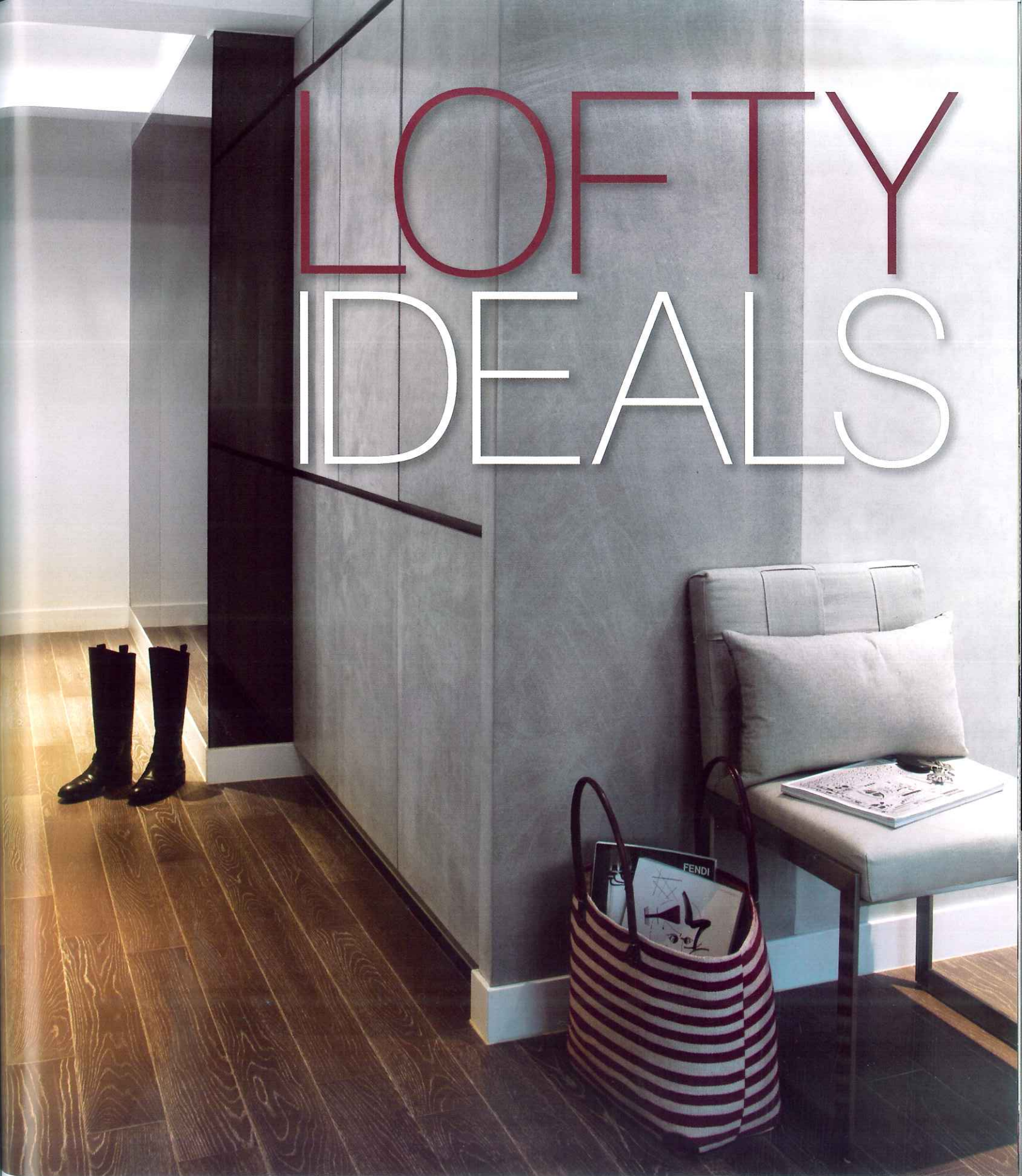


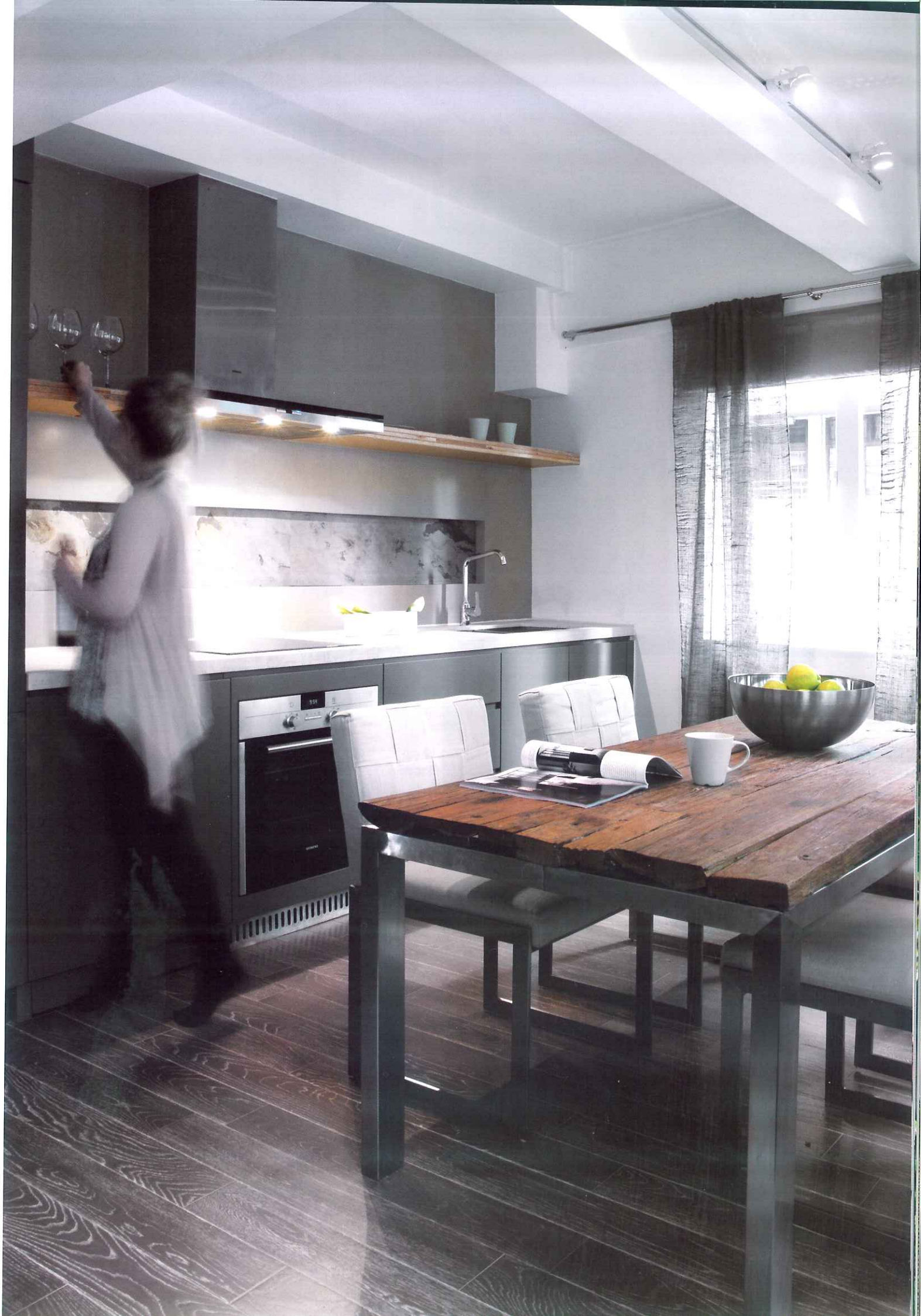
LOFTY IDEALS



A space-restricted three-bedroom flat in NoHo gets a new life as an industrial, eco-chic one-bedder at the hands of Jenny Newton. Tactile surfaces, a living wall and innovative materials turn this home into a visual playground

這個位於NoHo區的3房單位在Jenny Newton的幻變下，化身成一個帶有工業美感的時尚居所，一屋富質感的面材和創新物料使空間滿載了視覺趣味

BY TAMSIN BRADSHAW PHOTOGRAPHY EDGAR TAPAN STYLING BRIDGET SAUNDERS



Location:
NoHo

Floor area:
1,000sq ft

Specifics:
1 bed, 1 bath

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left to right: By the entrance there is a striking living wall that brings gorgeous greenery into the home; SupaBoard cabinetry by the entrance offers an industrial touch

above: The open living, dining and kitchen area features built-in wine storage

opposite: The kitchen and dining room. The reclaimed teak dining table uses wood from old beams and houses in Chiang Mai

前頁圖左至右: 門口的植物牆為居所帶來青蔥感覺; SupaBoard櫃子散發工業美感

上圖: 開揚的客廳連廚房設有嵌入式酒櫃

對頁圖: 廚房及飯廳內的再造柚木餐桌是利用清過一些房子的舊橫樑木材製成

Walking through bustling, trendy NoHo, you would never know such a serene apartment sat just one floor above street level. Even more surprising is the fact that it's an eco-conscious space. "I think it's a strong selling point, I think it's the right thing to do, and I think it's a way to differentiate from the rest of the market," says Andrew Primrose of the home's environmentally sound outlook.

Primrose is one of several investors in this loft-like apartment; his fellow investors are Henning Voss and Christoph Bannerman. The three turned to designer Jenny Newton to help them achieve their vision. They wanted to create a space that would be "simple and comfortable... a one-bedroom, open, light and lofty space. They wanted it to be a luxury apartment, so they wanted it to be elegant, understated, natural feeling and within a cost saving budget," explains Newton.

The flat was originally made up of three bedrooms surrounding a maid's room that had no windows. The investors knocked out every wall they could, making the most of the big windows that line two sides of the house. The combined kitchen, dining and living area benefits from most of the windows; sunlight streams in freely here.

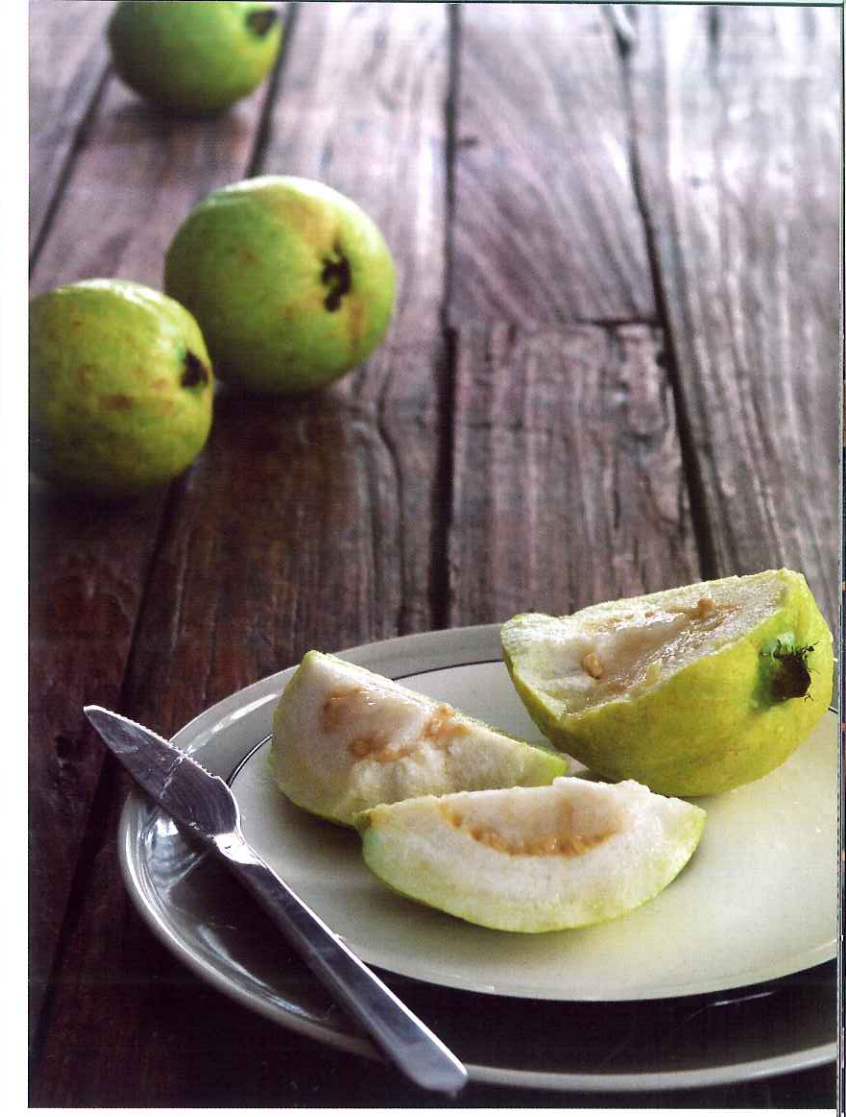
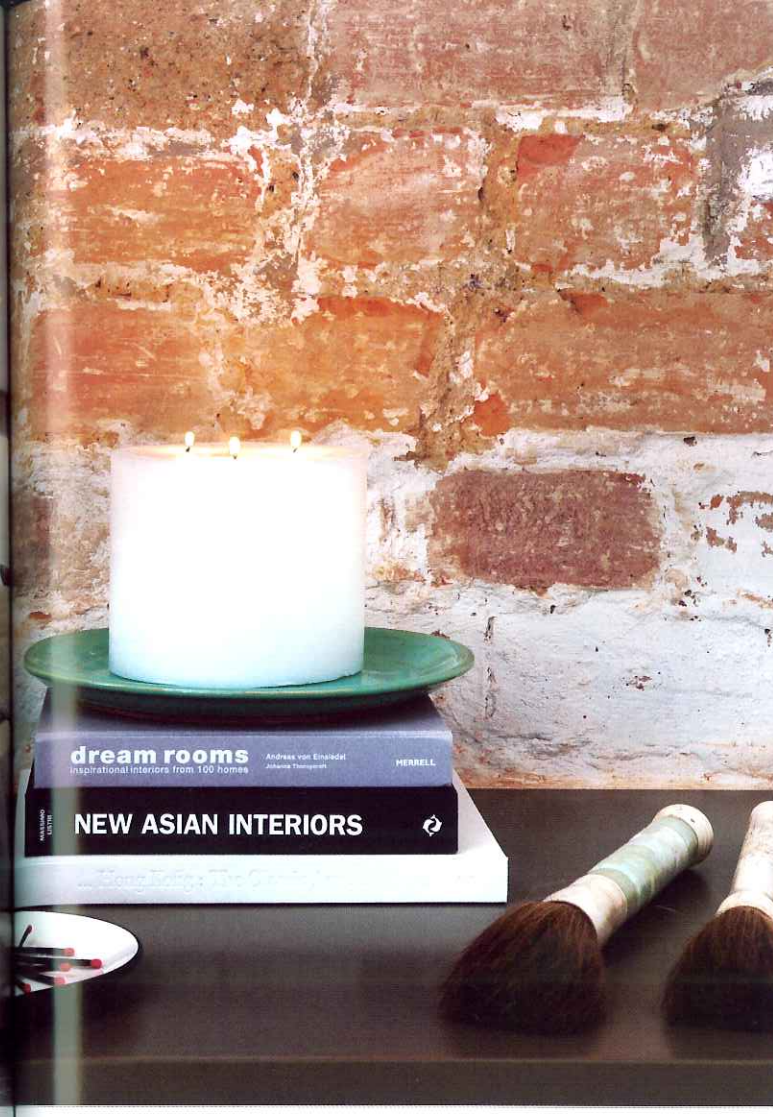
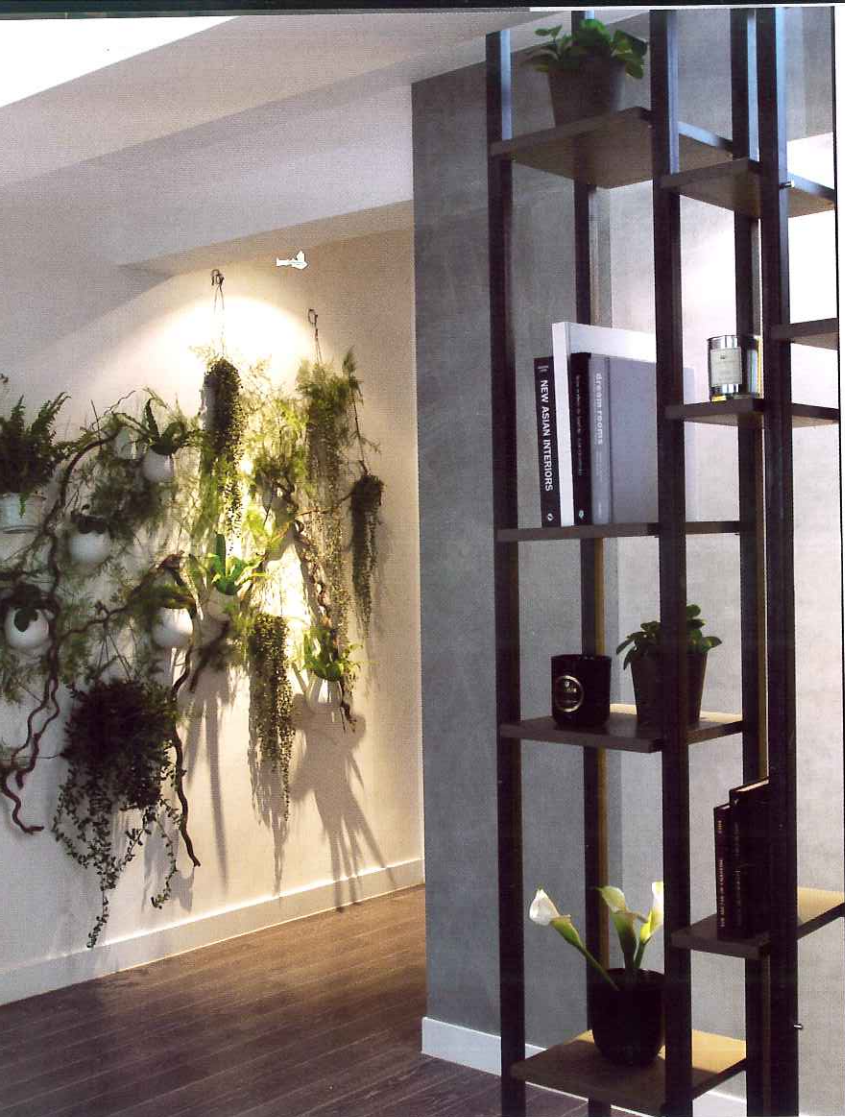
The apartment is on the first floor, facing two busy, intersecting streets – yet it feels very quiet and calm. This is in part due to the design, while also being the result of

穿過這個位於中環荷里活道以北的時尚地帶NoHo區時，你會覺得在如此繁忙的地段內，很難會找到一個寧靜的安樂窩。不過，今次我們參觀的住所正正位於其中一條街道的1樓，室內環境和諧，而更令人驚喜的是，這單位的裝潢滿載了環保意識。「我認為這是一個非常優秀的賣點，也是一項正確的決定，這種設計能令單位在市場中顯得與眾不同。」Andrew Primrose形容這個住所的裝潢時表示道。

Primrose是這個閣樓式寬敞單位其中一位投資者，另外兩位是Henning Voss和Christoph Bannerman。3位投資者之前想好要給單位來個大翻新，於是委託設計師Jenny Newton協助把心中的意念活現出來。Newton回憶說：「他們想將這兒變成一個簡約而舒適的住所空間……有1個睡房，地方要開揚、清新且寬敞。他們也希望單位能帶有豪華氣派，並要在節省成本的預算內打造出優雅、低調和滿載自然格調的新環境。」

單位本來的佈局是由3間睡房圍著一間沒有窗子的工人房而成，但投資者們想盡可能拆掉屋內所有牆壁，以打造更開揚的感覺，同時能好好善用設於單位兩邊的大窗子，好使室內的地方能更加明亮。而經改裝後，容納了廚房、飯廳及客廳的大廳立時受惠：和煦的太陽光自大窗射進室內，大大提升了這個大廳的明亮度和格調。

單位位於1樓，面向著兩條相交匯的繁忙街道——但置身屋內時卻感到非常寧靜及和諧。這個效果其實有部份是基於一屋出色的室內設計，而部份則因為安裝了雙層玻璃窗。「我們的設計能營造出良好的隔熱效果，同時能大大



above left to right: The living wall and another standout feature – open, adjustable shelving in wood and steel; the open shelves visually separate the living room from the bathroom, which is on the other side of the shelves
opposite clockwise from top left: Original brickwork on show in the living room; the dining table is one of Newton's own designs; Newton also designed the Belgian linen sofa; the splashback in the kitchen is made of paper-thin slate

上圖左至右：客廳設有一個奪目的設計——可調校的開放式架子，由木材和鋼材製成；開放式架子能在視覺上分隔開客廳及架子另一面的浴室
對頁圖順時針方向：客廳內原有的磚牆；餐桌是Newton其中一個設計；Newton也設計了這款 Belgian 布藝沙發；廚房的防濺板是由薄身的石板所製

double-glazed window panes. "We've been able to get good insulation and get rid of most of the noise," says Primrose. "It makes a big difference."

Design-wise, Newton used easy neutrals to create the sense of peace that pervades the place. Floors are engineered oak in "a warm pinky grey finish", says the designer. Shades of taupe adorn cabinetry, while natural fabrics such as linen and jute – used on the curtains that allow light in while keeping the place feeling private – were applied for the soft furnishings. "I love raw, natural fibres for their softness, texture and breathability. The jute is a very loose weave, which is unusual ... I thought it would be very breezy and light for the windows here," says Newton. "The sofa, the headboard and all the blinds are linen, because it is just the most well enduring and texturally interesting fabric."

Newton's use of linen and jute enriches the space, as do other tactile surfaces such as stone, untreated wood, tadelakt plaster and exposed brickwork – all add visual interest. The bricks are original, and they contribute to the home's New York-style, industrial loft feel.

"In the living room, a little bit of paint has been added [to the brick] to soften the concrete grouting, although in parts the original lime mortar is still visible and has been left exposed. In the bedroom, we just whitewashed the brick walls because they were in quite bad condition, but you still have the crumbled texture of the original brick," Newton points out.

隔絕了街外傳來的噪音。」Primrose指出：「這令室內格調有很大的轉變。」

Newton構思出很多精彩的設計意念，包括利用輕鬆的中性色調來打造一屋和諧的氣氛。地板選用了複合式橡木，設計師解釋說這款地板加有富溫暖感的粉紅及灰色面飾。褐灰色面的櫃子，還有亞麻布及黃麻等的天然布藝——用於窗簾上，既能讓自然光透進室內，又可製造高私密度的環境——均應用於家中的軟家品之上。「我很喜歡原始簡樸的天然纖維那種柔軟度、質感和透氣度。黃麻是一種非常鬆軟的編織物，有別於一般的物料……用黃麻來製造窗簾，能締造出飄逸輕盈的感覺。」Newton表示：「至於沙發、床頭板和其他窗簾，則採用了亞麻布藝來製造，因為這種布藝具備耐用和質感最有趣的特點。」

Newton巧妙運用亞麻布和黃麻，富豐了整個空間的裝潢，而其他質感同樣渾厚舒適的面材還包括石材、未經處理的木材、tadelakt灰泥和外露的磚結構——全都能增加視覺趣味。磚塊是原有的結構，為住所締造出紐約式、富工業味的閣樓建築風格。「在客廳內，磚塊的表面給加上了少許油漆，為的是要緩和混凝土灌漿的粗糙感，不過其實部份灰泥仍然清晰可見的。來到睡房，我們特意把磚牆掃白了，因為這幾堵牆壁的狀況保持得不太良好，但掃白了的磚牆依然保留原來凹凸不平的觸感。」Newton解釋說。

她把房內這種純樸的白色效果延續到浴室的設計內，但應用的物料則是tadelakt灰泥——這是一種來自摩洛哥的物料，大多用於水療室和浴室等地方，因為它具備防水特性和獨特的外貌。

Newton在工程中選用的另一種物料是於澳洲製造的SupaBoard，擁有輕身和耐用的優點，以及環保無毒的





THEY WANTED TO CREATE A SPACE THAT WOULD BE "SIMPLE AND COMFORTABLE... A ONE-BEDROOM, OPEN, LIGHT AND LOFTY SPACE. THEY WANTED IT TO BE ELEGANT, UNDERSTATED AND NATURAL FEELING," EXPLAINS NEWTON

She carried this rustic, white effect through to the bathroom via tadelakt plaster – a Moroccan material often used in spas and bathroom spaces for its water resistance and unique appearance.

Another material Newton used here is SupaBoard. The Australian-made material is lightweight, durable, and most importantly, eco-friendly and non-toxic. "We did import it from China so it is by no means carbon neutral. But in terms of how it's been made and what it's made of, it is better than most of the products out there," says Primrose.

SupaBoard is generally used for exterior cladding, and "this is one of the first times the material has been applied in such a decorative way," says Newton, who used it on walls and cabinetry in this NoHo flat, where it creates a concrete-like effect with its intriguing, mottled texture.

The outcome is a pared-down yet very livable space – something the investors always aimed for. At the same time, it's as environmentally conscious as is currently possible in Hong Kong. Muses Primrose, "I don't think the benefits of being eco-friendly have been fully realised yet, but I'm sure they will be in future."

優良特性。「我們是從中國入口這物料，所以它並不是零二氧化碳排放的；但從它的製作材料和方法來而言，它又較市場上大部份的產品為佳。」Primrose表示道。SupaBoard一般用於外牆包覆，但Newton卻在工程中將之應用在牆壁和櫃子上，打造出近似混凝土的結構和斑駁質感。她說：「這是SupaBoard首次作裝飾之用。」

工程完成後，住所給幻變成一個簡約又充滿生活氣息的空间——這正是投資者想要達到的效果，而這單位的設計也符合了香港在環保方面的追求。Primrose說：「我認為環保工作還有很多尚待人們發掘的優點，而這亦會是未來的大趨勢。」❖

opposite clockwise from top:

A window connects the bedroom and bathroom. The blind can be lowered for extra privacy; Newton painted the bricks in the bedroom in a rustic white; the luxe tub. Materials in the bathroom include tadelakt plaster and a concrete floor
above left to right: Stone tiles also add visual interest in the bathroom; jute curtains let in light but maintain a sense of privacy

對頁圖順時針方向：大窗連繫了浴室和睡房，有需要時可垂下薄簾營造私密空間；Newton把睡房的磚牆油上白色油漆；浴室裝有豪華浴缸。這兒應用的物料有tadelakt灰泥和混凝土地板
上圖左至右：石磚也能為浴室加添視覺趣味；黃麻簾子讓日光透進室內，也能提升空間的私密度

THE LIST:

Interior design 室內設計: Jenny Newton

Dining table 餐桌: Alchemy from The Newton Collection

Bathroom plasterwork 浴室灰泥結構: Tadelakt Pro by Perfectino. Installation by Effect Workshop

Curtains 窗簾: fabric from The Newton Collection, made by Bricks & Stones

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