

Project name **One Peking**

Location **Tsim Sha Tsui, Hong Kong**

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One Peking, Tsim Sha Tsui  
**Landmark  
contrasts**

by Tim Youngs



Completion of the landmark One Peking project has created an instantly recognisable form in the Tsim Sha Tsui environment and a distinctive backdrop to a heritage building. Located immediately behind the two-storey former Marine Police Headquarters building and its green platform, the new tower is a response not only to the immediate surrounds but also to the mounting environmental awareness needed in today's building development.



**O**ne Peking, though situated inland from the waterfront at 1 Peking Road, nonetheless benefits from unobstructed harbour views across low-rise buildings. This advantage has recently been guaranteed with the proposed tourism preservation of the colonial building in front of the site.

The client initially sought to build a classical-styled landmark commercial building on the site, in part inspired by favourable impressions of the nearby Peninsula Hotel tower, which similarly forms a backdrop behind a heritage building. Rocco Design Limited, the designer of that project, was hired as design architect for One Peking.

Original designs offered for One Peking followed classical cues but both the client and the architect agreed that a new approach was

needed for the site. Following a research trip with the client to examine buildings in Europe, Rocco Yim asked for a free hand in creating the design. The request was granted and the final environmental response took shape on the drawing boards. Luckily for the designer, the client had no trouble with increased cost for the building as a result of its green features and fostered more forward-thinking design as a result.

The designer chose to integrate the new development with the adjacent heritage site visually and spatially with a strong contrast between old and new. The main circulation areas in One Peking work on multiple levels as a result, with the lift lobbies located at a similar height as the former Marine Police Headquarters' platform. Visual connection remains with the old building in clear view from the lift hall, seen

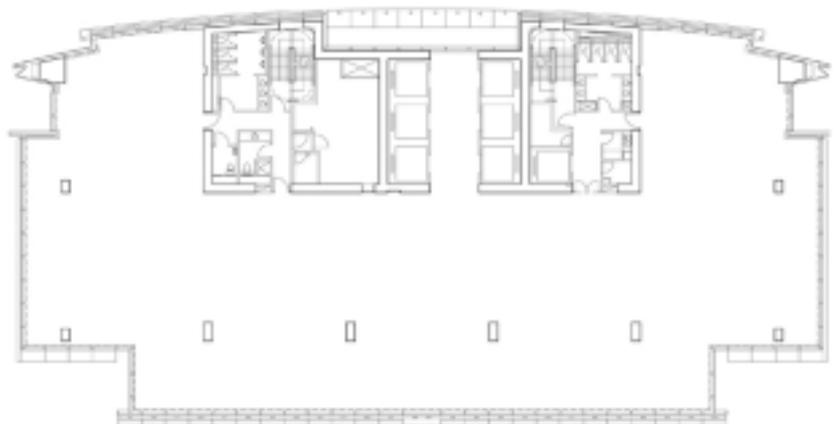


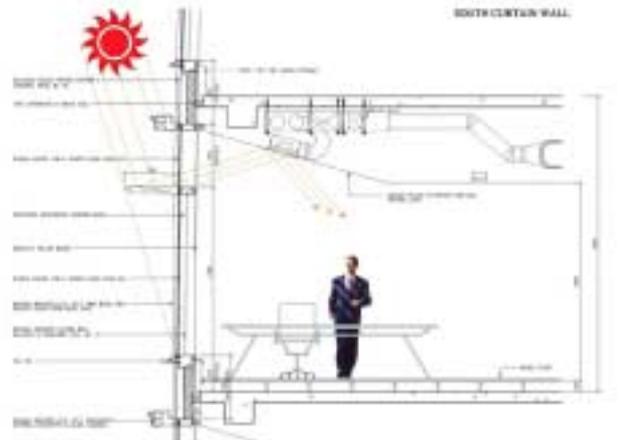
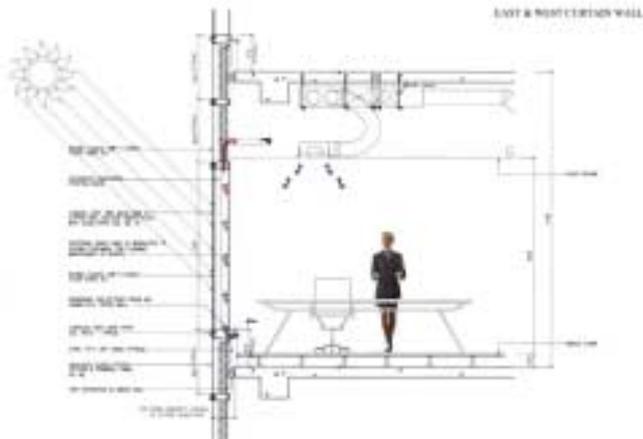
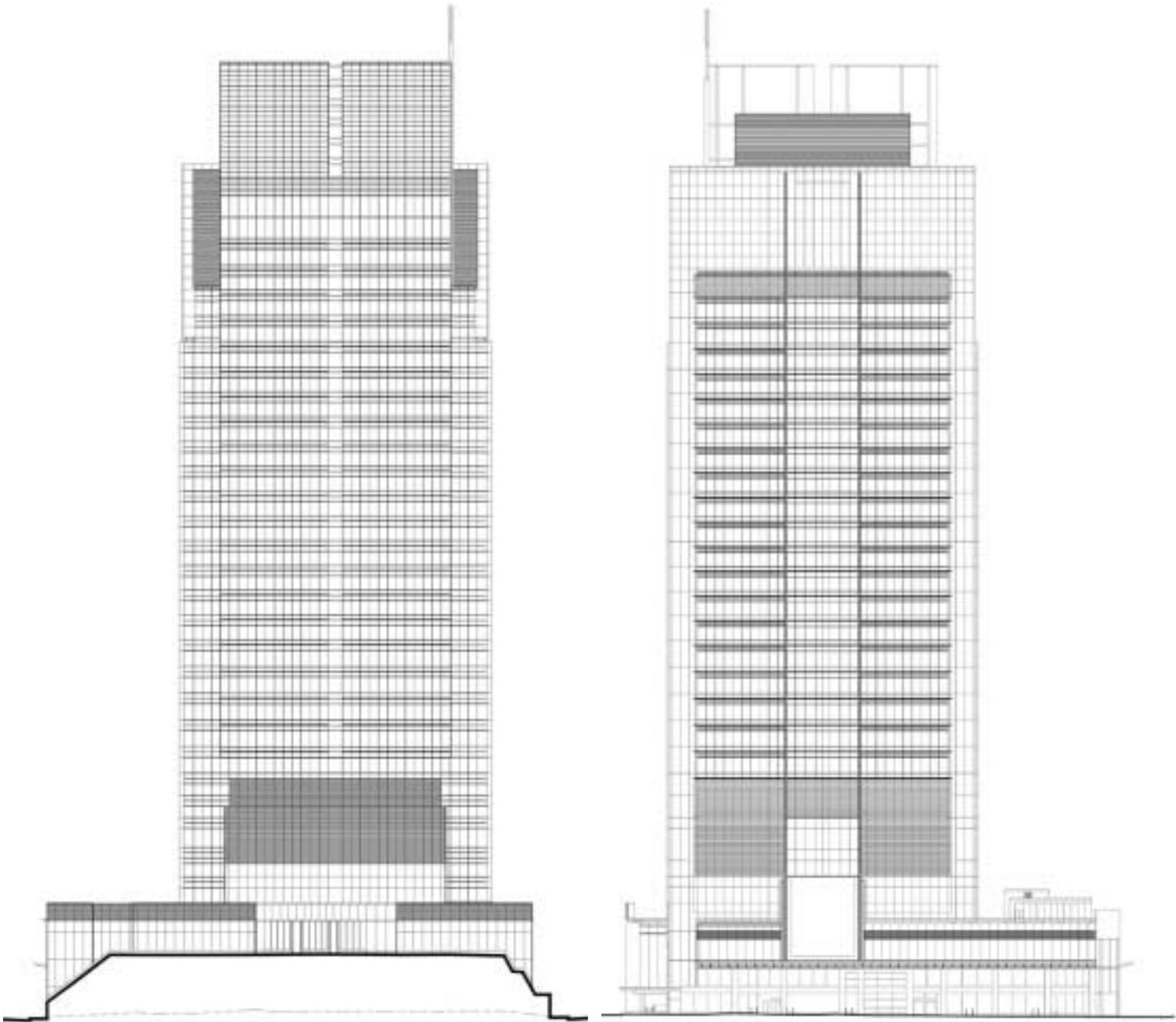


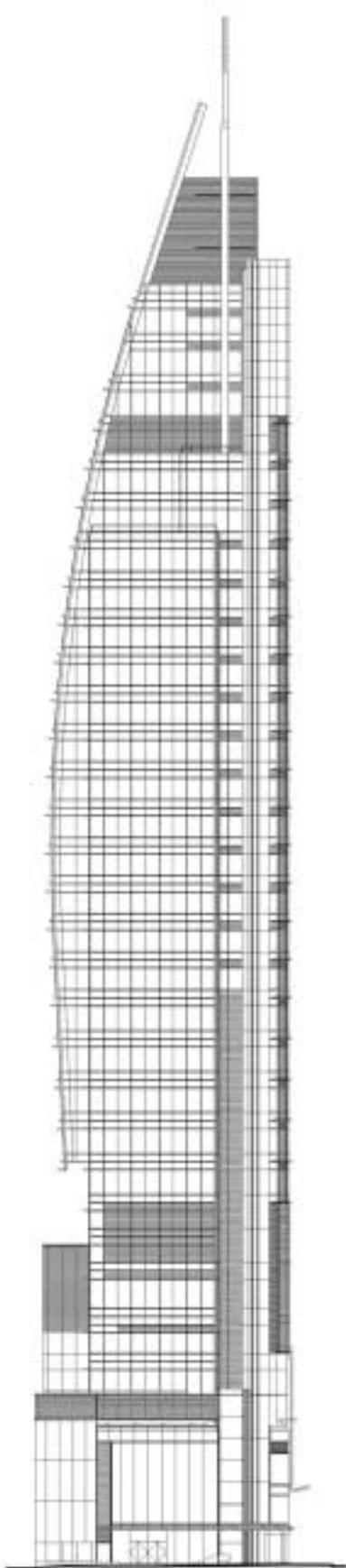


shop facades. Laminated glass with cantilevered glass beams was chosen for constructing the canopy to achieve increased transparency in the structure.

The sail-like curvilinear south facade is both a reference to the roof profile of the nearby Hong Kong Cultural Centre and a reflection of the programme within the tower. Larger floor plates are facilitated for the offices in the mid-level zone while leisure zones occupy the smaller floors where the facade curves inward. The first five levels above the main foyer accommodate restaurants, followed by 14 floors of office space and finally three floors for restaurants are placed at the top.







One of the aims of the development was to provide all users of the building with a direct and intimate relationship with the surroundings via a transparent external building envelope. Although this required clear glass to be specified, the designers were able to offer an environmentally sensitive cladding system.

The tower features a triple-glazed active wall system, combining three layers of low-E clear glass with a ventilated cavity that results in high light transmission yet a low OTTV — critical on such an exposed site. Venetian blinds are housed in a 200 mm air gap in the glazing system and are operated by a computerised system. When sunlight sensors detect a need for shade, the blinds automatically descend to cut glare and heat gain in the interiors. Sensors also control the blinds' blade angles and power for their operation comes from an array of photovoltaic panels located at the rooftop.



The south elevation features innovative arrangements to reduce solar gain yet allow increased light transmission at the same time. Although standard ceiling heights in the development are 2,800 mm on office floors, inclined ceilings rise as they reach the windows, which gain extra height as a result. Outside the windows, aluminium sunshading fins serve as reflectors bouncing light up onto the angled ceiling to transmit more natural light inside while at the same time limiting the entry of direct sun. At night, these same fins are lit from below as architectural features. 

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