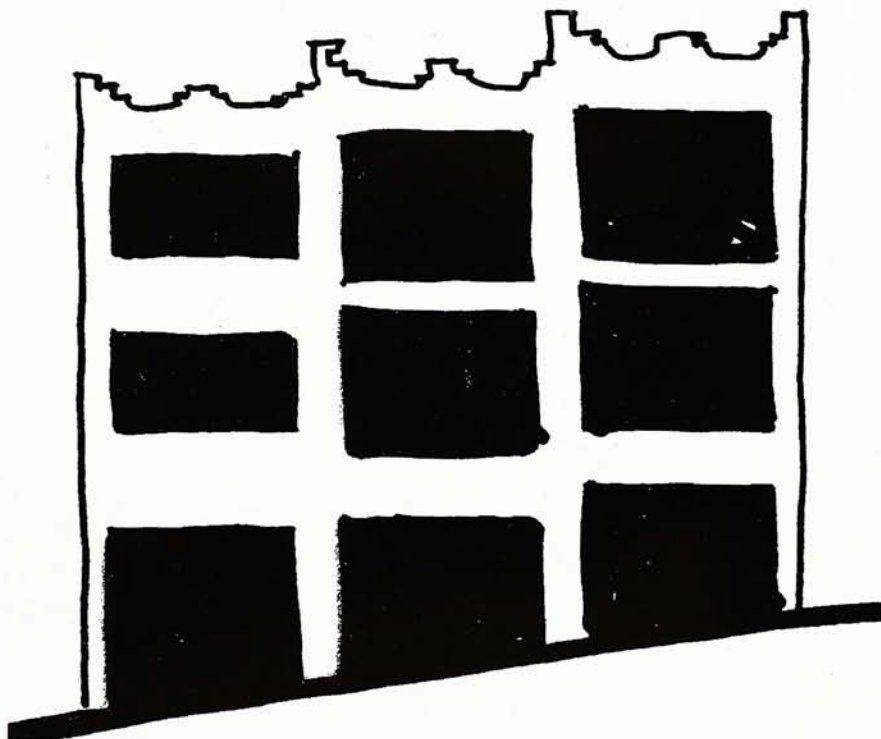
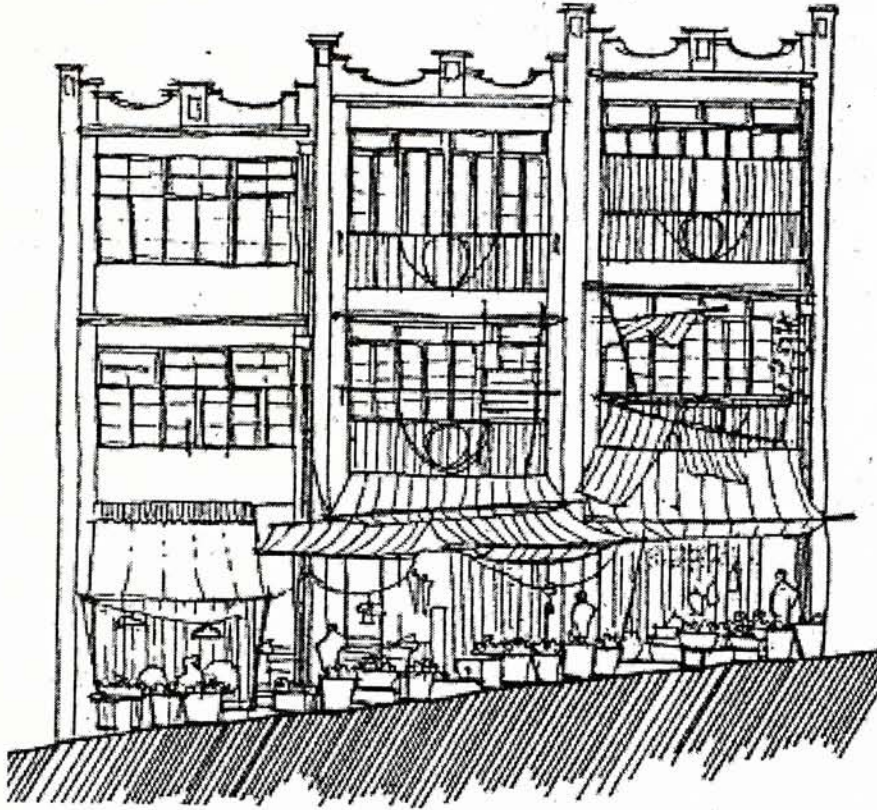
Office 2.

Tower on top of podium, essentially flat elevation.

1.9. Building Analysis

1.9.2. Detailed Study

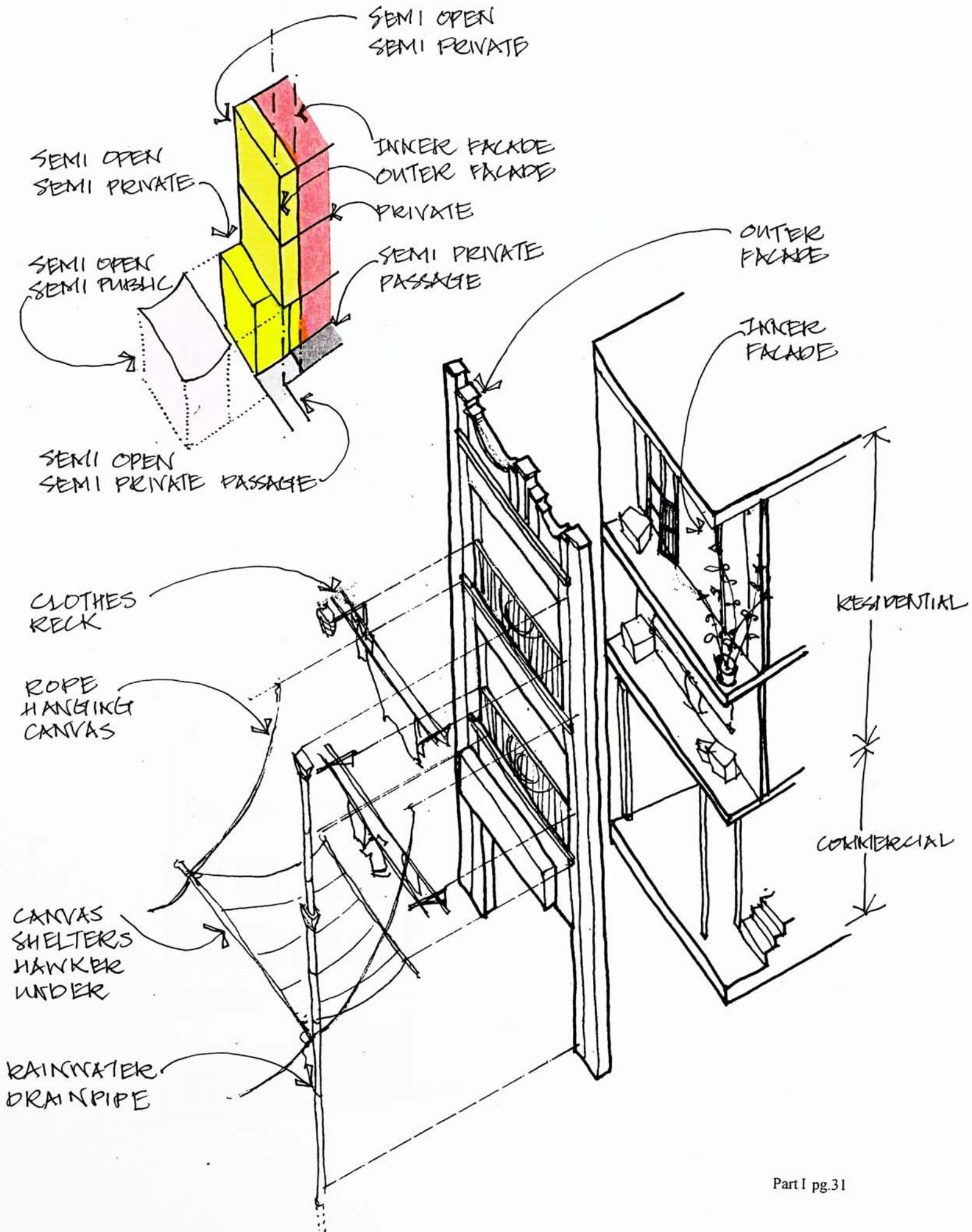
Prewar building at 26a-c Graham Street



1.9. Building Analysis

1.9.2. Detailed Study

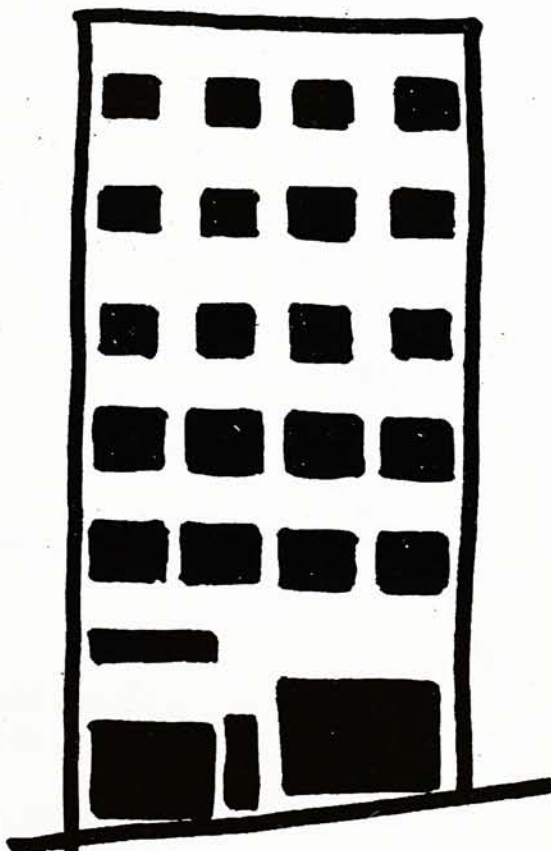
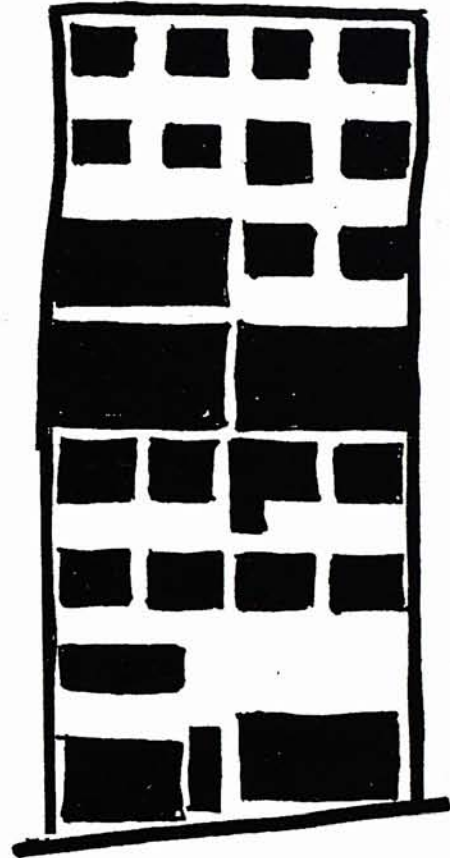
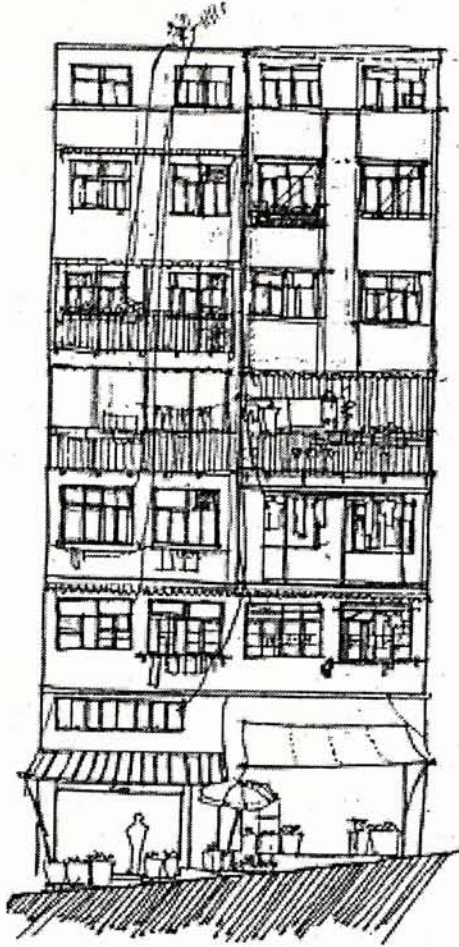
Prewar building at 26a-c Graham Street



1.9. Building Analysis

1.9.2. Detailed Study

Residential building at 18-20 Graham Street



The perceived
random pattern
of elevation

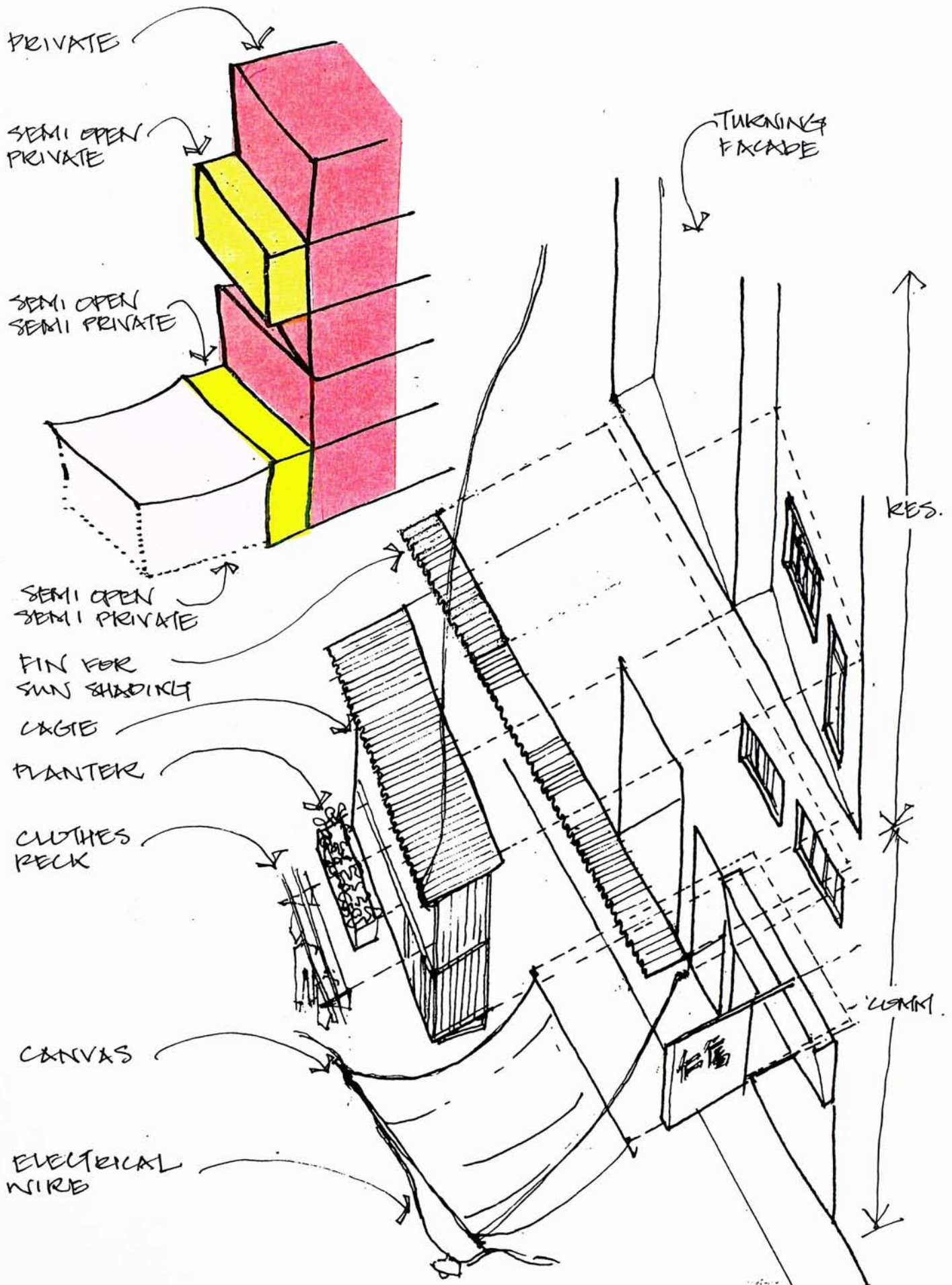
vs

The original
order
of decrease
in size of the window
from below

1.9. Building Analysis

1.9.2. Detailed Study

Residential building at 18-12 Graham Street



1.10. The Existing Codes and Constraints

1.10.1. Territory Development Strategies

The area is located in the Metro region and is planned as the "Redevelopment" board type of the Potential Strategic Growth Areas for the potential development paths over both the long term (up to 2011) and the medium term (up to 2006).

Under the Metroplan, restructuring the city should fall within the Scenario of comprehensive redevelopment or providing local community facilities to thin out congested districts. The redevelopment should result in overall improvement in urban environment preferable balance in social cost and public sector revenues.

According to the General Guidelines for District Planning:

The area is belong to Category 1 Areas with emphasis on major improvement, renewal and redevelopment on concerted action by the public and private sectors to achieve more comprehensive urban renewal and upgrading.

According to the Board Density Guidelines of the Metroplan:

- The area belongs to Type 3 Area which comprises of new comprehensive development and redevelopment area for regulating density to achieve Metroplan objective.
- The area is located in the Density Band 2: site with moderate accessibility to rail station--within 200-400 meter of Rail Station.
- The floor are ratio of this Density Band is listed as below:
 - Housing (Private Housing)
Floor area ratio : 5.5
 - New Office, Hotel and Retail
Floor area ratio : 10.0

1.10. The Existing Codes and Constraints

1.10.2. Outline Zoning Plan--Sai Ying Pun and Sheung Wan

"C/R" Commercial/Residential

Within this Zone, flexibility for either commercial or residential use of a combination of commercial and residential uses is allowed. Commercial uses such as retail shops, restaurants and offices are permitted as of right on any floor of a building within the Zone. This is the Major Zoning type of the area under investigation.

"R(A)" Residential (Group A)

- Commercial uses such as banks, restaurants and retail shops are permitted as of right only on the lower three floors of the buildings.
- Area zoned for this purpose covered established residential neighborhoods located to the south of Queen's Road Central and Hollywood Road.

"R(C)" Residential (Group C)

- This is a zoning type to account for the area which is lack of direct vehicular access.
- As mentioned in the Hong Kong Standard Planning Guidelines, a study entitled 'Redevelopment along Stepped Streets' was carried out by the Planning Department in 1991 and findings were noted by the Board on 21.2.1992. One of the recommendations of the study was to rezone all stepped street areas for pure residential use and to impose development restrictions on these areas in the height of inadequate access for servicing, fire fighting and other emergency purposes.
- Rezone these areas to "R(C)" in order to restrict development/redevelopment within these areas to residential use only with a maximum plot ratio of 5 or the plot ratio of the existing building whichever is the greater, and a maximum building height of 12 storeys or the height of the existing building whichever is the greater.
- However, relaxation of the development restrictions will be given to comprehensive redevelopment proposals.

"G/IC" Government/Institution/Community

"G/IC" reservations which are essential for provision of various kinds of community facilities to serve the congested and overcrowded inner urban area.

1.10. The Existing Codes and Constraints

1.10.2. Outline Zoning Plan--Sai Ying Pun and Sheung Wan

"LO" Open space

- This zoning is intended to provide land for both active and passive recreational activities.
- Local open spaces are also distributed throughout the Area to provide neighborhood recreational facilities for local residents.

"OU" Other Specified Uses

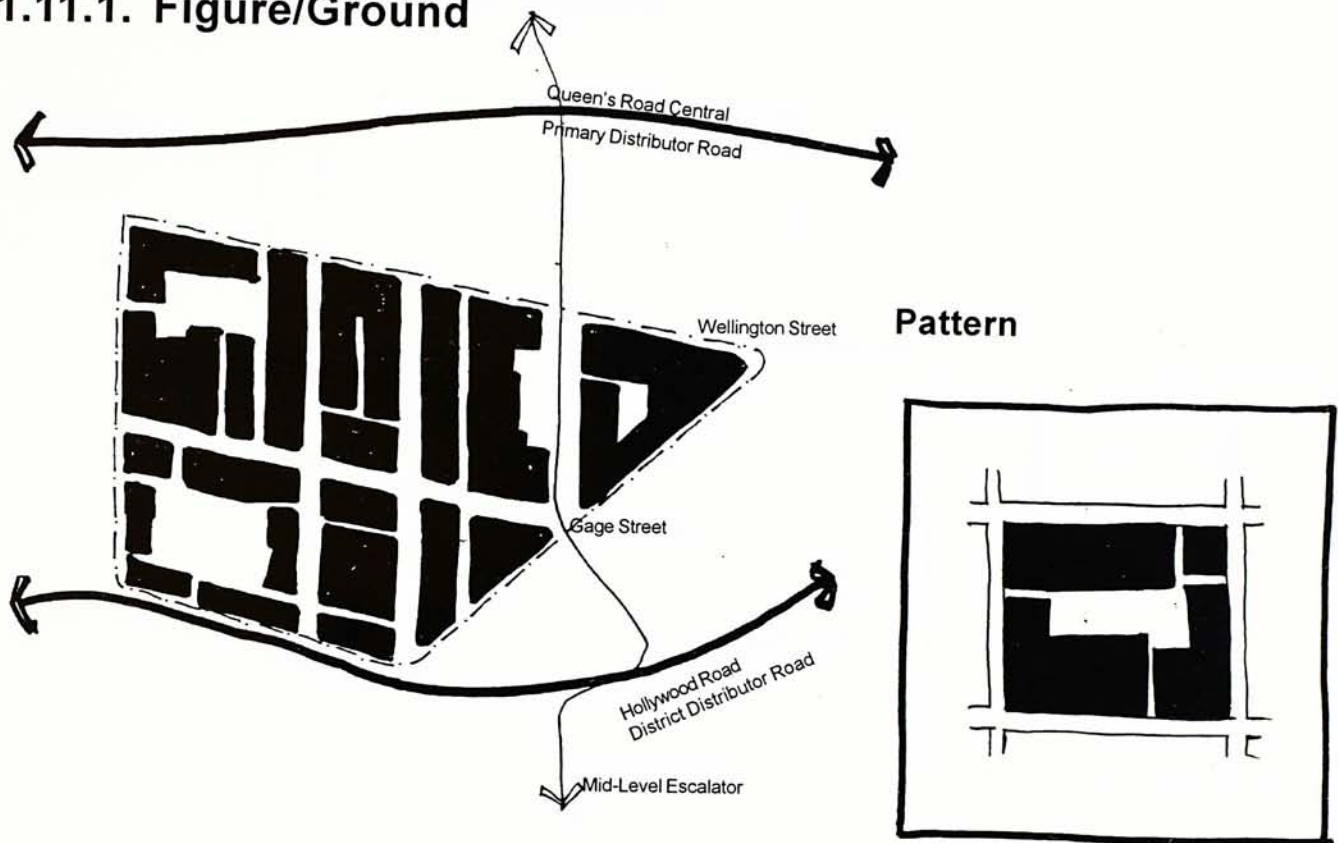
Western Market is a historic monument and the site is zoned "OU" annotated 'Existing Building to be Preserved for Retail, Restaurant, Cultural and Recreational Uses" to facilitate a preservation scheme undertaken by the LDC. The theme of the preservation scheme is to recapture and promote the social and cultural heritage of Hong Kong in a bazaar for the use and enjoyment of local residents as well as tourist.

Pedestrian Circulation

In order to provide an integrated pedestrian circulation system linking all major "G/IC" and open space sites within the district, it is intended that, when opportunity arises, some private lots should be resumed for the purpose of pedestrian links between streets: and some private lanes should be surrendered to Government upon redevelopment.

1.11. Site Analysis Summary

1.11.1. Figure/Ground



Constraints

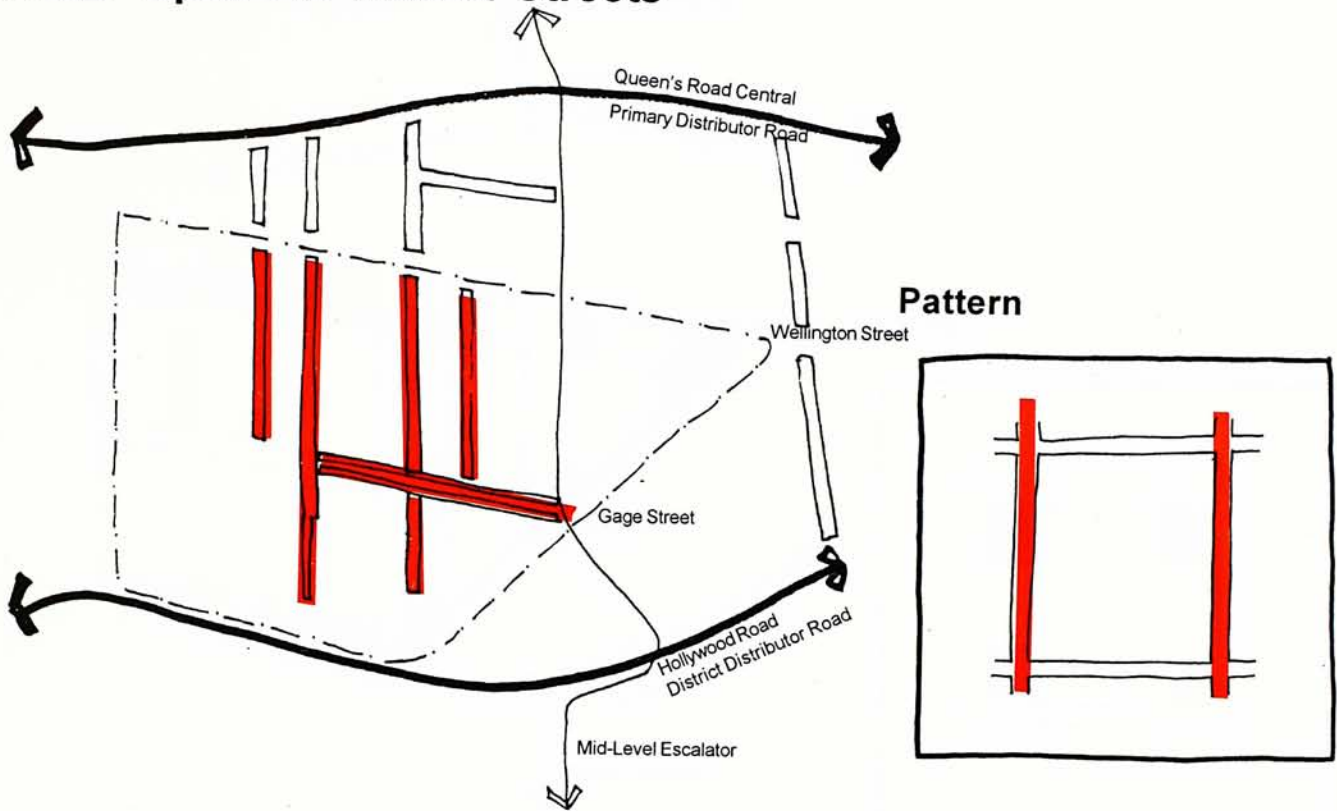
- The entrance of the central open space is unclear and accessibility is low.
- The existing open space condition is fair or under construction. Facilities are in good conditions but landscaping is usually hard for the ease of maintenance.
- The open space is surrounded by the 'back of building with utilities and exhaust fans blowing exhaust air.

Opportunities

- Well treated open space would be a lovely attraction for the residence. This improves view, ventilation, and lighting condition of the congested area.
- A user friendly open space can facilitate socialization and increase the sense of community which is important for the long term management.

1.11. Site Analysis Summary

1.11.2. Open Air Market Streets



Constraints

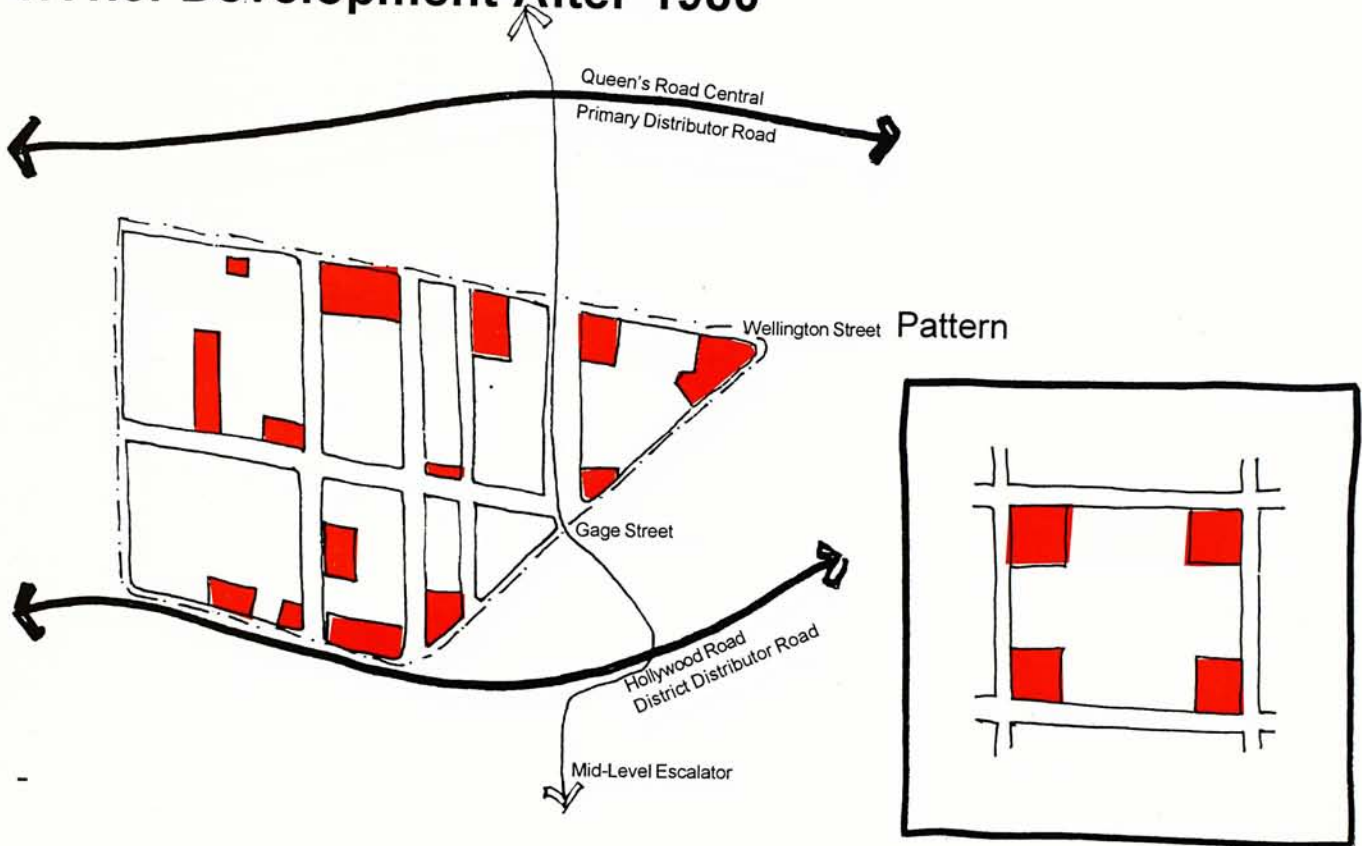
- It occupies nearly all the Pedestrian Street within the area.
- Meat and Poultry Market must be located long Gage Street where transport of goods is the easiest.
- The distance of transport of goods from Gage Street down or up is acceptable according to the HKPSG but due to the fact that the street is narrow, there is constant conflict with the pedestrian traffic.
- The wetting of floor can be very slippery on the slopped street.
- The spontaneous arrangement of the hawkers sometimes blocks the entrance of the existing residential building.

Opportunities

- Steps on the slopped street become a multi-functional platform.
- The commercial activity of the market is the major generator of the distinctive street character.
- Due to the fact that nearly all street can be identified by a major type of trade, street character become distinctive even within the area.

1.11. Site Analysis Summary

1.11.3. Development After 1980



Constraints

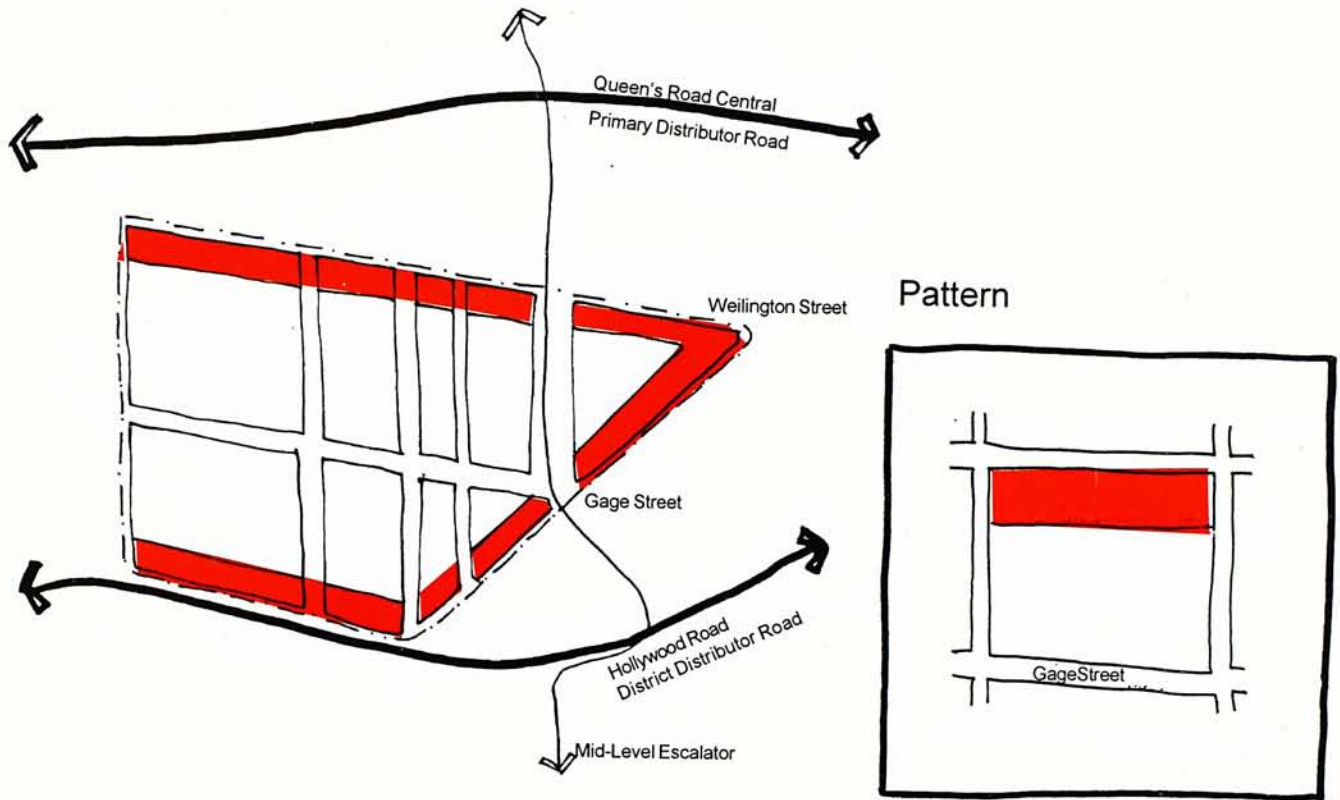
- The corner sites with greatest development potential are occupied by office towers which do not quite match with the existing street character.
- The new development would usually accompany with the removal of hawkers which segments the original linear and continuous market street.

Opportunities

- High rise tower at the corner site stands up and become land marks within the old district which increase the legibility of the district.
- New development brings enhancement to the environment.

1.11. Site Analysis Summary

1.11.4. Major Retail Frontage



Constraints

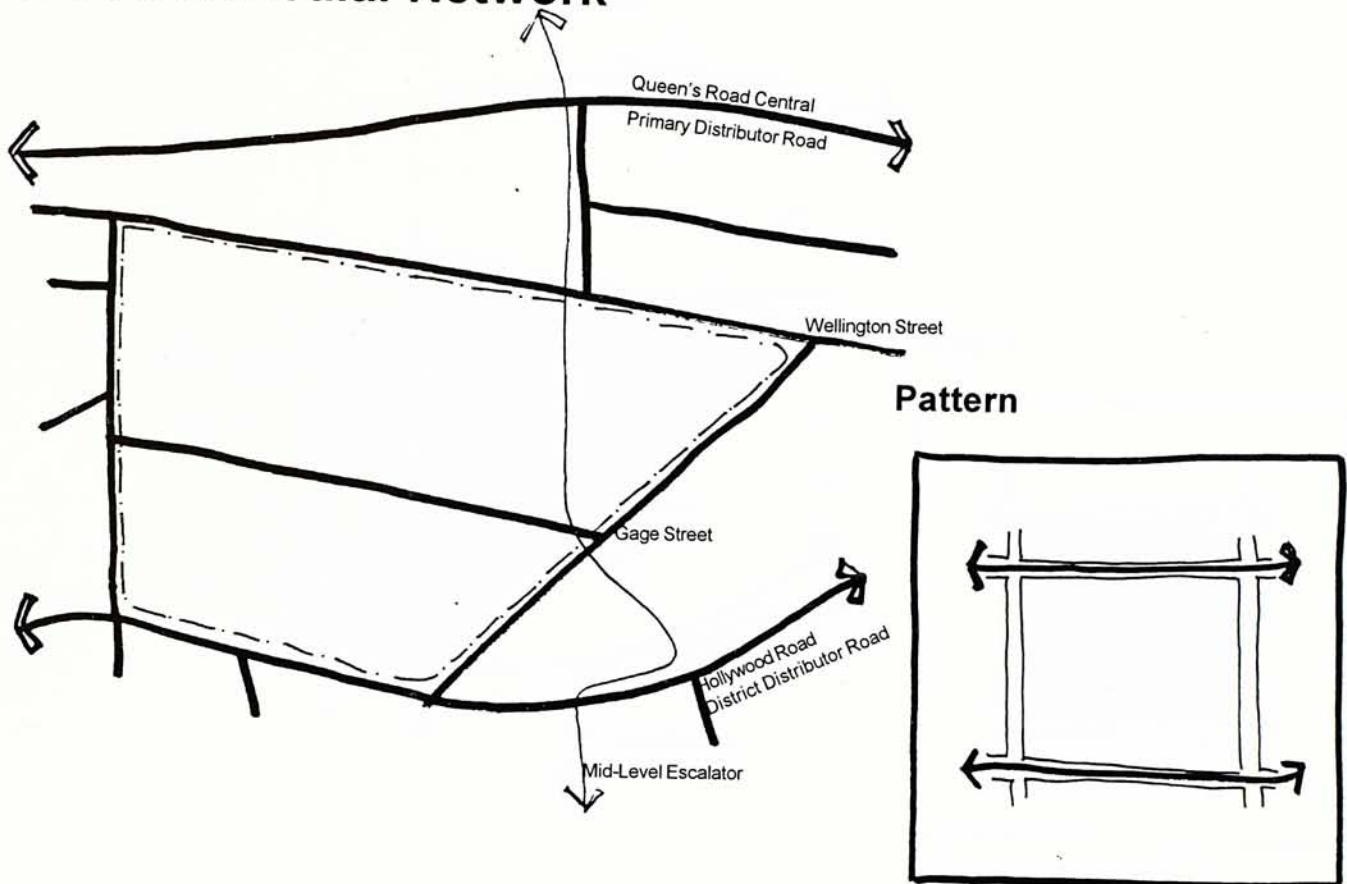
- The major commercial frontage is on the periphery where vehicular access is possible.
- The commercial frontage of Hollywood Road should be maintained as a tourist attraction which could benefit the district as a whole.

Opportunities

The commercial frontage can act as the extension of Central commercial spine.

1.11. Site Analysis Summary

1.11.5. Vehicular Network



Constraints

- Poor North and South vehicular traffic.
- Gage Street breaks the continuity of the pedestrian streets and generates conflict with the pedestrian traffic.

Opportunities

To pedestrianise the whole area.

1.11.6. Car parking and dropped off

Constraints

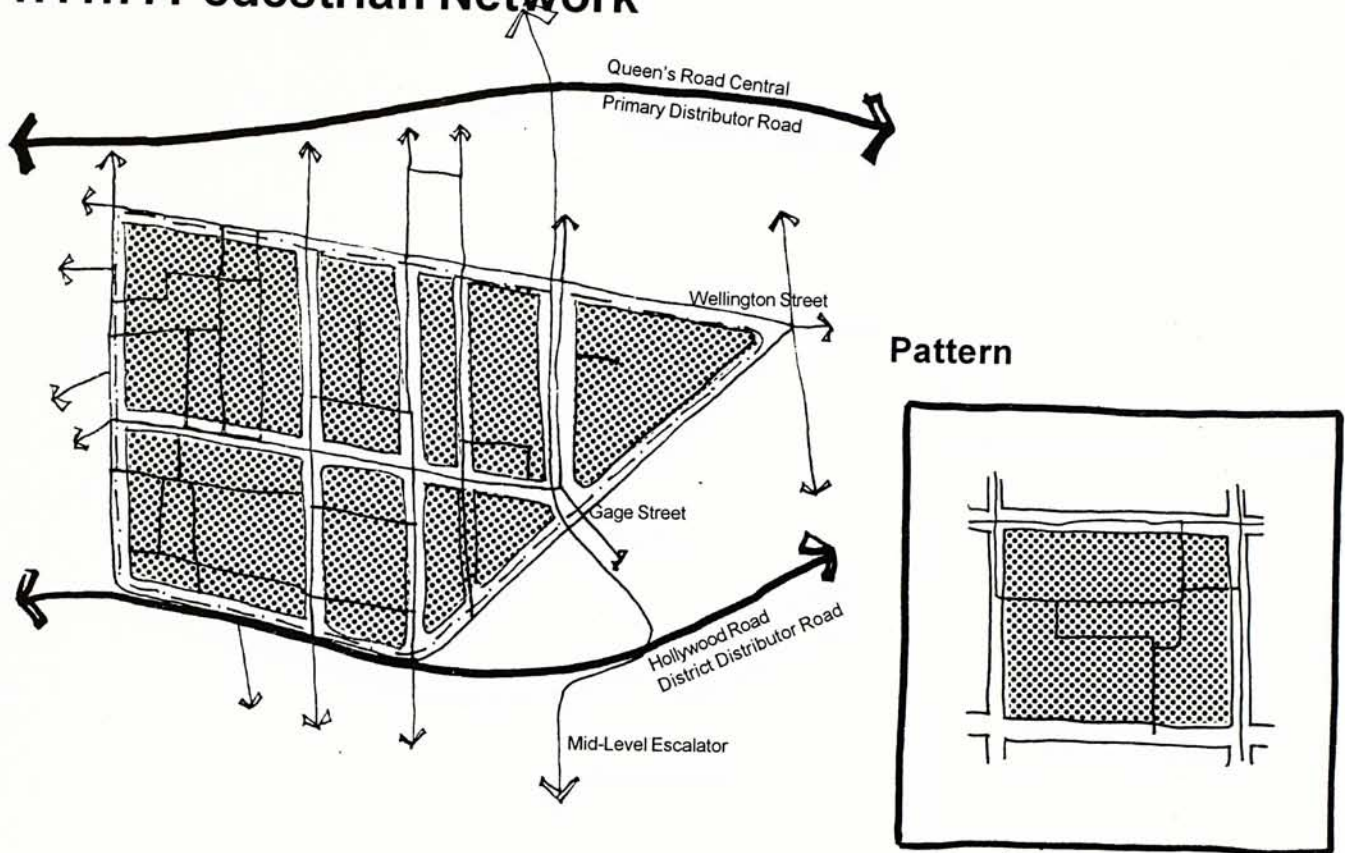
On street car parking so as the loading and unloading activities along Wellington and Gage Street always congest the road.

Opportunities

To provide off street parking and loading and unloading bay.

1.11. Site Analysis Summary

1.11.7. Pedestrian Network



Constraints

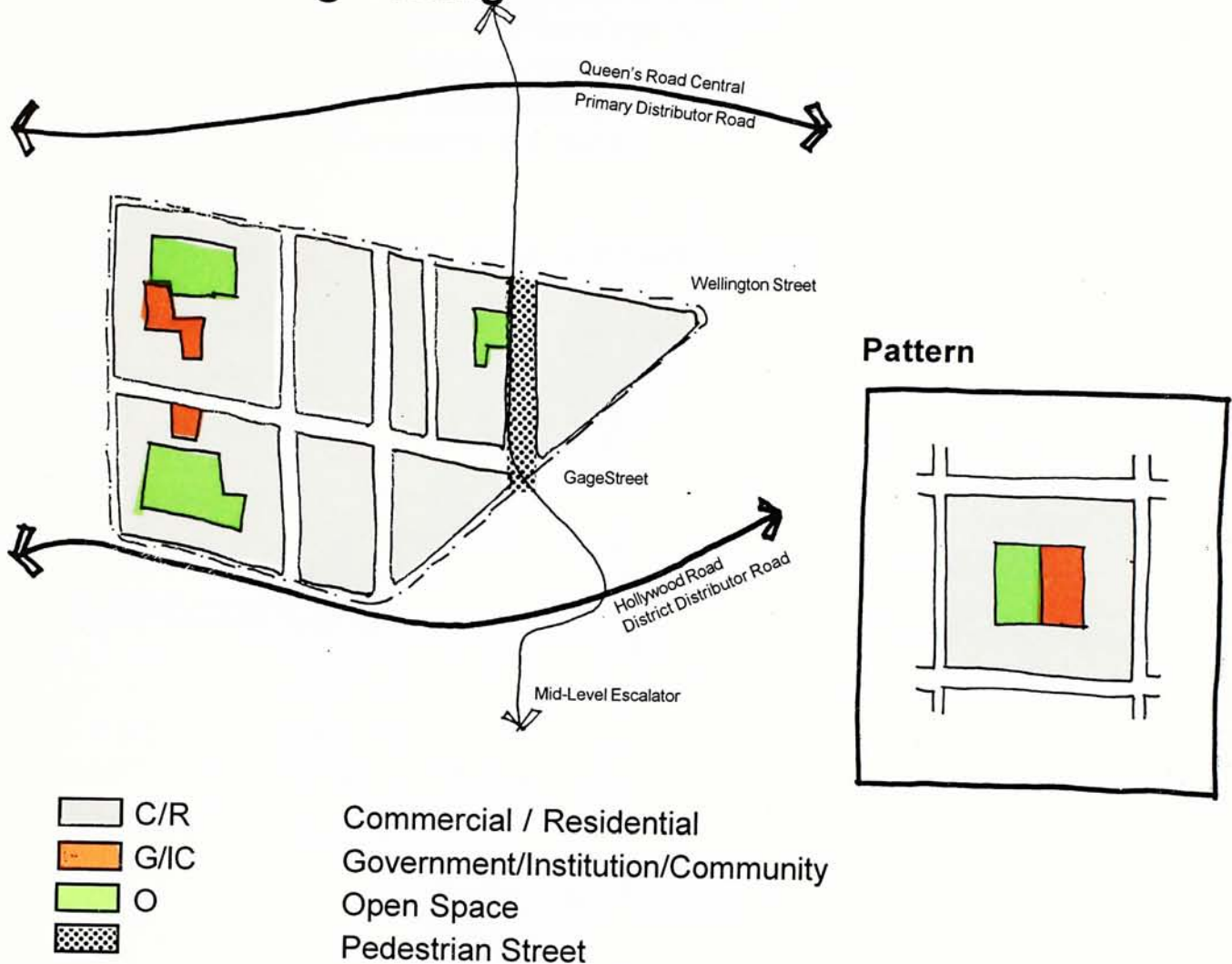
- The pedestrian traffic is North and South dominant with alleys connecting East and West
- Dead end alleys become places for storage.
- The alley network is maze-like and difficult to recognize.

Opportunities

- The alley space with its intimate scale can become the semi private space for socialization.
- The extensive pedestrian routes can be a network connecting all the major activity nodes.
- The mid level escalator brings people to the area that revitalizes the existing street activity. It also brings a new vision on the possibly of having the 2 levels of pedestrian traffic and activity.

1.11. Site Analysis Summary

1.11.8. Existing Zoning



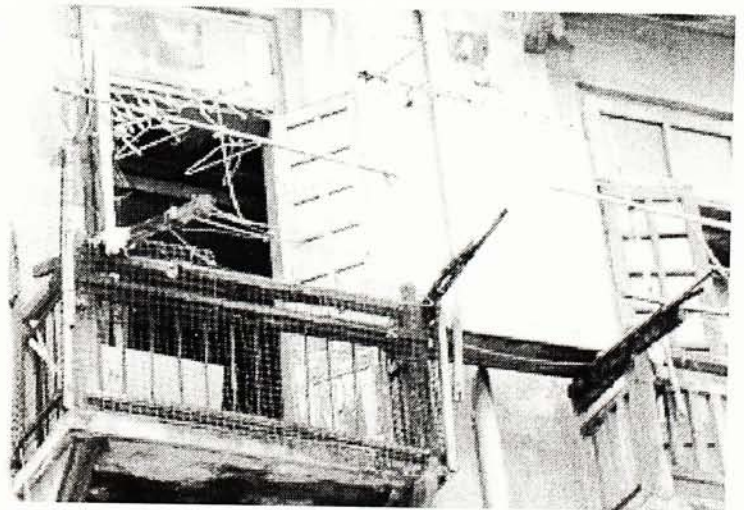
Constraints

- There is no concern on the population density of the sloped streets.
- There is no vertical zoning that would be important to this area with the intervention of mid level escalator.

Opportunities

- There is a tendency of providing central open space.
- There is a closed proximity of the community facilities and open space. Both of them can compliment together in their functions. This mixing of community and open space can facilitate the generation of the sense of community.
- Cochrane Street is zoned as Pedestrian Street in the "Development Layout Plan". The greater street width together with the location of the point of access and egress of escalator along the street, making it a great potential to develop as another market street.

Part II
Future State



2.1. Mission for Level 1/ 2.2. Planning Process

2.1. Mission for Level 1

The Planning Framework is an affirmative conformation of the existing physical and living patterns that result from a long period of organic and spontaneously development with the implementation of new strategies that devise from these existing conditions. These strategies should be able to enhance and improve the existing patterns and allow an up to standard modern development. The planning will also provide a basis for amending statutory and departmental plans.

2.2. Planning Process and Consideration

A. Existing Statutory

TDS (Planning Environ-
ment & Lands Branch)

OZP (Town Planning
Board)

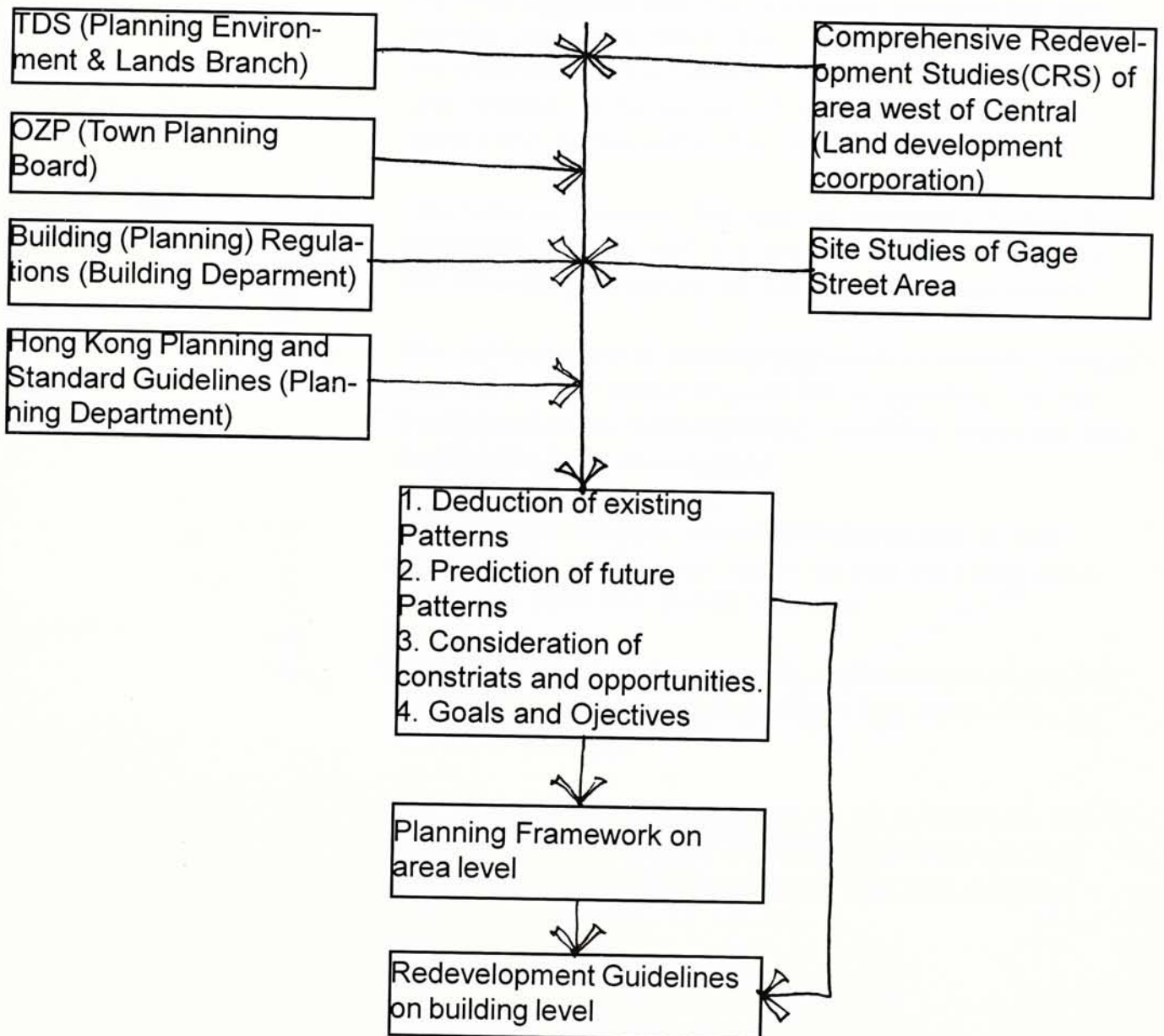
Building (Planning) Regula-
tions (Building Department)

Hong Kong Planning and
Standard Guidelines (Plan-
ning Department)

B. Existing Context

Comprehensive Redevel-
opment Studies(CRS) of
area west of Central
(Land development
cooporation)

Site Studies of Gage
Street Area



2.3. Planning Issues

The key issues that must be considered as part of the planning strategies are:

The existing market street and street pattern should be preserved as far as practical.

The existing new development should be incorporated into the redevelopment planning framework.

The existing roles of the area as a market district to serve the neighborhood and the increasing demand for commercial uses, give rise to the need of equating a coherent extension to the Central business district with a coordinated reinforcement of secondary commercial spines and nodes within the district.

The balance between the need to maintain a residential population to meet with current metroplan (TDS-2) and the increasing pressure for commercial development.

The achievement of socially and environmentally compatible uses whilst preserving, as far as possible, the mix trades and small manufacturing concerns within the area that rely on local connections.

The need to ensure a meaningful distribution of G/IC facilities and public open space so that they best serve long-term local and district interests.

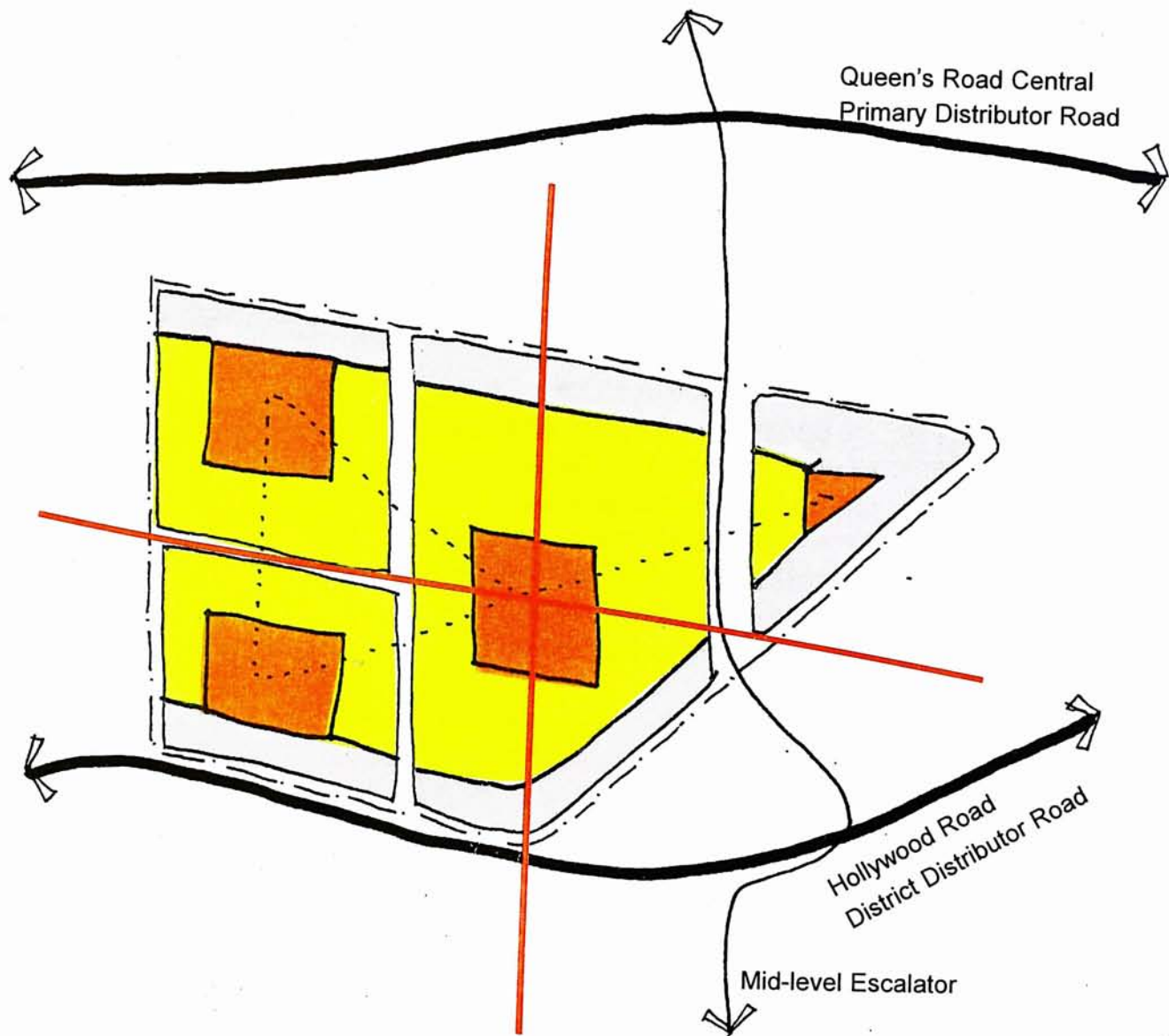
The needs to co-ordinate traffic improvement measures and infrastructure upgrading, with a key concern on the mid-level escalator.

The identification strategy positions for infilled type redevelopment that should be capable of contribute to the improvement of the environment and initiate development.

The creation of a special district identity.

2.4. Planning Framework

2.4.1. Conceptual Diagram



-  Community Space / Open Space
-  Residential Area
-  Retail Street Frontage
-  Charactor Spine

2.4. Planning Framework

2.4.1. Conceptual Diagram

It is a framework of communal activity nodes connected by a pedestrian network imbues in the residential area with a commercial periphery.

2.4.2. Area Subdivision

Goals

- Cope with existing development and the predicted trend.
- Allow the possibilities of the emerge of the area special characteristics through existing situation and future implementation.

Descriptions

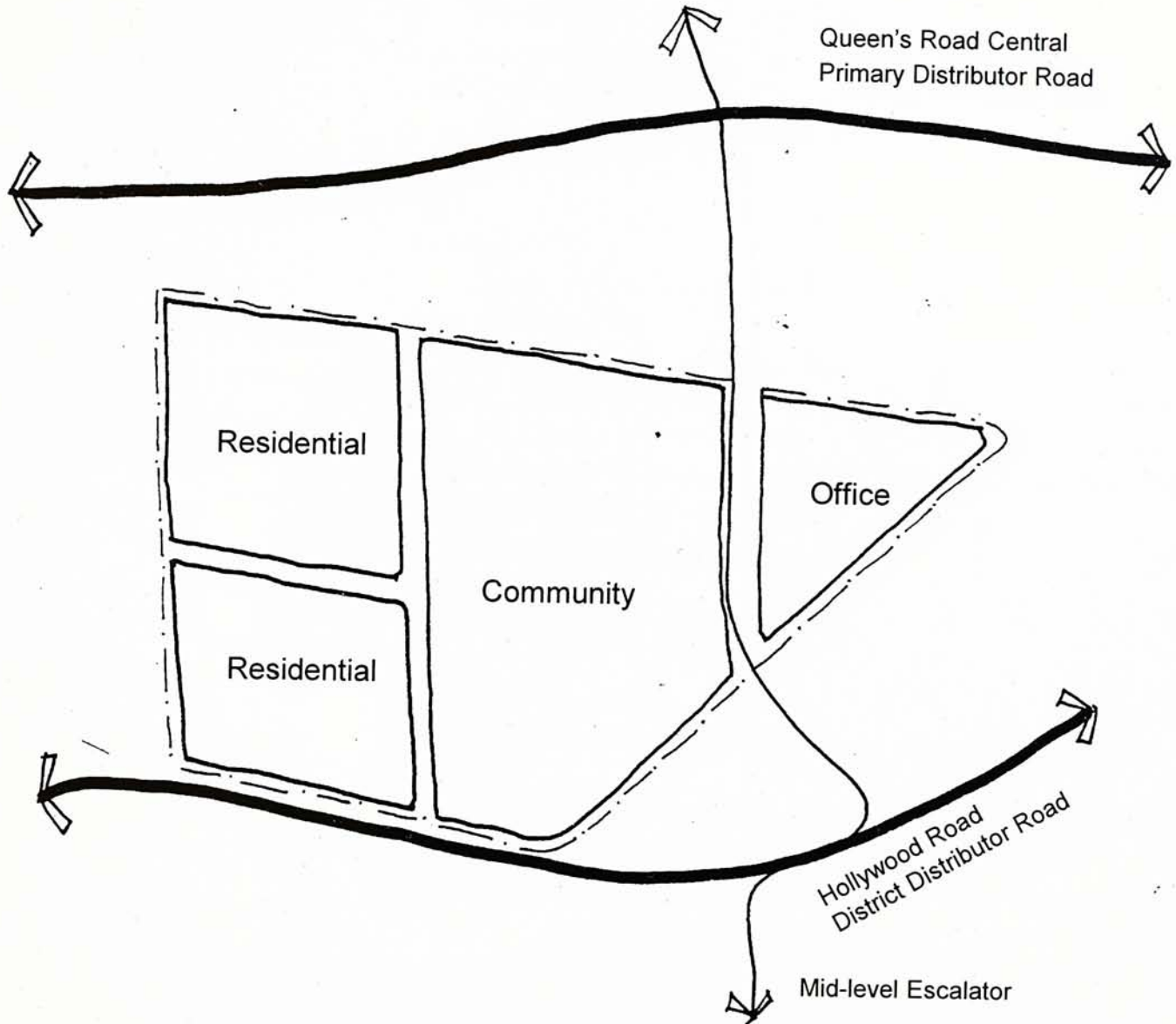
- The district is subdivided into 4 areas three different types. The triangular subdivision ,in the east nearest to the central, is two sides accessible form vehicle and on one side where the entrance and exit point of the mid-level escalator situated. New developments of office tower have already taken up the corners. This subdivision is most accessible when compared with the others within the district. This area possesses the greatest development potential while the open space is the smallest. This area is dedicated to commercial development.
- The mid-subdivision is composed of 4 north-south Market Streets and Gage Street Market running from the East and west. Due to the fact that the contiguity of market street is essential to the generation of distinctive character, no open space would be allocated within this area. This area is dedicated to community development as a tool of improvement of the environment.
- The two other subdivisions with existing planned central open space with the least commercial development would be dedicated to residential development.

Concept

There is a change from commercial to residential use from the east nearest to Central, the business district and the mid level escalator to the west towards Sheung Wan. The district is seen as a whole with a division of labor between different subdivisions.

2.4. Planning Framework

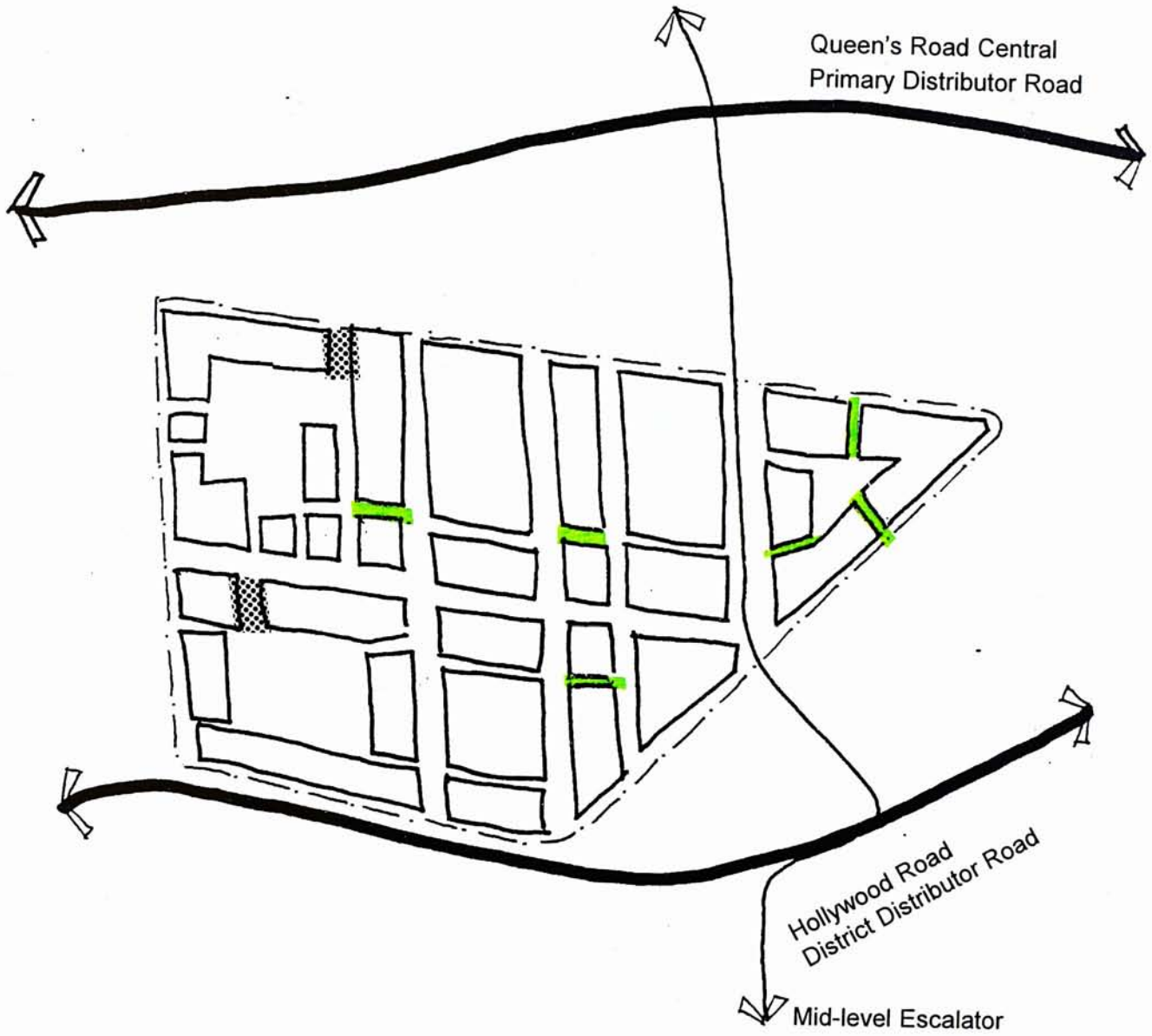
2.4.2. Area Subdivision





For the consideration of facilities distribution. Generated with the considerations of the existing context and future development pattern.

2.4. Planning Framework

2.4.3. Lot Subdivision



-  Easement to be provided
-  Widen passage to provide emergency vehicular access for the future G/IC

2.4. Planning Framework

2.4.3. Lot Subdivision

Goals

- Respect to the existing street pattern.
- Contribute to the intimate scale development.
- Contribute to the generation of a pedestrian network that connects activity nodes.
- Provision of Emergency vehicular access between lots.

Descriptions

- Some of the private lots are resumed for the purpose of pedestrian links.
- Easement will be provided for the accessibility to the central activity node while the street frontage is preserved.
- Widen pedestrian paths for the emergency vehicular access at appropriate location that should not weaken the existing sense of street intimacy.

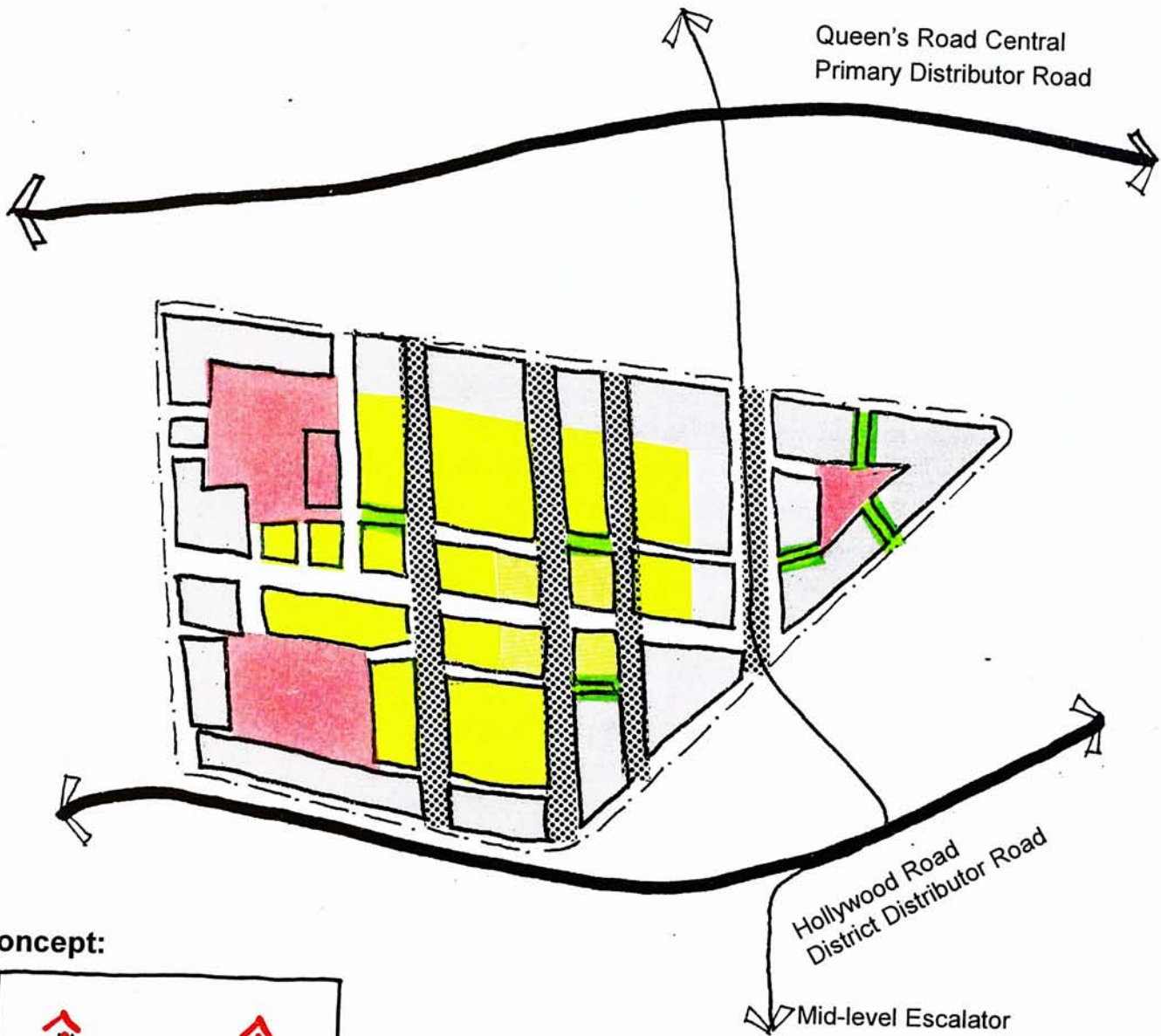
2.4.4. Zoning

Goals

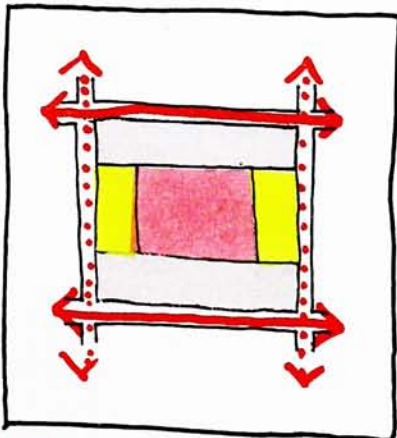
- Respect to the existing land use pattern and Statutory Zoning
- Prevent any social or environmental conflicts between different zones and the existing landuse pattern.
- Response to the increasing demand for commercial use within this major residential area.
- Taken into account the accessibility of different zoning requirement to prevent the further congestion of the narrow streets.
- Contribute to the generation of identities and characters of the whole district so as between the subdivided area within the district.
- Careful consideration of pedestrian zoning as recommended by the HKSPG.
- Taken into account the vertical zoning to address the issue of the existing mixed use pattern within a single building and the possibilities of introducing another layer of activities due to the intervention of the mid-level escalator.
- Rezone sites where historic buildings need to be preserved and renovated for new use and will be further investigated by LDC.
- Identify sites for LDC's further investigations of redevelopment

2.4. Planning Framework

2.4.4. Zoning



Concept:



- | | |
|--|--|
| | Pedestrian Traffic |
| | Vehicular Traffic |
| | C/R
Commercial / Residential |
| | R(C)
Residential (Group C) |
| | LO/G/IC
Local Open Space/Government/Institution/Community |
| | OU
Other Specified Uses |
| | Pedestrian Street |
| | Easement |

2.4. Planning Framework

Descriptions

Commercial/ Residential

- Base on the better accessibility of the periphery and to prevent conflict of the existing market street with the increase demand of commercial development:
- The whole commercial subdivision is zoned as the commercial/residential.
- For the community and residential subdivision, the periphery is zone as the commercial/residential area.
- At corner lots of the C/R, G/IC is recommended in vertical zoning

Open space/Government/Institution/Community

- Original central LO in close proximity with G/IC would be enlarged with the G/IC located within the LO.
- The LO in the community area will be rezone and the existing space within the commercial area will be enlarged and rezoned as LO.
- The LO integrated with G/IC will become the identity generator. (Details refer to redevelopment guidelines)

Residential (Group C)

The inner area of the community and residential area is rezoned as Residential (Group C) as recommended by HKSPG. These areas are restricted to residential use only while podium of commercial with loft living and shop extension is allowed along pedestrian street on to the pavement. (Details refer to redevelopment guidelines)

Other Specified Use

They are the sites for preservation of prewar buildings and redevelopment scheme under LDC investigations.

Pedestrian Street

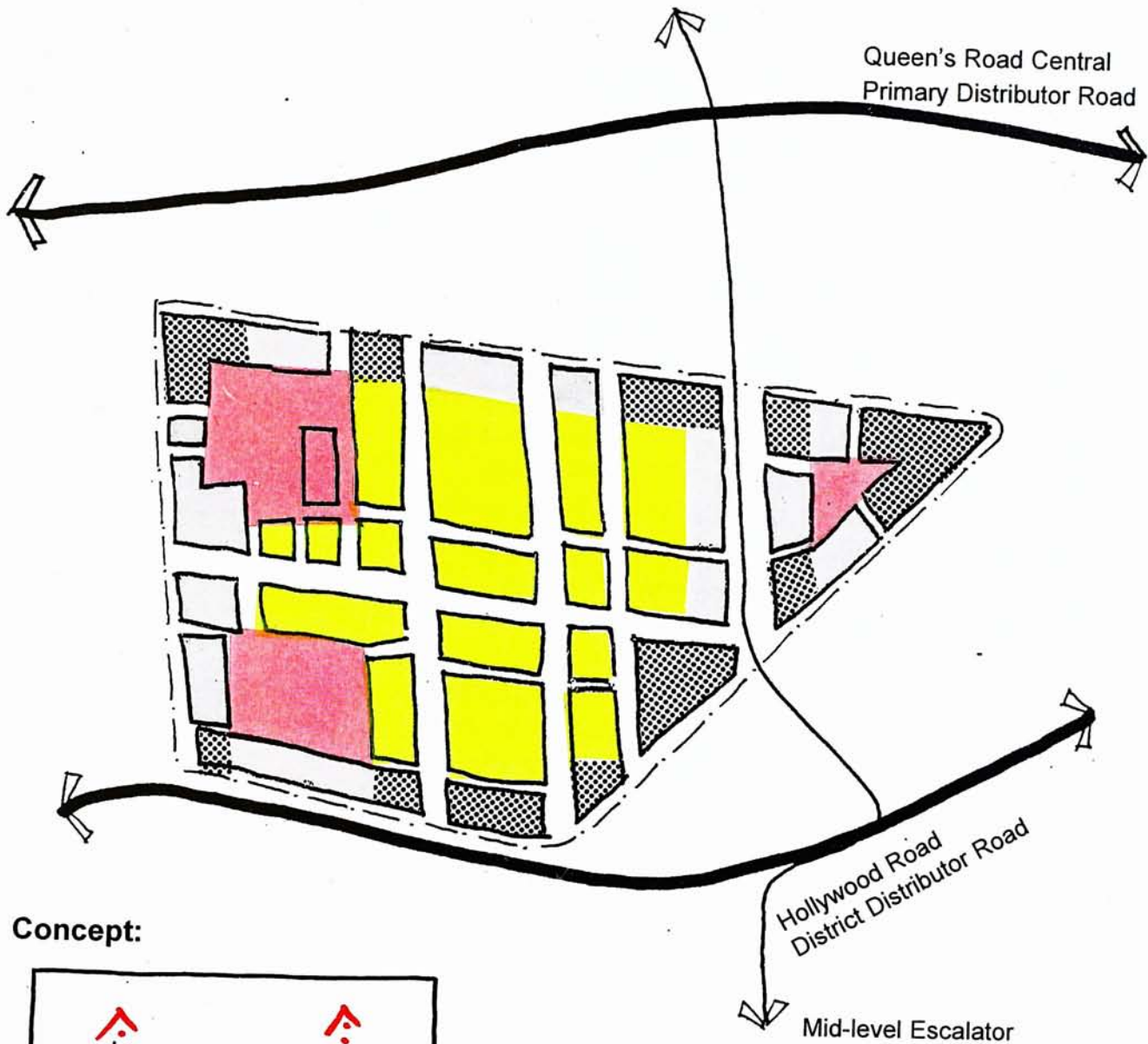
Peel Street, Graham Street, Gutzlaff Street will be zoned as pedestrian streets in addition to the Cochrane Street.

Concept

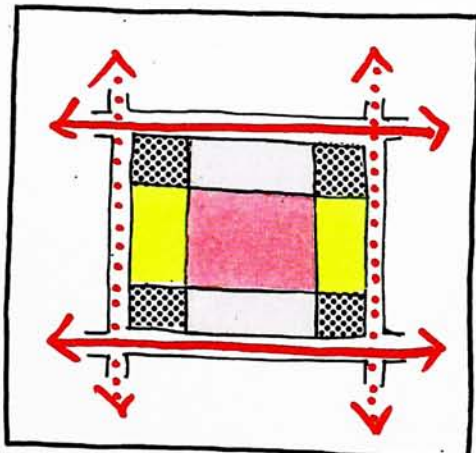
Central community nodes surrounded by commercial abut vehicular roads and residential abut pedestrian streets.

2.4. Planning Framework

2.4.5. Floor Area Ratio



Concept:



↔ Pedestrian Traffic

↔ Vehicular Traffic



Greatest with bonus plot ratio when recommended G/IC is provided



Normal C/R plot ratio as regards to existing Building Regulation



R (C) with max. plot ratio = 5.5 and maximum podium height is 20m.



Open space mixed with G/IC

2.4. Planning Framework

2.4.5. Floor Area Ratio

Goals

- Match with the existing government planning.
- Provide good chance to the high-rise development along the peripheral and at corner that suit the development potential of the district.
- Restrict the density of population density along the slope streets as recommended by HKSPG.

Descriptions

- Within the R/C Zone the corner lots would with greatest floor area ratio and bonus plot ratio should be granted if recommended G/IC is provided by the individual developer. The highest buildings at the corner become the landmark of the subdivision and increase the legibility of the district.
- Residential (Group C) as recommended by HKSPG. These areas are restricted to residential use only with a maximum plot ratio of 5 or the plot ratio of the existing building whichever is greater, and a maximum building height of 12 stories or existing building which ever is greater

Concept

Floor area ratio decreases from the corners through the periphery to the center.

2.4.6. Open Air Market Streets

Goals

- Identify market street that could be preserved as far as practical.
- Identify the possibility of implement new market street which could increase the development potential and making shopping more convenient and enjoyable
- Contribute to the area identity.

Descriptions

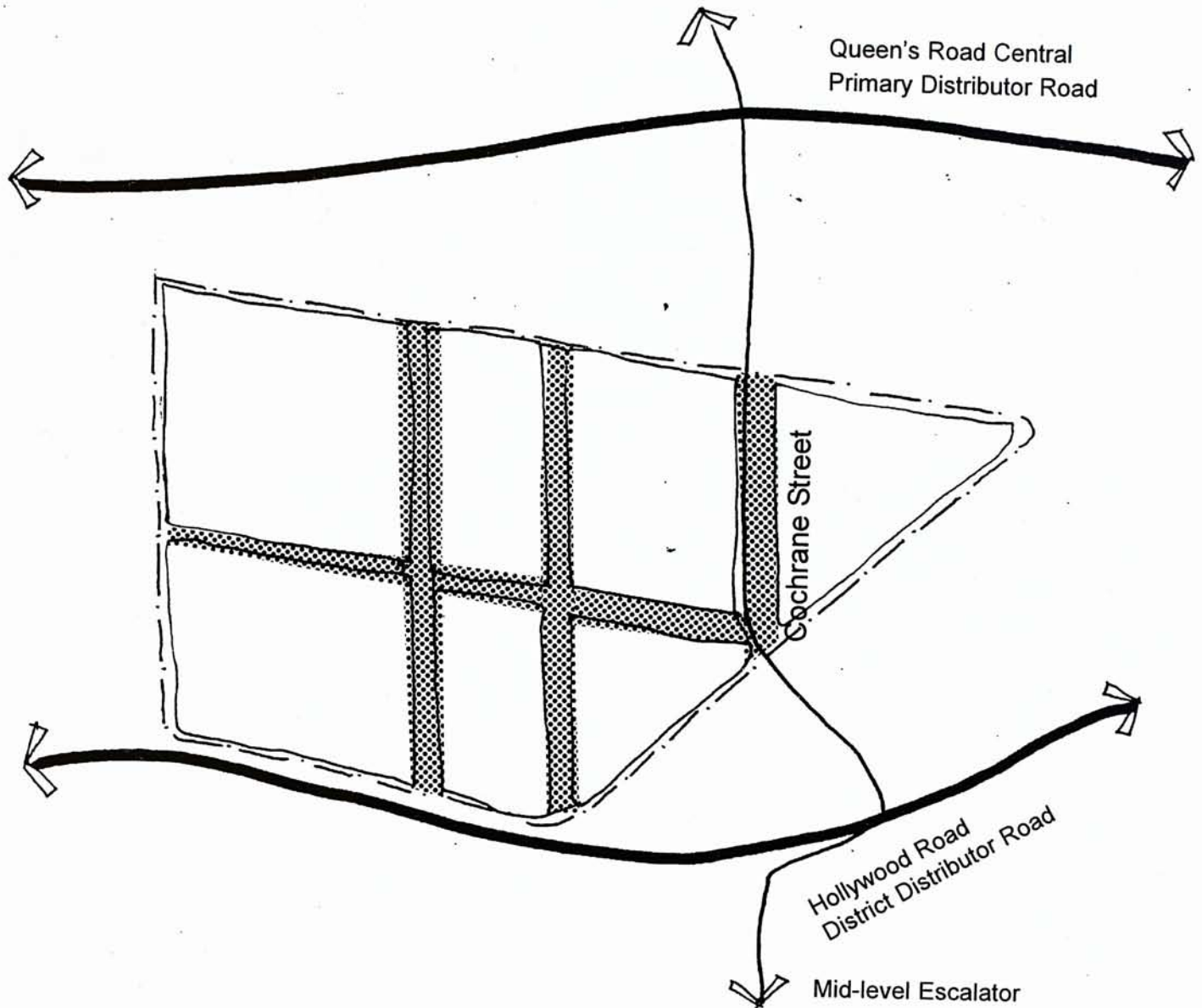
- Graham and Peel street market would be preserved.
- Cochrane Street would be developed to a market street
- Gage Market street would be preserve within the community subdivision.
- Enhancement will be carried out in open air market for improvement of Environment. (Detail refers to Redevelopment Guidelines)

Concept

Market street becomes a networked integrity within community subdivision and is the major character generator.

2.4. Planning Framework

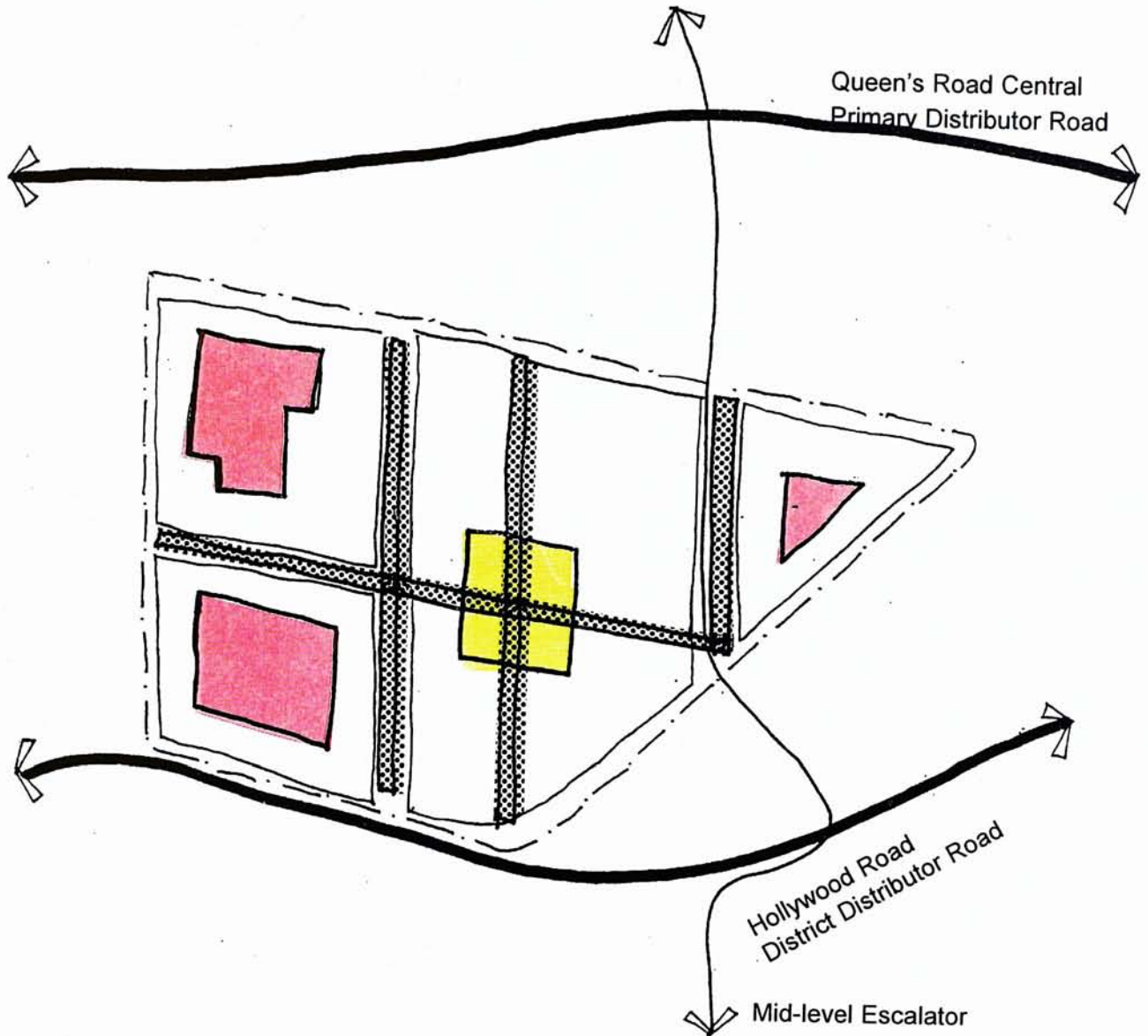
2.4.6. Open Air Market Streets






Cochrane Street will be developed to a market street of handicraft.

2.4. Planning Framework

2.4.7. Activity Nodes



-  Open space mixed with community facilities to enhance the identity of each area within the site.
-  Community facilities cluster
-  Market Street

2.4. Planning Framework

2.4.7. Activity Nodes

Goals

- Contribute to the generation of district and subdivision character and identities.
- Should be well connected by pedestrian network

Descriptions

- All the market streets are the activity nodes on the periphery of the subdivisions.
- The open spaces within the commercial and residential subdivision and the community complex within the community subdivision are the activity nodes in the center.

Concept

It is a combination of lines and nodes, on the periphery and in the center. This allows the experience of great different types of activities and space divided by building mass, connected by narrow streets.

2.4.8. Pedestrian Network

Goals

- Rationalize the existing network while keeping its 'maze' like nature.
- Connect the activity nodes.
- A future network on the podium level due to the intervention of mid-level escalator should be taken into account.

Descriptions

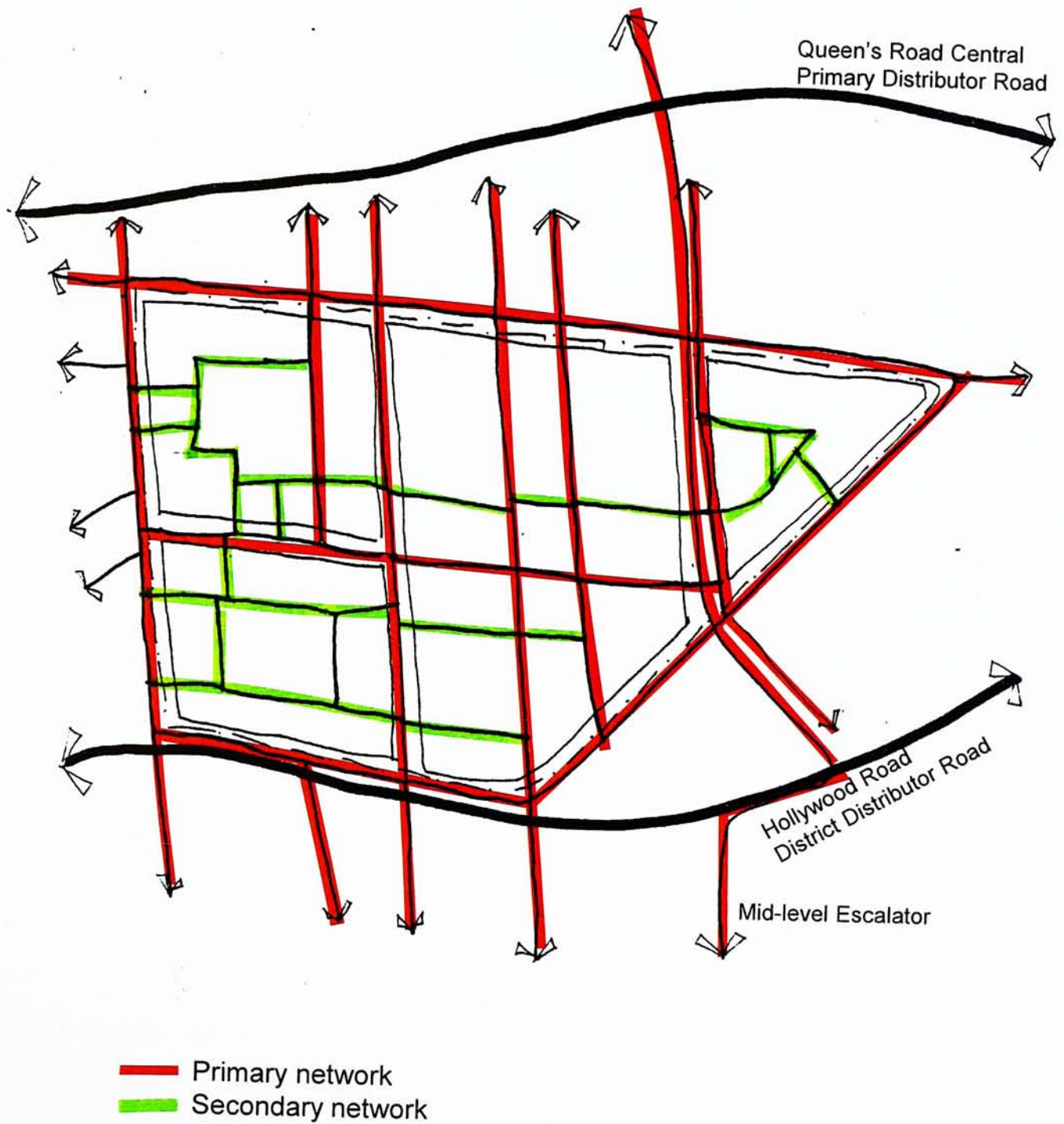
- A primary network that is the main streets for the general public with a secondary network connecting the central activity nodes so as to the primary network dedicated mainly for the local.
- A direct connection at the elevated level of the mid level escalator is recommended at the corner lot abut Lyndhurst Terrace and Cochrane Street that is then capable of connecting to other building within the district. Thus an additional layer of pedestrian circulation can be from gradually which will ease the congestion on the ground as the district grows.

Concept

A network of pedestrian street emerges from the central community nodes combines with the existing main street network.

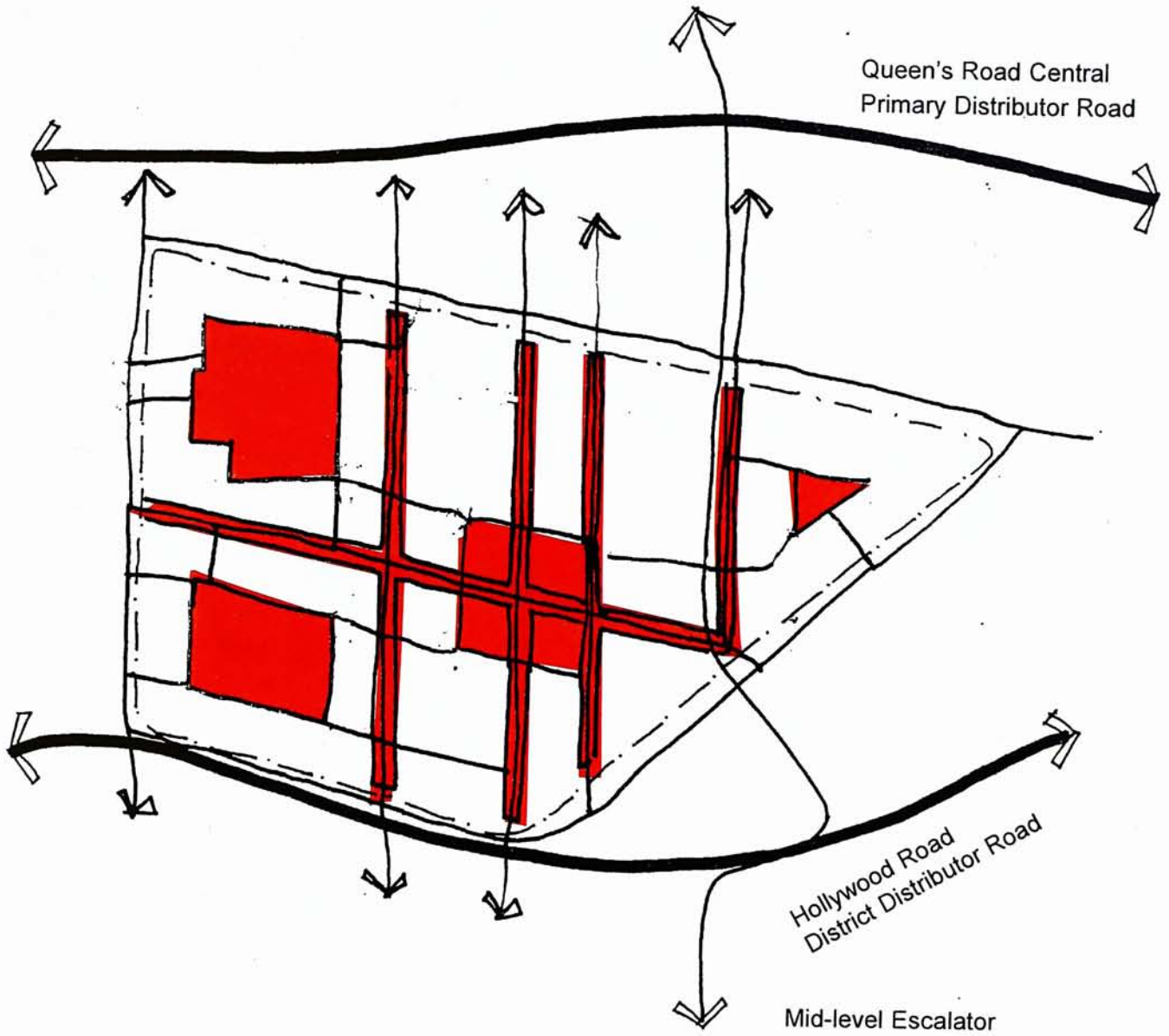
2.4. Planning Framework

2.4.8. Pedestrian Network



2.4. Planning Framework

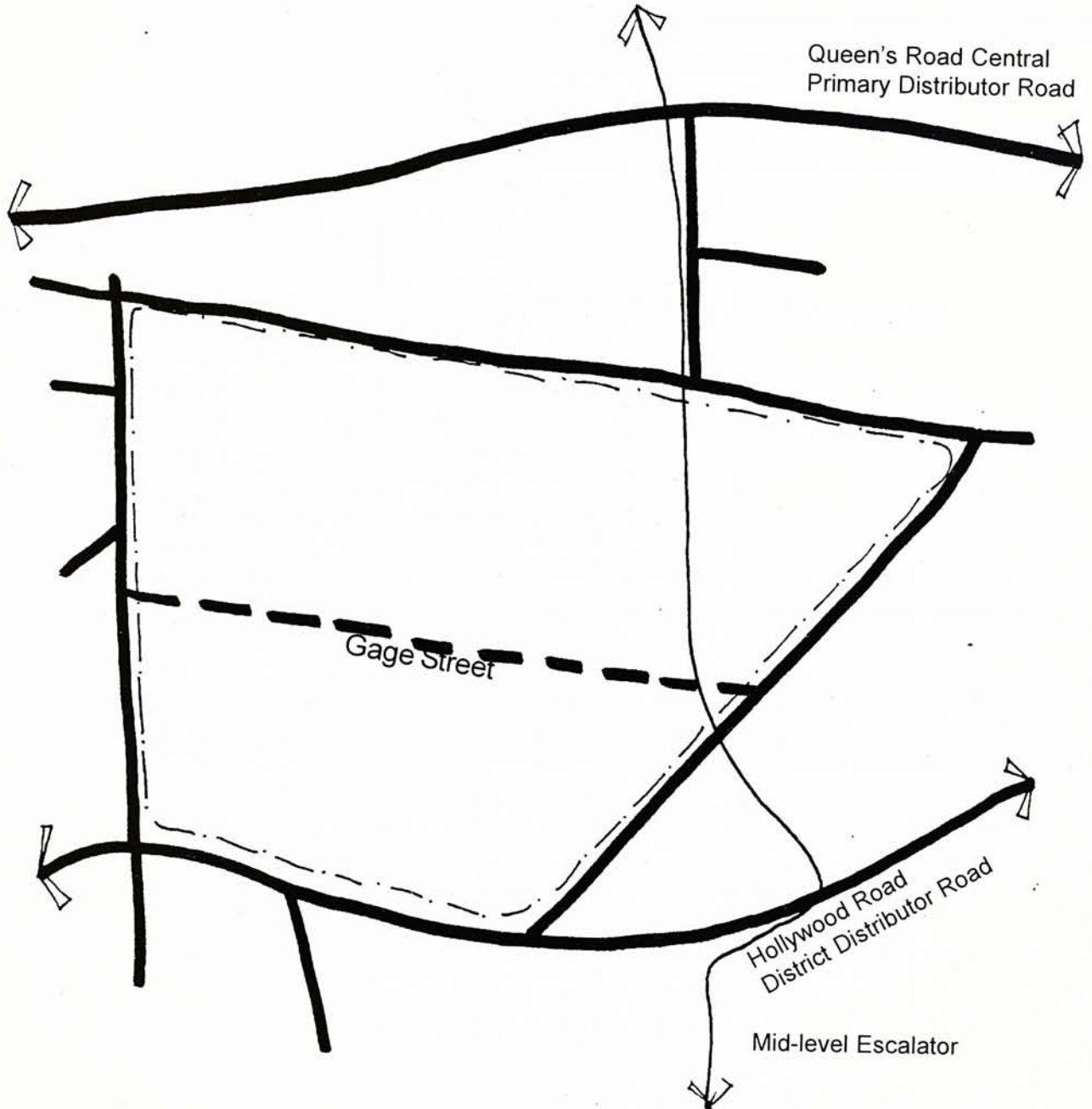
2.4.9. Pedestrian Network Linking Nodes



- Activity nodes
- Pedestrian network

2.4. Planning Framework

2.4.10. Vehicular Network



Gage Street is proposed to open to vehicular access within a particular period of time everyday to serve the market.

2.4. Planning Framework

2.4.10. Vehicular Network

Goals

Prevent the conflict of pedestrian traffic along the Gage market street with the vehicular traffic.

Descriptions

Gage street is only open to vehicular access in a particular period of time to serve the market.

2.4.11. Car parking and drop off

Goals

- Provide parking off street.
- Restrict private car drop off, loading and unloading activities.

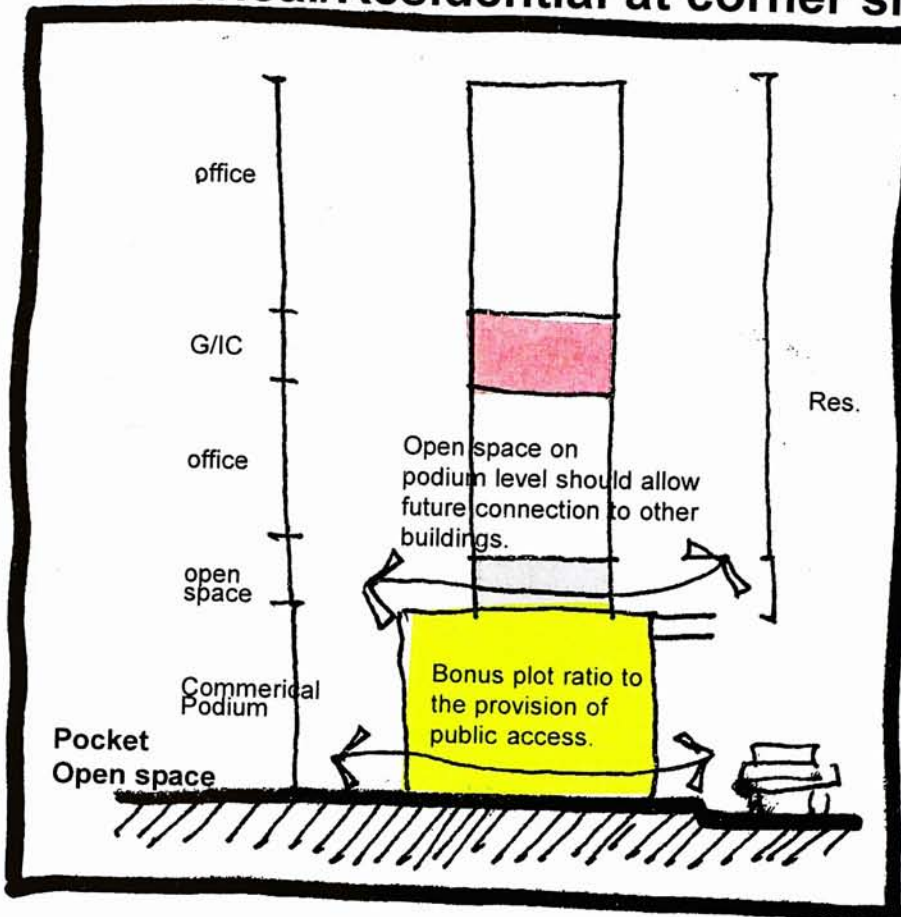
Descriptions

- A multi-story communal car park is proposed at the corner lot zoned C/R where the mid-level escalator is proposed to connect to.
- Loading and unloading, private car drop off along Wellington Street and Gage Street is restricted to a certain period of time to prevent congestion while serving the market.

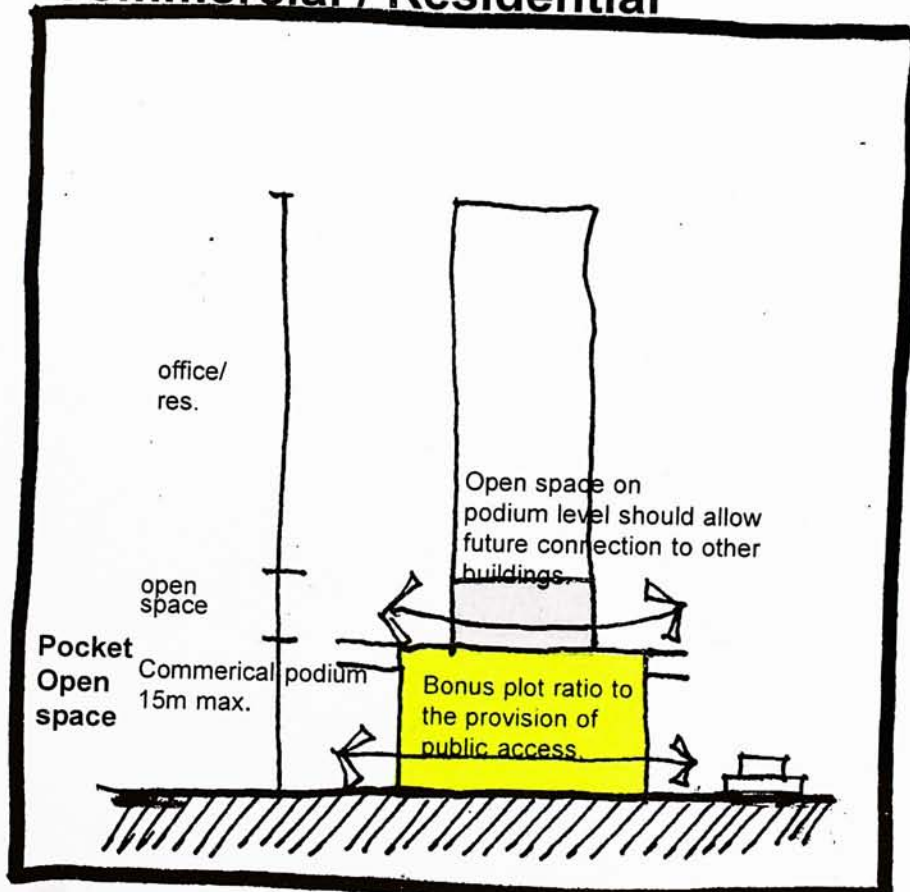
2.4. Planning Framework

2.4.12. Vertical Zoning

Commerical/Residential at corner sites



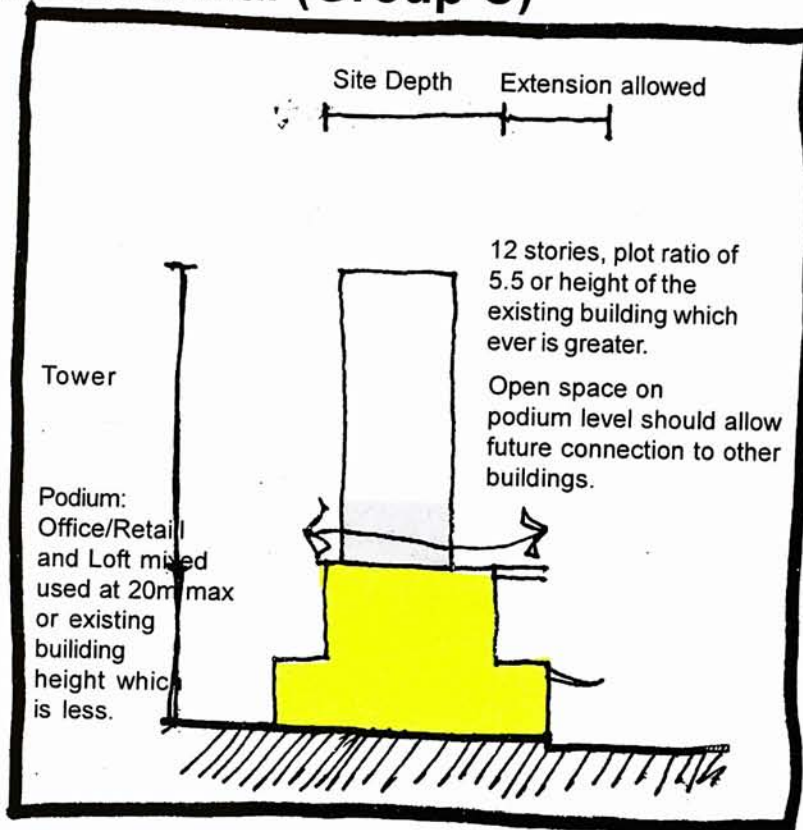
Commercial / Residential



2.4. Planning Framework

2.4.12. Vertical Zoning

Residential (Group C)



2.5. Redevelopment Design Guidelines

2.5.0. Introduction

The design guidelines will be divided into 3 major categories: Building Design, Open Space, Open Air Market. They are the important basic constituents for fulfilling the mission of the proposed Planning Framework.

It should be noticed that, especially for building development by individual developers, they would be deal with situations specific to the site within the district that may not be covered by the design guidelines. Their innovations in tackling the problem aiming at environment development and preserving existing distinctive character of the district should be greatly encourage and should result in relaxation of restriction on development.

2.5. Redevelopment Design Guidelines

2.5.1. Building Design

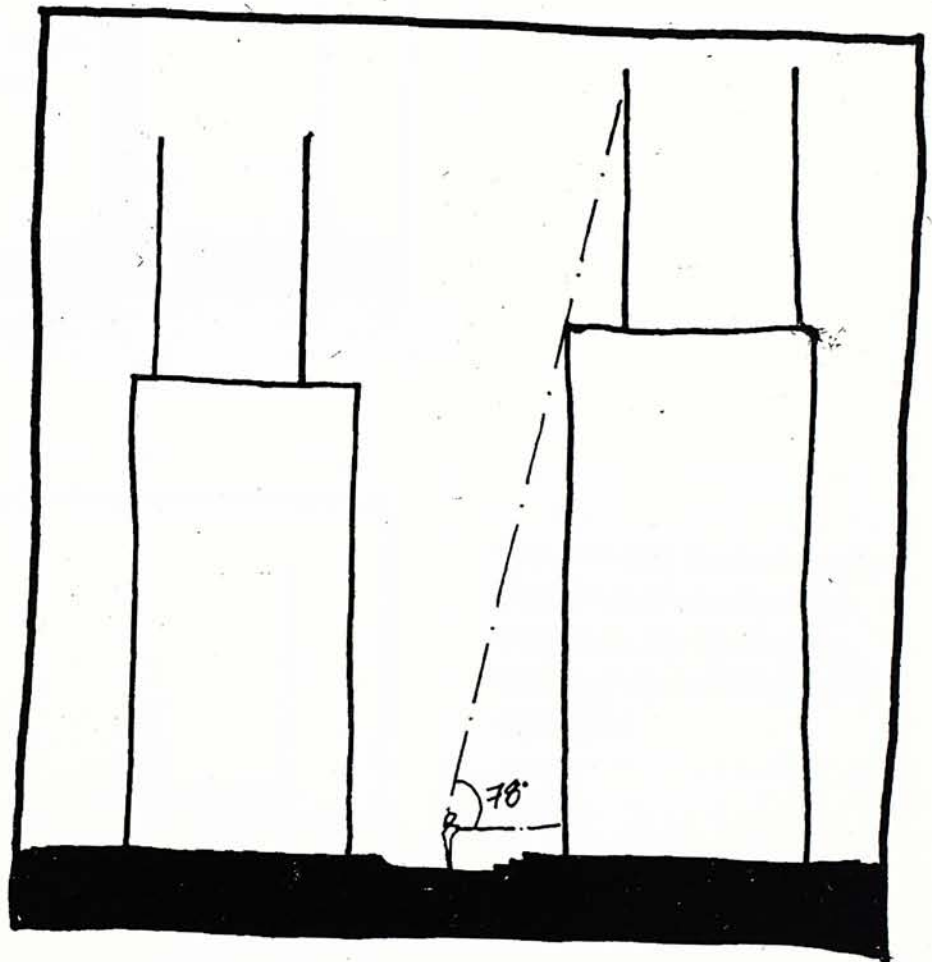
These design guidelines written mainly to address the architectural Issues on the design of the 'visual wall' of the street. It should be addressed that this wall is not just a 2 dimensional face as ordinary wall would be, there is an addition of a 3 dimensional and a 4 temporal dimension. The part lower than the 20 meter (most of the existing building height) should provide a continuous frontage of the street and directly affect the identity and character of the street.

The upper part of the development would be of fewer constraints and a greater flexibility in development allowed.

1. Keep the visual height of the 'wall'.

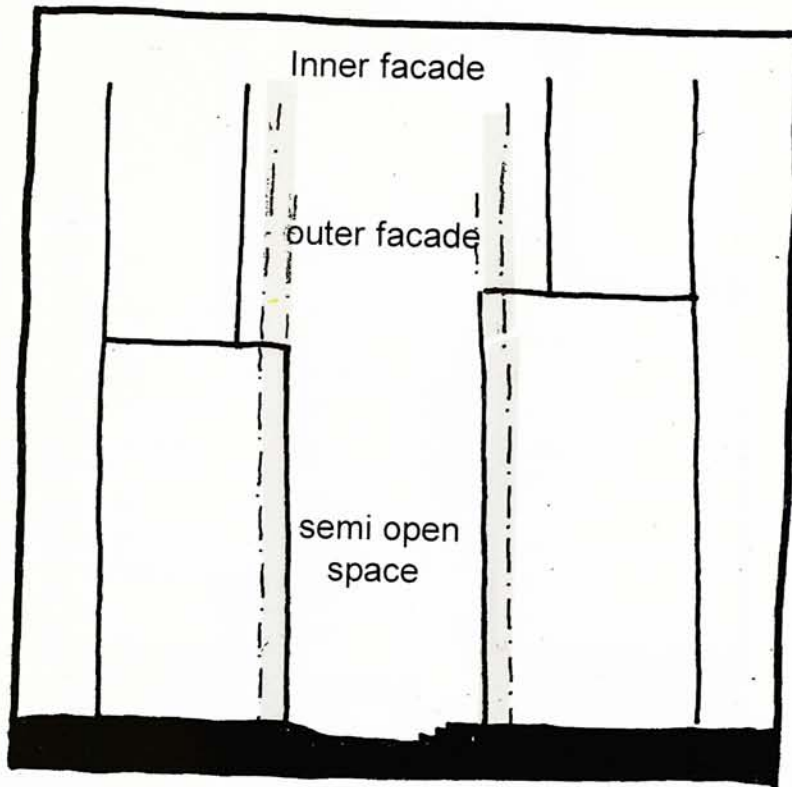
Human Visual Cone should be considered. The 78 degree visual cone is greater than the normal visual cone. However set back is still preferred for lighting.

Set back of tower with the vertical distance of the extension of visual line from the top of the podium to where the line meet the facade of the tower must be greater than 5m.

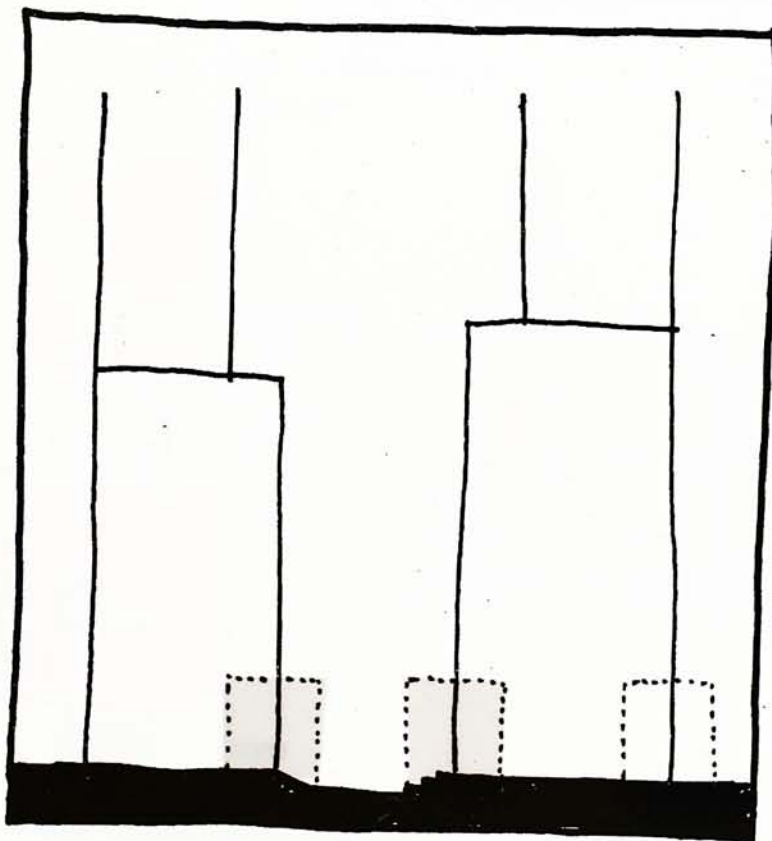


2.5. Redevelopment Design Guidelines

2. Blur the Boundary--provide the variety of public/private , open/close.



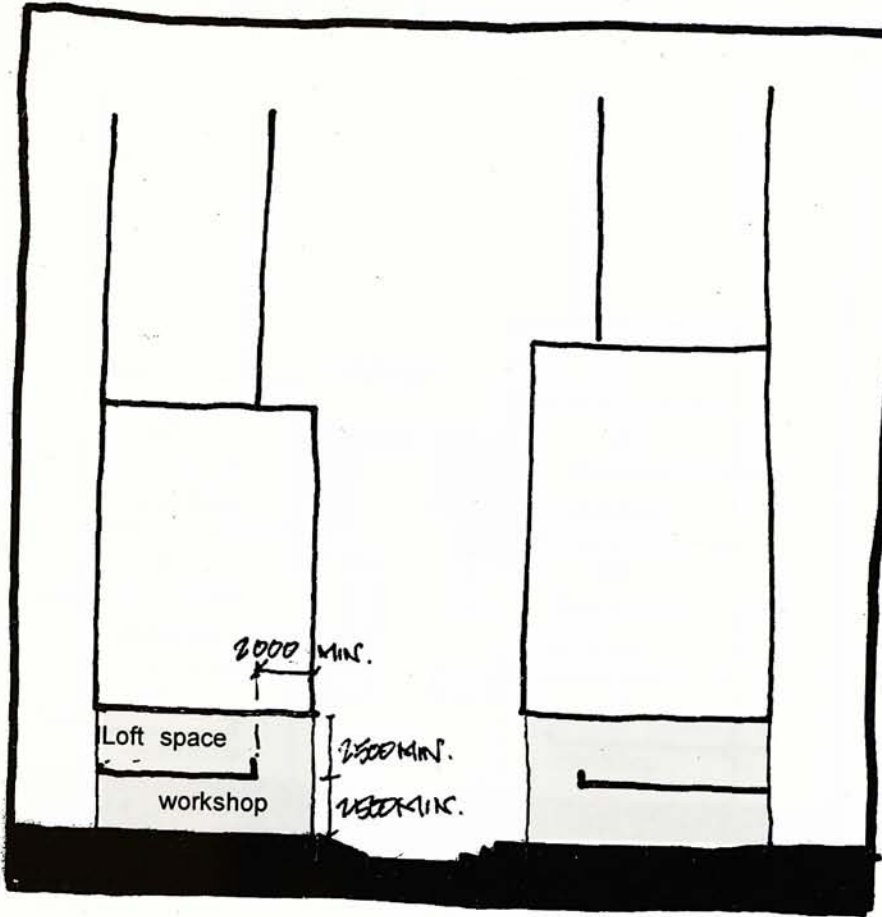
Double layers of facade create a gradual transition. This provides base for the variety



Provide set back or extension or even temporary structure for so loosely define a space that variety emerges.

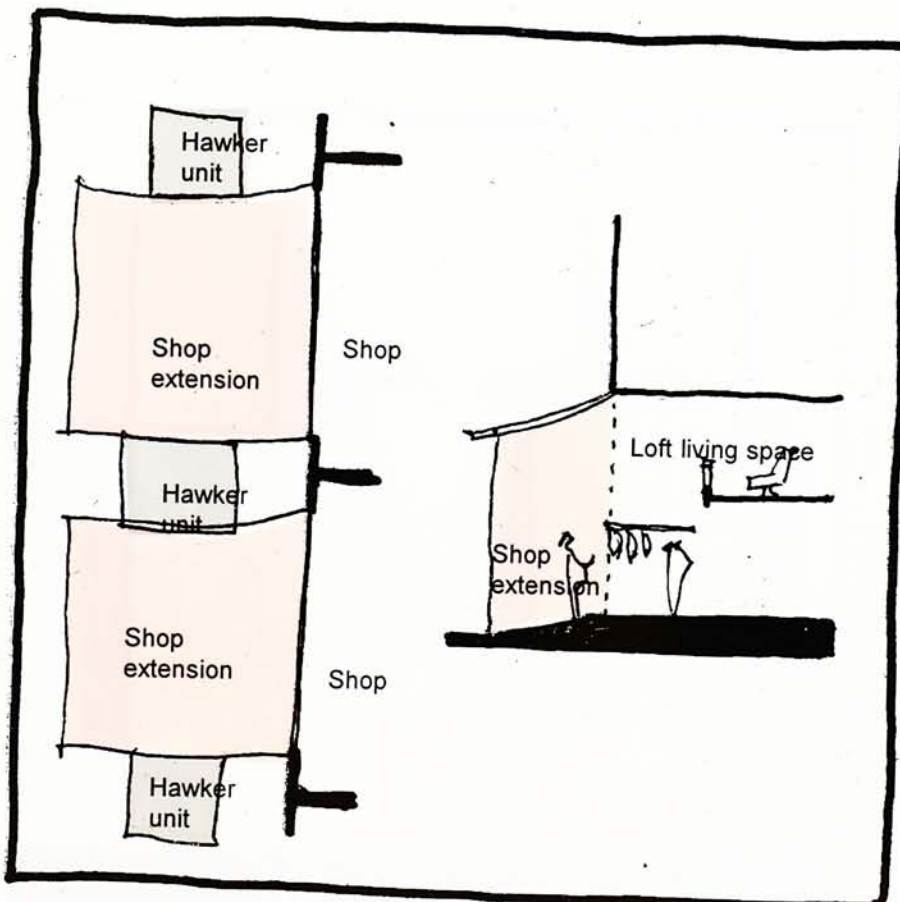
2.5. Redevelopment Design Guidelines

3. Stick the buildings with activities on the surface.



Loft house is traditionally a combination of the living and working space for craftsmen.

This implement can house the local manual traders even after the new development. While shop space is allowed to extend to the footpath, the traders are virtually working on street.

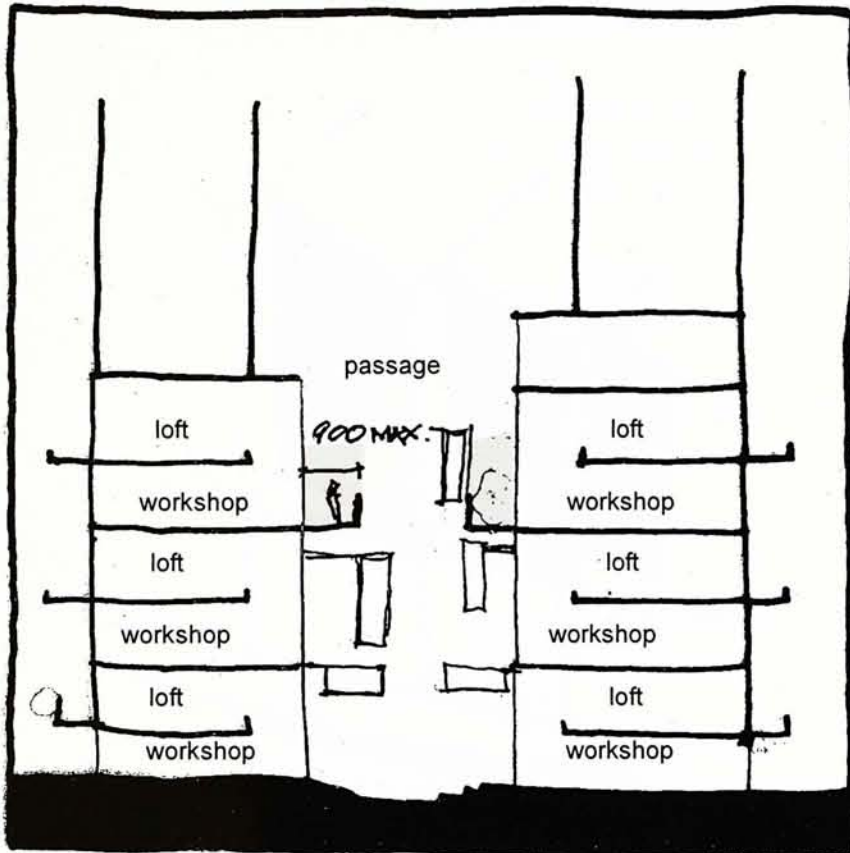


Extension of shop should be allowed. This increases the development potential of the building.

This extension should be semi-open in natural.

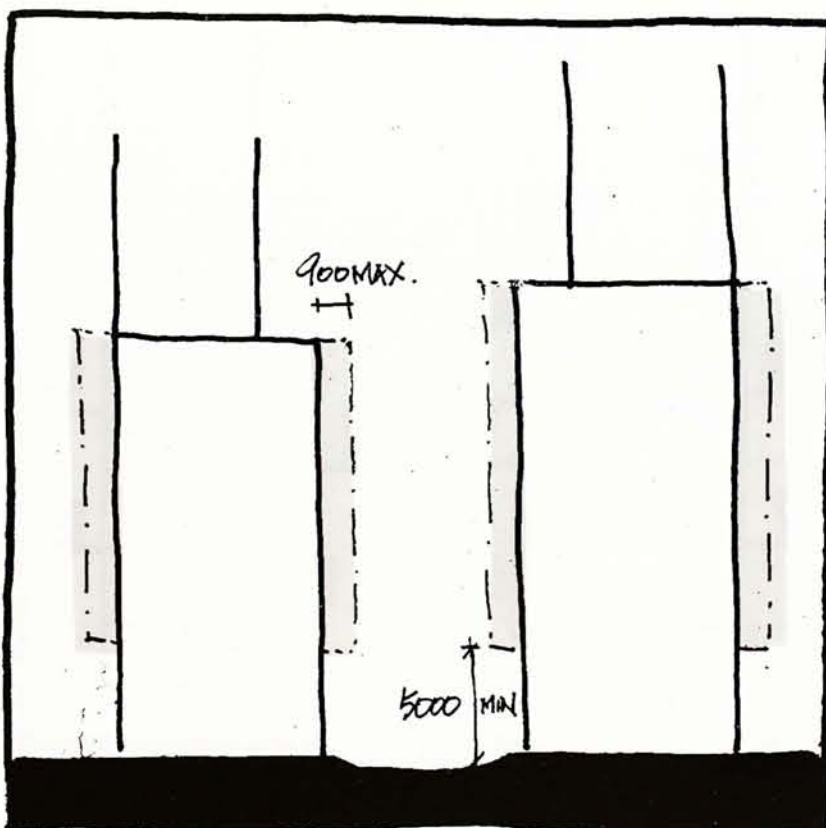
Hawker units should be re-provided after the new development.

2.5. Redevelopment Design Guidelines



If loft space is more than 2 levels, a passage corridor of 900 w. max. can be installed on the facade where connection to the podium or elevated walk is possible. The area built will not be accounted for plot ratio or site coverage.

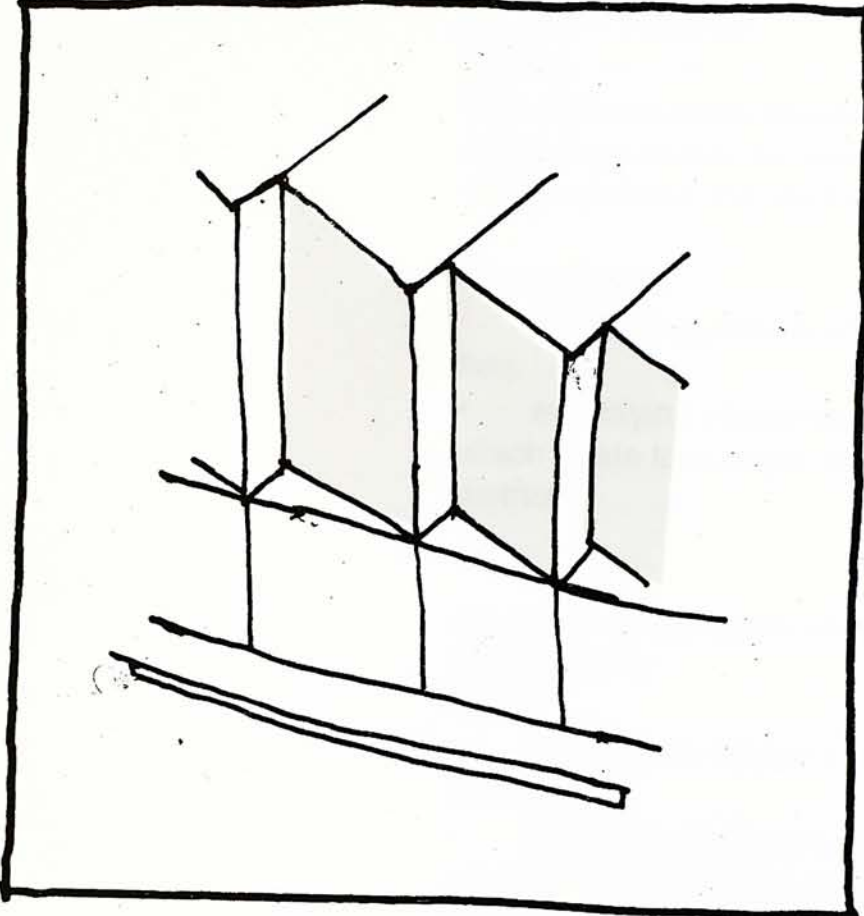
This will result in vertical extension of street activities and related objects, eg. signs



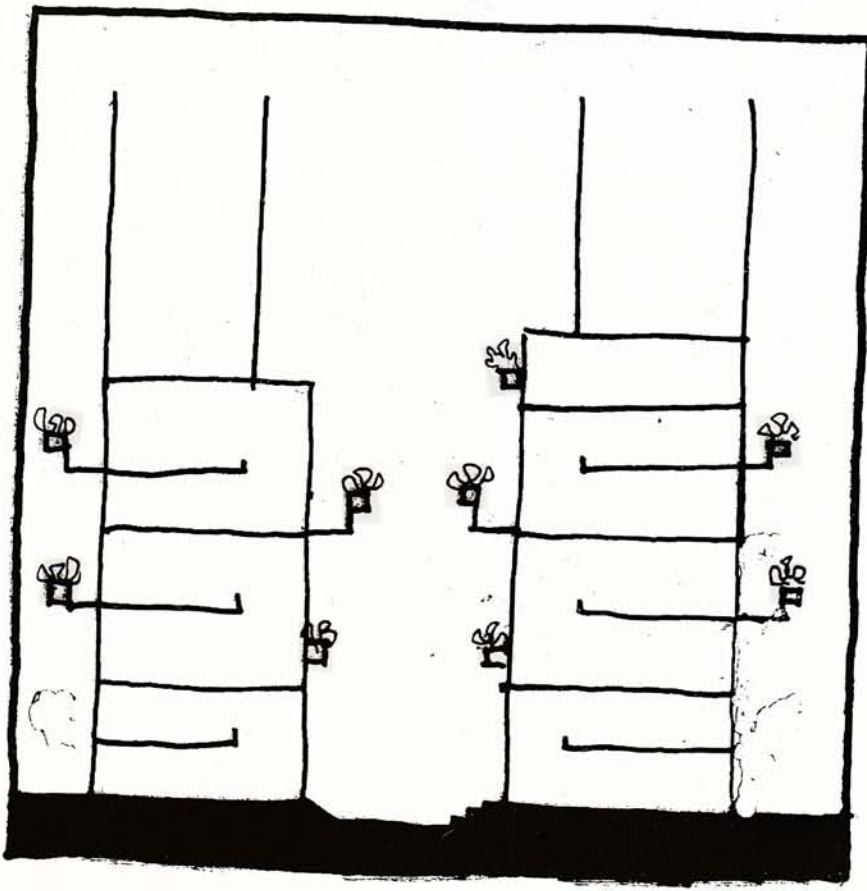
'Thick wall' can be built without accounted for the loss of development potential on the podium level if the structure is semi open structure. 'Thick wall' is climatic responsive and allows personalisation to take place.

2.5. Redevelopment Design Guidelines

4. Maintaining Living Standards



Turning of the facades to better the lighting and privacy.



Planters should be installed wherever possible.

2.5. Redevelopment Design Guidelines

2.5.2. Open Space

Issue 1 : Integrity

Goals

The different open spaces though are physically separated, they should be able to recognized as a whole that would reinforce the distinctive character of the district.

Descriptions

- Consistent choice of material and ways of application.
- Identifying elements such as sculpture, wall painting which relate to a single main theme and the history of the district.

Issue 2 : Generation of distinctive character within the integrity

Goals

- Each Open Space should be designed as a unique sitting.
- Identify target users that would become the basic of generating unique meaningful character through the different activities they perform.

Descriptions

- The setting of the open space should relate to the target user. According to the existing demography of the district, with higher percentage of elderly and young couple, an elderly center and a child day care center will be integrated with the 2 open space in the residential subdivision. The one along the Wellington Street would be integrated with child care center as the existing play-setting can be reuse and existing usage pattern is respected.
- Where the open space long Hollywood Road would be the integrated with elderly center. Chess and card play table would be provided. Features allow hanging of pet bird would be provided. Tai chi ground will also be suggested.
- The open space of commercial subdivision would be developed into an open air cafe to serve the office workers.

2.5. Redevelopment Design Guidelines

Issue 3: Improvement of visual quality

Goals

- Screen the back of the buildings .
- Incorporate public art.

Descriptions

- Provide fence that allows the growth of climber along the periphery and at eye level of the activity setting.
- There is a good chance to incorporate wall paint on the retaining wall of the terrace or landscaping for a gradual transition of the terrace.
- Latrine will be provided within the terrace where the visibility is lower.

Issue 4 : Security and Safety

Goals

- Keep the open space in use by the residents.
- Keep every activity in good visual accessibility.
- Clear entrance and exit point
- Adequate lighting.

Descriptions

- Each open space is design to attract a specify user with community facility.
- The open space is surrounded by pedestrian network.
- Short cut by elevated bridge is suggested to connect different level of the stepped terraces due to the slopped topography. This offers convenience to the residents and better the accessibility of the community facility. The elevated bridge also provides a better visual accessibility to different part of the open space.
- Lighting should be provide for each activity setting. Shading should not be over provided. Accent illumination at key points such as intersection of roads, entrance and exit or place of lower visibility should be provided.
- Signage should be provided within the open space to show the way of different entrance along different streets.
- Name of park space should be provide at each entrance and each entrance should be clearly defined.
- Simple and clear layout to prevent blind-eye spot.
- All the community facility should be located at the terrace with the provision of emergency vehicular access.

2.5. Redevelopment Design Guidelines

2.5.3. Open Air Market Streets

Issue 1: Safety and Hygiene

Goals

- Proper trash disposal.
- Provide up to standard utility network to the hawkers.
- Prevent slippery floor.

Descriptions

- The Management Committee (USD) should set up trash disposal policy that could include:
 - Coordinated schedule of trash collection that suit the daily practice of the hawkers.
 - There should be provision of trash trolley for the transport of trash to the trash collection point during extra needs.
 - Extra surface channel will be provided in a continuous band in the front and back for efficient removed of water while does not restrict on the position of the units.
- Hawker units that provide shelter and adequate services included electricity, telephone lines and water supply and rain drain, mechanical ventilation should be provided during new development by individual developer.
- Shelter projected out should provide a minimum clearance of the 2.3 meter above finished floor level.
- Street surface material must be non-slippery even on the sloped topography.

Issue 2: Rationalization

Goals

- Standardise size for hawker unit.
- Prevent blockage of resident access
- Prevent conflict of shop extension and Hawker unit.
- Pedestrian passage should not be hindered.

Descriptions

- The recommended maximum size for Hawker unit is 1.5m x 1m x 2.7m
- No hawker units should be provided directly in front of building entrance.
- Hawker units should only locate on the sides of shop extension.

2.5. Redevelopment Design Guidelines

Issue 3: Visual Fussiness and Dynamism

Goals

- Allow and enhance variety.
- Maximized the visual access to different kind of activity.

Descriptions

- Enhancement work of the hawker unit will be implemented by different developer with different method.
- Hawker units should be composed with fixed and temporary pieces. Different combinations of temporary piece allow flexibility and personalisation.
- Shop with extension makes visual access to different activity easier while offer convenience to the customers.
- Due to the sloped topography, the area within the shop extension area can be ramp, stepped platform or platform with step to allow flexibility to suit different selling actives.
- Services provided to the hawker units and shop extension is encourage to exposed in an innovative way. In case of exposed service from the top, a minimum clearance of 3m should be provided from the finish floor level.

Issue 4: Integrity

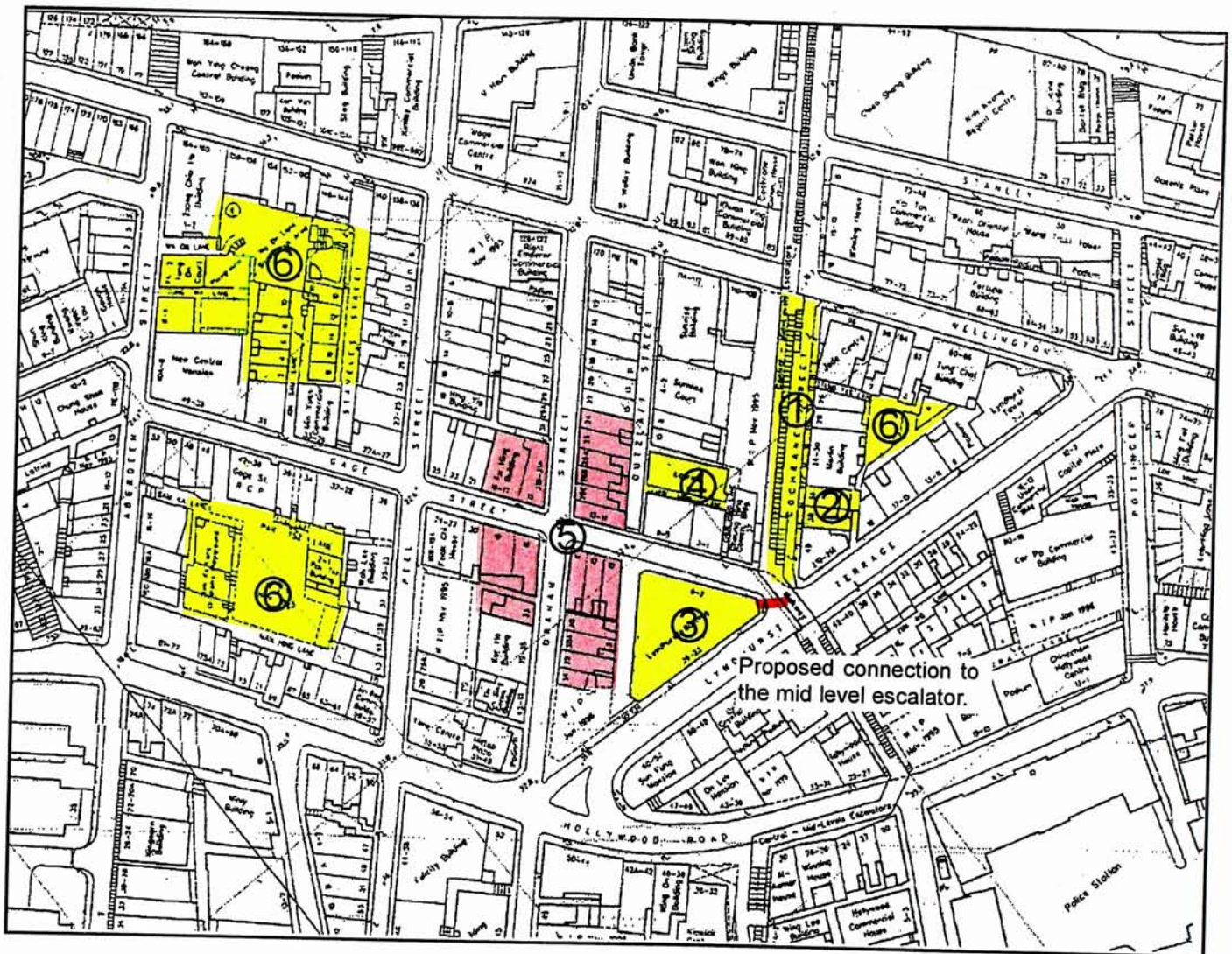
Goals

The different market street of different dominant trade should be able to recognize as a whole which better and clearer the image of the whole district. Still, a sense of boundary with the different uses should be maintained.

Descriptions

Same paving material and street furniture should be provided for the same market street.

2.6. The Proposed Infilled Redevelopment by LDC



Project 1

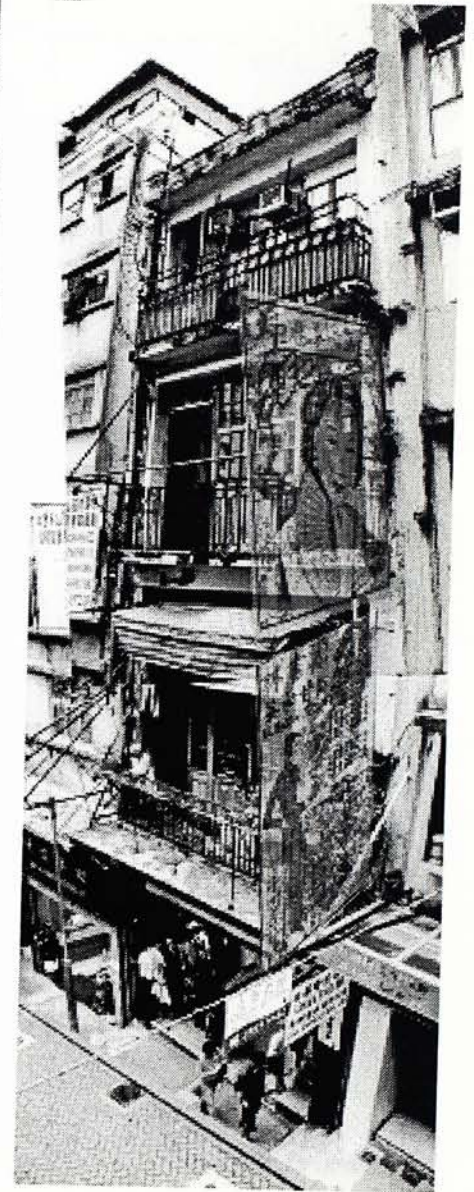
Proposed handicraft open air market street with specially designed hawker units.



2.6. The Proposed Infilled Redevelopment by LDC

Project 2

Pre-war building to be renovated as traditional food kiosk.

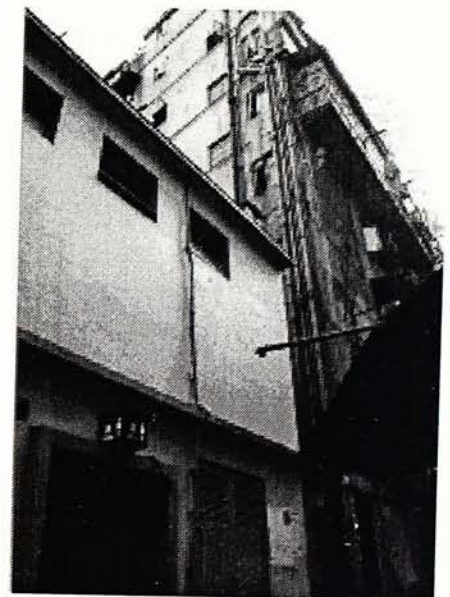


Project 3

Commercial Highrise with community center in the skylobby and parking underground or at the podium level for the district use. The building will also be connected to the mid-level escalator.

Project 4

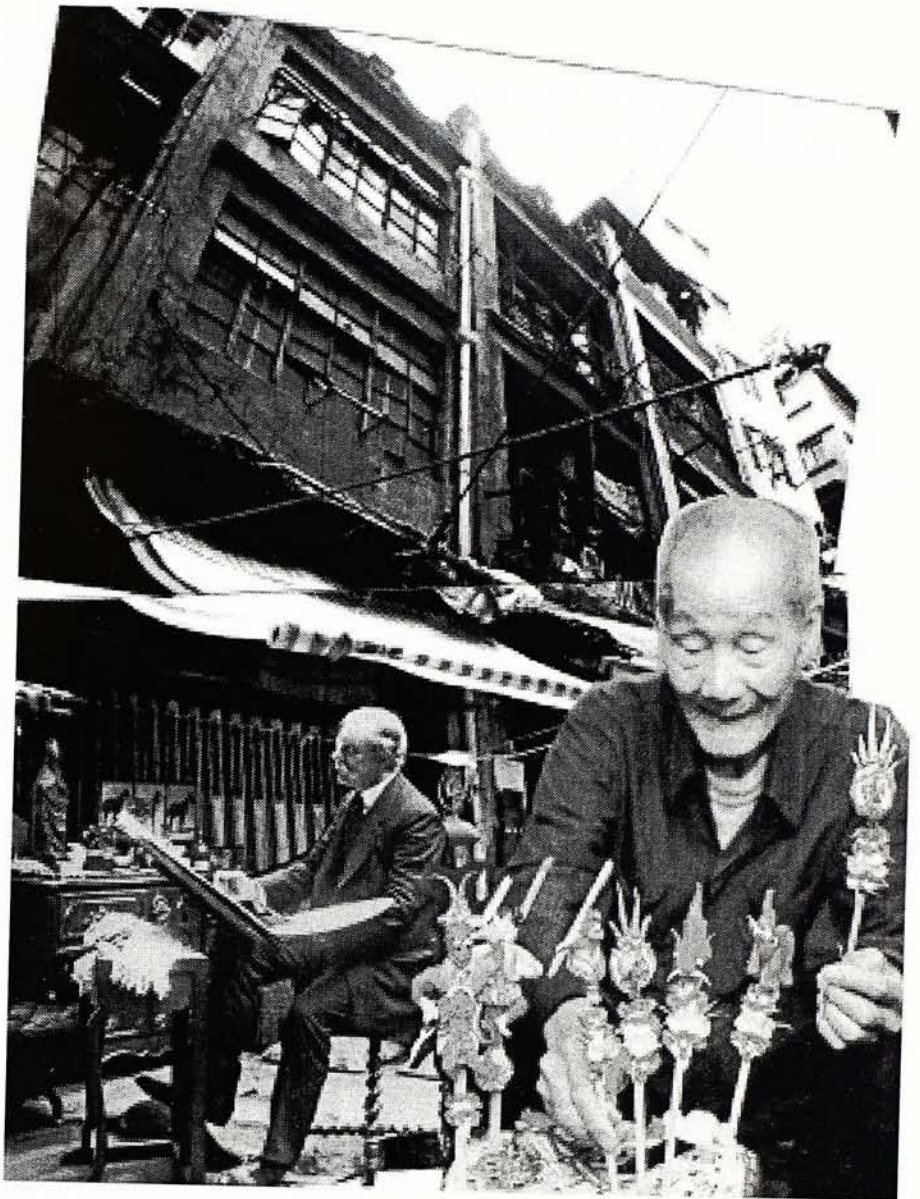
Latrine to be removed and rehoused nearby for the continuity of pedestrian network to connect activity nodes.



2.6. The Proposed Infilled Redevelopment by LDC

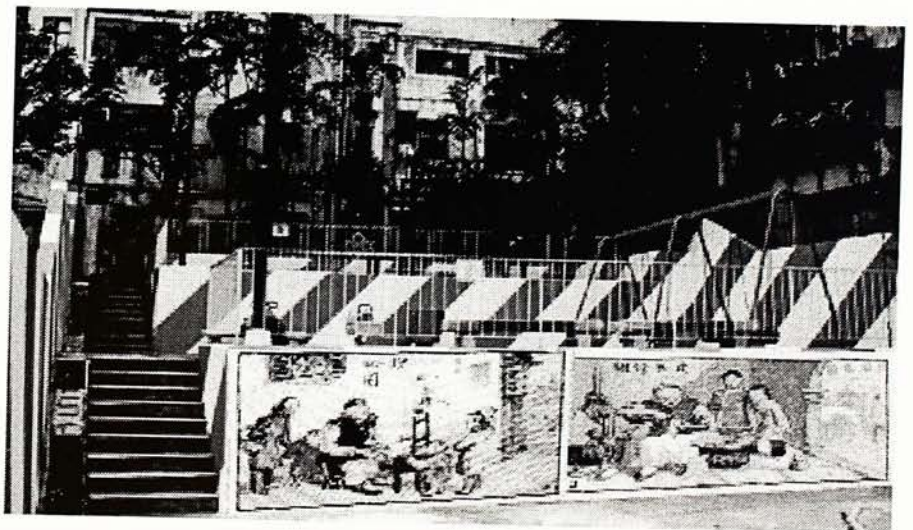
Project 5

Redevelopment of the 4 corner sites which will be the community center of the subdivision area so as the focus of the whole area. The sites will be developed with main theme of housing handicraft, traditional or contemporary. Apart from commercial, it will also be a complex of research, exhibition and educational center. The pre-war building will be preserved and integrated with the new development. The four sites will be connected by bridges and the mid level escalator through the project 3.



Project 6

Enhancement work of the existing courtyard open spaces to be provided with different activity setting for different theme of activity. This will contribute to the generation of the identity of different subdivided areas within the district.



2.7. The Project 5

2.7.1. The Client

The Land Coporate Development with Hong Kong His-
tory of Museum and Antiquity and Monument Office as
consultants.

2.7.2. Project Brief

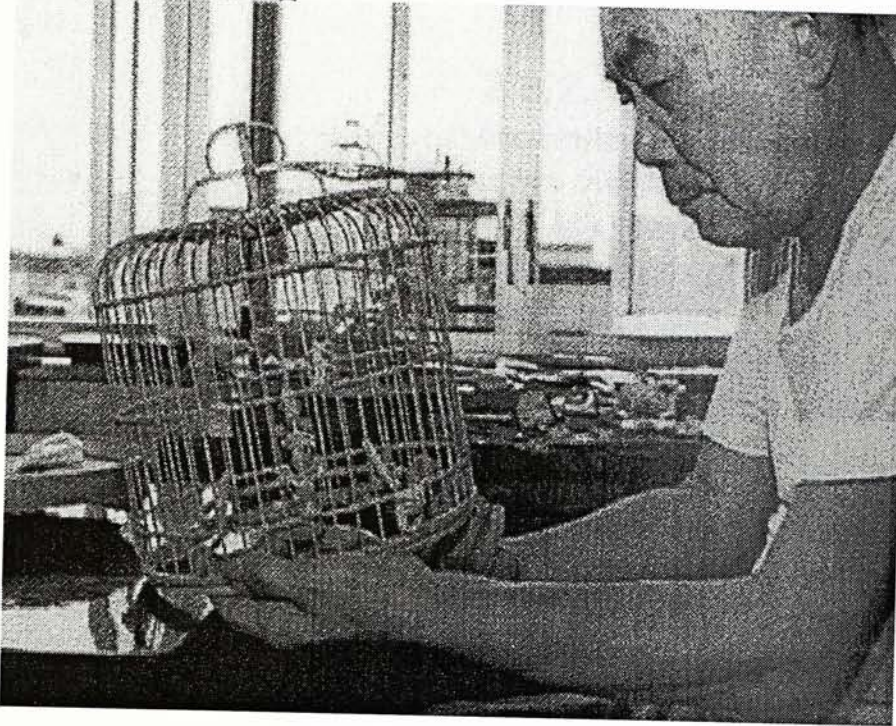
Project 5-- The Handicraft Street Infill is one of the pro-
posed infill redevelopments of the Gaga Street Area. It will
be undertaken by the LDC together with Project 3. Project
3 is the high rise tower which will act as the landmark while
Project 5 is the activity focus and character generator.
Project 5 will be connected to the mid level escalator
through Project 3. Due to the fact that development poten-
tial of the site is transfer to Project 3, Project 5 can be kept
as the existing building height. This is important in preserv-
ing the existing street visual wall so as free up the roof for
landscaping. The roof landscaped garden is dedicated to
community use. It is a wholly integrated commercial,
educational and cultural community with a main theme of
promoting local traditional handicrafts. There will be an
Exhibition Centre, Workshop Building for education and
research while the commercial activity will take place in the
Handicraft Retail Centers.

The complex will be managed by Urban Council after
completion.

2.7. The Project 5

2.7.3. The User

Bird cage making



The Nominated Traditional Handicraft Masters

The Hong Kong History of Museum has been carrying project on recording and preserving tradition handicraft technique. They have nominated a number of tradition trades to be housed in the handicraft alley which request special and careful arrangement.

The Traditional Manual Traders

They are the trades on repairing tools, watches, clothes, furniture, etc. There are also stalls for stamp, shoes, metal tool making within the region. They are shattered along alley space. Their shops are usually small, and is taking care by a single person. They are still economically viable.

Dough figurines



The Contemporary Handicraft People

They are the ceramic, pottery, carving, weaving, etc. They are usually considered as a kind of hobby for killing spare time. They usually have their own workshop for the production of crafts and the propose of teaching students. They can be found in commercial mall or some shop space on the ground floor of a residential building.

2.8. Mission and Goals for Level 2

2.8.1. Mission

Promote and preserve the Local Traditional Handicrafts.

2.8.2. Goals

Revitalize traditional crafts to become economically more viable:

- Mix the old and new, different kind of styles to attract different types of customer which inevitably benefit the traditional crafts
- Provide a new and modern package to house the traditional crafts while allowing the generation of their own characters.

Revive traditional techniques and design.

- Mix the old and new generation craftsman.
- Provide good visual accessibility of craftsman at work which is important in initiate discussion between craftsman and exchange of idea.
- Research and exhibit on traditional crafts.
- Provide housing for nominated craftsmen.

Educate and arouse people's interests on the traditional craft skills.

- Provide place and guidance for the general public to create crafts.
- Provide demonstration area, shop extension where craftsman's working unfold before visitors' eyes. This also allows craft skills to come in direct contact with the consumers:
- Mix the educational, communal and commercial together to expose visitors to different types of crafts as well as offering visitors with • convenience.

Act as the focal point of the district.

- The complex should be connected with the mid-level escalator and can be the daily passage of the resident nearby.
- Can be easily recognized with the bridges that connects the 4 corners.

2.9. Schedule of Accommodations

Area of Site : 1527m²

Class of Site: C

I. The Exhibition Center

a. Main Space : 689m²
Entry Foyer : 50m²

Open Demonstration and Selling Area
(for Nominated Craftsmen) : 128m²

Exhibition Halls x 2 : 220m²

Landscaped Outdoor Exhibition Area : 130m²

Information and Souvenir Counter : 43m²

Audio and Video Display Area : 43m²

Book Store : 75m²

b. Services : 131m²

Utility Area : 15m²

Lavatories : 15m²

(Male + Female + Staff)

Cleaner Closet : 2m²

General Stores x 3 : 24m²

Exhibition Stores : 50m²

Chiller and PAU Room : 25m²

II. The Workshop Building

a. Educational : 583m²

Main Entry With Display : 30m²

Classroom with Store x 5 : 200m²

Public Workshop : 70m²

Book and Magazine Corner : 70m²

Research Workshop : 70m²

Photography Lab : 58m²

Heavy Workshop : 70m²

Tool and Maintenance Store : 15m²

b. Retail : 90m²

Crafts Material Shops x 3 : 90m²

c. Management: : 94m²

Reception and Management Counter (2 Staff) : 10m²

General office (5 Staff) : 40m²

Officer office : 9m²

Conference room (10 people) : 20m²

Pantry : 6m²

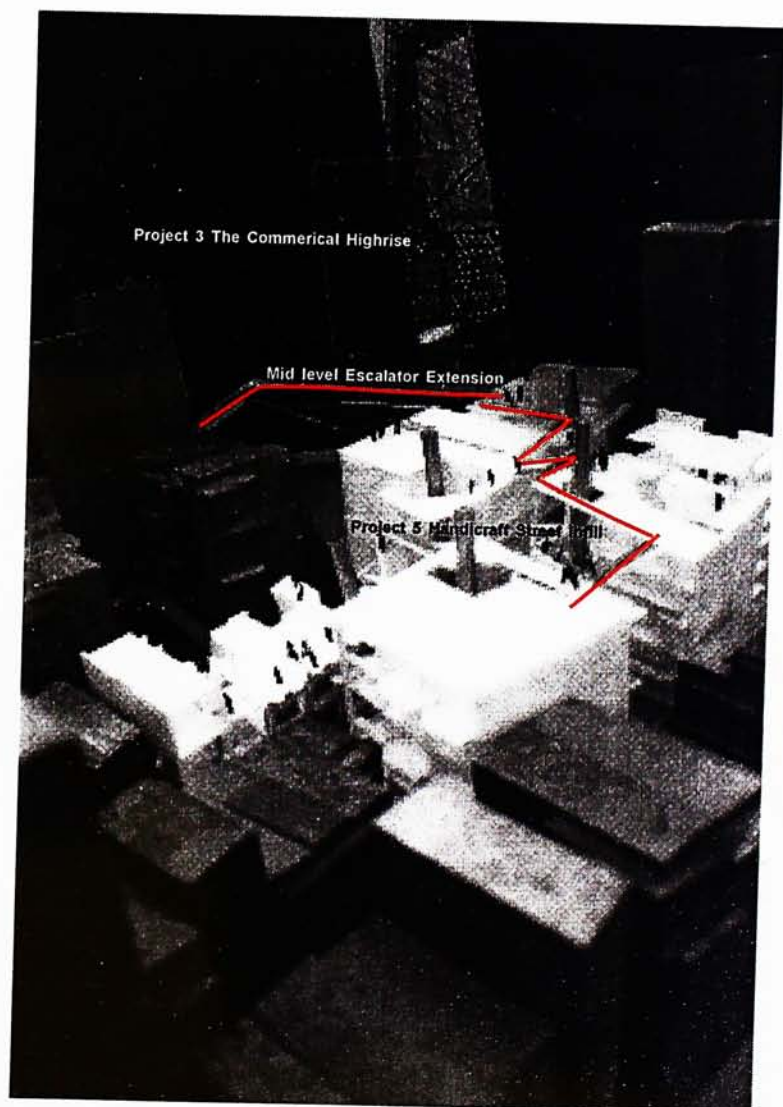
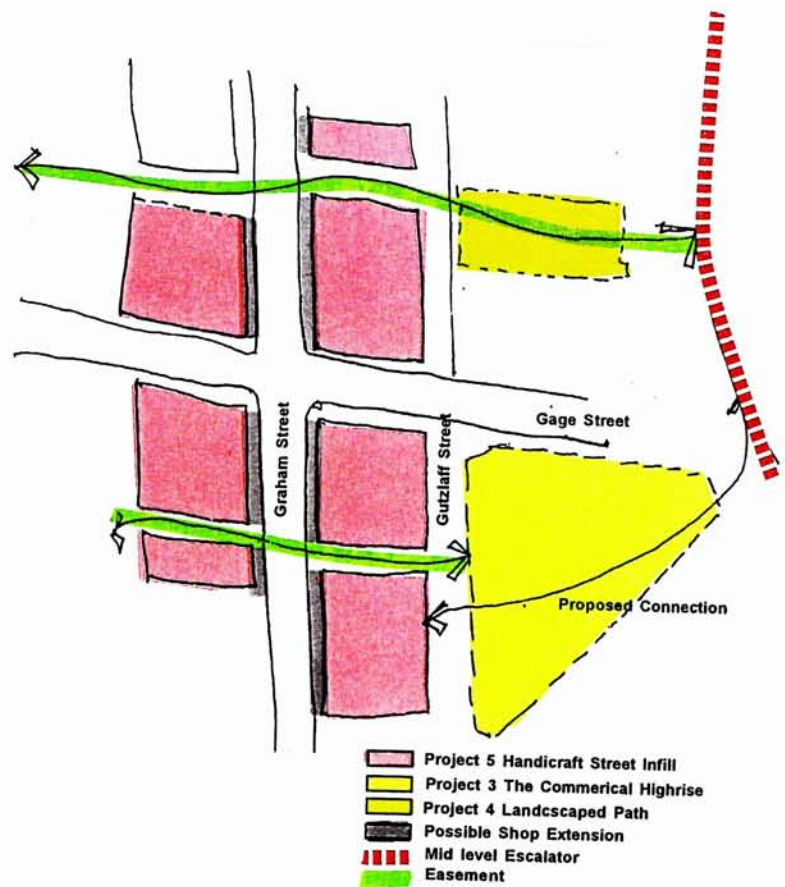
Store : 9m²

2.9. Schedule of Accommodations

d. Staff and Scholar Resting	: 58m²
Staff lavatories and cloakroom	: 10m ²
Lounge + Kitchen	: 35m ²
Laundry	: 13m ²
e. Scholar living units	: 80m²
(4 units with bath)	
f. Services	: 105m²
Lavatories (Female + Male + Disable)	: 58m ²
Cleaner Closet	: 2m ²
Refuse Room (Chute and Trash Compression Chamber)	: 9m ²
AHU and Chiller	: 30m ²
Switch Room	: 6m ²
III. The Handicraft Retail Center	
a. Retail	: 2102m²
Shop x 6	: 112m ²
Shop with loft x 10	: 410m ²
Shop with domestic loft x 16 (2 partner loft units with shared kitchen)	: 1580m ²
b. Services	: 40m²
Switch rooms x 2	: 6m ²
Refuse rooms x 2 (with Chute and Trash compression chamber)	: 16m ²
Lavatories (Male + Female)	: 18m ²
IV. Services for the whole complex	: 260.5m²
Circulation Towers (4 Stair & Lift Towers + 1 Stair tower)	: 152m ²
Transformer Room	: 35m ²
Main Switch Room	: 21m ²
MFD	: 3m ²
FCC Fire Control Center	: 3m ²
F. S. Inlet	: 1.5 m ²
F.S. Pump Room	: 6m ²
Pump Room	: 6m ²
Sprinkler Water Tank (volume to be determine by E&M consultant)	: 18m ²
Potable Water Tank (volume to be determine by E&M consultant)	: 15m ²

2.10. Constraints under the Planning Framework

- Rezone as 'OU' — other specified use and the prewar building is recommended to be preserved.
- The floor area ratio is that of the R(c) zone of 5.5.
- Easement is required to be provided between Graham and Gutzlaff Street to connect with Project 4 and Project 3.
- Shop extension is not allowed along Gage street which opened to vehicular access in a restricted period of time.
- Should act as the major character and identities generator of the district.

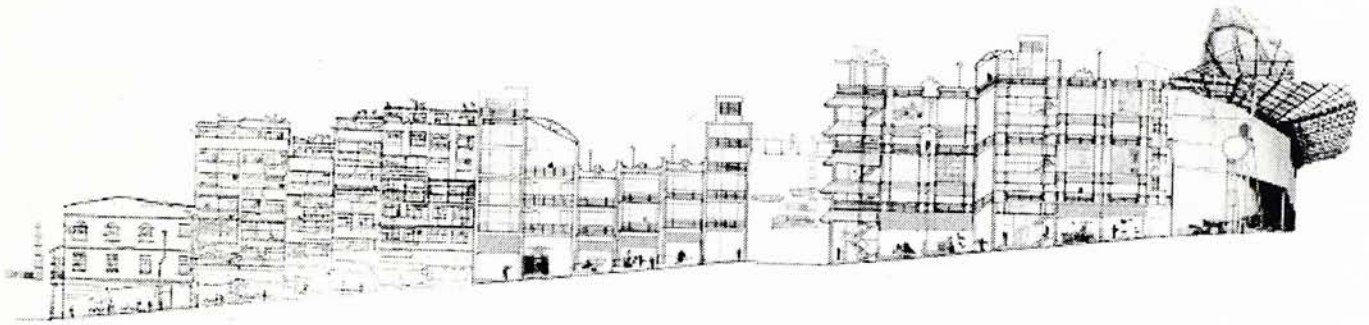


2.11. Design response to the Design Guidelines

1. Keeping the visual wall of the street

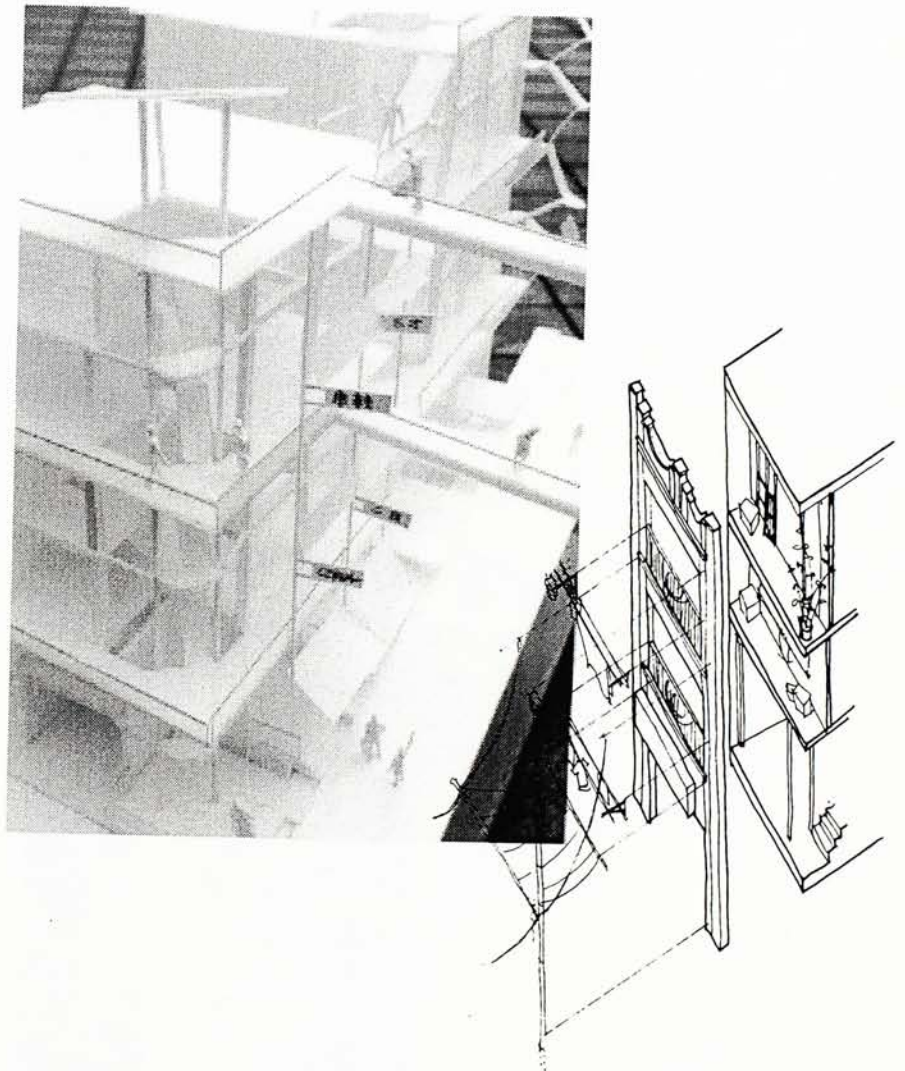
The whole development of the complex is kept as lowrise compatible to the existing building height.

Site elevation showing the exhibition centre and the handicraft retail centre.



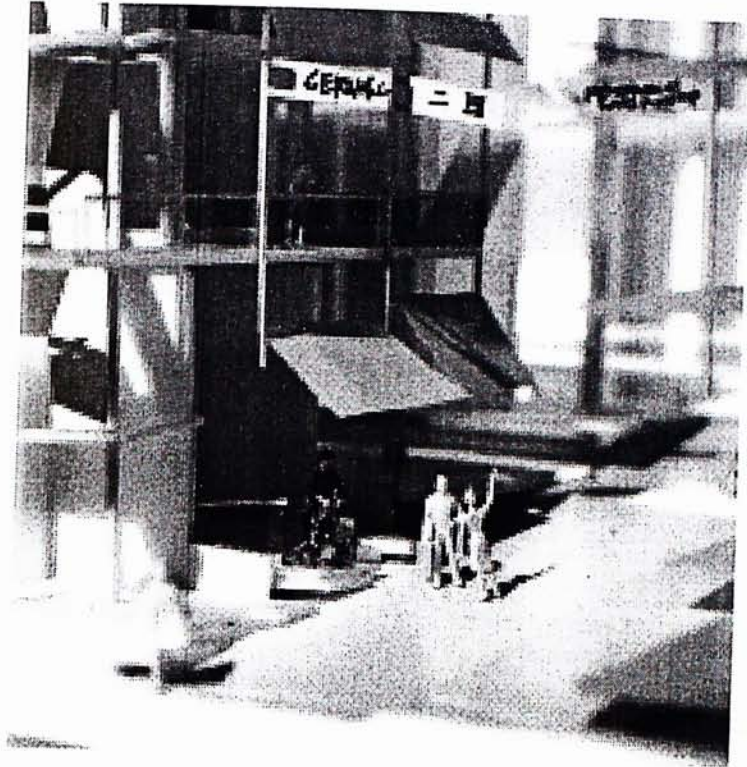
2. Blur the Boundary

Layered facades



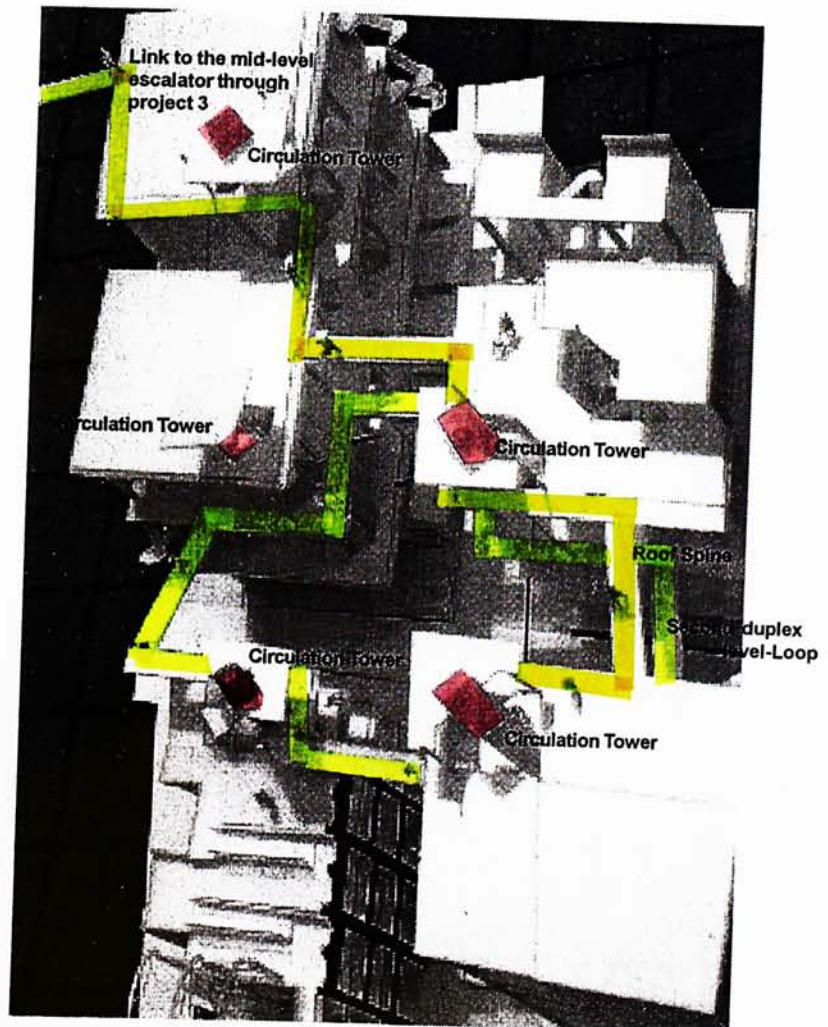
2.11. Design response to the Design Guidelines

Provision of shop extension/ working platform.



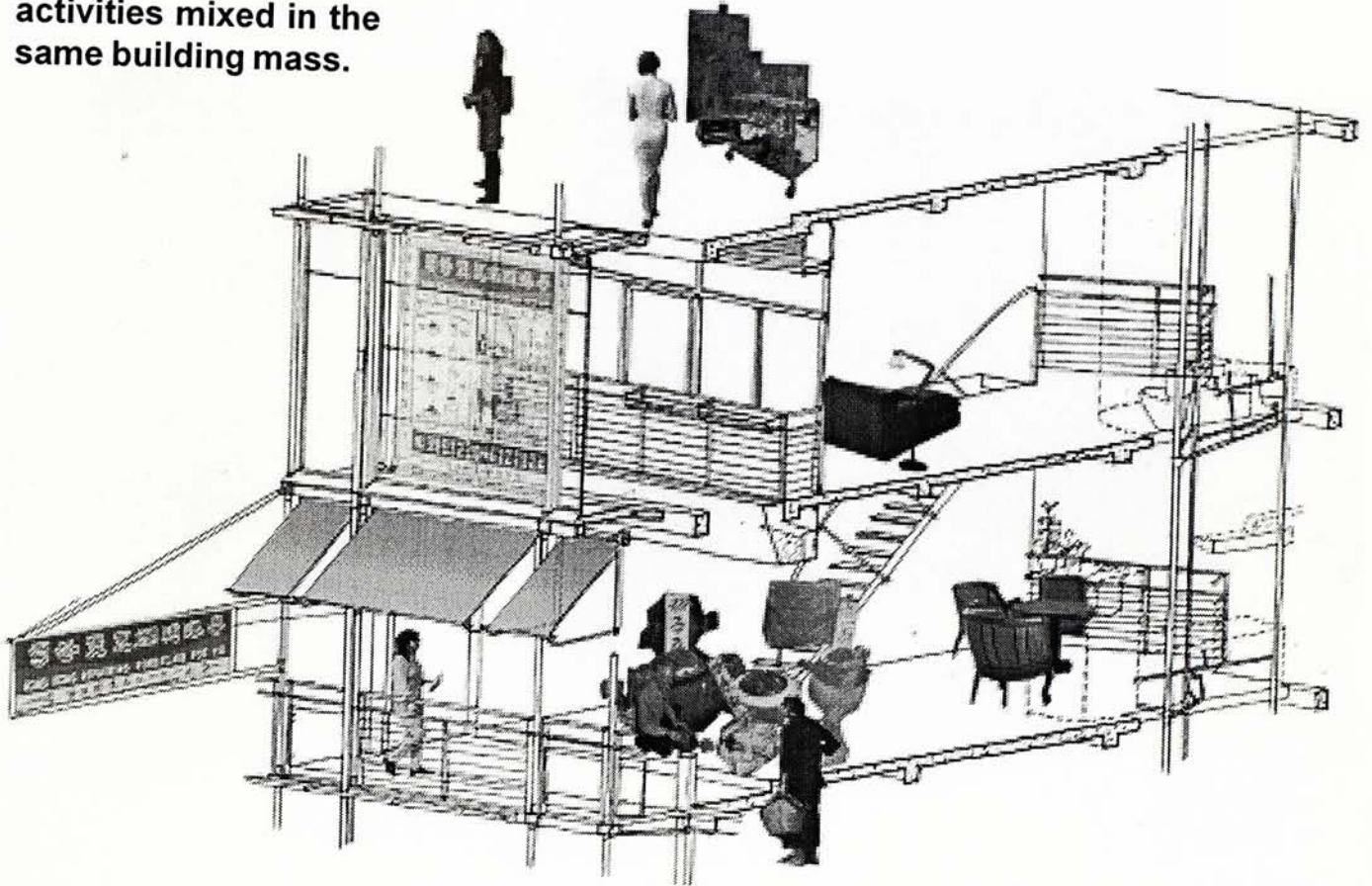
3. Stick the building with activities

Circulation along the periphery with circulation towers at the corners.



2.11. Design response to the Design Guidelines

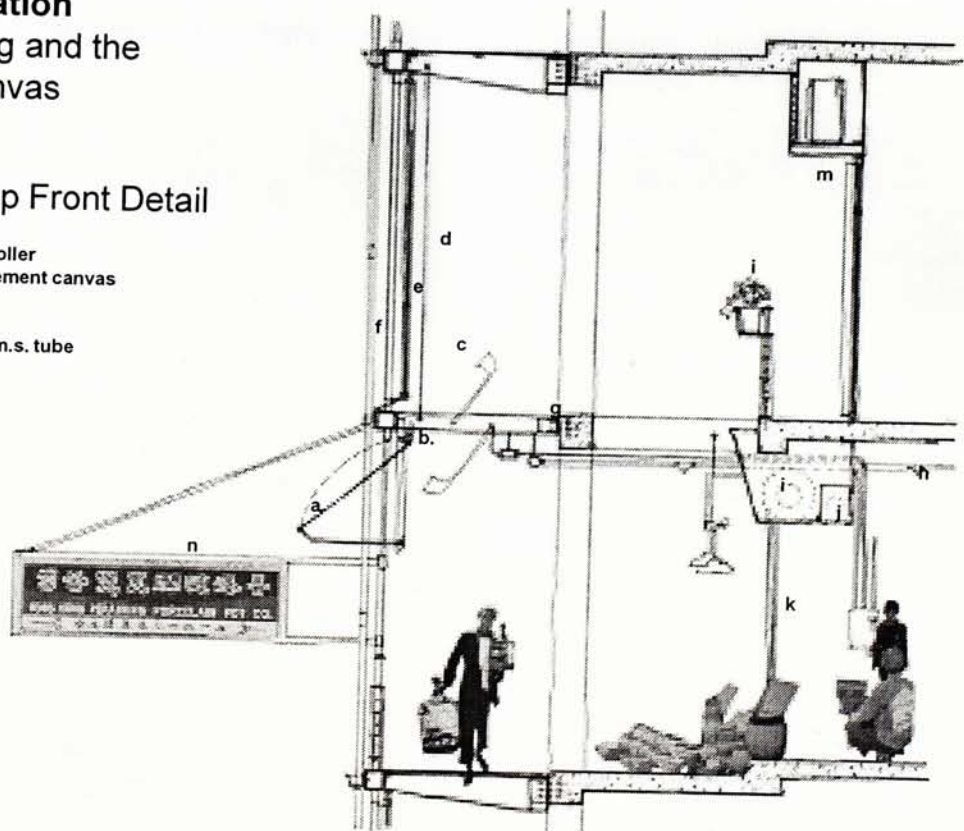
Provision of domestic loft units where residential and commercial activities mixed in the same building mass.



Provision of features that allow personalisation
--The fabric awning and the Advertisement canvas

Walkway and Shop Front Detail

- a. Fabric awning
- b. Motor housed in awning roller
- c. Spotlight for the advertisement canvas
- d. Advertisement canvas
- e. Glazing
- f. 80 mm dia bolted to galv. m.s. tube
- g. 178x89 galv channel
- h. Sprinkler
- i. Roller Shutter
- j. Air curtain
- k. Roller shutter rail
- l. Planter
- m. A.C platform
- n. Signboard



2.11. Design response to the Design Guidelines

Vertical stacking of the units allows the disperse of signs of activity.
 Vertical Zoning of the Handicraft Retail Centre

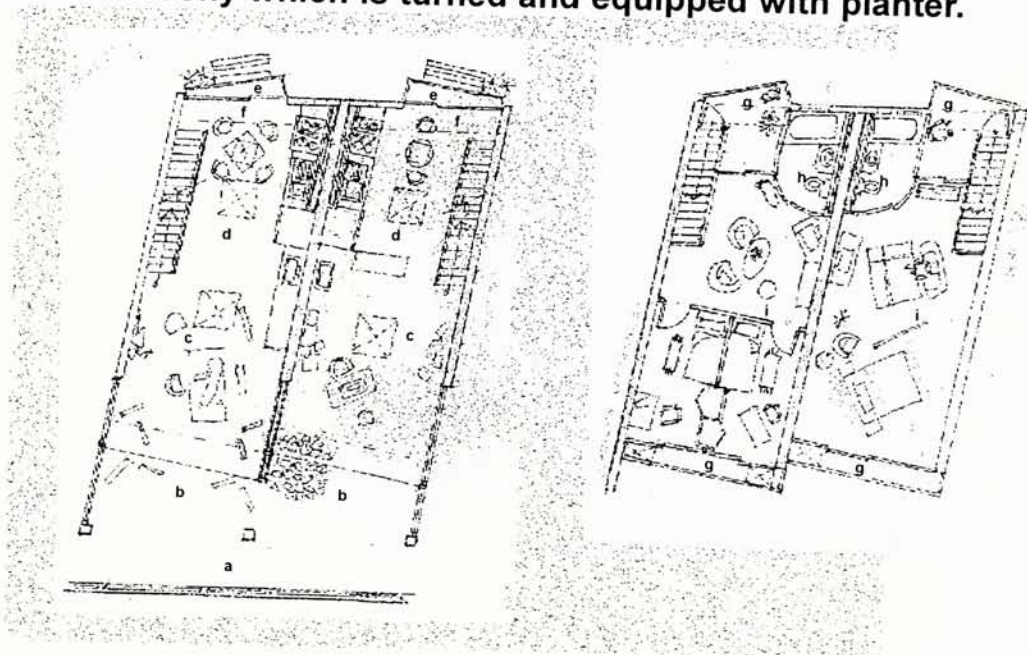
2nd Duplex level

1st Duplex level



4. Maintaining the living standard

Provision of balcony which is turned and equipped with planter.



Typical Shop Floor

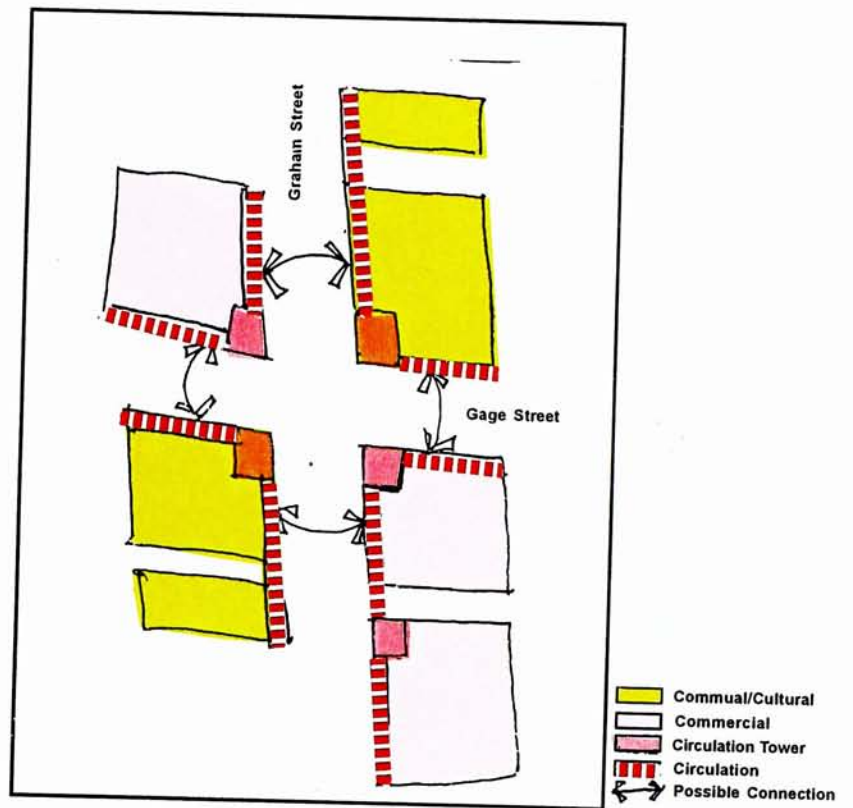
- a. Walkway
- b. Display Area
- c. Working Area with extraction over
- d. Kitchen
- e. Balcony
- f. Services Platform

Typical Loft Floor

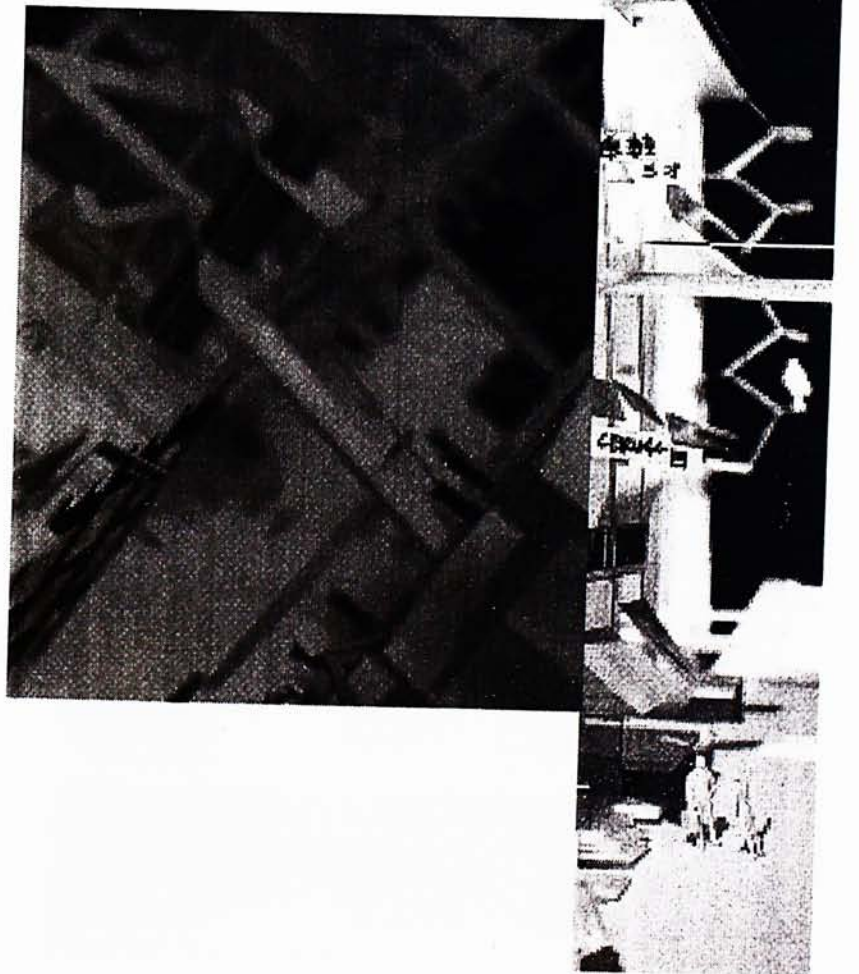
- g. Balcony with A/C PlatForm above
- h. Bath
- i. Living

2.12. Other Ideas

A dialogue between
communal/cultural and
commercial
--Horizontal zoning

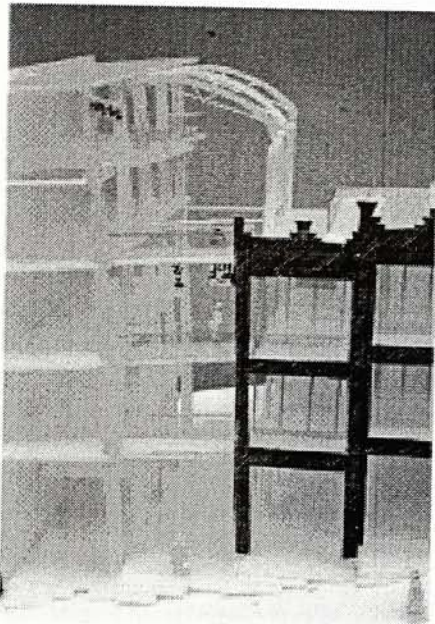


3 dimensional network of
circulation between
buildings.

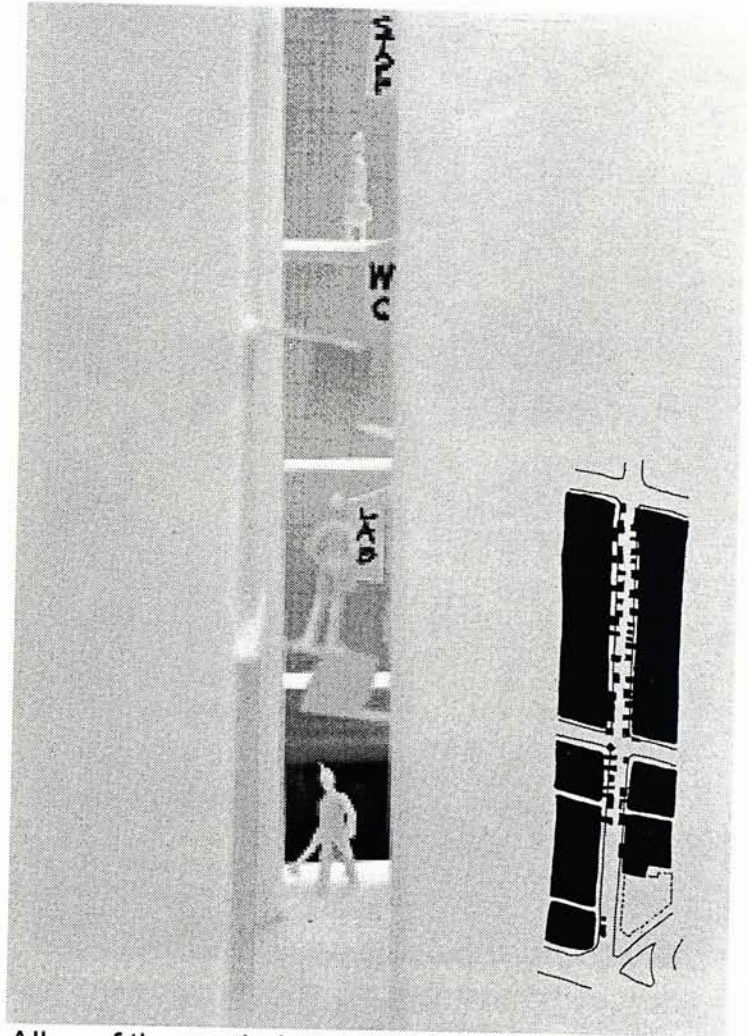


2.12. Other Ideas

Life between building —
alley space as building
space.

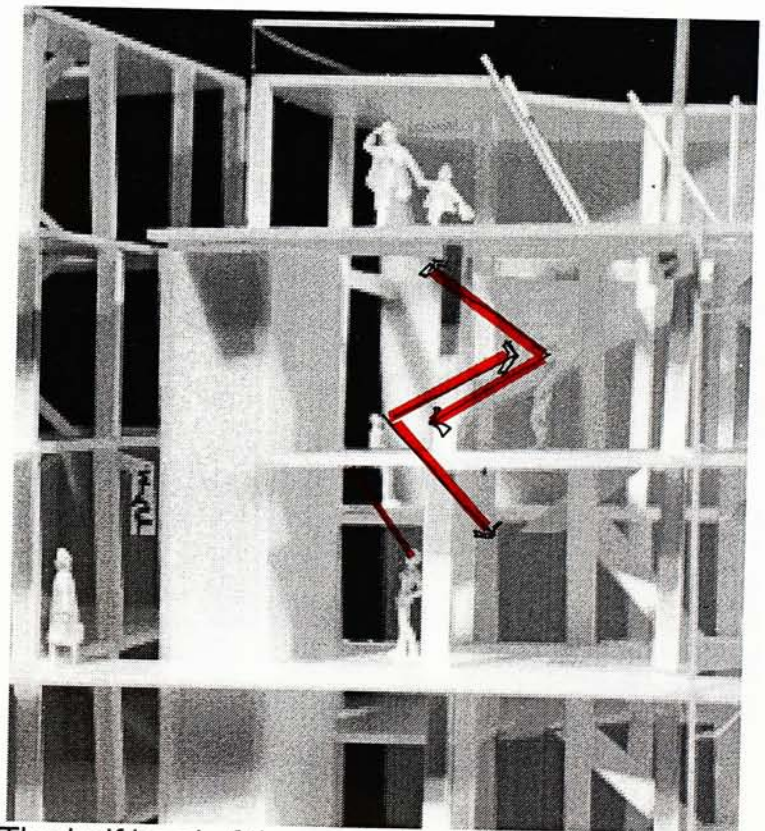


The Exhibition Centre



Alley of the workshop building

Visual accessibility ---
a form of passive commu-
nication which is important
in initiating active commu-
nication between people.



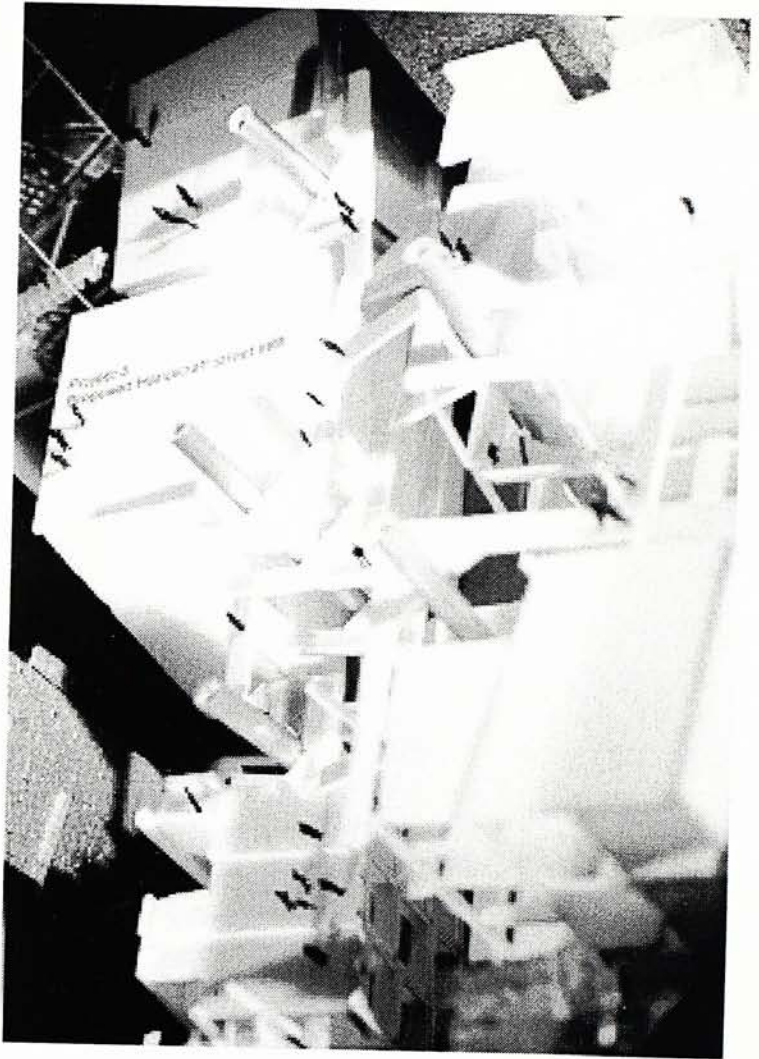
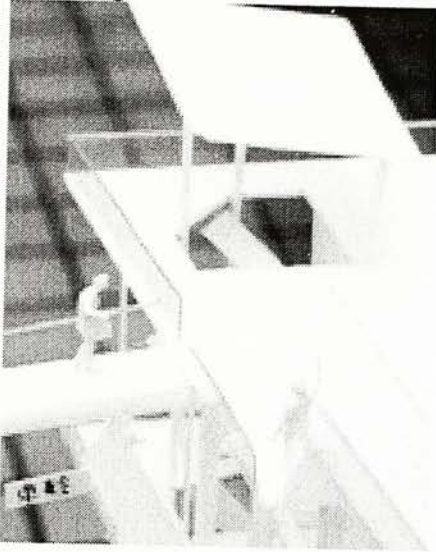
The half level of the workshop building.

2.12. Other Ideas

Layers of activity--

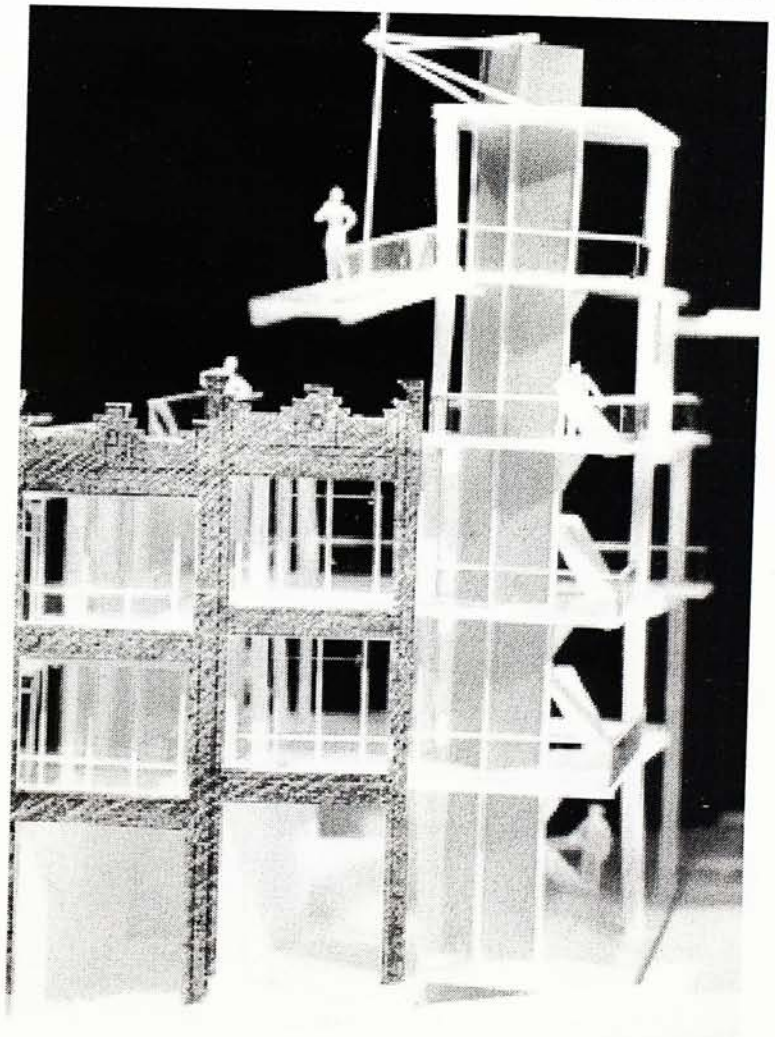
A communal roof on top of a network of market streets.

Walking on the roof meets walking in the air



Juxtaposition of old and new--

A transparent lift tower adjoins to the prewar building.



Part III
The Process

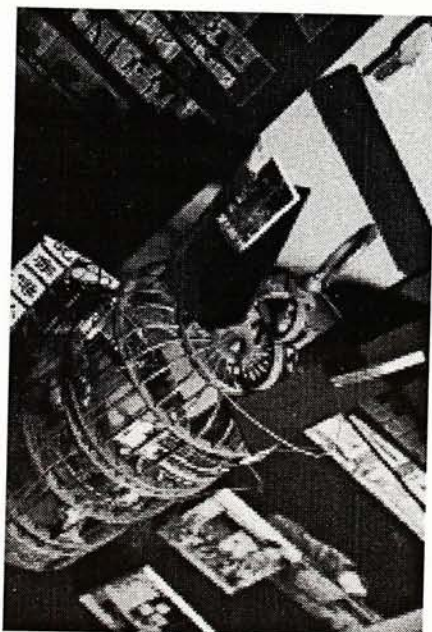
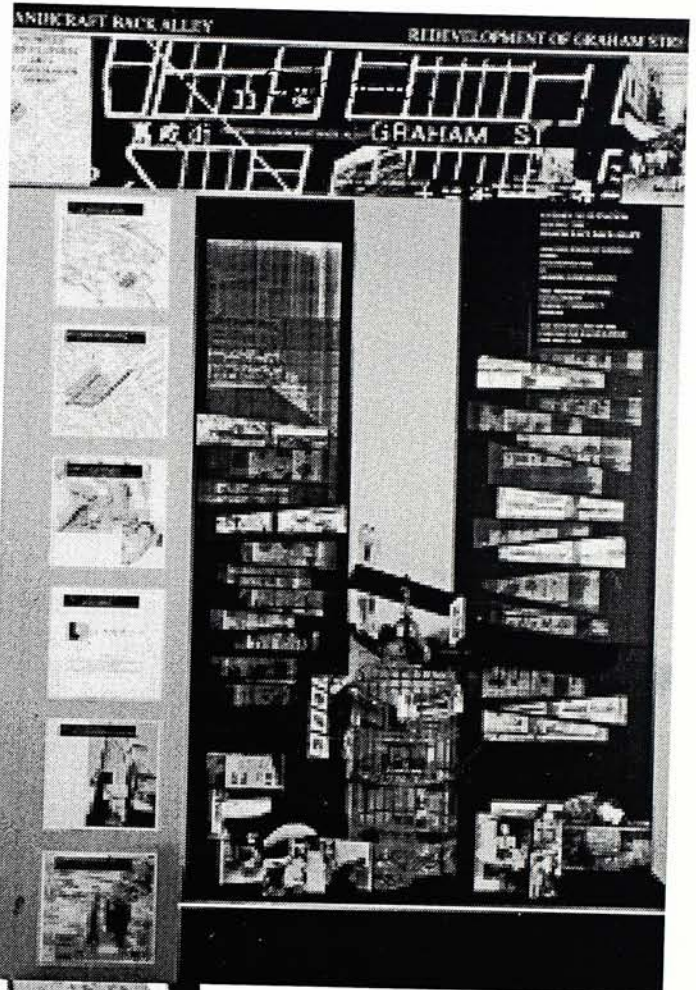


3.1. Episode 1

A Proposed Story of Elevation along The Handicraft Alley

Comments

- The types of handicraft should be defined.
- Management of the handicraft street is importance for keeping the alley clean and safe.
- The alley should be a living organism.
- Should see the design as within blocks instead of along streets.



3.2. Esipode 2

The Elements

Site

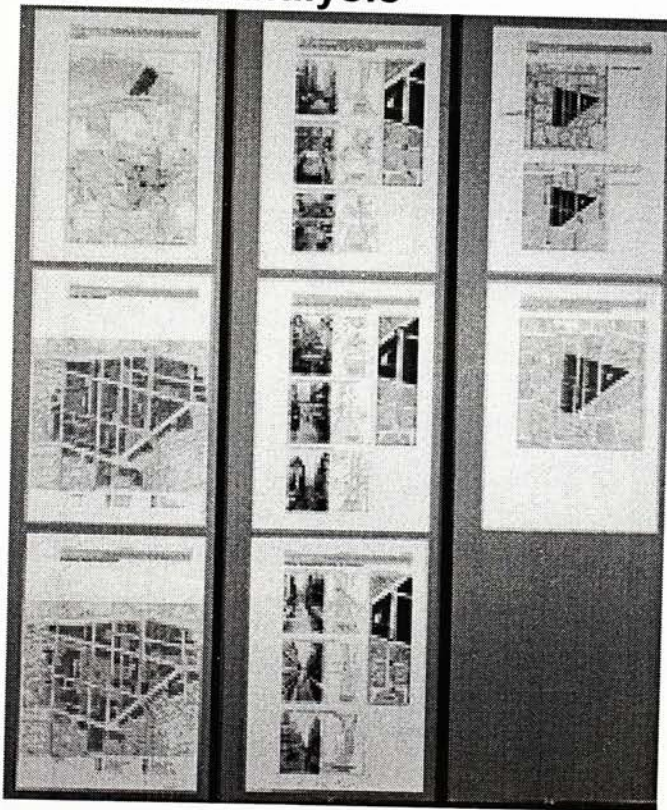
Selected building for renovation

Nominated craft masters

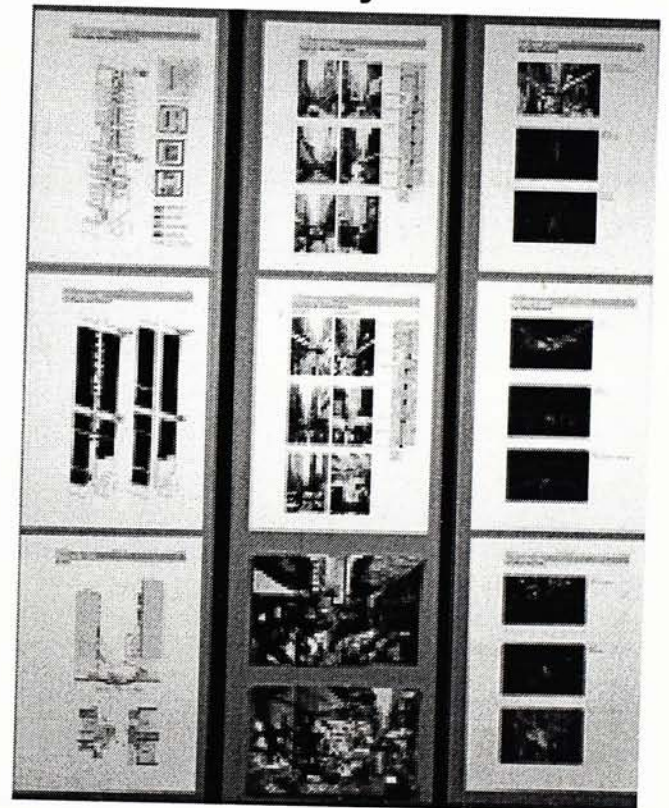
Hawker Unit



The Area Analysis

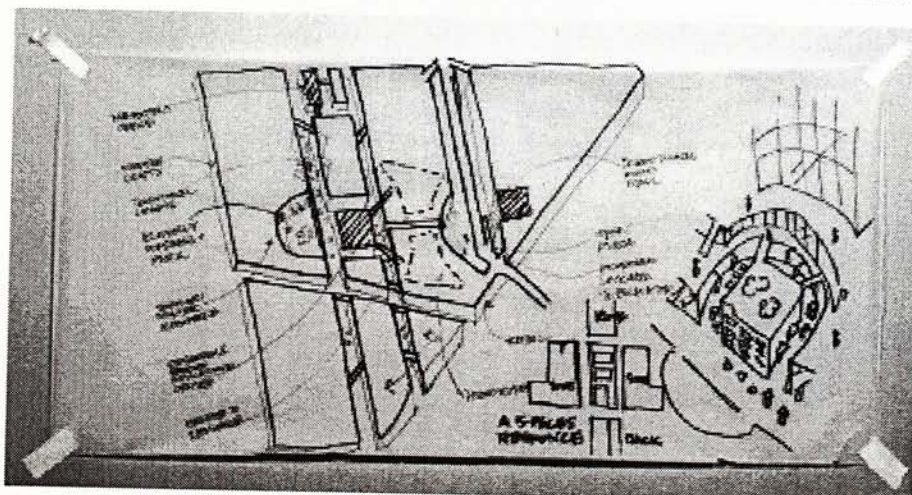
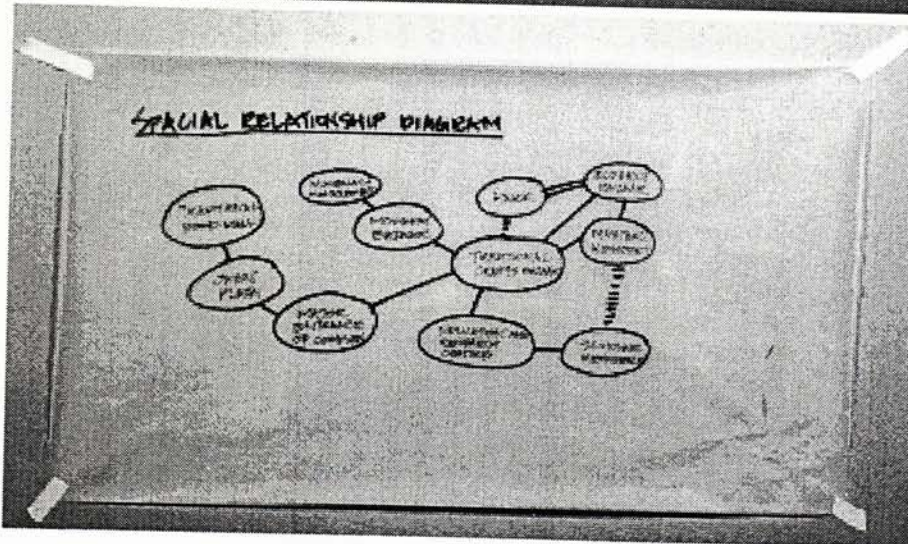
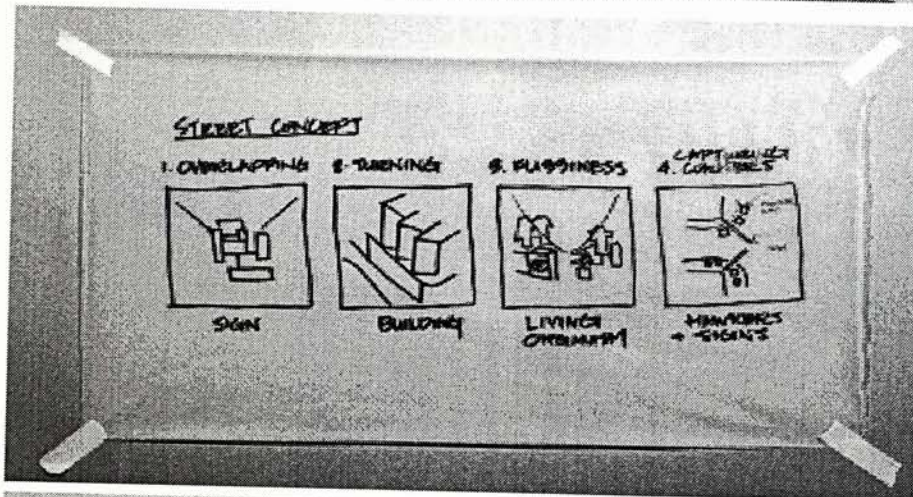
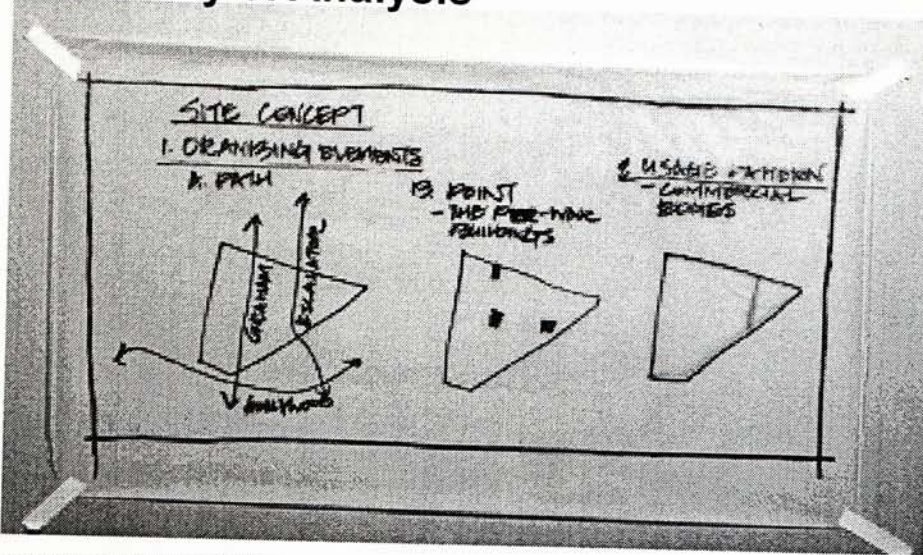


The Street Analysis



3.2. Esipode 2

Summary of Analysis



Comments

-Framework is more important than context for effective preservation of street characters.

-Design guidelines can be written instead of preparing a master plan.

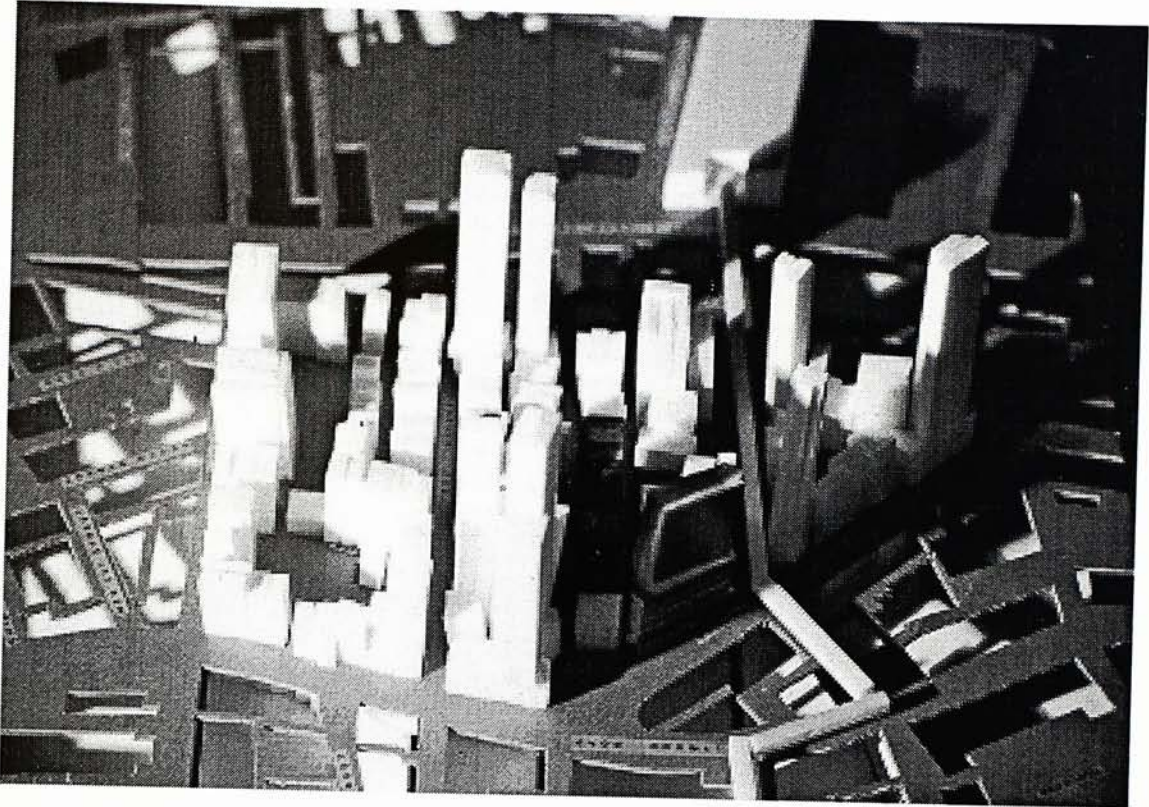
-A Framework of pocket open spaces is suggested.

- Infill type new development at strategic location is suggested

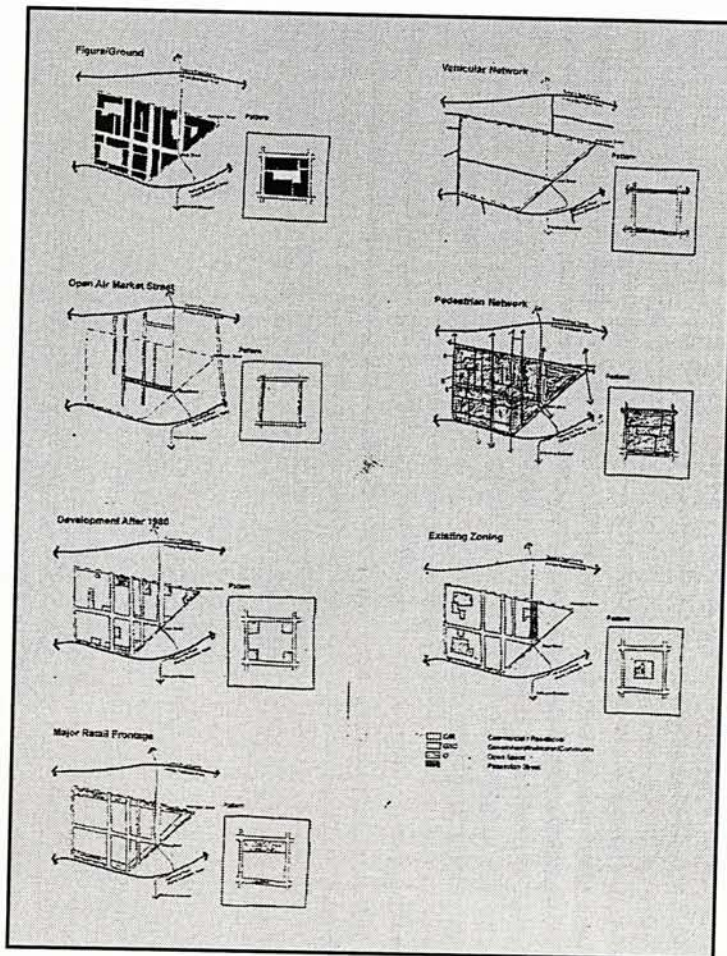
-'Thick wall'-- the bay windows, illegal structures, balconies-- would worth investigation for it allows flexibility, personalisation and is climatic responsive.

3.3. Esipode 3-- Level 1

The Proposed Area of Study-Site Model



Site Analysis Summary-The Deduction of Patterns



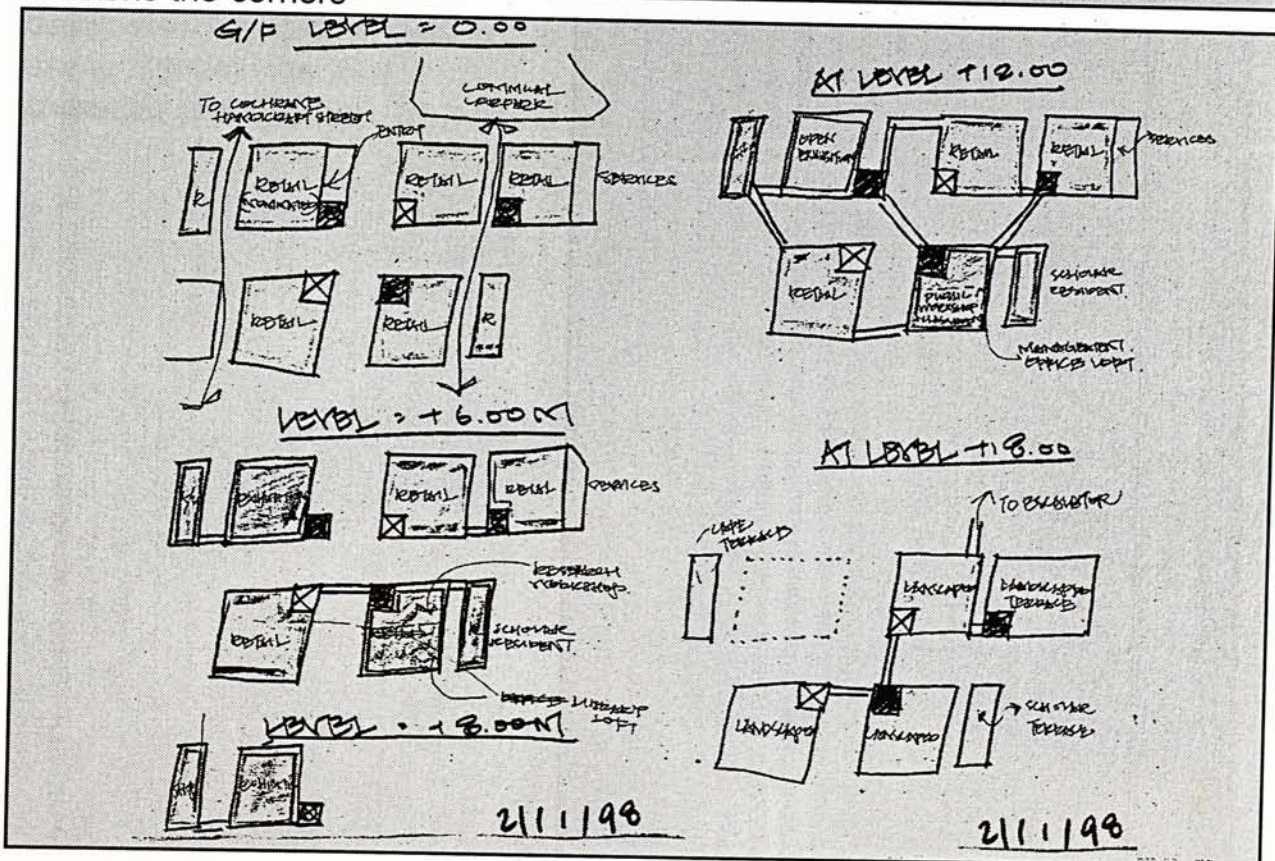
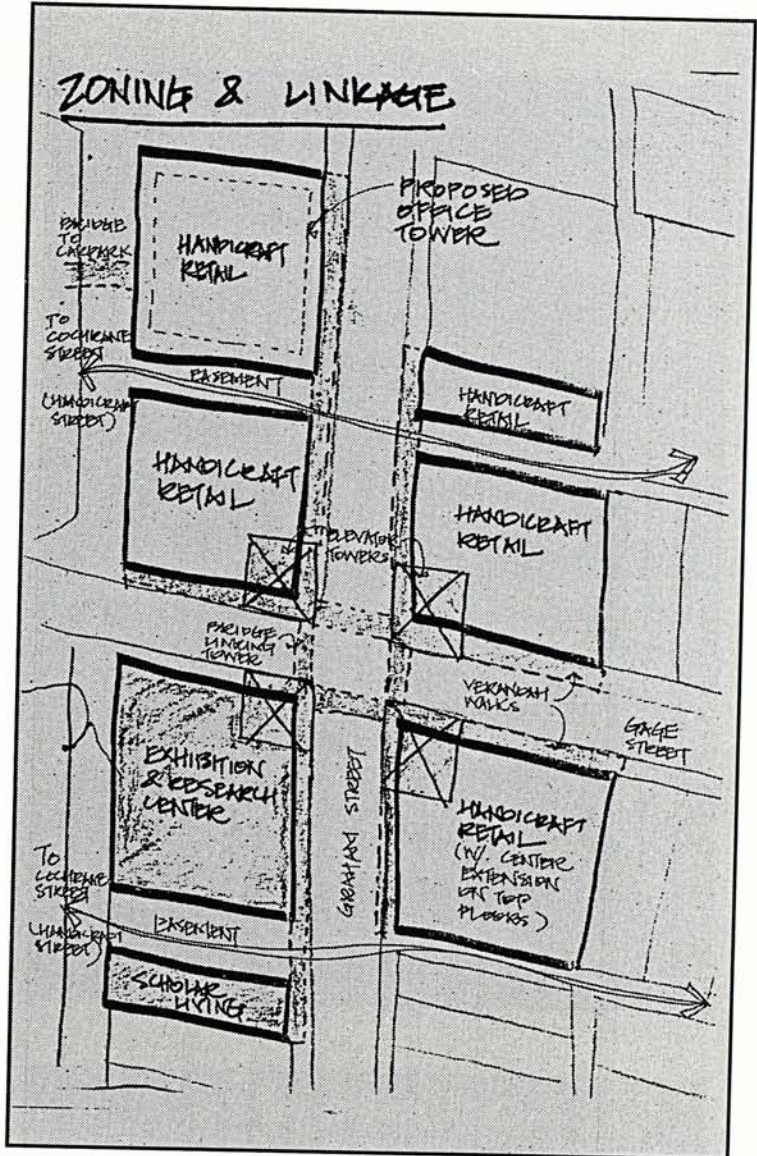
3.4. Esipode 4 : Level 2 Under Construction

Site Strategies and Horizontal Zoning Studies

- Take One**
- 4 circulation towers at corners can be too strong. It may not suit the dynamic character of the streets
 - The creation of the fifth square by cutting of the four corners can be interesting.

Take Two

- Generation of a diagonal relationship of communal/cultural and commercial zones. It allows a better mix of the different usages.
- Differentiation of stair tower with the lift and stair tower as facilities can be shared.
- The loop of circulation at the second duplex level is considered as a right moved
- The diagonal bridge weakens the corners



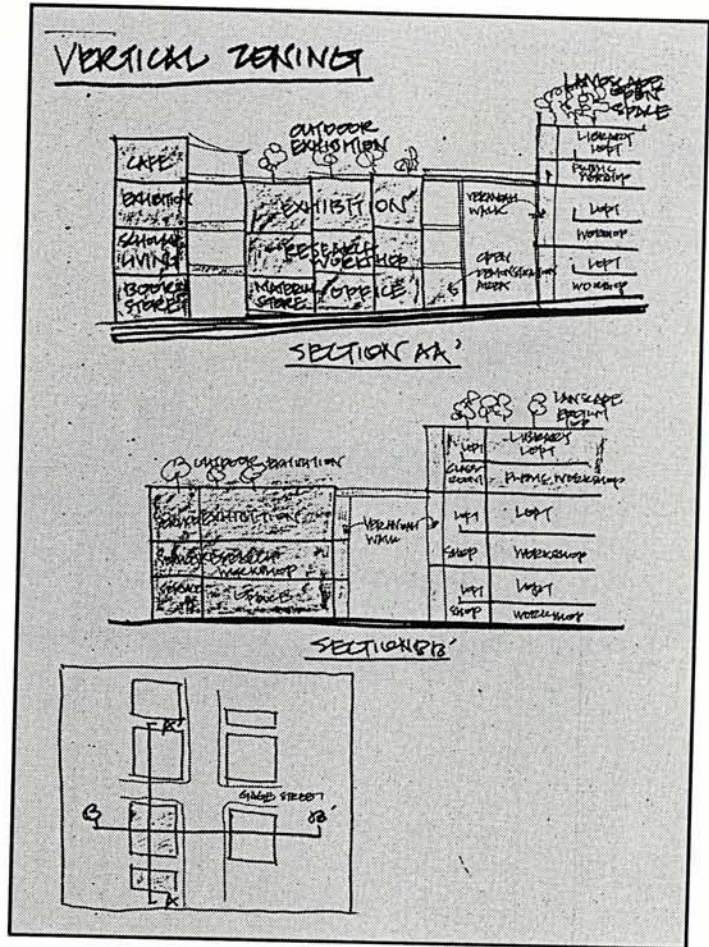
3.4. Esipode 4 : Level 2 Under Construction

Vertical Zoning Studies

Take One

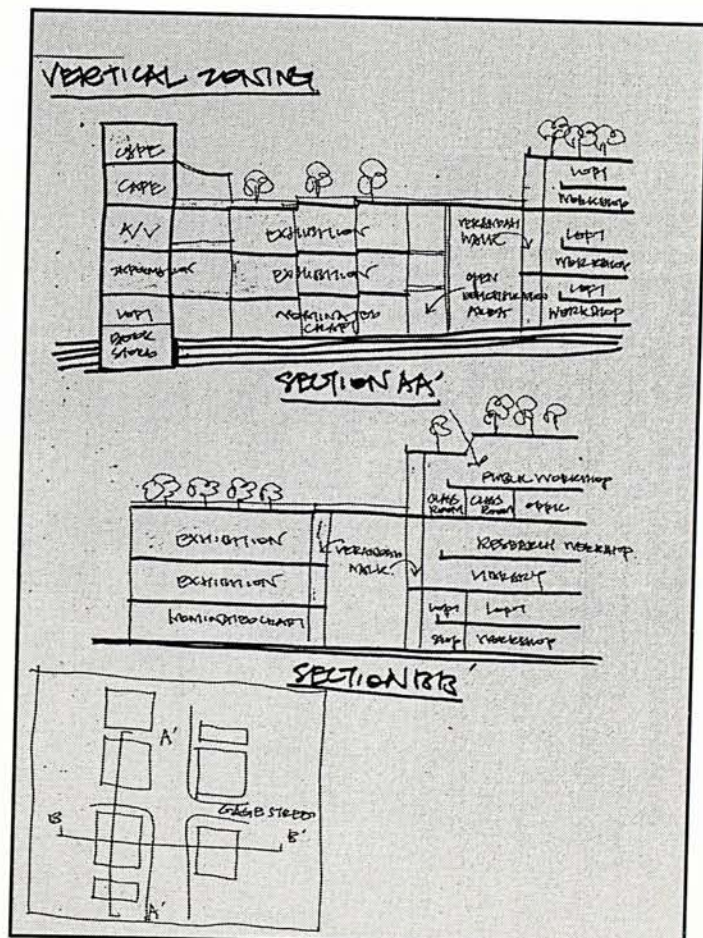
The vertical stacking of 'Shophouse' the duplex unit with lower floor as shop and upper floor as domestic loft.

Landscape roof for communal use.



Take Two

The ground floor is all designated for commercial use to maintain the vivid character of the street.

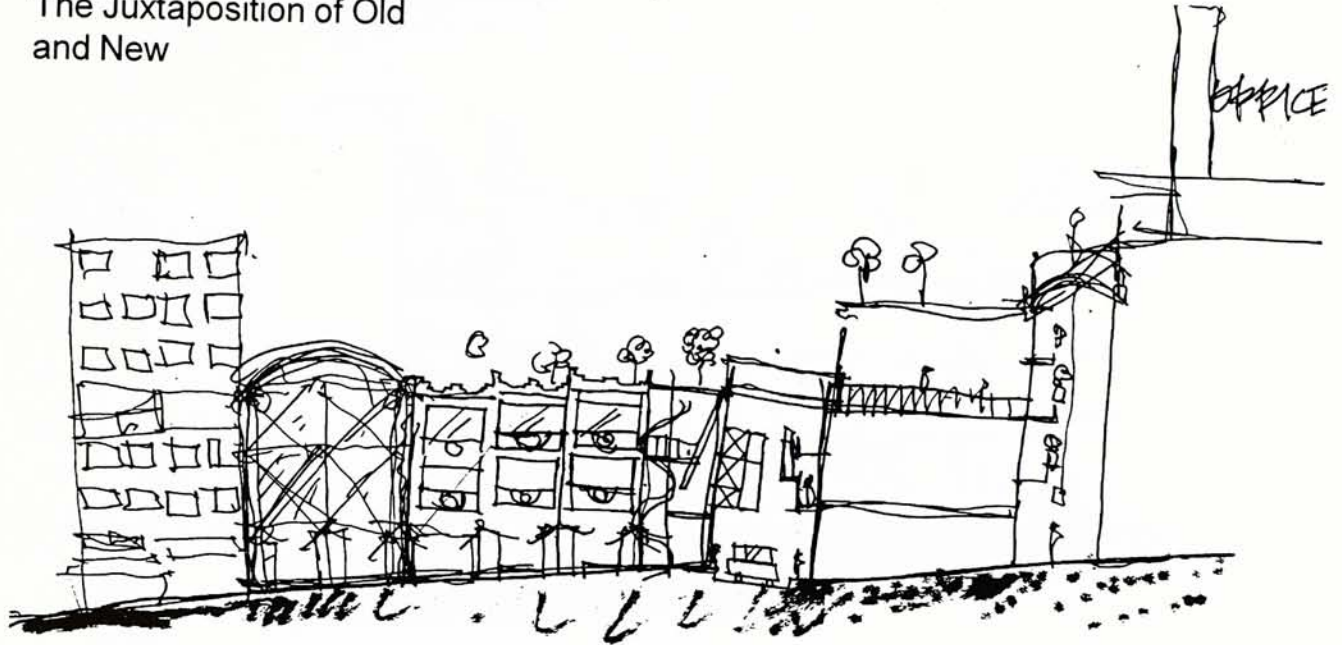


3.4. Esipode 4 : Level 2 Under Construction

Elevation Studies

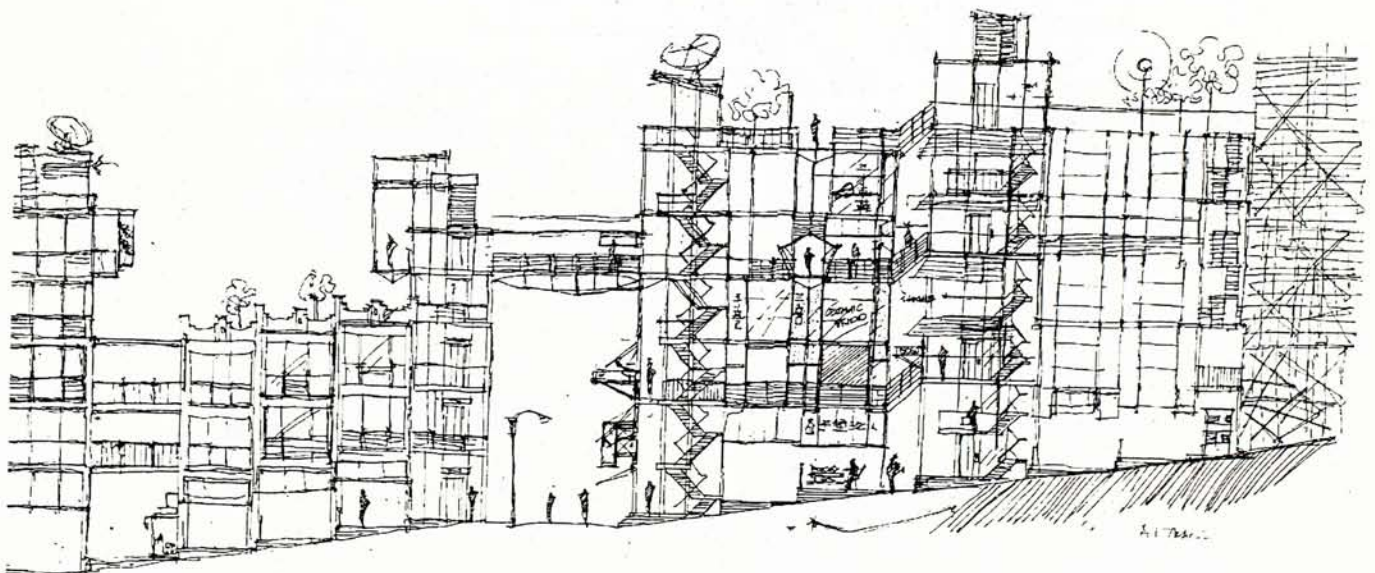
Take One

The Juxtaposition of Old and New



Take Two

The changable vs the unchangable.

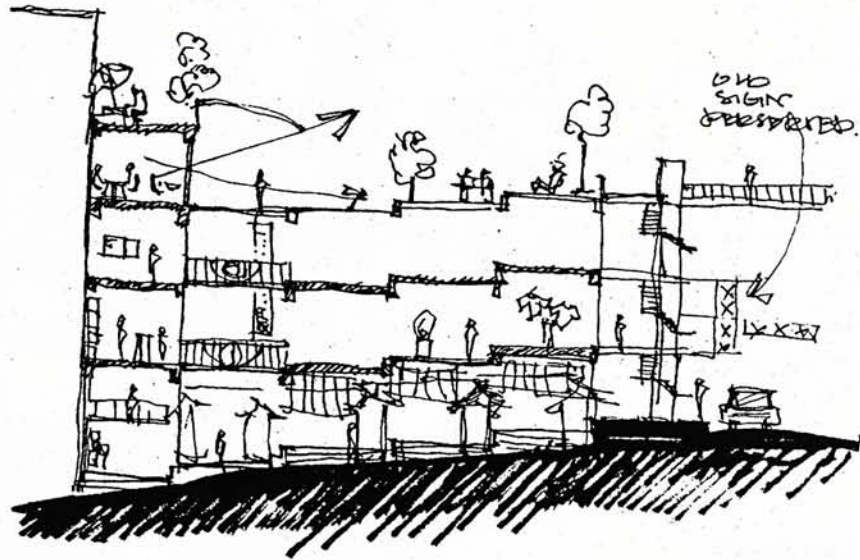


3.4. Esipode 4 : Level 2 Under Construction

Sections

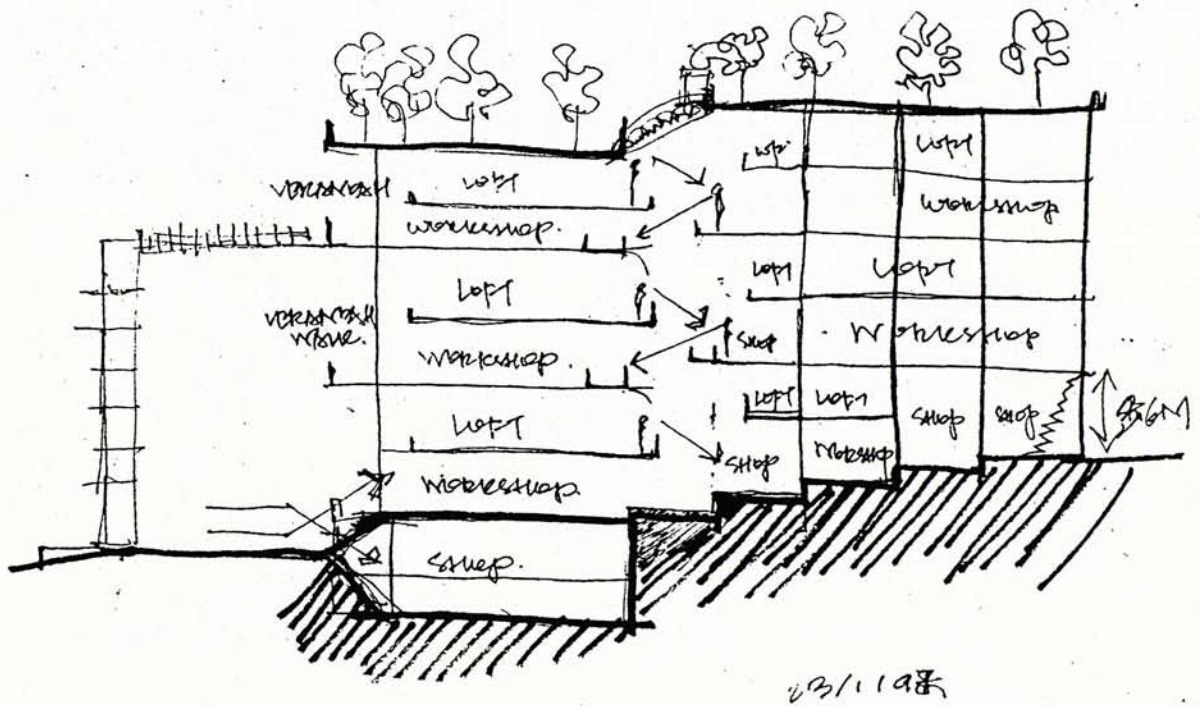
Take One

Section of the Exhibition Center



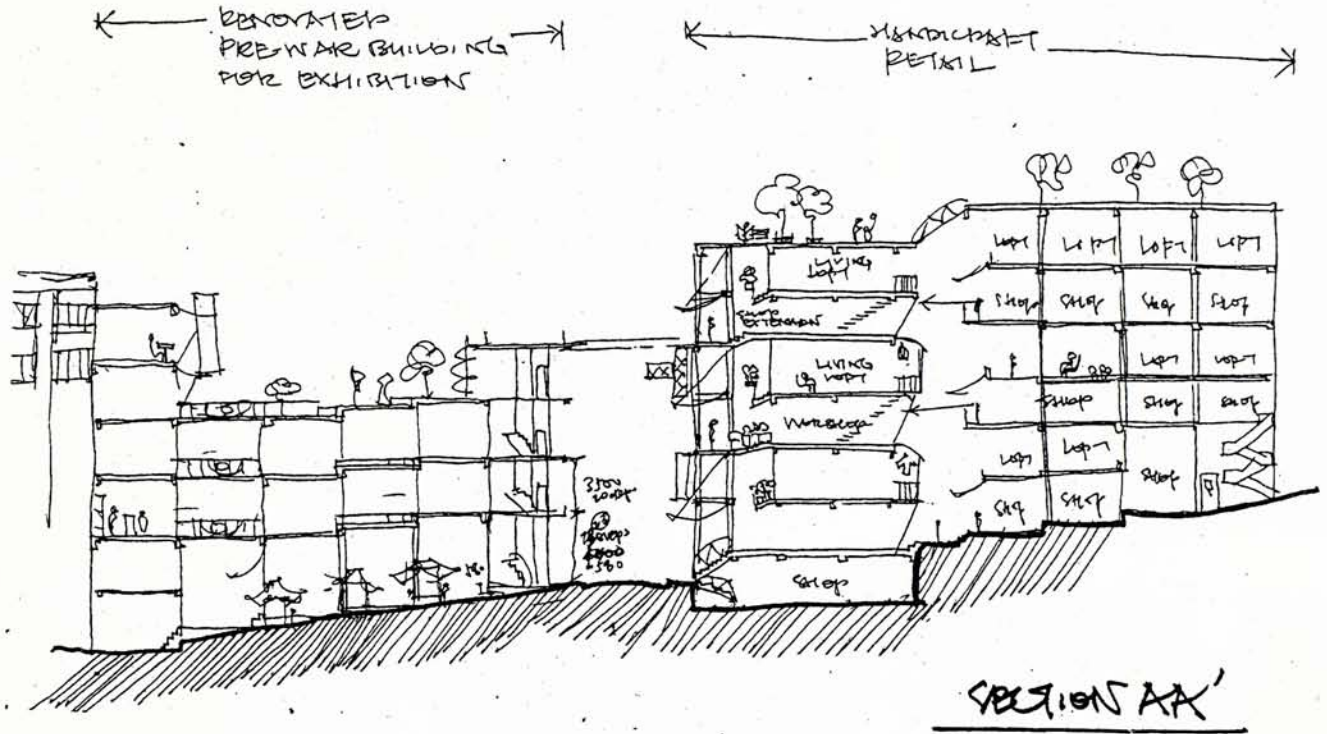
Section of the Retail Center

- Visual accessibility Vs Privacy
- Different levels on slope



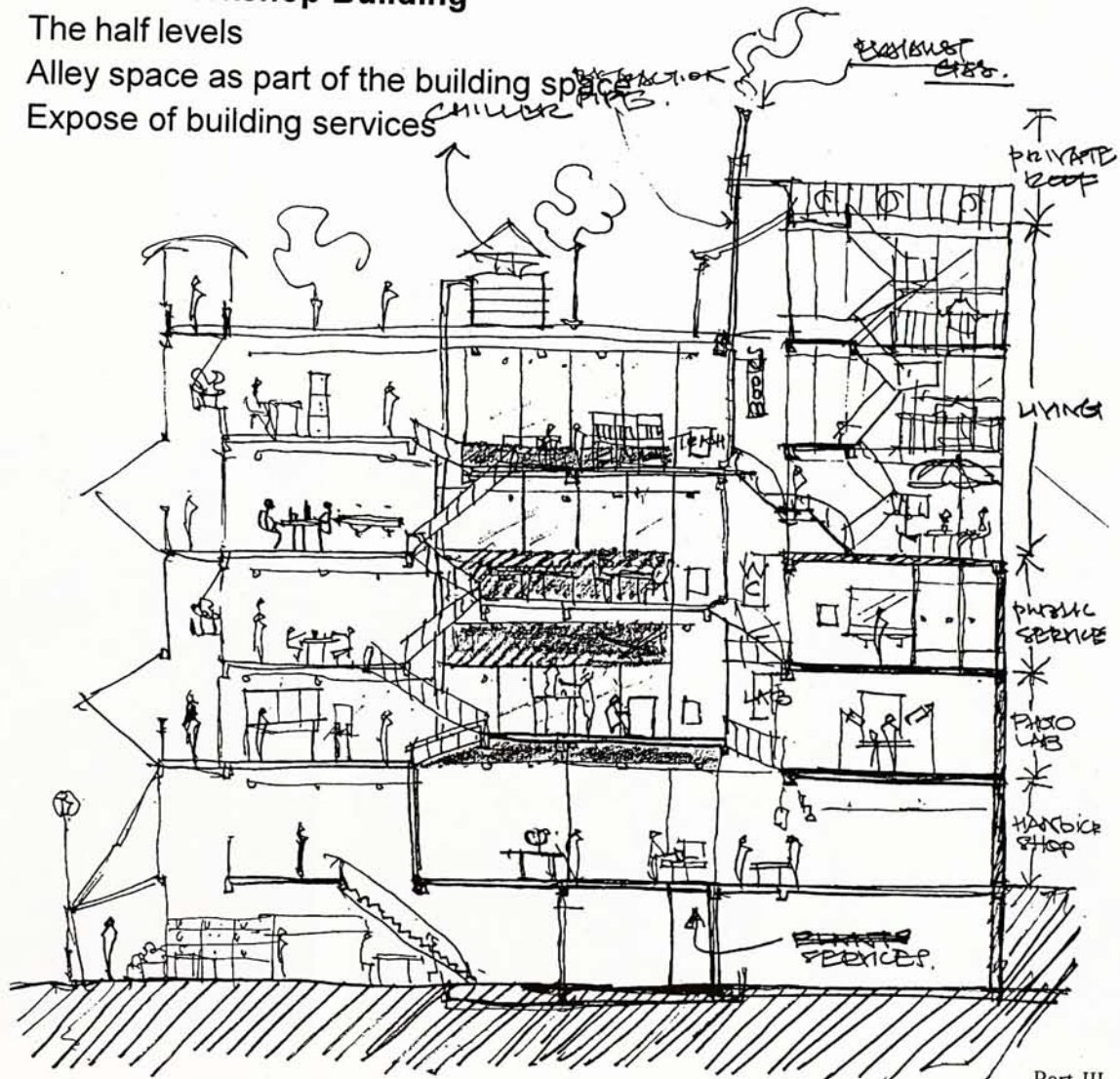
3.4. Esipode 4 : Level 2 Under Construction

Take Two



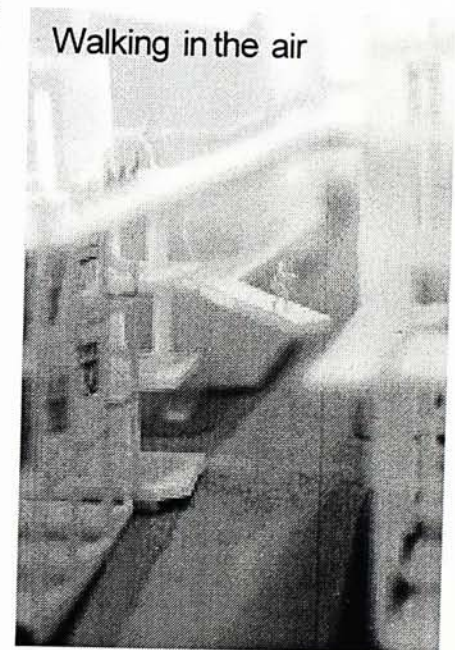
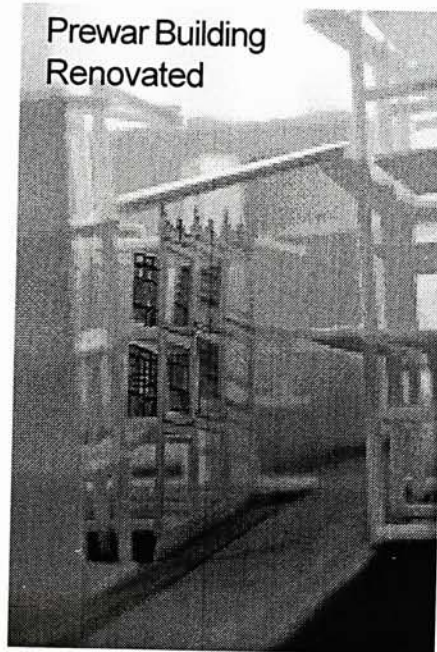
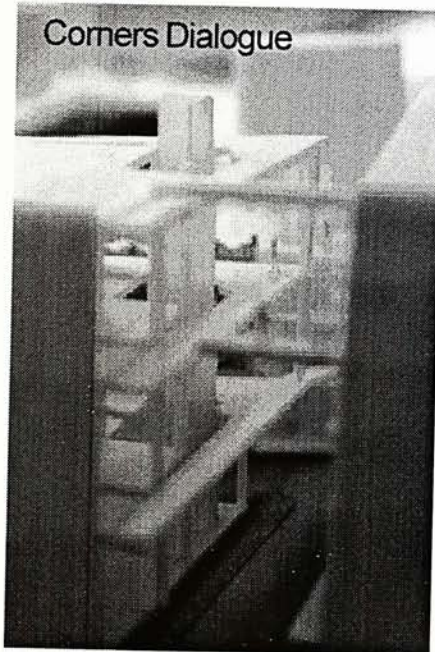
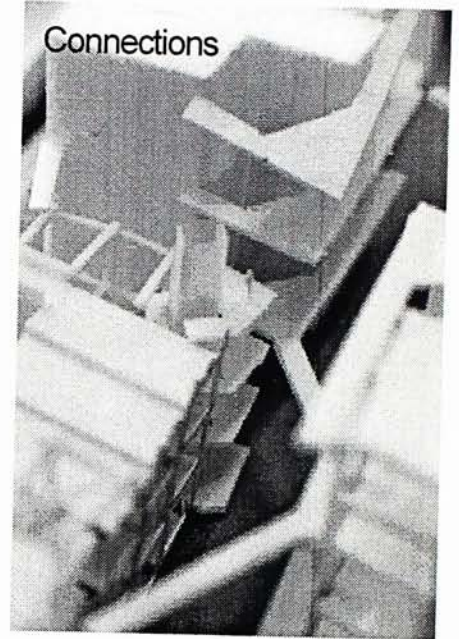
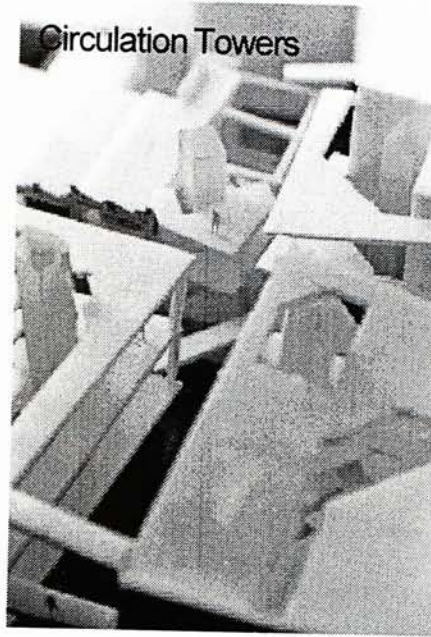
Section of the Workshop Building

- The half levels
- Alley space as part of the building space
- Expose of building services

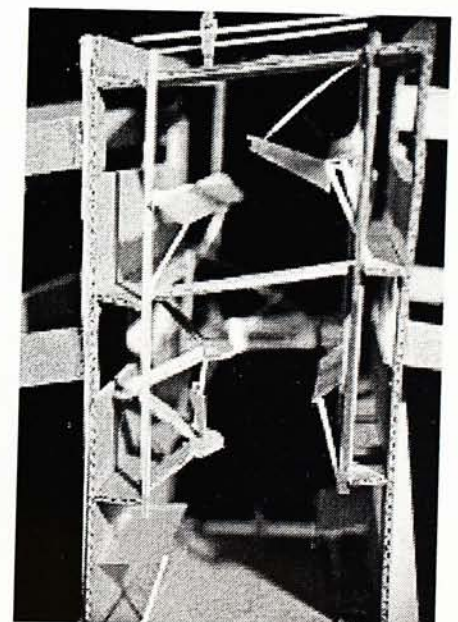
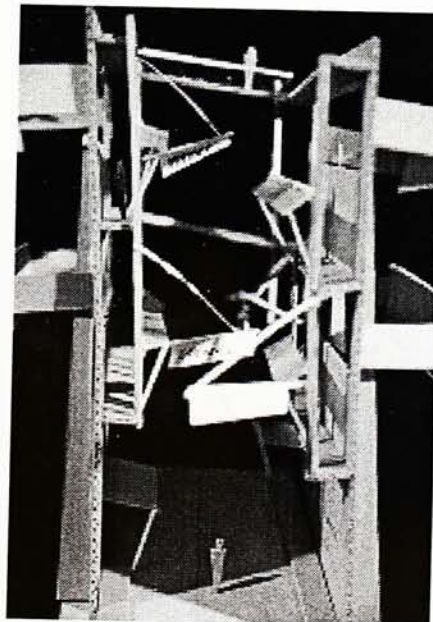
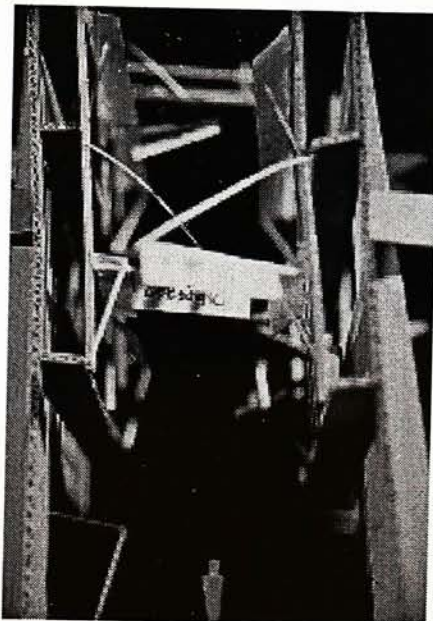


3.4. Esipode 4 : Level 2 Under Construction

Models

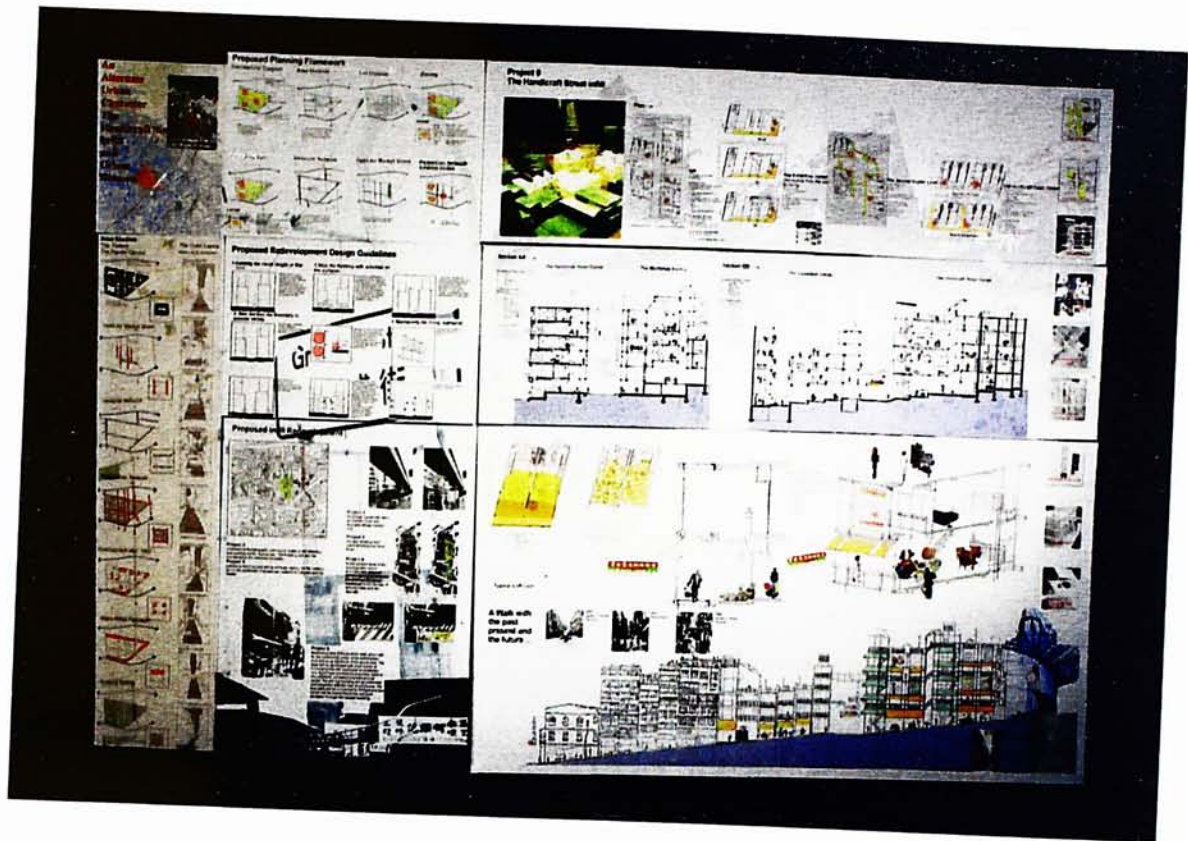


Streetscape Study

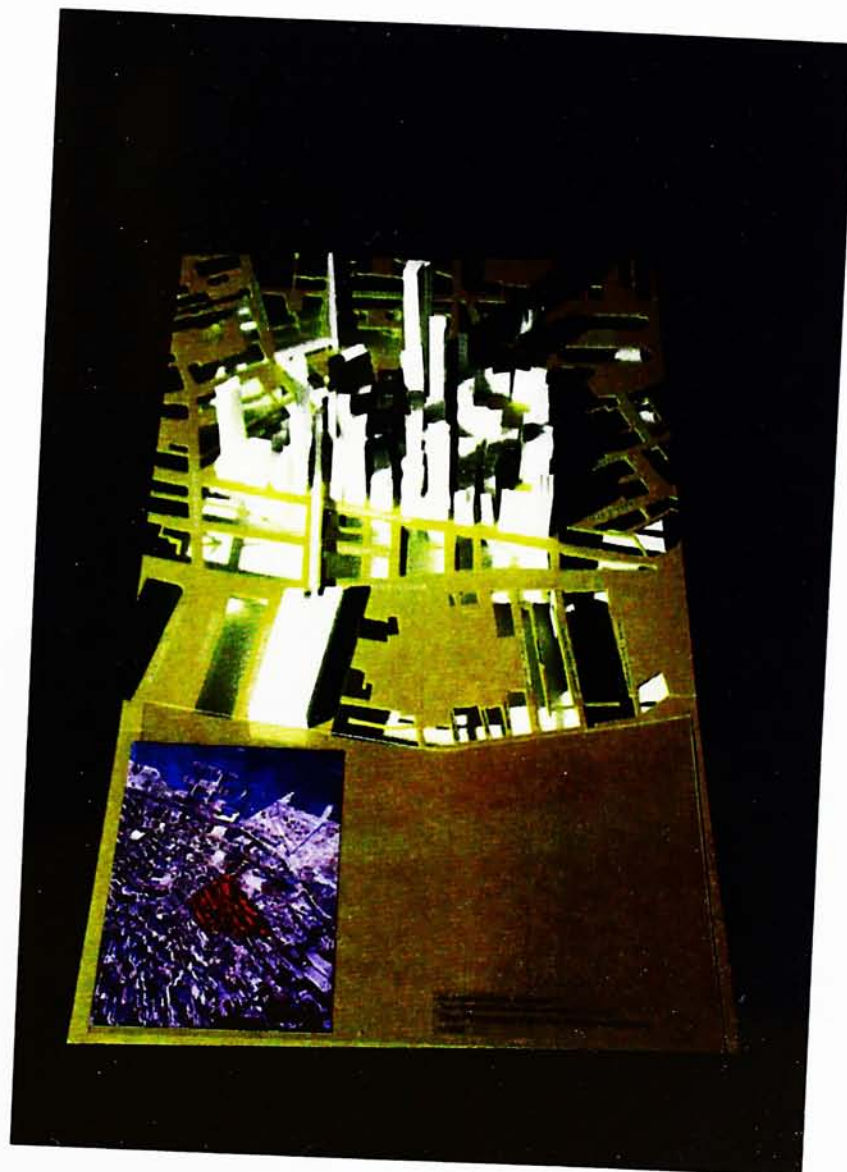


3.5. Esipode 5 : The Final

The Presentation



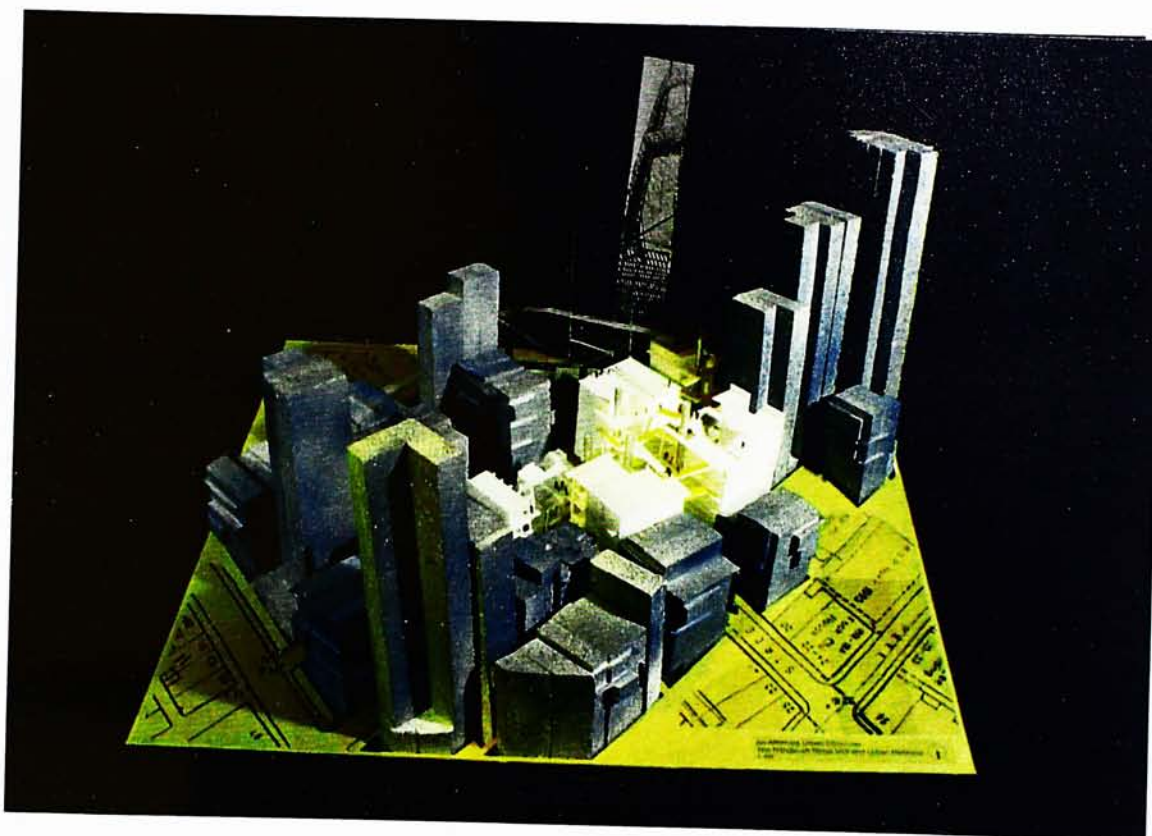
Area of Study--Site Model 1:1000



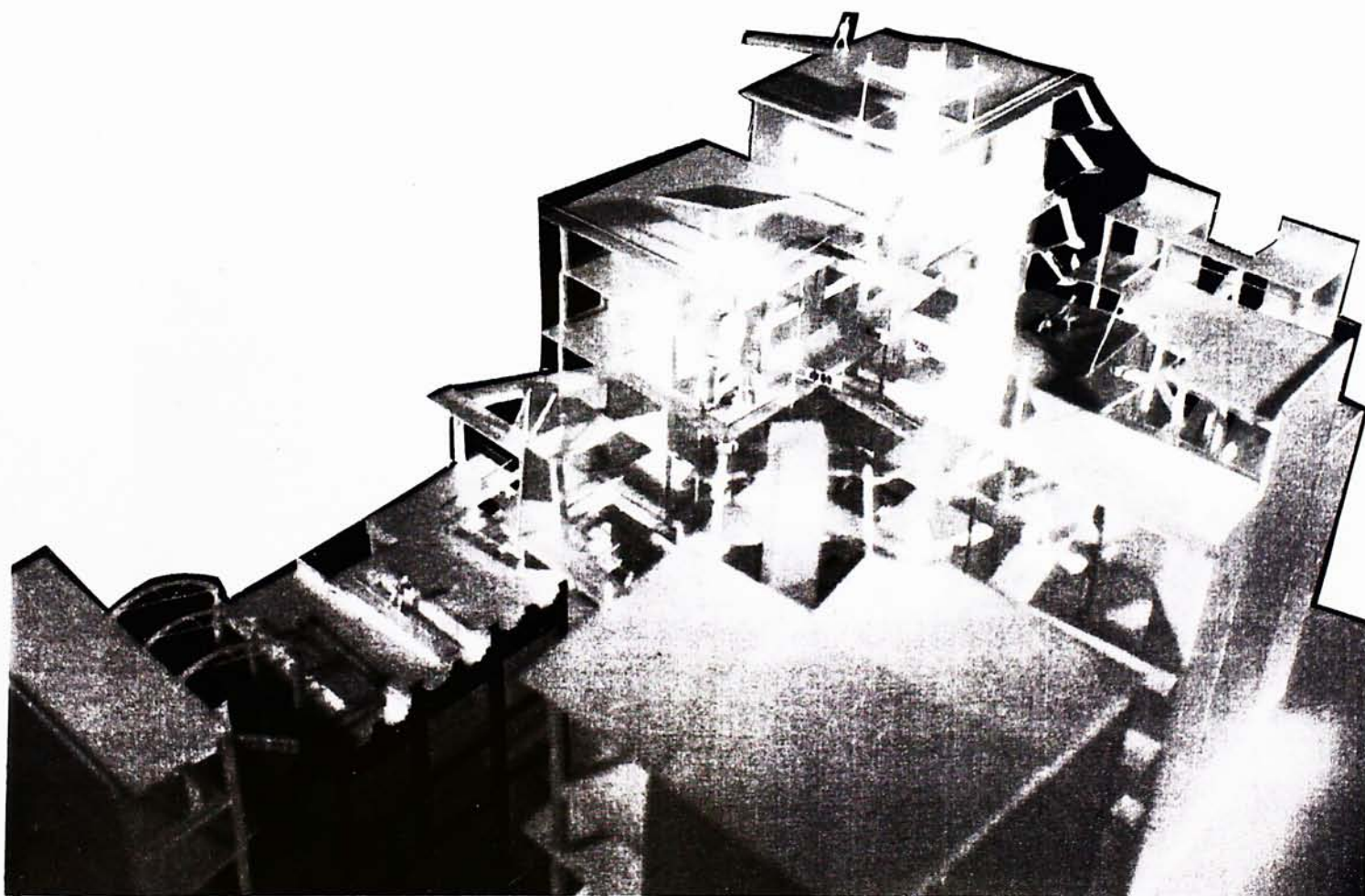
3.5. Episode 5 : The Final

Site Model 1:200

Showing Project 1,3,4 & 5

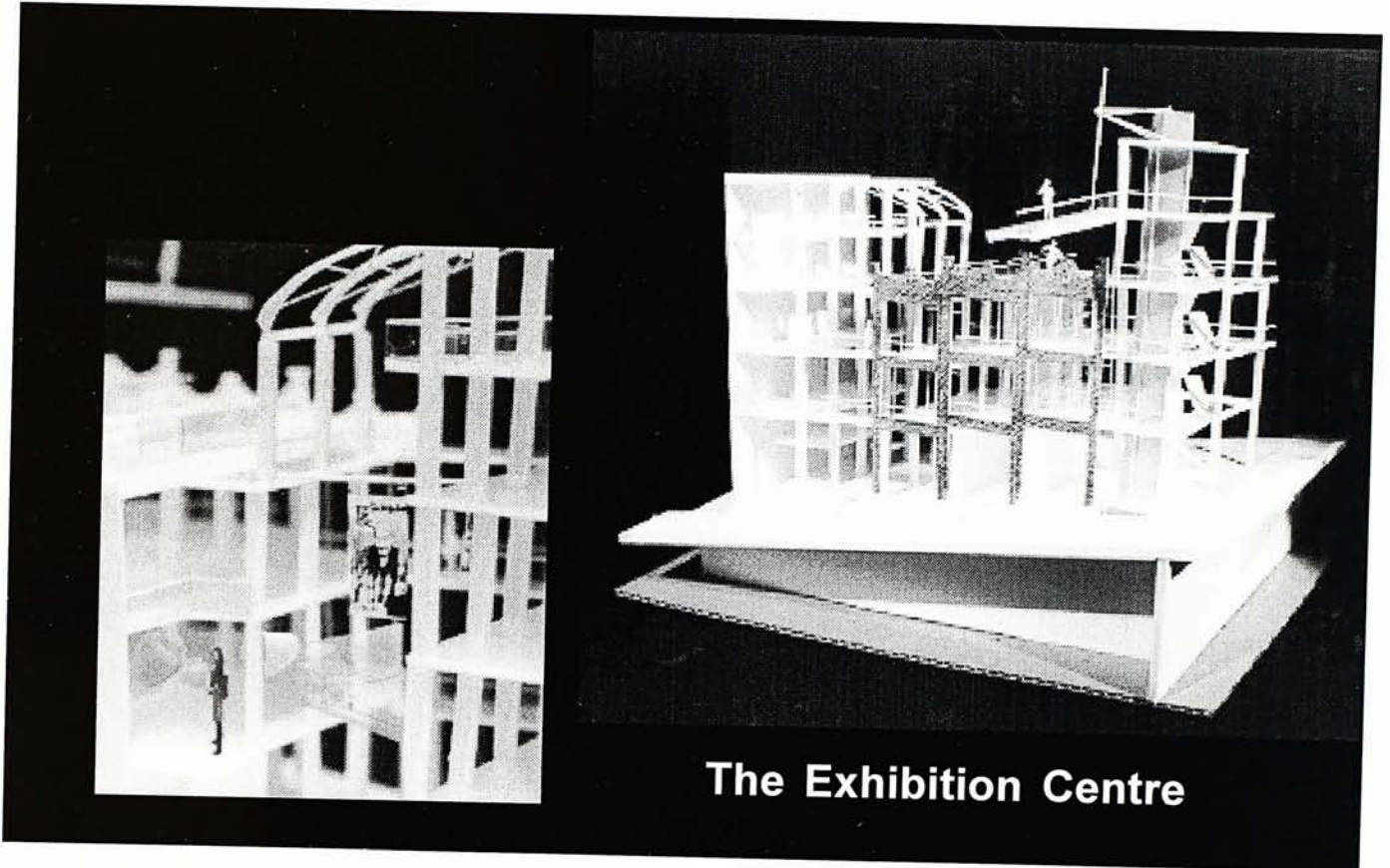


Building Model 1:100



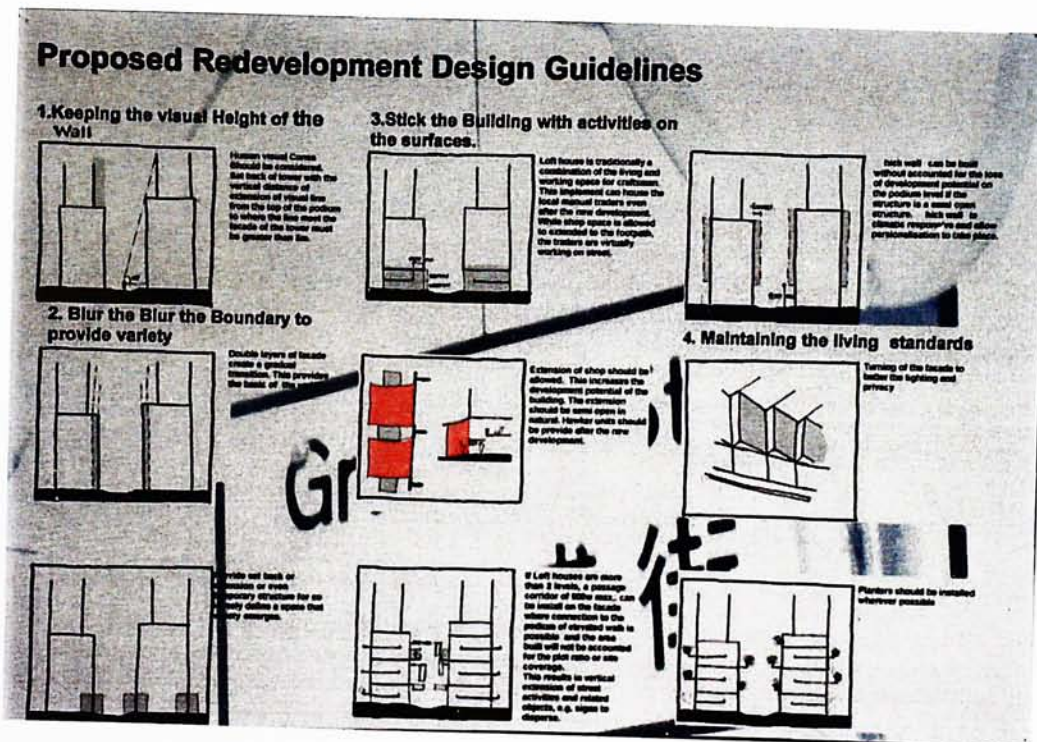
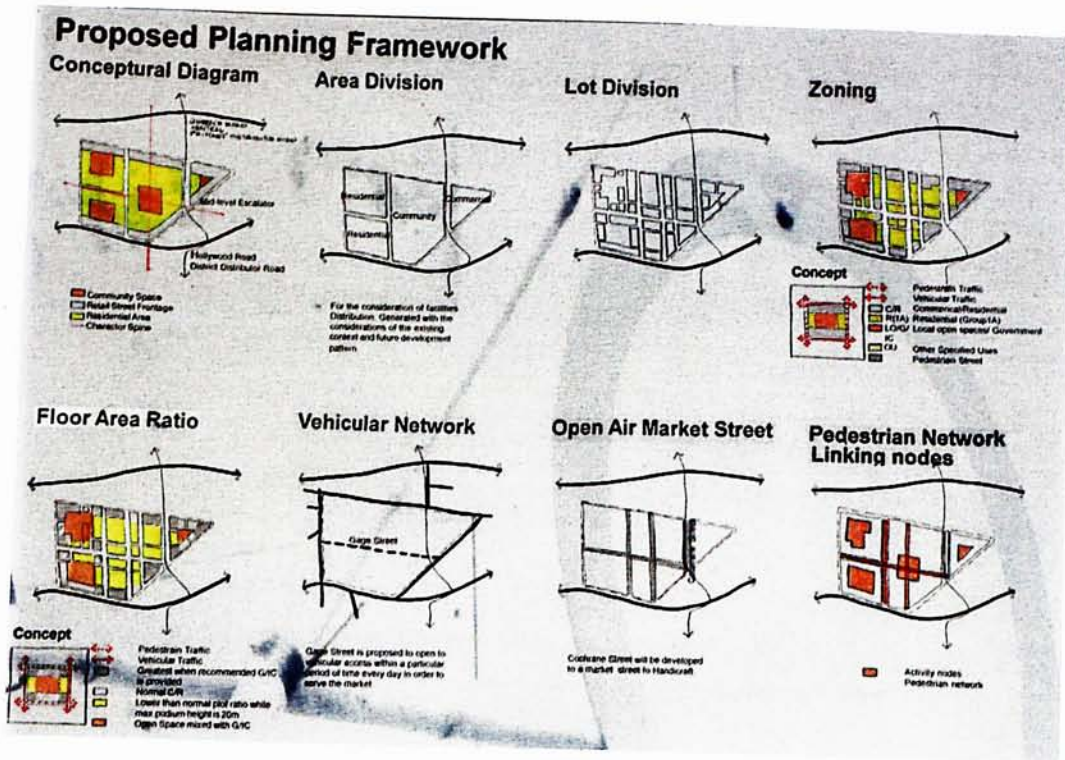
3.5. Esipode 5 : The Final

Building Model 1:100



3.5. Esipode 5 : The Final


Level 1



3.5. Esipode 5 : The Final

Level 1

Proposed Infill Redevelopment



Project 1
Proposed handicraft open air market street with specialty design hawkers and


Project 2
Pre-war building renovated as traditional food kiosk

Project 3
Commercial Building with community center in the skylobby and parking are for district use. The building will also be connected to the mid-level escalator

Project 4
Lobby is removed and will be rehouse nearby for the continuity for the continuity of pedestrian network to connect activity nodes

Project 5
Enhancement work of the existing open space provided with different activity planning for different character of activity which contribute to the identity of different area with the district

Project 6
Redevelopment of the 4 corner sites which will be the community center of the subdivision area and so as the focus of the whole area. The sites will be developed with main theme of housing handicraft, traditional or contemporary. Apart from commercial activities, there is also research, exhibition and educational center. The pre-war building will be preserved and integrated with the new development. The four sites will be connected by bridges and the center will be connected to the mid level escalator through the carpenter building



Level 2

**Project 5
The Handicraft Street Infill**



Plan

GP

The Exhibition Center
The Second Office Center
The Handicraft Retail Center

Section AA - The Handicraft Retail Center

Section BB - The Exhibition Center



3.5. Esipode 5 : The Final

Level 2 Sections

The Handicraft Retail Center

- a. Shop
- b. Loft
- c. Walkway
- d. A/C Platform
- e. Balcony

The Workshop Building

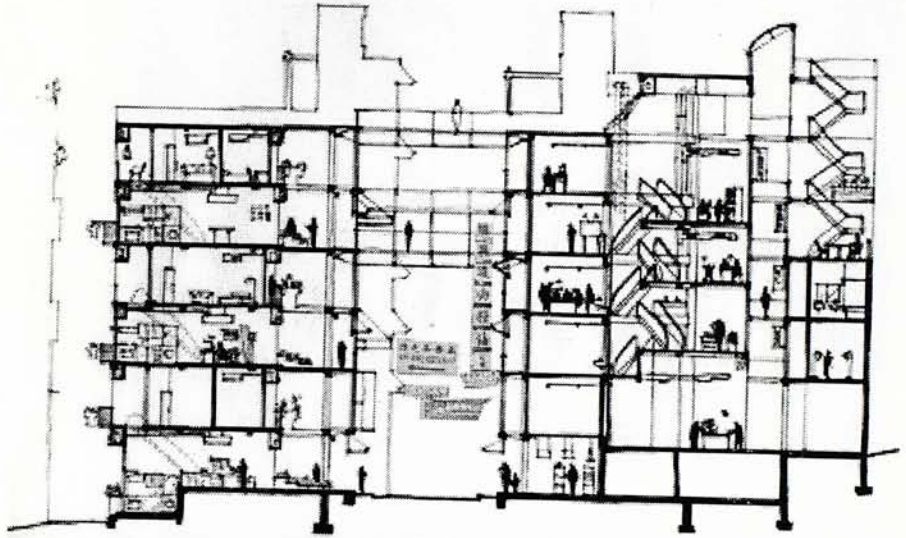
Main building

- f. Handicraft Material Store
- g. Loft
- h. Water Tank
- i. Pump Room
- j. Heavy Workshop
- k. Classroom
- l. Research Workshop
- m. Public Workshop
- n. Display of Student's work
- o. Reference Book Corner
- p. office

The Services building

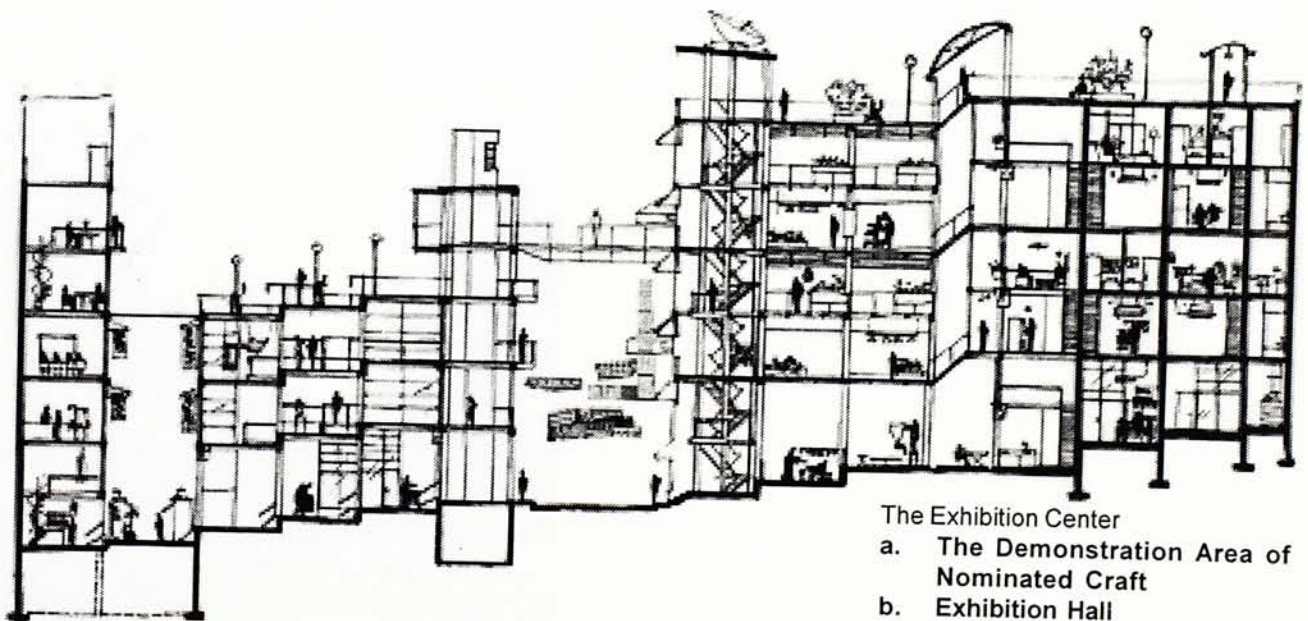
- r. Shop
- s. Photo Lab
- t. Lavatories
- u. Staff Resting Room
- v. Scholar living

The Handicraft Retail Centre The Workshop Building



The Exhibition Centre

The Handicraft Retail Centre



The Handicraft Retail building

- a. Circulation Tower
- b. Walkway
- c. Display area
- d. Balcony
- e. Working area
- f. Living area

The Exhibition Centre

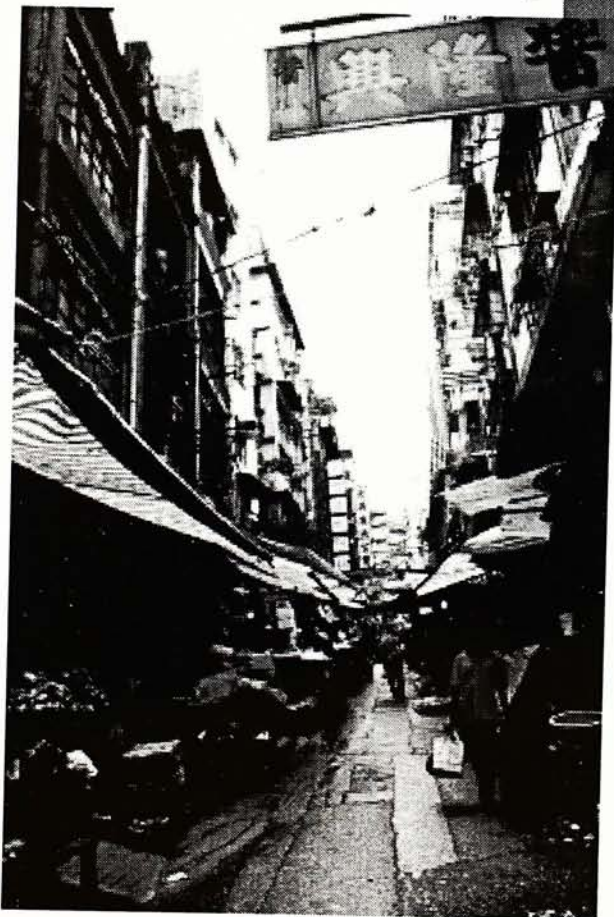
- a. The Demonstration Area of Nominated Craft
- b. Exhibition Hall
- c. Open Air Exhibition
- d. Book Store
- e. Hawker Unit
- f. information
- g. Audio /Visual Room
- h. Cafe
- i. Basement Store
- j. Transformer Room
- k. Switch Room

3.5. Esipode 5 : The Final

Level 2 The Proposed Streetscape



The Existing Streetscape

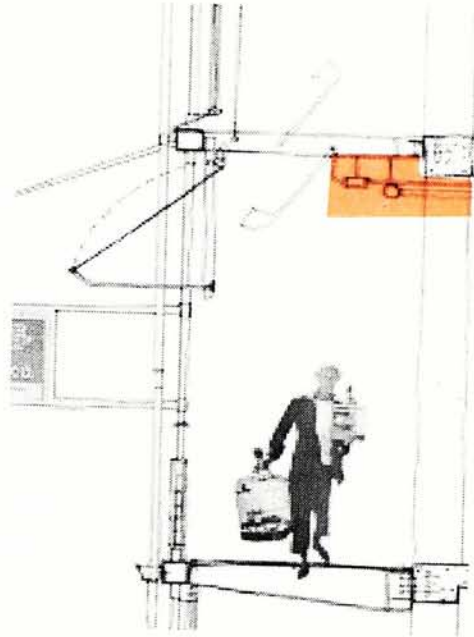


3.5. Esipode 5 : The Final

Level 2 Building Services

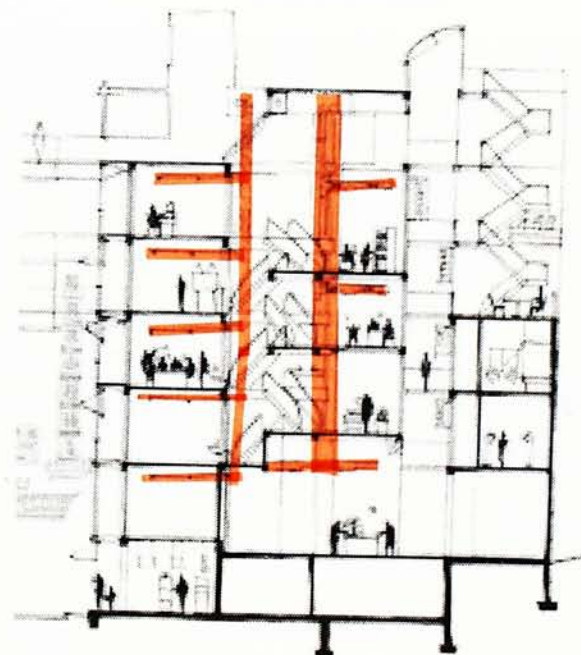
The Whole Complex

Shared Services such as Fire Services, Electrical are connected by running through the walkways and the bridges.



The Workshop Building

- The service zones sandwich between class-room and main workshop space for the close proximity to the both.
- Exposed services run in the internal staircase atrium which is open to all the floors.
- Due to the fact that all floors are open to the stair atrium, all the floors need to be sprinkler connected and equipped with smoke extraction at the roof.
- Sinks are arranged along the sides of the atrium to increase chance of visual contact to different activities.



Part IV
Appendix



4.1. Precedents

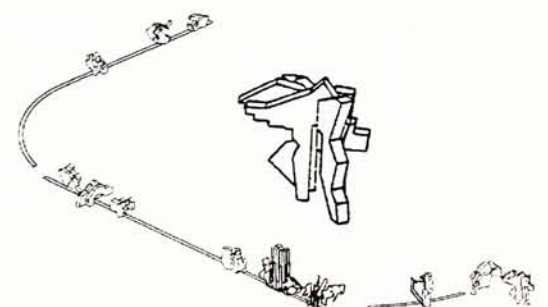
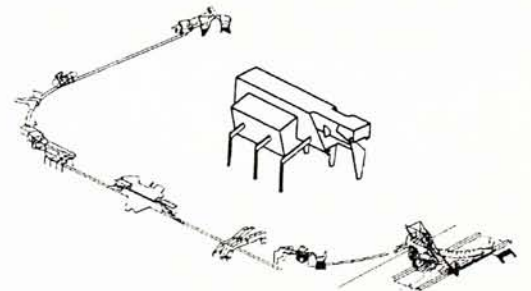
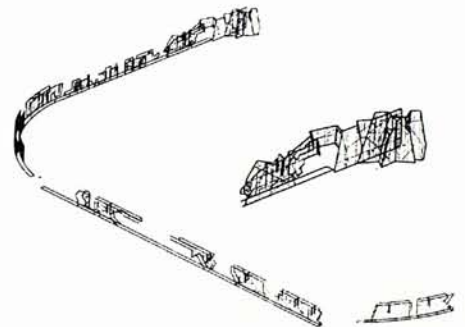
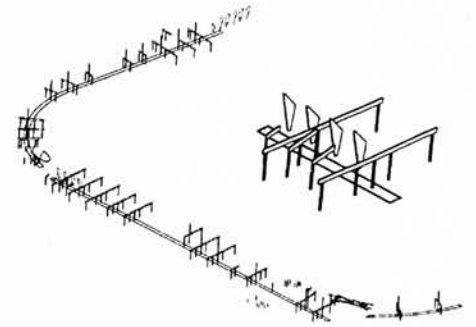
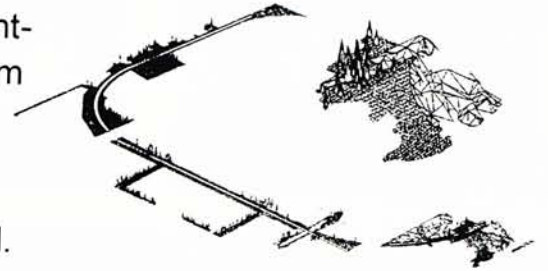
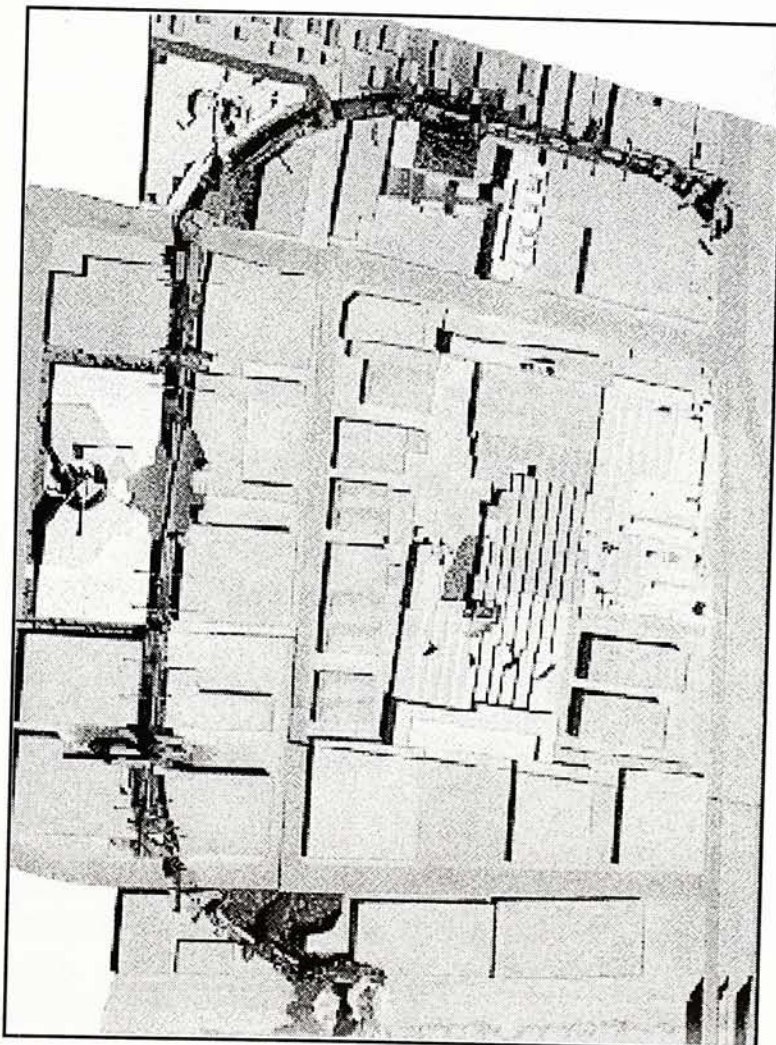
4.1.1. SPARCITY, SOUTHERN PACIFIC, CULVER CITY, LOS ANGELES ERIC OWEN MOSS

(An example of precedent on Level One)

SPARCITY..... Take over a dormant railway right-of-way, reconstitute it, make it a park, and run a tram through it with buildings above.

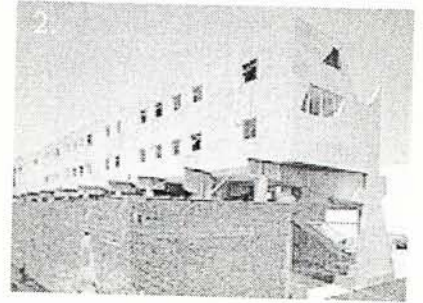
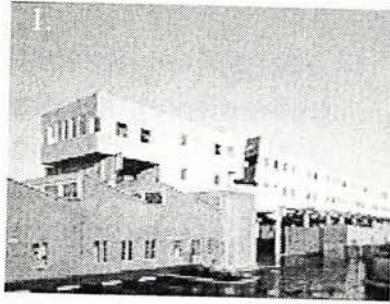
SPARCITY is a chameleon. It changes forms: it's park, bridge, office--and nothing if the neighbors yell. It's congenial, cooperative, and produces linkages. It jumps the tracks and binds the community together. It offers to extend or amend what's already there, or to infill what's not - a Salvation Army of city planning.

(Extracted from Eric Owen Moss, Building and Project 2")

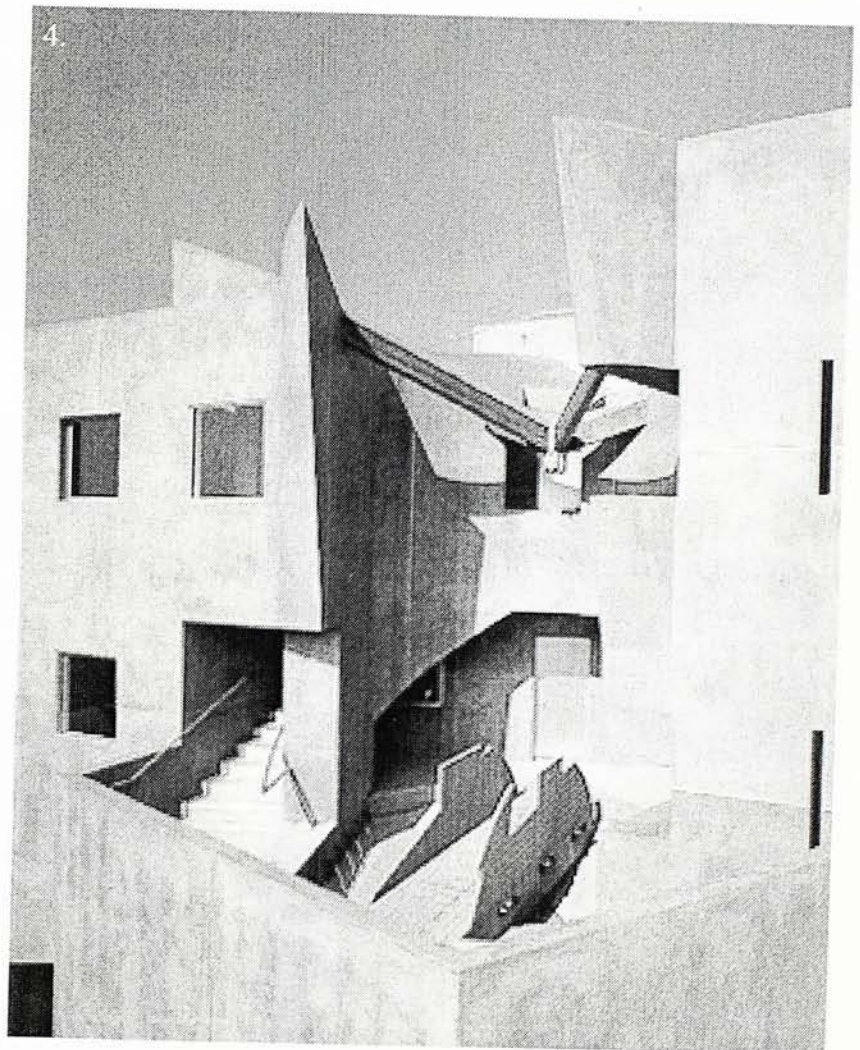
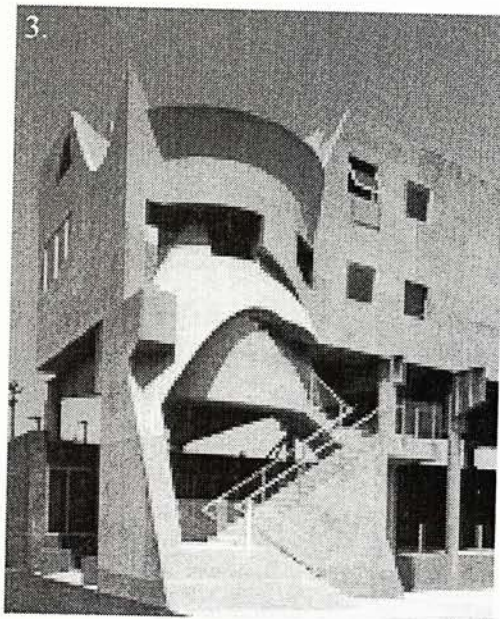


4.1. Precedents

4.1.2. SAMITAUR, CULVER CITY, LOS ANGELES, ERIC OWEN MOSS



1. The new building is spectacularly elevated on pilotis above the original warehouse complex.
2. The elevated two-storey volume is clad entirely in sensuous green stucco.
3. The fractured hour-glass form of the main entrance stair.
4. The baroque, panoramic terrace.



(An example of precedent on Remodelling)

To develop a proposal for renovating a dilapidated industrial building with a traditional sawtooth roof into speculative offices.

Taking the configuration and functions of the existing warehouse complex as its starting point, the Samitaur Building is hoisted into the air, above the exigencies of turning circles and fire regulations.

Clearly this project is about symbolizing civic renewal through the creation of a boldly idiosyncratic external form, rather than innovative internal planning. Those companies spirited enough to relocate to this part of town will presumably make their own arrangements.

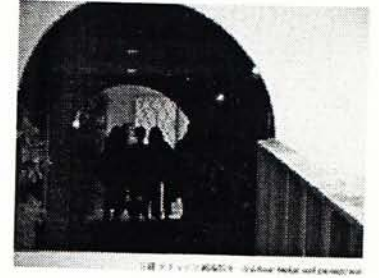
(Extracted from 'The Architectural Review', April, 1997)

4.1. Precedents

4.1.3. TAKAHAMA MOSAIC BUILDING DESIGN DEPT., TAKENAKA CORP.

The intention was to make use of a location surrounded on three sides by the ocean and to create a separate world different from that of a central harbor facility. The gable roofs with parallel ridges extend 300 meters and are intended to evoke memories of brick warehouses built in the Meiji period. The streetscape, suggestive of freestanding houses, is a recreation, using contemporary methods, of the ambience of alleys, back streets and culs-de-sac that are now disappearing from Japan. The aim is to restore human contact with the rain and wind

(Extracted from Commercial Facilities - New concepts in Architecture & Design)"



4.1. Precedents

4.1.4. The Revitalization of Commercial Heritage Precincts and Traditional Main Streets in Australian Cities and Town – a general review

Relevance

The National Trust of Australia (NSW) is a non-government funded heritage conservation organization that relies on community support. The work of this organization worth a detail mentioned for the similarity in the scope of architectural issues touches upon.

The Aim of the Organization

- conserve existing places with little change, incorporating sensible repairs and maintenance.
- enhance existing places and areas through sympathetic alterations and additions, and through new work contributes positively to the existing circumstance.

The Enhancement Principles

- Take an over view of the space the 'wall', 'floor' and 'furniture'.
- Cultural and heritage significance is particularly highlighted with simplicity is generally the best approach for formulating improvement strategies. The objective of the overall enhancement strategy should be with a long term view.
- Enhancement work should be unique to the place. Never copy solution from elsewhere.
- Visual clutter of signs overhead wires, unnecessary structure.
- Budget should be consider together with the cost of maintenance. Expensive, rushed and ill-conceived ideas can result in inappropriate change which may often divide the community.

Applicability in HK

Visual clutter is a fantastic constituent in Hong Kong old commercial district and is a part of Hong Kong cultural heritage. It is still amazingly dynamic and capables of reflecting the evolution of a street.

The street space in Hong Kong should be considered with the addition of a 'roof' instead of just 'wall', 'floor' and 'furniture'.

4.1. Precedents

4.1.4. The Revitalization of Commercial Heritage Precincts and Traditional Main Streets in Australian Cities and Town – a general review

Building Improvement

- Improvement and maintaining a building need not be an expensive task for the property owner, and conservation work can be started with general repairs and maintenance: the longer the building repairs are postponed the more expensive these become.
- Repainting a building can dramatically transform its appearance and the public perception of the place.
- Paint sponsorship programs can encourage building owners to participate in streetscape revitalisation.

Applicability in HK

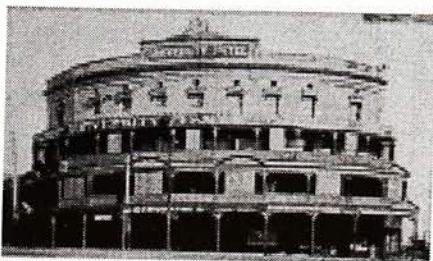
Paint sponsorship programs recommended.

Verandah Reinstatement

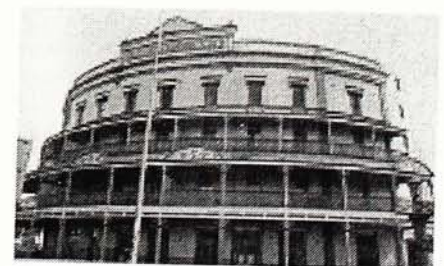
- The perceived conflict between verandahs and motor cars often resulted in council by-laws requiring their removal.
- Surviving original verandahs and early views of streetscapes with original verandahs show the visual and climatic benefit of these structures
- Verandah reinstatement, often to match original detailing, is now being pursued in many location as and has a dramatic impact on the appearance of the building and streetscape. Where verandahs form part of the traditional architectural character of the town or city precinct, verandah reinstatement is strongly recommended. However, the installation of “dummy” posts under later cantilevered flat roof awning is not appropriate.

Applicability in HK

Situations are very similar to HK. Verandah reinstatement is highly recommended.



Verandah in the Past



Verandah Today

4.1. Precedents

4.1.4. The Revitalization of Commercial Heritage Precincts and Traditional Main Streets in Australian Cities and Town – a general review

Signs on Buildings

- Little consideration is given to the effect of multiple and unregulated signs.
- Local councils are introducing more rigorous signage polices as part of the planning reviews of commercial areas.
- Sign should be positioned in logical and clearly visible locations.



A jumble of uncoordinated signs on a consistent but unattractive streetscape.



These simple signs provide all the necessary information to the customer and passer-by.

Applicability in HK

There is no special sign polices in Hong Kong in addition to public safety. The signs compete for better exposure drive the extreme dynamism. The deteriorating old signs some time reflect the evolution of the street. Still, sign should be arranged in a rational manner in a controllable situations while keeping its original dynamism.

4.1. Precedents

4.1.4. The Revitalization of Commercial Heritage Precincts and Traditional Main Streets in Australian Cities and Town – a general review

New Development

- New development can impact markedly on the character of the precincts. Care should be taken to ensure that development is appropriate and compatible with the surrounding character.
- New infill should not copy or mimic historic styles, but rather pick up on aspects of the character of surrounding buildings and incorporate these in a creative manner into the design.
- Facadism in most case has had only limited success. The value of original building stock should not be underestimated and the retention of authentic building fabric contributes to the unique character of heritage precincts.
- New development which allows for the private use of public street is common but many cases controversial. The lease of outdoor street space for cafe have positive community benefits. However, other changes of use in public areas can have negative impacts.
- Overhead connecting bridges and the extension of upper retail floors over streets and lanes often obscures vistas and views.
- The most intrusive change is the construction of private development on public streets, disruptive historic street patterns and traditional communication.

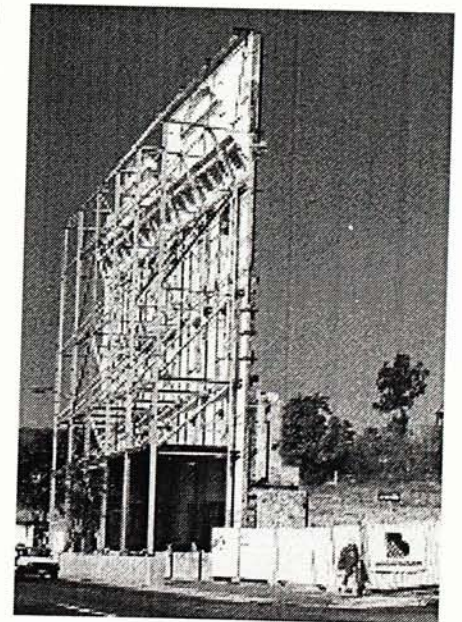
Applicability in HK

The private use of public street is kind of very common in Hong Kong street market as goods spreading out of shops to attract customers. It increase the dynamism and variety of street and offer convenience to customers too.

The multilevel retails linked by bridge is also considered successful in Hong Kong.



New development makes no reference to the scale or modelling at street level of the heritage building.



The true heritage value of a place is lost when this occurs.

4.1. Precedents

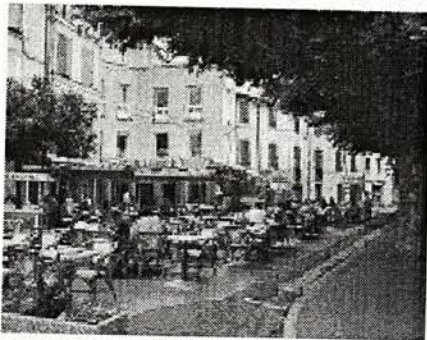
4.1.4. The Revitalization of Commercial Heritage Precincts and Traditional Main Streets in Australian Cities and Town – a general review

Town Squares

- The closure of sections of streets to establish town squares or meeting places is sometimes appropriate, and generally the simplest solutions are the most successful. Elaborate designs involving multiple levels and fixed layouts can be limiting and are often unsuccessful.
- Reversibility should be considered – the temporary closure of streets on certain days.



A pedestrian mall where a sunken amphitheatre area has been constructed as a permanent fixture. This allows for entertainment uses but disrupts the simplicity of a pedestrian street.



A Typical French Square--part of the street is for cafe use. No expensive infrastructure is required; tables are fixed, and chairs are moved in at night.

Applicability in HK

Regular temporary closure of streets proved to be successful in central.

Street Surfaces and Furniture

- The selection of appropriate surfaces for a street is critical. The wide variety of paving materials available makes the selection of street and footpath materials confusing.
- Simplicity is always desirable and fussy complicated shaped and designs should be avoided.
- Street furniture require careful consideration. Designs can be evolved which have a connection with the place and local industries.

Applicability in HK

Street surface and furniture is Hong Kong can be simply considered as utilitarian. This can be a good opportunities to linking up spaces cognitively.

4.1. Precedents

4.1.5. Proposed Pet Bird Theme Park at Yuen Po Street, Mong Kok

Client: Land Development Corporation

Architect: Chung Wah-Nan Architect

Relevance

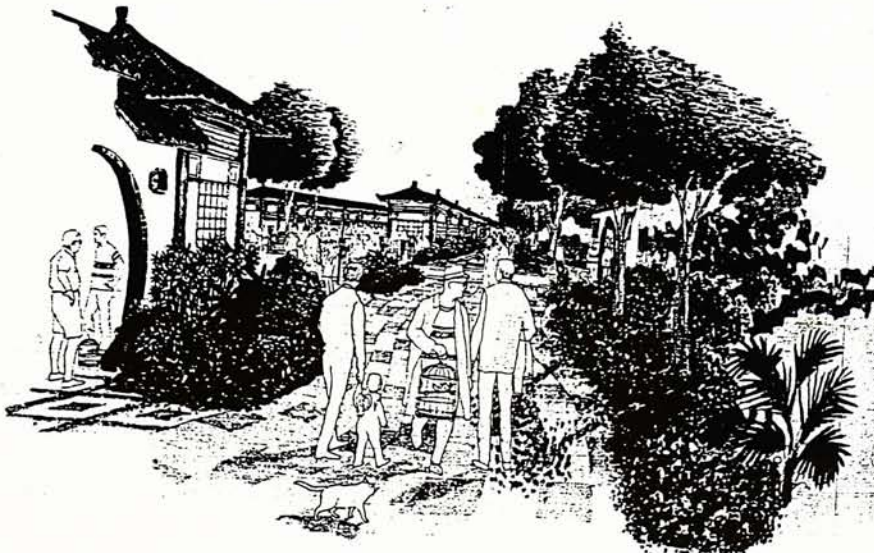
- Project of the same Client
- Recent Architectural Treatment of a Traditional Speciality Street
- An Architectural solution to accommodate space of commercial and communal spaces (park space)

Introduction

The LDC had proposed to redevelop a strip of land Zoned 'Open space' on the Mong Kok OZP No. S/K3/9 between the Mong Kok Stadium and the KCR Lines into a Pet Bird Theme Park to be managed by the Urban Council (UC).

The Proposed site will be redeveloped into a Chinese Style Rest Garden with ancillary facilities for the appreciation and sale of pet birds to accommodate the bird traders currently operating in Hong Lok Street being affected by the Land Development Corporation's (LDC) Comprehensive Redevelopment Scheme (K2) at Argyle street and Shanghai Street.

The theme park will upgrade the amenity value of the two small under-utilized gardens at the proposed site for the enjoyment of the local residents, it also enables the preservation of the character of the long-established bird selling activities in Hong Lok Street which has been a tourist attraction in the district. The proposed Theme Park is much better place for the pet bird traders at Hong Lok Street to continue their businesses compared to the existing environment which is congested with hawkers and surrounded by old and dilapidated buildings.



4.1. Precedents

4.1.5. Proposed Pet Bird Theme Park at Yuen Po Street, Mong Kok

Involved Parties

A. Land Development Corporation—the design and construction of the Theme Park and to meet all the project costs.

1. Consultants—appointed by LDC to carry out design works which covered architectural, structural. Building services, landscaping ,and environmental impact assessment.

2.. Working Group—to give guidance to the project.

a. **Urban Service Department (USD)**: Design aspects of the Theme Park,

b. **Yau Tsim Wong District Office (YTMDO)**: organizing working group for identifying site, concern on the re-provisioning arrangements for the bird stall comprising two Councilor, one YTM District Board member and representatives from YTMDO, USD and LDC.

B. Urban Council—Management of the park, endorsement obtained from UC

C. Architectural Services Department—Feasibility Study on the Theme park approach

The layout plans is the product of the working groups and Government departments and is approved by

1. Environment Committee of YTMDB,
2. Project Vetting Committee of USD
3. Prince Edward Area Committee
4. Recreation Select Committee,
Markets and Street Traders Select Committee,
Capital Works Select Committee of
Urban Council



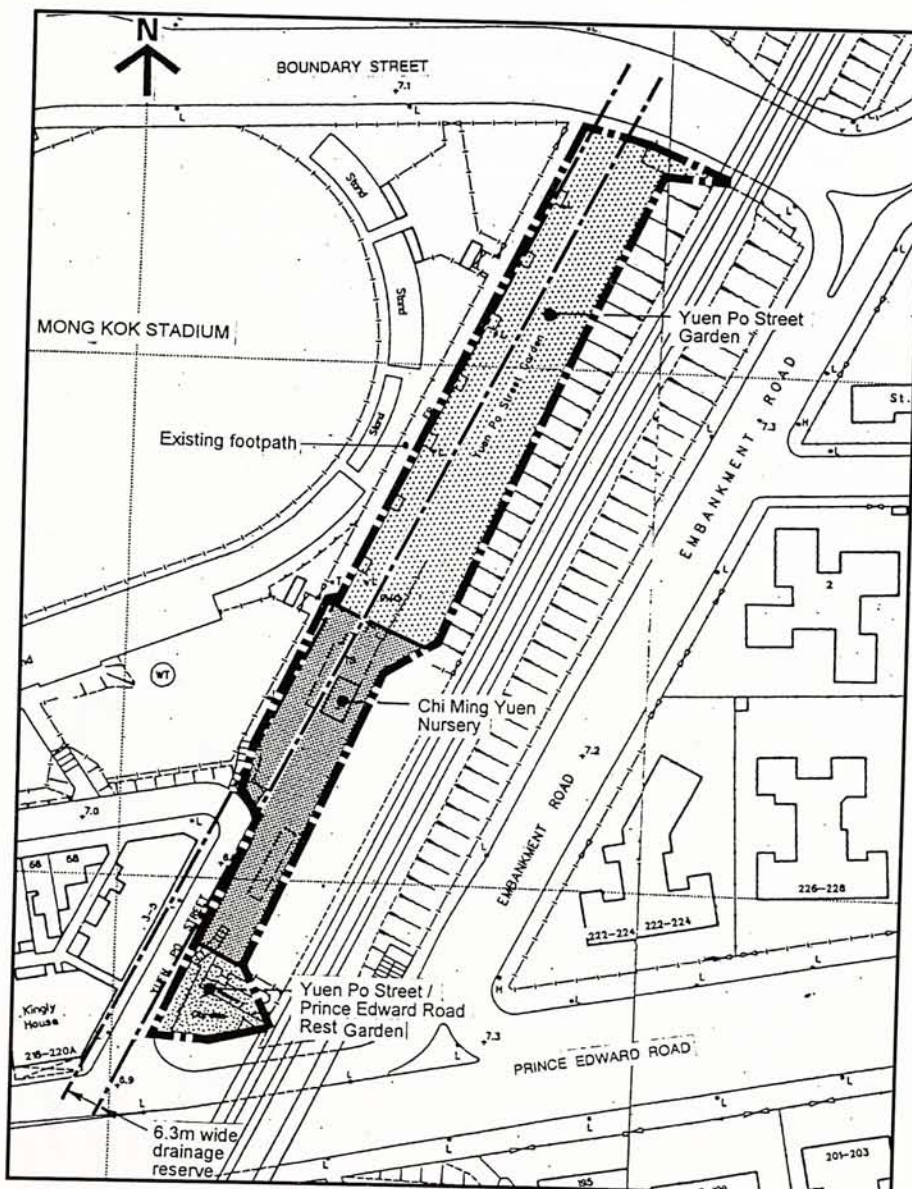
4.1. Precedents

4.1.5. Proposed Pet Bird Theme Park at Yuen Po Street, Mong Kok

Site

Area: 2,820 m²

- Composed of two existing rest garden separated by a private plant nursery.
- The Yuen Po Street / Prince Edward Rest Garden in the South is a small terraced garden with only two benches.
- The Yuen Po Street Rest Garden to the north is a place most welcomed by the nearby residents for morning exercise and the playing of 'Tai Chi'. A foot path outside the garden linking Boundary Street and Yuen Po Street is utilized to serve the side entrances/exits of the Mong Kok Stadium during football matches.
- The KCR line which flanks the entire length of the eastern boundary of the site. The nearest residential buildings are located to the southwest of the site across Yuen Po Street.



4.1. Precedents

4.1.5. Proposed Pet Bird Theme Park at Yuen Po Street, Mong Kok

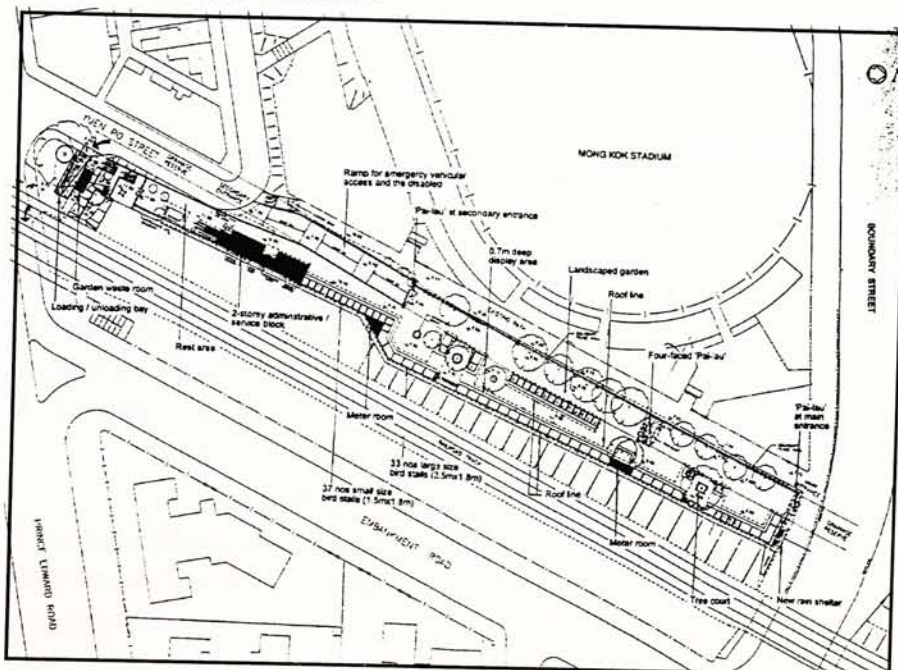
Design Guidelines and Constraints

The design of the Theme Park basically follows the requirements of set out in the schedule of accommodation (SOA) prepared by USD with continuous update taking into account the views expressed by the Councilors at the meetings.

Proposed Schedule of Accommodations

A. Garden facilities

1. Garden landscaped and sitting area
 - Good drainage
 - Capable of fencing off noise
 - Device suitable for hanging bird cages
 - Seating and benches should have back and arm rests for the comfort of senior citizens.
 - Appropriate numbers of display boards introducing various species of birds to be erected or mounted at suitable locations.
2. Garden Management Office 8sq.m.
 - For 2 park keeper in each shift
 - To be air conditioned and provided with 1 tele phone line
3. Garden Store 5 sq. m
 - For storing water hoses and garden tools
4. Garden Ancillary Facilities
 - Litter Bins, Parks Light, Boundary Fence, Drain age and Space for Soft Drink Vending Machines
5. Garden general and Overall Requirement
 - Handicapped accessible
 - Appropriate vandal and water proof signage at suitable location



4.1. Precedents

4.1.5. Proposed Pet Bird Theme Park at Yuen Po Street, Mong Kok

B. Petbird Trading Facilities

1. Stall structures -- at least 248.4 sq. m

(37 Nos. of 1.5m wide x 1.8m deep)

(33 Nos. of 2.5, wide x 1.8m deep)

- A 'semi-opened stall design comprising an open display area of 0.7m deep and a core area of 1.8m deep capable of being enclosed for storage of good with the installation of roller shutter.
- Pavement should be 1m wide to be provided in the front of, and where applicable, beside the stalls
- 1meter clearance from the fence.
- Adequate ventilation, including provision of mechanical device, is required for bird keeping during the closure of the stall.
- Material should be durable, impervious to moisture, fire proof, sound proof and easy to cleanse
- Color scheme should be attractive
- Signboard of attractive design preferably reflective of old Chinese style or culture.

2. Stall Ancillary Facilities

- a. Drainage— Adequate drainage should be provided for each stall and equipped with rubbish traps.
- b. Water Supply – One mains water point in each stall with individual meter.
- c. Electrical / Power Supply – should be provided for individual stalls capable of supporting electrical device of 3,000 watts, and with individual meter.
- d. Telephone Line – Should be provided for individual stalls.
- e. Lighting – Adequate vandal proof lighting with modern design for sufficient illumination level

3. Stall Management Office -- 8 sq.m

-For 4 staff

-Should be air conditioned and with a telephone line.

4. Garden/ Stall toilet -- as appropriate

5. Garden Waste Room -- at least 10 sq. m

6. Stall Management Store Room – 5 sq. m

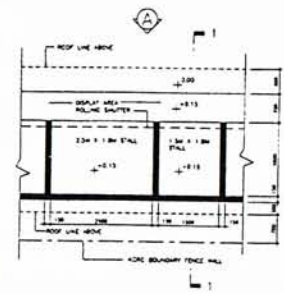
7. Meter Room – 3 sq.m

8. Loading and unloading area -- 11m x 3.5m each

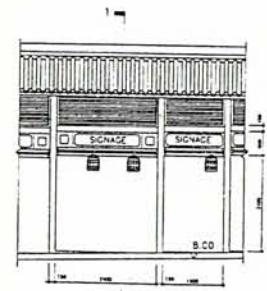
- It should have good access to the stalls

- One coach park and more than one lorry bay

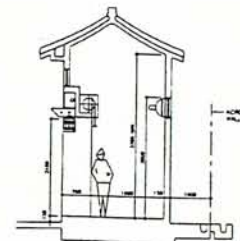
The bird Stalls and garden toilets that are to be located so that minimize the possible nuisances caused to the nearby resident



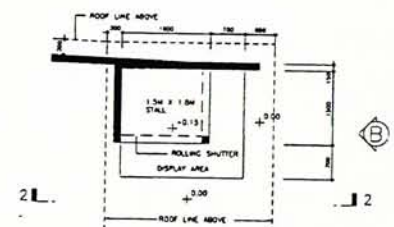
PLAN 1



ELEVATION A



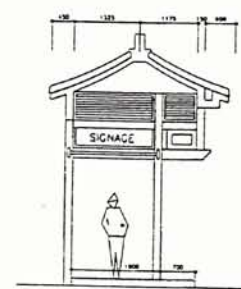
SECTION 1



PLAN 2



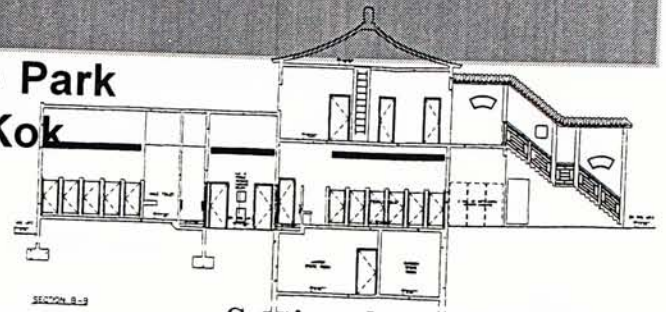
ELEVATION B



SECTION 2

4.1. Precedents

4.1.5. Proposed Pet Bird Theme Park at Yuen Po Street, Mong Kok



Section through
Administration building

Design Concept

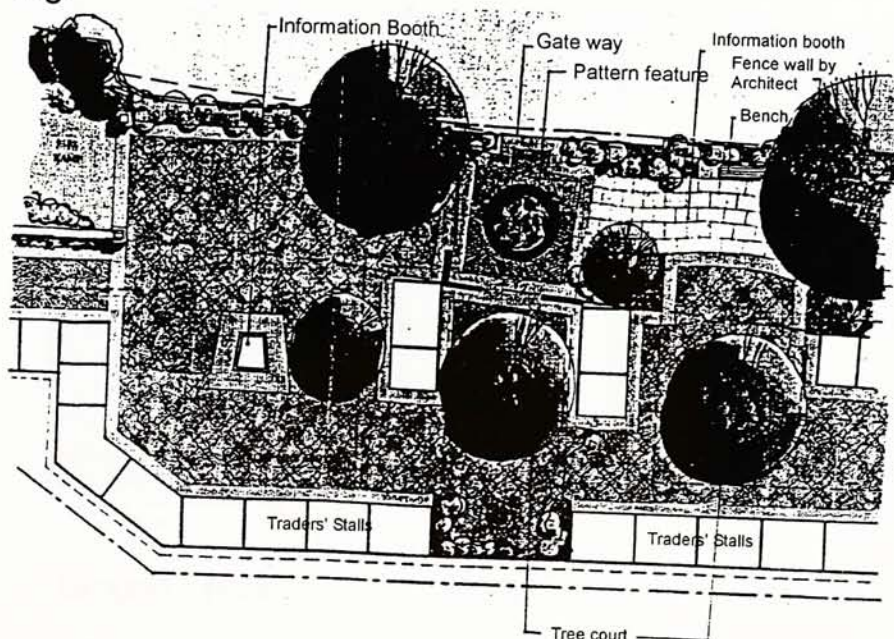
The general concept of the Theme Park is to create a pleasant atmosphere of Chinese garden and to provide an exciting place for the appreciation and trading of a variety of pet birds.

The theme Park design is based on the concept of the Chinese style central courtyard with building structures enclosing a central open space.

The Theme park is made up of a series of pet bird trading courts which are interlocked with tree courts and a landscaped garden. Such an arrangement will create an intimate atmosphere for stalls and open space with plenty of greenery to be enjoyed by park-goers both for leisure and the trading of pet birds.

The portion of the park located near Yuen Po Street will be developed as a rest garden serving the neighbourhood. A series of 'Pai laus' with Chinese style architectural features will help define the entrances of the park and complement the design of the birds stalls.

The small two storey administrative/service building is located between the bird stalls and the rest garden with store-rooms and a meter room at the basement level, a public toilets with facilities for the facilities for the disabled on the ground floor, and office accommodation on the first floor command a clear vision over the garden for the convenience of management. The building is also close to the loading and unloading area which enables easier monitoring.



4.2. Special Studies on Pre-war Buildings

at Lot No. 46-48 Central Street, Western district and
Lot No. 10 at Shing Wong Street, Sheung Wan

Plan

Rectangular plan with project out at the back which was typical for most tenement house.

The plan is deep with a frontage to the building side ratio of about 1:3 to 2:5.

Divided into living space, kitchen at the back and usually verandah in the front.

On the ground floor, there was a small courtyard at the back of the building.

In the courtyard, there is a rear door linking directly to the back lane.

Partition

There are brick partitions between kitchen and living space.

Between the verandah and the living space, there were usually timber doors which, when all opened, allowed the verandah to become an extension of the living space.

Floor area of the pre-war building at Shing Wong Street

Usable floor areas: per floor

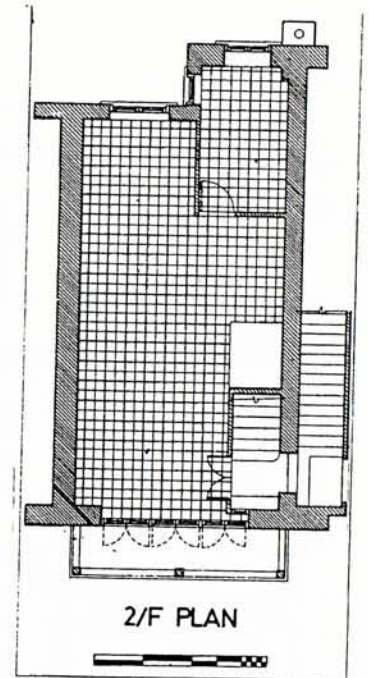
Living space 31.2 sq. m

Verandah 3.1sq. m

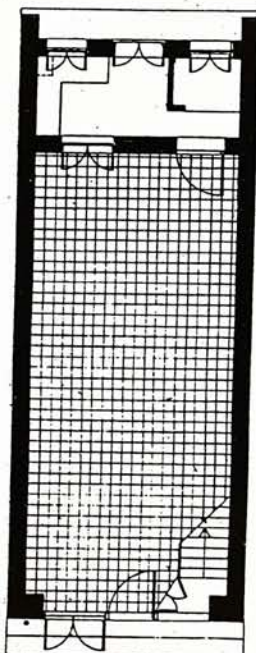
Kitchen 5.9 sq. m

Total 40.2 sq. m

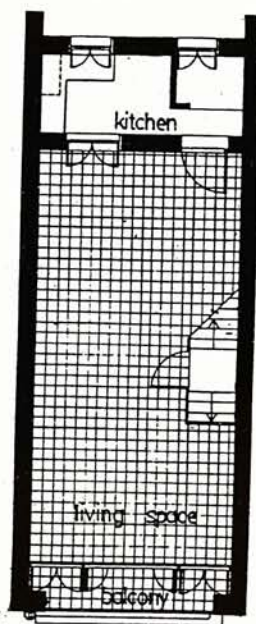
At Center Street



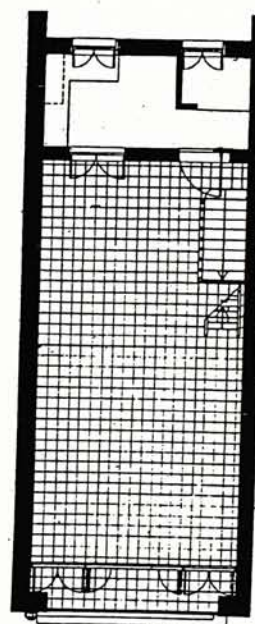
At Shing Wong Street



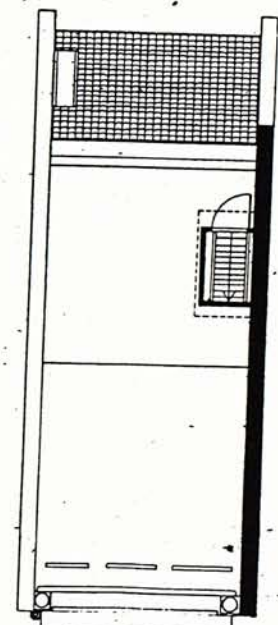
Ground floor



First floor



Second floor

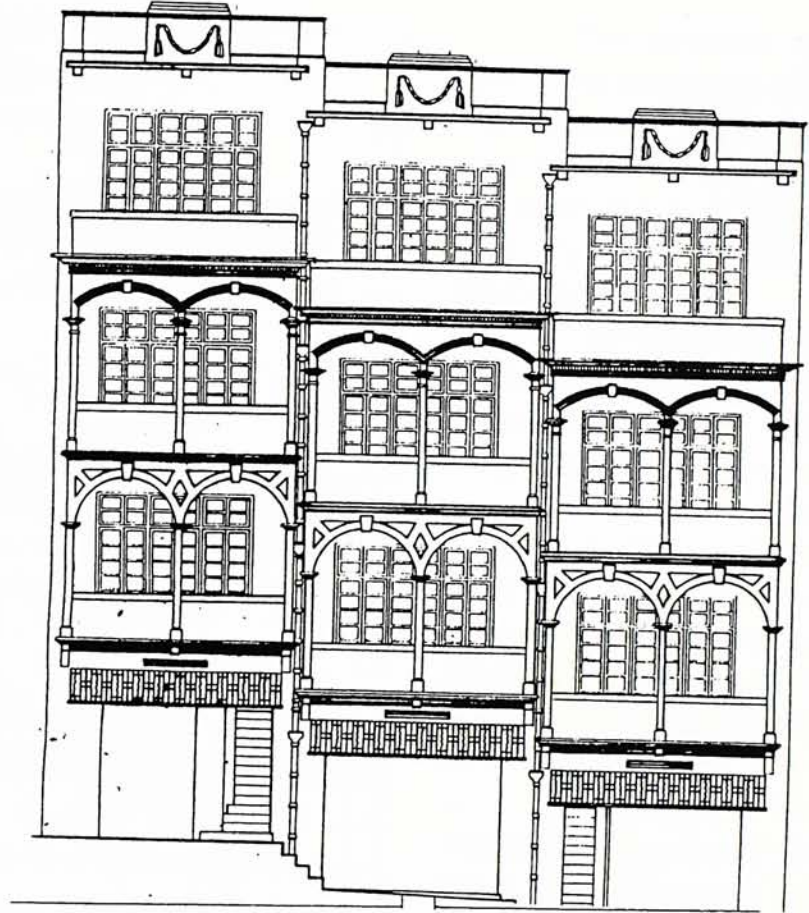


Roof

4.2. Special Studies on Pre-war Buildings at Lot No. 46-48 Central Street, Western district and Lot No. 10 at Shing Wong Street, Sheung Wan

Elevation

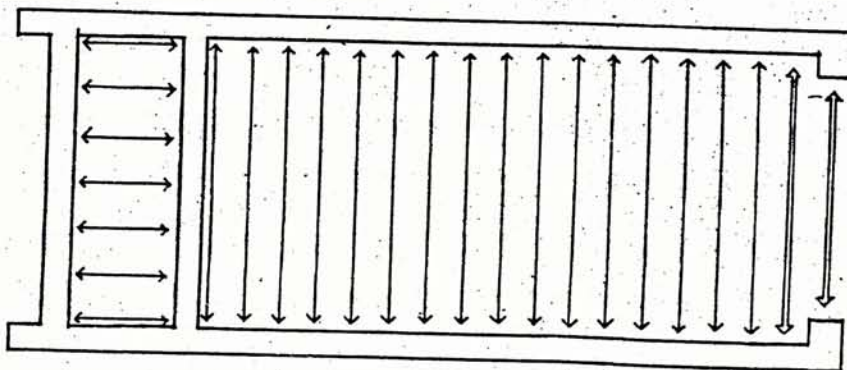
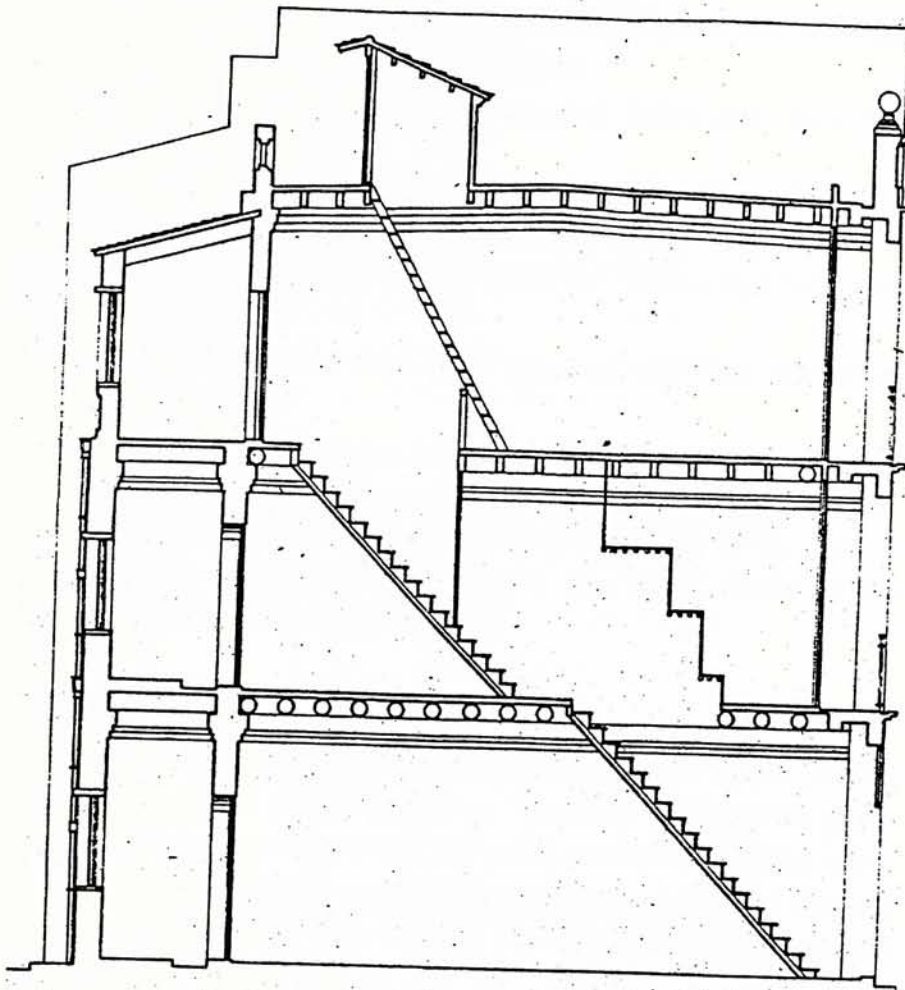
- The elevation can be said to be layered. The front plain can be that of the verandah while the back plain was that of the wall between the living space and the verandah. While the back plain is devoid of decoration, the front layer was richly detailed.
- The elevation can be clearly divided into base, body while the head is sometimes ambiguous still the detail of the parapet wall is treated differently.
- Architectural language expressed is a mixed of the Western and Eastern. Arch, cornice, pediment, keystone, capital are purely Western terms while the balustrade show their Eastern origin.



4.2. Special Studies on Pre-war Buildings

at Lot No. 46-48 Central Street, Western district and
Lot No. 10 at Shing Wong Street, Sheung Wan

Structure



- The primary structure of the building is of brick load bearing walls which also formed the party walls between the building. It is also important for fire and sound insulation.
- The thickness of the walls diminished towards the upper floors which carried progressively lighter loads.
- Spanning between the two parallel walls were reinforced concrete beams. Aspect ratio of each bay is about 1: 2. In cases of older housed, wood joists would span between
- Floor Slab is about 150 thick. In case of wood joists, floor tiles were laid in patterns on cement sand floor screed, which is in turn laid on wood boarding on the joists.
- Verandahs can be cantilevered are supported on extra deep spandrel beams or support on the columns reach directly on the ground. This defined space generated by structural requirement become a major identity of the pre-war buildings.
- Openings in the bearing wall are spanned by arches or lintels.
- Floor height is normally greater than 3m.

4.2. Special Studies on Pre-war Buildings at Lot No. 46-48 Central Street, Western district and Lot No. 10 at Shing Wong Street, Sheung Wan

Material of Construction

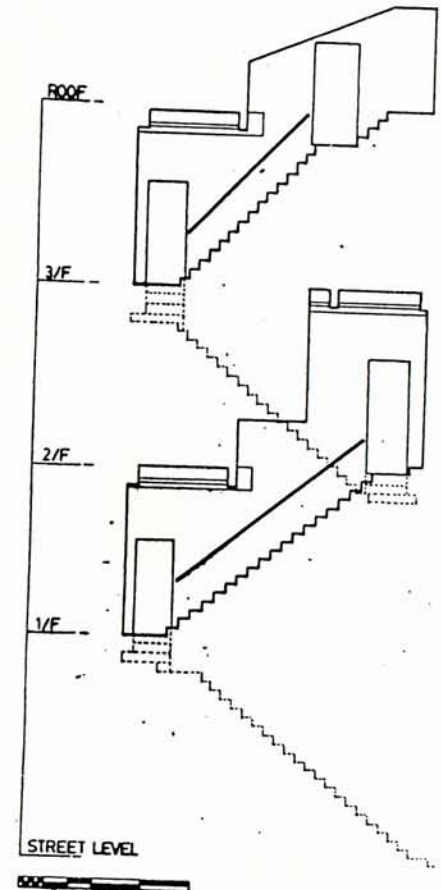
- Structural material are basically concrete, brick and timber.
- Elements of building fenestration were constructed out of metal, glass, brick and timber.
- Finishing materials are plaster, paint and clay tiles

Stair

- The stair is generally in a very steep inclination. In addition, from on floor level to another, there was only one flight of steps.
- The staircase was very narrow, with few and small sized landing.
- In case of a single staircase serving two building on a slope site, with a variation of level of the adjacent floor, there are odd and uncomfortable changes in level. Due to irregular no of step of each fight, the head room of the staircase varies would be great.

Services

- No special provision of services was made during the construction of the building. Tenants in the past probably had to use public toilet, oil lamp and public water taps.
- In the existing conditions, water is supplied directly from the main with galvanized iron pipes installed on the back side of the building.
- There is no toilet and tenants had to use public latrines and bathroom nearby.
- Waste water in the kitchen was discharged via the rainwater downpipe with the hoppers in the rear elevation into a manhole in the back courtyard.
- China clay pipes and hoppers were used in the kitchen to build up the chimney for collecting smoke and grease.
- Electrical meter and gears are clustered on the wall



4.2. Special Studies on Pre-war Buildings

at Lot No. 46-48 Central Street, Western district and Lot No. 10 at Shing Wong Street, Sheung Wan

Lighting and Ventilation

- Opening is not allowed on the long side of the building for normally the high density of the building.
- Ventilation and lighting come from the back and the front. (back and front orientated)

Renovation & Usage

- Verandahs enclosed and become part of the living space.
- The living space can be subdivided into partitioned cubicles on horizontal level and each cubicles can be further divide vertically by double deck or triple deck bunks. One such bunk can be a home for a family.

Nature of occupancy

- They are usually elderly and singular male.
- The history of the occupancy is not usually long, the residents are either too old to live longer or keen to move out.

Opportunities?
Constraints?

There is a generally needs for the upgrading of all the standards, especially the safety and building services.

A clear back and front responsive building.

Undefined or highly flexible?

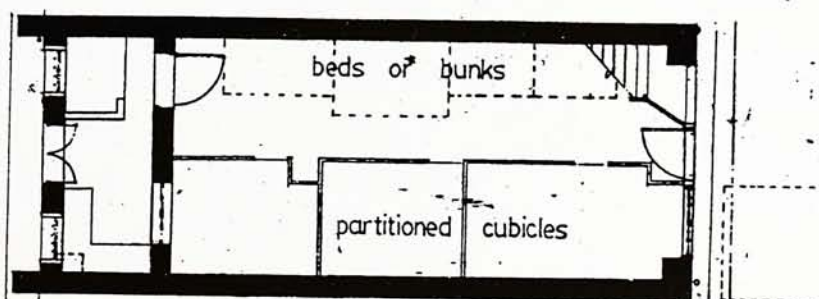
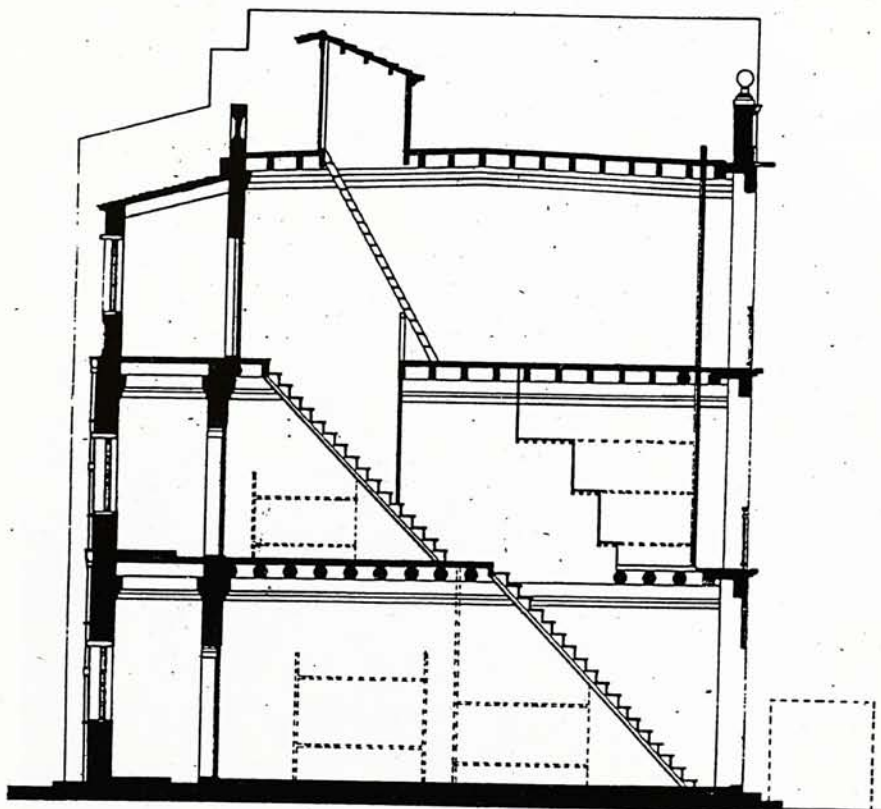
-Living space can be easily divided.

-Verandah can be an extension, covered or not covered, interior or exterior

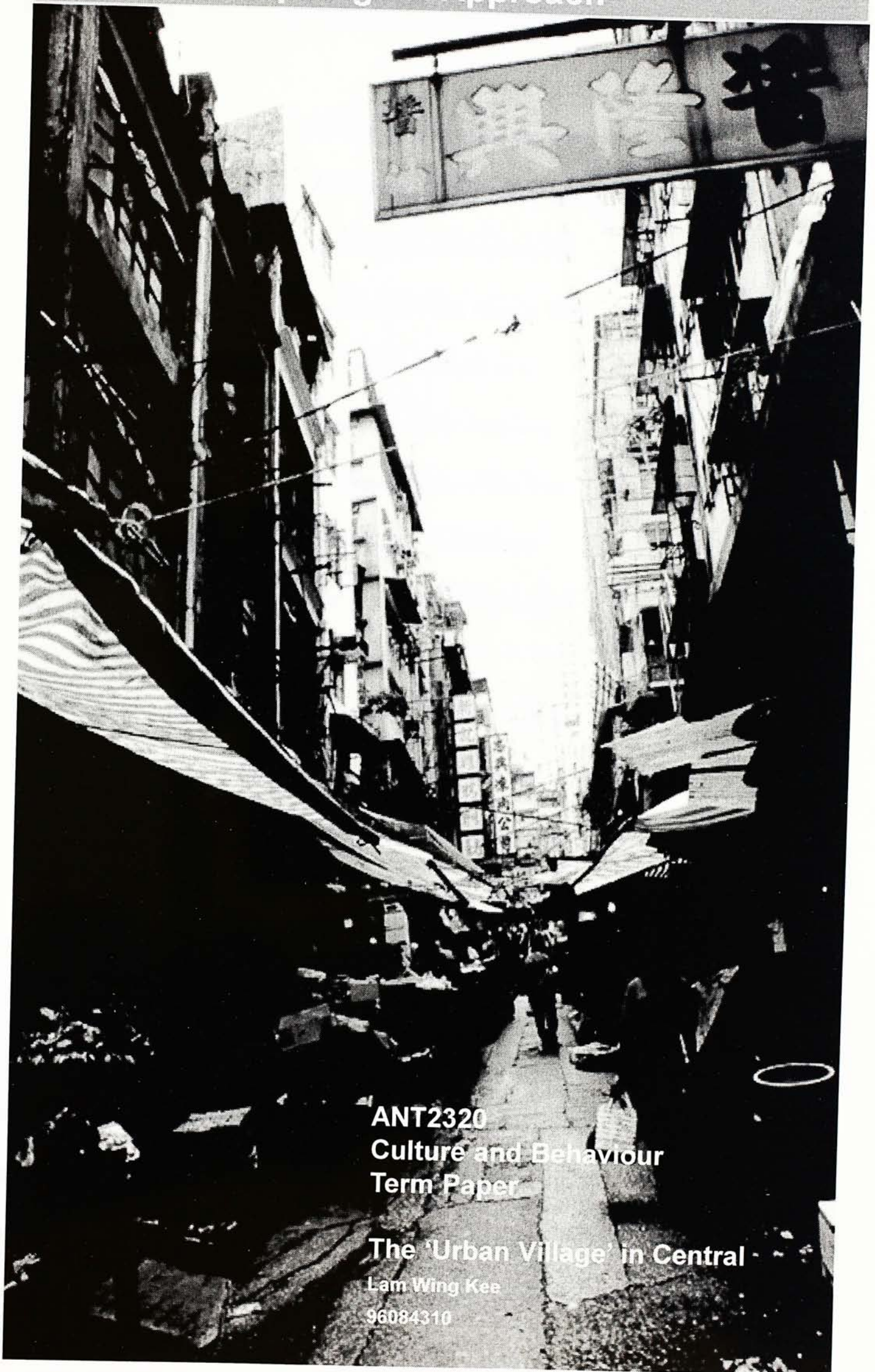
Layering of the elevation, get a lot of merit.

It is climatic responsive, and the facades gain fluidity through the ambiguous boundary between inside-out. The richly detailed outer layer casting shadow on the relatively plan surface increase the sense of depth.

(compare with traditional Chinese architecture with layering of elevation and shade and shadow)



4.3. An Anthropological Approach--



ANT2320
Culture and Behaviour
Term Paper

The 'Urban Village' in Central
Lam Wing Kee
96084310

Preface

Being an architectural master student in the final year, I become interested in the HongKong street characters. In my thesis project, I try to analyze 'street' in a view of 'street' as positive volumetric space defined by 'Floor', 'Wall' and specially in Hong Kong, a 'Roof' of signs. 'Street' is broken down into layers or elements as a methodology in analysis. Design guidelines for redevelopment aiming at presevring the street characters will be generated from the analysis as one of the major considerations. Architectural solution will then be developed in order to visualize or test against the validity of the design guidelines.

I would say the analysis is by majority visual and physical facts and the characters are visually and physically based. Activities and sometimes the proxemics will be recorded. People's experience of the place will be interested. They are all important nutrients for a socially responsible and logical architectural design but they are not the interest of the architect to ask for why. That is, these facts are reflected and be responded to in the design but not to be explained. However, people experience of the place with all the senses. This is a "holistic appreciation of places, a simultaneous perception".⁽¹⁾ Any experience of place weaves together space, built form, behavior and ideas, at individual and collective levels. Therefore, to understand 'street' architecturally is inadequate.

Preface

Being an architectural student for years, I strongly believe that good architecture should be multidisciplinary in nature but not simply a design of an elite-cultural that become difficult to understand by the populace. As mentioned by Margaret Rodman⁽²⁾ the studies of culture and built form is interdisciplinary including geographers, historian, architects, and urban planners. The chance to write a short paper for this course, trying to address something like an urban anthropology, aiming at understanding urban space with the experience of place and its social construction⁽³⁾, this provides me another layer of understanding of the 'street'. This inevitably helps me in generating a stronger thesis.

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1.0. Introduction

2.1. Area of Study

2.2. General Descriptions

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Part.I 'Village' Straits

3.1. Extension of Living Outside the Building Mass

3.2. The Setting is a Process

3.3. The Outer Layer as a Mean of Communication

3.4. Sense of Community

3.5. Spontaneity

3.6. Pedestrianisation

Part.II 'Urban' Straits

4.1. The Pencil Tower

4.2. The Floating Way

4.3. Transculture

5.0. Conclusion

6.0. Notes

7.0. Bibliographies

1.0. Introduction

Central is one of the commercial centers of Hong Kong. To be exact, the commercial center should be the 'segment-line-city'⁽⁴⁾ generated on the layer of reclamation land. Behind this modern and prosperous layer is the old living center of Hong Kong. The district consists of the lanes from the waterfront, the high rise commercial development on Des Voeux Road and Queen's Road Central up through the residential tenements on Gage Street and Hollywood Road was one of the first to be settled in Hong Kong. Specialty streets of traditional trades are shattered in this area. The street eventually became identified officially or not, by that trade. The streets are sloped and narrow, buildings are low and old. The intervention of the mid-level escalator and the redevelopment pressure are inducing changes to the district. The consequence of these is the juxtaposition of the old and new, Western and Chinese, modern and traditional. Due to these characters of the place, the ways people live different from what is considered normal in the metropolis. This alternate urbanism is almost like an 'Urban village' with mixed of urban and vernacular characters.

The studies try to address issues on

1. The characters of the district
2. The generation of these characters



Fig1. A busy street scene at Peel Street before the war

1.0. Introduction

3. The meanings imbue in these characters and
 4. How these characters affect people way of live
- by focusing the studies in a selected area within the district.

In order to address these alternative urban characters, it is useful to account what is the considered here for ordinary:

1. Urban life

Louis Wirth in his 'Urbanism as a way of life' has pointed out the characteristics of urban life in the 30s'.⁽⁵⁾ The population density is high in the city, the social backgrounds of people are complicated as the same time mixed together. People relationships are mere role playing in different institutions. These relationships are superficial. People are isolated and sometimes lost in busily playing their roles. The above mentioned characteristics are still very valid in the urban life today. D.L. Lu sees this isolation and the loss of self of urban living as the ultimate generator of human behavior. ⁽⁶⁾

2. Model of modern city

The contemporary model for modern city as proposed by the famous architect Le Corbusier ⁽⁷⁾ that supports our political, social and economic systems over the world can be summarized as follows:

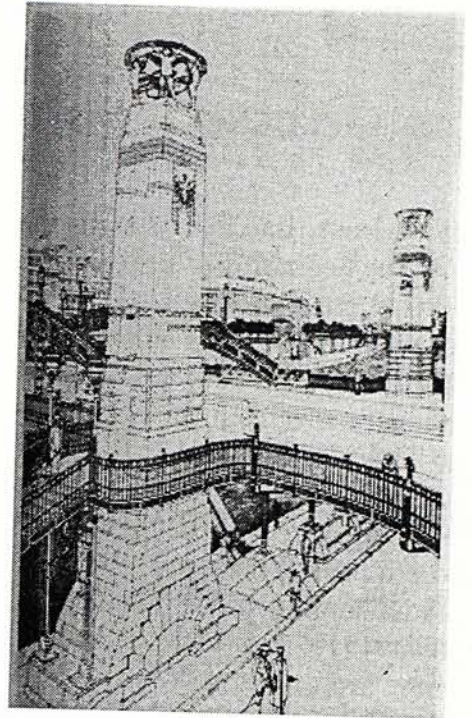


Fig.2 OTTO, WAGNER. Drawing for bridge, subway, and different street levels, Vienna, 1906

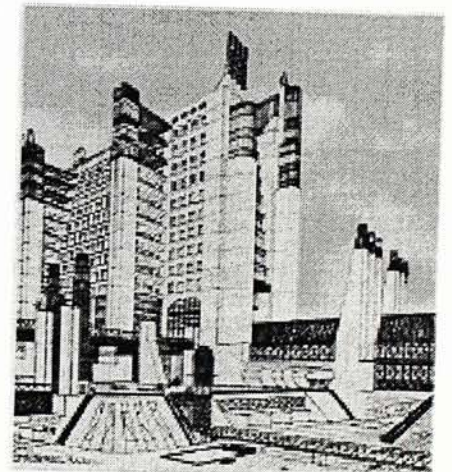


Fig.3. ANTONIO SANT'ELIA. Project for a subway, 1914. Different street levels, combined with apartment houses and elevators.

1.0. Introduction

Building are skyscrapers, extrusion of simple geometric shapes, stand alone as an object, wrapped in glass and without any humanizing elements. They are clear, dry and plain. The space between skyscrapers filled only with park and roads. Cars move at high speed down wide avenues with may lanes. Its preeminence becomes clear if we think of La Defence in Paris, and the New Towns of Hong Kong. However, the model is achieved by sacrificing urban characters. That is to say, the various activities that used to occur on the streets are now removed to plazas on individual lots, while streets have been reduced to a mere transit corridors. In this sense, walking along the street has no other meaning or purpose than merely going from one point to another. Contemporary object-type buildings are set apart by mediating distance and streets in the most advanced countries have become the place of vandalism.

2.2. General Descriptions

The streets running from south to north are sloped uphill while streets running along east and west are relatively flat. Pottinger, Old Bailey, Graham, Peel and Aberdeen Street are narrow and sloped. Pottinger, Graham and Peel are pedestrian streets. Cochrane street is wider where the mid-level escalator situated. Wellington, Gage and Hollywood Road and Staunton Street are relatively wider flat streets making vehicular access possible. Apart form streets are narrow and sloped, building lots are small. Per-war and Post-war tenement buildings deteriorating. The area's image is one on the fringe of the central business district, rapidly changing and constantly under pressure for redevelopment.

The area maintains a role as a street market which serves local residents as well as those outside the area. Hawker selling in minimal green box or under canvas, clusters along narrow streets designed for rickshaw. Due to the too crowded living space, the practice of daily living extends to the narrow street outside the domain of a built mass. The street become a stage, dynamic, changing, amazing. Office workers find retreat by strolling along the market street. People taking their meal, chatting, looking around on street, either standing or take a folded seat or siting by the steps along slopped street. Shop area extend out of the street



Fig.5. A scene of Stanley Street

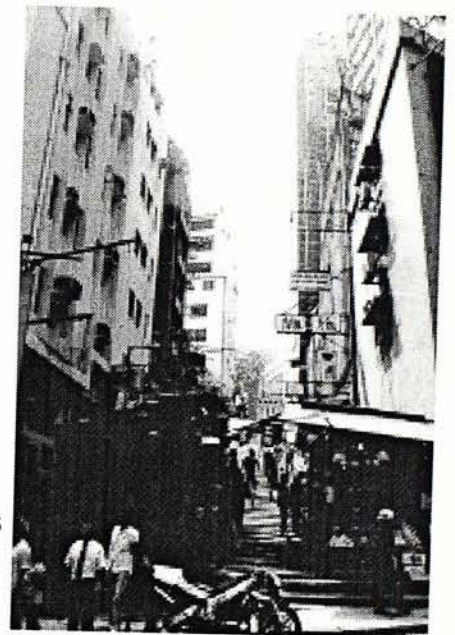


Fig.6. A scene of Pottinger Street

2.2. General Descriptions

to attract customers. People simply spend more time on street.

Nearly every street can be identified by specialty trades. This is interesting to notice that the food market are further divided into different streets according to the selling of different type of goods. The wider Gage Street which is accessible to vehicle become a market street for poultry and meat. Selling this kind of goods requires larger space and shorter transport distance. The dry good and vegetable market is also separated. These separation is similar to the indoor market complex where different trade are separated vertically instead of horizontally.

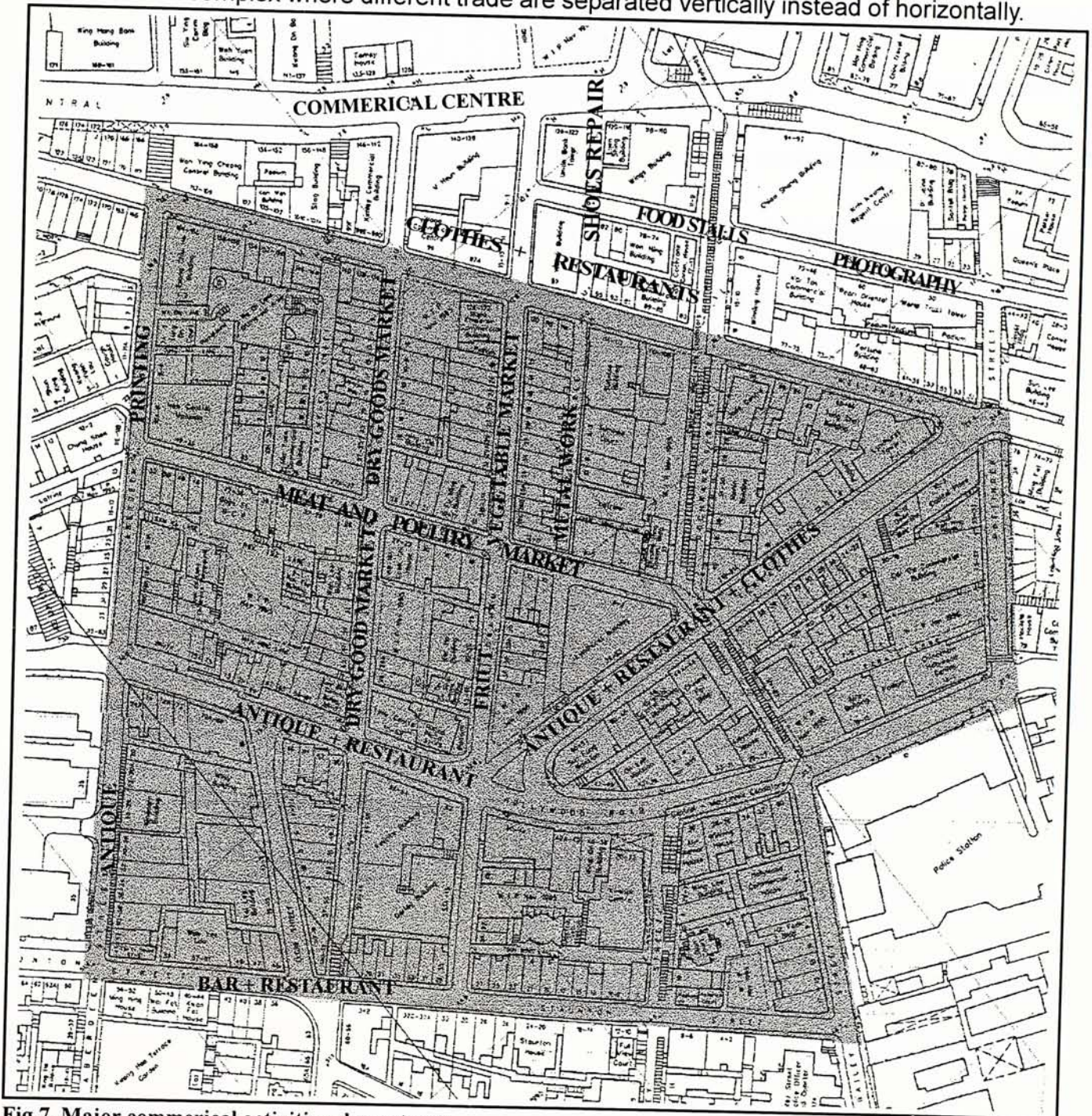


Fig.7. Major commercial activities along streets

3.1. Extension of Living Outside the Building Mass

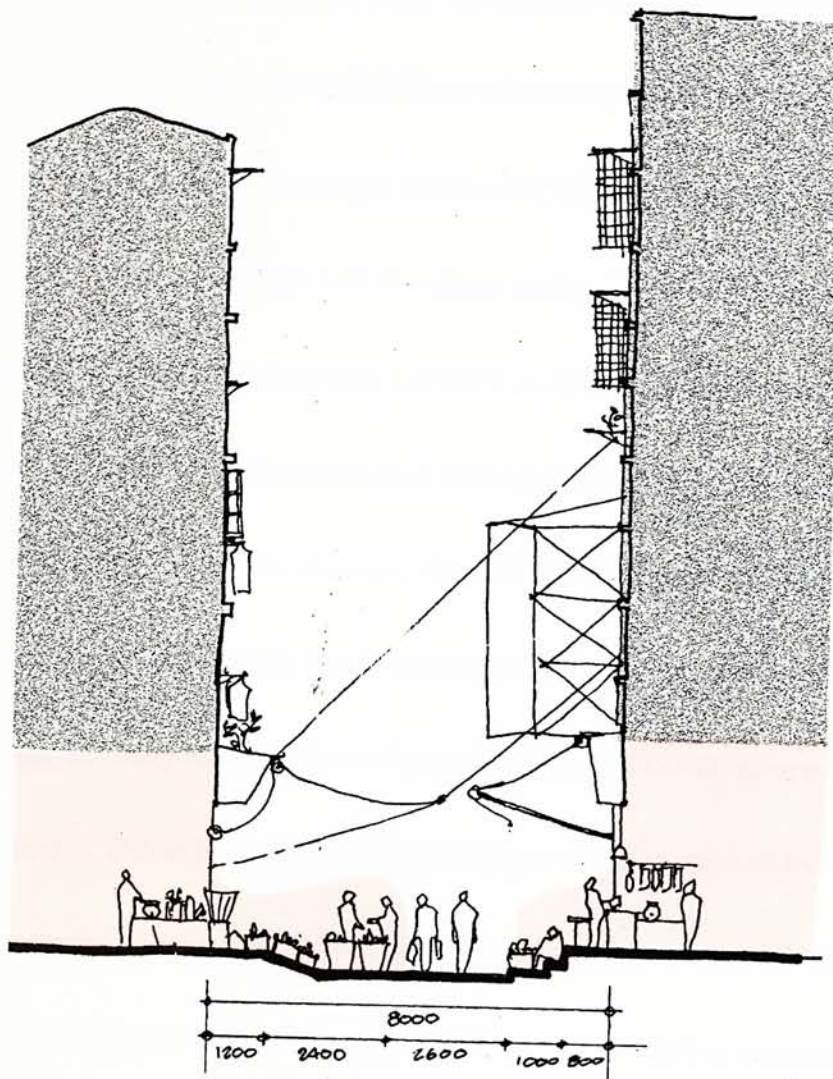


Fig.8. Graham Street Section

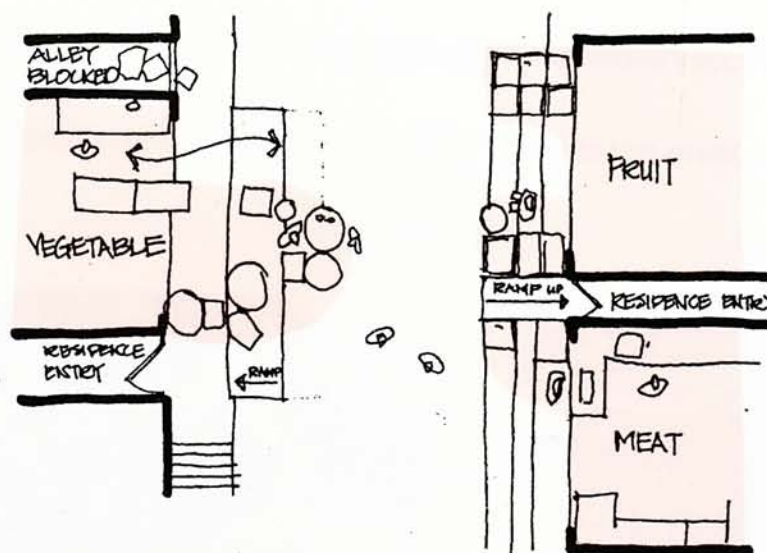


Fig.9. Partial Plan of Graham Street

This extension is usual in the Chinese vernacular environment and the traditional village in the New Territories of Hong Kong. It is due to the fact that in the traditional society, the activity of the people is related to settlement of the different environmental settings instead of a single building. ⁽⁸⁾ In case of the studied area, the private use of a public space is the expression of people's the earnest desire for extra living space. The extension of the shop space not only effectively attract customer and at the same time offer convenient to the customers. The extension of daily practice also spread vertically upwards in the illegal structures. The

3.1. Extension of Living Outside the Building Mass

cage typically provides sun shading, a place for drying clothes, and room for an air-conditioner and some flower pots. It is not only used as a semi-open-air space which suits the humid climate, but also as a storage, bathroom, kitchen, bedroom, workshop, etc. The typical balcony structure has a frontage of 3.6 meters and a depth of 1.1 meters: as such it is equal to 13% of the floor area for the average worker's dwelling. The illegal balcony structure of 'Cage' eventually become one of the elements that defines Hong Kong's urban character.⁽⁹⁾

In the case of southern Europe, the distinctive places are also due to they are the arena for public displays of family life. Pedestrian street, low buildings, balconies, these are elements similar to Hong Kong but the reason for redefine public space for domestic use is very different. Donald S. Pitkin in the 'Italian Urbanscape : Intersection of Private and Public,'⁽¹⁰⁾ pointed out that the street become a kind of great open air-salotto during the ritual passeggiata, the stroll up and down in the hour before dinner, when everyone has the chance to offer a presentation of self and perform an assessment of the presentation of others. The key to the meaning of these public spaces relies on the idea of making a good impression upon those who see it.

The extension of the daily life to the street results in a great variety of activities on the street. The

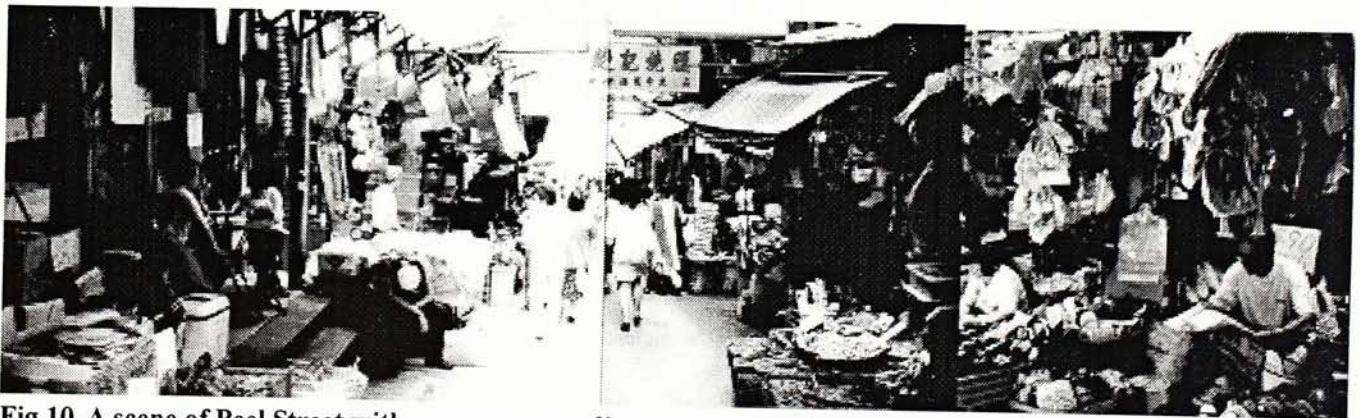


Fig.10. A scene of Peel Street with newspaper reading amid goods, taking meal outside the restaurant with folding chairs and table, sitting on steps...

3.1. Extension of Living Outside the Building Mass

activities are important character generators which in turns affect the meaning of space. This wide range of activities is making possible in this single place, apart from the socio-economic reasons, there are also reasons arise from the nature of space.

The boundaries between market streets and buildings, public and private are ambiguous. It is this 'Blurring of the Boundaries' which gives rise to a graduation in the degree of private and public as well as open and close. With the freedom of the individual interpretation of this ambiguity, the great varieties of the response and hence the activities expressed. The physical method of blurring the boundary is obtained mainly through the creation of the layers, extension and set back of the boundary.

The double facades of the pre-war building sandwiching a layer of semi-open semi-private living space---the verandah. The illegal structure of the post war old tenement building shares the same characteristic of space.

The street is also spatially, spiritually, and socially a separate world within the commercial center of the city. These narrow streets are almost like the enclosed living space with 'roofs' consist of sign, service utilities, overhangs and canvas. The 'roof' completes the general definition of an enclosed space

3.1. Extension of Living Outside the Building Mass

giving a 'live in' feel. That becomes clear that why people extend daily life practice out of the street. From the about facts It is interesting to note that the signs apart form being an 'expressive tool' is also "ambiance generator"⁽¹¹⁾ to define and encode meaning in urban space

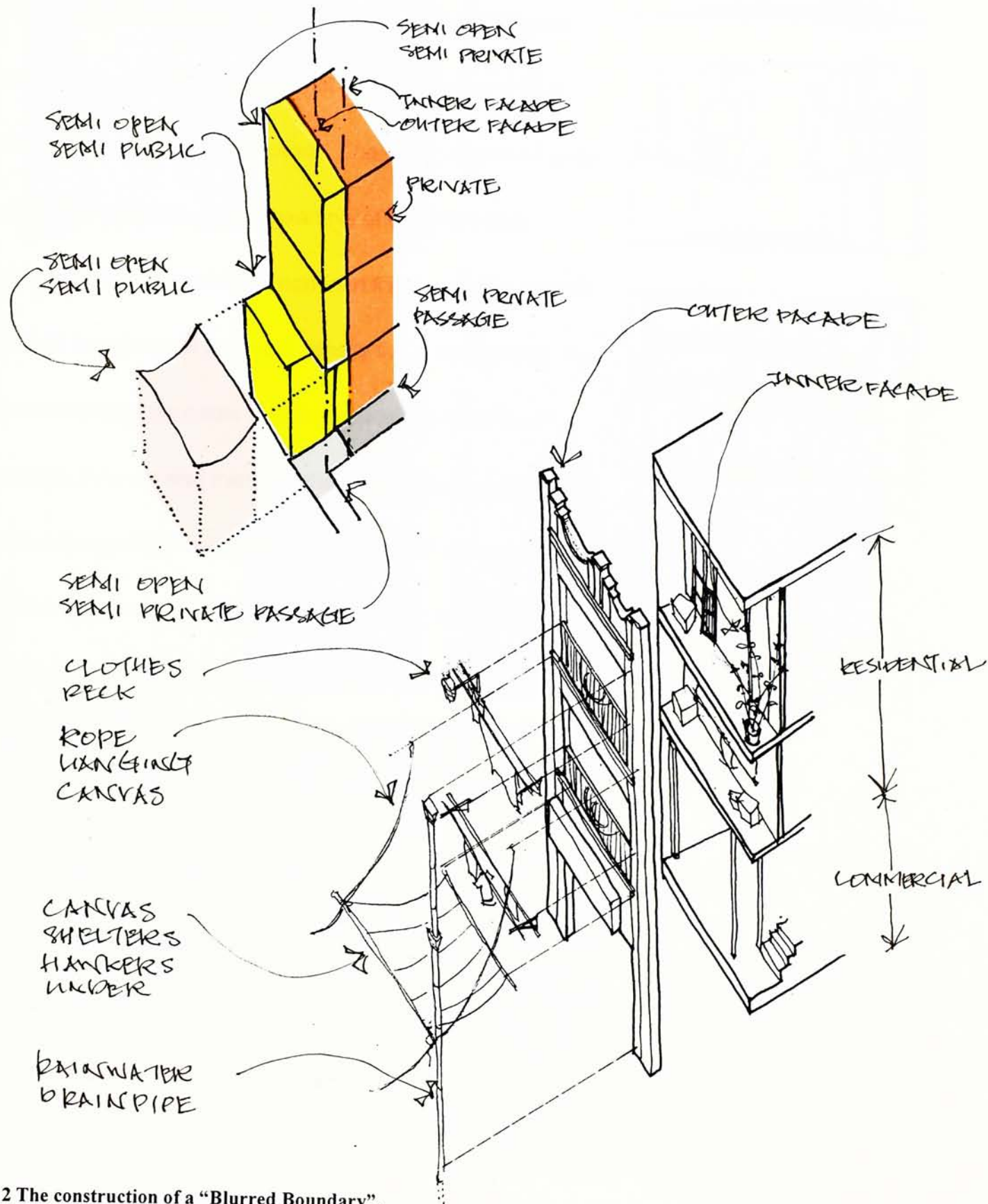


Fig.12 The construction of a "Blurred Boundary".

3.2. The Setting is a Process

Timothy Mitchell a geographers point out that vernacular house is a process of 'caught up' in the lives , births, growths, and deaths of those who dwell in it. ⁽¹²⁾ "It is not an apparently inert framework, not seemingly separate form its inhabitants. Similarly, the building process is not one of following a plan: instead it is an interactive process." The illegal structures grow outside the building is a good example of this interactive process making the building a non-inert frame. It is the magnification of 'caught up' in the hyper density live in Hong Kong. The signboards apart from able to define space in architectural language, they are also there to reflect a socially and politically construct process. The evolution of the sign tell the story of commercial activities of the street or the 'life'of the street. It is possible mainly due to the loose regulations about sign in Hong Kong. ⁽¹³⁾ There is no rule for dismantling sign after the move out of the trades. The old signs become the backdrop of the new signboards while recalling the past.

The coexistent of different building morphology within the area reflects the evaluation of Hong Kong building codes which in consequence is an evolution of Hong Kong Urban Features.

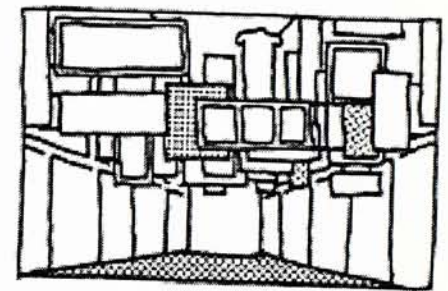
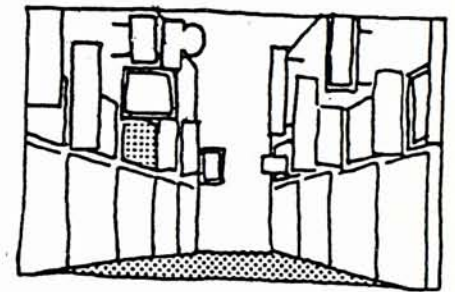
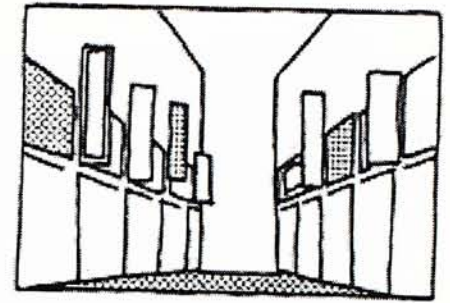


Fig. 13. The ecology of signboards.

3.2. The Setting is a Process

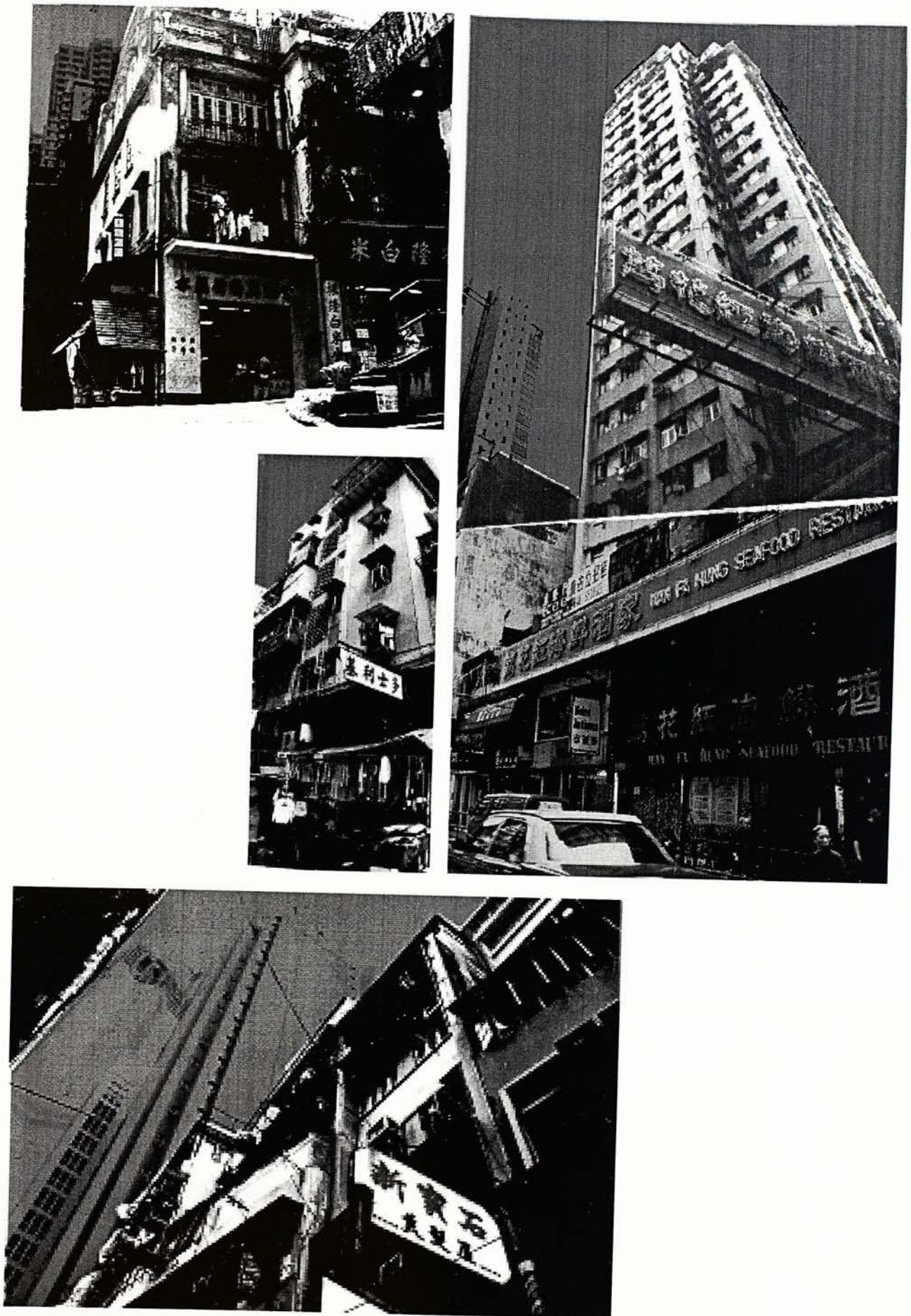


Fig. 14. Building Morphology within the district reveals the evolution of Hong Kong urban features.

3.3. The Outer layer as a Mean of Communication

The outer layer of building, in contrast to structure, has been widely neglected in modern architecture; it has been labeled thin, superficial, and unimportant. The situation in Hong Kong is different as Kenichi Nakamura pointed out that 'The outer layer of Hong Kong is typically full of pleats that filter light and trap moisture. As with the surface of a radiator or the lining of our digestive system, the "outer surface" is covered with protuberances and pleats that increase the surface area, thus enhancing the function of exchange or communication.'⁽¹⁴⁾ The monotonous opening of economically built apartment blocks within the area are equipped with added steel balconies and laundry, furniture and potted greenery are set in them. Signboards attached to the building are extraordinary in number. They are chaotically extending every where finding out the best possible exposure. This reflects part of the Hong Kong's culture of people always try to fight for survival in the best possible situations. The collective action of each owner makes a cluster of sign with extensive overlapping and every single sign becomes difficult to recognized. However this cluster does contribute to the character and the identity of the different streets. The way the signs cluster along a commercial street,

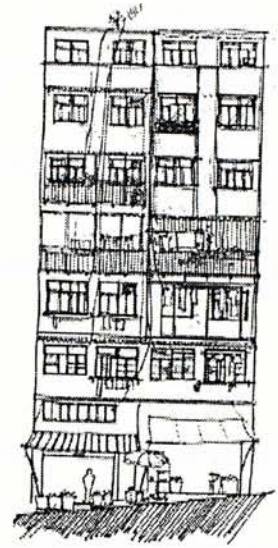


Fig. 15 A post war tenement house on Graham Street

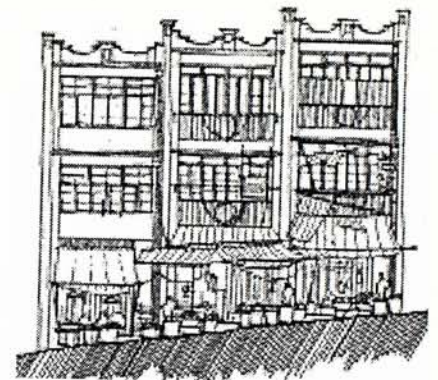


Fig.16. A pre-war shop house on Graham Street.

3.3. The Outer layer as a Mean of Communication

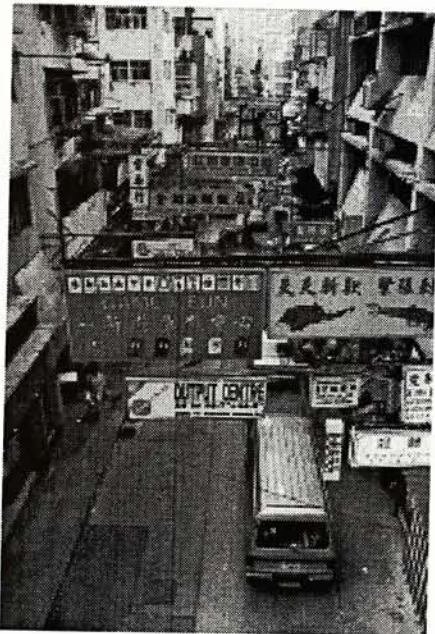
Wellington road, is different form that of the Gaga street which is a market street. This chaotic arrangement of sign in the westerners' eyes is visually interesting but non-rational. An urban designer would urge for rational and logical arrangement of sign that convey information clearly. However, this clustered of sign is welcome in most Hongkonger's eyes as this means the street is prosperous and business is going well under this 'roof'.

Since the citizenship is within this outer layer, there is a close tie between architecture and the city. This outer layer become the medium of communication between architecture and the city

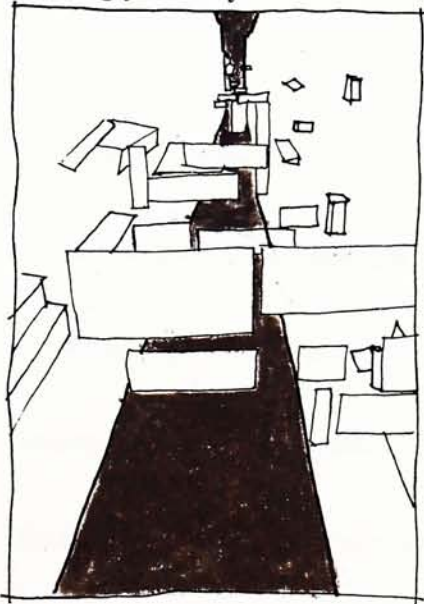
and supports the activities of both.

Fig. 17 The different characters of signboard clusters

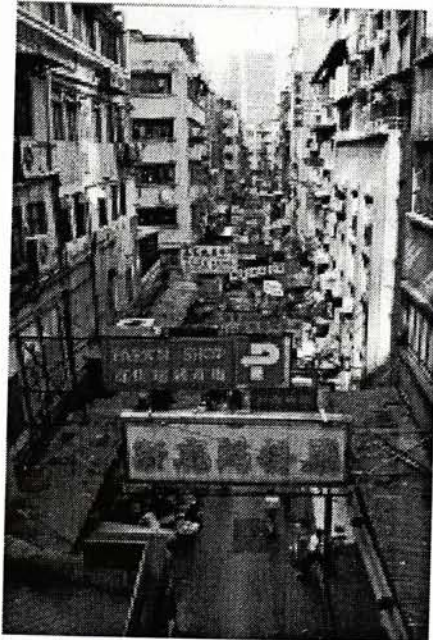
a. Wellington Street
(Office and Retail)



Seemingly Orderly



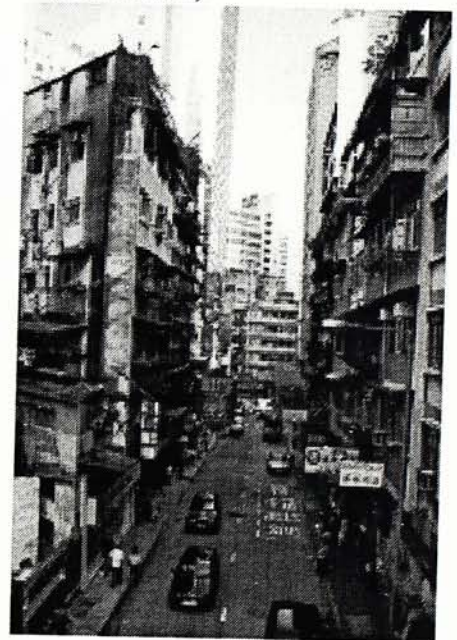
b. Gage Street
(Market Street)



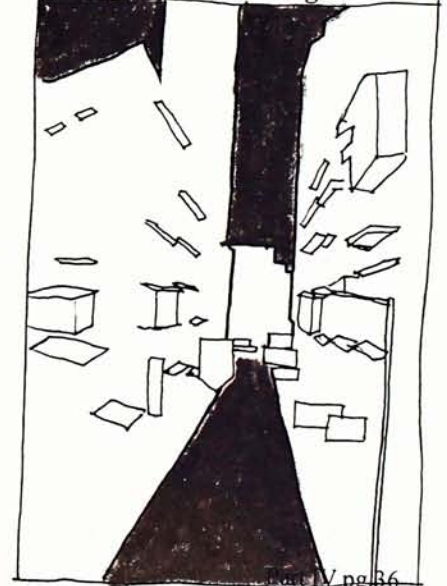
Completely Dynamic



c. Lyndhurst Street
(Residential)



Essentially Fins and Cages



3.4. Sense of Communities

Through the population density is high and social backgrounds of people are complicated, there is a strong sense of community within the district. The narrowness of the street allows people to sense the community of neighbourhood through the dressing of windows on the street and enjoy the interaction of various architectural styles at close range. Moreover, early very single street in the mentioned area can be identified by a certain kind of the dominate trading activities. This similarity gives rise to a sense of communities. Specialty street in China has a long history. This is economic and socially viable. The low mobility of traditional trades certainly contribute to the generation of community sense. The practice of daily life extends to the public space is conducive to the socialization. This facilitates the building up of human relationship. Margaret Rodman, in the studies of "Beyond Built Form and Culture in the Anthropological study of Residential Community Spaces"⁽¹⁵⁾ has pointed out that much of the community development is shaped through the experience of the place, and that such experience also shapes the community. This market type selling experience and the sense of community generated is a vivid example in showing Rodman's point of interdependent relationship of experience of space and community sense when we compare to the selling in a shopping mall where boundary is clear and mobility is high.

3.5. Spontaneity

Fig.18. The spontaneous layout of hawkers units along Graham Street



Fig. 19. The area occupied by building along street, boundary without 'pleats'



Fig. 20. The area by the building + the hawker units, boundary with 'pleat'



-  Hawker Unit
-  Shop Area
-  Pedestrian Path
-  Building Area
-  Access to Building

Vernacular settlements are usually spontaneous in nature. The distinctive atmosphere of the market street is formed by the agglomerations of numerous shops and hawker units of comparatively small size.

Most of these streets appeared or developed spontaneously rather than by design. This applies to the case of sign and the illegal structure alike.

3.6. Pedestrianisation

Within the area, nearly all the sloped streets running north-south are pedestrian streets. This pedestrianisation is a result of the existing physical constraint : apart from sloped, the street is old and narrow. This is described as non-rational in the redevelopment program by the Hong Kong Planning Department since it prevents the accessibility of the automobile to the building. This hinders the development while preserving the old character of the area. City like Hong Kong is all designed as automobile or mass transport accessible, time-distance is shorter in every year of infrastructure development. The must in shifting from a car to on one's own feet could have greater implication than what we would expect from a person in Peking who takes half an hour walk for the purpose of any daily activity is plain ordinary. A place that only accessible to pedestrian would always associated with relaxation, recreation and shopping in Hong Kong and these association would in turns affect human behaviour.

4.1. The Pencil Tower

The building lots within the district are general very small. That means Acquisition of land for redevelopment could be difficult form a large number of owners. Under private practice the development site area is usually small and is infilled type. This give raise to the unique urban feature of Hong Kong in the area: "pencil tower". It is a revelation of the highest potential of development under the existing building codes. A commercial or parking podium with 100% site coverage and the tower on top with greater buildable floor area for smaller site coverage. Therefore the slender the tower, the greater the buildable area and the profit alike. The podium generated has a great impact on the street activities. It can clearly seem that along graham street and peel street, the new developments cause the removal of hawker for better accessibility to the building. The less than creative solution of podium replace the visual and culturally rich 'pleat'. The city is considered to be victimized. This phenomena has already alarmed architects and there is a call for bringing life back to the ground level. ⁽¹⁶⁾

4.2. The Floating Way

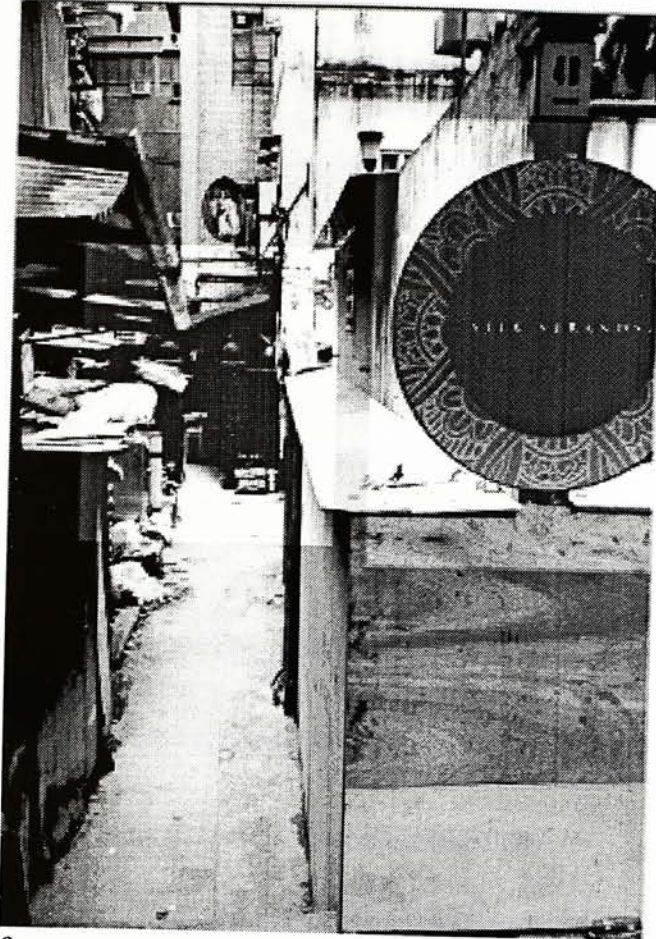
As stated in the outline zoning plan of the Sai Ying Pun and Sheung Weung, the purpose of the mid level escalator is to prevent the loading of traffic situation as a result of the future mid-level residential development where north and south accessibility is poor due to the topography constraint and existing street pattern. This infrastructure is considered poorly situated in between buildings invading people privacy, taking up land that used to be children play ground around trees. However, this bring up new development potential and way of development that cannot be found in Hong Kong else where or over the world. This form of pedestrian walkway so called the "floating way" is not new in other metropolis like Japan and New York.⁽¹⁷⁾ The aim is to separate the pedestrian traffic from the heavy vehicular traffic. In the case of Hong Kong, it is about addition instead of isolation. It adds another layer of pedestrian traffic on top of the existing one. As a response to this, people start to expands commercial activities vertically to the level where visibility can be obtained along the escalator spine. As long as the zoning of the district is commercial and residential mixed which allows commercial activities on any floor of the building, 'showcase window' insertions can be found scattered within residential windows. The dead end alleys where space



Fig.21. The 'floating way' along Cochrane Street.

4.2. The Floating Way

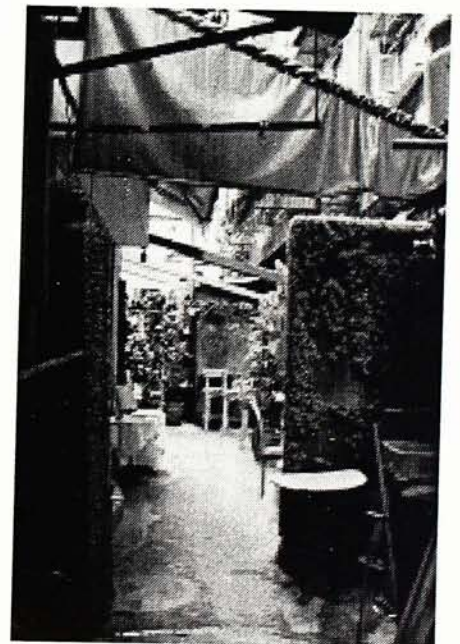
Fig.22 Walk into an 'alley bar'



a.



b.



c.

is enclosed become ground for making money. They do not just attract traditional manual trades but also bar and book store to extend their business out to the alley. Therefore, the street below is still full of human activities is not 'dead' and is actually vividised by the 'floating way'.

4.3. Transculture

Antique shops are many along Hollywood Road. Taking a stroll along west to east, one would possibly understand what a good mixed is the western and eastern cultural in Hong Kong. Y.L. Lo, a local writer, noted that "Walking toward the west along Hollywood Road, one can find the coexistence of Chinese characters for the Westerners and Sino-Western style for the local Hong Konger. This result of the interaction of different culture reveal in the real experience of display. Just walking there, without any profound academic descriptions, a thesis of cultural evolution of Hong Kong is presented." ⁽¹⁸⁾

Along Staunton Street there is another cultural setting that amazes people. Looking back to history, it was a gathering point for the nuns where the residential flat turns into worship hall. The number of them has decreased but they area still exist. Due to the opening of the escalator, there is a change in the socioeconomic character of the streets within the area. Catering starts to spread along the escalator spine and Staunton Street, a transverse street of the spine, is being turned to a street of bars and restaurants with the exotic European style shopfronts. Red wine is now available from the Chinese grocery store. It seems ordinary that people walk right in the vehicular road. The reason for that is partly due to the

4.3. Transculture

light traffic so as the constructed atmosphere. It is a place for people strolling along to relax and not for car.

The demography of this area is also transculture. Hard statistic is not available here but the French tutors in our department who live in the district confirm this by their living experience.

The major reason for their choice is due to its proximity to the city center while the rent is relatively low as the buildings are old. Some foreigner live in the district and work for the foreigner business within the district.



Fig.24 Wine selling in a Chinese grocery store along Staunton Road.

5.0. Conclusion

Kenichi Nakamura in the 'Super Modernism: Its Fiction and Stratification'⁽¹⁹⁾ has expressed that this alternate urbanism is nostalgic but brilliant. The alternate urban way of life seem to be healthier than the urban life in the well planned new town. People compliant for the streets in the new estates are too quiet and the city is 'dead'. Although there are problems of safety and hygiene due to the historical reasons and the overlapping of pre-modern vernacular and modern planning patterns appears disorganized and violent , this alternate urbanism is still a lot to learn for the creation of a better city that communicates with people and support better people way of life. It is nostalgic but it is not in the past, instead it allow us to search for a better future.

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還書日期

Books charged out are subject to recall, Due date is for reference only.
所有書皆依據催還條例借出，還書日期只作參考之用。

09 NOV 2000 8:45pm	26 NOV 2004 6:33pm	- 4 SEP 2006 8:45pm
28 FEB 2002 8:45pm	26 MAR 2005 8:45pm	14 SEP 2006 8:45pm
7 AUG 2002 4:45pm	31 MAY 2005 3:50pm	25 SEP 2007 4:45pm
- 1 NOV 2002 8:45pm	29 JUN 2005 4:45pm	26 OCT 2007 16 NOV 2007 6:55pm
- 5 MAR 2003 5:55pm	- 5 AUG 2005	3-31pm
19 JUN 2004	4:45pm	14 OCT 2007 8:45pm
19 JUL 2004 4:45pm	11 AUG 2005 4:45pm	22 NOV 2012 6:45pm
24 JUL 2004 12:15pm	20 SEP 2005 8:45pm	

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