The International Invited Competition for Chonbang & Ilshin Textile Industrial Site

THE GLADE CITY

GWANGJU LANDSCAPE ART DESIGN AND ECOLOGICAL CITY_SUMMARY

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  URBAN and ARCHITECTURAL STRATEGY **p.1-7**

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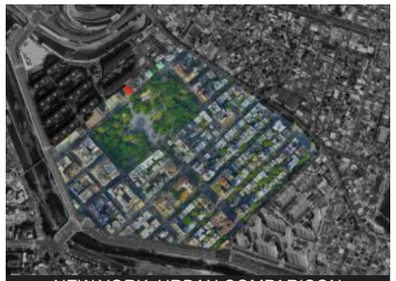
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THE GLADE CITY MANIFESTO

GWANGJU LANDSCAPE ART DESIGN AND ECOLOGICAL CITY



NEW YORK_URBAN COMPARISON



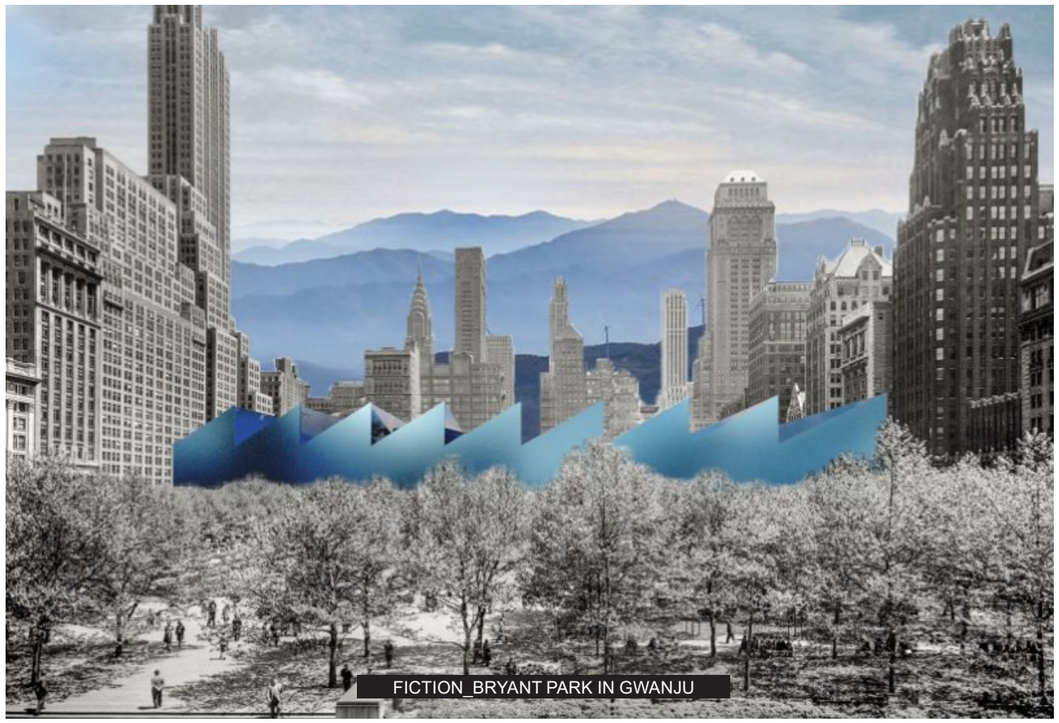
PARIS _URBAN COMPARISON

THE GLADE MANIFESTO

This project is an urban development strategy. It is not an architectural project, more precisely architecture is used as a device to create a territory with its specific landscape, such as the Mountains that circles the beautiful City of Gwangju.
We do not want to build towers, but an architectural ensemble which silhouette evokes the poetry of an ancient Korean watercolor, where the Heritage Factory City becomes the starting point of an new development, rather than a distant memory where the new City overrides the Industrial one.
We firmly believe that the city should only be developed with and on what already exists. We are fiercely against the tabula rasa and have thus taken into account the entire urban area.
Our strategy regarding the Heritage shows no ambiguity. “What is gone can never return”, therefore, Heritage is not negotiable.
All Building classified as Preservation grade 1 and 2 are preserved on site and physically.
The only demolition allowed are the ones imposed by the creating of the streets but they only apply on a limited footprint.
Inside this territory not only is a water stream flowing, but also a park-garden which preserves the existing trees.
We want this new district to develop harmonious relationships between nature and architecture.
This long green space runs through the site, offering to public transports new possibilities of connections and services.
The Chongbang and Ilshin Factory site will be redeveloped through two axes of development: The North-South one, which is the I35 new road axis that orients all transport infrastructure and connexions with the historic city, and a new Green Diagonal on the East-West direction that creates a permeable porous pedestrian and heritage friendly promenade.
Our proposal consists in proposing a “Toolbox” of ideas and urban, environmental and architectural strategies, which will define the silhouette of the district and its density, rather than a fixed project. Thanks to this Toolbox, roads, plots, buildings and public spaces are arranged according to different parameters and programs as well as the property and economic opportunities. New parts of the city get built through this Toolbox, with freedom, fluidity and flexibility.



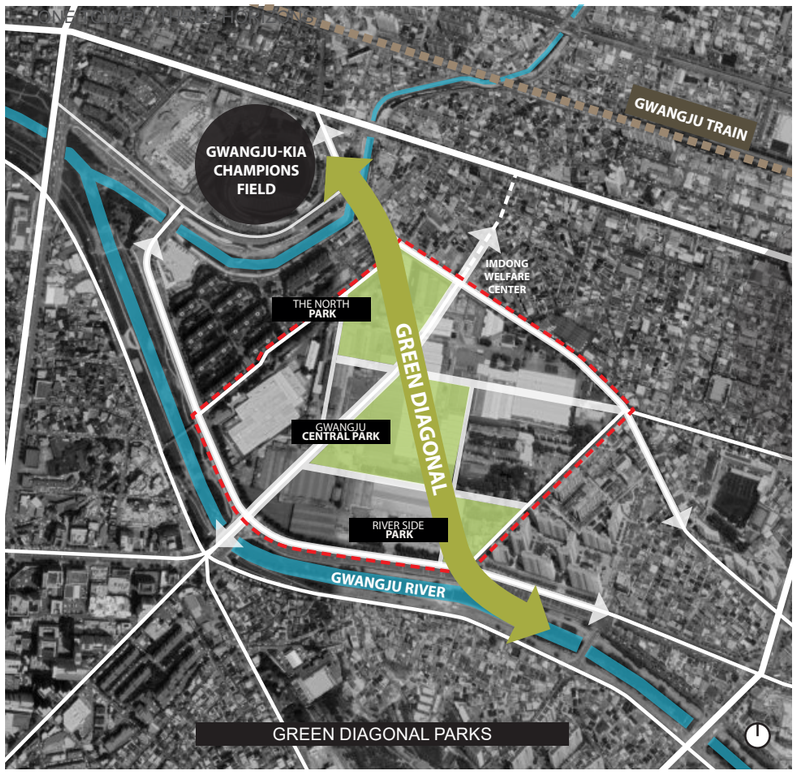
SITUATION PLAN



FICTION_BRYANT PARK IN GWANJU



BRYANT PARK_NEW YORK



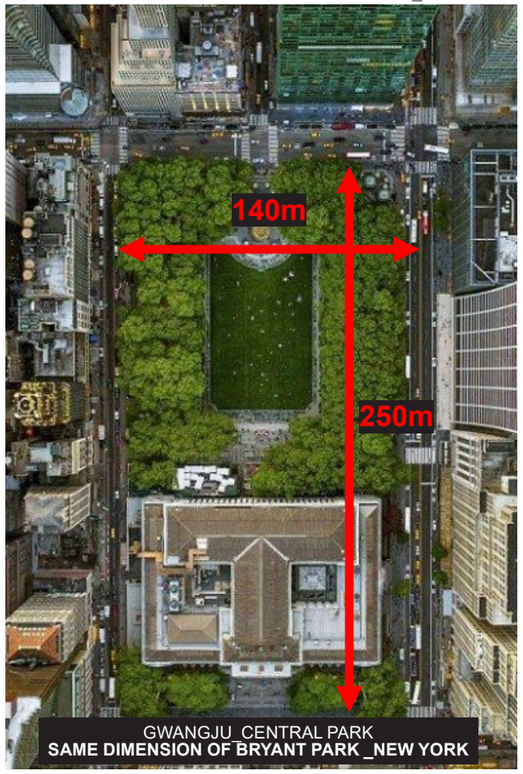
GREEN DIAGONAL PARKS



NEW YORK_BRYANT PARK CONCEPT



GWANGJU_CENTRAL PARK



GWANGJU_CENTRAL PARK
SAME DIMENSION OF BRYANT PARK _NEW YORK

THE HERITAGE CAMPUS

EXTENDING THE CITY OVER THE HERITAGE CITY



GREEN FUTURE CITY _ OVERVIEW

The new buildings are implemented along, above and below the preserved Heritage buildings. They frame, enhance or extend the Heritage.
We have limited the footprint of the new buildings to preserve a continuous pedestrian network of squares, plaza, parks, gardens, intimate passageways and water features.
The building morphologies are simple:
we have designed 3 types of “Houses” and defined height:

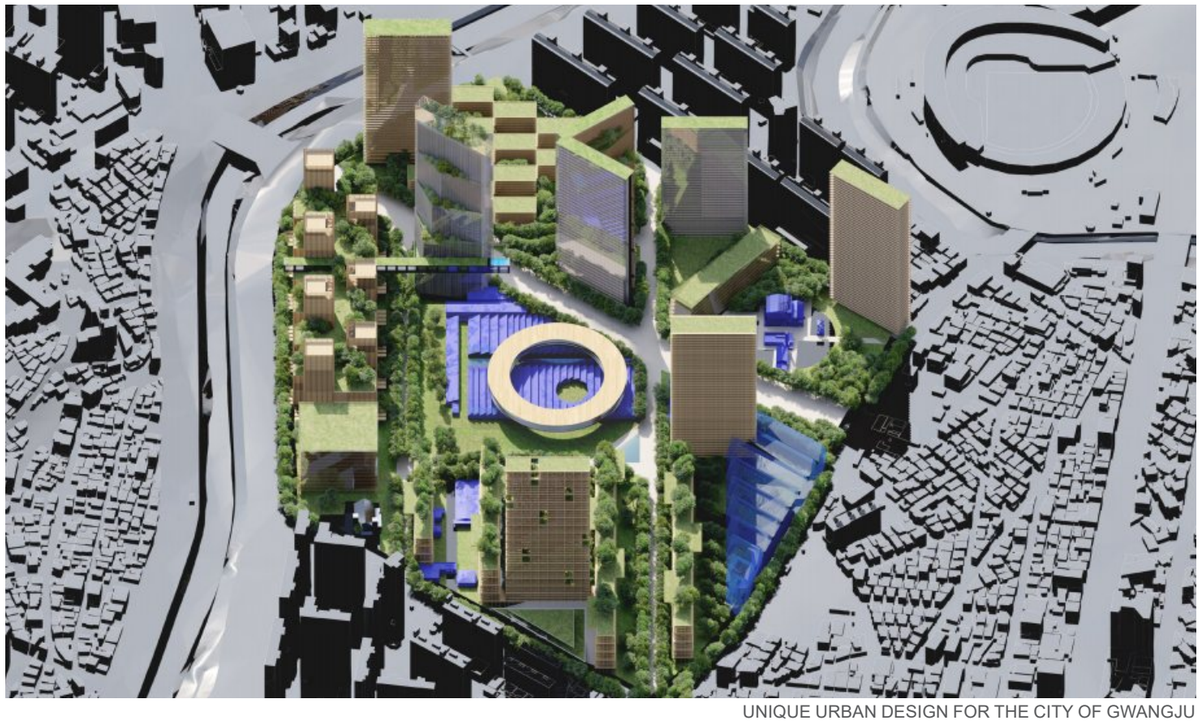
- **A series of Long Houses** (50m height) frame the p ublic spaces with pedestrian porticoes, shops, activities and open gardens to let the light in through the District. A special Long House along the Riverside hosts the Mall, and creates a new kind of Shop and Leisure Factory. This is the Low rise City.

- **4 High Houses** (180m high each) acts as beacons and anchor the District in Gwangju skyline, surrounded by the mountains. This is the Modern City.

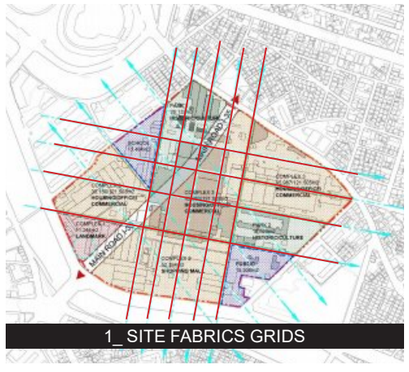
- **A set of Small Houses** offer a new type of Residences that we called Hotel Metropole, for short term workers, students, mobile families and special services. This is the Welfare City.

- **Finally the Hive** is a cluster of a new kind of Mixed use tower which hosts Workshops for Gwangju Craftmanship to flourish, Labs, Co-working spaces, residences and gardens in the Sky. The highest of tower reaches 200m and host the Landmark Hotel, also dubbed The Green Cascade.

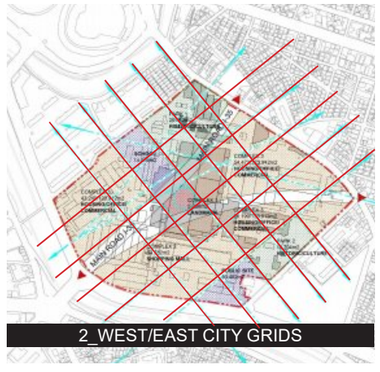
This is the Future City. Each architecture has its own architect, its own design, its own client, but all of these architectures show gradually the specific outline of this territory.
The movements of this silhouette are interrelated with the urban and geophysical environment, scoring with high points the gates of the district, or accompanying with low points the surrounding streets.
The Factory District is also a remnant of the city’s industrial past and its carries a strong history thanks to its workers who worked in harsh conditions that we should commemorate for the future generations as it belongs intrinsically to the history of Gwangju.
A special place dedicated to their memory is placed: the Water Corner Memorial.
It is this silhouette that shall be controlled by the public power, the private power being in charge of the building varied and mixed architectures.



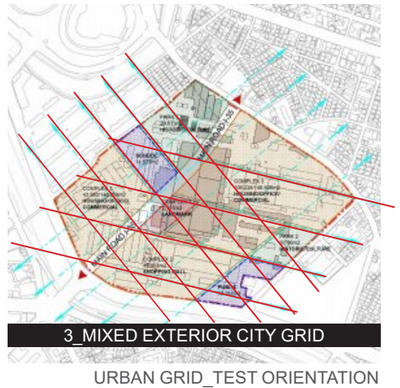
UNIQUE URBAN DESIGN FOR THE CITY OF GWANGJU



1_ SITE FABRICS GRIDS



2_WEST/EAST CITY GRIDS



3_MIXED EXTERIOR CITY GRID

URBAN GRID_TEST ORIENTATION



1_NORTH-SOUTH PARK



3_1-35 ROAD PARK

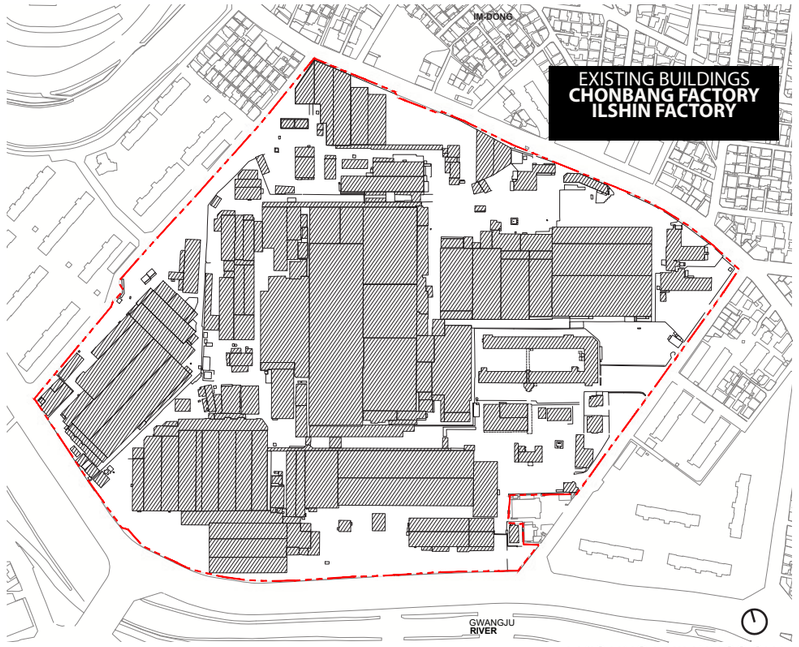


3_WEST-EAST PARK

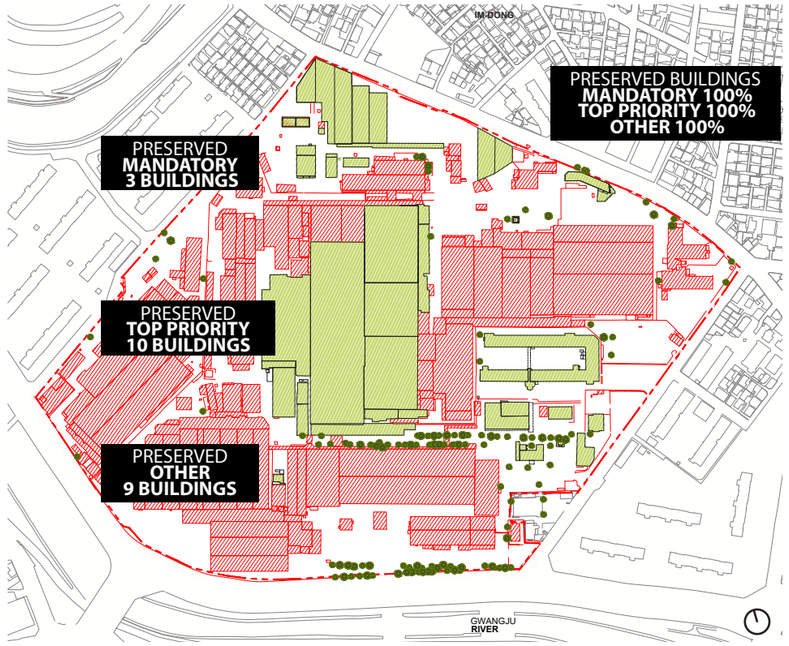
CENTRAL PARK_TEST ORIENTATION

URBAN COMPOSITION

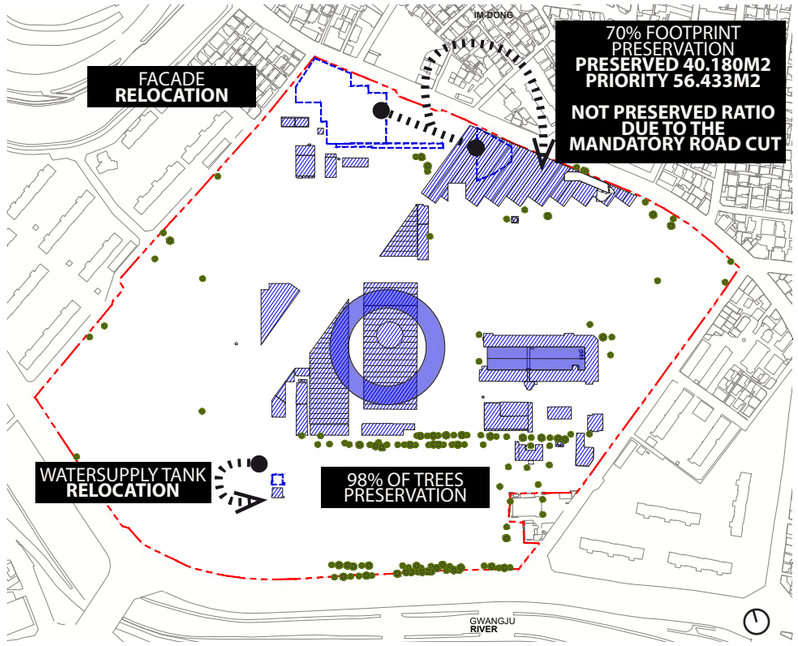
PRESERVING ALL PRESERVATION GRADE 1 AND 2 BUILDINGS



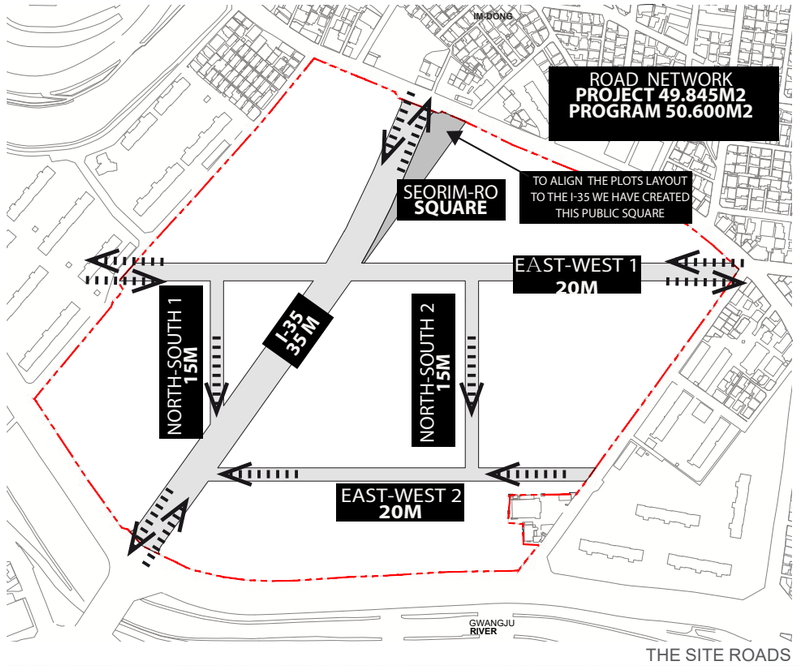
EXISTING BUILDINGS SITE



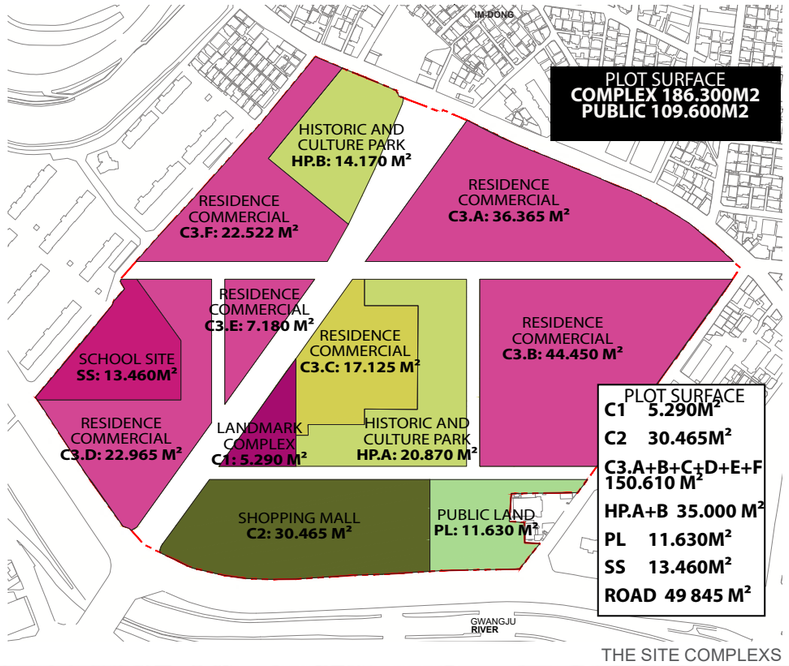
PRESERVATION AND DEMOLITION PLAN



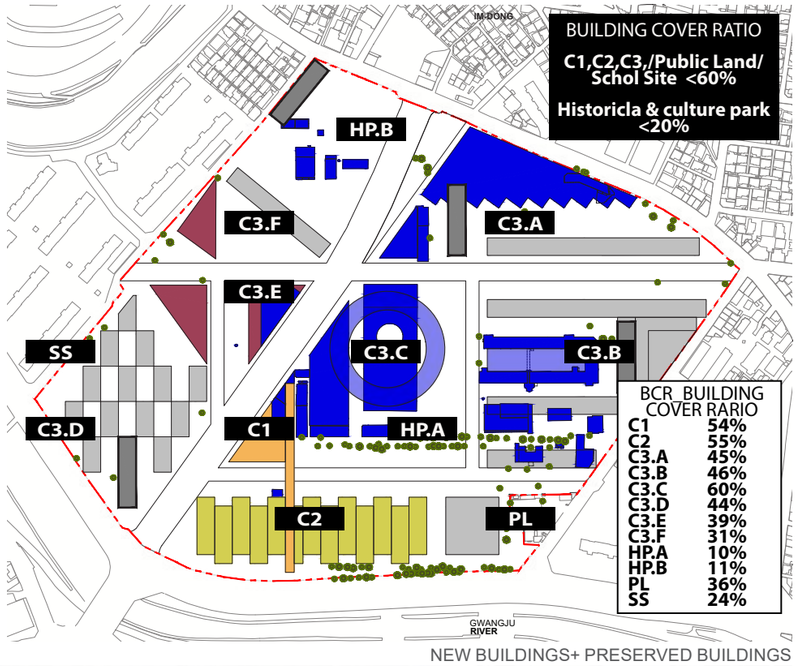
PRESERVED BUILDINGS PLAN



THE SITE ROADS



THE SITE COMPLEXS



NEW BUILDINGS+ PRESERVED BUILDINGS



MASTERPLAN NORTH VIEW | MASTERPLAN WEST VIEW | MASTERPLAN SOUTH-EST VIEW | MASTERPLAN EAST VIEW | THE «GLAM» QUARTIER | HOTEL METROPOLE | THE TANKS COMPLEX | THE HIVE TOWERS

URBAN MORPHOLOGY
A FLEXIBLE MASSING LAYOUT













EXTENDING THE CITY ABOVE THE CITY

The stakes of the project are to transform the Chongbang and Ilshin Factories site into an urban neighborhood and to instill with hope the development of the city.
The scope of our project is ambitious, as it aims to transform a large geography, a territory that is extensive. Yet, it also includes a more detailed and specific work, through an approach that is deeply anchored in elements of Asian culture, such as its medicine and in particular acupuncture. Our strategy will act on the site point by point and heal the site, reinvigorating energy, pulse, relationships with the existing city to create a human centered new district for Gwangju.

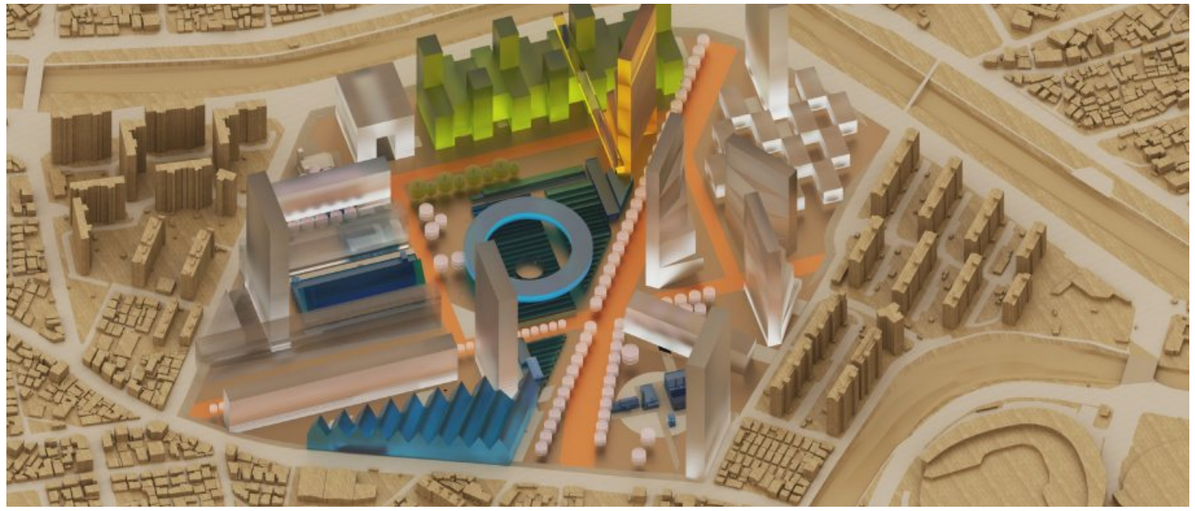
THE HERITAGE CAMPUS STRATEGY

This district has its assets and drawbacks. Among its assets, the scale and the majesty that are usually associated with industrial infrastructure, while its drawbacks include the potential contamination and building degradation it inherited from the 20th century.
Our project for this district intends to demonstrate that we can optimize what already exists and take into account its industrial past to create a heritage for future generations.

However, this district is not homogeneous. It encompasses different buildings of different functions and programs. The Factory District, like the city as a whole, is a patchwork of different scales and urban fabrics. This feature should be preserved.

We have decided to maintain all Preservation Grade 1 and 2 buildings to create a Heritage Campus of buildings who will be dedicated to Art, Museums, Public venues, community hall and amenities and create a unique Archipelago of buildings.

We established a scale to determine the economic and architectural interest of the existing structures and another for their eventual “state of disrepair”. Based on this double scale, the most valuable structures and those in better shape will be repaired and will constitute the beacons of the new district.
However, from an urban point of view, it is important to keep a – relatively – dense fabric to avoid the “isolated relic” effect. Heritage is that of a whole district and not of single places. Thus, less valuable or interesting structures should also be rehabilitated and keep their silhouette to sediment the memory of the Chonbang and Ilshin factories as Digital
Heritage.



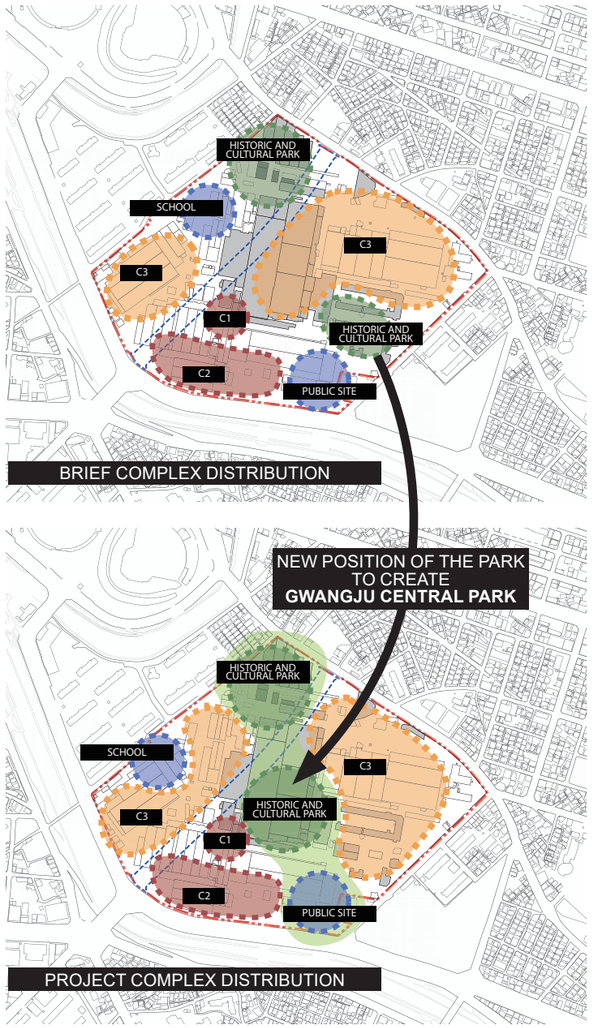
URBAN MORPHOLOGY _GLOBAL VIEW

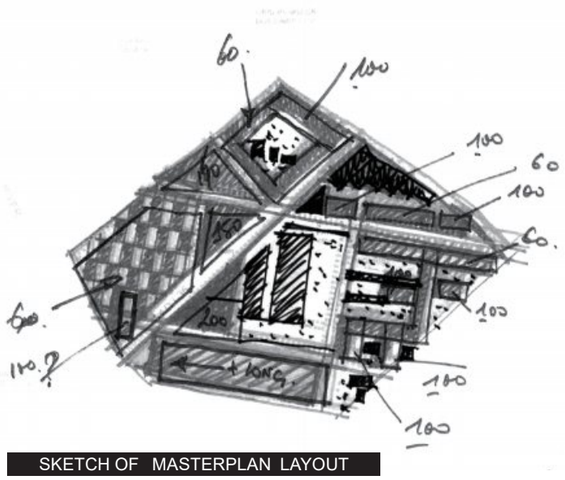


MASTERPLAN SOUTH ELEVATION

GWANGJU CENTRAL PARK MASTERPLAN

BUILDING THE RESILIENT CITY





C1 LANDMARK COMPLEX
PLOT AREA 5 290 M2
BUILT FOOTPRINT 2 850 M2 (54%)
LANDSCAPE AREA 2 440 M2 (46%)
HEIGHT LIMIT 200M
FUNCTIONS HOTEL, BUSINESS,COMMERCIAL

C2 SHOPPING MALL
PLOT AREA 30 465 M2
BUILT FOOTPRINT 16 900 M2 (55%)
LANDSCAPE AREA 13 565 M2 (45%)
HEIGHT LIMIT 100M
FUNCTIONS COMMERCIAL,CULTURE

C3.A RESIDENCE COMMERCIAL
PLOT AREA 36 365 M2
BUILT FOOTPRINT 16 260 M2 (45%)
LANDSCAPE AREA 20 105 M2 (55%)
HEIGHT LIMIT 180M
FUNCTIONS RESIDENTIAL + COMMERCIAL

C3.B RESIDENCE COMMERCIAL
PLOT AREA 44 450 M2
BUILT FOOTPRINT 20 300 M2 (46%)
LANDSCAPE AREA 24 150 M2 (54%)
HEIGHT LIMIT 180M
FUNCTIONS CULTURE + RESIDENTIAL + COMMERCIAL

C3.C RESIDENCE COMMERCIAL
PLOT AREA 17 125 M2
BUILT FOOTPRINT 10 354 M2 (60%)
LANDSCAPE AREA 6 771 M2 (40%)
HEIGHT LIMIT 180M
FUNCTIONS MUSEUM + EXHIBITION HALL

C3.D RESIDENCE COMMERCIAL
PLOT AREA 22 965 M2
BUILT FOOTPRINT 10 000 M2 (44%)
LANDSCAPE AREA 12 965 M2 (56%)
HEIGHT LIMIT 180M
FUNCTIONS RESIDENTIAL + STUDENT/COLIVING

C3.E RESIDENCE COMMERCIAL
PLOT AREA 7 883 M2
BUILT FOOTPRINT 2 780 M2 (39%)
LANDSCAPE AREA 4 403 M2 (61%)
HEIGHT LIMIT 180M
FUNCTIONS RESIDENTIAL + COMMERCIAL

HP.A HISTORIC AND CULTURE PARK
PLOT AREA 20 870 M2
BUILT FOOTPRINT 2 106 M2 (10%)
LANDSCAPE AREA 18 770 M2 (90%)
HEIGHT LIMIT 50M
FUNCTIONS GREEN AREA

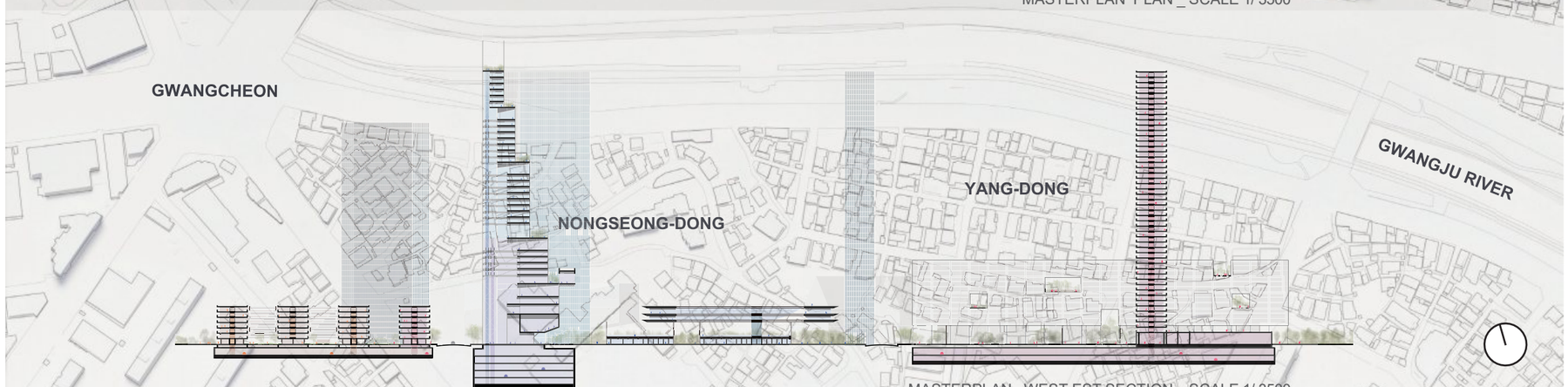
HP.B HISTORIC AND CULTURE PARK
PLOT AREA 14 170 M2
BUILT FOOTPRINT 1 600 M2 (11%)
LANDSCAPE AREA 12 570 M2 (89%)
HEIGHT LIMIT 50M
FUNCTIONS GREEN AREA

SS SCHOOL SITE
PLOT AREA 13 677 M2
BUILT FOOTPRINT 3200 M2 (24%)
LANDSCAPE AREA 10 477 M2 (76%)
HEIGHT LIMIT 30M
FUNCTIONS EDUCATION

PL PUBLIC LAND
PLOT AREA 11 630 M2
BUILT FOOTPRINT 4 190 M2 (36%)
LANDSCAPE AREA 7 440 M2 (64%)
HEIGHT LIMIT 80M
FUNCTIONS SPORT



MASTERPLAN PLAN _ SCALE 1/ 3500



MASTERPLAN_ WEST-EST SECTION _ SCALE 1/ 3500

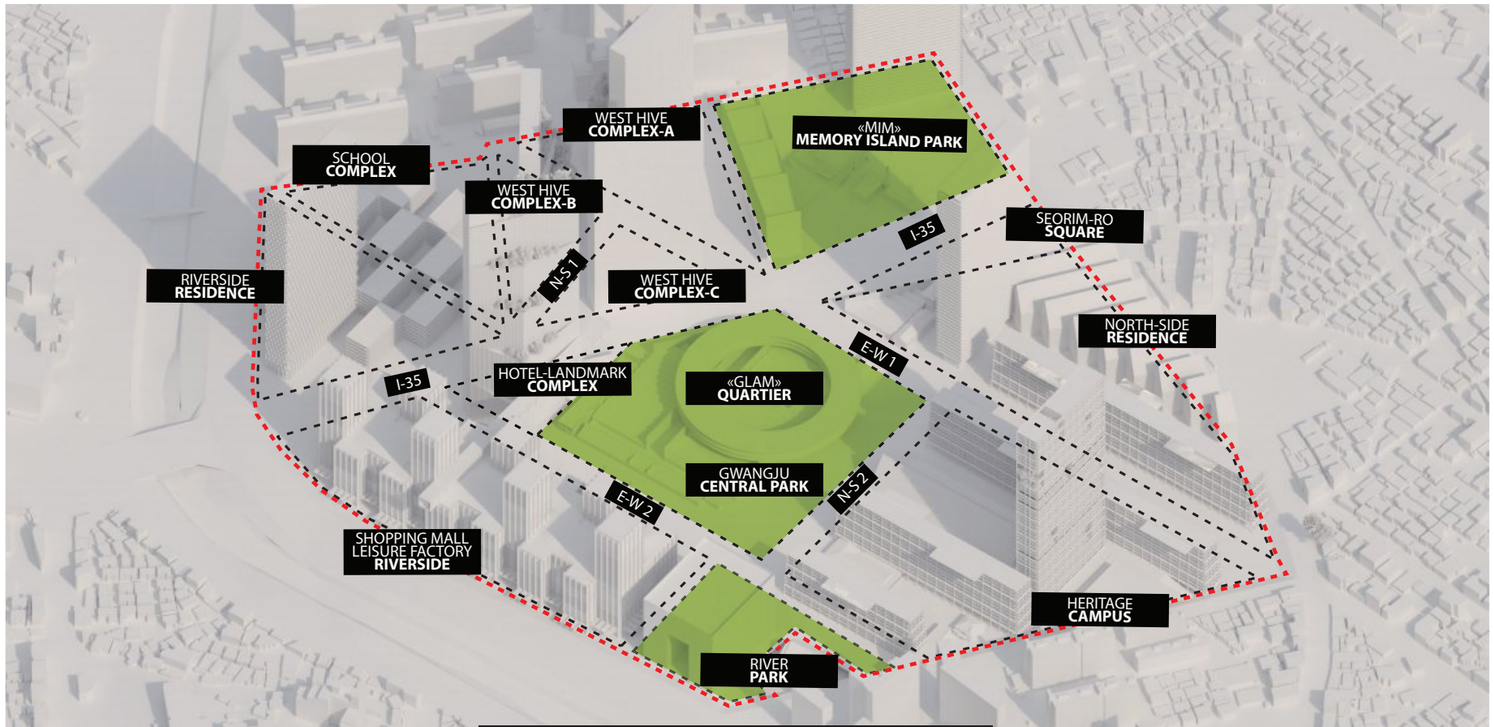
MASTERPLAN_ NORTH-SOUTH SECTION _ SCALE 1/ 3500

CHONBANG & ILSHIN TEXTILE INDUSTRIAL SITE MASTERPLAN_GWANGJU

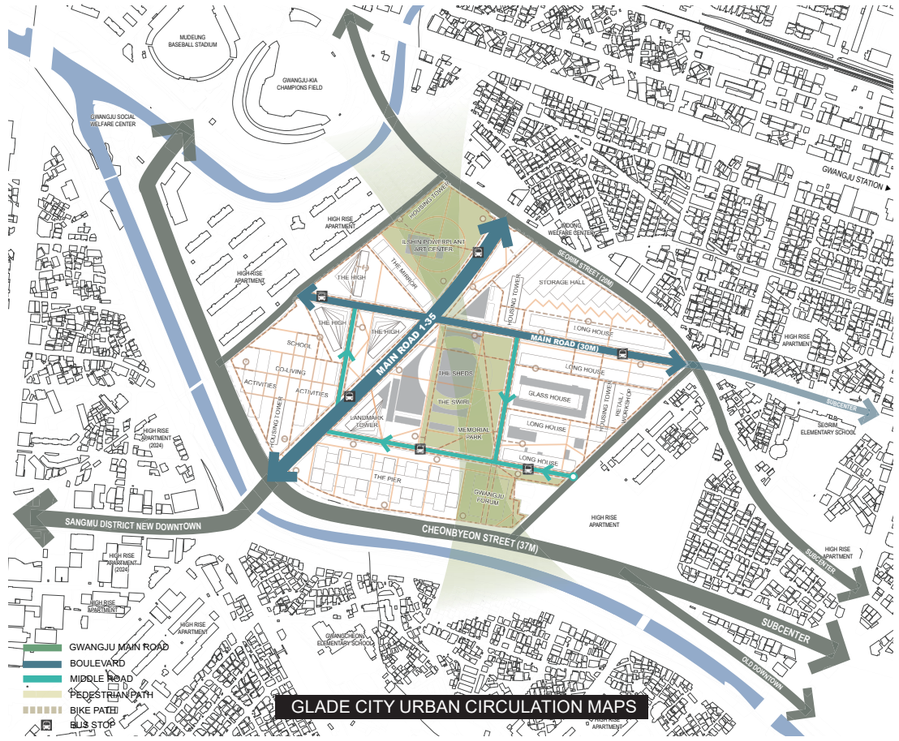
THE GLADE CITY

NEW GREEN URBANITY

A VERSATILE ARCHITECTURAL PROPOSITION



CHONGBANG & ILSHIN SITE NEW DISTRICT



GLADE CITY URBAN CIRCULATION MAPS

THE GREEN DIAGONAL PARKLAND NETWORK

In order to link all the Preserved buildings of the Heritage Campus, a green diagonal parkland that initiates from the Gwangju river on the South-East tip of the site, creates a continuous pedestrian promenade towards the North-West.
Similar in size to Bryant Park in New York, we create a unique Gwangju Central Park and Square, which protects the Heritage buildings such as the original factories sheds. The purpose is to create a comfortable area, where pedestrians will be surrounded by water, with the river but also canals, under the shade of low-canopy trees.

This park is the spine of the new district and acts as a regenerative tissue. The landscape of the new district will therefore be directly connected to the landscape of the heritage and in particular of the heritage of the soil, the memory that is deeply engraved in the ground.

THE RIVERSIDE MALL / THE TANKS SHOP AND LEISURE FACTORY

Once the spine is set, the economic heart must beat: the Riverside Mall, which harbors a mix of shopping, eating and leisure facilities, and acts as both an entrance and an acoustic protection for the new district. It is also a source of revenue for the city, as the park raises the property value of and the quality of life in the area. Several high-rise buildings, with offices and housing that constitute a valuable real estate, are envisioned here, close to nature, to heritage and to the Mall.

The Riverside Mall is not a Fortress in the city. We want to implement here a new king of Megamall, which promotes shopping but also craftmanships through workschops, galleries, leisure and sports activities on the the River-side Rooftop Park. Public passageways criss cross the building to allow porous pedestrian network.The Architecture of the Mall mimics and replicates that of the long Factory of the site by developing a series of Tanks or Chimney which hosts activities.

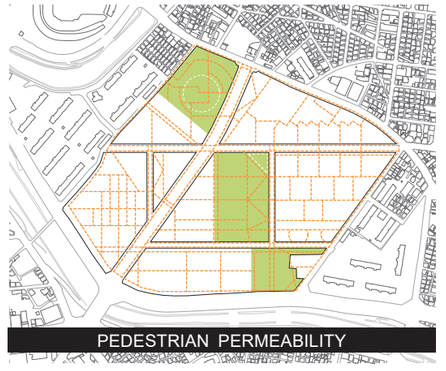
BUILDING THE RESILIENT CITY

This is a project of complementarity. It will first soothe and then reinvigorate this city as a whole, with the ambition of making it more resilient, welcoming and productive. The Chonbang and Ilshin Factories District renovation project must complement the existing city. This intervention will also reverberate in the rest of the city and the nearby districts.
To summarize, this district will contribute to creating a more resilient city, for it will be based on a detailed analysis of the identity and conditions of the place, while also being highly adaptable, flexible and ready for future changes. Its resilience is also based on placing nature at the core of the project and aiming for a better coexistence between buildings and natural elements.

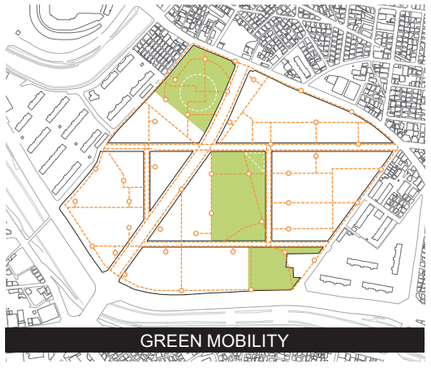
Finally, the project's resilience is based on a harmonious coexistence between the public and private sector, for the overall silhouette of the area shall be controlled by the public power, the private power being in charge of the building varied and mixed architecture.



THE HERITAGE CAMPUS_ THE LOOPS



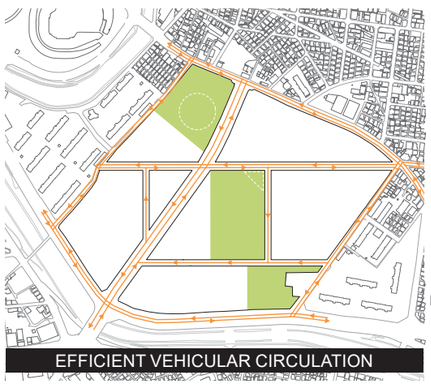
PEDESTRIAN PERMEABILITY



GREEN MOBILITY



LESS THAN 3MIN WALKING BETWEEN BUS STOP



EFFICIENT VEHICULAR CIRCULATION

PEDESTRIAN NETWORK
BICYCLE NETWORK
BICYCLE PARKING
PEDESTRIAN RANGE (200M-3MIN)
PUBLIC TRANSPORT SHELTERS
WAY TRAFFIC

GWANGJU NEW RIVER SIDE
RESILIENT SKYLINE

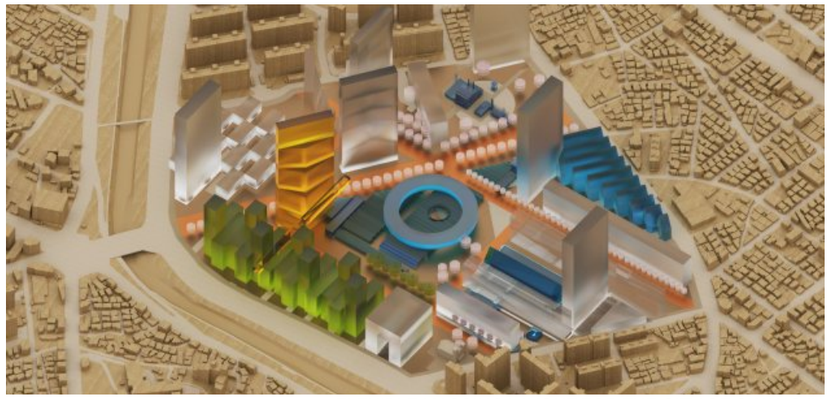


THE TOOLBOX STRATEGY

A UNIQUE URBAN DESIGN POLICY FOR THE CITY OF GWANGJU



KOREAN APOTHECARY CABINET



FLEXIBLE MASSING LAYOUT FOR THE CITY OF GWANGJU

A UNIQUE URBAN DESIGN POLICY FOR THE CITY OF GWANGJU: THE TOOLBOX STRATEGY

The city must be built over and under the city, it is our conviction: to stop the urban sprawl of the 20th century. In order to achieve such a goal, it is necessary to make use of most of the surface of the city with intelligence, placing parks and breathing areas deep into the urban mesh.
We believe that the most appropriate technique to analyze and reinvent the Factory District is “the toolbox strategy”, our firm’s signature method to apprehend urban projects.
The intervention on the Factory District follows 4 grand principles aiming at nurturing a functional city deeply rooted in the present landscape. Those axes are more than a basis of work, or a theme, but rather modalities of action; the design developed is not articulated around but along those four directions.
Among those directions, three are direct consequences of the site analysis: the importance of water, the heritage value of the existing buildings and the need for a green renewal. It is the belief that those three elements are the core of the project; to work on those themes and articulate the together, it is necessary to add the fourth layer, a layer about usage and economic structure: The Hotel Metropole.
The 4 axes for Gwangju penetrate the design strategy at every level: they are thus drawn in every detail, every concept. In a way, they are as watercolours on wet paper: blending with each other, leaving a sense of repartition but present over the totality of the work.

BUILDING A FUNCTIONAL MIXED USE CITY

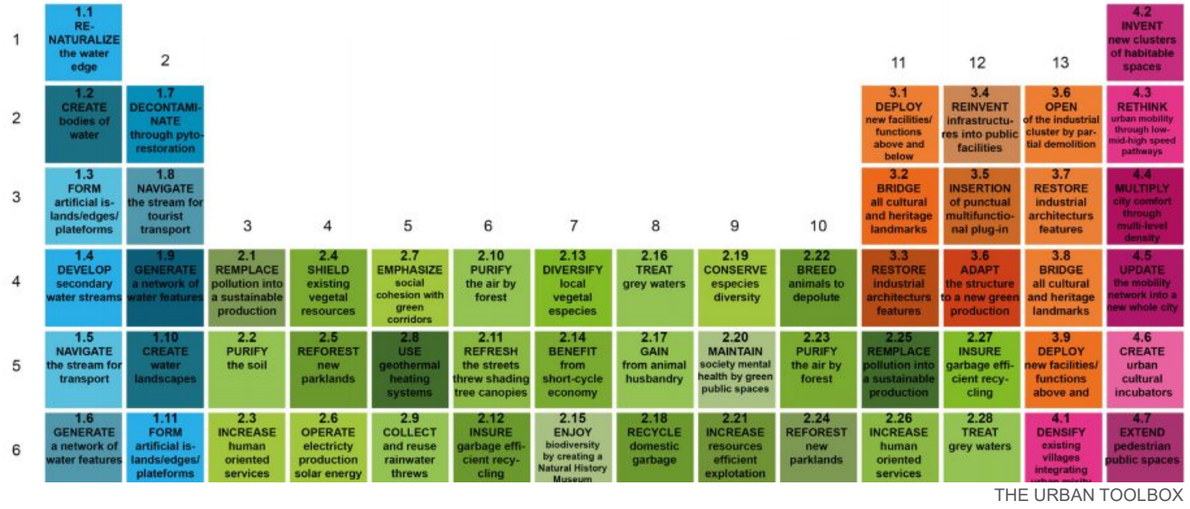
The programming of the area is assembled around the 4 axes of development for the GLADE. As in a watercolour, those axes will shade the canvas, giving a distinctive function to different polarities: orange heritage at the centre, a purple economic heart by the Mall, workshops, offices and housing on the East and West sides.
The translation from shade to program is made by a simple principle: one of high-mixed areas - in order to avoid the «thematic block» effect» but still specialized. To attain this, the buildings are programmed vertically: the first levels harbouring numerous programs for city life improvement while above levels are more specialized. A layer of «mixity» is therfore created, between the fist three overground floors and the first two undergroud floors.
Public structures are also a classic way to reinvigorate a quarter: libraries, museums, all “gathering points” for the betterment of the quality of life.

A FLEXIBLE MASSING LAYOUT

The layout of the usual mega-plot is a multi-use basis. It is more a coloration than a prescription: the private sectors and the architects are free to imagine the future of the city, but as the public regulations put limits on the actions of the private sector, the urban plan sets limits to the imagination of the architects.
The size of a mega-plot is the typical size of the close neighbourhood: added to the mix of programs at street-level, it aims at creating string and sympathetic quarters nurturing social bonds.



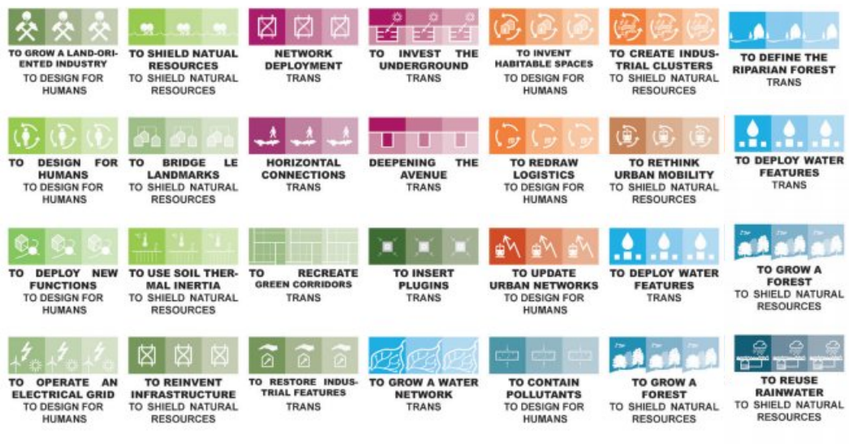
URBAN TOOLS GEOGRAPHIC REPARTITION



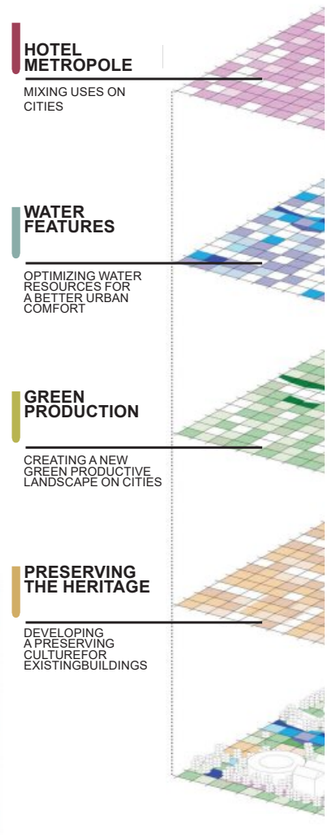
THE URBAN TOOLBOX



THE NEW GWANGJU ECO-DISTRICT



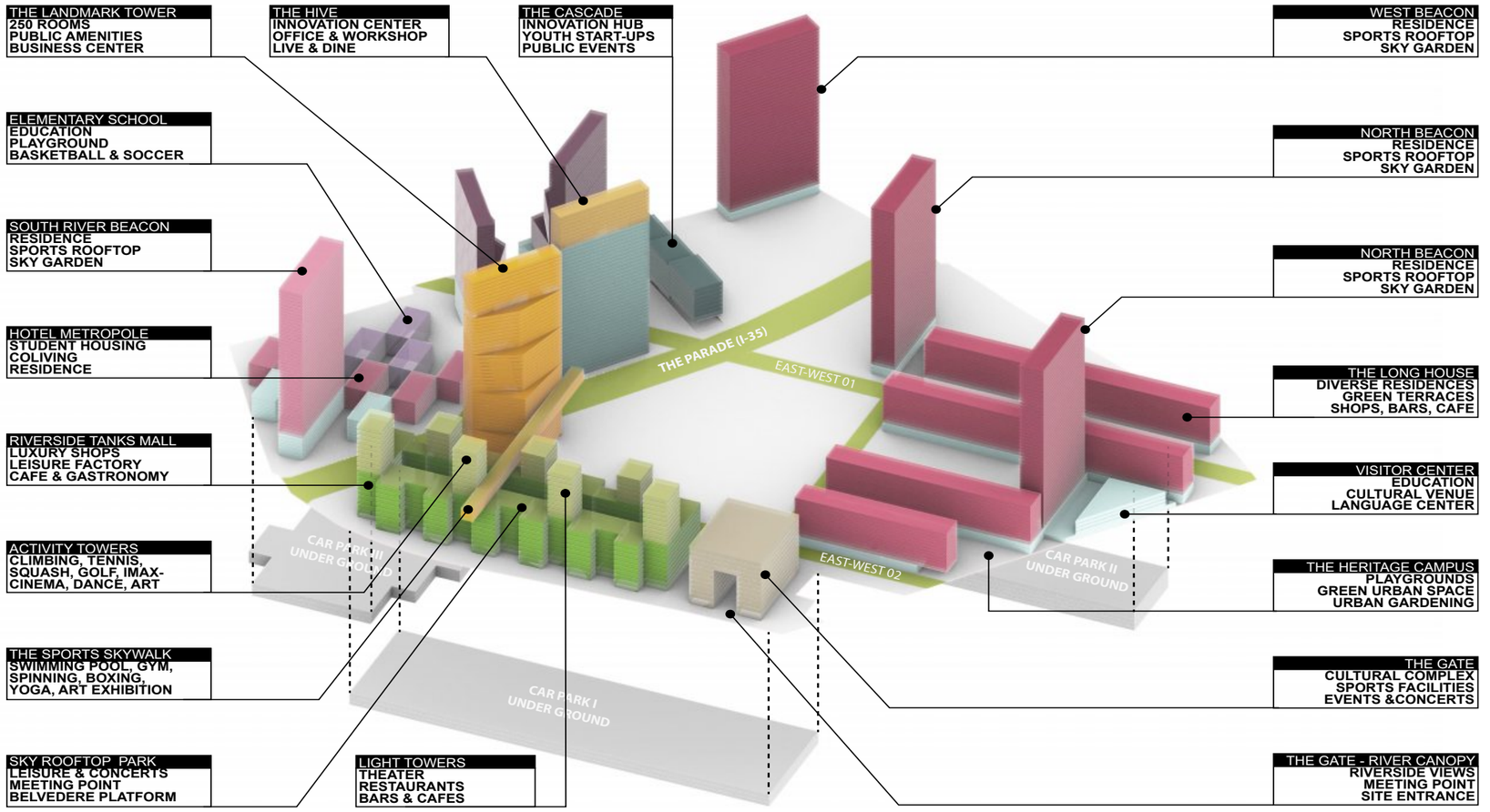
THE URBAN ACUPUNTURE OF FUTURE CITY



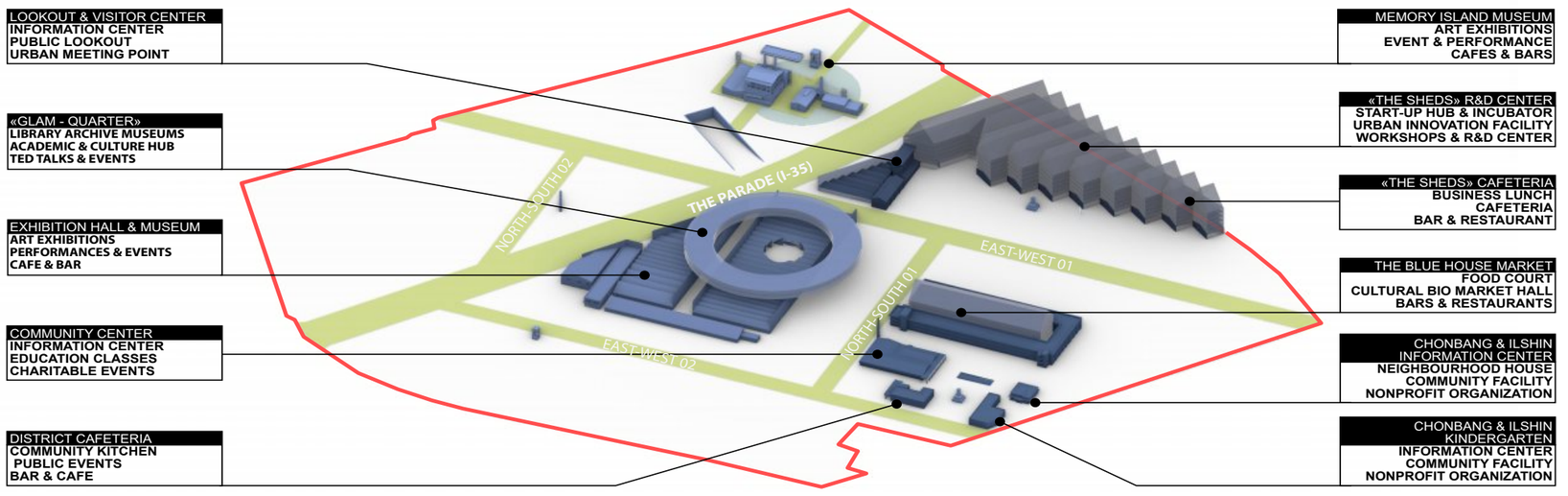
FOUR AXIS FOR A BETTER GWANGJU

A FLEXIBLE STRATEGY, AN INFINITE ARRAY OF POSSIBILITIES

A COMMUNITY ORIENTED HERITAGE CAMPUS COMBINED WITH A LIVELY ACTIVE PROGRAM



NEW BUILDINGS FUTURE PROGRAM



PRESERVED BUILDINGS FUTURE PROGRAM

PROGRAM KEY FIGURES TABLE

CLASSIFICATION		AREA PLOT	GFA RATIO	GFA M²	HEIGHT
TOTAL		296 340 M²		1 162 482	
Complex facilities	**Subtotal**	185 340 M²		1 091 999 M²	
	Complex 1	5 189 M²	800 %	41 512 M²	200 M
	Complex 2	30 423 M²	500%	152 119 M²	< 100 M
	Complex 3	149 728 M²	600 % (400 % residence)	899 368 M²	< 180M
Public facilities	**Subtotal**	110 999 M²		70 482 M²	
	Road	50 600 M²			
	Historic and culture Park	35 157 M²	30%	10 547 M²	<50M
	Public site	11 564 M²	400%	46 258 M²	< 80M
	School site	13 677 M²	100%	13 677 M²	< 30M

PROJECT KEY FIGURES TABLE

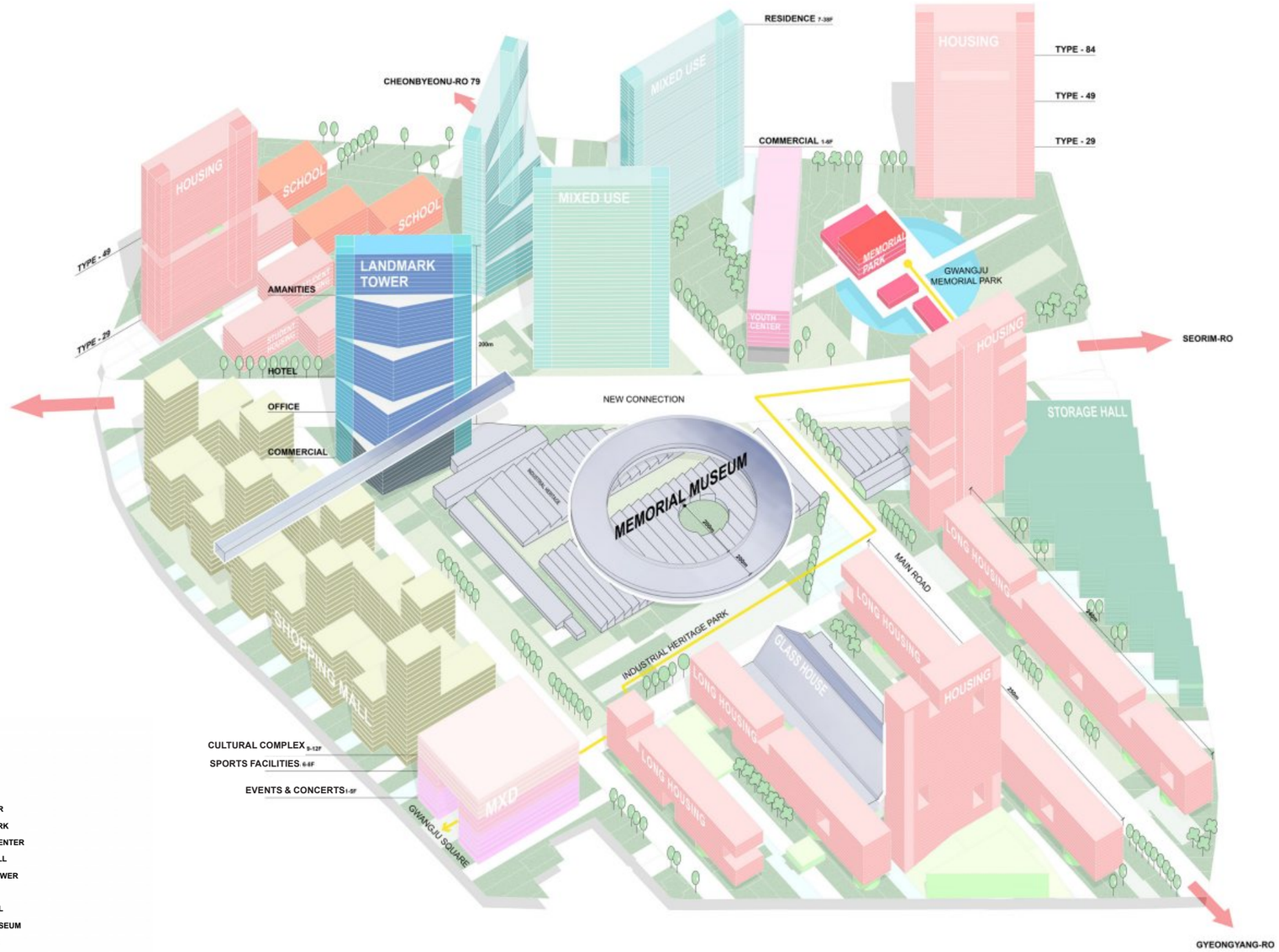
CLASSIFICATION		AREA PLOT	GFA RATIO	GFA M²	HEIGHT
TOTAL		296 340 M²		1 163 743	
Complex facilities	**Subtotal**	186 365 M²		1 093 343 M²	
	Complex 1	5 290 M²	784.74 %	41 513 M²	200 M
	Complex 2	30 465 M²	498.93%	152 000 M²	from 50 M to 100 M
	Complex 3 A+B+C+D+E+F	150 610 M²	597.46 % (400 % residence)	899 830 M²	from 50M to 180M
Public facilities	**Subtotal**	109 975 M²		70 400 M²	
	Road	49 845 M²			
	Historic and culture Park A	20 870 M²	30.00%	5 985 M²	from 15 M to 50M
	Historic and culture Park B	14 170²		4 560M²	
	Historic and culture Park A+B	35 040M²		10 545 M²	
	Public site	11 630 M²	397.72%	46 255 M²	from 50M to 80M
	School site	13 460 M²	100.00%	13 600 M²	from 15M to 30M

HOTEL METROPOLE

Hotel Metropole is a concept to take into account the changes of city life around the world; it is a stance on the place of program mixity and short-term housing in a city that must be prevented from overflowing its boundary. Hotel Metropole is an axis giving rationality and planning directions to the three site elements.
It is also about introducing life and people in the site in order to appeal for both economic growth and cultural turmoil.
It would be a one of kind experiment of a new type of housing in Korea to mitigate the difficulties of housing that the country is facing by offering high quality housing for short and medium term period (a few months to a few years). Hotel Metropole housing facilities include Student Studios, Co-living Houses, Shared Apartments, Multi generational residences, Elderly Care House, and any kind of living facilities to match all generations and need.
Thanks to the Hotel Metropole concept, Gwangju has the opportunity to mitigate the Housing crisis.
adaptable to the possibilities of the city, it can become a small flow or a large canal, introducing fresh areas and joining the industrial past and the future.

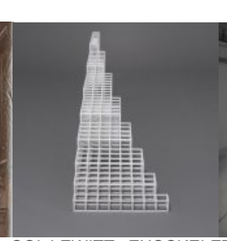
24H CITY

INTEGRATED FUNCTIONS FOR ALL GENERATIONS AND ALL USERS



NEW DISTRICT ARCHITECTURAL AND PROGRAM COMPOSITION


VITTORIO EMANUELE GALLERY


SOL LEWITT_ EXOSKELETON


BLUE MAJORELLE_ YVES


MODERN TRIUMPH ARC


MUSEUM PUBLIC ROOF

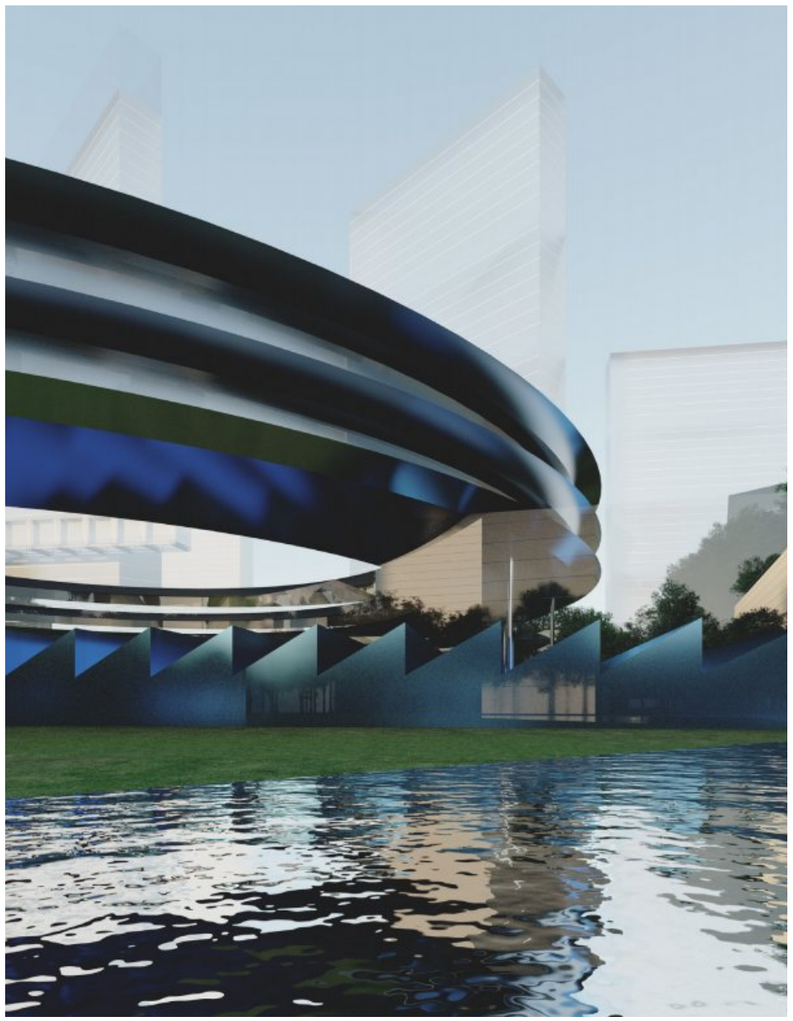

THE LOOPS CONCEPT

THE HERITAGE CAMPUS ORIENTED FOR THE COMMUNITY AND VISITORS

The Heritage Island and Campus is the major feature of the urban design. Basing its design upon the existing reality of the site, it is between the lone relic and the innerving spine of the project.
This Island and the Campus are constituted with old factories, remade to become cultural or leisure venues, or workshops at the disposal of the population.
From the old industrial site, the project creates a new centre for the attractivity of Gwangju: becoming both a public example of the renewal of industrial sites in the 21st century.
The water frontier gives majesty to this land; adaptable to the possibilities of the city, it can become a small flow or a large canal, introducing fresh areas and joining the industrial past and the future

MOBILITY

Gwangju city experiences, as many cities, a clogging situation that is negative both for its economic life and the air quality; several tools can be deployed in the GLADE district, in continuation of existing city planning or as figureheads for the future of Gwangju.
The global aim in the use of transportation tools is the following : not to transplant a district, with his own logic and vascularity, but rather to graft one: to add quality to the city while allowing for the flow of workers, energy, logistics to go from the surroundings to the new district.
The public transportation services are a major step in the improvement of the city.
Different modalities can benefit the city: train for outer city travels, tramway for the inner city, and the humble bus line for the thin mesh of service; especially, bus lines are the backbone of the development of a functional urban transportation system.
As with roads, the idea is to seamlessly integrate the new district inside the existing mesh, as many bus lines already exist on the area.
This integration is helped by the prolongation of the roads, while limiting the number of roads to promote soft mobility and pedestrian walkways.

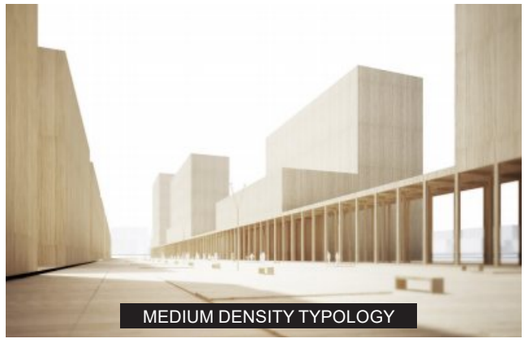

HERITAGE AND MODERN SUPERPOSITION

HOUSING TYPOLOGY & DENSITY TYPOLOGY

TYPOLOGICAL DIVERSITY FOR A WELL-BALANCED QUARTER EXPERIENCE



HIGH DENSITY TYPOLOGY



MEDIUM DENSITY TYPOLOGY



LOW DENSITY TYPOLOGY

URBAN GUIDELINES

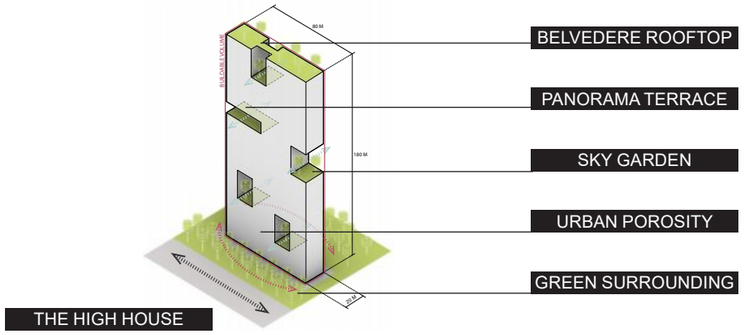
- FIXED BUILDING HEIGHTS TO CREATE URBAN SHI-LOUETTE.

- EACH BUILDING PROVIDES THE NECCESSARY SPACE FOR A DETAILED UNIQUE ARCHITECTURAL DESIGN.

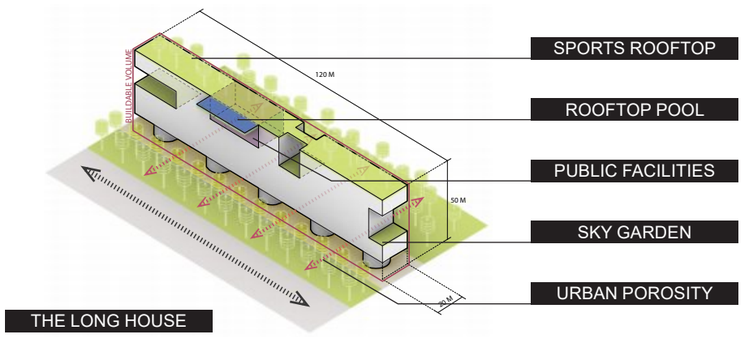
- 10 M ACTIVITY PODIUM PROVIDING GROUNDFLOOR POROSITY FOR A WALK FRIENDLY URBAN ENVIRON-MENT AND A 3 DIMENSIONAL PROGRAMMATIC LAND USE.

- BUILDABLE VOLUMES ARE DESIGNED TO HOST 25 % OF VOID FOR DIFFERENT USE SUCH AS:
- SOCIAL AMENITIES
- SPORTS AREA
- POOLS
- PUBLIC USE

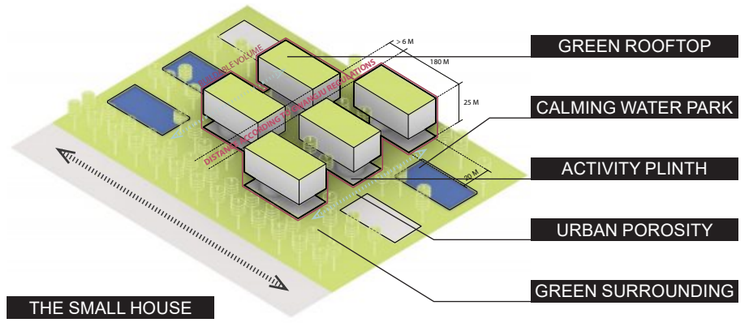
- GREEN SKIN CONCEPT WITH:
- GREEN FACADES
- PLANTS ON ROOFTOPS
- GREEN BALCONIES
- VEGETATION LOGGIAS
- PARK SURROUNDINGS
- FOR A HIGH QUALITY OF LIFE AND URBAN REVITA-LIZATION. THIS CONCEPT ENSURES A CREATIVE AND INNOVATIVE CITY LANDS-CAPE.



THE HIGH HOUSE



THE LONG HOUSE



THE SMALL HOUSE



HIGH-RISE TYPOLOGY



RESIDENCE BALCONIES AND LOGGIAS



LOWRISE TYPOLOGY



RESIDENCE GREEN FACADE SYSTEM



GROUND FLOOR COMMERCIAL ACTIVITIES



THE COLONNADE AROUND THE PARK



ACTIVITIES AND COMMERCE_ PLINTS



RESIDENCE COURTYARD PARKS

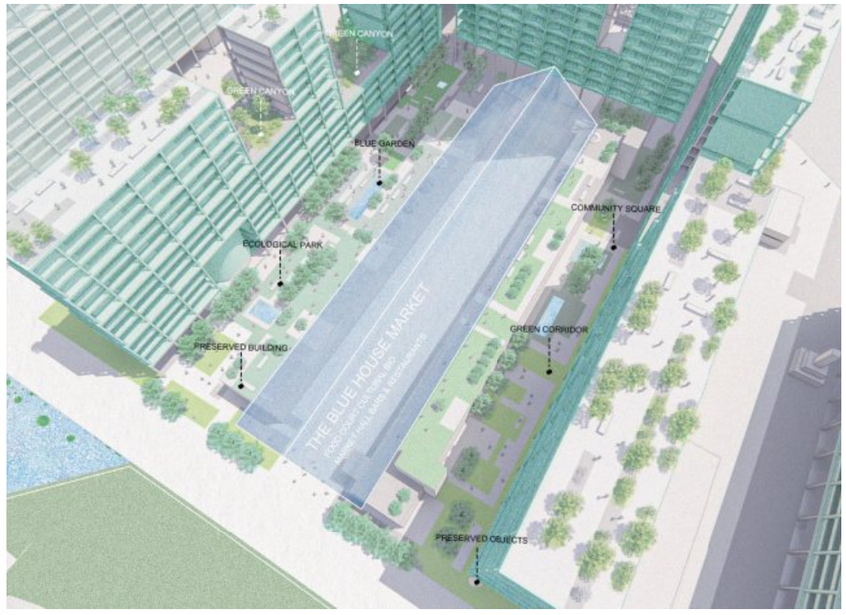
THE LONG HOUSE

LOW-RISE AND HIGH-RISE RESIDENCES MERGED IN THE HERITAGE CAMPUS









THE HERITAGE CAMPUS_ THE BLUE HOUSE



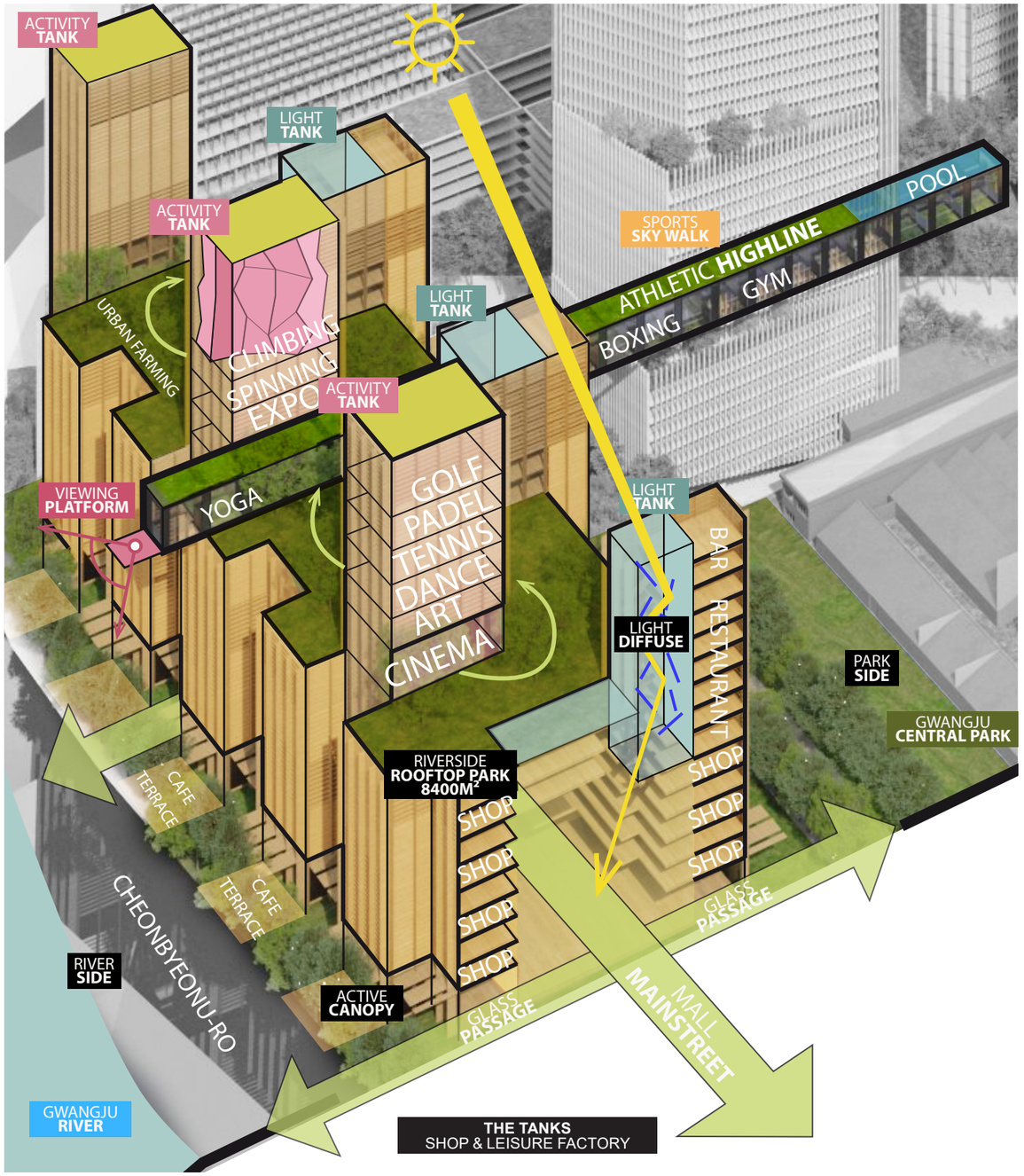
THE HERITAGE CAMPUS_ RESIDENCE COMPLEX_ STANDARD PLAN _SCALE : 1/800



RESIDENCE COMPLEX_ EXTRACT OF STANDARD PLAN _SCALE : 1/360

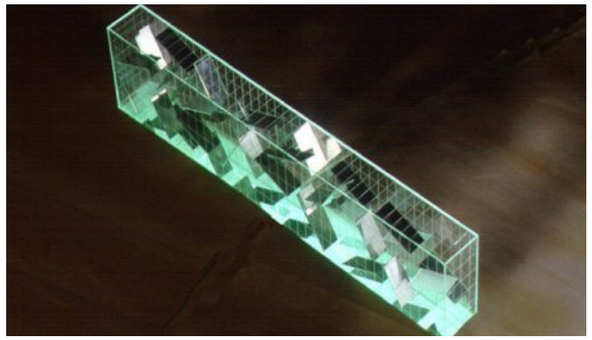
THE TANKS / SHOPPING MALL AND LEASURE FACTORY

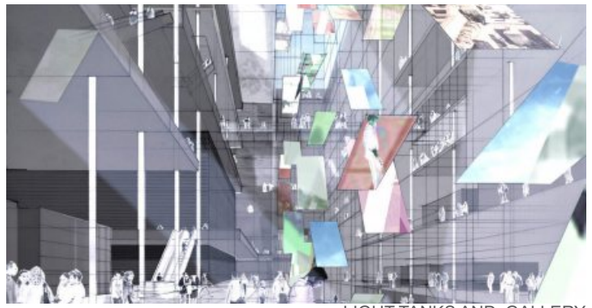
A NEW KIND OF MALL ORIENTED TOPPED WITH A PUBLIC RIVERSIDE ROOFTOP PARK





GOLD METALLIC MESH

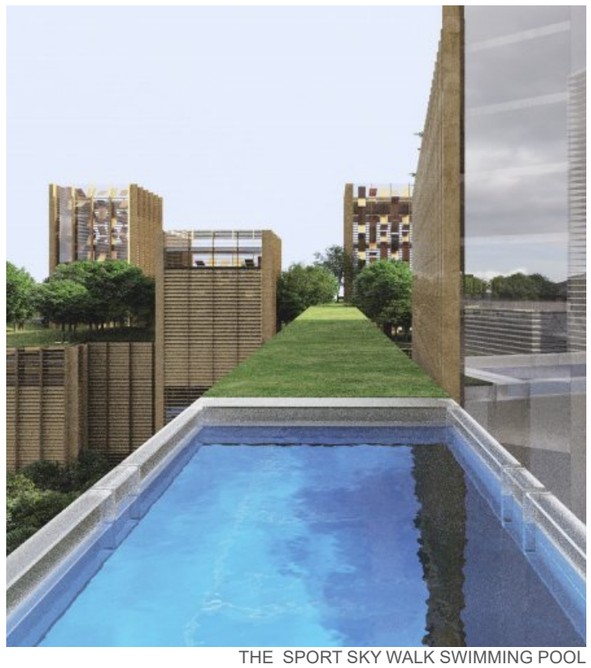




LIGHT TANKS AND GALLERY



LANDMARK TOWER AND SHOOPING MALL _SKY WALK CONNECTION



THE SPORT SKY WALK SWIMMING POOL



INDOOR AND OUTDOOR CLIMBING



SKY WALK _GLASS POOL



ROOF TOP SPORT PARK



WELLNESS AND FITNESS



HIGHLINE _SPORT SKY WALK



ROOFTOP SPORT PARK



PANORAMIC RESTAURANTS

BUILDING THE RESILIENT CITY
A LANDMARK ECO-CENTER

ENERGY	TRANSPORT	SOCIAL	GREEN
- Reduce energy consumption - Produce renewable energy - Reduce CO_2 emissions	- Reduce energy consumption and pollution from motor vehicules - Encourage use of public transit	- Improvement of occupants health - Improvement of occupants comfort	- Preserve Biodiversity - Protect ecological communities
Wind turbines to produce clean energy	New Tramway line (city center , new residential development , airport and site)	Buffer zones within block geometries provide retail- and meeting zones with mediterranean climate	Local plants with low water needs
Combined Heat and Power Unit to supply electricity and hot water	Bicycle and pedestrian network throughout the whole quarter	Mixed Use block ensures balanced social mix day and nightlife	Vegetable garden to grow local food
Thermal and photovoltaic panels produce heat and electricity	Application of LEED standards for New Construction	Infopoints throughout the new quarter will bring information to inhabitants and visitors	Selection of trees to mitigate uncomfortable winds
Ground source cooling	Mechanical ventilation + efficient heat recovery	Greywater harvesting, blackwater treatment	Green roofs to attenuate stormwater and provide a habitat for wildlife
Materials and equipment primarily transported by rail	Super insulated buildings	Rainwater harvesting, borehole supply	Compost stations to recycle organic waste
Use of local and recycled materials	Passive use of solar energy	Water efficient fixtures and fittings	Comprehensive site-wide recycle facilities
- Limitate the impact of the materials used for the construction of the buildings	- Encourage the construction of energy efficient buildings - Encourage the construction of low environmental impact buildings	- Minimize water demand taken from the municipal supply	- Construction Waste Managment - Operation Waste Management
MATERIALS	BUILDINGS	WATER	WASTE

Large **PARKLAND**
The preservation of a large green space in this area will allow the conservation of numerous existing trees.

RECYCLING **FACILITIES**
Comprehensive site-wide recycle facilities.

COMPOST **STATIONS**
Compost stations will be available to all projects occupants to recycle organic waste.

WATER **RECYCLING**
Rainwater will be collected from the roofs, treated and re-used for toilets and plants watering.

SUPER INSULATED **BUILDINGS**
Buildings will be super insulated to reduce energy costs for heating in winter and cooling in summer.

CROSS **VENTILATION**
Slim buildings will give opportunities for natural ventilation and natural lighting.

SOIL **RECYCLING**
Excavated soil will remain on site and will be reused for parks landscaping.

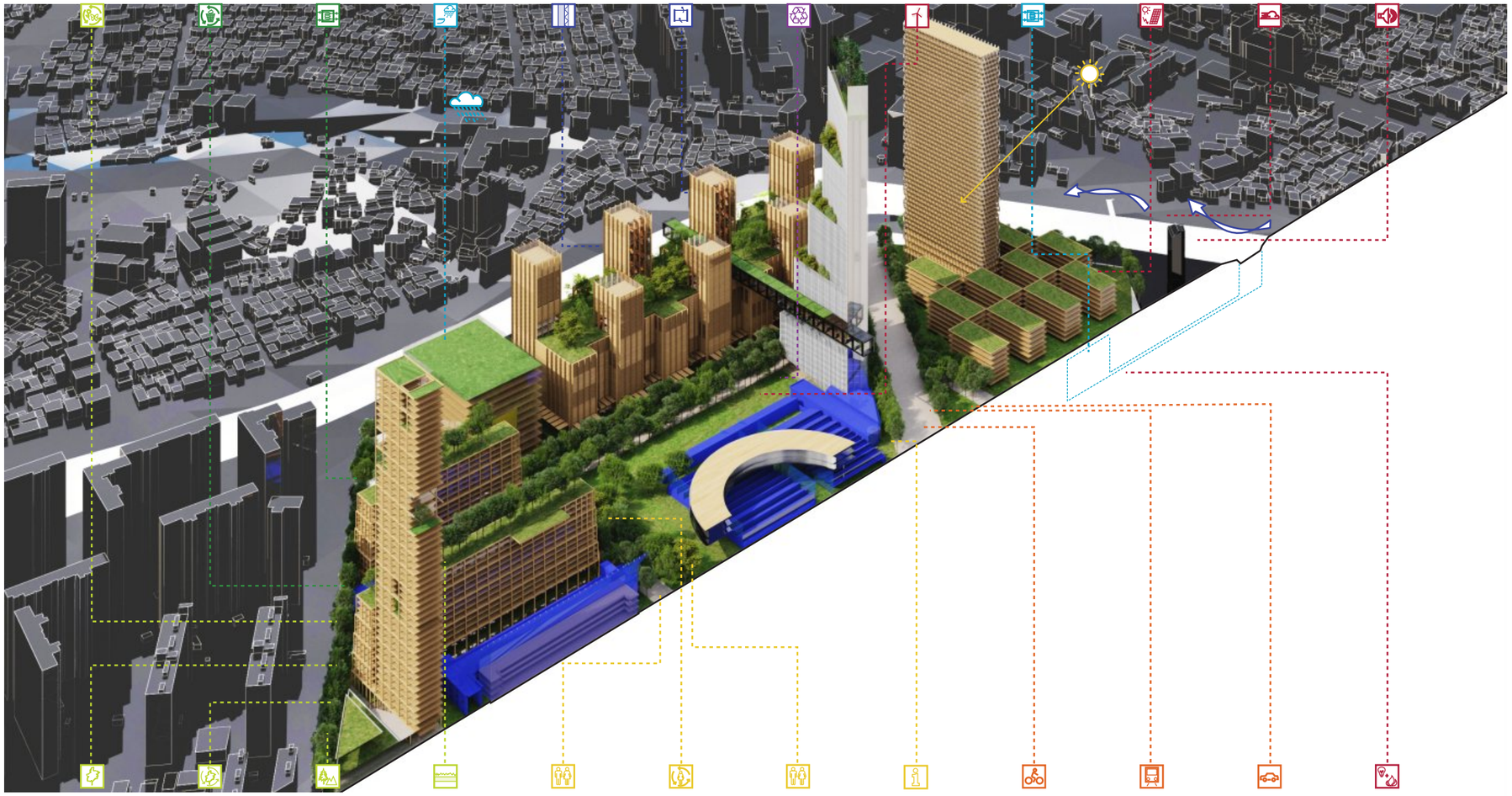
WIND **TURBINES**
Wind turbines will be located in the parks to produce CO2 neutral electricity.

WATER **COOLING**
Water from the reservoir will be used, through heat pomps, to cool buildings during summer.

SOLAR THERMAL AND **PHOTOVOLTAIC**
Thermal- and photovoltaic pannels will be installed on roofs to produce up to 14% of site energy demand.

WIND OPTIMIZED **GEOMETRY**
The urban enveloppe has been designed to maximize wind opportunities.

ACUSTICAL **BAREER**
Buildings along site boundaries will mitigate noise pollution from high traffic roads along the site.



MITIGATE UNCOMFORTABLE **WINDS**
Trees will be selected and located to mitigate undesirable winds and to create comfortable micro climates.

VEGETABLE **GARDENS**
Vegetable gardens will be created to promote community-based and local food production.

LOCAL **PLANTS**
Plants will be local and with water self-sufficient (low water needs).

GREEN **ROOFS**
Green roofs will attenuate stormwater and provide habitats for wildlife.

OPEN **COMMUNITY**
Streets and sidewalks will be available for public use and not gated, in order to foster community connectedness beyond the development.

MIXED USE OF **BLOCK**
Mixed-use blocks will promote community livability, transportation efficiency and walkability.

BUFFER **ZONES**
Buffer zones within block geometries will provide protected spaces with mediterranean climate, including retail and meeting zones.

INFO **POINT**
An infopoint will give information to inhabitants and visitors about sustainable ways of living and responsible behaviour.

BICYCLE AND **PEDESTRIAN**
The appealing and comfortable bicycle and pedestrian networks will promote public health and reduce motor vehicle use.

NEW **TRAMWAY LINE**
The new tramway line will porvide a fast and ecological connection to the city center, airport and the new residential development.

CAR **SHARING**
Car sharing stations.

COMBINED HEAT AND **POWER**
A Biogas Combined Heat and Power Unit will supply electricity and hot water to the buildings.

MASTERPLAN ECO CENTER STRATEGY

A LANDMARK ECO CENTER

The Chonbang and Ilshin Factory District project is a unique opportunity for planning a new sustainable and responsible district in Gwangju. creating sustainable urban systems is one of the 21st century's most crucial challenges – a challenge that involves architects, engineers, planners, ecologists, policy makers, and informed citizens. the sustainability strategy will cover the following key issues and cost/benefit analysis tools will be used to assess the integration of the various environmental technologies:

Transport and infrastructure
Site wide transport and energy infrastructures will be reviewed to provide efficient and quality services to the community.

Urban envelope and building outline
The urban envelope has been designed to preserve a maximum of daylight in all open areas, especially in the central Parkland. buildings orientations and heights are optimized to maximize the benefit of passive solar heating in the winter and sun shading in the summer. Office blocks are orientated to the south to maximize the potential of daylight harvesting. Buildings heights along the parkland are carefully determined to minimize visual discomfort caused by buildings shadow. solar thermal and photovoltaic panels on building roofs will be installed to reduce energy reliance from fossil fuels.

Energy strategy
The proposal aims to achieve 40% of energy use from renewable sources based on biomass cHP to meet the base thermal load. the choice of renewable energy sources will be carefully considered to maximize the capital and net carbon payback.

Waste strategy
International standard Waste management policy will be developed for both construction and operation phases. the waste hierarchy will be used to determine opportunities for waste separation and recycling opportunities and waste management facilities will be fully integrated.

Water strategy
Existing integrated water streams will be used to create a wide network of canals, including the restoration of pre-development water bodies. it will help to restore previous wildlife habitat and wetlands. a large water reservoir will be created in the central Parkland and will be used for building cooling and sport practicing. the large water reservoir will also be used to mitigate downstream flooding.

The sustainability strategies developed for the scheme aims to embrace a large series of topics that can be grouped in ¬ different themes : Energy, Transport, Social, Green, Materials, Buildings, Water and Waste. The combination of those strategies is the key to develop a comprehensive answer to the complex issues of the XXIst century sustainable city.

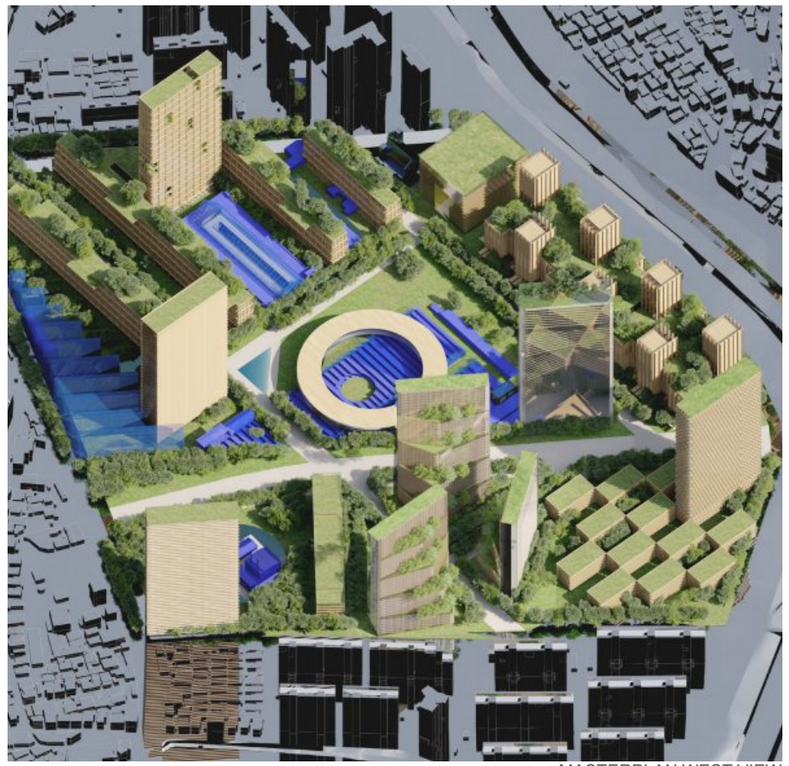
GROUNDSCAPE STRATEGY

BUILDING THE CITY UNDER THE CITY

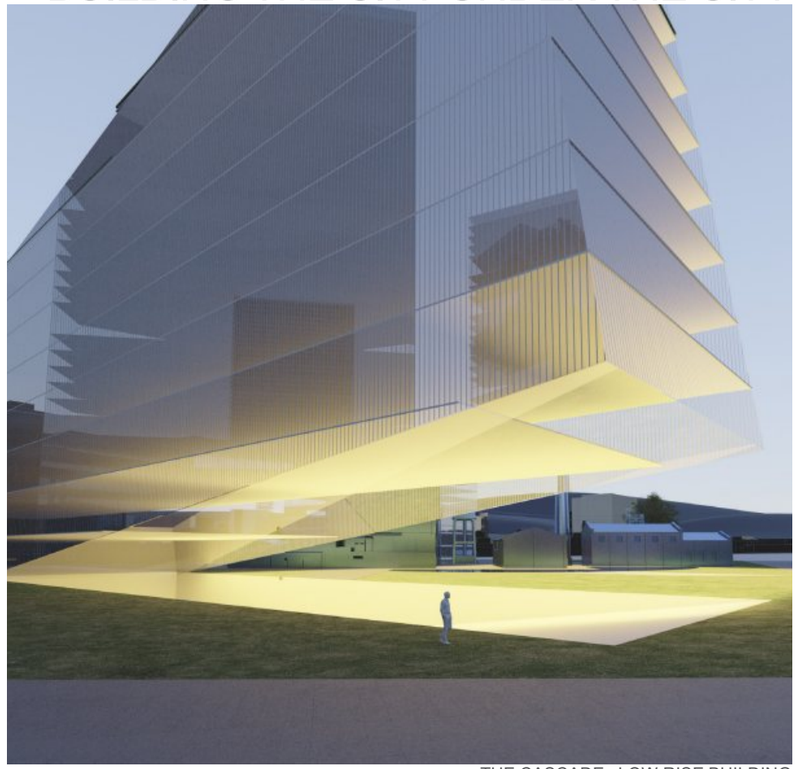


GWANGJU CENTRAL PARK



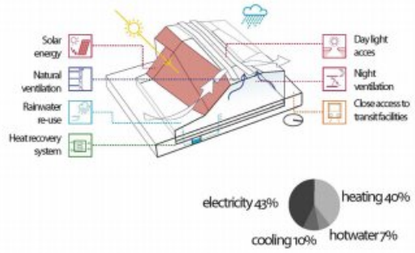


MASTERPLAN WEST VIEW



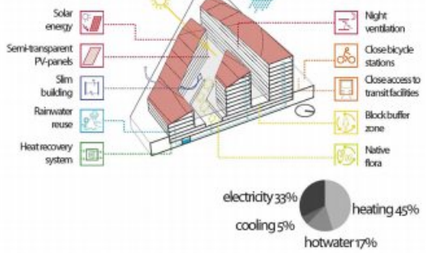
THE CASCADE _LOW-RISE BUILDING

PUBLIC **BUILDINGS TYPE**



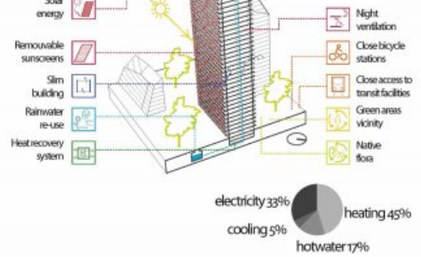
Services flexibility is vital to exhibition spaces for hosting various activities. both passive building design and active services provisions will be integrated to optimise energy consumption. For example, main exhibition space will be lit by daylight during setup mode to reduce artificial lighting requirement. black out facilities will be activated when lighting control is required in the space.

LOW RISE **MIXED USE TYPE**

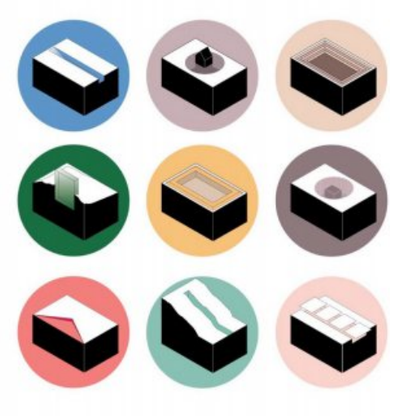


A well diversified building stock could flatten the total energy demand profile and increase plant efficiency. Functional spaces will be carefully positioned to enhance the energy efficiency. For instance, residential will be positioned on the south-west such that apartment flats will be passively warmed for occupying in the evening. Waste heat from one activity, such as retails, can also be converted into usable heat in dwellings. Green space and transportation are also on the agenda to enhance occupants' welfare.

HIGH RISE **MIXED USE TYPE**



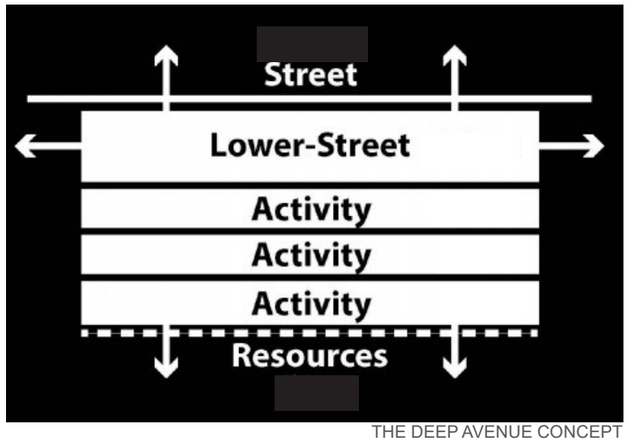
Water and waste management will be the main focus of the sustainability design in hotel and apartment. rain water will be collected and reused for toilet flushing. Provisions of grey water recycling system for future installation will be allowed. Waste recycle policy will be enforced in dwellings. centrally collected domestic waste will be allowed to decompose as useful fertilizer.



UNDERGROUND TOOLBOX



THE DEEP AVENUE CONCEPT



THE DEEP AVENUE CONCEPT

UNDERGROUND STRATEGY

Building the city under the city.
Underground strategy is a concept, coming with its own set of tools, aiming at the revitalization of the underground of the city.
Usually considered as dark and unattractive, the underbelly of urban areas is one of its most undervalued treasuries.

The underground can host transportation, networks, production, while offering an unrivalled thermal comfort.
At an urban scale, Underground strategy is often one of the most convincing solution for the development of the existing city, by avoiding the uncontrolled and devastating effects of urban spread.

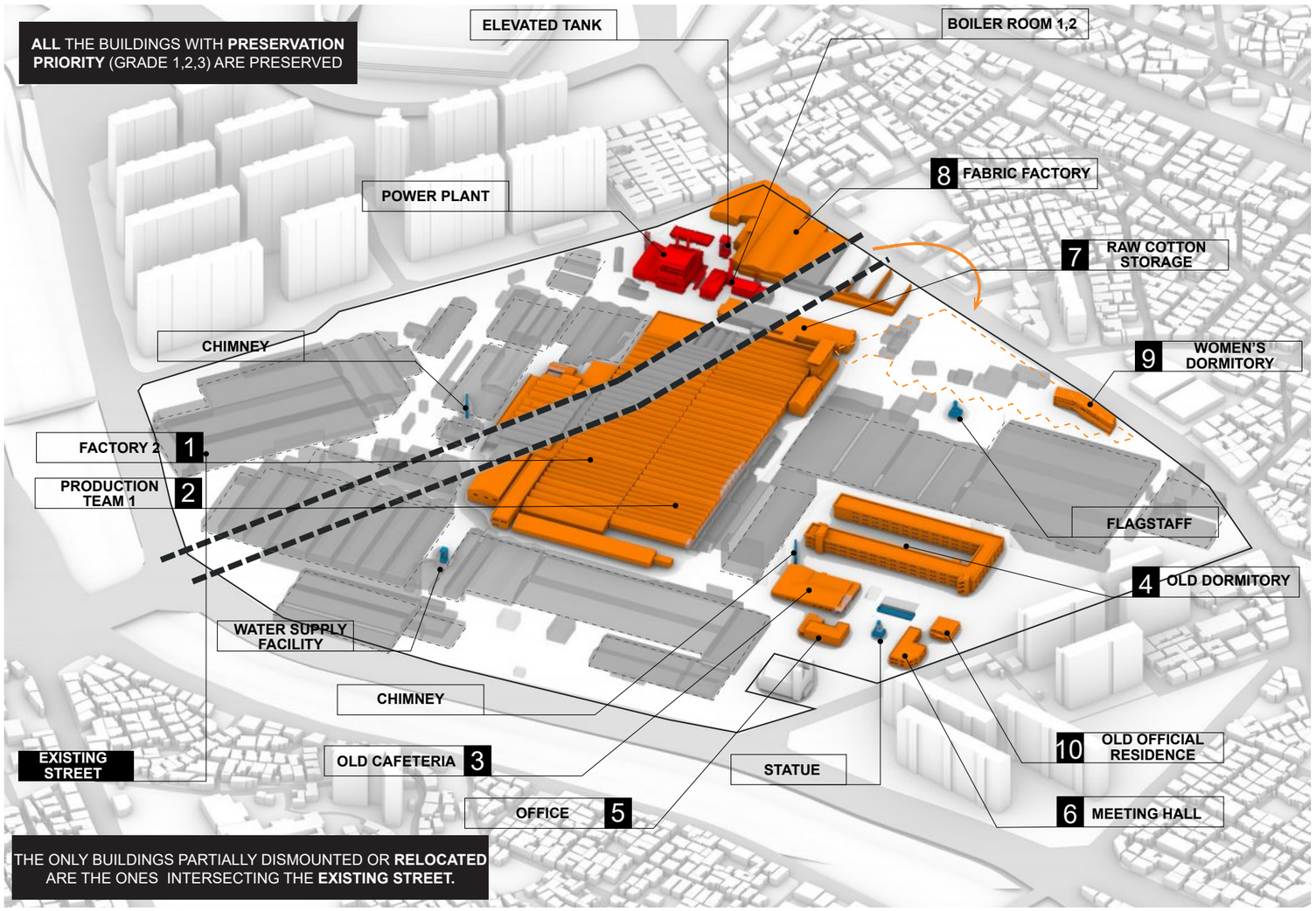
More specifically to the Chongbang and Ilshin District, the preservation of old heritage is an especially fitting case for the use of Underground techniques, as it allows for preservation and extension at the same time.

UNDERGROUND TRANSPORT

We suggest to build a new kind of Avenue for the I35 Axis that we call the Deep avenue.
It is an old idea, used to its full potential : making available parking lots under the streets, freeing the roads from parked cars and creating secondary levels, close to the surface but removed from public view to avoid disturbances.
Connected to the city underground network, the deep avenue creates the buffer area of the 21st century technologies : deliveries, close stockage, but also data centres and, for the city of tomorrow, low-ceiling levels for autonomous cars – as the cars parks themselves, the areas must not be scaled to human venue.

COMPLETE PRESERVATION

TEN OUT OF TEN BUILDINGS ARE PRESERVED



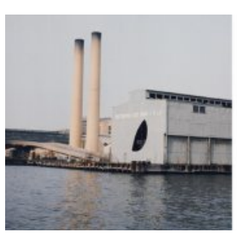
PRESERVATION METHODS _ AXONOMETRIC

		EXISTING BUILDINGS	PROJECT PRESERVATION METHOD	
			LOCATION	TYPE
MANDATORY PRESERVATION (GRADE 1)		POWER PLANT	ORIGINAL POSITION	COMPLETE PRESERVATION AND REFURBISHMENT
		ELEVATED TANK	ORIGINAL POSITION	COMPLETE PRESERVATION AND REFURBISHMENT
		BOILER ROOM 1,2	ORIGINAL POSITION	COMPLETE PRESERVATION AND REFURBISHMENT
PRIORITY PRESERVATION (GRADE 2)	1	FACTORY 2	ORIGINAL POSITION	EXTENSION
	2	PRODUCTION TEAM 1	ORIGINAL POSITION	EXTENSION
	3	OLD CAFETERIA	ORIGINAL POSITION	COMPLETE PRESERVATION AND REFURBISHMENT
	4	OLD DORMITORY	ORIGINAL POSITION	EXTENSION
	5	OFFICE	ORIGINAL POSITION	COMPLETE PRESERVATION AND REFURBISHMENT
	6	MEETING HALL	ORIGINAL POSITION	COMPLETE PRESERVATION AND REFURBISHMENT
	7	RAW COTTON STORAGE	RELOCATION	EXTENSION
	8	FABRIC FACTORY	RELOCATION	EXTENSION
	9	WOMEN`S DORMITORY	ORIGINAL POSITION	COMPLETE PRESERVATION AND REFURBISHMENT
	10	OLD OFFICIAL RESIDENCE	ORIGINAL POSITION	COMPLETE PRESERVATION AND REFURBISHMENT
INDUSTRIAL FEATURES (GRADE 3)		WATER SUPPLY FACILITIES	ORIGINAL POSITION	COMPLETE PRESERVATION AND REFURBISHMENT
		FLAGSTAFF	ORIGINAL POSITION	COMPLETE PRESERVATION AND REFURBISHMENT
		CHIMNEYS	ORIGINAL POSITION	COMPLETE PRESERVATION AND REFURBISHMENT
		STATUES	ORIGINAL POSITION	COMPLETE PRESERVATION AND REFURBISHMENT
		POOLS	ORIGINAL POSITION	COMPLETE PRESERVATION AND REFURBISHMENT

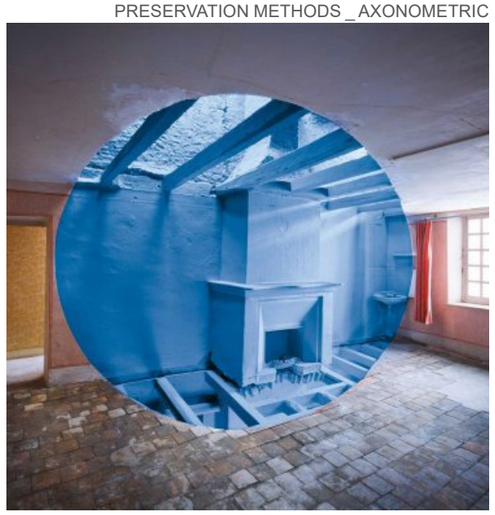


GORDON MATTA-CLARK, INTERSECTIONS







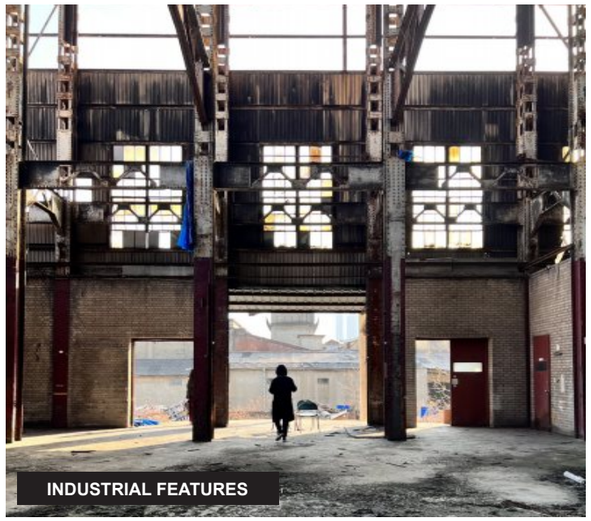


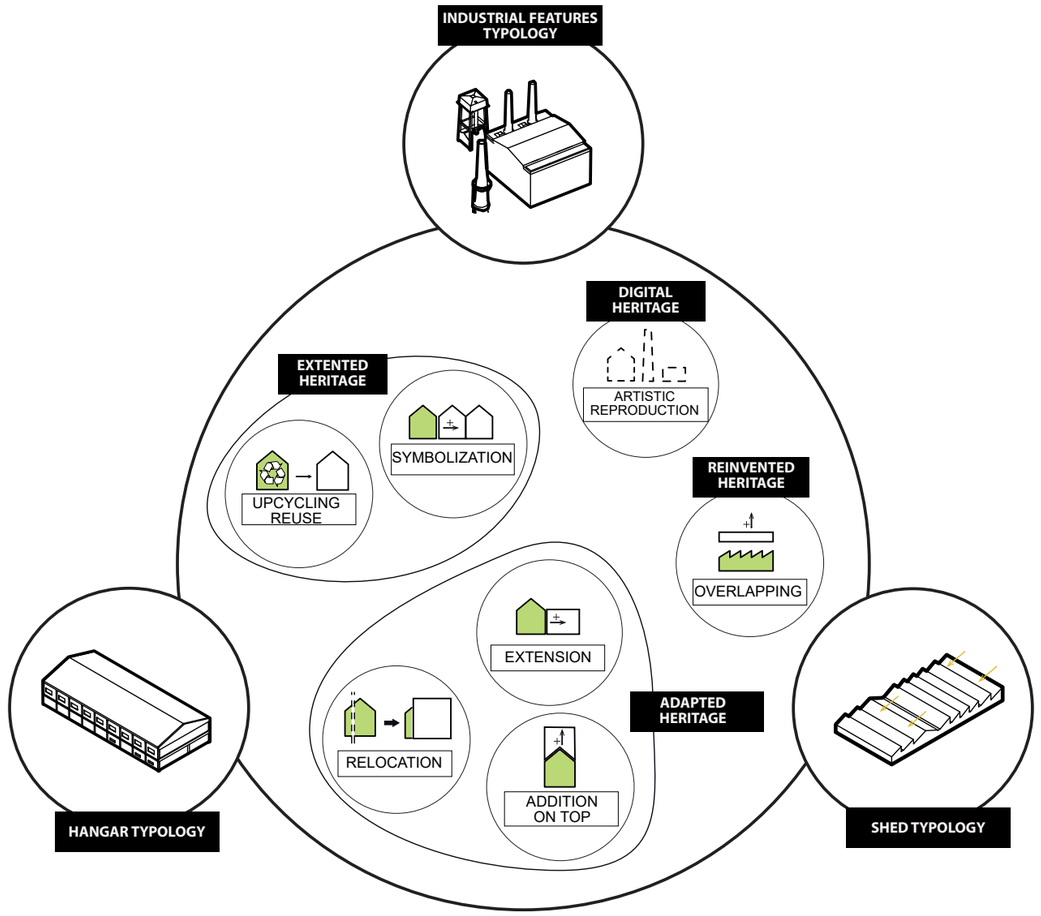
GEORGE ROUSSE

PRESERVING THE EXISTING

A TOOLBOX OF SOLUTIONS TO PRESERVE THE HERITAGE


THE SHED


INDUSTRIAL FEATURES



PRESERVATION APPROACHES_SCHEME

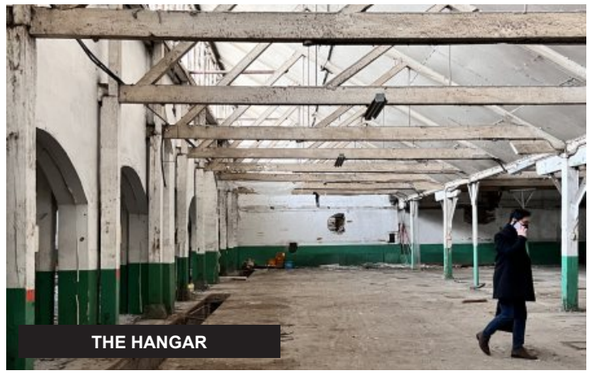
PRESERVATION STRATEGY

According to the peculiar features of each typology the heritage preservation approach could be listed in different outcomes.
The existing buildings are divided into three main typologies:

1. **Industrial features**
2. **Shed**
3. **Hangar**

To every building typology correspond four different **heritage preservation** approachesfor a total of twelve different scenarios.




THE HANGAR

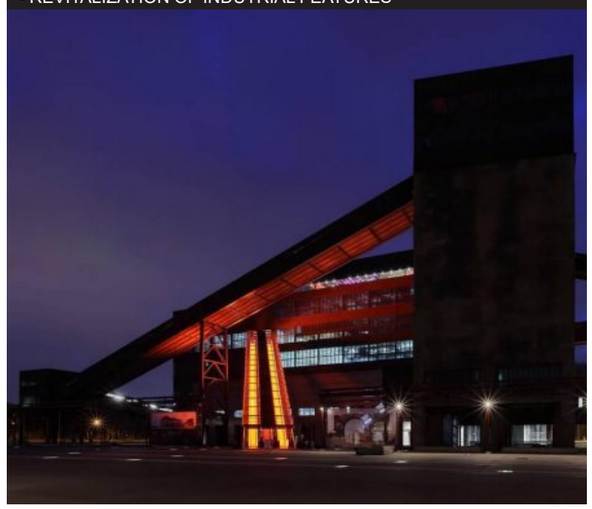
EXTENDED HERITAGE
- EVOCATION OF THE INDUSTRIAL HERITAGE
- UPCYCLING REUSE OF THE CONSTRUCTION MATERIALS


MUSEUM OF NATURAL HISTORY, BERLIN

REINVENTED HERITAGE
- IMPLEMENTATION OF THE EXISTING WITH NEW FEATURES
- EXTENSION AND REFURBISHMENT OF THE BUILDING


TATE MODERN, LONDON

ADAPTIVE HERITAGE
- BUILDING EXTENSION BASED ON THE INDUSTRIAL TYPOLOGY
- REVITALIZATION OF INDUTRIAL FEATURES

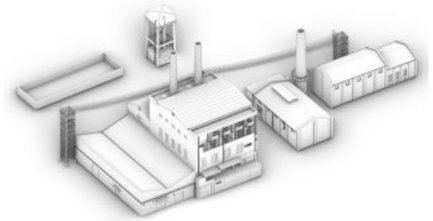
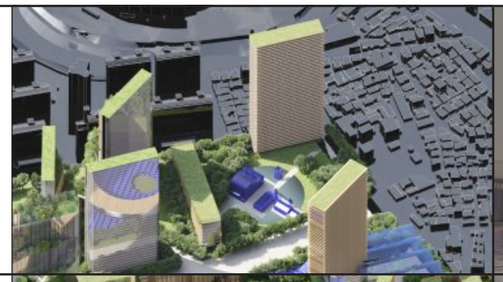
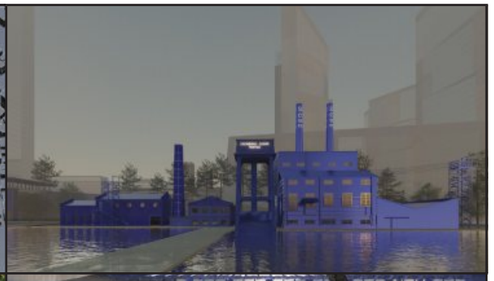
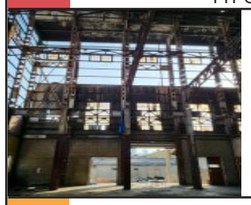
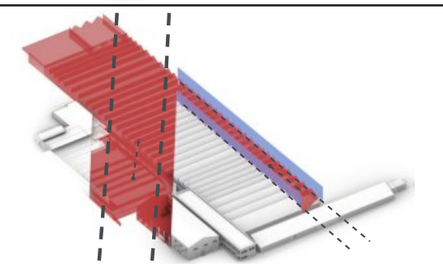
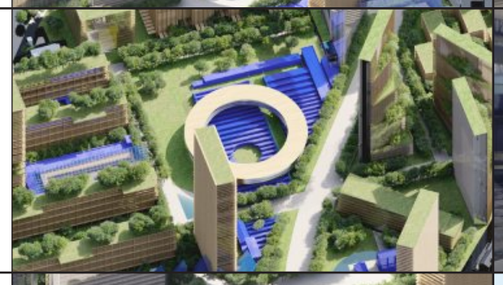
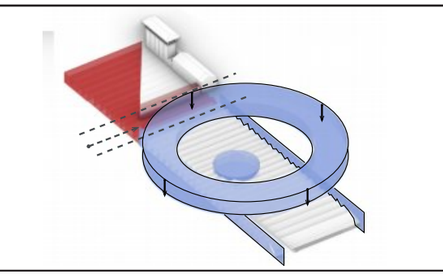
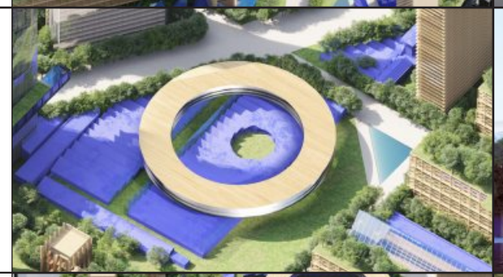
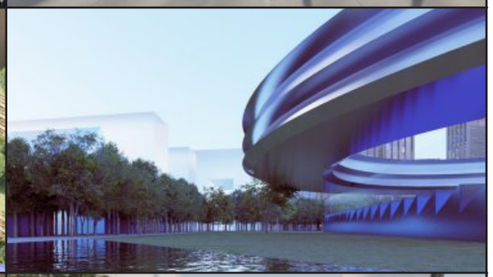
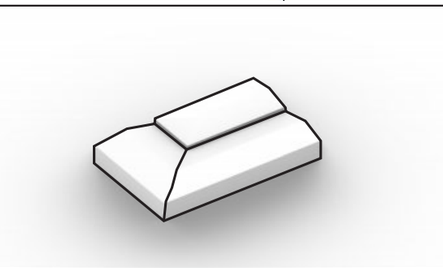
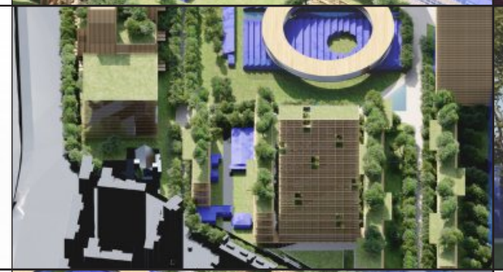
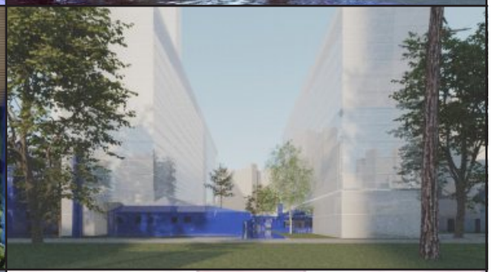
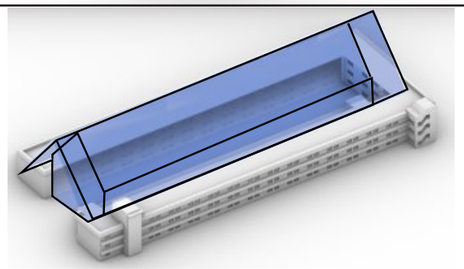
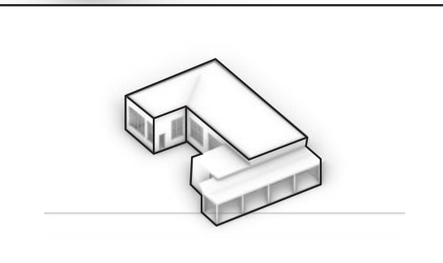
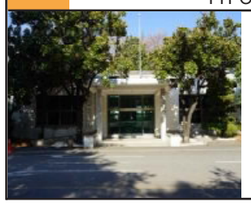

RUHR MUSEUM, ESSEN

DIGITAL HERITAGE
- CLOUD POINT SURVEY OF THE EXISTING
- DIFFERENT POSSIBILITIES OF ARTISTIC REPRODUCTION


BASILICO DE SIPONTO, ITALY

A BOLD AMBITION: TO PRESERVE ALL GRADE 1 AND 2 BUILDINGS

PRESERVATION CATALOG

	POWER PLANT, ELEVATED TANK, BOILER ROOM 1,2 TYPOLOGY I.F.	**CHONBANG & ILSHIN MEMORY ISLAND MUSEUM**				
		FUNCTION	ART CENTRE			
		PRESERVED BUILDING FOOTPRINT	100 %			
		PRESERVATION METHOD	HERITAGE RESTORATION AND REINVENTED FUNCTION			
01	FACTORY 2 TYPOLOGY SH.	**“THE GLAM” GWANGJU LIBRARY ARCHIVE AND ART MUSEUM**				
		FUNCTION	EXHIBITION HALL ART MUSEUM LIBRARY AND ARCHIVE			
		PRESERVED BUILDING FOOTPRINT	50 % Preservation +Addition = 100% Footprint			
		PRESERVATION METHOD	EXTENSION			
02	PRODUCTION TEAM 1 TYPOLOGY SH.	**“THE GLAM” GWANGJU LIBRARY ARCHIVE AND ART MUSEUM**				
		FUNCTION	EXHIBITION HALL ART MUSEUM LIBRARY AND ARCHIVE			
		PRESERVED BUILDING FOOTPRINT	88 % Preservation +Addition = 180% Footprint			
		PRESERVATION METHOD	EXTENSION			
03	OLD CAFETERIA TYPOLOGY HA.	**COMMUNITY HALL**				
		FUNCTION	- NEIGHBOURHOOD COMMUNITY CENTRE -BANQUET HALL			
		PRESERVED BUILDING FOOTPRINT	100%			
		PRESERVATION METHOD	EXTENSION			
04	OLD DORMITORY TYPOLOGY HA.	**THE BLUE HOUSE MARKET**				
		FUNCTION	CULTURAL BIO MARKET HALL			
		PRESERVED BUILDING FOOTPRINT	100 % Preservation +Addition = 200% Footprint			
		PRESERVATION METHOD	EXTENSION			
05	OLD OFFICE TYPOLOGY HA.	**DISTRICT CAFE**				
		FUNCTION	CULTURAL COMPLEX CAFE			
		PRESERVED BUILDING FOOTPRINT	100 %			
		PRESERVATION METHOD	HERITAGE RESTORATION AND REINVENTED FUNCTION			

A BOLD AMBITION: TO PRESERVE ALL GRADE 1 AND 2 BUILDINGS

PRESERVATION CATALOG

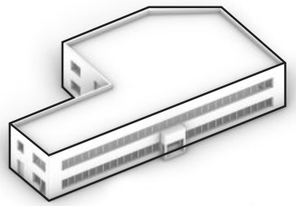
06 MEETING HALL

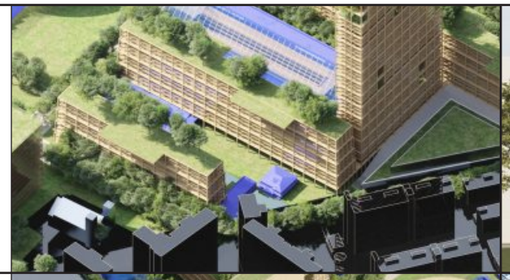
TYPOLOGY HA.



CHONBANG & ILSHIN KINDERGARTEN

FUNCTION	KINDERGARTEN
PRESERVED BUILDING FOOTPRINT	100 %
PRESERVATION METHOD	HERITAGE RESTORATION AND REINVENTED FUNCTION

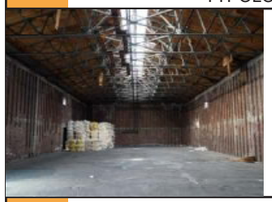






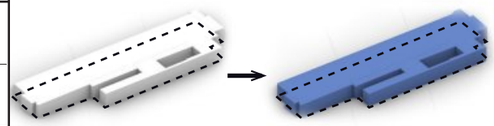
07 RAW COTTON STORAGE

TYPOLOGY HA.



ART AND CRAFT SHOP

FUNCTION	ART AND CRAFTSHOP
PRESERVED BUILDING FOOTPRINT	100 %
PRESERVATION METHOD	RELOCATION







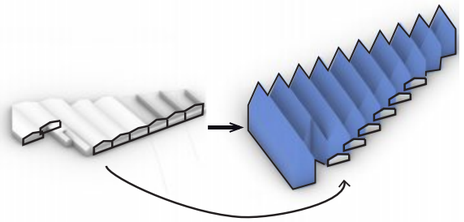
08 FABRIC FACTORY

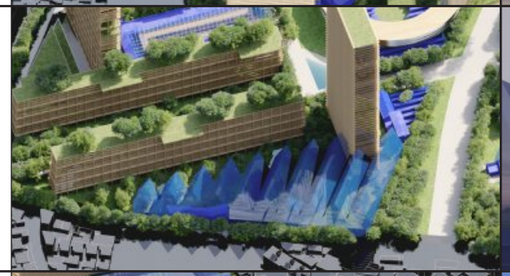
TYPOLOGY HA.

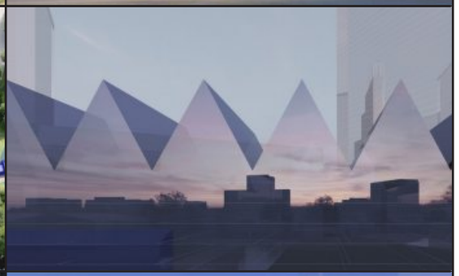


"THE SHEDS" R&D CENTRE

FUNCTION	R&D CENTRE AND WORK-SHOPS
PRESERVED BUILDING FOOTPRINT	100 % Preservation +Addition = 150% Footprint
PRESERVATION METHOD	RELOCATION AND EXTENSION







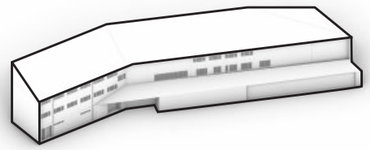
09 WOMEN DORMITORY

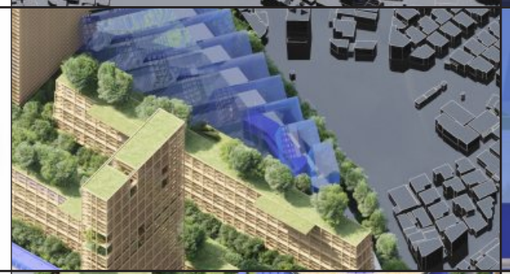
TYPOLOGY HA.



"THE SHEDS" COMPLEX BIO FOOD-COURT AND SHOPS

FUNCTION	CAFE
PRESERVED BUILDING FOOTPRINT	100 %
PRESERVATION METHOD	HERITAGE RESTORATION AND REINVENTED FUNCTION







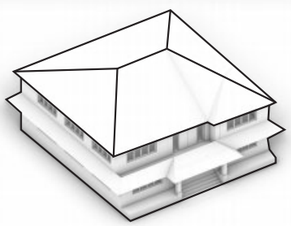
10 OLD OFFICIAL RESIDENCE

TYPOLOGY HA.



CHONBANG & ILSHIN COMMUNITY SERVICES CENTRE

FUNCTION	NEIGHBOURHOOD DISTRICT HOUSE
PRESERVED BUILDING FOOTPRINT	100 %
PRESERVATION METHOD	HERITAGE RESTORATION AND REINVENTED FUNCTION







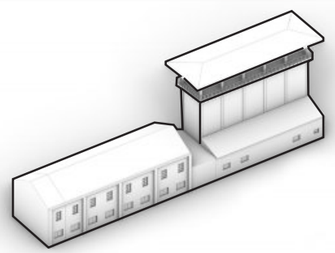
WATCH TOWER

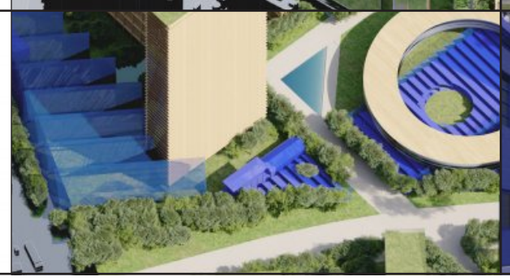
TYPOLOGY I.F.



CHONBANG & ILSHIN FACTORIES HERITAGE CAMPUS INFO POINT AND OBSERVATORY

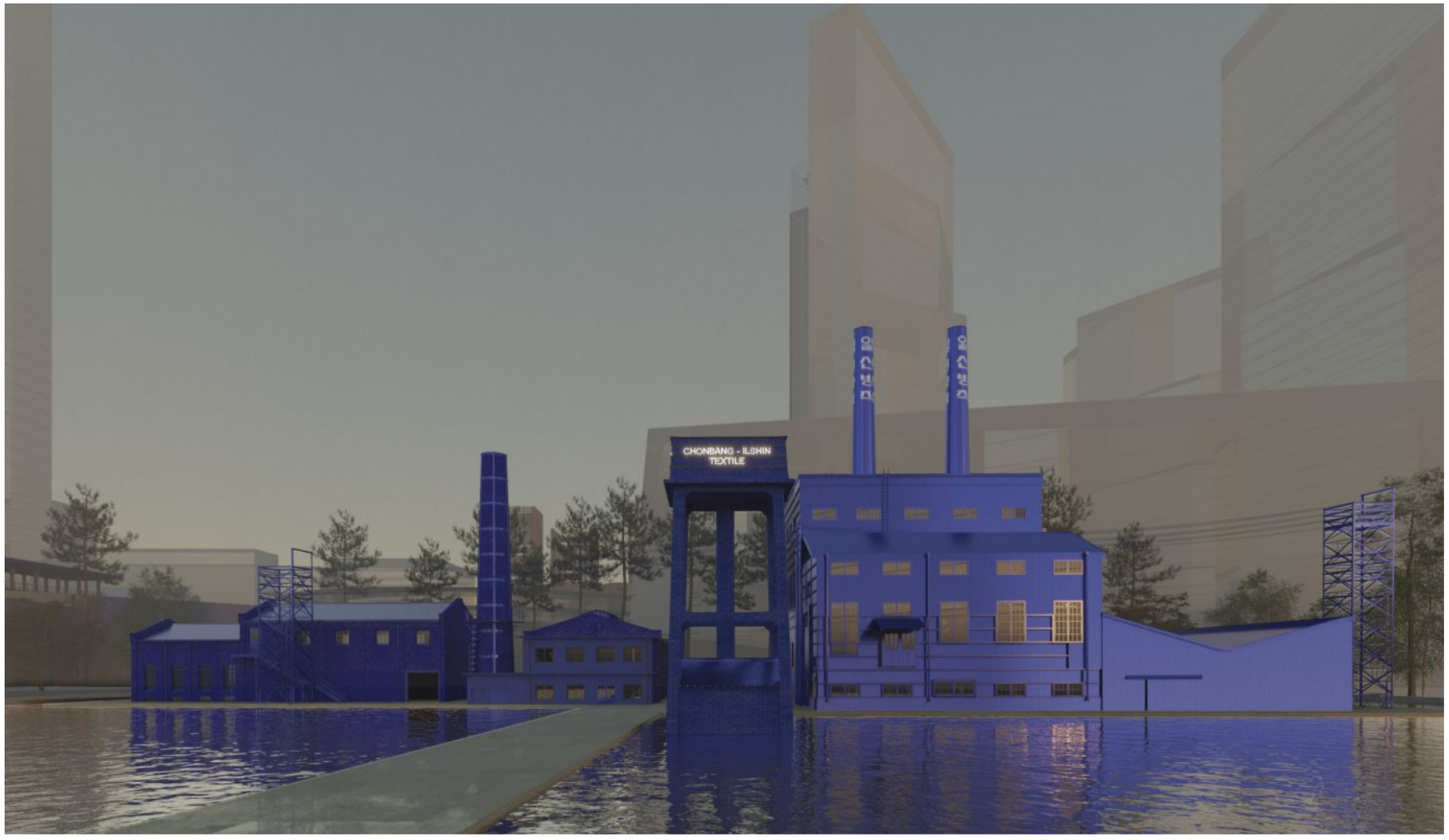
FUNCTION	LOOK OUT AND VISITORS CENTRE
PRESERVED BUILDING FOOTPRINT	100 %
PRESERVATION METHOD	HERITAGE RESTORATION AND REINVENTED FUNCTION







THE HERITAGE ISLAND
WATER AS A PLACE OF MEMORY



A FACTORY OF ENTERTAINMENT

The layers of time have set their mark onto the city of Gwangju. To the visitor's eye, the city becomes a tour, an ensemble of sites to be seen when visiting. The Chonbang & Ilshin Textile project must be connected and conscious of the tourist perception of the city, as it is determinant on its viability.

Especially, the betterment of city services can be deployed through public services. The centers of the site complex are the three diagonal-connected parks, in which are enclose the most emblematic industrial features of the the old Textile Factory. The huge Production Team hall now hosts the GLAM (Gwangju Library Archive and Art Museum), where in the park the Memorial Water Corner to celebrate women labor in the textile industry is located. The Old Power Plant is the house of the Memorial Museum of Chonbang & Ilshin as commemoration of the relevance of the industrial distric in the city of Gwangju. Those two complexes together create the new Chonbang & Ilshin Factories Heritage Campus.

It is important not to consider only antique ruins as heritage: it is also the lively points of the city, the new garden expo or the new parks: heritage is a scale of quality and not of age.

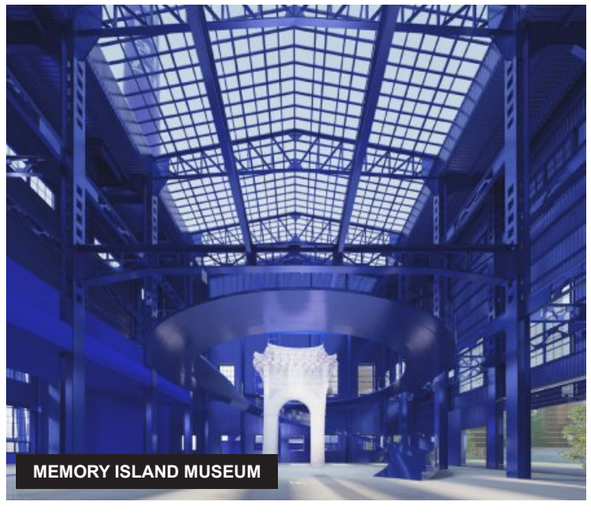
Yet, the old ruins of Chonbang & Ilshin Textile remain the flagpole of the city and the surrounding historical attraction; thus the connection of the site towards its historical values is a major feature and of high importance.

The choice of the buildings to keep and the ones to destroy is, possibly, the most defining choice of an urbanism project. It is both the consequence of a strategy and a rugosity of the site.
Strategy, as the city's needs must dictate the opening or closure of peculiar areas; for example the densification of the river district.
Rugosity, as it is through the response and the on-site reality that the precise operation of choosing the deconstructed buildings must be tuned, refined, adapted.

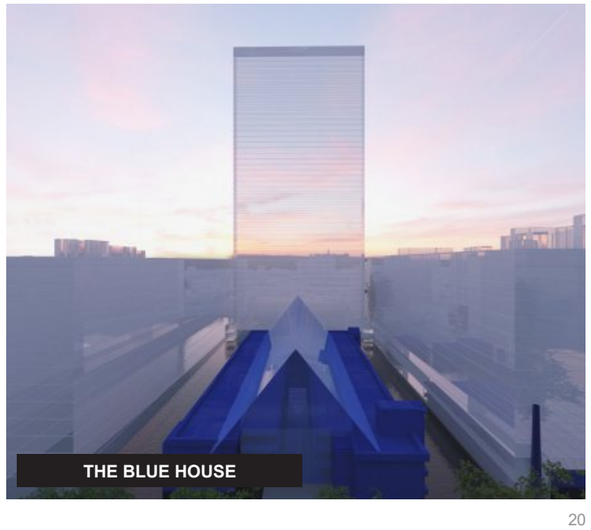
Deconstruction is a dialogue between the land and a will. Apart form the industrial relics, other
typologies of existing buildings can be planned for conservation. The neighbourhood already present onsite is used as an example of rehabilitation and re-urbanization strategies.

The interaction between the planning strategy and the existing urban tissue comes through the definition of innerving axis, clarifying the access to the site, and the use of specific tools, coming in three categories: Groundscape, public structures and new cultural facilities.

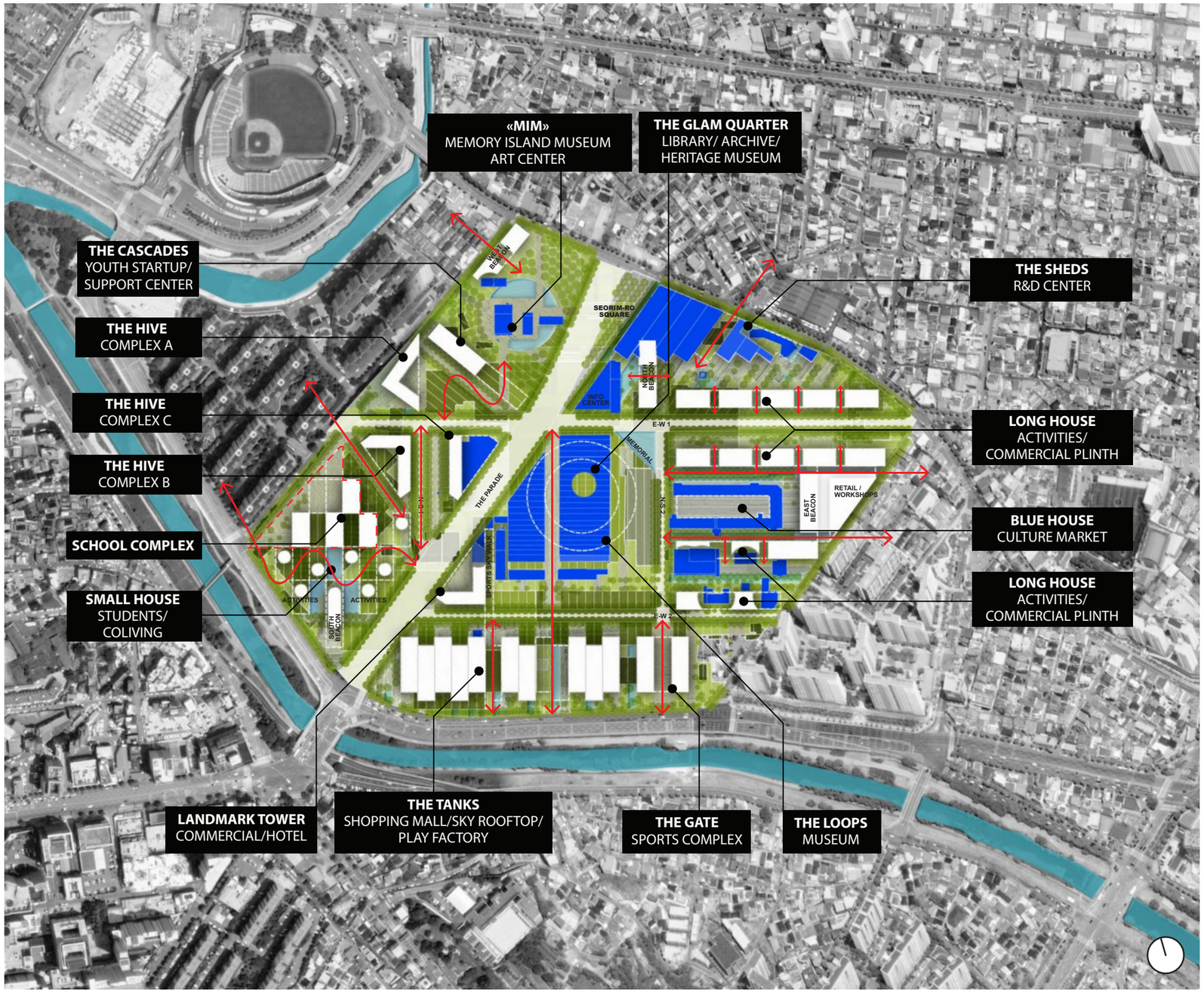

THE LOOK OUT


MEMORY ISLAND MUSEUM


«GLAM» QUARTER


THE BLUE HOUSE

THE GREEN DIAGONAL PARKLAND
DEVELOPING AN ECO-CLUSTER



GROUNDFLOOR PLAN _ SCALE 1/ 5000

DEVELOPING AN ECO GREEN-CLUSTER

The tools used to engineer this city are remarkably simple : parks, trees, green areas. It is the landscape of the city.
To develop seamlessly this landscape, the green areas are thought as a green mesh expanding to the entire district. This strategy recreates the blue and green mesh, the continuity of natural strips allowing for a reasonable development and conservation of the natural environment. The new Gwangju Central Park, as well as the district as a whole, aims becoming a future nodal point-and even a centre- of this renewed mesh.

COMFORT STRATEGY

Apart from the fix of the water cycle, the project is an ambitious take on the heat island, and more broadly, the comfort problem of a city.
A usual, the tools required are simple. Three seem especially useful:

- The use of water, as in rivers or ponds to create localized fresh spaces by simple evaporation. This technology is as old as time but remains one of the most efficient techniques.
- The presence of trees and other shadow-casting objects to broaden this fresh network
- The creations of broad boulevards, avoiding Venturi effects in the city and overpowered wind flows in the major axes.

In a more classical response, the number and integrating of parks and green areas participates greatly in the perceived comfort of the citizen.
buildings shape on the ground and pay tribute to the history of the district.

GREEN CANOPY

In addition all existing trees on site are preserved on site, especially the magnificent tree lane crossing the site from East and West. Green Heritage is as important as built Heritage.
Carbon trapping using the development of young trees is a simple tool available for city planning. During the growth of the tree, its consumption of carbon is higher than its production of CO2 during its young years; it is therefore always interesting to plant new trees in order to naturally depollute the area.
Moreover, the simple presence of trees decreases the ambient temperature by several degrees; a major positive point in times of climate warming.
More than cosmetic improvements, the addition of trees participates in the strengthening of the bond between nature and built environment, a bond present in many discourses but rarely put into actions.



THE OASIS CITY

1 DEVELOPING AN ECO-CLUSTER



2 PRESERVING THE HERITAGE



3 WATER FEATURES





THE WAVE FIELD, MICHIGAN USA



BRYANT PARK, NEW YORK USA



CAMPUS SACLAY, PARIS FRANCE



PARCO DELLA DORA, TURIN ITALY



VISTULA BLD, WARSAW POLAND



KOREAN INK PAINTING



MANLIZUI PARK, SHANGHAI

GREEN HERITAGE / LINES OF MEMORY CONCEPT

THE FORMER BUILDING FOOTPRINTS ARE PRESERVED AS TRACES OF MEMORY TO BUILD THE LANDSCAPE



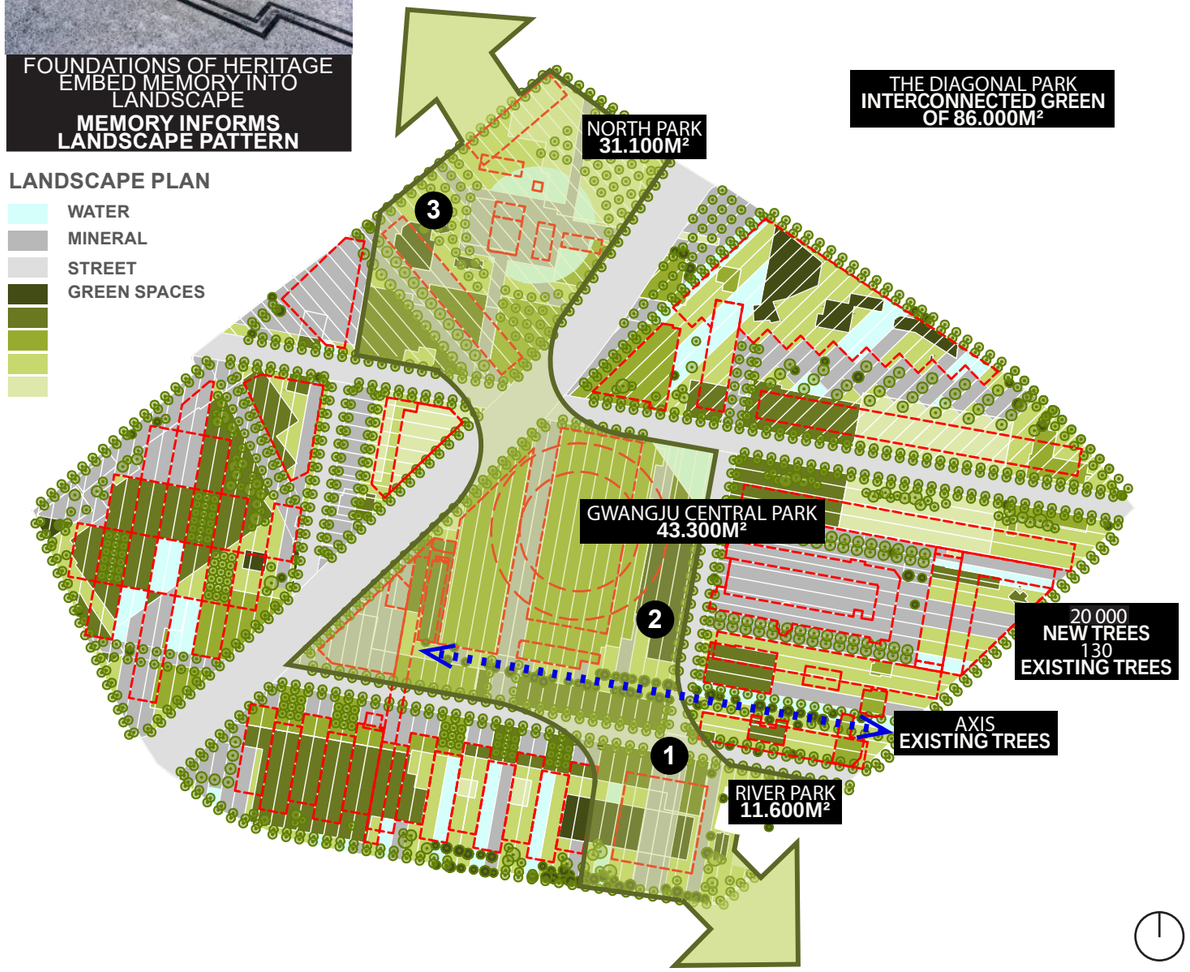
FOOTPRINT OF BERLIN WALL, ARTWORK



FOUNDATIONS OF HERITAGE EMBED MEMORY INTO LANDSCAPE

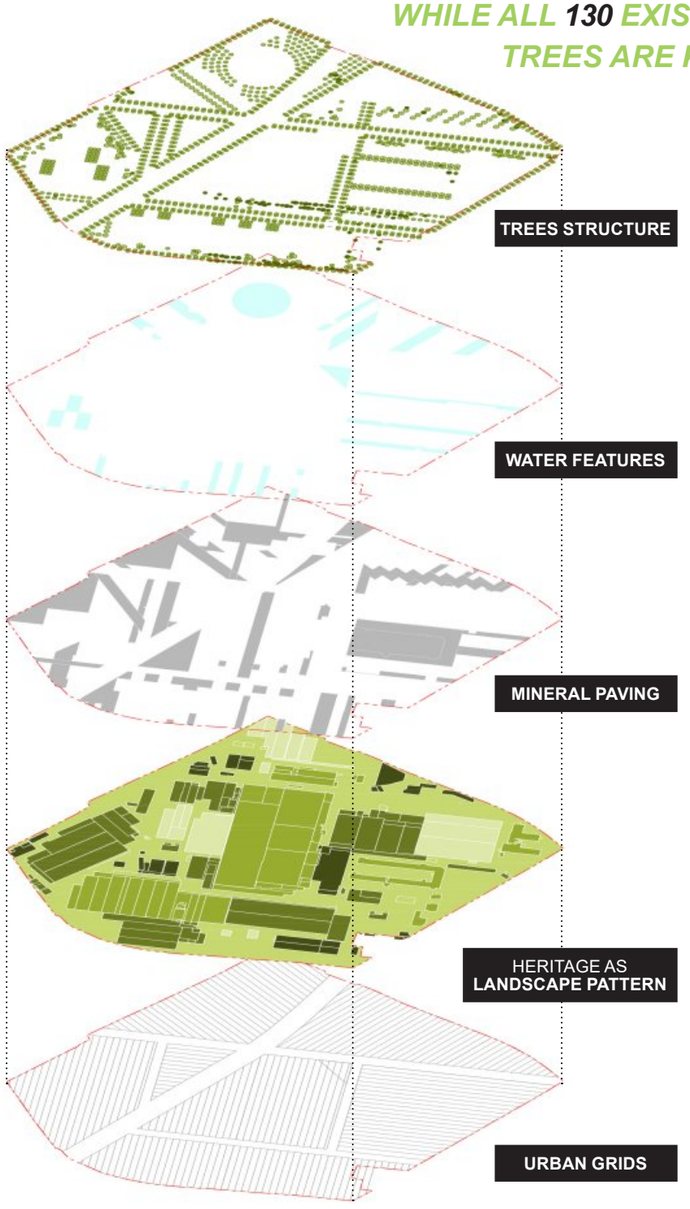
MEMORY INFORMS LANDSCAPE PATTERN





LANDSCAPE PLAN _ SCALE 1/ 5000

20,000 TREES ARE ADDED WHILE ALL 130 EXISTING TREES ARE KEPT



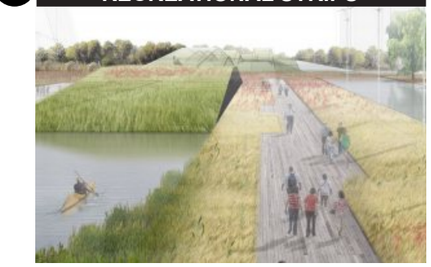
GREEN HERITAGE / LINES OF MEMORY

In addition, the landscape design proposed here is unique: we propose to trace every existing building footprint and building lines throughout the site. By recreating the memory of the ground floor footprint of each buildings of the former factories, we create a unique MEMORY PATTERN DESIGN, that will allow to integrate shades of green, flower, mineral and water surfaces throughout the site.
When the citizens will walk through the new district they will be able to discover the former buildings shape on the ground and pay tribute to the history of the district.

1 RIVERSIDE PARK
MINERAL STRIPS



2 GWANGJU CENTRAL PARK
RECREATIONAL STRIPS



3 NORTH PARK
SPORTS FACILITIES





KINTSUGI



WATER FEATURE

CURVING TERRACES

COLUMNAR TREES



GRÜN FUGE, STUTTGART



LIGHT AIRY CANOPY TREES

OASIS CITY

A PEDESTRIAN FRIENDLY DISTRICT PROMOTING SOFT MOBILITY AND OUTDOOR ACTIVITIES



THE HIGHLINE, NEW YORK



ACCESSIBLE ROOF FOREST



CHELSEA PIERS, NEW YORK



FABRIC PAVILION, SIDNEY



ROOFTOP PLAYGROUND, COPENHAGEN



K11 ART MALL, HONGKONG



ACROS APARTMENTS, FUKOAKA



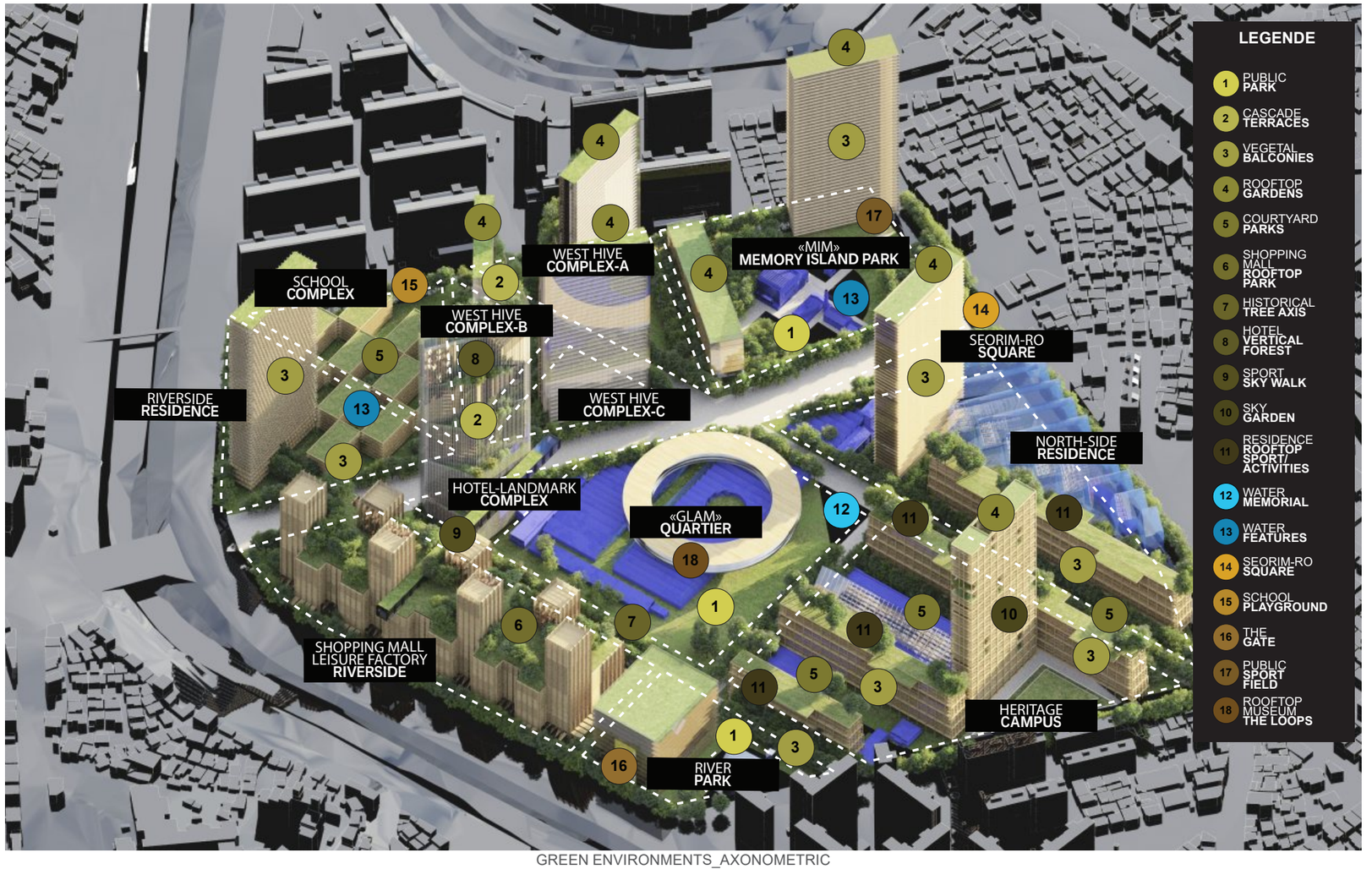
APARTMENT COMPLEX, CHENGDU



ROOFTOP FARM, COPENHAGEN



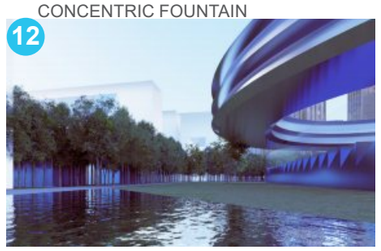
PALEY PARK, NEW YORK



GREEN ENVIRONMENTS_AXONOMETRIC



CONCENTRIC FOUNTAIN



WATER MEMORIAL



WATER MEMORIAL



BURJ AL ARAB, DUBAI



CIDADE MATARAZZO, SAO PAULO



OLD YURIM FOREST, GWANGJU



FACTORY ROAD, GWANGJU



EDIFICI BANCA, BARCELONA



SKY POOL, LONDON



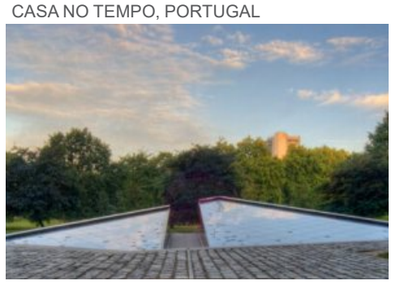
SKY TERRACE, PARIS

THE WATER CORNER MEMORIAL

A PLACE IN TRIBUTE TO THE VALUE OF LABOR AND THE WORKER'S LIFE



CASA NO TEMPO, PORTUGAL

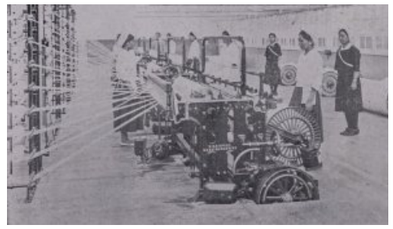


CANADA MEMORIAL, LONDON



9/11 MEMORIAL, NEW YORK







WATER AS A PLACE OF TRANQUILITY AND REMEMBRANCE

Water has many values as an element of composition in our modern cities.
For the GLADE, Water is one of the key elements, as an echo to the lost relationship with the Gwangju river to the South.
Water is used as place of peace and tranquility to create a Memorial to the Women's worker of the Chongbang and Ilshin Factories.
It is used as a mirror of reflection to enhance the Heritage Factories key buildings: the Heritage Island.
In private plot and alongside the Mall, water features such as fountains, waterfalls, ponds and streams bring comfort, freshness and acoustic barrier to the hustle and bustle of the City.

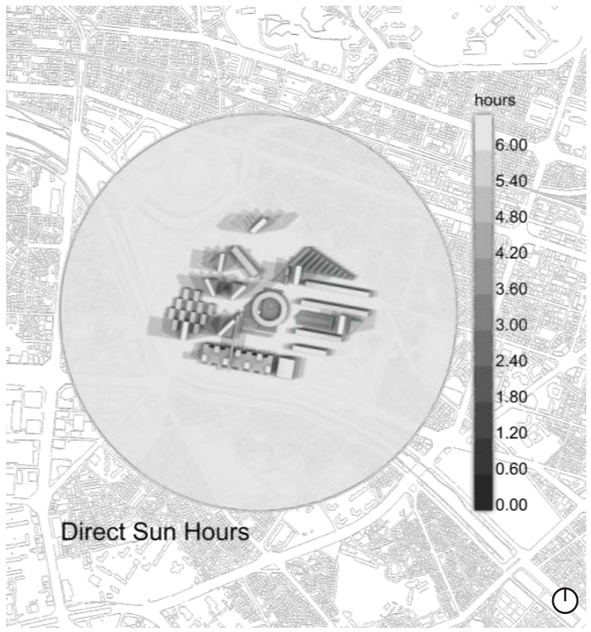
COMFORT CITY

A WIND PROTECTED PARKLAND FILLED WITH NATURAL LIGHT

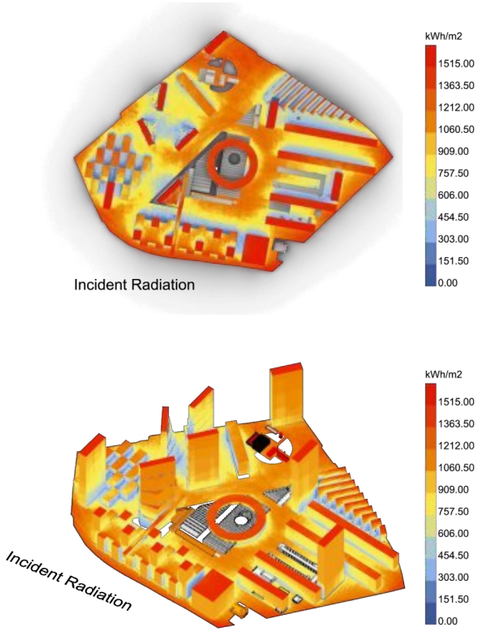
THE PROJECT HAS BEEN DESIGNED TO PROJECT CIRCULATION AREAS FROM THE SUN WHILE ALLOWING SUN-BATHED SURFACES



SHADOW STUDIES, DECEMBER



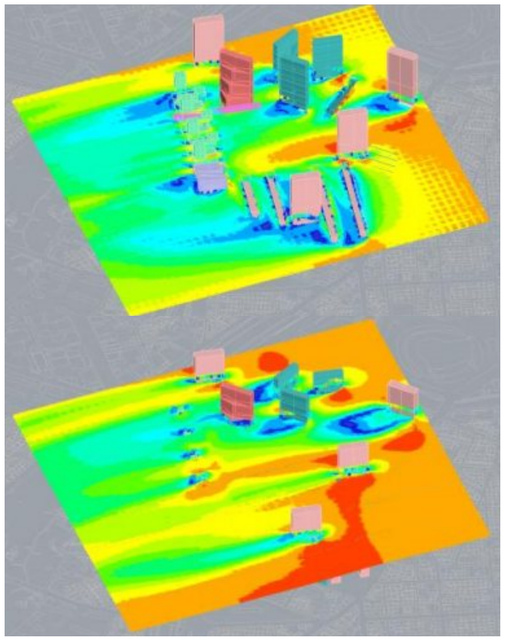
SHADOW STUDIES, JUNE



SOLAR STUDIES

A WIND PROTECTED PARKLAND FILLED WITH NATURAL LIGHT

We verified that the new buildings and high rises implementation creates the most limited shadows on the parks, open space and public areas as well as neighbouring buildings.
In addition, the buildings are oriented in such way that it creates an acoustic barrier from the main traffic axis, as well as an efficient wind barrier against Gwangju strong winds.
Building distances are also respected to prevent shadow casting on eachother.



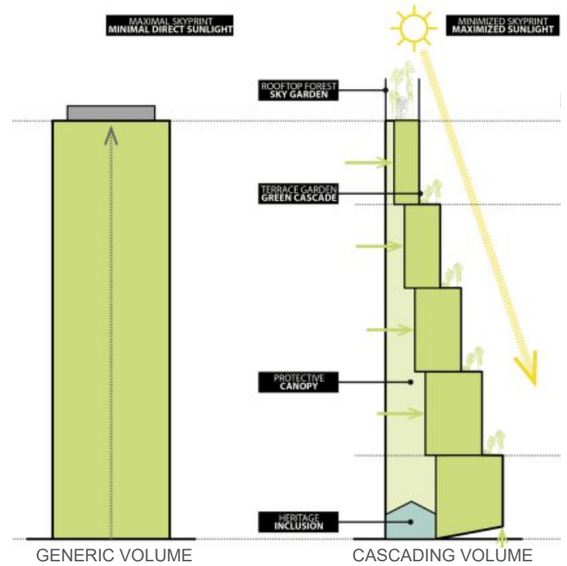
WIND STUDIES

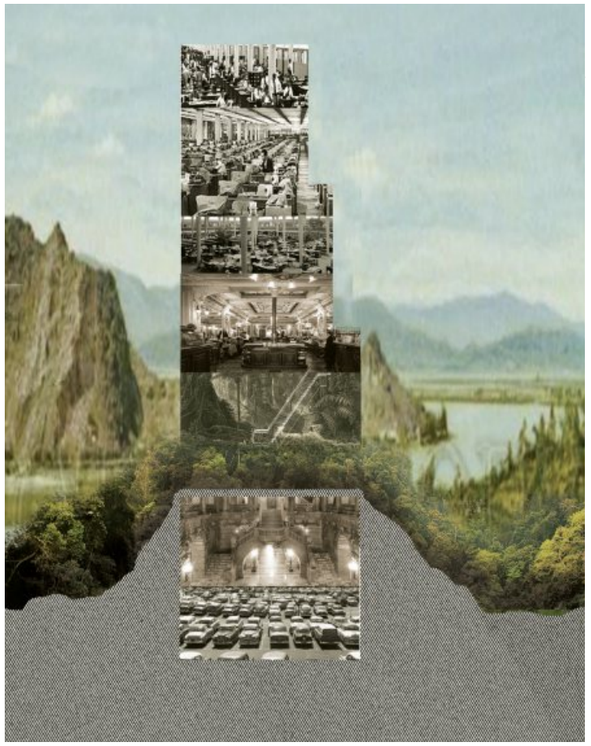
THE FALLING CASCADE, THE TERRACE TOWER

UNIQUE LIFESTYLE VENUE



A TERRACE TOWER THAT INVITES AND CONNECTS





TERRACE TOWER MORPHOLOGY_FICTION

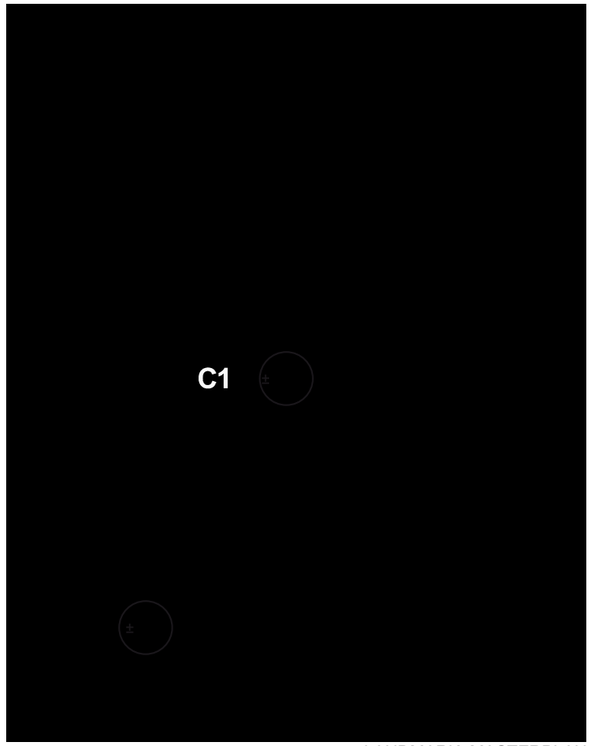
LANDMARK HOTEL - THE TERRACE TOWER

The project of building an archipelago of towers, close to the center of Gwangju, represents a very significant visual challenge for the transformation of the urban silhouette of this part of the city, resulting in a need for a series of trailblazing architectural projects. This grand operation should aim further than creating a high quality central business and residence district; it should aim at erecting singular entities with strong identities.

Our proposal goes beyond than merely building a generic object, autistic with regards to its cultural context. We intend to offer a unique place, mixing both the richness and specificities of the site, and of the Korean culture from which it stems.

Amidst this ensemble, the Landmark Hotel tower is a building which can be identified not only by its height, but also by its singular architectural form.

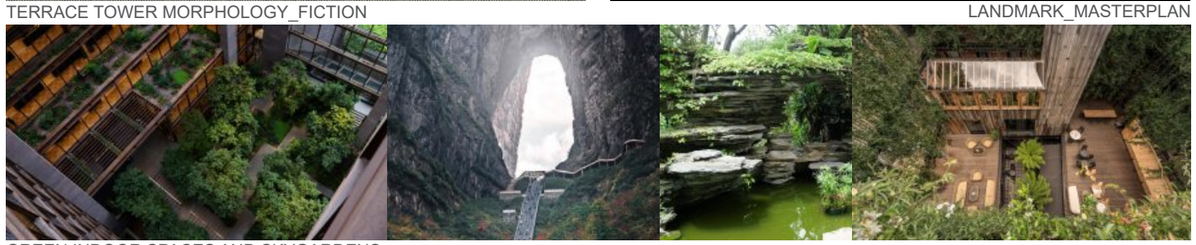
The new geography of the district will be largely structured by the creation of an artificial ground, creating a new street level, and by modes of transport (Gwangju river, underground road infrastructure, public transportation ...). The global concept is a reference to movement and aims to build more than just a building but rather an orientation mark. It is not a square or a round building, but a rhomboid prism, arranged in a way that makes it look different depending on the angle of approach.



LANDMARK_MASTERPLAN



ART AND PUBLIC SPACES ON ROOFTOP AND TERRACES



GREEN INDOOR SPACES AND SKYGARDENS

THE INVERTED CASCADE, A PROTECTIVE CANOPY

A PUBLIC SQUARE, A ONE OF A KIND INTERIOR VERTICAL LANDSCAPE



INTERPLAY BETWEEN TOWER, MALL AND SKYWALK PRESENTS A NEW ACTIVE AND HEALTHY CITYSCAPE



A DUALISTIC ENVIRONMENT_FICTION

THE TERRACE TOWER

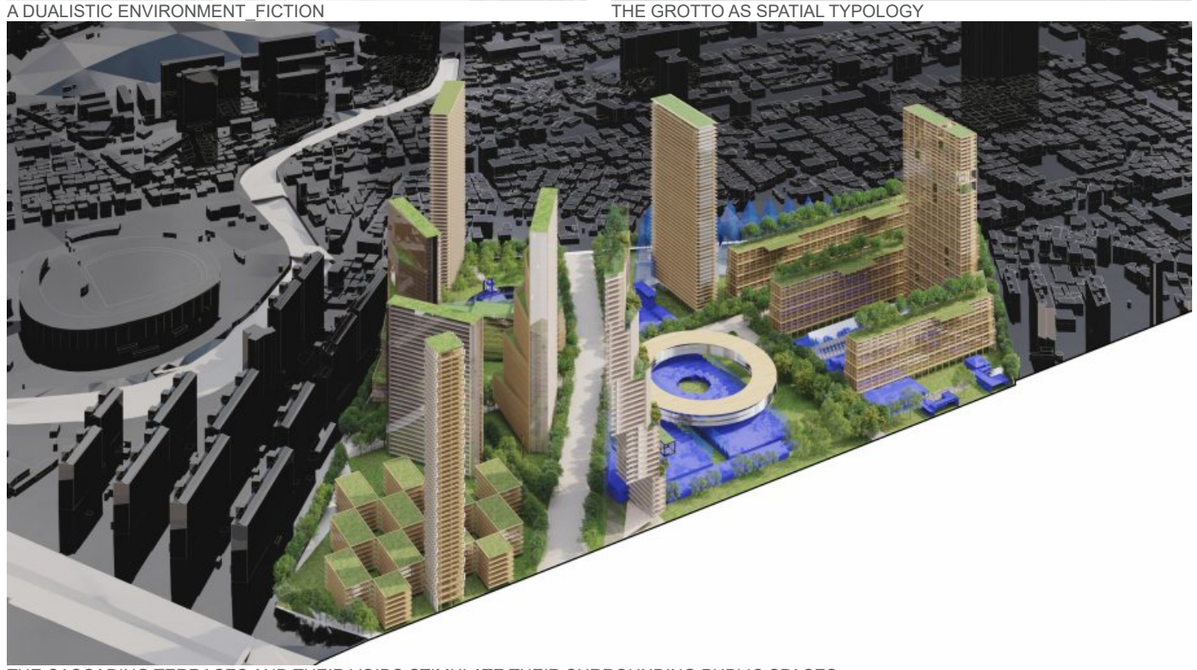
In a context of such diversity in architectural development, our project is a proposal of contrasts which draws its strength from the context and adjacent towers. It reflects and disappears along with directions and the light. Like an optical instrument, its façade fragments and then reconstructs the neighboring landscape to create a new one. This idea to create a dynamic and kinetic building is amplified through the kaleidoscopic effect of reflections on its skin.

In the way of a sheath, the skin of the tower is clad with glass and polished metal mesh, reflecting light and its environment, thus releasing a luminous halo which envelopes the silhouette of the tower.

This vibration of the building's skin appears and disappears according to the viewing angle, frontal view or grazing angle. In the same way it opens and closes when looking at eye level or when raising one's head towards the top of the building. This type of perception creates a living architecture, where the vision transforms itself with the movements of the sun and the changes of light. This kind of mysterious shape appears like a totem, an iconic figure. Inspired by its slender shape and sharp edges, we have named the tower, «the Terrace Tower».



THE GROTTO AS SPATIAL TYPOLOGY



THE CASCADING TERRACES AND THEIR VOIDS STIMULATE THEIR SURROUNDING PUBLIC SPACES

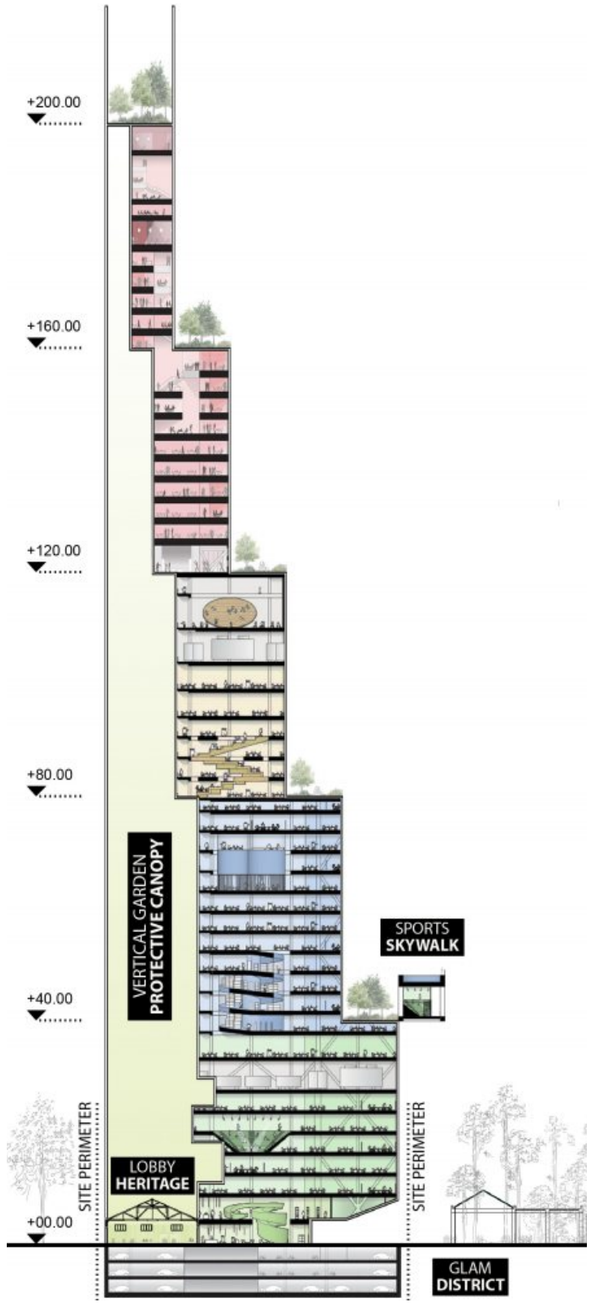
A SIGNATURE ATMOSPHERE
AN ICONIC EXPERIENCE



WARM MATERIALS AND PALETTE FOR A PREMIUM EXPERIENCE AND ATMOSPHERE



UNEXPECTED ATMOSPHERES_VEHICULAR ARRIVAL



INTERIOR VOIDS ACTING AS CROWD GENERATOR

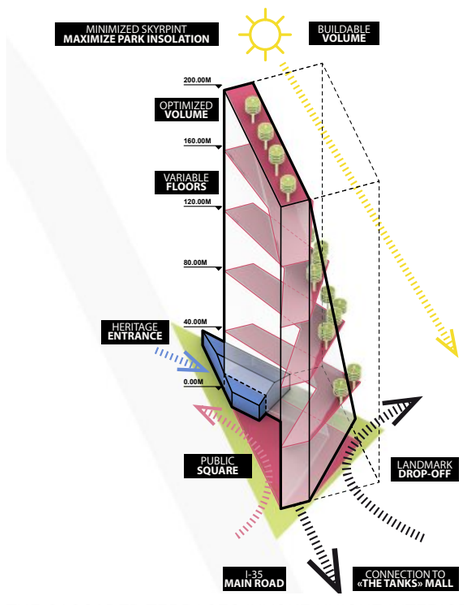
THE INVERTED CASCADE

Our proposal sculptures the void like a luxurious material, offering space, light and views of the grand Gwangju landscape. Grand Lobby, Sky Lobby, Sky Gardens or Sky terrace constitute as many cut-outs in the tower volume, dedicated to promenades and relaxation. This superposition of voids contrasts with the constructed volume of adjacent towers and accentuates the lightness of the tower prism.

The voids offer respirations and accommodate collective spaces open to the landscape. At night they dematerialize the silhouette of the tower, which appears then like a precious carved stone inside its transparent sheath.
The treatment of interior spaces satisfies a double logic of an original, innovative, contemporary and elegant creation, which recalls Haute Couture, along with its noble materials.



THE SKY GARDENS OFFER A UNIQUE EXPERIENCE TO GWANGJU



THE CASCADED TERRACES INVOKE UNIQUE INTERIOR SPACES



HOTEL AMENITIES

A TWO FACED ENVELOPE REFLECTING ITS ENVIRONMENT

AN ICONICALLY SCULPTED POLYVALENT SKIN

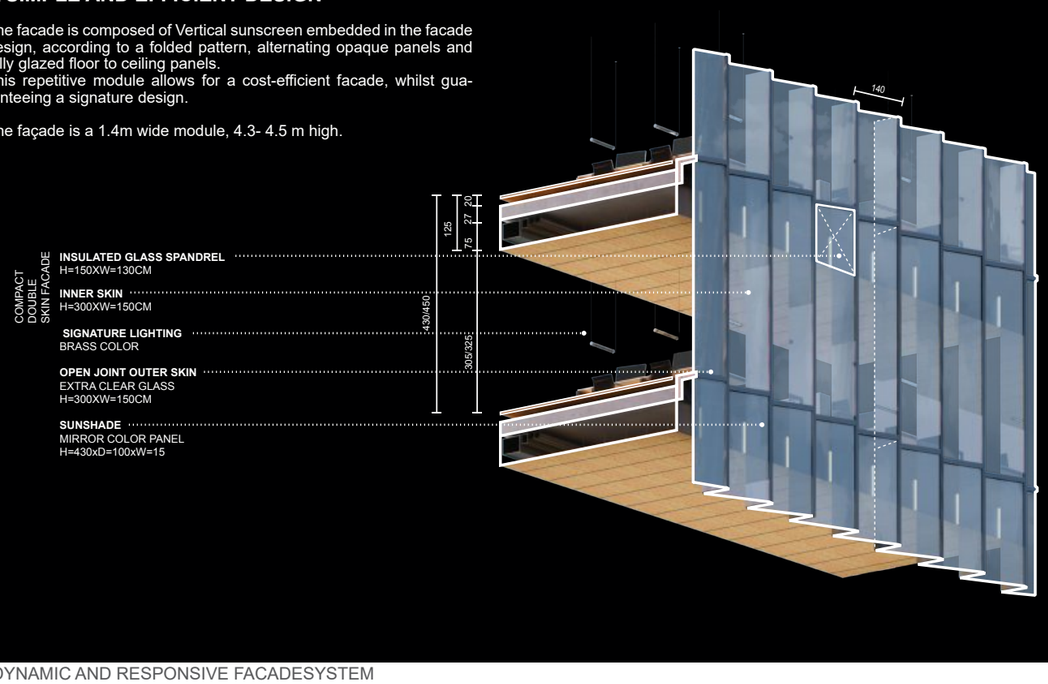


AS PART OF THE OASIS CITY, THE GREEN PUBLIC TERRACES OF THE LANDMARK TOWER INTERACT WITH THE GROUNDFLOOR

A SIMPLE AND EFFICIENT DESIGN

The facade is composed of Vertical sunscreen embedded in the facade design, according to a folded pattern, alternating opaque panels and fully glazed floor to ceiling panels.
This repetitive module allows for a cost-efficient facade, whilst guaranteeing a signature design.

The façade is a 1.4m wide module, 4.3- 4.5 m high.



A DYNAMIC AND RESPONSIVE FACADESYSTEM



A JUXTAPOSED FACADE



FLATIRON, NEW YORK

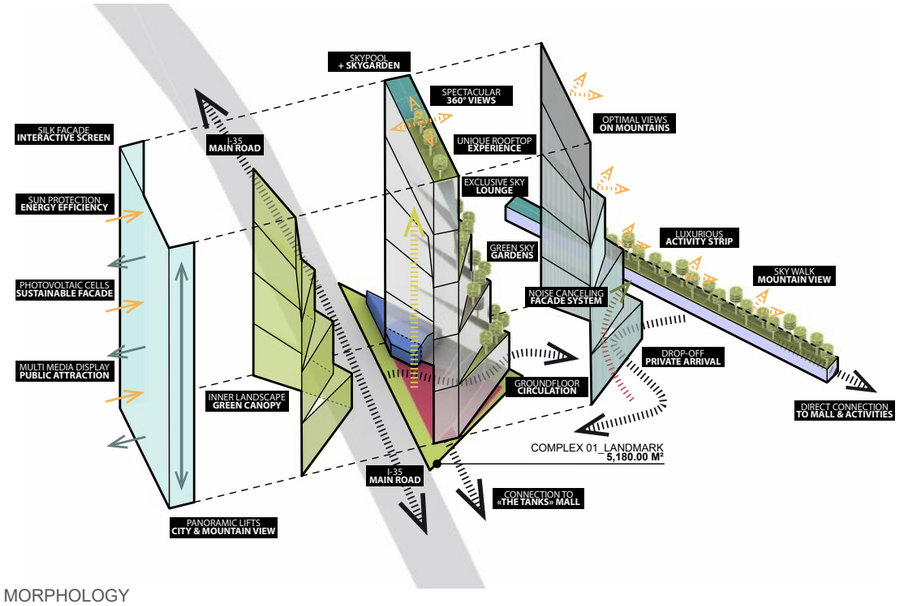
THE LANDSCAPE TOWER

Our landscape proposal favors soft movements, pedestrians, bicycles, while guaranteeing the security and flow of vehicle accesses. Road infrastructure is blurred through a uniform ground treatment, which doesn't differentiate space for vehicles and pedestrian space. The ground thus represents a large mineral ground, covered with grey colored stone. Barriers draw vehicle flows and secure pedestrians.

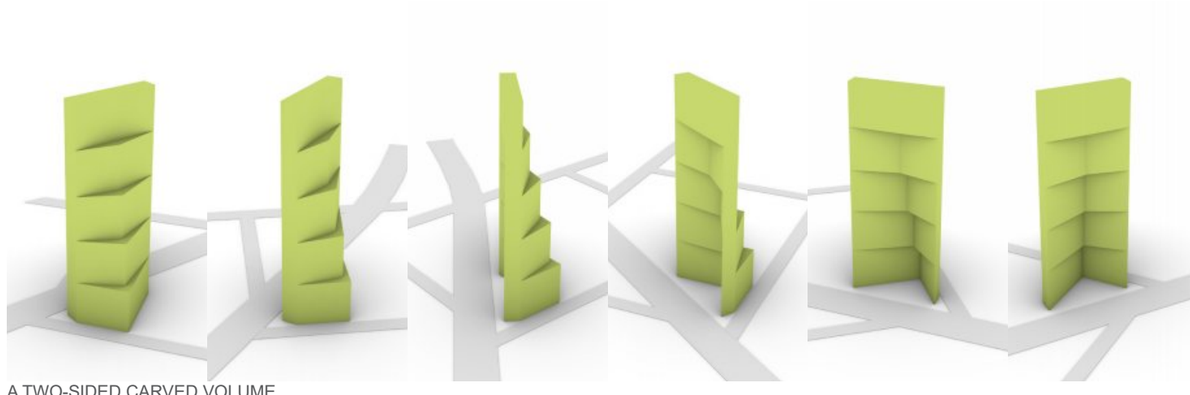
Vegetal areas, gardens, aquatic areas and water surfaces mark the territory by creating micro places of relaxation and contemplation. Edifices, gardens, water mirrors and paths are arranged on the surface like glass shards, oriented according the different views, the site's strong lines and its preferred circulation routes. To sum up, The Terrace Tower is a tower of contrast, playing with its materiality and immateriality, light and shadow, vertigo and comfort, opacity and transparence.

THE SKYWALK

A unique connection is proposed to bridge the Terrace Tower Hotel with the Tanks Shopping mall, in addition to the usual underground connection. The Skywalk is a physical link that allows for seamless protected connection inside as well as panoramic Food & Beverages eateries alongside a Sky Gallery. The roof of the Skywalk is a unique pool and park, similar to the High Line in New York. It allows 24h connection between the Central Park, the High Line Park and the Riverside Rooftop Park.

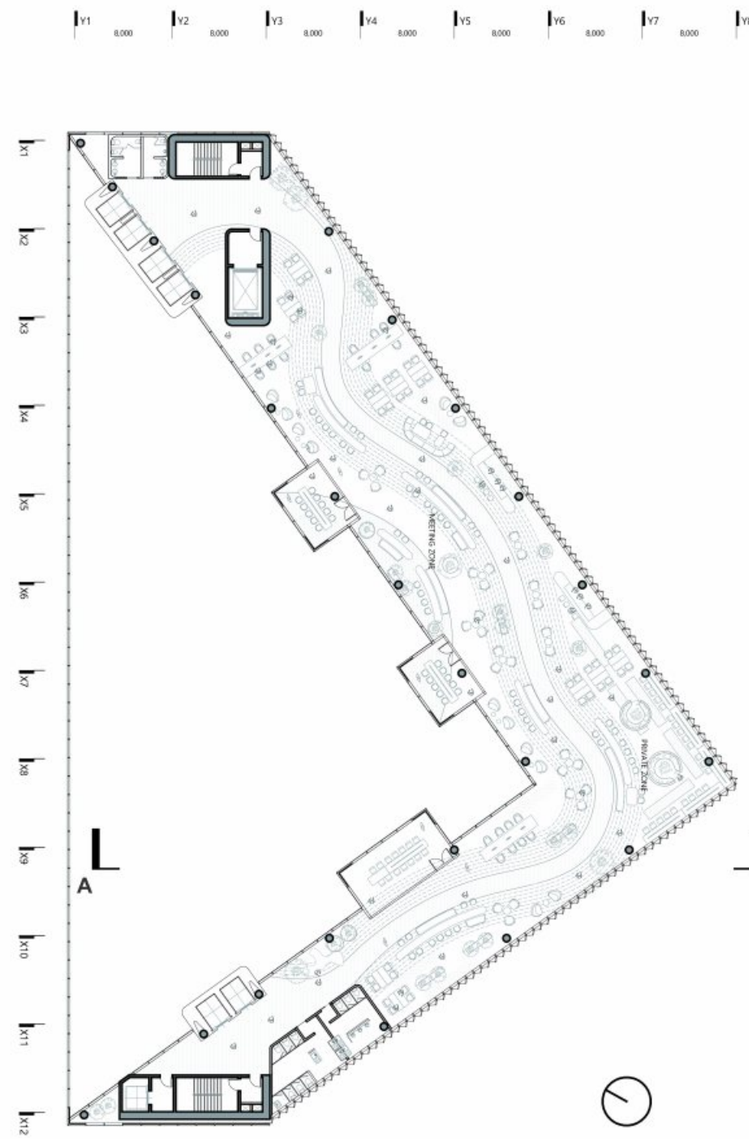


TERRACE TOWER MORPHOLOGY

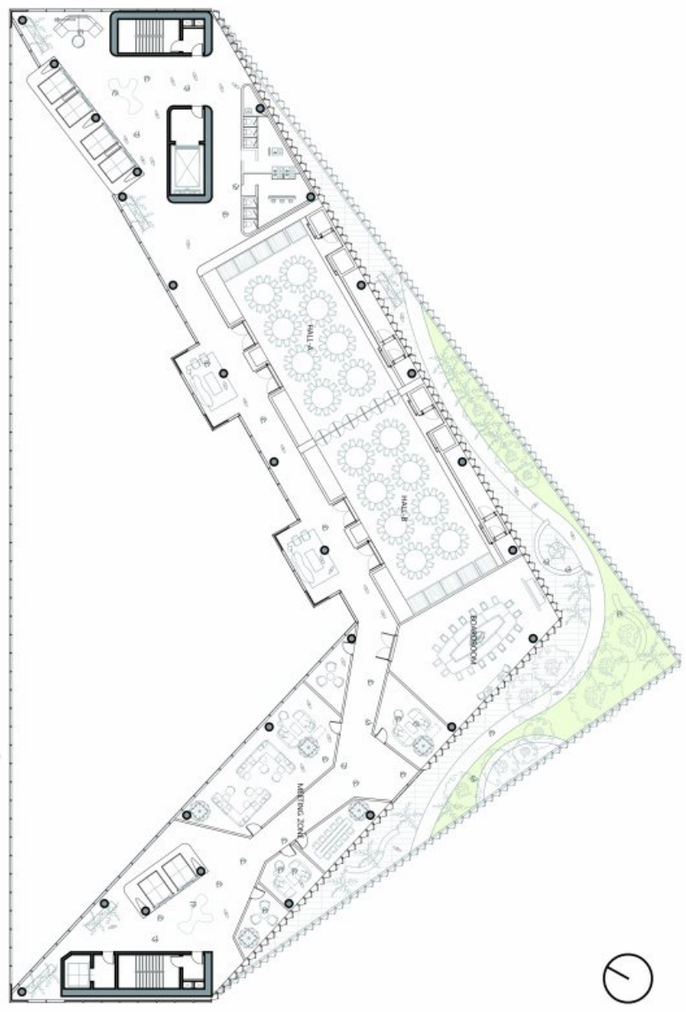


A TWO-SIDED CARVED VOLUME

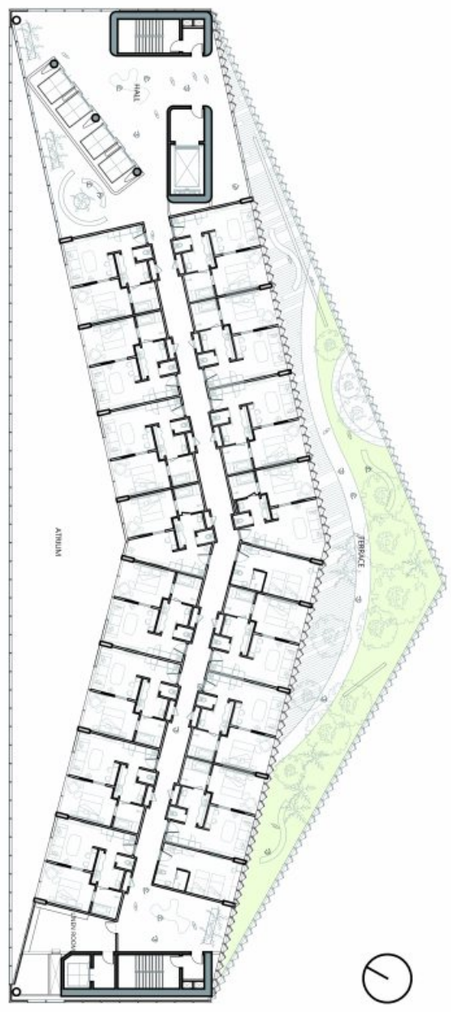
STACKING OF ENVIRONMENTS
A VARIETY OF USE



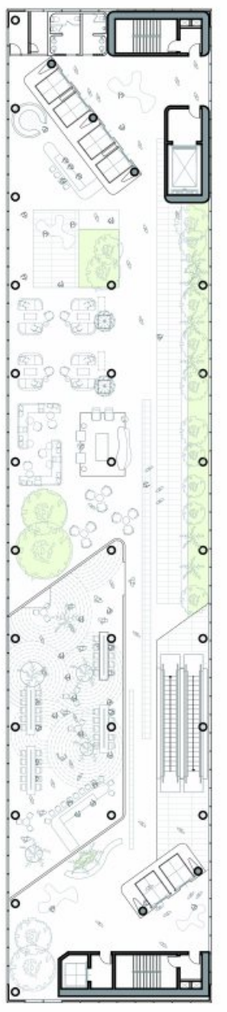
BUSINESS LOUNGE_3F _ SCALE 1/ 500



CONVENTION FLOOR_10F _ SCALE 1/ 500

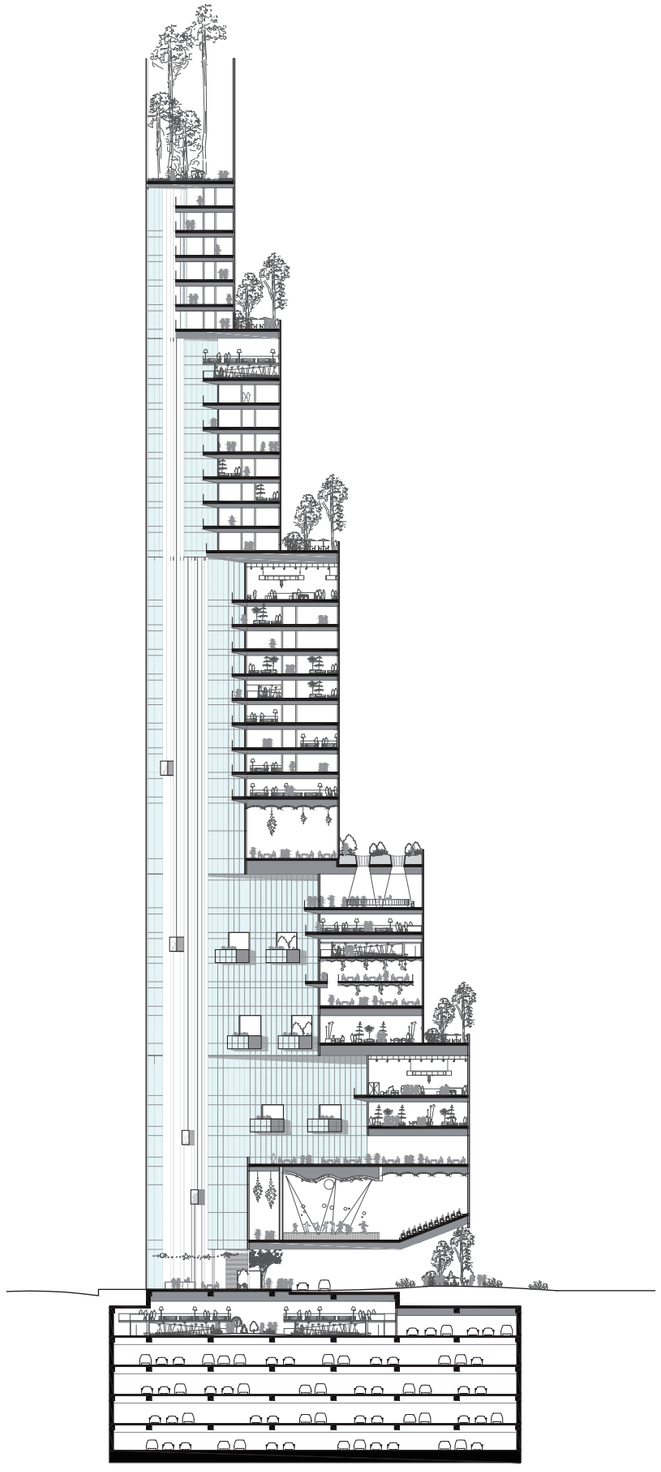


HOTEL FLOOR_25F _ SCALE 1/ 500



EXECUTIVE FLOOR_30F _ SCALE 1/ 500

THE VERTICAL CITY OF MIXED USE
A FORM THAT EXPLORES ACTIVITIES



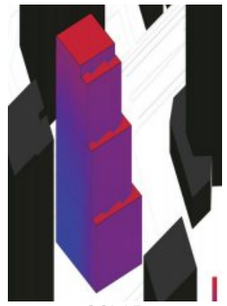
SECTION AA'_SCALE 1/ 1000
THE TOWER EMBEDS ACTIVITIES ONTO THE HORIZONTAL CITYPLANE



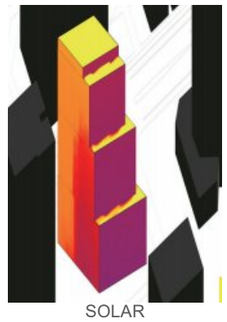
EAST ELEVATION_SCALE 1/ 2000



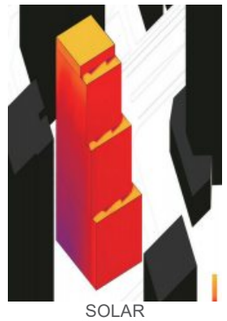
SOUTH ELEVATION_SCALE 1/ 2000
AN ICONIC LANDMARK OPEN TO ITS SURROUNDINGS ON MULTIPLE LEVELS



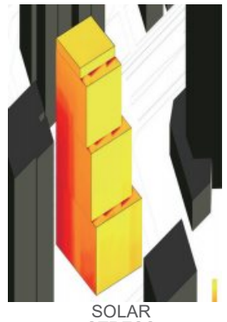
SOLAR
STRESS
SPRING



SOLAR
STRESS
SUMMER



SOLAR
STRESS
AUTUMN



SOLAR
STRESS
WINTER

GWANGJU TERRACE TOWER

TOWER HEIGHT	200.00 M
PLOT SIZE	5,190.00 M²
TOTAL GFA	41,500.00 M²
FLOOR AREA RATIO	800 %
TOWER FOOTPRINT	2,600.00 M²
SUNKEN PLAZA	2,600.00 M²
BUILDING COVERAGE	50 %
AVG. SURFACE/FLOOR	1,500.00 M²
MIN. SURFACE/FLOOR	1,000.00 M²
MAX. SURFACE/FLOOR	2,600.00 M²
NUMBER OF LEVELS	42 ABOVE GROUND 5 BELOW GROUND
CEILING HEIGHT	4.00 M FREE HEIGHT 4.50 M FLOOR-FLOOR

TOWER EXPERIENCE PROGRAM

BUSINESS FORUM	BANQUET ROOM MEETING ROOM POOLS BUSINESS BAR & CAFE SERVICE & AMENITIES
WELLNESS LOBBY CLUB	SPORTS & FITNESS THERMAL BATH WATER BAR WELLNESS CENTER & SPA
PANORAMA LOBBY	LUXURY RESTAURANTS SKY BOTANICAL GARDEN GARDEN TERRACES
OFFICE SPACE	EXECUTIVE BOARDROOMS EXECUTIVE DUPLEX-FLOORS LEADING EDGE OFFICE - SPACE