

MIXED-USE DEVELOPMENT

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Leading the Way

The RFP Magazine Outstanding Individuals
in Industry 2009: Profiled inside

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RFP Outstanding Individuals in Industry Awards 2009

This year winners demonstrate the breadth and depth of professional achievement across Asia in the industries of the built environment. We profile the exemplary performance of 2009's 14 RFP Awards laureates.



Transformational Project Leader Award (2)

Greg Pearce, Managing Director
One Space

For leading a two-stage design transformation that propels HSBC's iconic regional headquarters building.

HSBC's iconic One Queen's Road Central regional headquarters required updating following the bank's transformation from a regional bank at the building's completion in 1985 into one of the world's largest global banks 23 years later. The bank's expansion, paired with other changes in the world over this period, drove the need for important alterations to this building.

Greg Pearce's two-stage design transformation to propel HSBC's iconic regional headquarters building into the 21st Century completed in 2008. In the first stage, the first ever addition to this landmark structure, a 3,600 sqf double-height glazed enclosure fitted with integrated, animated digital wall surfaces, was designed by Pearce's team working in close collaboration with the bank's executives. The result is a nearly seamless extension to one of the world's most recognised buildings, in an urban setting emblematic of Hong Kong's vibrant city centre. In place of the original modest lift lobby entrances at three separate entry points now stands a prestigious, vibrant reception hall in celebration of the bank's place in the community.

In the second stage, Pearce's team transformed the bank's image in less conspicuous, but equally significant, ways. A high level floor in the building, dedicated to the accommodation of the bank's top regional executives, had remained untouched since its construction in 1985. The new Executive Floor opened for business in October 2008. Pearce's interdisciplinary design company, One Space, was just one year old when the first stage of the project was commissioned. Pearce appreciated that these planned projects would indelibly alter the face of one of the world's most recognised structures, and he immediately grasped the sobering responsibility this carried.

Pearce's team designed and project managed the first major addition to this Norman Foster-designed building since 1985, constructed at the street level public plaza. While carrying out the renovations, he managed to inject innovative and current concepts while respecting the building's heritage in a non sentimental manner. He balanced a diverse set of viewpoints, aspirations and concerns to define solutions that exceeded the written brief, and received wholehearted support from the very wide range of stakeholders.

"Greg Pearce established an excellent reputation with HSBC with his very elegant new lobby to the iconic HSBC building; so much so that during a recent visit by the building's original architect Lord Foster, he was congratulated personally on how the design complemented the original structure. For anyone who knows of Foster's reputation this is fulsome praise indeed. Careful detailing incorporated the technology seamlessly and Greg's final product hums like a futuristic machine, managing global finance from the elegant heart of a building which in itself is a design legend and functions superbly to this day as one of the best buildings in the world."

Jim Pennel, EC Harris.

