

Project name **Park Commercial Centre**

Location **Tin Hau, Hong Kong**

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Park Commercial Centre, Tin Hau

# Maximum potential

by Tim Youngs

When the Park Theatre at 180 Tung Lo Wan Road shut its doors in 1997, opportunity arose for a developer to take full advantage of the prominent corner site, located across the road from the southeast edge of Victoria Park, and harbour views never before realised in the old low-rise structure. Project architects AGC Design Ltd took on design duties for the Park Commercial Centre on the redevelopment site, maximising the location's potential as they organised a combination of retail, office and hospitality space inside the building's sleek form.





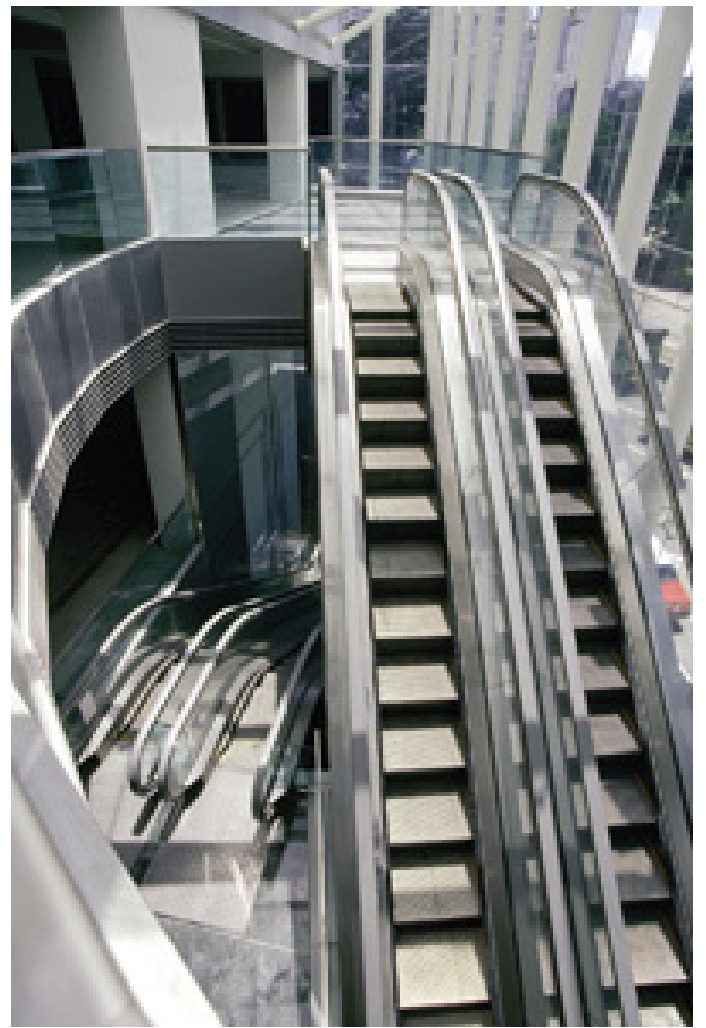
**T**he site posed considerable challenges to the project team. For the architect, the onus was on creating a design facing two streets but offering no rear access. In terms of erecting the structure on the tight site, the close alignment of the MTR Island Line and the need to construct a basement level compounded difficulties during the construction period.

A limiting factor in designing the podium was the necessary inclusion of access points to all staircases, transformer rooms and smoke vents on the main facades, which meant less space at the street frontages. The architect confronted this issue by raising the building's office lobby to the first floor, effectively freeing up street level areas for retail entrances and building services concealed behind metal grilles.

The uplifted lobby is accommodated in a three-storey podium, which is placed above an additional basement retail level. Passersby and traffic along Tin Hau Temple and King's Roads

are addressed by a clear atrium that reveals circulation and shops within its skylit interior. Not only a method to maximise the mall's commercial potential, the glass wall of the atrium floods the podium's common areas with natural light and lets visitors appreciate the view of the surrounds. While developments in the nearby Fortress Hill area feature tight shopping centres fitted out for small boutiques, the developers opted to provide for larger shops instead at the Park Commercial Centre's mall. Street level access to the upstairs mall and office tower main lift lobby is from a single point on Tung Lo Wan Road, with a glass canopy and taxi lay-by area provided. Feature lighting on the facade guides pedestrians to the escalators once night falls.

The main office tower is located above the podium in line with the residential building behind it — a step back from the road so as not to interrupt residents' views from neighbouring buildings. Floorplates are oriented towards the





harbour views with the building core placed to the side. Flexible planning accommodates one to four offices per floor with shared M&E facilities.

The topmost two floors are designed specifically for hospitality business such as a restaurant, bar or karaoke lounge. A rooftop elliptical tower and circular skylight — the latter feature a particularly suitable focal point at a bar or dance floor — complement the two levels that may be combined should a single tenant move in.


Though the building includes three distinct functional areas, the Park Commercial Centre features a clear architectural expression suited to its particular environment. As the building is sited at the intersection of a residential and commercial area, a full-height glass wall was not a desirable design solution. To better integrate the building with its surroundings, alternate bands of glazing and solid cladding blend the building into the site's context instead.

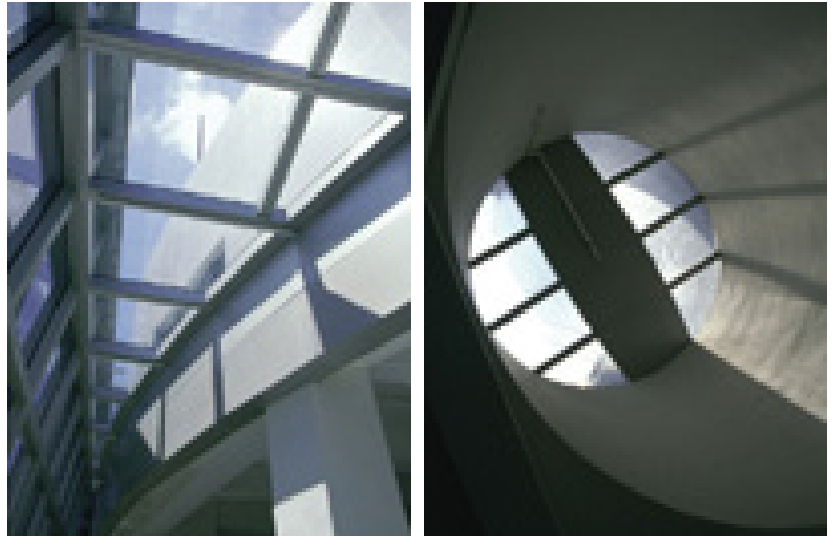






Grey tones and neutral colours provide a modern look across the structure, with metal cladding taking the place of heavier-looking stone. Variations in the facades play with the solid and void, such as the welcoming atrium glass wall and the alternating bands of crystallised glass and reflective glazing. The top floors are distinguished by a shift to full-height glazing for the hospitality levels before a curved metal-clad roof feature and spire crown the structure. The corner position is addressed with a set back rise of curved glass while solar gain considerations for the site have been responded to with the specification of low-e glazing and window fins.

Finishing touches on the Park Commercial Centre project completed in mid-2002. 



**Southland Co Ltd**  
client

**AGC Design Ltd**  
architect

**W.M. Construction Ltd**  
main contractor

**Maunsell E&M Consultants Ltd**  
m&e consultant

**Wong & Cheng Consulting Engineers Ltd**  
structural engineer

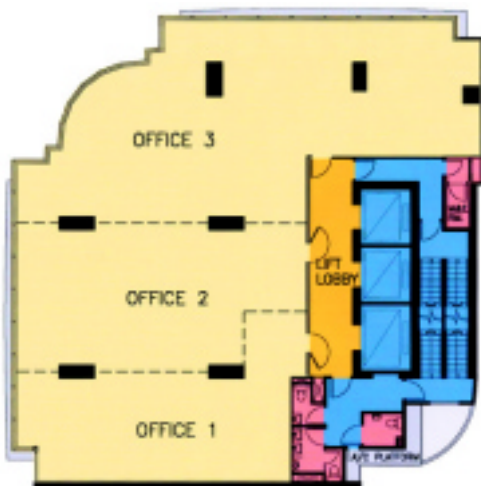
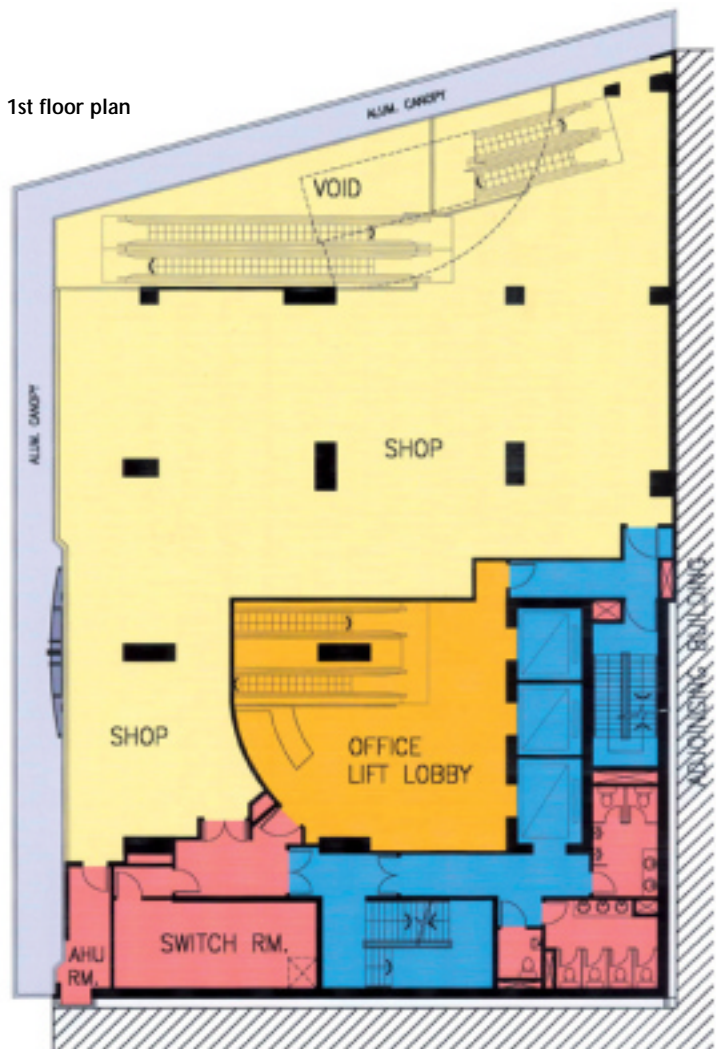
**Victory Manufacturing Fire Protection Ltd**  
fire services engineer

**Saiton Engineering Ltd**  
electrical, MVAC, P/D

**Millennium Engineering Ltd**  
glass wall and canopy

**European Gondola Systems Co Ltd**  
gondola installation

1st floor plan



typical floor plan