

# One Building, 16 Pools

## 一座楼和它的16个泳池

Architect Soo Chan — the master of the indoor swim — has his New York moment

建筑师Soo Chan先生——室内游泳池大师，正在纽约铸就辉煌

By Christopher Cameron

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When it comes to conspicuous consumption, Singapore's hoards of bespoke-suited millionaires are hard to top. Witness the demand for tall buildings packed with rooftop infinity pools and glassed-in "sky garages."

在炫耀性消费上，很难有人可以和身着定制西装的新加坡百万富翁们比拼。从他们对屋顶无边泳池和玻璃“空中花园”等高层住宅的需求中，就可见一斑。

Now an architect synonymous with that city's luxury boom is making inroads in New York as well. SCDA Architects principal Soo Chan, 52, the most internationally successful architect to emerge from Singapore, is making a prodigious New York City push with four simultaneous projects.

如今，一位新加坡建筑师正在向纽约进军，他可谓是这个城市奢侈品热潮的代名词。SCDA建筑设计事务所主持建筑师、52岁的Soo Chan先生，是在国际上最成功的新加坡建筑师；凭着四个同时进展的项目，他正在大举迈进纽约。

In Singapore, Mr. Chan has made a name for himself as a detail-obsessed designer, meticulously managing every aspect of his projects from the façade down to the marketing brochures. But he is chiefly known for swimming pools.

在新加坡，Chan先生以注重细节闻名，他无微不至地管理着项目的方方面面，大到建筑外观，小到营销手册。不过，他还是以设计泳池最为出名。

At the Nassim Park Residences in Singapore, Mr. Chan built 120 private pools. He also included 95 private pools in a Malaysian tower. At the The Marq in Singapore, 23 units got their own heated pools.

Chan先生在新加坡Nassim Park住宅项目中，建造了120个私人泳池；在马来西亚的一幢高层公寓楼里建造了95个私人泳池；新加坡The Marq公寓中的23间公寓拥有独立的可加热泳池。

Mr.Chan's debut New York City project, Soori High Line, at 522 West 29th Street, will include 16 private heated pools, ranging in size from 23 to 26 feet long, 7 to 9 feet wide and 4 feet deep.

“At the very high end, luxury is universal,” Mr. Chan said. “Whether you are in Singapore or New York, luxury consumers want the same things.”

Chan先生在纽约的首个项目Soori High Line公寓楼位于西29街522号，将拥有16个可加热私人泳池，分别长23到26英尺，宽7到9英尺，深4英尺。

“高端市场的奢华是具有普遍性的，” Chan先生说。“无论是在新加坡还是纽约，奢侈品消费者都有着相同的需求。”

The opulence of such an amenity in a city where even shared pools are rarity isn't lost on Mr. Chan, whose Singapore-based firm Oriel is co-developing the building with New York-based Siras. As the majority partner, Mr. Chan has a considerable amount of his own fortune invested in the 27-unit, 11-story project, where prices will range from \$3.6 to \$22 million.

Chan先生对于在一个公用泳池尚且稀有的城市里建造奢华泳池并不满足，在其新加坡公司Oriel和位于纽约的Siras公司共同开发该项目的同时，作为主要合伙人，Chan先生还将自己相当一部分财富投资到了这个11层高、拥有27间公寓的住宅楼中，其单价为360万到2200万美金之间。

“At Soori High Line I tried to create an apartment building from the inside out and then outside in,” Mr. Chan said. “The areas with the pools are transitional spaces between indoors and outdoors. I have always built on the idea of transitions, especially in high-rise buildings.”

Mr. Chan's signature has become his interest in the intermediate spaces within a structure, such as lobbies, terraces, pools and entryways. He sees these spaces as being separated from the pressures of both public and private life, a kind of utopian middle ground where residents can find tranquility.

“我试图在Soori High Line中创造一栋内外贯通的公寓楼，” Chan先生说。“泳池这个区域是室内和室外过渡的空间。我一直以来都在运用‘过渡’这个概念，尤其是在高层建筑的设计中。”

Chan先生的这一设计特色已经演变成一种对建筑构造中过渡空间的兴趣。在他的眼里，

大堂、阳台、泳池和玄关等空间不受公共和私人生活压力的影响，是可以提供住户安宁感的乌托邦式的中间地带。

The High Line has already attracted many of architecture's biggest names, such as Zaha Hadid, Neil Denari, Frank Gehry and Robert A.M. Stern. But Mr. Chan's work stands apart as focusing less on creating an eye-catching exterior, and more on fashioning a lush lifestyle within the development.

纽约高线公园已经吸引了扎哈·哈迪德、尼尔·德纳利、弗兰克·盖里和罗伯特·斯特恩等许多知名建筑师。但Chan先生作品的与众不同之处在于，它并未试图设计抢眼的外观，而是着重创造一种新的奢华的居住时尚。

Mr Chan told the Observer that his fascination with pools began while working in tropical climates where the transition between indoor and outdoor space is usually mediated by an architectural element – think porches in the American South.

"Besides functioning as a swimming pool, ideally, a water feature functions as a transitional space between the inside and the outside," Mr. Chan explained. "The sound of water and the way it plays with the light on the ceiling in the evening is very peaceful."

Chan先生告诉《观察家报》，他对泳池的迷恋起于在热带工作的年代；内外空间的过渡通常由一种建筑元素来调和——想象一下美国南部的房屋门廊。

“理想中，水元素除了构建泳池，还能起到过渡内外空间的作用。” Chan先生解释道。“水的声音，以及夜晚时分，水在天花板上嬉戏玩耍的光影，都会让人感到祥和。”

Mr. Chan is taking what he calls "a holistic approach" to the building, designing the superficial architecture, as well as the interiors, landscaping and furniture (not to mention the website and marketing materials), so that the flow from the street into the apartment is aesthetically fluid.

"Creating a concept and a vision that is pure is very important to me," Mr. Chan said. "If you look back at turn of the century modernist architects, it was very common for them to design interiors, a proportioning system, a color scale and the furniture for their buildings."

Chan先生对这座楼采取了“整体运作”的方式，在设计建筑外观的同时，也设计室内、景观和家具（更不必说网站和营销材料）；这样使得街道到公寓的过渡优美而顺畅。

“对我来说，创造纯粹的概念和愿景是非常重要的，” Chan先生说。“如果你回头看世纪之交的现代派建筑家，就会发现他们经常会为自己的建筑做整体设计，从室内空间、配比系统、到色调、家具。”

At times, Mr. Chan can seem to flirt with the micro-fine line between committed artist and control freak.

有时，曾先生似乎在执着艺术家和控制狂的微妙界限之间徘徊。

When he isn't travelling between his Shanghai and Manhattan offices, he rises early, commutes to an office he designed and lunches in Bistro Soori, a restaurant he built. After a roughly 10-hour day, he retires to a home he designed, where he samples from his cellar of French Burgundies.

“Ideally, I like to stay within my own world,” Mr. Chan said, adding that he plans to keep a unit at Soori High Line for himself. Naturally, it's one with a pool.

当他不在奔波于上海和曼哈顿的办公室时，他会早起来到自己设计的办公室，中午在自己打造的餐厅Bistro Soori用餐。工作了约10个小时后，他回到自己设计的家中，品一杯酒窖中的法国勃艮第红葡萄酒。

“理想状态下，我喜欢待在自己的世界里。” Chan先生补充道，他计划在Soori High Line里留一间公寓给自己。当然，这会是一间配有泳池的公寓。

Nevertheless, Mr. Chan is no romantic, investing in nearly all of his commissions. Although it's somewhat unique for an architect to also play the role of real estate prospector, by putting more than his reputation on the line, Mr. Chan has become an appealing business partner to developers.

For instance, to satisfy investors at Soori High Line he cut the number of pools from 27 to 16 to keep cost in line.

“We had to generate an idea that was commercially viable because the investment is fairly large,” Mr. Chan explained. “This project was not about trying to show what I could do as an architect. This was more about being realistic and trying to create a building that will stand the test of time.”

然而，Chan先生并非是一个不切实际的人，他所有的项目几乎都有自己的投资。尽管建筑师兼任房地产投资商并不寻常，但由于Chan先生投入到项目里的除了名誉，还有资本，因此他对于开发商来说是十分具有吸引力的合作伙伴。

举例而言，为了满足Soori High Line的投资者对成本控制的要求，他将泳池总数从27个减至16个。

“因为投资总额较高，我们需要做出一个可行的商业方案，” Chan先生解释道。“这个项目不是为了展示我的建筑才能，而是如何实际地建造出可以经受时间考验的建筑。”

Ultimately, Mr. Chan is an architect with the instincts of a developer, which explains his seemingly insatiable appetite for new projects – some two dozen around the world, one of which is just across the street from Soori High Line.

Developer Joeseeph Beninati, co-founder of the Bauhouse Group, told the Observer that he has commissioned Mr. Chan to design his High Line condo tower at 515 West 29th Street.

说到底，Chan先生是一个有着开发商本能的建筑师，这也解释了他对新项目的欲求不满——在全球已有二十多个项目，其中一个就在Soori High Line对面。

Bauhouse集团的共创人、开发商Joeseeph Beninati告诉《观察家报》，他已经聘请Chan先生设计西29街515号的高线公寓楼。

The 135-foot building will feature 12 condo units, with prices ranging from \$2 to \$25 million, and gallery retail space on the ground floor. The project recently broke ground, and when completed next fall, it will be the only Manhattan development to feature High Line views on two sides of the structure – the rail line cuts around the building, making an abrupt westward turn off of Tenth Avenue at West 29th Street.

And while there are no pools at this project, each residence will feature a dumbwaiter connected to a shared chef's kitchen on a lower floor so that dinner parties can be easily catered.

这栋135英尺高的公寓楼将拥有12间公寓，价格为200万到2500万美金不等。底层设有画廊零售空间。项目近期启动，到明年秋天完工时，它将成为全曼哈顿唯一能从两侧欣赏“高线”美景的建筑——旧时的铁轨沿着楼房蜿蜒，在第十大道和西29街交叉处向西急转。

尽管这个项目没有泳池，但是每间公寓都会配备升降食品架，用以连接低层的公寓厨房，从而让派对聚餐轻而易举。

"My career started with an internship in New York, and I have wanted to build here ever since; said Mr. Chan, who studied classical architecture at Yale. "New York is quite insular and not easy to penetrate, but once we got some experience with Soori High Line it was much easier to work on other projects."

"I think this building represents everything that is brilliant about Soori," Mr. Beninati said of the sculpted glass tower. "When I commissioned Soori with the project, he was so passionate about the location that he asked to become a minority investor."

"We were so impressed that he had not only the passion to design the project, but also the confidence to put his own capital into it. I've never had a relationship with an architect like this.

“我的职业生涯从纽约的一项实习开始，从那之后，我一直都希望在纽约构建房屋。”曾

在耶鲁大学学习古典建筑的Chan先生说。“纽约市场相对封闭、不易渗透。但我们从Soori High Line项目积攒了经验后，承接其他项目就容易许多。”

“我认为它充分证明了 Chan 的聪明才智，” Beninati 先生对这栋雕塑般的玻璃高楼这样评论。“当我邀请他时，他对项目所处的地段非常看好，以致于表示希望成为小股东。”

“他高涨的设计热情和对项目充足的投资信心给我们留下了深刻的印象。我还从未和像他这样的建筑师合作过。”

He added that he is relatively unconcerned by potential competition when demand for luxury housing is still so strong.

"I've added up the number of luxury units on the High Line, and there are only a couple of hundred," he said. "There have been tens of thousands of pages devoted to the architecture on the High Line, but there are just a few dozen units available for the whole world to buy."

他补充说道，现如今对高端房产的需求仍然十分旺盛，他对潜在竞争并不太担心。

“我算了一下，高线地区只有几百多栋高端公寓，”他说，“全世界关于高线地区建筑的文章上万，但是只有几十间公寓可供向全世界出售。”

Mr.Chan explained that he was willing to design another building so close to his own Soori project because of the unparalleled inventiveness the High Line inspires in him.

"The High Line is a great place to enjoy the parade of buildings. It is the perfect place for an architect to build and innovate," he said.

Chan先生解释说，他之所以愿意在自己的Soori项目旁边设计另一栋楼，是因为“高线”激发了他前所未有的创造性。

“‘高线’是一个欣赏建筑的绝佳地点，是建筑师施展拳脚的完美场所，”他说道。

Mr. Chan's third New York project isn't anywhere near Chelsea. He has been commissioned by Euro Properties, a developer with offices in Beijing, Hong Kong, Singapore and Tokyo, to design a mixed-use building, currently in the planning stages, on a 5,025-square-foot lot at 118 East 59th Street, between Park and Lexington avenues. The firm also owns the neighboring property at 116 East 59th Street.

And most recently, he signed a contract to design a new building on Vandam Street in Tribeca, although he declined to provide any details, as he was unsure how quickly the project would proceed.

Chan先生在纽约的第三个项目离切尔西区有些距离。他受Euro Properties，一家在北京、香港、新加坡和东京均设有办公室的开发商的委托，对一个综合体项目进行设计，项目目前仍处于规划阶段，占地5025平方英尺，位于东59街118号，即派克大街和列克星顿大街之间。这家公司同时还拥有临近的东59街166号的地产。

最近，他又将设计翠贝卡区范达姆街的一栋新楼。由于项目细节尚未确定，他暂时无法提供更多信息。

To keep up with his project load, Mr. Chan is adding permanent staff to his Madison Avenue office, which until now had been staffed by temporary workers own in from Singapore.

When asked whether he preferred working in New York or Asia, Mr. Chan said that both unique freedoms.

为了应对增加的项目工作量，Chan先生给麦迪森大道的办公室增添了正式员工。在此之前，该办公室的工作都是由新加坡的员工帮忙处理的。

当被问到更喜欢在纽约还是亚洲工作时，Chan先生说两边均有各自独特的自由感。

“The major difference between working in New York versus Asia is the context,” he said.

“In Asia, depending on where you work, you tend to have a fresh start because there are a lot of new metropolises being developed, especially in China. When you don't have context you are free to create your vision. But it is equally interesting to work in a city like New York where you have history and context to work and innovate within.”

“纽约和亚洲主要的区别在于环境，”他说。

“在亚洲，虽然不同地方可能有些区别，但基本上，设计趋向于从零开始，因为有很多新的大都市正在被开发，尤其是在中国。若没了来自原有环境的限制，建筑师可以自由地发挥和创造。而在纽约这样的城市，你需要结合城市历史和背景进行创新，这其实也很有意思。”