

# SHUM YIP UpperHills Loft

Shenzhen, China



## **Ex. 2A: Precedent Research and Summary**

## Project info



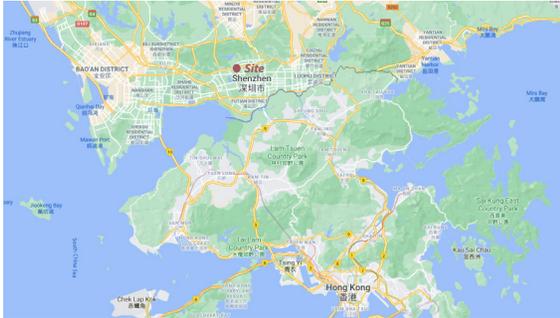
Source: SOM

name: SHUM YIP UpperHills LOFT  
 client: shenzhen kezhibu investment co., ltd.  
 architect: URBANUS  
 location: shenzhen, china  
 design: 2012-2013

construction: 2012-2018  
 site area: 64,000 sqm (top area of shopping mall)  
 floor area: 105,000 sqm  
 LOFT building storey: 3~14  
 LOFT building height: 36.45-67.5m

design firms for other parts:  
 tower & ballroom building design: SOM  
 retail podium design: ARQ

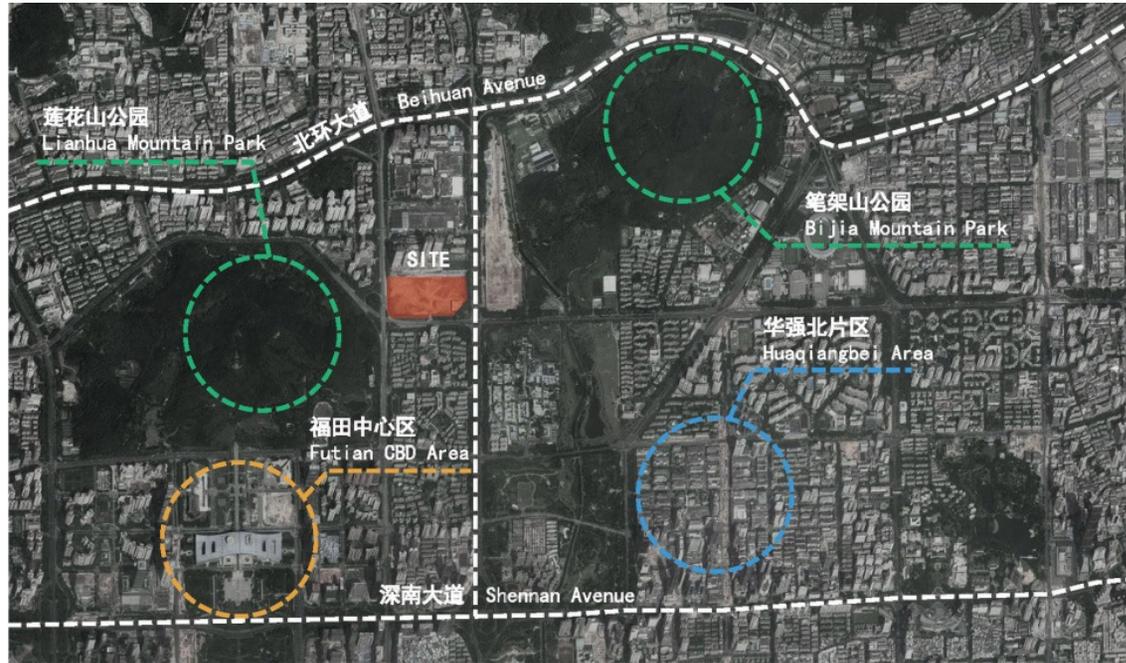
## Background



Located in Futian District, Shenzhen



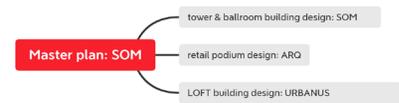
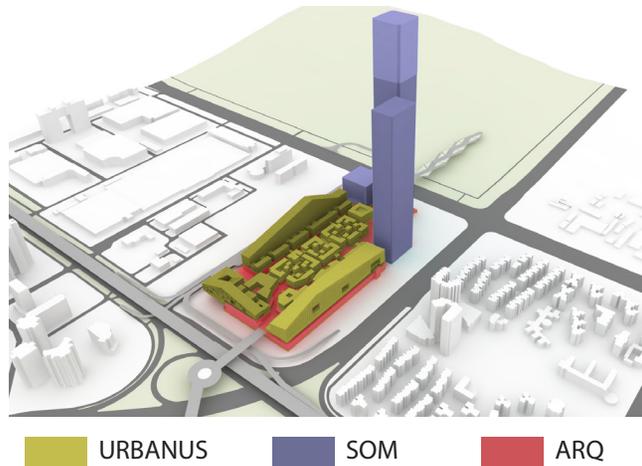
Located near Futian Central District



Site Analysis



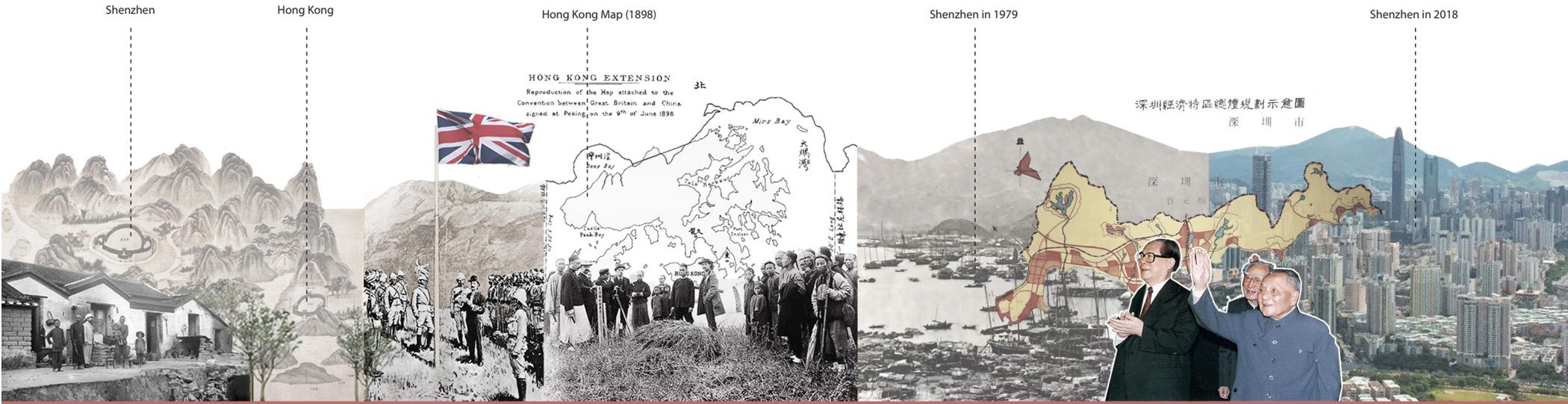
The area was formerly the SEG Hitachi plant.



URBANUS's design task is to build a 100,000 m<sup>2</sup> residential space and office LOFT on top of a large shopping mall covering an area of over 60,000 m<sup>2</sup>.

URBANUS SOM ARQ

# History



## -1840

At first, Shenzhen and Hong Kong were collectively referred to as **Xin'an County**, and they used to be important areas for China's border defense.

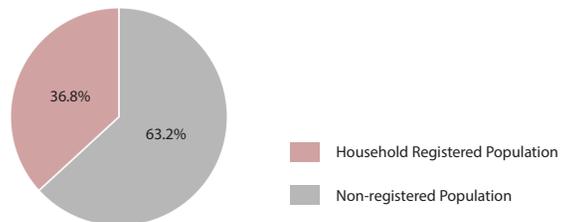
## 1840-1898

After some wars, the "Treaty of Nanking" and the "First Convention of Peking" were signed, and Hong Kong was excluded from Xin'an County.

## 1980-2020

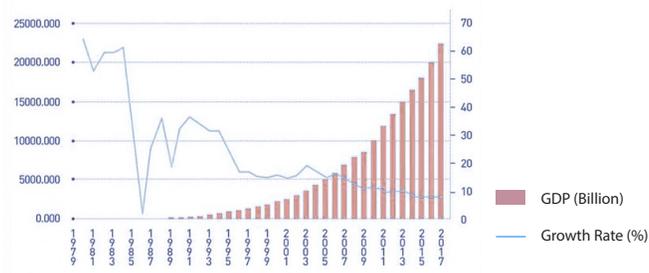
The paramount leader of China Deng Xiaoping proposed 'Economic Reform and open up' and elected Shenzhen as a 'Special Economic Zone'(SEZ), which encouraged foreign investment and simultaneously accelerated industrialization in this region.

### 1. Shenzhen has a large permanent non-registered population.



Shenzhen's permanent population in 2019

### 2. Shenzhen's economy is growing fast.



### 3. Shenzhen traffic is developing rapidly.



■ **Shenzhen Airport:**  
Receive 50 million passengers every year.



■ **Shenzhen Port:**  
To more than 100 countries, more than 300 ports

**What the history  
of Shenzhen bring  
to this city?**

It is a city that is the product of business society.

Strong individualism

Centering on the market rather than monument to form blocks and residents' activities

Too fast construction leads to the lack of public space

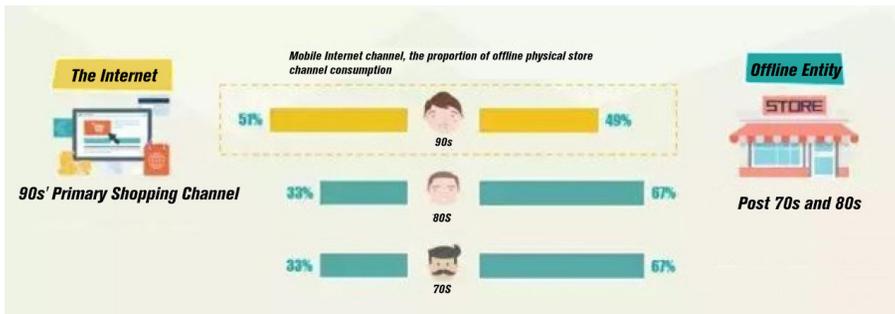
high-density city that closely follows the pace of Hong Kong

# Social

## Online Economy



Booming of online retail



With the continuous development of China's online economy, there has also been a certain degree of attack on the operation of these offline physical stores of Shum Yip. Therefore, the graphic design tends to favor larger flagship stores.

A new business mode that brings consumers a richer experience and cannot be replaced by online retail is required.

## Living Environment

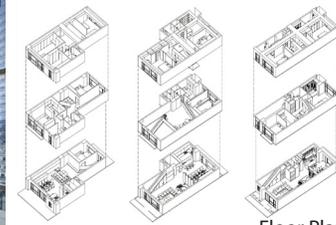
Village



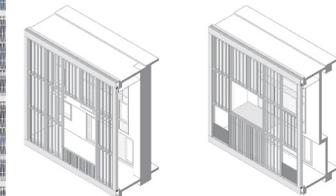
Modern



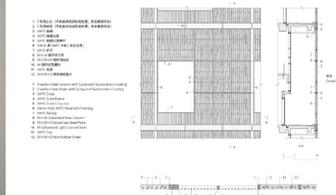
From rural villagers who can talk in the public space to the transition of urban apartment neighbors not knowing each other, designers use the design of architectural space to ease this change in neighborhood relations. Including high-rise corridors and private courtyards, the neighbors have both private space and public communication space.



Floor Plan

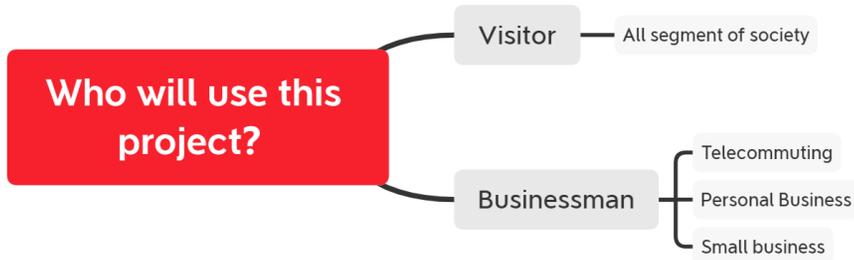


High Ceiling

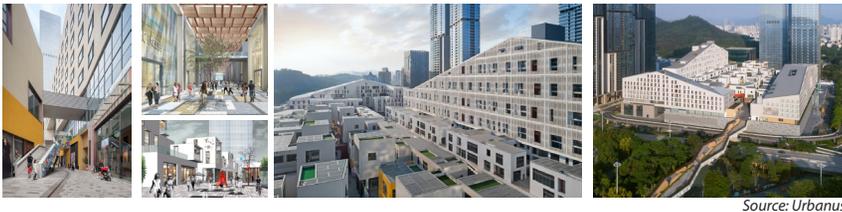


Facade Design

# Users

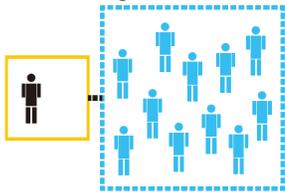


## Visitor



## Businessman

### Telecommuting



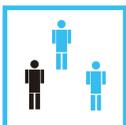
- Characteristics:
- mainly residential use with designated work area
  - no commercial traffic or employees
- Example industries:
- consultants
  - telecommuters from larger offices

### Personal Business



- Characteristics:
- mainly work space with optional residential area
  - limited commercial traffic and few if any employees
- Example industries:
- Individual designers / artists
  - Professionals (doctors, dentists, lawyers, real estate)
  - International company outposts

### Small Business

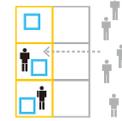


- Characteristics:
- completely work space
  - commercial traffic and employees possible
- Example industries:
- Technology startups
  - Medium design company

Source: Urbanus

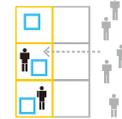
## Different ways of work

### Traffic Independent



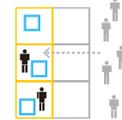
- Characteristics:
- No retail frontage or foot traffic
  - Few customers
- Supported commercial types:
- Offices with limited need for commercial and employee traffic

### Community dependent



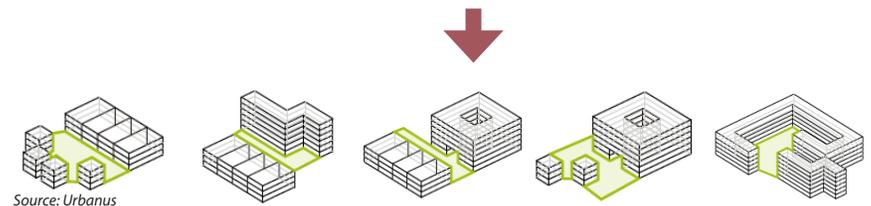
- Characteristics:
- No retail frontage or foot traffic
  - Few customers
- Supported commercial types:
- Offices with limited need for commercial and employee traffic

### Traffic Dependent



- Characteristics:
- Retail and foot traffic
  - Many customers and employees possible
- Supported commercial types:
- Offices with large need for commercial and employee traffic and identity
  - Any retail and F&B

Source: Urbanus

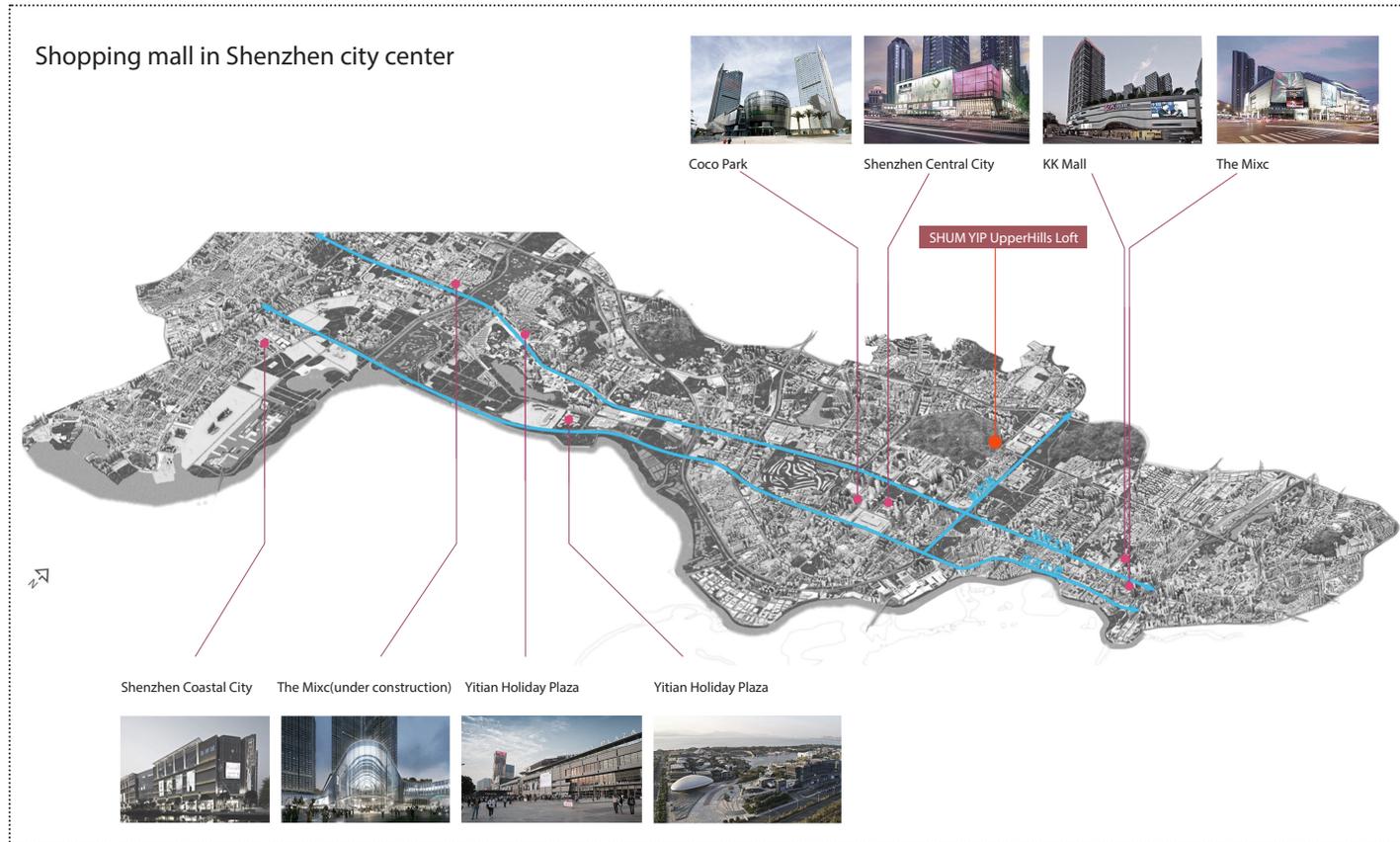


Source: Urbanus

Buildings of various scales and typologies and their mixture are proposed for the needed of different kind of working place typologies, creating different public space.

# Urbanus' Strategy

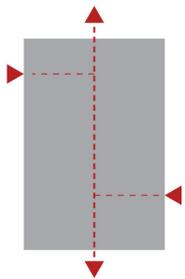
## Block model commercial complex



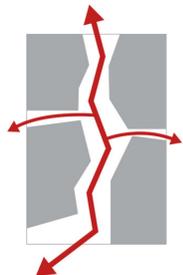
Traditional Commercial Complex



Block model commercial complex



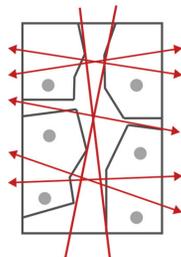
A large block



Divided by Pedestrian



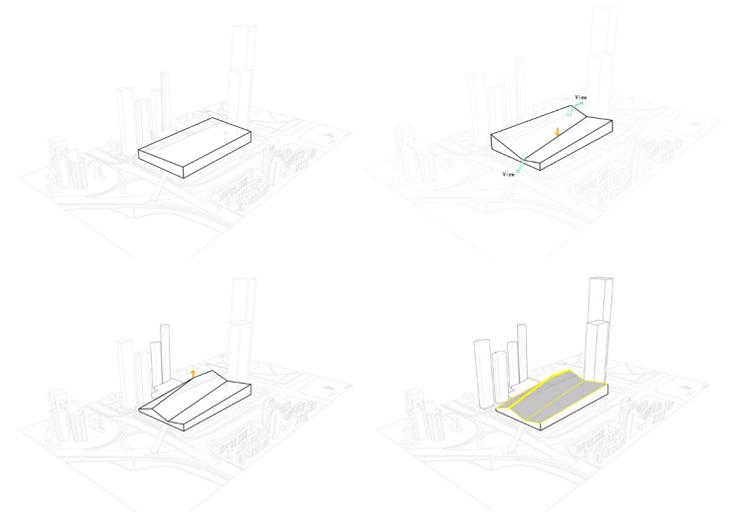
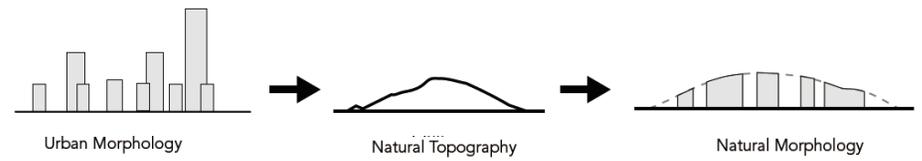
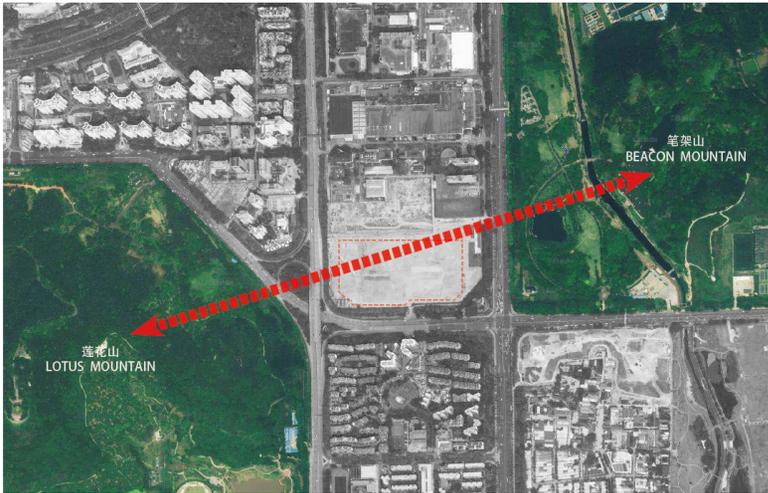
Create some new public spaces



Increase Spatial Richness

The block model commercial complex combines the spatial structure of traditional blocks with buildings to form a block-like spatial form. The block model commercial complex decomposes the huge closed building volume to form a network-like pedestrian street system with a pleasant scale.

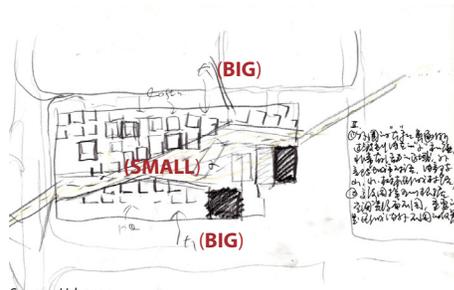
*Like a mountain*



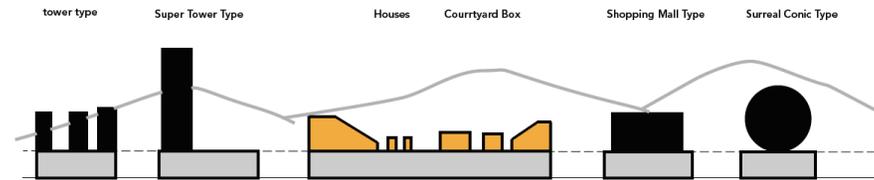
**CONCEPT**

Take advantage of the large area of the LOFTs, creating two artificial mountain volumes, in response to the huge scale of the towers.

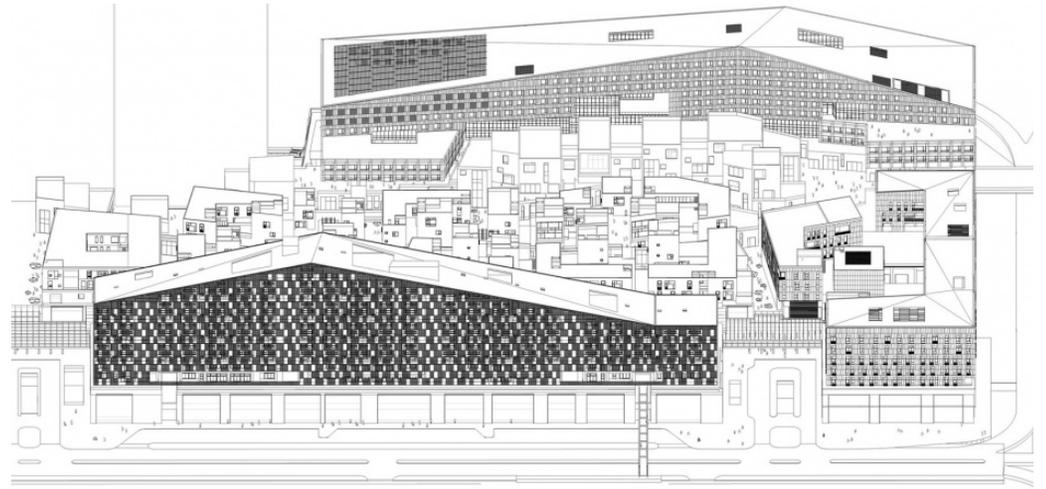
## Big and small, inside and outside



Source: Urbanus



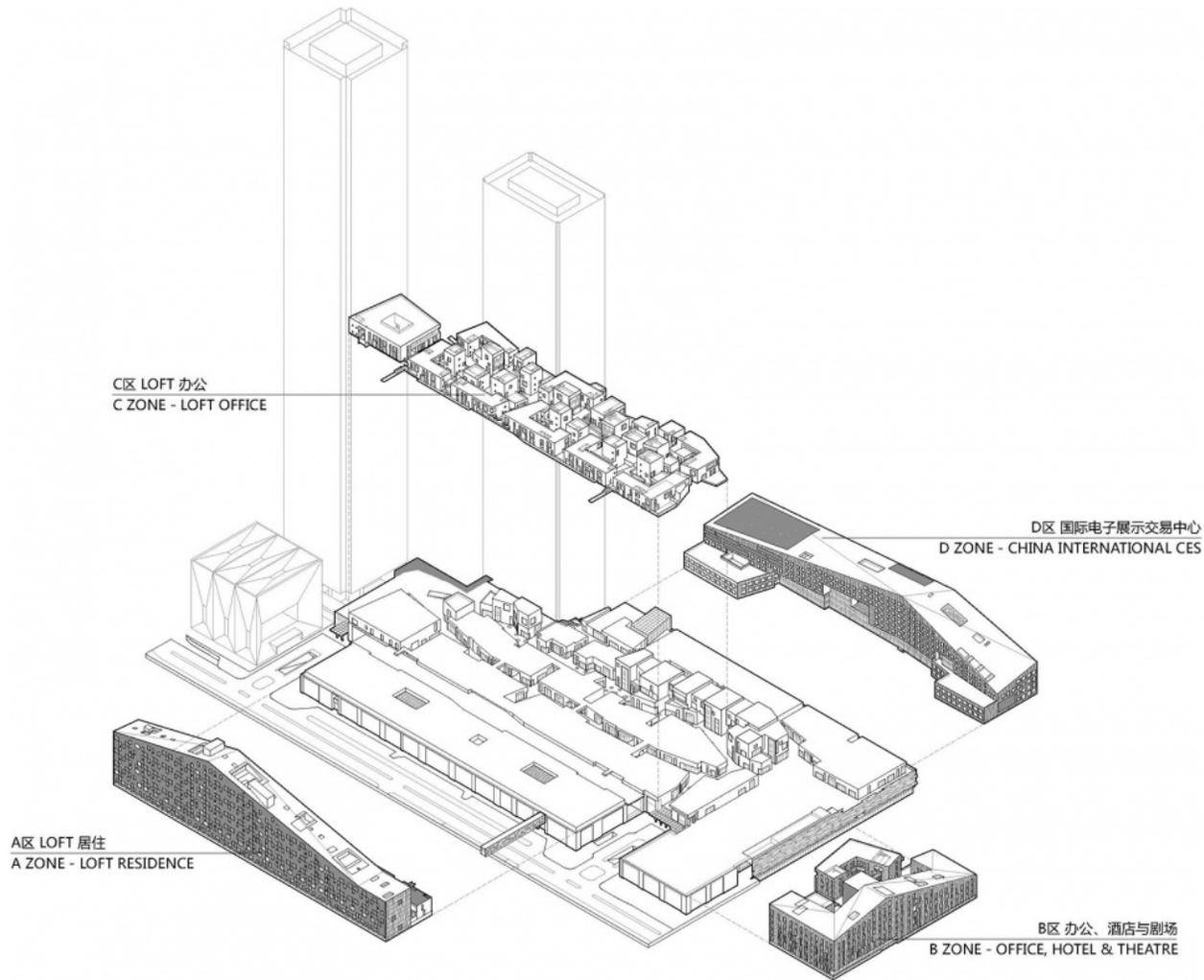
Source: Urbanus



Source: Urbanus

Shum Yip Uphill LoFT formed a contrast between inside and outside through enclosure. People cannot see the fragmented volume in the middle of the base from the outside. People will slowly along the escalator and find out that on the roof terrace of the shopping mall, there is also a highly visually contrasting aerial "street" or "town".

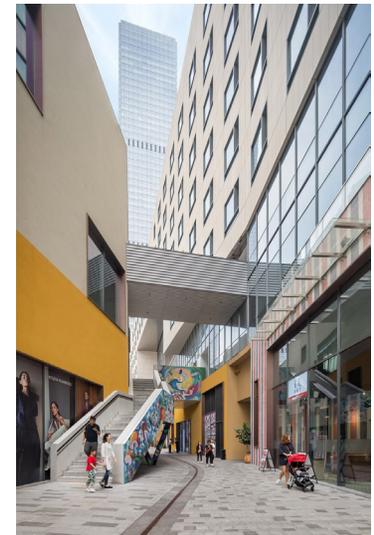
## Diverse Commerce Forms



Commerce in Podium



Loft Office



Commerce under Loft Office

## **Overview Critique**

## Critique

### 1. WEAKNESS

Lack of green space



Poor lighting inside the lower commercial building



Lack of commercial atmosphere, few people come to shop



### 2. STRENGTHS

The building corresponds to the shape of the surrounding mountains



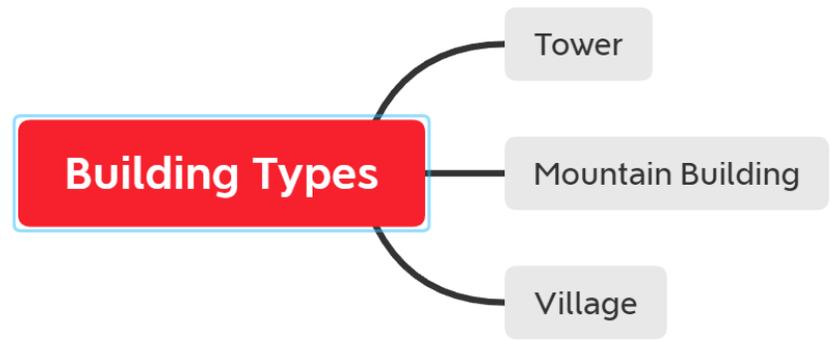
The building has rich colors and its own characteristics



Building density transitions naturally from outside to inside



## **Ex. 2B: Typology**





Mountain

Village 1

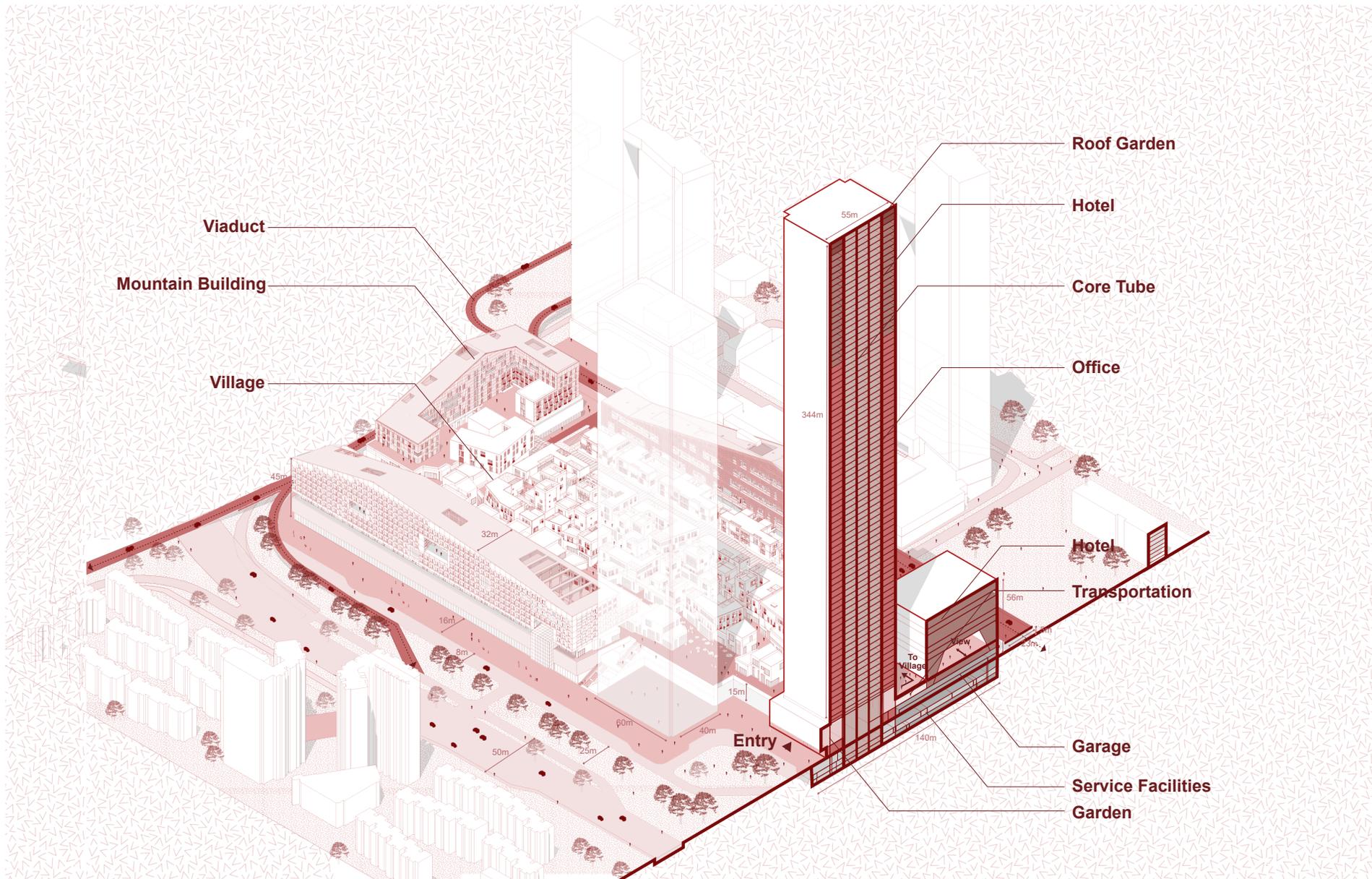
Village 2

Tower

通往莲花山公园

通往笔架山公园



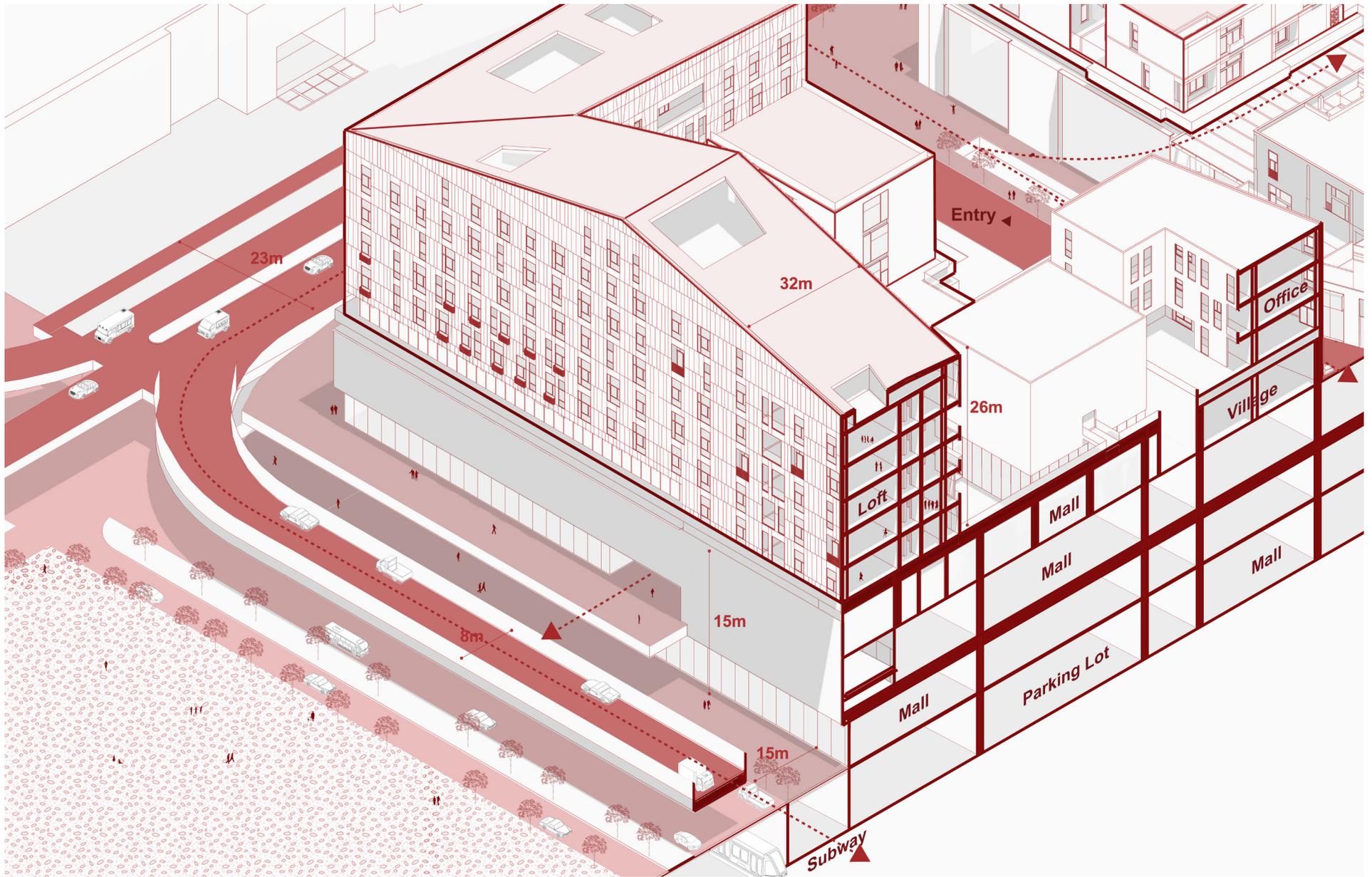


## SHUM YIP UpperHills Loft

Urbanus | Shenzhen | 2018

Pinhan Song - Yutong Zhao - Jiayu Zhi - Cho Suen  
Tower

The tower building carries two functions: Hotel and office. Under the building volume of 344 m with a total height of 80 floors, it becomes a new urban landmark of Shenzhen and echoes with the surrounding high standard construction cities. Together with the banquet hall with the body block above, it forms the important node and skyline in the venue.

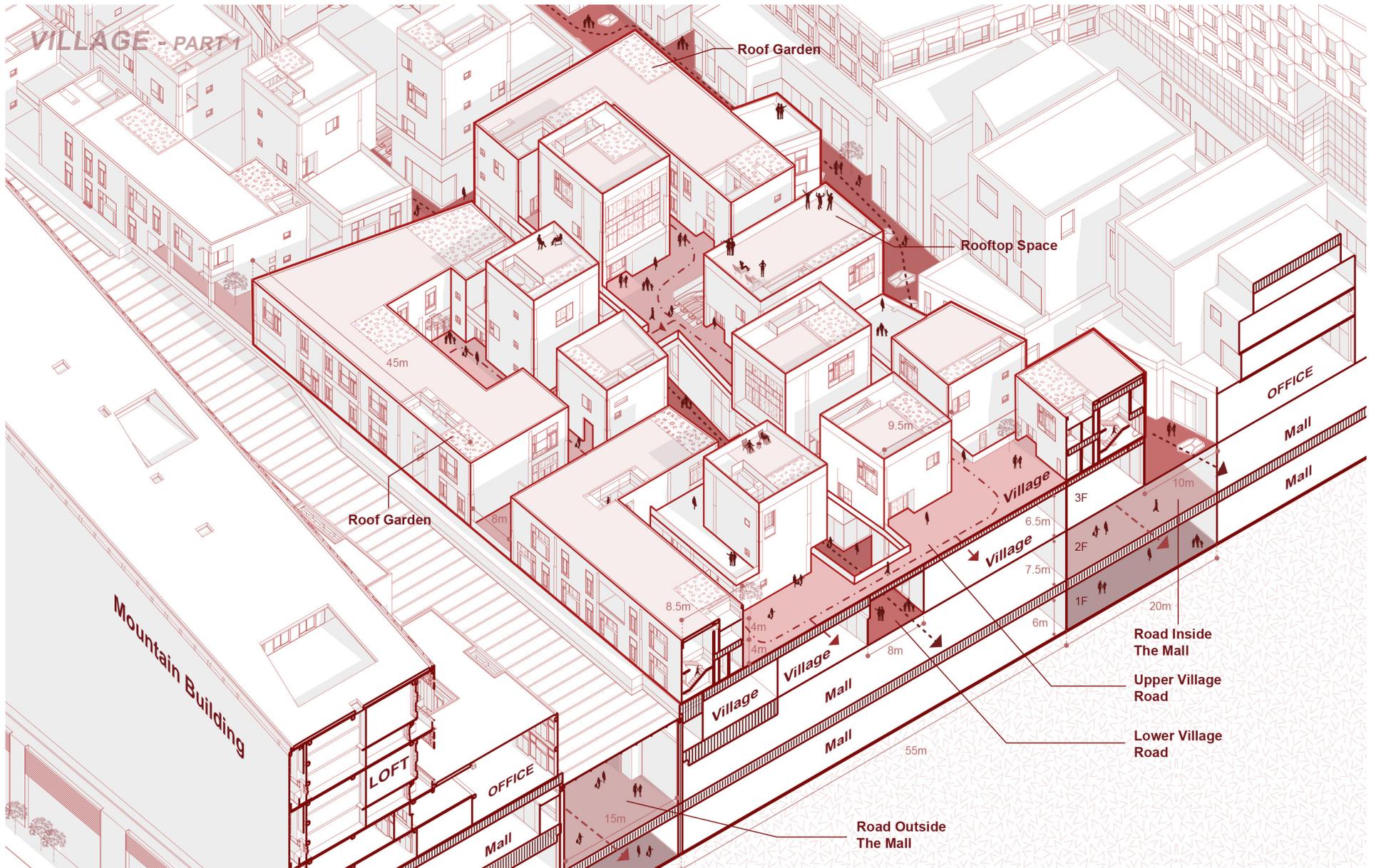


## SHUM YIP UpperHills Loft

Urbanus | Shenzhen | 2018

Pinhan Song - Yutong Zhao - Jiayu Zhi - Cho Suen  
Tower

The mountain shaped building undertakes the functions of apartment and office. The cross-section shows the activities that people could take place in the architectural space, and echoed the mountains on the edge. At the same time, it has a different relationship with the surrounding traffic. The architecture echoes with the surrounding mountains to form a sense of enclosed space



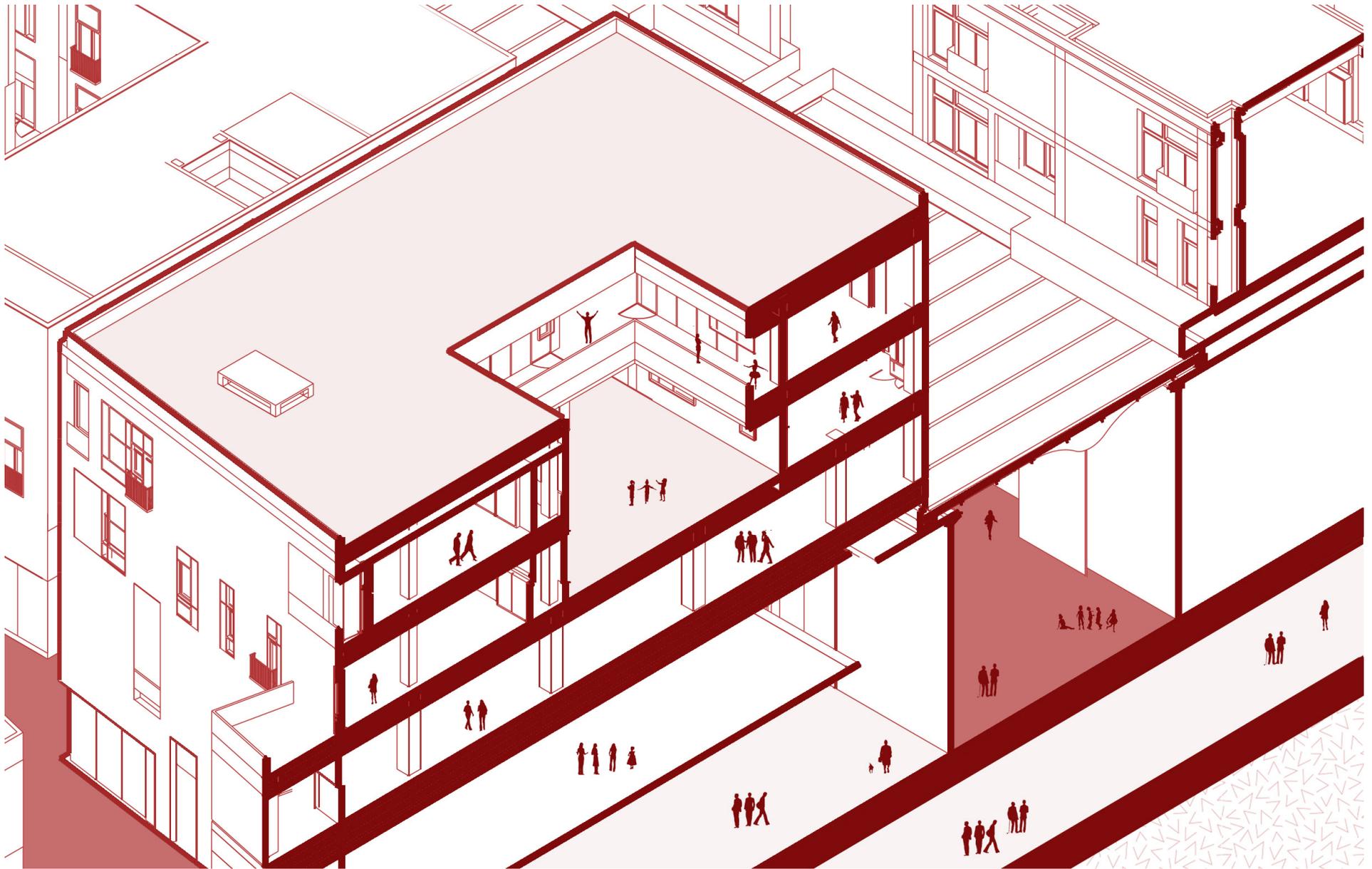
## SHUM YIP UpperHills Loft

Urbanus | Shenzhen | 2018

Pinhan Song - Yutong Zhao - Jiayu Zhi - Cho Suen

Village- Part 1

The village consists of several single buildings, which functions an outdoor block system shopping mall, forming a shopping space with a small village experience. Located on the third floor of the whole building, it is an outdoor space, which creates a different sense of space through different corridors, roof gardens and setback distances. The Village is connected to the first and second floors of the shopping mall below, as well as the mountain buildings.



## SHUM YIP UpperHills Loft

Urbanus | Shenzhen | 2018

Pinhan Song - Yutong Zhao - Jiayu Zhi - Cho Suen  
Village-Part 2

The building is the largest building with the largest construction area and volume in the shopping system of the small town. It mainly carries the functions of important brand flagship stores. It is designed for some well-known brands to display brand content. It is also a very important part of the town system. Important node