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M A G A Z I N E

**SUSTAINABLE
SOLUTIONS**

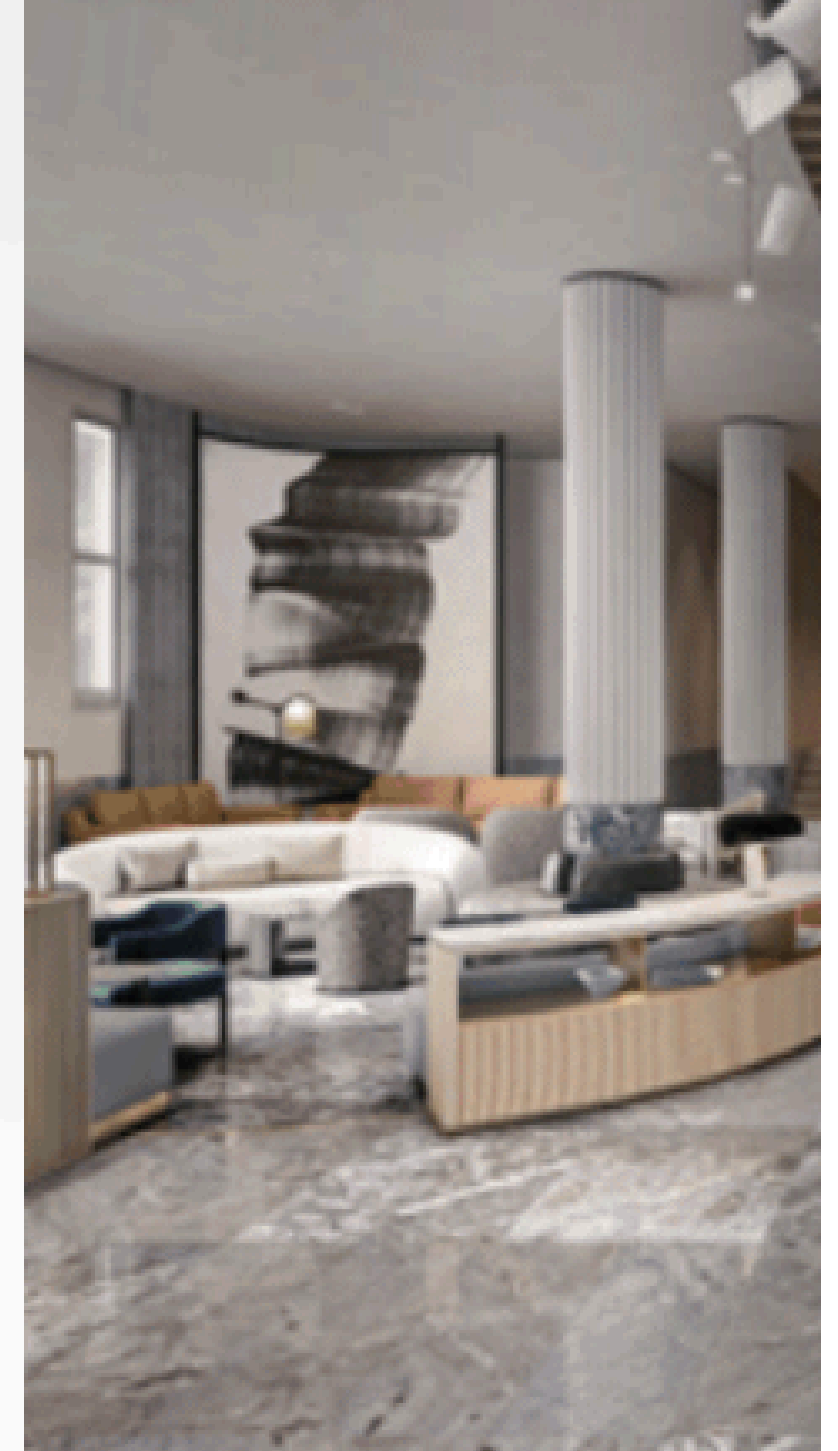
HARVESTING
**SOUND
INNOVATION**

Quiet Mark on the pick of the crop

**HOME AWAY
FROM HOME**

MASTERING THE ART OF
HOSPITALITY DESIGN





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Hawksmoor Chicago by Macaulay Sinclair

BE OUR GUEST

Discover the latest **international hospitality projects** pushing the boundaries of design. From California to Rotterdam and other glorious locations in-between, we visit student accommodation, a sustainable farm, high-rise hotels and restored restaurants

HAWKSMOOR CHICAGO BY MACAULAY SINCLAIR

Macaulay Sinclair has unveiled its impressive renovation of a 16,500 square foot space to launch renowned British steakhouse and cocktail bar Hawksmoor's new Chicago venue. The former LaSalle Street Cable Car Powerhouse dating back to 1887 has been refurbished into an upmarket dining destination in a collaboration between the studio and Hawksmoor's design team led by Mai-Yee Ng. In its heyday, thousands of cable cars were pulled to the site daily, bringing around 100,000 workers downtown – now the focus is on a new kind of experience. Restorations celebrate the original barrel-vaulted ceilings, exposed timber joists, and red brickwork; the historic fabric of Chicago architecture. New designed elements were also incorporated, drawing inspiration from the 'Golden Age of Travel' such as the radiused edges of the private dining rooms ceiling echoing train carriages. In addition, bespoke



Hawksmoor Chicago by Macaulay Sinclair

wood panelling, luxury leather seating, and brass fixtures and fittings are reminiscent of a bygone era.

On the ground floor, a brass wraparound bar is the focal point to a 125-seat dining room, but the real story takes place behind the bottles. A back bar built of eco glazed brick slips, handcrafted in the UK by the original tiling manufacturer for the London Underground, an international icon of transport design. Also brought across from the UK was the parquet flooring that is used throughout the first two floors, tumbled and triple-stained for a more authentic and aged appearance. The first floor features space for a further 76 covers, with an additional resplendent bar with the roof space, set to open in the autumn, offering a bookable events floor.

Supporting a truly immersive experience is the decorative lighting designs, as with all Hawksmoor venues, crafted to complement the interior and story of the space. Chicago has been illuminated by wall sconces, hanging

pendants and table lights all designed by Macaulay Sinclair using brass and Holophane glass. A subtle nod to the transport and industrial past of the building. It comes just three years since Macaulay Sinclair embarked on a journey across the pond to help bring Hawksmoor to New York City. The historic United Charities Building in Gramercy Park was transformed to embrace some class British touches, while still preserving its landmark status; the dining room's grandeur was meticulously brought back to life, featuring ornate plaster work and Ionic columns.

www.macaulaysinclair.com

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LA RAIA ESTATE BY DE AMICIS ARCHITETTI

La Raia, a family-owned 180-hectare estate featuring a winery, hotel and outdoor art foundation situated within the rolling hills of Gavi, Italy, has partnered with Italian architecture studio De Amicis Architetti for its new Borgo Merlassino event and hospitality venue based on the restoration and reimagining of a traditional Italian farmstead. Situated in one of the most beautiful landscapes in all of the Gavi region - known as a mecca for truffle foraging and for its grapes that grow alongside Roman ruins, historic sites - Borgo Merlassino consists of the Barn, which is the main structure, the Villa and the Farmhouse, the Patio and the Porch, each of which each boast two rooms for overnights, and are covered outdoor spaces, along with the Studio and the Warehouse. Each of the original structures were once used for a variety of agricultural activities in the 19th-century and surround a vast courtyard.



*La Raia by De Amicis Architetti
Photography by A.Strada*

After a rigorous restoration process by De Amicis Architetti studio, the historic village has now been reimagined as the ideal setting to host events and celebrations, presenting both indoor and outdoor hosting options which overlook an unspoilt valley and an easily accessible small lake, as well as La Raia's Cortese vineyards. In the process, elements of the original buildings, such as characteristic exposed beams, typical portholes and a Pise Wall, an ancient raw-earth construction technique, were uncovered and maintained to keep the original charm of the setting. Large windows were installed to take advantage of natural lighting, to showcase the estate's breathtaking views, and to create a synergetic dynamic between the indoor and outdoor spaces. This synergy is felt across the hamlet, and within the larger La Raia estate, which as a whole, presents a variety of settings suitable for different moments of each event.

The main building of Borgo Merlassino, once a large barn, can comfortably host up to 120 guests across three floors structured to accommodate modular hosting, presenting the possibility to throw several events at the same time, or utilize each space for a different part of the event - ceremony, dinner, prep space.

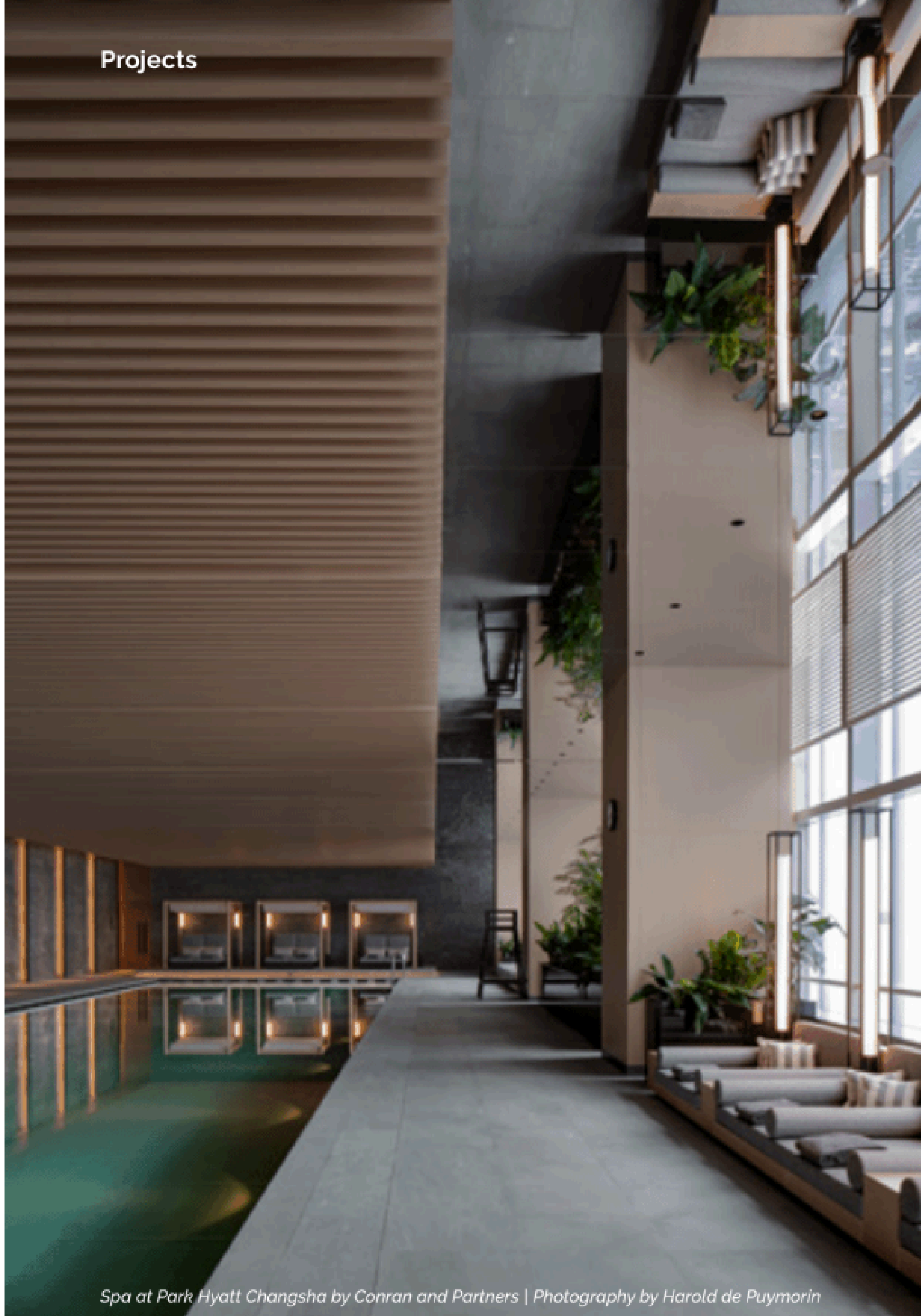
The Patio, a large outdoor space, connects the Barn and the Farmhouse. Suitable for receptions and cocktails, adorned with a ceiling decorated in colorful geometric patterns and a backdrop of wooden slats, it can easily be transformed into an open-air lounge for summer dinners. An additional dedicated structure stands separately for receptions, housed in the former chicken coup.

www.deamicisarchitetti.it

IG: @deamicisarchitetti



La Raia by De Amicis Architetti | Photography by P.Calamara



Spa at Park Hyatt Changsha by Conran and Partners | Photography by Harold de Puymorin



Entrance at Park Hyatt Changsha by Conran and Partners | Image courtesy of Park Hyatt

**PARK HYATT CHANGSHA
BY CONRAN AND PARTNERS**

Conran and Partners has completed the design of Park Hyatt's new outpost in the vibrant city of Changsha, China. The hotel occupies the top floors of a tower originally built as office space, and it features 230 guestrooms across 11 different typologies, as well as communal areas including a restaurant, tearoom, bar, library, function rooms and wellness facilities with a 25-metre pool perched on the 48th floor. Guests are welcomed via a courtyard sitting on a podium on the fourth floor, where Conran and Partners created a definite boundary that signifies the beginning of the Park Hyatt experience - a natural oasis in the heart of Changsha. Leveraging its extensive experience working across design and architecture, alongside the full interior design, Conran and Partners was also tasked with creating new cladding and a canopy for the tower as well as designing an elegant extension connecting the main building to the Garden Room - an external pavilion for indoor and outdoor functions. The architectural elements are tightly interwoven with the landscape developed in collaboration with landscape designers ADI. As guests transition into the internal spaces, the soaring ceiling heights, magnified by linear slats and large-scale art installations, are sectioned into a more intimate series of spaces leading guests to lifts and function areas.

The communal spaces are designed as an enfilade of flexible rooms called 'Lilan', set around a central service area - central to these spaces is the Sun Room. The Tea Room and Library, which sit on opposite sides of the Sun Room, have their own distinct personality but also double as overflow for Lilan's bar and restaurant respectively. Opposite the communal areas is a series of eight private dining rooms, a one-of-a-kind restaurant where every seat is the best seat in the house. On the 48th floor, Conran and Partners created a spacious wellness area complete with a gym, wet spa, sauna, pool and an intimate members' lounge. The guestrooms are the ultimate sanctuary perched high above the city sights below. Staying true to the overall design concept, the palette is restrained with residential-inspired elements including elegant green silk screens around the bed and custom-designed pendant lighting, juxtaposed by the bold colours of the furniture. The overall design is inspired by the vibrancy of Changsha and the fashionable IFS mall which the hotel sits on, whilst capturing the spirit of the stunning Hunan landscape with soaring volumes, organic forms and a raw expression of nature through natural materials and local craft.



Rioca Frankfurt Posto 7 by HWKN | Photography by Klemens Renner

RIOCA FRANKFURT BY HWKN

HWKN's new i Live Campus in Frankfurt, designed in collaboration with AI+P, offers a bold response to the younger generation's need for flexible and affordable living solutions. This distinctive building, occupying a prominent corner site next to the Frankfurt School of Finance & Management, features 1,158 high-design apartment units, making it the largest planned student and serviced-apartment project in Europe.

HWKN, in collaboration with i Live and AI+P, went further by introducing another innovative living option: Rioca Frankfurt Posto 7, a vibrant, youth-oriented hotel that is part of the Rioca, The Brazilian Design Hotel group. Catering to this generation's need for flexibility, the hotel redefines the concept of an extended stay, offering various options in terms of size and duration. The building, therefore, speaks to the spontaneous needs, lifestyle choices of today's young generation.

The outstanding project stands out with its striking façade, which fronts the Rioca hotel. The large windows and brick cross-hatching are complemented by open terraces that extend inwards and outwards every two stories, creating a dynamic, rippling effect across the building's face. This undulating façade also offers the opportunity to incorporate natural planting on the terraces, adding a green element that is both surprising and highly sought after. Adjoining the hotel are the larger student housing buildings that stretch back into the campus from the hotel. The larger building



Rioca Frankfurt Posto 7 by HWKN | Photography by Klemens Renner

eventually turns back and inwards, creating two huge courtyards in their midst. Two of the buildings are clad in a reddish brick, the others in stucco. In the landscaped inner courtyards, the balconies of the surrounding apartment buildings extend both inward and outward, mirroring the fluid movement of the shape-shifting terraces on Rioca hotel. Recognizing that the entire grouping could have easily made the i Live campus appear overly imposing, HWKN's design introduced 'moments of local difference.' A prime example is on the western frontage, where the façade transitions from brick to a lighter stucco. Atop the central section of these buildings is a covered terrace, featuring a columned façade that echoes the

design of the lower floors. Metal accent handrails add luminosity and spark. HWKN envisioned the two housing alternatives on the i Live campus as a unified entity. The design includes shared amenities such as an outdoor kitchen with a grill, a home theater for movie nights, and rooftop terraces with panoramic views. Social spaces feature the Rioca Bar, a community area with games, and a communal kitchen for shared cooking experiences. The highlight is the Iberian-American restaurant "Sabor" at the rooftop of the Rioca hotel, offering a spectacular view of the Frankfurt skyline.

www.hwkn.com | IG: @hwkn_architecture



THE USUAL Rotterdam by JOI-Design | Photography by Wouter van der Sar

THE USUAL ROTTERDAM BY JOI-DESIGN

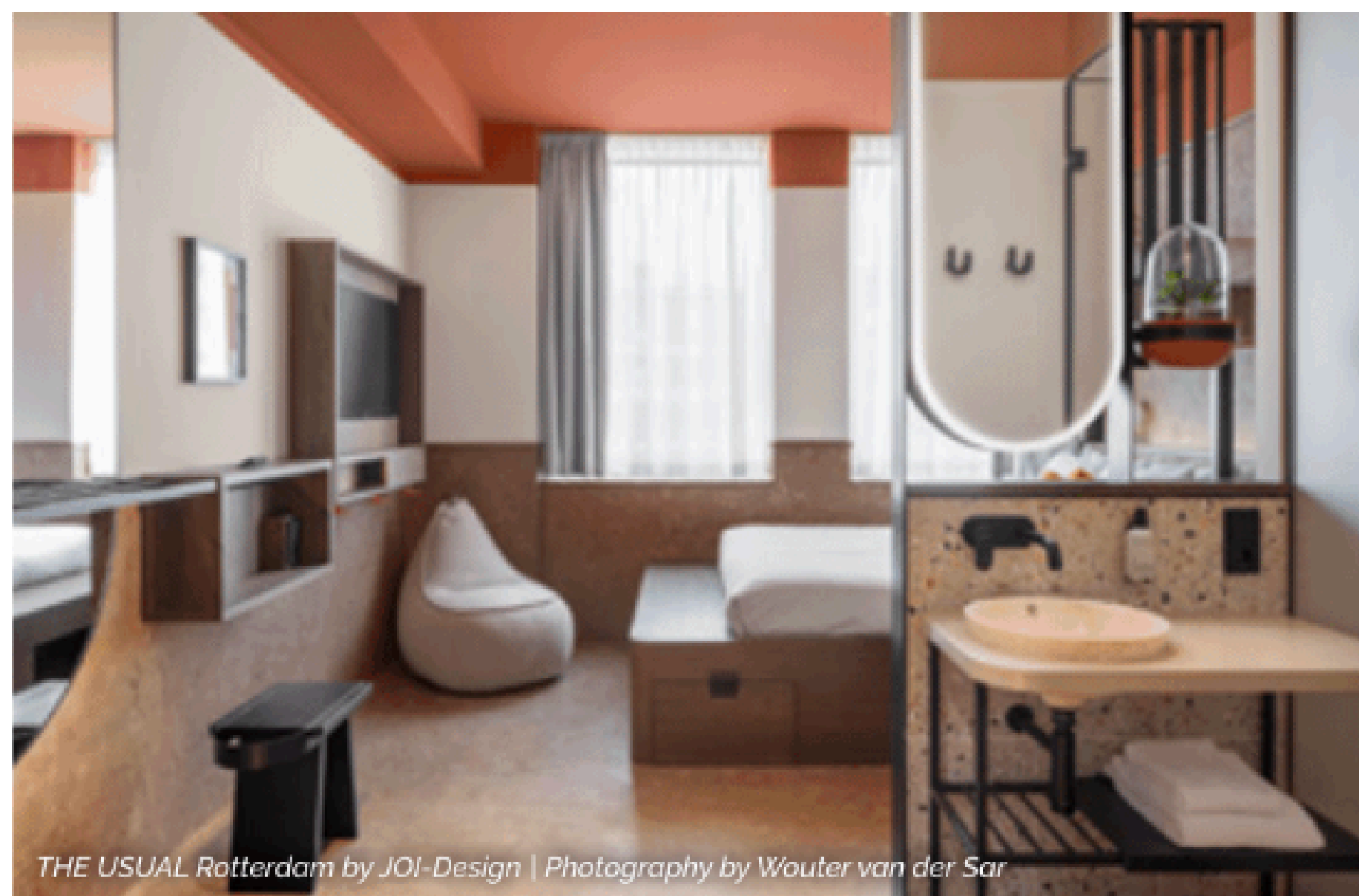
The Usual Rotterdam brings to life interior architect JOI-Design's creative vision for a fresh approach to travel through conscious ways of sleeping, eating and interaction. Debuting May 2024, the new hotel brand is all about positive impact: biophilic FF&E designed with circular recyclability; water-saving solutions; and community-strengthening initiatives. Backed by Crossroads Real Estate, The Usual's founders comprise non-traditional hospitality experts who believe in new ways of travelling and hospitality.

They briefed JOI-Design to create the Rotterdam flagship as a celebration of regenerative hospitality and the values of globally minded travellers who prioritise ESG (Environmental, Social and Governance) principles: benchmarks for measuring a business' transparency and accountability when impacting society and the environment. The studio's meticulous research also established brand guidelines for future retrofits as The Usual brand rolls out into other markets. The concept was created so that, in addition a core hotel offering, each destination

can include options from a menu of 'add-on' guest experiences that best suit its distinct location, building size, and community needs. The Rotterdam property incorporates them all.

With the aim of making conscious travel customary and a force for good, ESG and UN Sustainable Development Goals guided every design decision. The Usual is powered by 100% renewable energy from Dutch windmills. Already Green Key certified, forthcoming accreditation includes BREEAM In-Use assessment of either 'Excellent' or, amongst the first for European hotels, 'Outstanding', plus application for B-Corp status once there's enough operational data. JOI-Design chose materials proven to have lower environmental impacts and longer lifespans: either bio-based; recyclable; made from recycled components; or reusable at the end of their lives, and therefore in alignment with the values of the circular economy. In addition, the team looked at social aspects by taking into consideration production locations and working conditions. For full transparency, companies specified were asked to provide details about their ESG-related practices.

The 209 accommodations comprise three price categories attracting a cross-section of guests. Inspired by Japanese capsule hotels, the 40 green-hued and OSB-clad 'Pod' rooms are private yet share bathrooms and, at 4, 6 or 8 sqm, contain solely twin or double-beds.



THE USUAL Rotterdam by JOI-Design | Photography by Wouter van der Sar

The 150 terracotta-toned ensuite guestrooms come in two types: 'Cosy', at 14 sqm, and 'Usual', ranging from 17-30 sqm. They feature cork walls and ceramic terrazzo tiles, mini microclimate terrariums, and safes built into bed bases; some rooms have internal balconies for additional sleeping space. Each of the 19 ochre-coloured long-stay 'Studios' includes a double bed, a seating area with a sleeper sofa, and a kitchenette including a four-person dining table within a 30 sqm footprint.

Every ensuite bathroom has a woodchip basin with waterproof resin binders, and in each Cosy room, a rotating door encloses either the toilet or the shower to add spaciousness yet maintain privacy.

All mattresses are designed for circularity; timber furniture has a base of primarily recycled woodchips from FSC Certified managed forests; and lighting is 100% LED. Signature designs include wall shelves that unfold to become desks; stools with U-shaped handles; and U-shaped mirrors and robe hooks. Custom 'raindrop'-shaped beanbag chairs in recycled-content upholstery subtly reinforce the water conservation theme.

www.joi-design.com | IG: @joi_design

FOX POINT FARMS BY TECTURE

A resilient model for sustainable living, Fox Point Farms is a first-of-its-kind 'agrihood,' where a regenerative organic farm is the heartbeat of a 21-acre mixed-use community located a mile from the coast in Encinitas, California. It

features a zero-waste full-service restaurant, a farm-to-tap organic brewery and coffee roaster, a farm market and café, an apothecary, wellness classes, and more helmed by a team of next-gen farmers, chefs, and artisans who

prosper within a circular micro-economy. More than six years in the making, Fox Point Farms was developed by Encinitas-based Nolen Communities, founded and managed by Brian

Grover. The project was led by locally based design firms, including architects Steinberg Hart, landscape architects Schmidt Design Group, and Tecture, which led design and fabrication.

The architectural language of Fox Point Farms honors its horticultural history, creating a network of open spaces that immerse guests in various agricultural amenities. The project required thoughtful solutions to multiple contexts.

Structures include a main barn, which houses Haven restaurant and Harvest Market, brewing and roasting facilities, an apothecary,

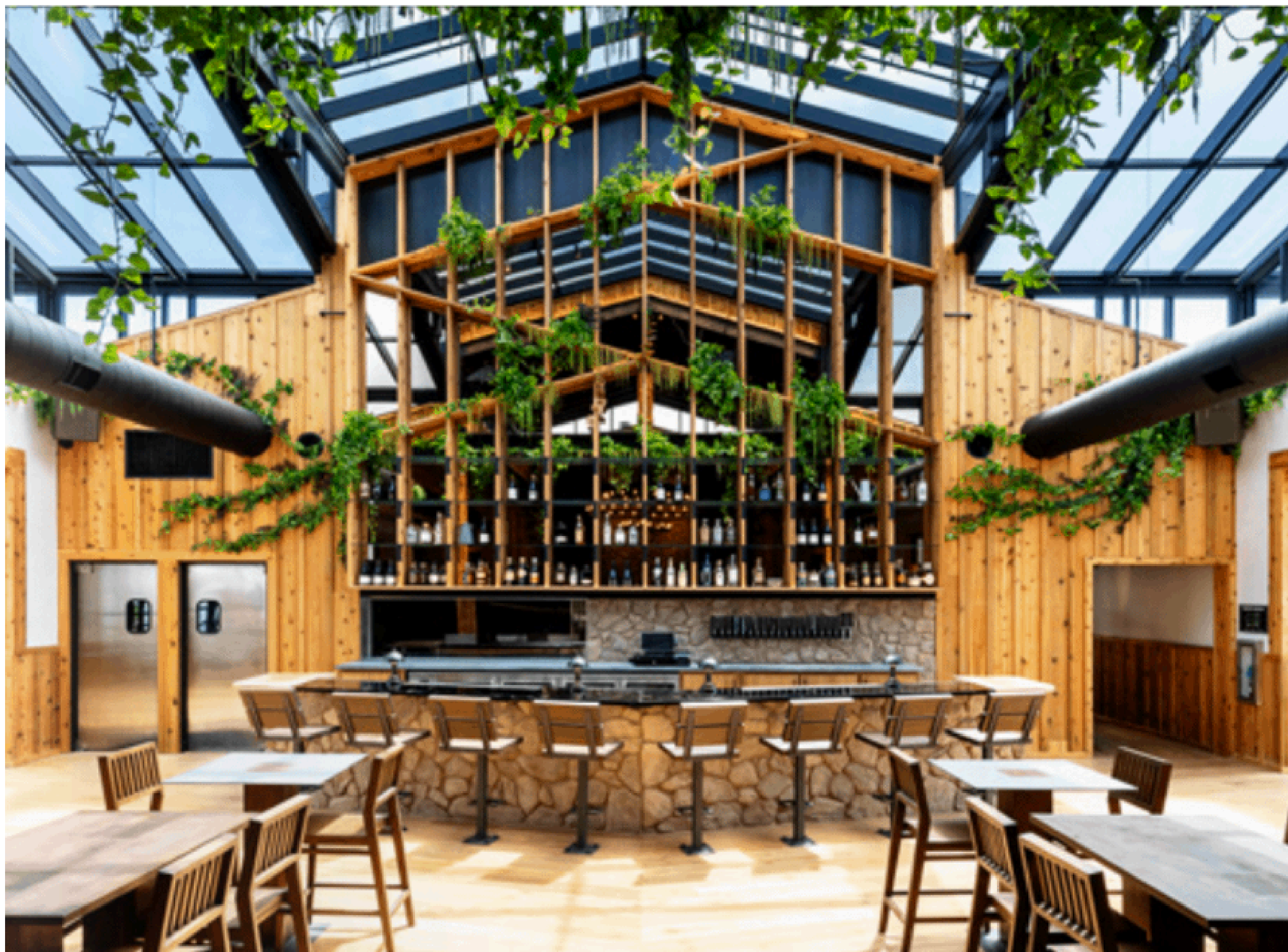
and farm production houses—all featuring western red cedar exteriors, standing-seam metal roofs, and reclaimed teak interiors. It boasts a traditional California barn-style envelope that is crossed perpendicularly with a greenhouse structure, which runs down its centre, letting plenty of light into the restaurant space. The team pursued exceptional sustainable performance through energy-efficient materials, water conservation, and waste reduction, and has plans in place for future renewable energy sources.

The event space is another greenhouse-style structure similar to the one featured within the main building. It is neighbored by an event utility building in the same profile that mimics the materiality of the main building. Both building entrances feature 10 large-scale steel and glass sliding doors that open fully to the southern California climate.

The simple and honest materiality of the exterior blends seamlessly into the interior, cultivating a holistic design.

The landscape architecture features edible landscaping, a two-mile trail surrounding the farm, and a natural children's play area incorporating a repurposed Eucalyptus tree that was slated for removal just down the street from the property.

www.tectureinc.com | IG: @tecture



Fox Point Farms by Tecture and Steinberg Hart Architects

