

# New Design in Old Building:

Innovative Design for the Revitalisation of Heritage Architecture

## 舊建加新：

創新建築設計，活化建築文物

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建築文物保護課程 主任

# CONSERVATION APPROACHES

## **Preservation** 完全保護

Conserve everything, change nothing, same appearance as found

Application: archaeological sites

## **Restoration** 保育復修

Conserve existing, add missing parts, return to an earlier appearance

Application: national monuments, such as the Forbidden City

## **Adaptive Reuse** 改做再利用 / **Revitalization** 活化再用

Conserve selectively, allow changes for new use, appearance updated with new addition

Application: heritage buildings that no longer serve the original use

## **Reconstruction** 保育重建

Partially or completely replicate the old

Application: Murray House in Stanley, many places in Mainland China!

The debate - conservation = preserve everything; change nothing?

爭議

- 保育 = 原汁原味；一個不少



suitable for national monuments and archeological sites 適用於國寶、考古遺址



Unknown Internet sources



sometimes, changing nothing = a useless ruin 一成不變，有時只有一堆廢墟



The **premise** - conservation  $\neq$  preservation

**前提** - 保育並不等於一成不變

The **premise** - new design *is* necessary for reuse of old buildings

**前提** - 再用舊建 必需有新

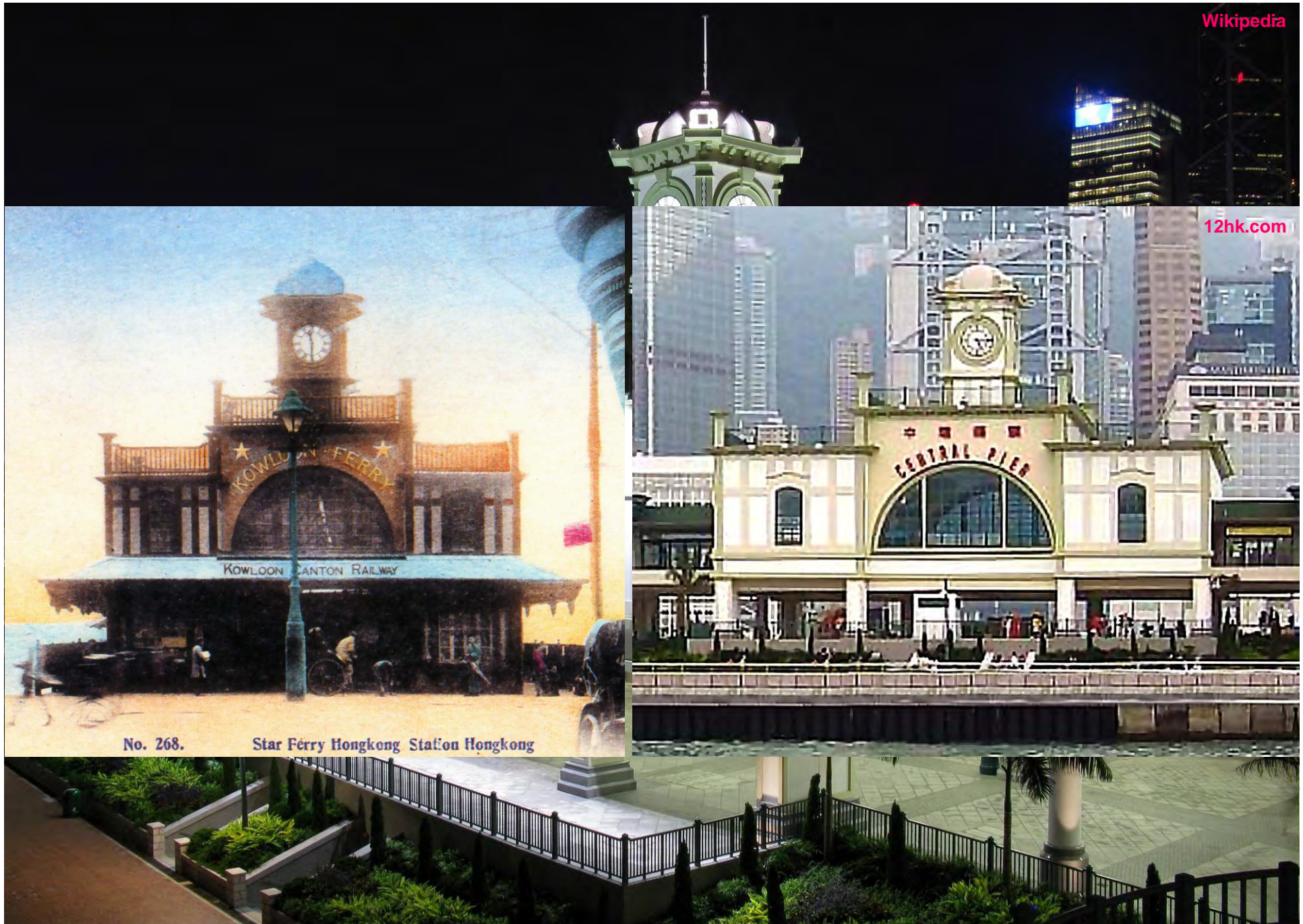
The **question** - how to integrate new design in old buildings?

**問題**

- 如何舊建加新?



re-create the past? 仿古?



**Central Pier**, Hong Kong, 2006 (Civil Engineering and Development Department, Government engineers)





**Central Pier**, Hong Kong, 2006 (Civil Engineering and Development Department, Government engineers)





**Heritage 1881**, Hong Kong, 2009 (Cheung Kong Holdings, Hong Kong developer)



re-create the past? 仿古?

innovate for the future! 創新造未來!

*English Heritage's  
Conservation Principles, Policies and Guidance  
for the Sustainable Management of the Historic Environment (2008)*

139 The recognition of the public interest in heritage values is not in conflict with innovation, which can help to create the heritage of the future.

英國文化遺產機構

在2008年發表的「文物保護準則，政策與指引」的第139段：

第 1 3 9 條 保護建築文物與創新建築設計，兩者並無矛盾；因為要有創新的建築設計，才会有未來的建築文物。



**The Louvre Pyramid**, Paris, 1989 (I M Pei, American architect)



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**Reichstag**, Berlin, 1999 (Norman Foster, British architect)



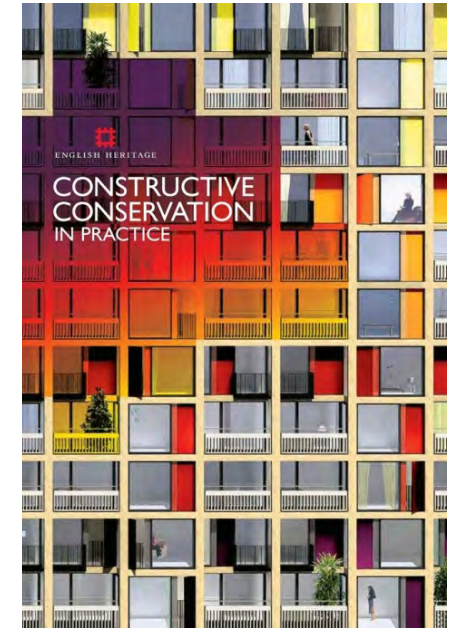
**Reichstag**, Berlin, 1999 (Norman Foster, British architect)



# UK English Heritage's Constructive Conservation (2008, 2013)

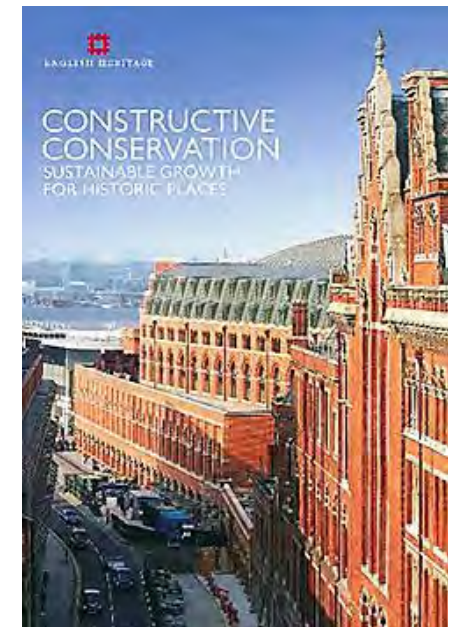
## ***Constructive Conservation In Practice (2008)***

"The aim is to recognize and reinforce the historic significance of places, while accommodating the changes necessary to ensure their **continued use** and **enjoyment**."



## ***Constructive Conservation: Sustainable Growth for Historic Places (2013)***

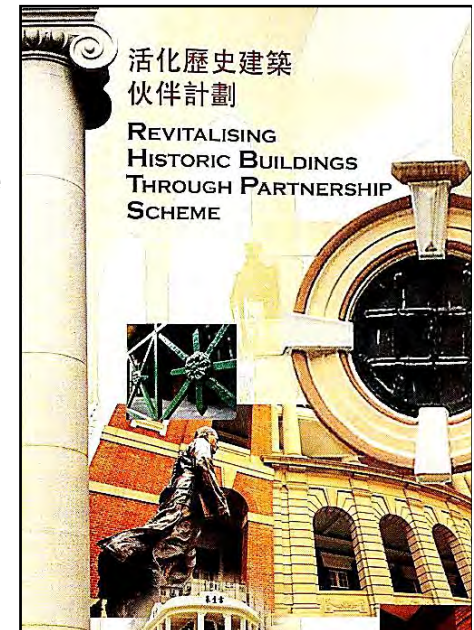
"... these case studies emphasise the **balance between understanding significance and accommodating necessary alterations** to ensure the continued use and enjoyment of historic buildings, monuments and landscapes."



# HK Development Bureau's Revitalisation Scheme (2008)

## *Revitalising Historic Buildings through Partnership Scheme (2008)*

"Through good **adaptive reuse** of our historic buildings, we aim to give these buildings a new lease of life for the **enjoyment** of the public."



"We will strike a **balance between sustainable development and heritage conservation**."

### **IMPORTANCE OF HERITAGE CONSERVATION**

Over the past one and a half centuries, Hong Kong has transformed from a small fishing village to Asia's world city. Heritage bears witness to the development of our city and is a valuable and unique asset of our community.

### **BALANCING CONSERVATION AND DEVELOPMENT**

Development and conservation are not opposing forces. We will strike a balance between sustainable development and heritage



conservation. We will implement a package of measures to enhance heritage conservation. This leaflet describes

the "Revitalising Historic Buildings Through Partnership" Scheme.

### **ADAPTIVE RE-USE OF GOVERNMENT-OWNED HISTORIC BUILDINGS**

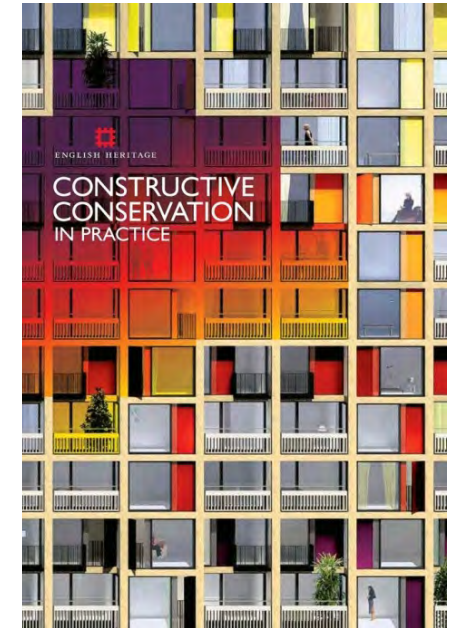
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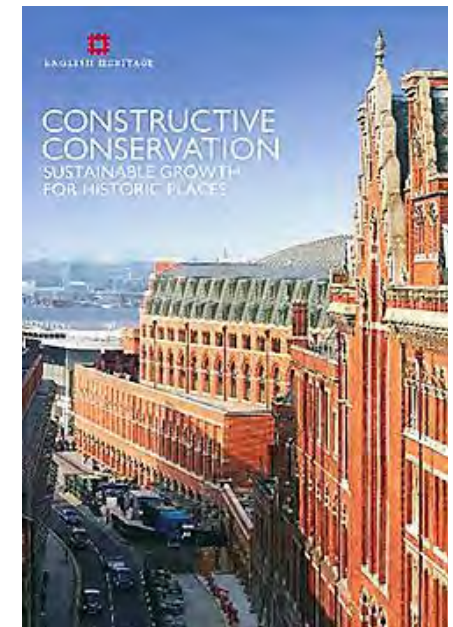
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## ***Constructive Conservation: Sustainable Growth for Historic Places (2013)***

"The Constructive Conservation philosophy is underpinned by Conservation Principles: policies and guidance for the sustainable management of the historic environment published in 2008. **This codification of our best practice ensures consistency across our professional conservation advice and enables developers and architects to see the basis on which we make judgements.**"



# Constructive Conservation / Revitalisation of heritage buildings

We **advocate**

- **CONSTRUCTIVE CONSERVATION:** integrating the old with innovative new design to make a building of the past relevant to the needs of the present, and thereby continue it to the future.

我們 **提倡**

- **建設性保育：**以新舊合一，使到過去的建築能迎合現今所需，從而延續到未來。

## Overseas examples

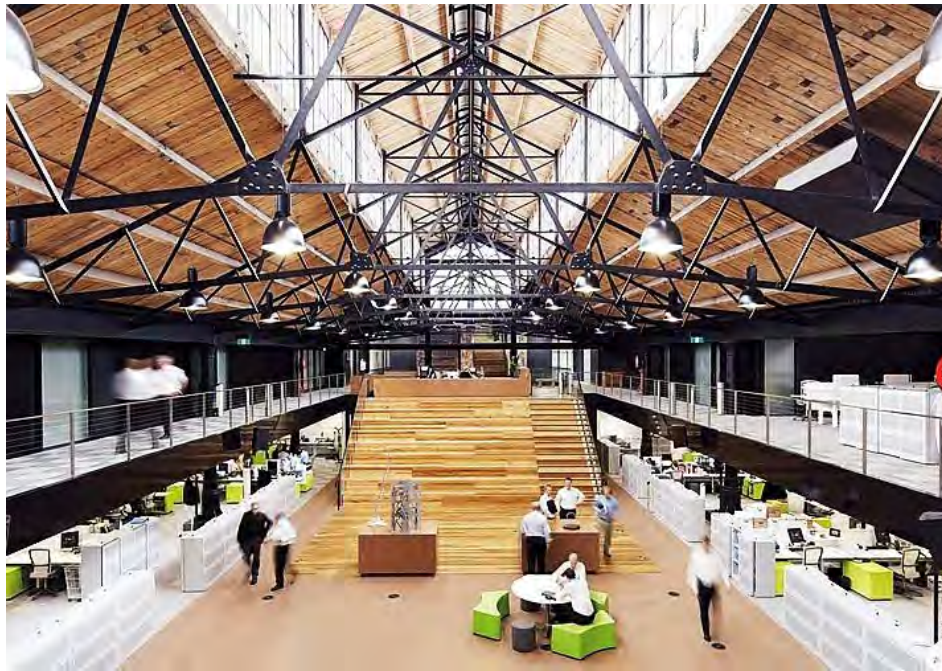
## 外地例子





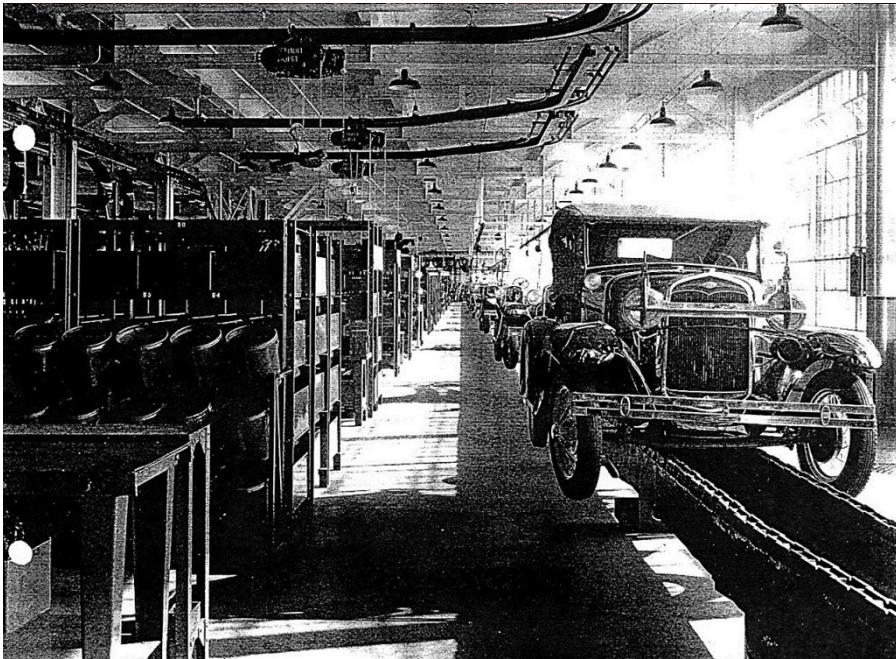
**Adapting the old Gas Works as Offices and Amenity Spaces**  
**30 The Bond**, Sydney, 2004 (Tanner Architects, Australia)





**Adapting the former No. 2 Railway Goods Shed as Offices and Amenity Spaces**  
**Goods Shed North, Melbourne, 2009** (BVN Architecture, Australia)





**Adapting the historic Ford Motor Company Assembly Plant as an event venue**  
**Craneway Pavilion**, Richmond, CA, 2009 (Marcy Wong Donn Logan Architects, USA)





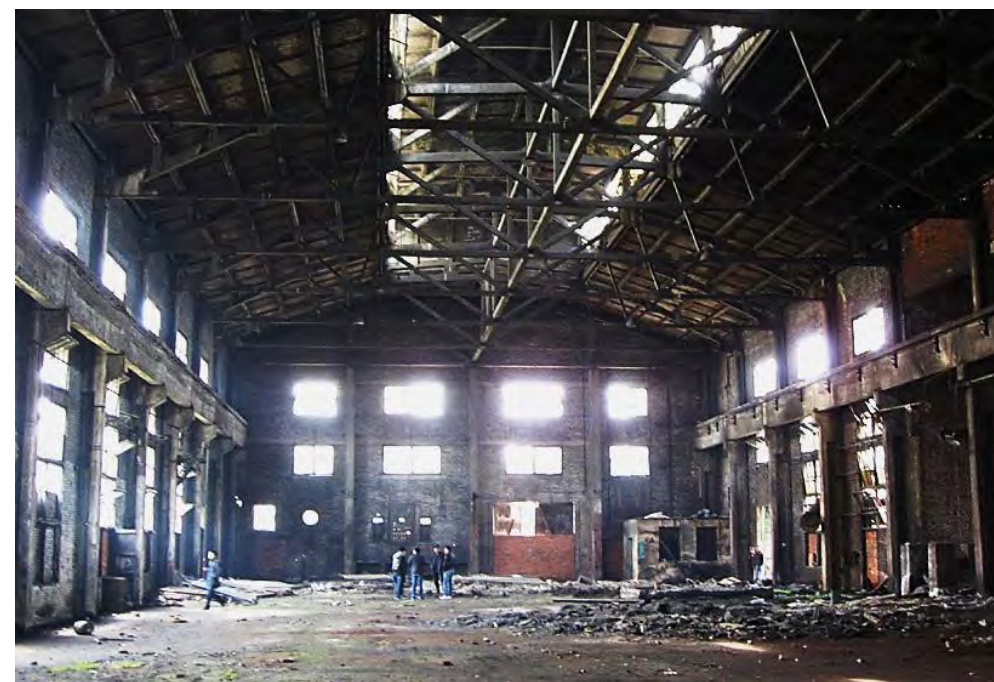
**Adapting an old Japanese Army Headquarters as a boutique hotel**  
**The Waterhouse at South Bund (水舍), Shanghai, 2010 (Neri & Hu Design and Research Office, USA)**





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Adapting the former Hangzhou Machine Factory as offices and for commercial uses  
**Hangzhou XinTianDi Factory H**, 杭州新天地工業遺存 H 地塊 (under construction) (Serie Architects, UK)



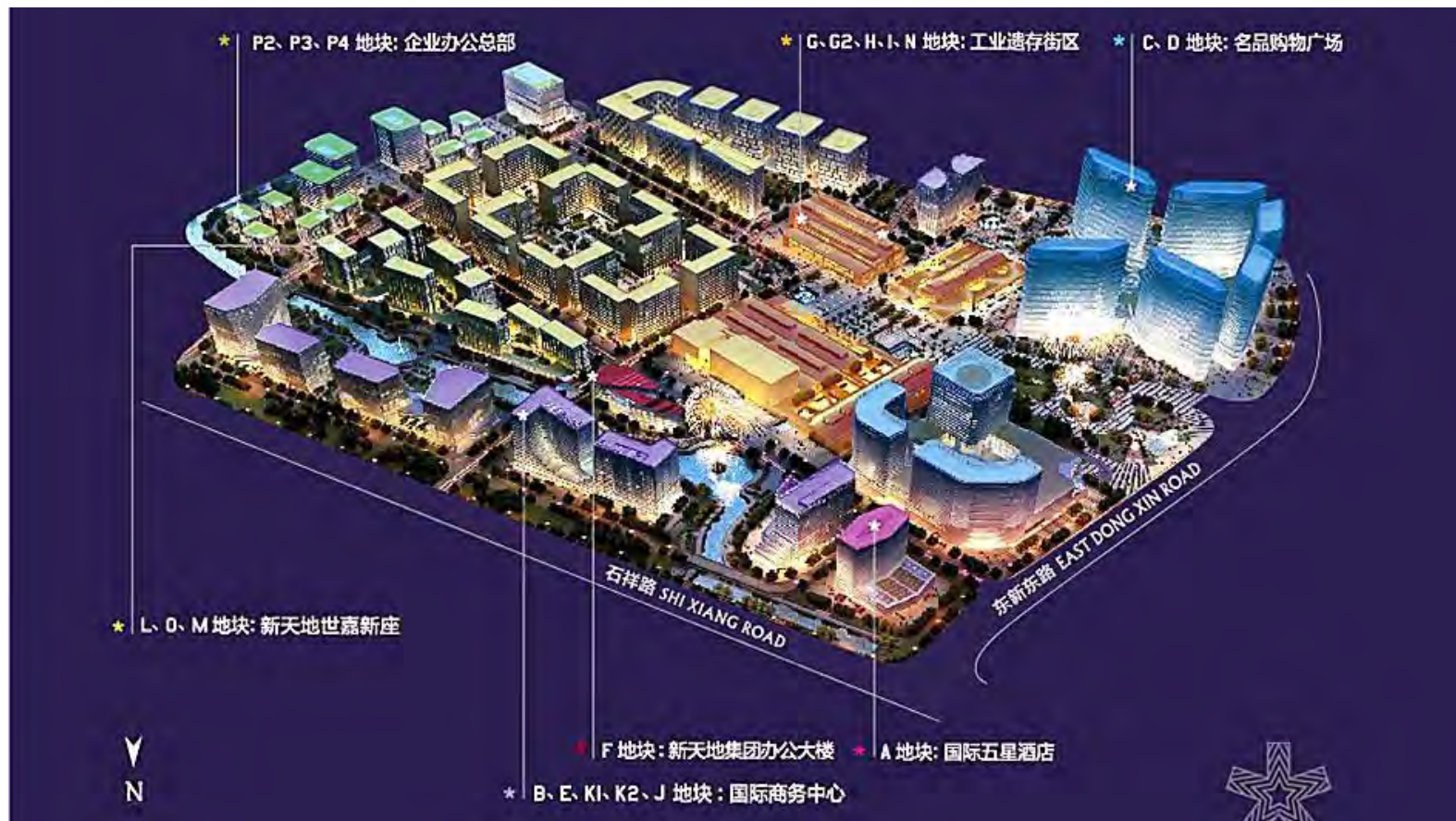
# 150万方·超级城市中心区

HANG ZHOU XINTIANDI

杭州新天地是新天地集团斥资百亿打造的中国第一个以工业遗存为核心的城市综合体，杭州市十大重点工程之一。

项目位于武林广场东北，距西湖仅为6公里，坐镇秋石快速路、德胜快速路、上塘中河高架、石祥路四大快速路构成的“井”字形交通核心，杭州地铁3、4号线交汇处，是杭州罕见的双地铁上盖物业。

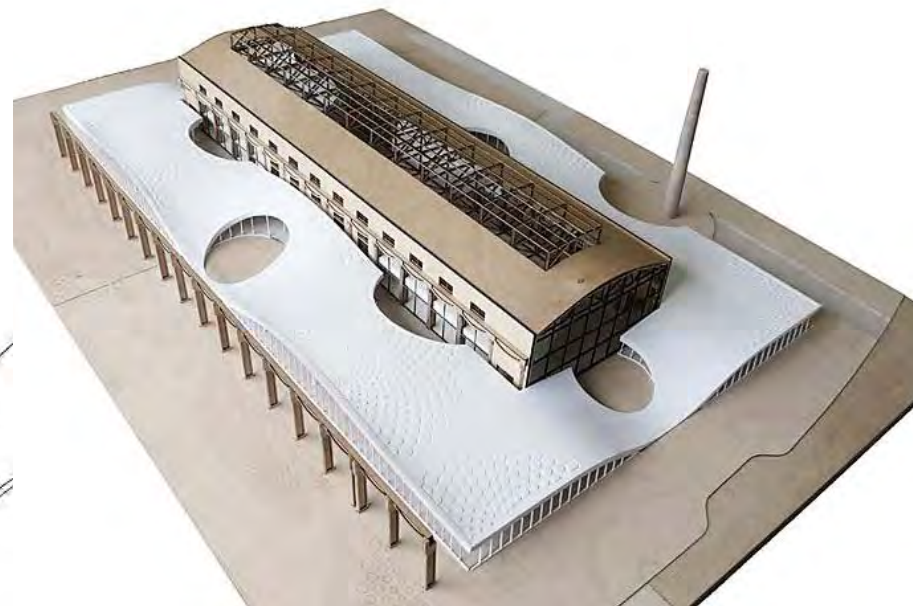
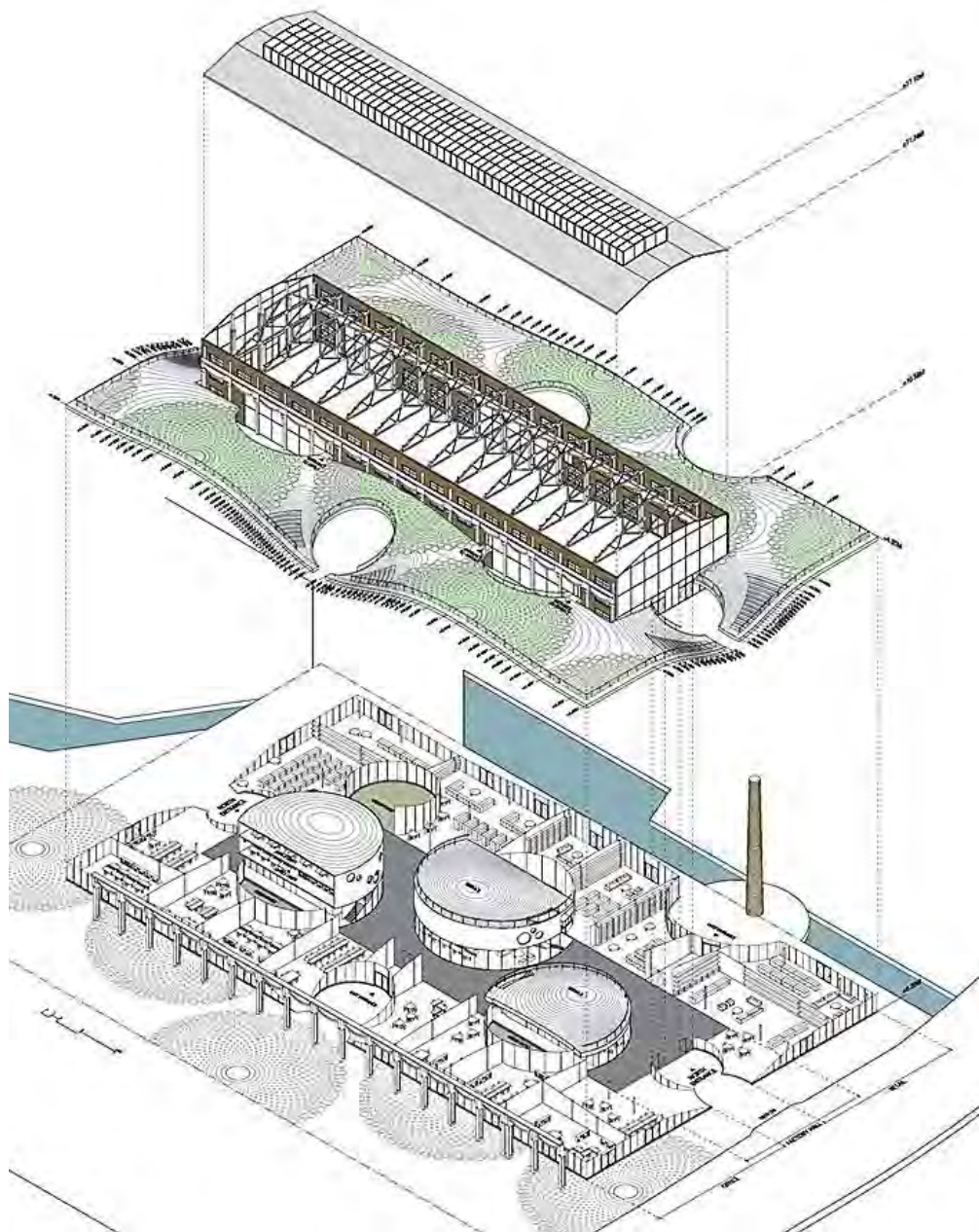
新天地规划用地800余亩，总建筑面积150万方，力邀3位世界建筑大师、8大国际顶尖机构联袂规划设计，保留了原杭州重机厂风格独特的工业建筑，以前瞻性的规划设计，赋予旗舰级巨型商业中心、复合型国际资本群、工业遗存街区、亚洲第一大IMAX影院、新天地世嘉新座等丰富业态，为杭州开创新的活力中心。



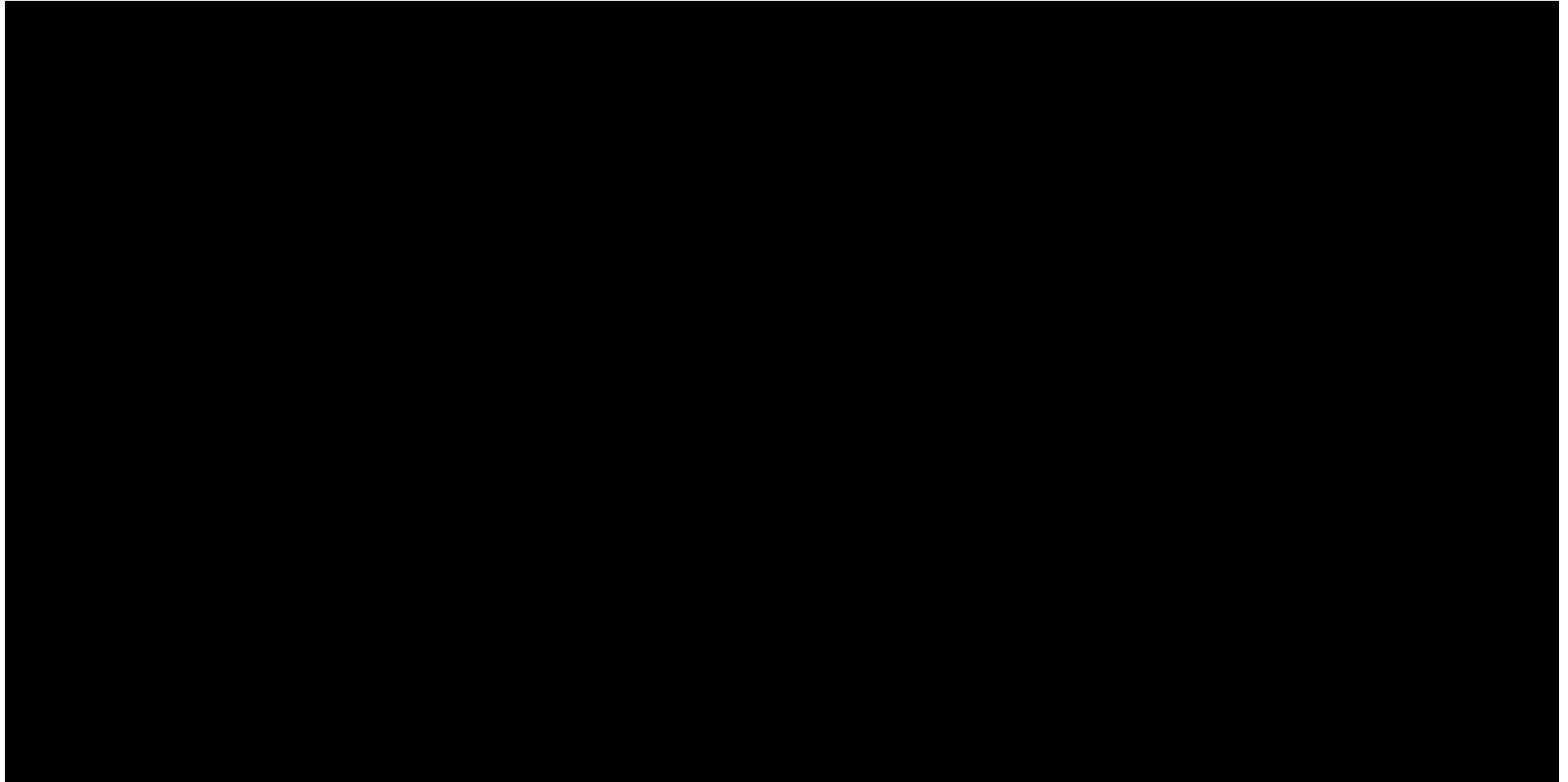
Adapting the former Hangzhou Machine Factory as offices and for commercial uses

Hangzhou XinTianDi Factory H, 杭州新天地工业遗存 H 地块 (under construction) (Serie Architects, UK)





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Video at: <http://vimeo.com/15801909>

Adapting the former [Hangzhou Machine Factory](#) as offices and for commercial uses  
**Hangzhou XinTianDi Factory H**, 杭州新天地工業遺存 H 地塊 (under construction) (Serie Architects, UK)

## Local examples

本地例子



## One of the first conservation projects that include innovative new design

The two Former Explosives Magazines of the Old Victoria Barracks (前域多利軍營炸藥庫 / 舊域多利軍營軍火庫) have been adapted as the new Asia Society Hong Kong Centre's art gallery (Magazine A) and multipurpose theatre (Magazine B), they were opened in 2012.







**Adapting two rows of shophouses as offices, studios & exhibition venues for comic & animation artists**  
**Comix Home Base**, Wan Chai, Hong Kong, 2013 (Urban Renewal Authority, HK)



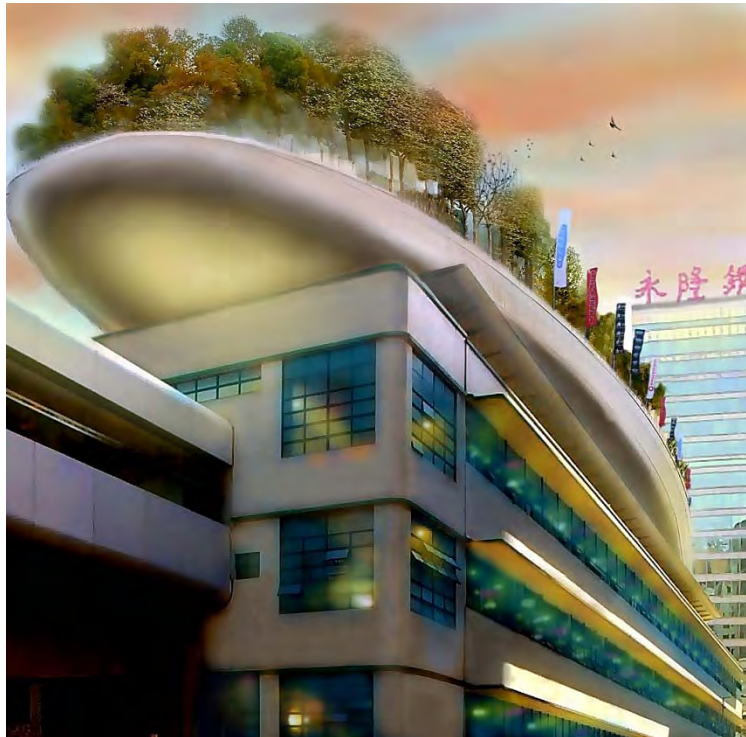
## Innovative design in revitalization – HK is now at a critical juncture

有創意, 具創新的活化再用建築文物: 香港正處於關鍵時刻





Hong Kong Place; Lee Ho Yin

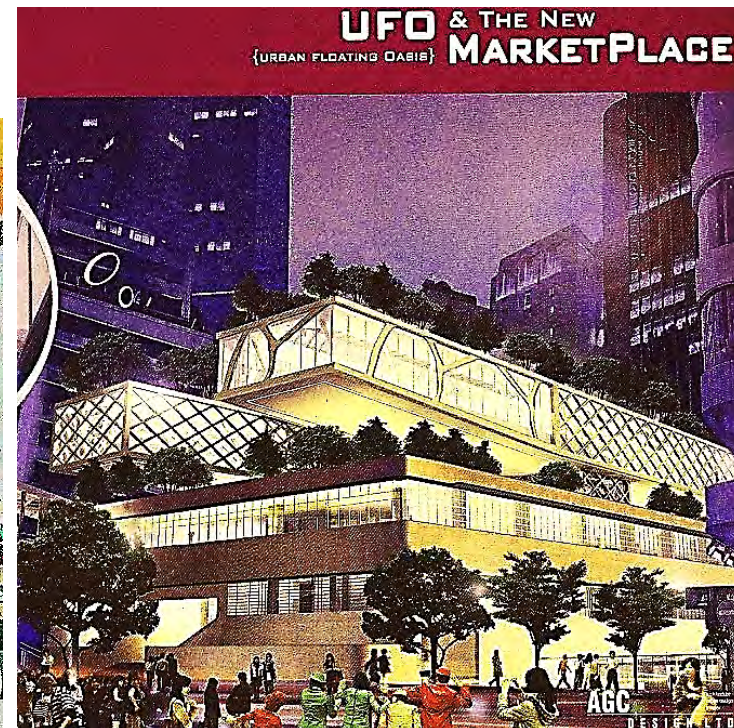
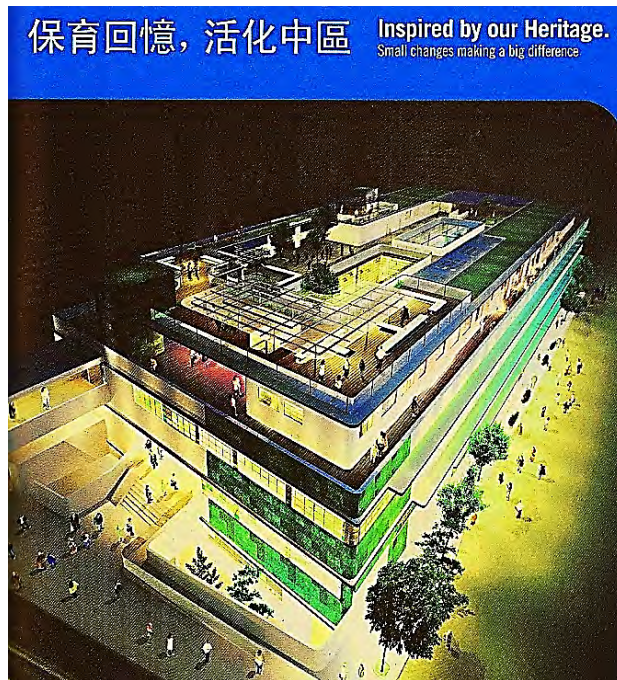


**Provocative concept proposals** for the URA's Revitalisation of Central Market, Hong Kong, 2009 (Lee Ho Yin of ACP, HKU)



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"Urban Floating Oasis (UFO)" by AGC Design Ltd. 由創智建築師有限公司設計的「漂浮綠洲」



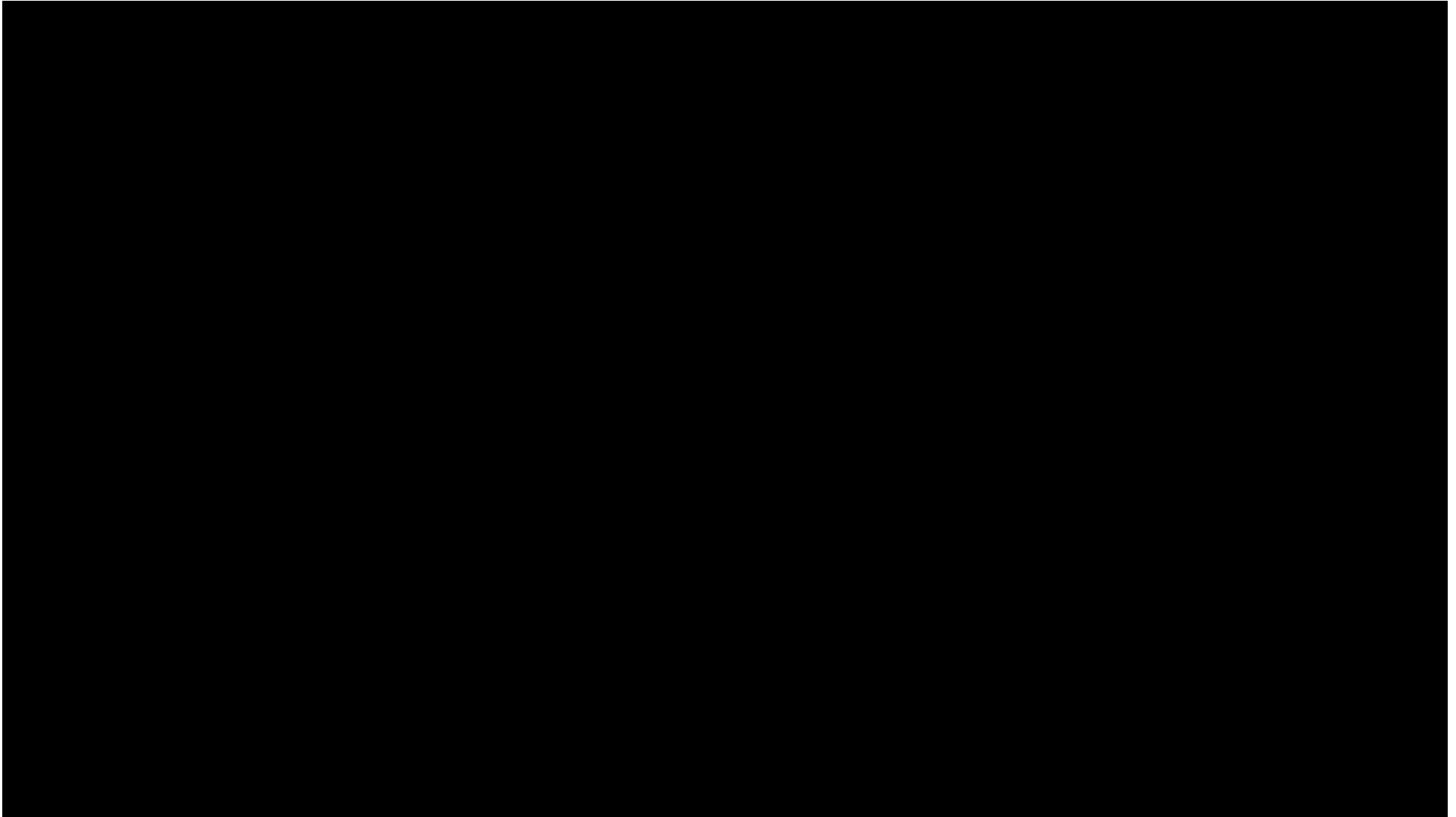


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YouTube at [www.youtube.com/watch?v=sxVSw4K-es8](https://www.youtube.com/watch?v=sxVSw4K-es8)



# SUMMARY 總結

## We advocate

- NO! to preserving old buildings as museum objects
- YES! to revitalizing old buildings with innovative design to serve the needs of communities

## 我們 提倡

- 說不：僵化舊建成為古董
- 說得：活化舊建，創新設計，實際用途，有利社區



Thank You

謝謝