Living in a Park in a Walkable Community

exclusive tour to the Double Cove

also feature

HKILA site walk to the Maggie’s Centre
DESIGN CONCEPT

Set in the sub-urban area of Lok Wo Sha, the development aims to promote sustainable living within the development as well as for the neighbourhood. The concepts of “Living in a Park” and “Creating a Walkable Community” were conceived by internationally renowned architect Lord Richard Rogers, with the residential towers arranged in pairs and stepped height around a raised park which sits above a clubhouse and retail centre, to promote a friendly access to green spaces and community gathering places.

The sleek residential towers are stepped in pairs from north to south on the site perimeter, resulting in a self-ventilating landscaped corridor that maximizes available space and light to give each residence a greater feeling of space and an unmatched field of vision over sea, sky and landscape. The paired towers are arranged along two opposite curves that define soft heart to the site. The residential accommodation enjoys views out towards the coves and in towards the park. The park is undulating and varying; incorporation spaces of contrasting character and brings to the scheme a sense of place.

CIRCULATION

The park scheme design uses a multi-layered approach to way finding to provide legibility, consistency, connectivity and reassurance to residents, visitors and public users when moving through the site. An all-weather covered walkway in the central axis of the podium amenity deck connecting the shopping arcade and site surroundings to encourage peoples to enjoy the greenery and retail amenities. The circulation framework is based around a simple path hierarchy with clear landmark features to aid spatial connectivity.
ARTWORK
The project has an art sculpture collection by various artists, with a total value at approximately HK$31 million, installed and displayed at the overall development of Phase 1 including the landscape area. Double Cove’s contemporary art collection comprises specially commissioned sculptures that have been inspired by the nature.

1. I HAVE BEEN DREAMING TO BE A TREE... 2013 by Moon Byeong Doo
2. HORSES BY THE SEA by Freeman Lau Siu Hong
3. WAVING GLORY by Mok Yat San
4. DOUBLE HAPPINESS by Man Fung Yi
5. VOYAGER by Kevin Fung Lik Yan
GREENERY OF DIFFERENT DIMENSIONS

Green Roof
- provided on the whole podium floor including shopping arcade
- mitigating heat island effect;
- enhance the coverage of greenery;
- create breezeway and enhance healthy air quality.

Green Hedge Fence wall
- new type of fence wall with hedge;
- more environmental friendly than traditional solid metal fence;
- composed of a row of Ficus Benjamina of 2.5m height and a chain link fence inside for security;
- enhances green ratio, acoustic isolation performance, and aerobic filter to the exhaustive gases.

Vertical greenery
- create a 3-dimensional landscape along the site;
- increase overall landscape area in addition to conventional horizontal landscape;
- supporting irrigation is fitted to maintain the plant live and quality.

EARLY PLANTS PROCUREMENT
In order to achieve the instant planting effect during the handover to residents, an early plants procurement team has been established by the client. All selected trees have to be delivered and kept in a temporary off-site nursery (20,000sqm) in Mainland China for at least 12 months.
HEAT ISLAND MITIGATION AND CREATION OF MICROCLIMATE
The Heat Island Index was investigated at design stage via heat island analysis and various computational modeling techniques, including air ventilation assessment. Ample water features and woodland planting promote natural ventilation and enhance air quality and to reduce the heat island effect.

FACTS AND FIGURES
• 40,000 m² planting area for entire development (counts for > 40% of total site area);
• 8,800 m² existing woodland;
• 16,000 m² recreated woodland extension;
• 26,000 m² green roof, green wall, water feature, landscaped amenities;
• 2779 trees planted (including 749 nos. native species)
• Developer: Henderson Property Agency Limited and New World Real Estate Agency Limited
Located in the grounds of Tuen Mun Hospital in Hong Kong, Maggie’s Cancer Caring Centre Hong Kong (commonly known as Maggie’s Centre) is the first Maggie’s Centre built outside The United Kingdom. The Maggie’s Centres were founded by Maggie Keswick Jencks who had suffered and passed away from cancer. Like the other 16 centres in the United Kingdom, Maggie’s Centre Hong Kong aims to provide a low-stress environment for cancer patients where they can receive information, advice and psychological support. Its unique connectivity with landscape and its expressive yet domestic architecture distinguishes it from the other Maggie’s Centres.

“Above all what matters is not to lose the joy of living in the fear of dying.”
Maggie Keswick Jencks

Acknowledgement: Ronald Lu & Partners, Alexander Duggie (Urbis Limited)
With a floor area of 468 sq.m., this Centre is composed of a living area, a dining area, a kitchen, a large function room for various classes or activities such as yoga, three counselling rooms and a staff office. Inspired by the Chinese garden, the building emphasises the interconnectivity between the interior and nature.

The building, being embraced by two ponds and surrounded by a garden, provides views to the landscape at every corner, giving the patients and their caregivers a sense of peacefulness and tranquility. Its specially designed intricate geometry with pitched roofs coming from different angles and directions, expresses the architecture in a familiar yet unexpected way, providing comfort and inspiration to the users. The intricate geometry also allows sunlight to come into the building at different angles, immersing patients in warm daylight.

Bright colours were selected to complement this sunlight interior, creating a cheerful environment for the patients to explore. The use of timber and its layout with the kitchen as the Centre of the building, exaggerates the sense of domesticity, making the Centre a home rather than a medical facility. Such domestic environment relieves the stress of the patients, fostering a friendly environment for patients and medical staff to communicate and interact. Through the architecture, the project team expresses their immense care for the patients, inspiring the patients to look for support and most important of all, encouraging them not to give up.

The inspiring concept of Maggie’s Centre also inspired the project team to design and tackle construction in an innovative way. Rather than using conventional two-dimensional means as the sole representation of the building,

Building Information Modelling (BIM) was applied as a tool throughout the design and construction process. It allowed the team to understand every unique interfacing detail and its distinctive combination of building materials including metal roof, timber roof structure, steel structure, concrete and window walls. Like the Centre itself, the design and construction took on a very inspirational path.
Not merely a medical facility, Maggie’s Centre creates a warm, friendly, calm and cheerful environment which alleviates the stress of the patients and caregivers in the midst of their traumatic experience. It transforms the patient’s behavior, exemplifying their positivity and inspiring them to live and not to lose the joy of living in the fear of dying.
The landscape concept design was undertaken by Landscape Architect Lily Jencks, daughter of Maggie, who collaborated with building design architect, Frank Gehry, on the ultimately successful integration of the building and landscape. Urbis Limited, the Executive Landscape Architect worked closely with Lily throughout to provide advice on hard and soft landscape materials availability and on siting the building to minimise impacts to existing mature trees, and subsequently undertook design development, preparing tender and construction packages, site inspection services during construction and establishment.

The centre is arranged as pavilions in a garden, based on the organization of a Chinese Scholar’s garden as discussed in Maggie Keswick’s book ‘The Chinese Garden’. The design takes the experience of calm, the reciprocity between nature and man, and the intimate spaces of quiet contemplation found in traditional design, to create something quite new that compliments the extraordinary work of Maggie’s. The pavilions are arranged to encourage movement between the interior and landscape. Rooms open out to surrounding gardens or have private terraces overlooking the pond. The focal point of the building is a public living and dining area, with views of the ponds and gardens subtly evoking the traditions of Chinese architecture. Each room has a different view and relationship to the garden or ponds. The central kitchen is the social hub of all Maggie’s Centres creating a friendly, casual meeting spot. A garden consulting room is slightly separated from the main building, where families can meet for more personal counseling. A bridge connects to a relaxing library pavilion for quiet consultations, reading or meditating whilst watching the play of water and reflected light. Beyond the bridge the path weaves through garden sitting areas, native plants and sweet scented flowers, a habitat for birds and people alike.

The main design challenges were to minimise existing tree impacts and complete the project on a tight budget. Pond excavation was integrated with site formation works for maximum efficiency. Recycled roof tiles were used as an attractive, low-cost paving material. The scheme is a successful example of professional and commercial charitable collaboration with all consultants providing services pro bono and several contractors providing discounted services or materials.
The landscape design has created a beautiful environment that contributes to a warm and loving atmosphere for Maggie’s and a unique public resource for Hong Kong. The sensations of Maggie’s are not extravagant but of a quiet calm dignity. The building and the garden, the plants and the materials, have all been designed to give heart and strength. Maggie’s is a place to find strength from the beauty of one’s surroundings and from people who have the time and energy to really care. In her mother’s words, Lily hopes it will help all visitors ‘not to lose the joy of living in the fear of dying’.
**How you can help**

You can help Maggie’s in many different ways. Any help you can give is valued, and every donation helps us support people affected by cancer. You can make a donation of any amount at any time – either as a one-off or a regular payment. You can join one of the fundraising events that we organise each year, create your own event, or volunteer and help make our events happen.

HKILA Site Walk 2016

An one-day trip to two projects, which have received the HKILA Design Award 2014, was conducted on 25 June 2016. The tour included visiting the Maggie’s Cancer Caring Centre and Wo Hop Shek Crematorium.

Landscape Architecture: In Sickness and in Health

The morning session was a jointly-organized event of Hong Kong Institute of Landscape Architects, Maggie’s Cancer Caring Centre & Hong Kong Government Landscape Architects Association. As part of the Jockey Club Emotional and Psychosocial Support Programme, this was a follow up session of the Master Lecture Series- “Can Architecture Affect Your Health?”, this talk investigated the impact of landscape architecture to patients and general public. Valuable feedback from the users helped prioritize design considerations for landscape practitioners. We have invited Mr. ALEXANDER DUGGIE, our fellow member, together with Ms. HELEN NG from Ronald Lu & Partners as the guest speakers to give our members a tour and explain about both architectural and landscape design concept of the Maggie’s Cancer Caring Centre and how the outdoor and indoor space interact with each other.

Landscape Architecture: Til Death Do Us Part?

The afternoon session was a visit to an award winning project- Wo Hop Shek Crematorium. With fully integrated landscape design, this is an architecture for the deceased that asks for spiritual and symbolic meanings and takes the feelings of the grieving families as first priority. To create such a place of dignity and peace, every step of the funeral process had been thoroughly considered and was revealed in the contemporary design. This project has been receiving local and international awards. Recently, it has won Architizer A+ Awards 2016 – Popular choice Winner in the Institutional: Government & Municipal Buildings category.
This is that time of the year again! The 28th HKILA Annual Dinner is approaching, you are warmly invited to join us on this night of cheerful toasting and gourmet dining. This is also the year of HKILA Landscape Awards, your delight presence and support would be greatly valued.

Please be advised that Mrs. Carrie Lam, GBM, GBS, JP, Chief Secretary for Administration, HKSAR Government, has kindly accepted our invitation to be the Guest of Honour at the 28th HKILA Annual Dinner.

Event details are as follows:
Date: Friday, 18th November, 2016
Venue: Concord Room, Renaissance Harbour View Hotel Hong Kong,
1 Harbour Road, Wanchai, Hong Kong
Time: Cocktail 6:00pm
Formal Proceeding 8:00pm

Smart dress code

Please take advantage of cocktail session to socialize and browse the award winning projects, and arrive no later than 10 minutes before the formal proceeding.

The registration details is available on HKILA website (www.hkila.com). Please register online today.
Change of Membership and New Members
(for the period 1 January 2015 to 31 July 2016)

Change from Associate to Professional Member

M223  LAU Hoi Ying  楊凱瑩
M224  LEE Hin Yung Vivian  李衍銘
M225  KWAN Hoi Ling  關凱齡
M226  YIP Wai Ki  葉威琪
M227  CHAN Ming Chi  陳銘芝
M228  TAM Im Fei  湯颺飛
M229  MAN Chi Kong  文志剛
M231  FOK Yin Wai  霍彥維
M232  LAU Yat Ting  劉逸婷
M233  LAU Vivian  劉慧恩
M234  LO Tak Yee Ivan  羅德儀
M235  POON Sze Wing  潘思穎
M236  SOONG Suk Mei  宋淑美
M237  NG Wai Chi  伍慧芝
M238  SHUM Jacky Sai Chun  沈世俊
M239  LI Perry  李汶健
M240  YU Michelle Hoi Yan  余海恩
M241  WONG LIVIA  黃海柔
M242  HUI Wing Yan  許詠恩

New Professional Member

M230  Andrew Richard OSBORNE

Change from Student to Associate Member

G378  CHO Wing Suen Diana  左穎璇
G379  TAN Teresa  張詠欣
G380  YEUNG Man Ning  楊文寧
G389  CHUNG Wai Kin  鍾偉健
G392  WONG Yin Kiu  黃頴喬
G394  MAK Nga Sze Cedilia  麥雅斯
G398  CHAN Mei Yee Jean  陳美兒

New Associate Member

G376  TSANG Hing Shing  曾慶盛
G377  IVAN, Valin
G381  WONG Ka Yan Katherine  王家茵
G382  LAM Man Ching  林浚澄
G383  WU Charis  胡芷莉
G384  YIP Marco Tin Wai  葉天偉
G385  CHOY Wai Yan Amy  蔡慧茵
G386  GAN Guo  甘果
G387  FOK Chun Wing  霍楚蘊
G388  HUANG Hao  黃皓
### New Associate Member

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New Student Member

S240  MAK Nga Wing
S241  QI Shi Ting
S242  SHUM Yuen Han
S243  TAM Wun Lam
S244  TONG Man Yee Tiffany
S245  TSANG Cheung Fung
S246  TSE Kwai Wa
S247  WONG Man To
S248  WONG Wai Man
S249  YAU Sing Yiu
S250  YIP Michael
S251  YIP Sin Yu
S252  KONG Wing Yan
S253  CHEUNG Wui Fung
S254  TAM Kit I
S255  HUI Yu San
S256  LI Zeng Ming
S257  BAO, Feng Yu
S258  CHEN, Jie Lin
S259  CHEUNG, Mei Yan
S260  LEE, Yuen Ying Crystal

New Affiliate Member

A033  Joanne Gereloa VANDERVELDE

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Vice-President  Mr. S.C. LO
Vice-President  Mr. Paul CHAN
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