



ICON Hotel

Teaching hotel

The design concept of teaching hotel for Hong Kong Polytechnic University re-interprets spatial juxtaposition and superimposition of events and programs situated at the junction of major transportation exchange hub. The rigid constraints of a very constricted site, a mixture of generic programs, and a requirement to maximize the zoning envelope posed a challenge to create a form liberated from the direct impact of these conditions. The building form is opened up both vertically and horizontally with glass atria at various levels, allowing visual and natural lighting permeability connecting either sides of the site, dissolving the tension resulted from the staggering programs and functions.

The new teaching hotel provides approximately 36,000 square meters of gross floor area with three major components - hotel, school and staff quarter, within a site area of merely 4,000 square meter. The new building retains its original staff residential function of its original Pak Sui Yuen staff quarter, and further subsumes it into an overall composition that comprises a 262-room hotel as well as a teaching complex. The design of Teaching Hotel Complex dismantles the typical school/hotel/residential typology, creating not three separated architecture in isolation but instead a tower with multi-disciplined functions that melds with its hyper-dense urban context, at the same time resolving the paradox of having separated entries for each component to fulfill the design brief.

In the process of fulfilling the client's aspiration, the architecture reflects Hong Kong's unique phenomenon whereby seemingly conflicting uses are amalgamated into an integral whole. The site's memory will linger on, and when staff move back into their quarters in due course, they would hopefully embrace a new environment enriched by its interaction with other uses.





client
The Hong Kong Polytechnic University

architect
Rocco Design Architects Ltd

structural engineer
Ove Arup & Partners Hong Kong Ltd

m&e engineer
J Roger Preston Ltd

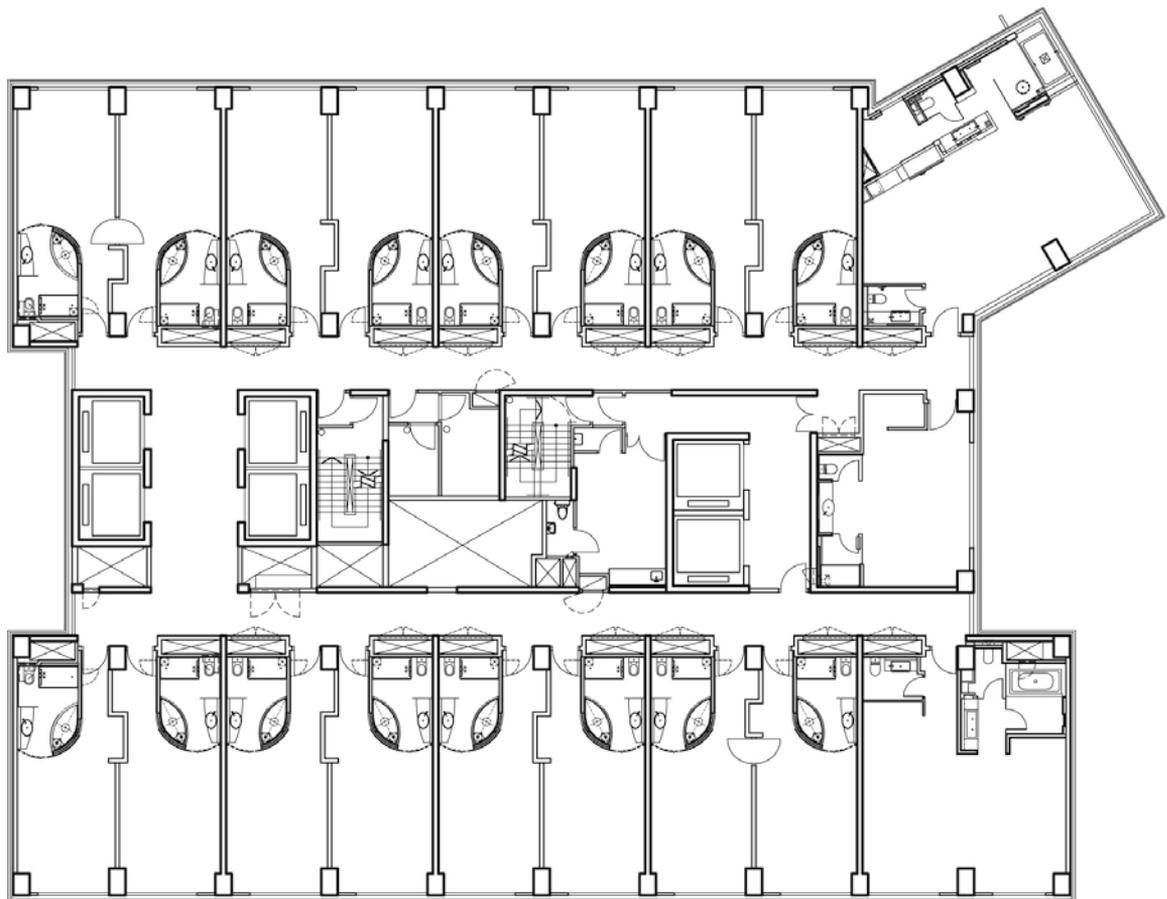
quantity surveyors
Rider Levett Bucknall

interior design consultant
CL3 Architects Ltd / Conran & Partners
 Landscape Architect: **ACLA Ltd**

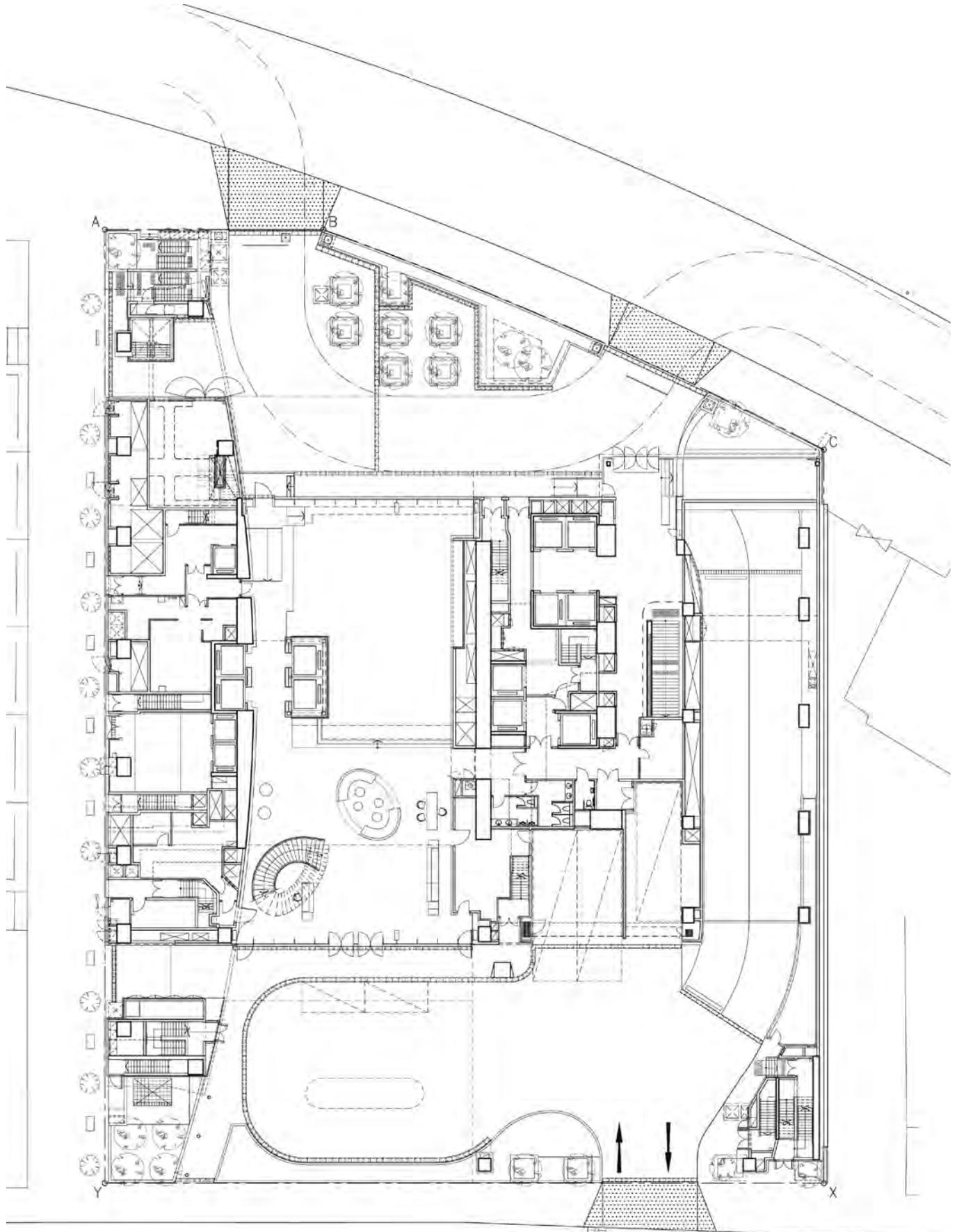
main contractor
Paul Y Construction Co Ltd



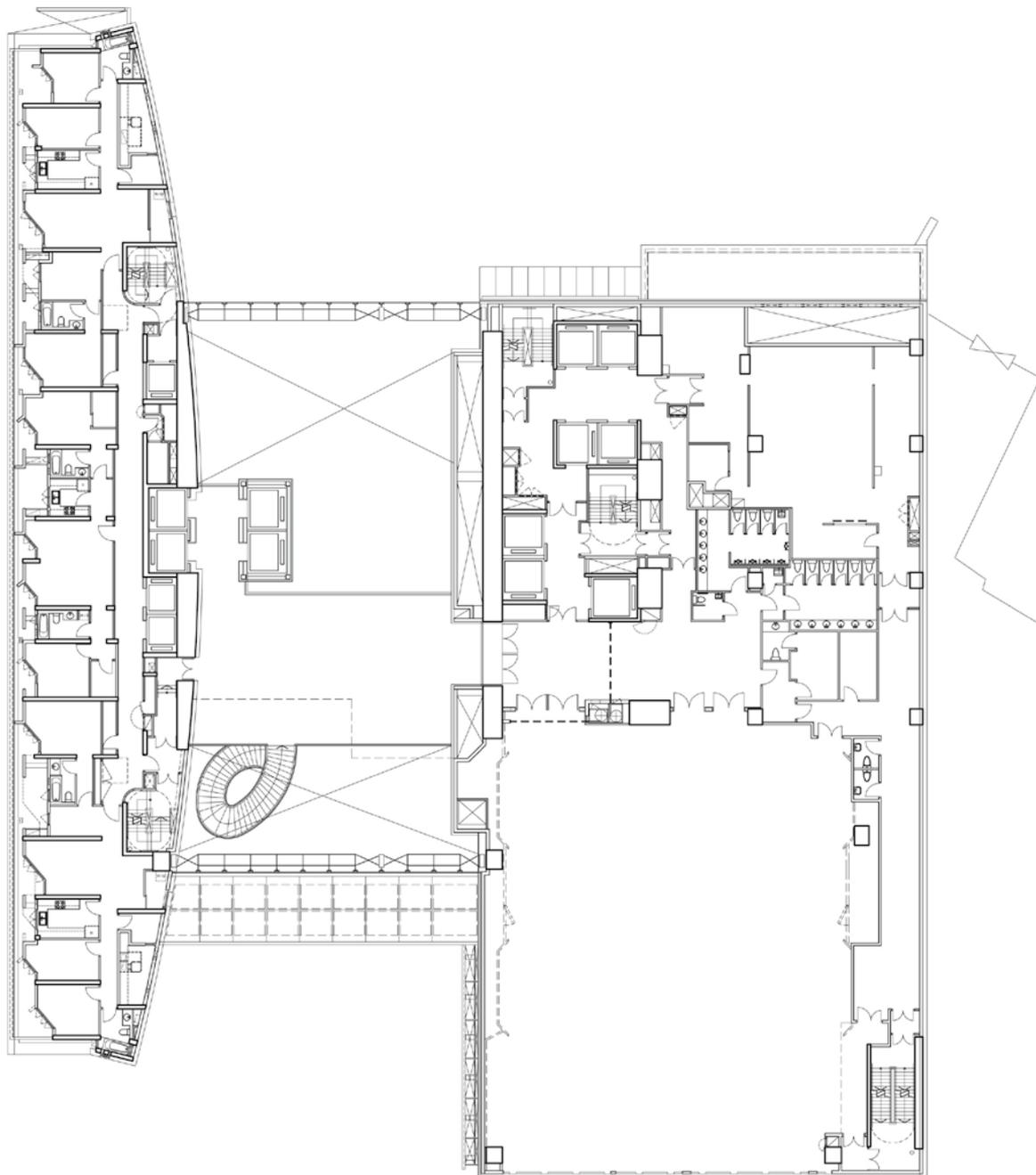
Block plan



Typical floor plan



Ground floor plan



1/F floor plan

Fast Facts

location	Tsim Sha Tsui East, Hong Kong
completion	2011
project type	Mix-use (Education/ Hotel/ Residential)
site area	4,000 sq m
gross floor area	36,000 sq m
building height	114m (118.5mPD)
number of storey	26 storeys (include G/F)
construction cost	HK\$1,300 million



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J. Roger Preston Limited was the M&E Sub-consultant of the Architect, Rocco Design Architects. The prime objective of this project was to develop a high quality, prestigious and cost effective accommodation to the hotel and the Hotel teaching school. Further challenges was imposed to the building design to incorporate a HKPU senior staff quarters, whereby the Fire protection design shall be carefully addressed for both residential and teaching hotel sleeping risk profile.

In response to this, the M&E engineering process (design and implementation inclusive) has to provide the Hotel with a suitable, robust, energy efficient, and flexible building M&E facilities to enable a cost effective, safe and reliable operation which can contribute success to the ultimate goal. The objective of the design approach shall create a long term and rewarding new build complementary to the hotel operations including opportunity of applying green Engineering design to reduce the carbon footprint of a 24 hour operating teaching hotel.

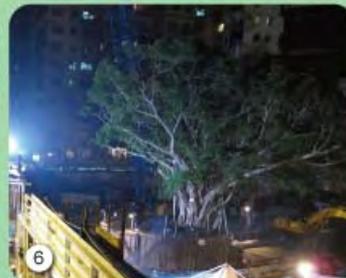
Some of the key design and environmental features are highlighted as below :-

- CO₂ sensors provided in those areas where fluctuation of occupants is expected in order to modulate the fresh air quantity as it is one prime energy contributor in HK climate.
- Application of smoke extraction system with multi-zone control and staircase pressurization in deep basement to enhance fire protection, flexible spatial planning and operational convenience.
- Automatic computerized lighting control system for school with occupancy sensor controls.
- Full IP telephony system fully utilizes fibre-backbone capability.
- Full Wi-Fi coverage to Hotel users giving convenient while secured access.
- Use of water-cooled chilled water system including heat pump system to provide a high COP for AC plant and to recovery waste heat from hotel internal zone for space heating in winter.
- Central chilled water plant with separated chilled water circuit for school and hotel to maximize diversified use of common main plant and benefits of resilience.
- State-of-the-art BMS, building energy management system, security system adopted with capability for remote control and monitoring off-site at other campus locations.
- Fully utilize energy saving and efficient equipment / plant for fast payback and long term Low life cycle cost.
- Water consumption has been reduced by using dual flush water cisterns for all water closets.
- Use of touchless type infrared urinal sensor control for toilets and hand basin water use.
- Air-to-air heat recovery heat wheels was designed to pre-treat fresh air supply for energy saving.
- Use of Ventilation fans step control for car park monitoring using CO sensors to auto adjust flow rate during peak and low usage times.
- Fully Adopt energy efficient lighting fittings, T5, LED exit signs and flexible lighting controls equipment to comply with energy target and maintain low lighting power density (Lumen / watt).
- In-room control for temperature reset and lighting auto on/off using motion sensor interface with hotel guest room card key system.

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