



THE MILLS 南豐紗廠

The Hall
A central community gathering space, flushed with natural light
紗廠坊
自然採光的社區廣場

Breathe New Life into Hong Kong's Industrial Legacy

The Mills is a landmark revitalization project that celebrates a vital Hong Kong industrial legacy. Anchored in the industrial district of Tsuen Wan where the textile industry flourished in post-WWII period, the project aims to preserve a lost heritage and establish new possibilities for innovation, culture and learning.

Construction of the Mills involved transforming three former cotton mills into a single coherent complex – a destination consisting of a business incubator, experiential retail and a non-profit arts and cultural centre. Adopting an adaptive reuse approach, the design of The Mills purposely preserved most of the existing outer shell and structure of the factory to maintain the original building mass, which is distinctive to mill factories built in the 1960s.

Ample natural lighting is introduced in the form of skylights, curtain walls and large atria, mitigating the oppressive effects of the deep floor plates while livening newly devised communal spaces. A series of glass bridges, balconies and rooftop gardens foster an open, interactive community while creating a dialogue between the old and the new.

Old finishes are repaired or left untouched while new elements utilize distinguishable materials such as steel and glass. Historical features are surveyed and protected through stringent measures, including original mosaic signages, main circulation stairwell and metal gates. Other salvaged items such as sand buckets and wooden doors are repurposed into signages and furniture pieces.

The refurbishment of The Mills establishes new connections to the surrounding area. It also extends its influence through architectural significance and celebration of a new identity rooted in historic legacy, attracting not only young startups, but also surrounding community, schools, traditional craftsmen, artists and tourists to participate in a collective rejuvenation process and venture out to a lesser-known part of the city.

The Mills has taken a leading role in Hong Kong's reindustrialization by gathering all relevant players to create an incubation hub and an innovation model that diversifies Hong Kong's economic future.

舊廠房 新使命

南豐紗廠原址前身為紡紗廠，是香港六十年代產量最高的紗廠之一，見證香港製業蓬勃發展的黃金年代。保育活化項目以歷史與傳承為根基，交織出創新、文化及學習體驗的創意平台，讓訪客感受到一個真實、不斷延續的香港故事。

原有二座廠房改建後成單一建築群並以三大用途活化：初創培育基地、體驗式零售及紡織文化藝術館；建築設計盡量保留原有結構，著重新舊並存與對話。在不大規模改動廠房外觀下加入天然採光中庭及玻璃幕牆，提升室內環境質素；在規劃上加進改善社區行人街、廠房間的連接橋、陽台及天台花園，讓公眾更立體多變地於建築內外遊走。除連結起地區歷史外，活化後的紗廠亦為區內注入新生命力，彈性的空間設計可容納不同活動，不論學校、社區人士、藝術工作者或遊客都可於此從新發現香港另一面。

部份舊有廠房的飾面得以保留並與新建築融合，反映建築本身歷史之餘亦提供可用性：一些舊物如鐵閘、木門或太平桶都巧妙地融入到新設計當中

南豐紗廠成功將過去工業成就保留並進一步轉化為社區參與文化項目，透過建築設計強化地區特色，為保育項目示範更多可能性。南豐紗廠亦示範如何以創新設計為多元產業提供合適場所並延續其使命。



The Park
Curtain wall glazing replaced the concrete exterior wall facing The Park, establishing strong visual connection between business incubatees and the public
紗廠公園
改建後的天台花園成為工業區內的綠洲，並讓公眾透過玻璃幕牆一窺紗廠內其他空間及活動



Original staircase
A key staircase and steel windows maintain the collective memory of the old factory buildings through recognisable character



Original concrete columns strengthened with structural steel members
鋼板加固的原有混凝土柱



Aerial view from Castle Peak Road
青山公路方向鳥瞰



Interior view of gallery with old machines as exhibit
藝術館展覽廠紡織機器陳列



Original steel gate featured at the concierge desk
一些廠房舊物如鐵閘、木門或太平桶都巧妙地融入到新設計當中



Conserved red signages and public art murals adorn carefully identified locations on facade
白田壩入口以巨型壁畫創作及原有外牆標誌結合為特色

Interior view of business incubator entrance lobby
培育中心入口大堂



Symposium for textile and fashion-related industry
有關紡織及成衣行業的研討會