



Open Door

Transform buildings, treasure the past.

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Transform Buildings. Treasure The Past.

PROJECT DESCRIPTION | Cultural Heritage Conservation



**The Brunner, Mond & Co Building, BAIwork
(Huangpu District, Shanghai, China)**

A: Project summary

The Brunner, Mond & Co Building, BAIwork, No. 133, Sichuan Middle Road, was built in 1921 and is a modern public building in neoclassical style with horizontal three-section characteristics. Located at the core of the Bund's historical and cultural area, between Fuzhou Road and Guangdong Road. In 1994, it was announced as the second batch of Heritage Architecture in Shanghai, with the second protection category.

By 2019, the Shanghai Commercial Storage and Transportation Company will move out of the building, and Bailian Asset Holding carried out protection repairs and functional updates with

interior renovation and decoration under the overall functional business planning. After this renovation, the building was transformed from the traditional internal office of the company into a composite space integrating art, culture, and office.

B: Design concept, design strategy and solutions of the conservation work

The architecture is famous for its English neoclassical style and a series of beautiful sculptures in the interior and exterior. Due to its age, the original façade and interior are severely damaged, and the mechanical and electrical systems are too old to meet the high standards of modern work and living spaces.

The design concept of this restoration and transformation project is history, which connects the present. This renovation design complies with the principles of authenticity, minimal intervention, reversibility, readability, and integrity. And at the same time, the design principles revolve around three aspects: how to improve integrity, safety, and environmental comfort, to meet the high standards of modern work and living spaces.

This renovation starts research from the building's architectural style, internal layout, use functions, and decorative details, structural status analysis and equipment status analysis, conducts comprehensive research to improve the cultural value and environmental comfort of historical buildings.

C: Use of new and existing materials

1. Iron restoration and re-engraving process

Take the elevator as an example. Steel beams and recent crafted wrought iron flower fences can be seen. The historical original remains of the original elevator enclosure were found during the demolition process. Restore the iron fence on all sides.



Typical elevator facade

2. Sculpture reproduction

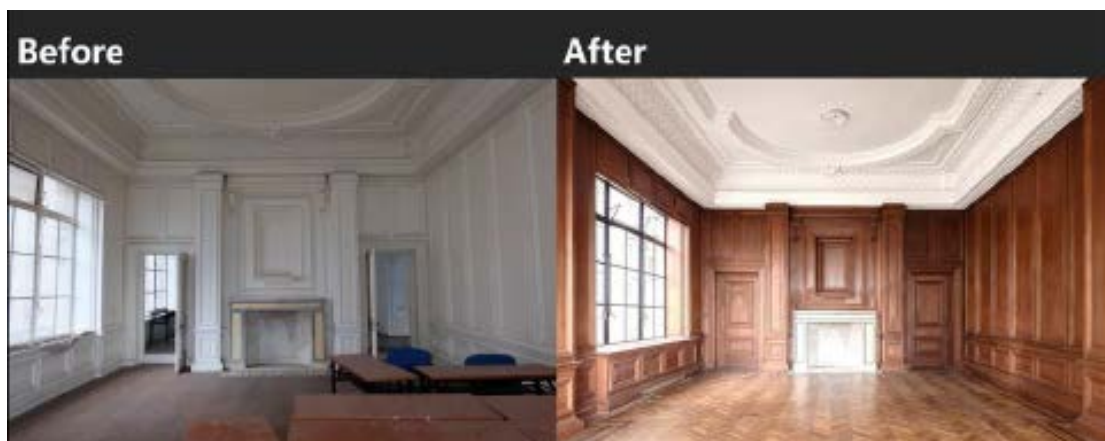
Based on the existing samples, copy the missing oak garland on the east façade. In consideration of the authenticity of the restoration of the facade sculpture and the safety of the additional decoration of the facade, only the historical research of the facade sculpture is

done in this renovation design, and the restoration construction design is not done. It is planned to retain and disseminate this historical information through publications, exhibitions, AR augmented reality, etc.



3. Restoration of wood veneers

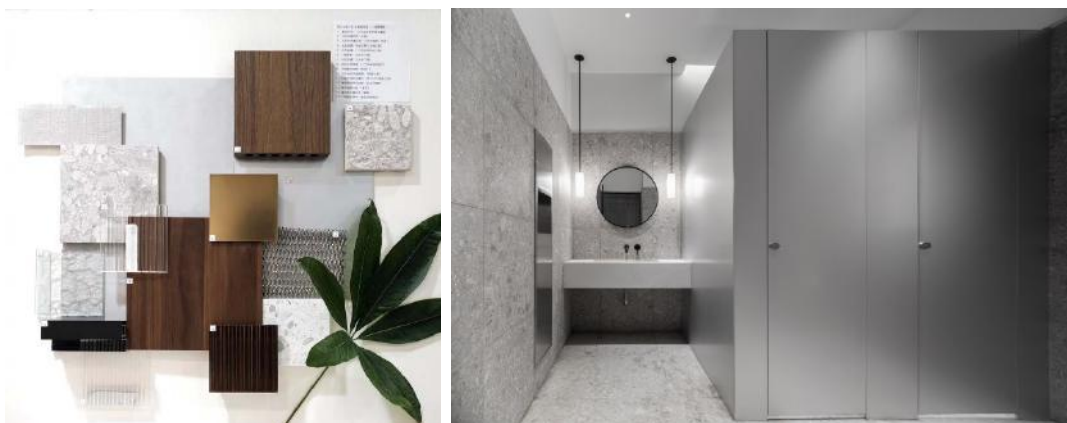
The decoration of the five-story former general manager's room was preserved and repaired. Among them, the solid wood wall was stripped and repaired to restore the original wood color, recreating the historical style.



The former general manager's office

4. Additional decorative materials

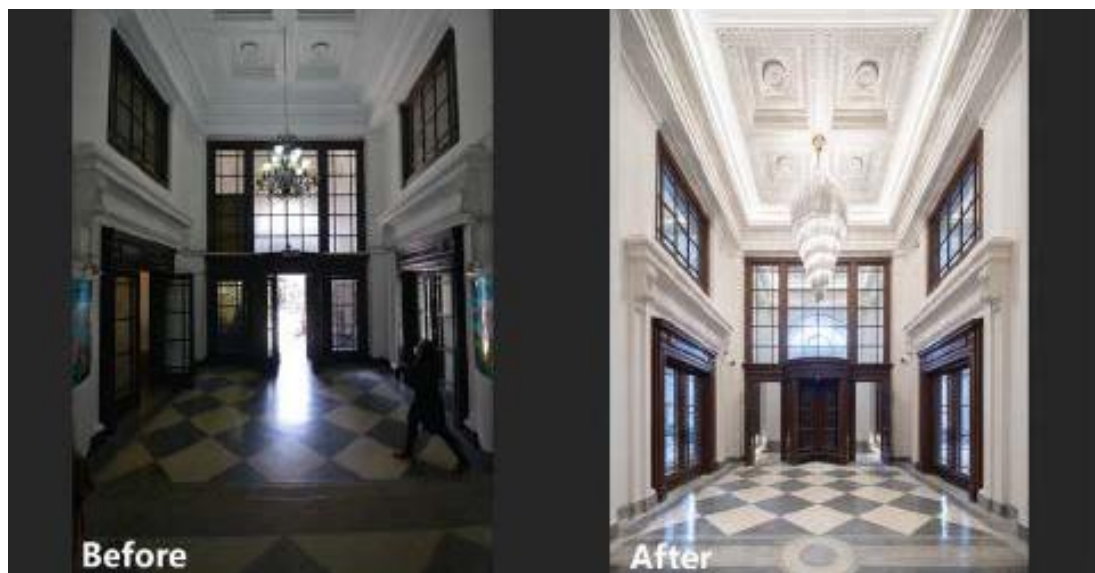
For evacuation stairwells and toilets, traditional materials such as wood, terrazzo, and brass are selected to match the historical environment and atmosphere of modernity.



New

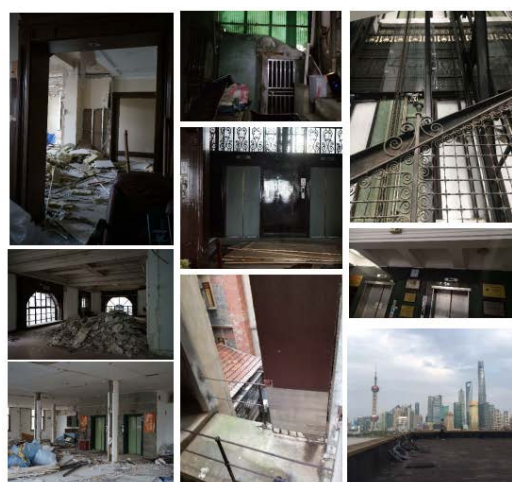
design

interior

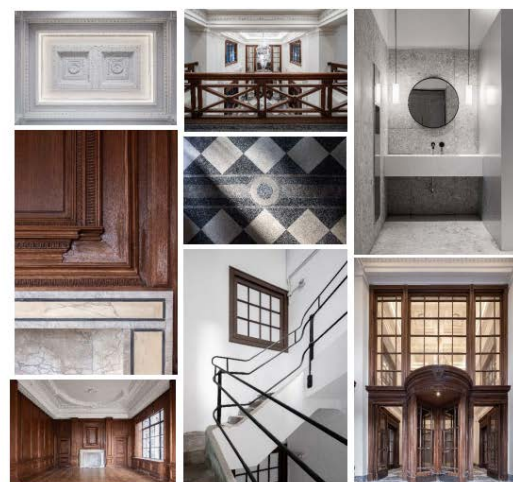


The facade

The main entrance hall



2018



2020

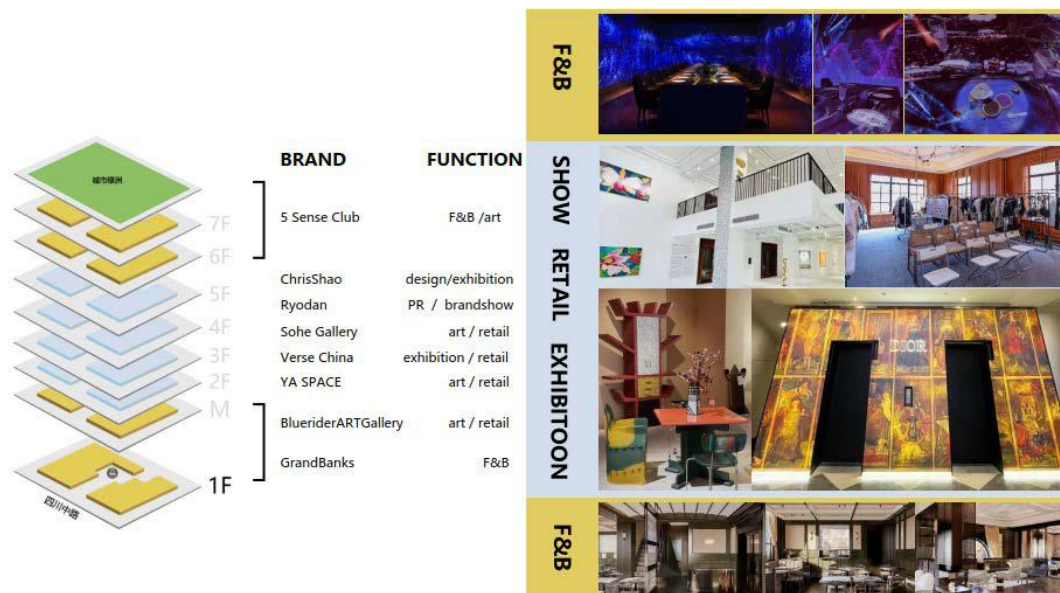
D: Environmental considerations

As an urban renewal project of the "second facade" (that is, the non-riverside Bund buildings) of the Bund, The Brunner, Mond & Co Building is based on high-end financial, cultural and public space, and features and commercial business structure, and strives to create the newest historical style protection and urban renewal classic new classics.

The beautiful and iconic façade of it will create a bright spot in this readable historical block, and the high-quality space into it, which can accommodate diversified and unlimited business forms and activities, will inject new vitality into this historical district.

E: Positive impact on customers and communities

Focusing on the key words of "classic", "creative" and "diversity", tenants hope that through the avant-garde art exhibition integrating modern space decoration, it will bring a steady stream of new vitality to this historical building.



Since the project was completed in October 2020, it has undertaken a number of important activities for well-known brands. For example, DIOR 2021 spring VIP special exhibition has set two global firsts of the Dior brand. Cartier's new SIXIÈME SENS PAR CARTIER premium jewelry exhibition landed here from October 13 to 28. In addition, Shanghai Fashion Week 2021 has provided first show venues for multiple participating brands, such as SEAN SUEN, Ontimeshow, etc.

The project's media exposure and regional influence have been greatly improved, it also injects continuous vitality into the renewal and development of the area. It has provided government departments with many on-site project visits, transformation experience sharing and other activities.

百空间 ✖ Dior VIP Special Exhibition



百空间 ✖ CARTIER 2021 SIXIEME SENS PAR CARTIER



项目简介 | 文化遗产保护



百空间卜内门洋行
(中国上海市黄浦区)

一、项目概况

百空间卜内门洋行，坐落于四川中路 133 号，始建于 1921 年，是带有横三段式特征的新古典主义风格近代公共建筑。该建筑位于外滩历史文化风貌区核心位置，福州路与广东路之间。1994 年入选上海市第二批优秀历史建筑，保护类别二类。

至 2019 年上海商业储运公司搬离大楼，百联资控在整体功能业态策划下结合室内修缮、装饰一起，对建筑进行了保护修缮和功能更新。本次修缮更新后，大楼将从传统的公司内部办公改造为艺术、文化、办公为一体的复合空间。

二、设计理念、设计策略和保护方案

大楼以其英国新古典主义风格和室内外的精美雕塑而闻名。历经百年沧桑，原有的外立面和内部都遭到了严重的破坏，机电系统也过于陈旧，无法达到现代办公和居住空间的标准。本次整修与翻新的设计理念是融会古今。本次修缮设计秉承原真性、最小干预、可逆性、历史性、完整性原则。同时，为满足现代办公和居住空间的要求，形成了三条修缮设计目标：提高完整性；提高安全性；提升环境舒适度。

本次改造从大楼的建筑风格、内部布局、使用功能和装饰细节、结构现状分析和设备现状分析等方面入手研究，对提升历史建筑的文化价值和环境舒适度进行了全面研究。

三、新旧材料的运用

1. 铁艺复原与重制

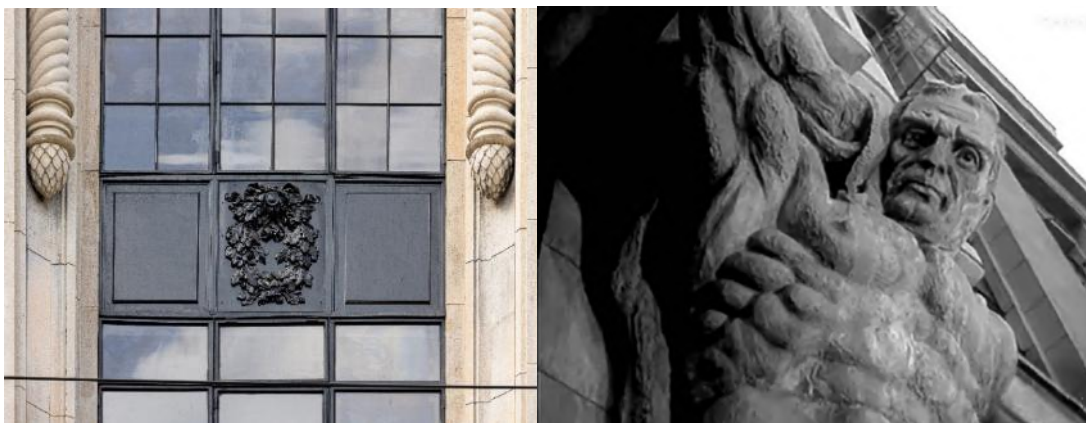
比如在电梯厅可以看到钢结构和新制作的铁艺栅栏。在施工拆除过程中，发现了原电梯外围残损的铁艺栅栏历史遗存。因此恢复了四面铁艺栅栏的形式。



铁栅电梯梯门

2. 雕塑重制

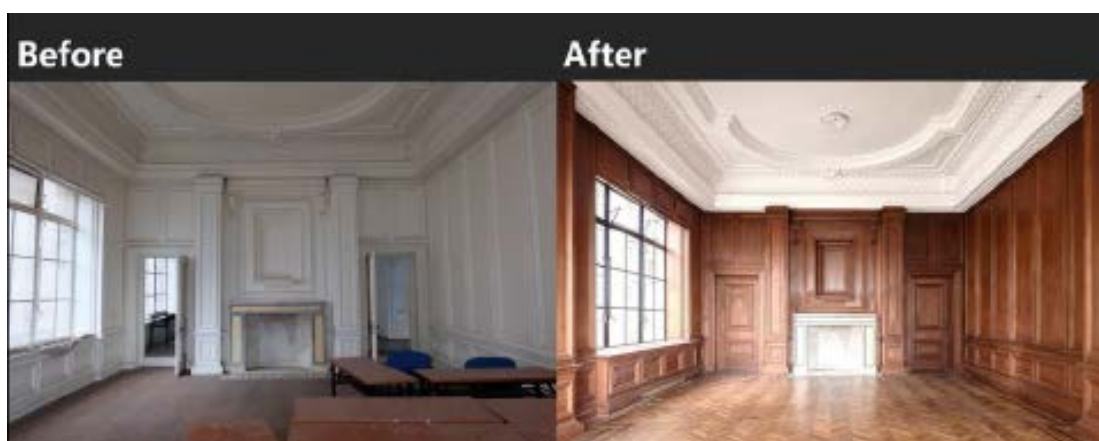
以现存的实样为模板，复原了已缺失的东立面金属浮雕橡树花环。考虑到雕塑复原的原真性和立面增设大型雕塑的安全性，本次设计中仅对立面雕塑做了历史研究和复原设计，而没有做实物复原。希望可以在将来通过 AR 增强现实等新技术手段，留存和传播这一历史信息。



3. 实木护壁复原

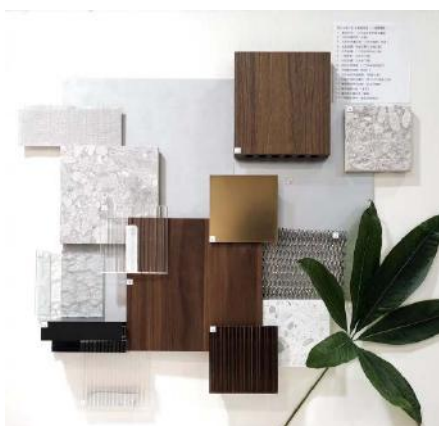
对五层原总经理室的内部装潢进行了保留和修复。其中，对实木护壁进行了脱漆和修复，恢复了原木色，重现历史风貌。

原总经理室

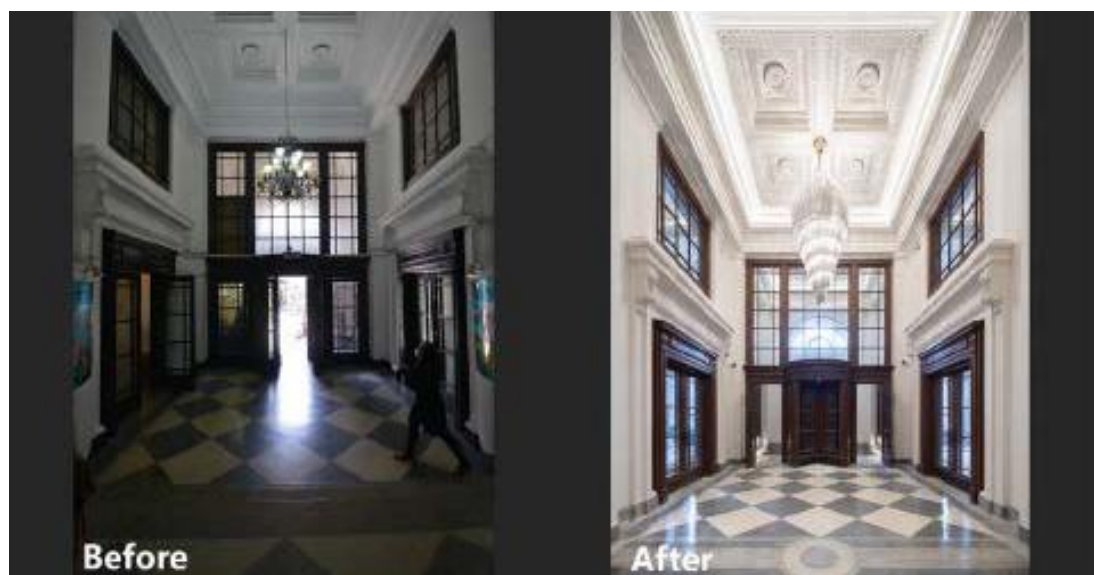


4. 新增装饰性材料

对于疏散楼梯间和各层卫生间，选取木质、预制水磨石、黄铜等传统材料作为装饰材料，使之与大楼的历史环境氛围匹配又具有现代性。



新内部设计



外立面
底层门厅



四、环境因素

作为外滩“第二立面”的城市更新项目（即非临江的外滩建筑群），四川中路 133 号原卜内门洋碱公司大楼以高端金融、文化和公共空间为基础，以特色和商业活动为模式，力争打造最新的历史风貌保护和城市更新经典新作。

大楼美丽的标志性外立面将成为这个历史文化街区的一颗闪亮明珠，同时创造可以容纳各式各样商业形式和活动的高品质空间，为整个历史街区注入新的活力。

五、对客户和社区的积极影响

围绕“经典”、“创意”、“多元”等关键词，希望通过融合现代空间装饰的前卫艺术展，为这座历史建筑带来源源不断的活力。



该项目自 2020 年 10 月竣工以来，已承接了一些知名品牌的重要活动。例如，迪奥（DIOR）春季 VIP 特展创造了迪奥品牌的两个全球第一。卡地亚（Cartier）全新 SIXIÈME SENS PAR CARTIER 高级珠宝展于 10 月 13 日至 28 日在此举办。此外，2021 年上海时装周期间，还为 SEAN SUEN、Ontimeshow 等多个参展品牌提供了首秀场地。

项目的媒体曝光度和区域影响力得到了极大的提升，也为该地区的更新和发展注入了持续的活力。政府部门曾多次进行现场项目考察，更开展了多次修缮改造经验分享活动等。



迪奥（DIOR）春季 VIP 特展
卡地亚全新 SIXIÈME SENS PAR CARTIER 高级珠宝展



项目设计团队介绍

Project Design Team Biography

华建集团历史建筑保护设计院成立于 2008 年 7 月，隶属华东建筑集团股份有限公司分公司。是上海乃至全国城市更新、历史建筑保护利用领域最具影响力的设计实体和研究中心之一，专门从事近现代历史建筑保护利用、城市中心区更新改造设计、既有建筑和工业遗产保护、历史风貌区街区改造（民居、村落），是城市更新及建筑遗产相关领域研究课题业务的专门机构，具有建筑设计综合甲级和文物保护工程勘察设计甲级资质。

Arcplus Group PLC Historical Building Preservation Design Institute was established in July 2008 under the branch of East China Construction Group Co., Ltd. It is one of the most influential design companies and institutions in the field of urban renewal and conservation and utilization of historical buildings in Shanghai and even in the whole country. It specialises in the conservation and utilization of modern historical buildings, the renewal design of urban central area, the conservation of existing buildings and industrial heritage, the renovation of historical blocks (dwellings and villages). It is a specialised organization in the field of urban renewal and architectural heritage. It has Architecture Design Integrated Qualification Class-A and Reconnaissance and Design of Architectural Heritage Conservation Engineering Qualification Class-A.