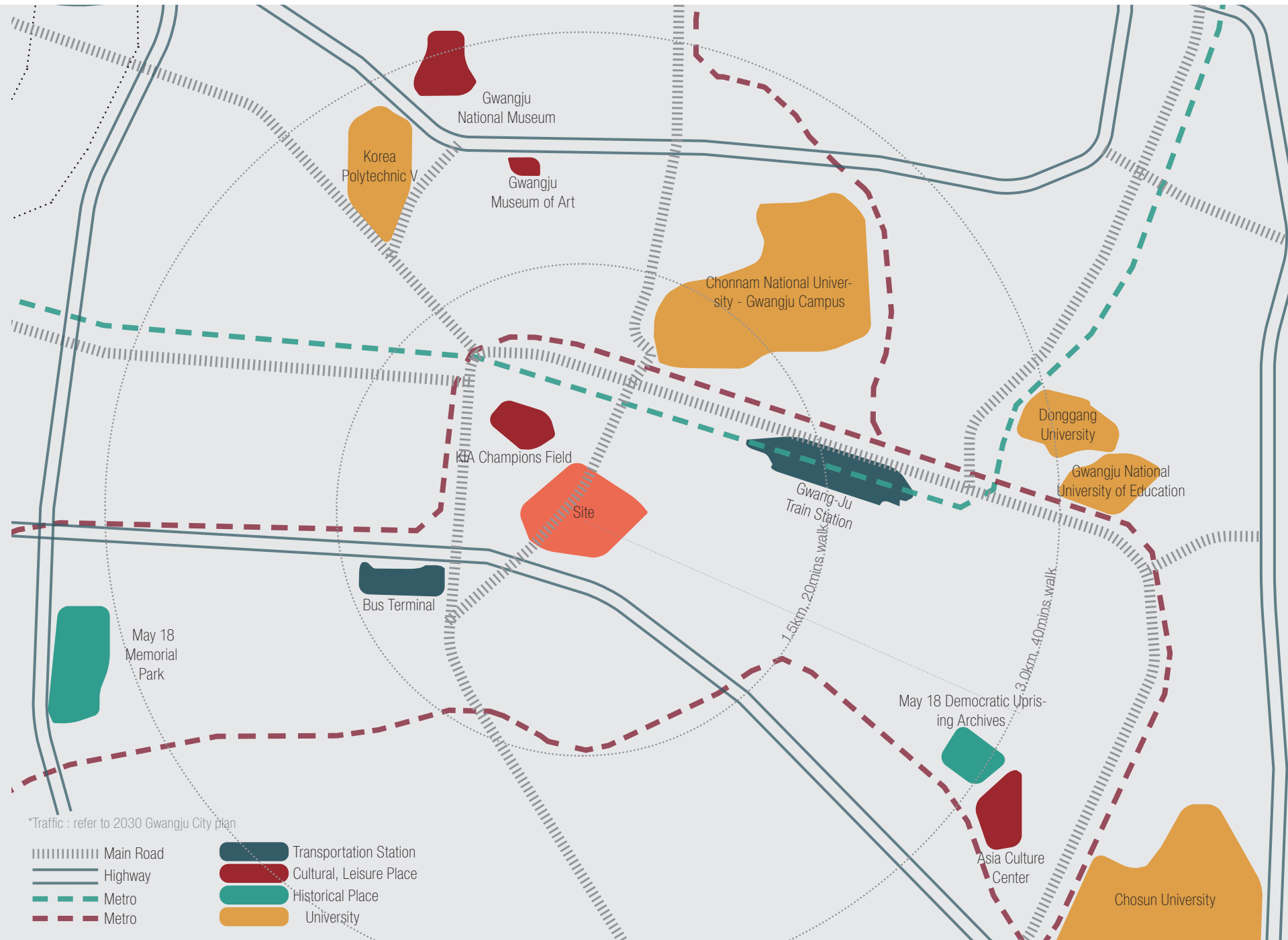


International Invited Competition
**CHONBANG & ILSHIN TEXTILE
INDUSTRIAL SITE MASTERPLAN**

15 March 2023



Masterplan	
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Design Development	3
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Residential Zone A	27
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We plan a masterplan that

contribute to the City's identity
become a new Center of the city
celebrate the Heritage
bring all Generations
provide Future living environment

Re-operate the factory!
Weave all the values!
Create a new life!

- Center of Accessibility -

Center of public transportations.
Easy to access by Train, Metro, Bus,
Car and Foot from nearby stations.
We create a **'Central Plaza'** for the
city.

- Art, Culture, Sports -

Collaborating with the cultural and
leisure facilities, we add programs to
support **'City of Culture'**.
It adds attractive values and provides
better living quality to citizens.

- Memory of the City -

May 18 Memorial spaces in the
city are historical values unique to
Gwangju.
As a part of **historical heritages**,
we celebrate this distinctive value.

- Universities -

The site has universities nearby.
We aim to attract **young
generations** to the site to
experience the history and
cultural activities.

- 2030 Gwangju City Plan -

The site is a starting point of future
of Gwangju.
City of Culture
Creative City
Green City
Dynamic Living City

- Solution for Social Issues -

The development plans to contribute to
resolve social issues,
Aging Society
CO2 Emission
Population Outflow
Old City Structure /Old Houses





Natural Light

1939 Map, Factory 2, Production 1, Preserve The Old Heritage

Unique Roof Shape

Connect to the Balsan Village with the historical bridge location

Inspired By The Materials On Site, Applying Them To The New Building

New Life To The Heritages

Transfer Well-Maintained Building To Commercial, Cultural Value

Create A Journey From The Gwangju Station To The Site

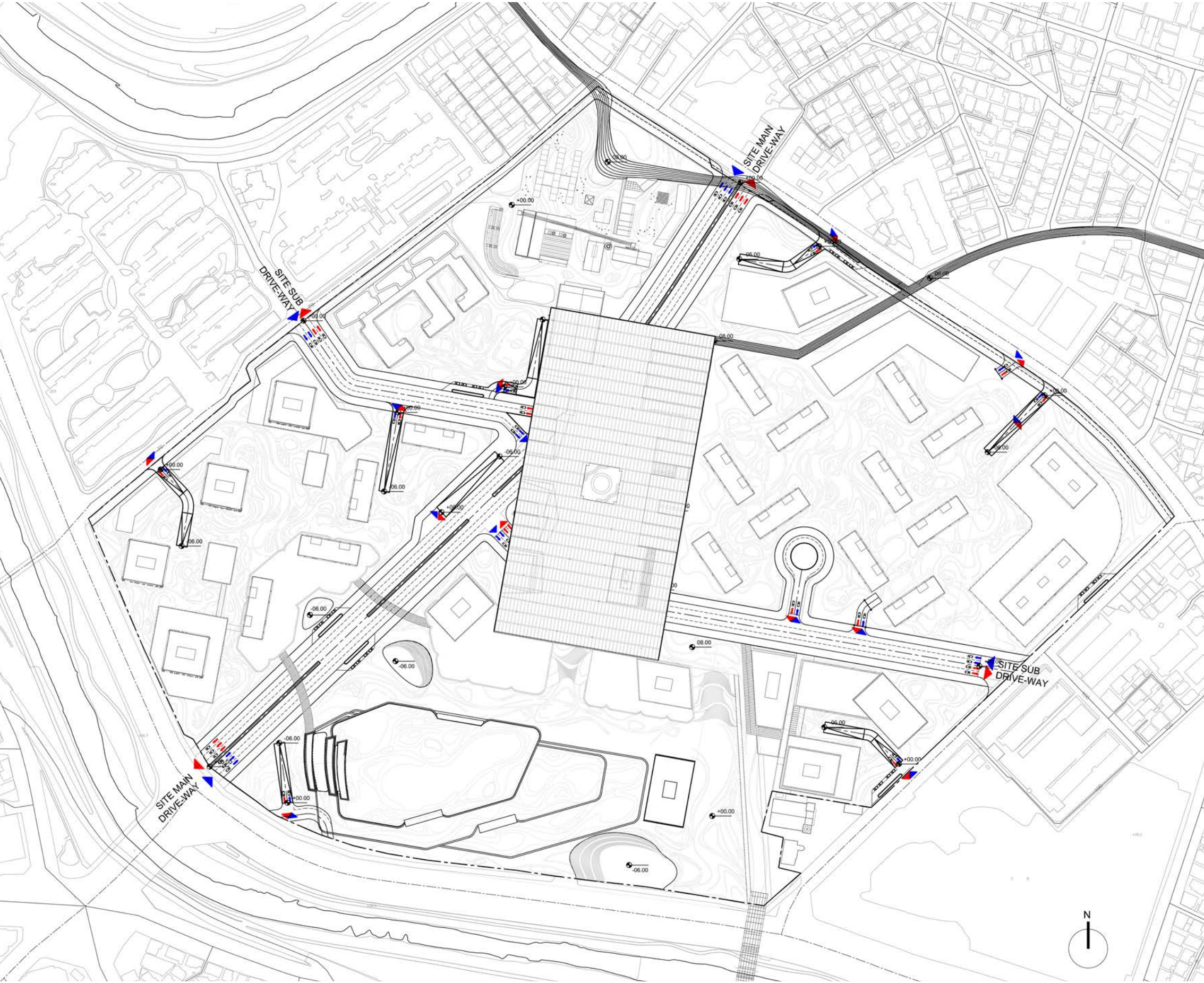
Lack of Public transportation connection, especially Metro

Use Unique Axis To Form Masterplan Respect The History

Create Bridge Connection For Pedestrian

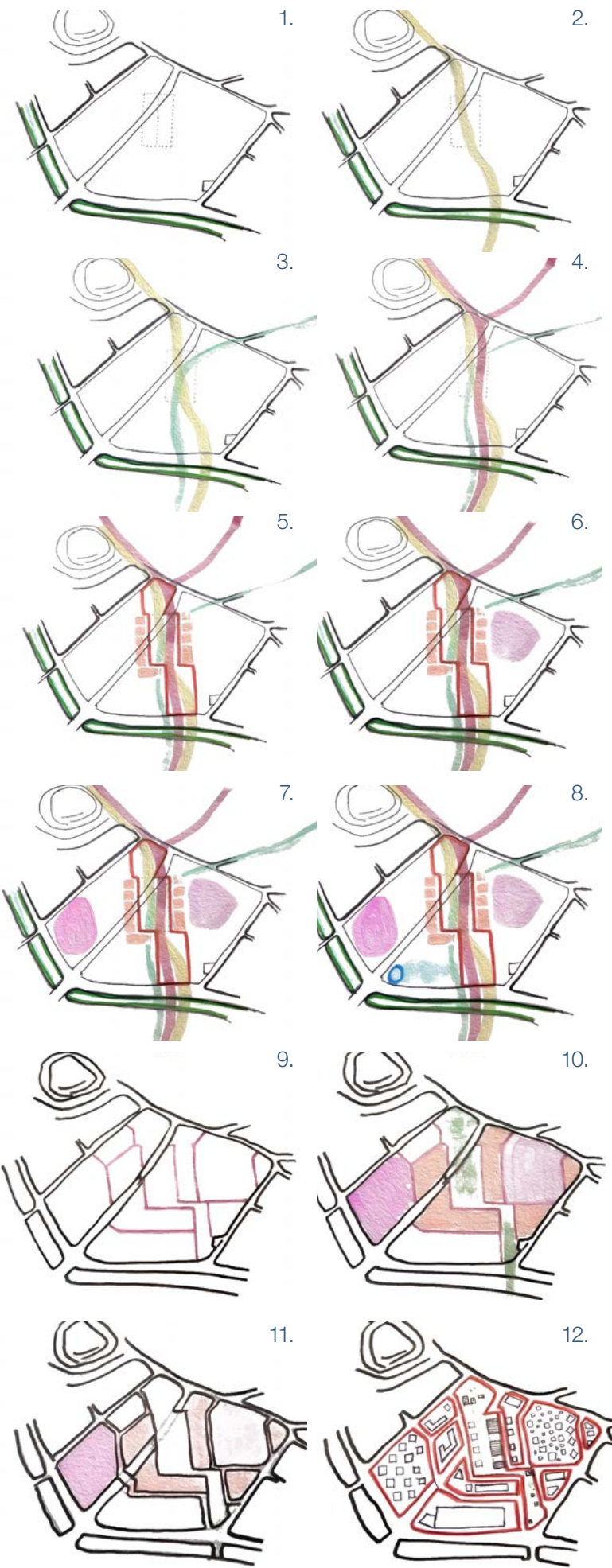
Connect People Between Kia Championship League And Old Downtown By Creating Central Plaza

Campus city Bring Young generations Create Activities & Experience Add Generation Diversity To The Site



Site Plan 1: 3000

1. Central Industrial Heritage Outline / 2. Connection Between Stadium And Town / 3. Connection From Gwangju Train St, / 4. Flow From Univ, / 5. Create Central Plaza With A Mix Of History, Culture And Commercials / 6. High-End Residential Village / 7. Tower Type Residentials / 8. Landmark Tower At The River Front And Mall / 9. Basic Zoning Of Space / 10. Different Space Usage / 11. Underpass Road / 12. Masterplan Direction



* all area is in m²

classification	Area size on guide	Masterplan area	difference %	FAR on guide	GFA on guide	Master plan FAR	Master plan GFA	Max Height
total	296,340.00	296,340.00			1,162,482.30		1,132,265.00	
sub total	185,340.90	186,176.00	0.45%		1,091,999.80		1,063,315.00	
complex 1	5,189.10	5,338.00	2.87%	800%	41,512.00	799.93%	42,700.00	184.4m (205m)
complex 2	30,423.80	30,902.00	1.57%	500%	152,119.00	399.65%	123,500.00	95.5m
complex 3	149,728.00	149,936.00	0.14%	600%	898,368.00	598.33%	897,115.00	150m
Residential				400%	598,912.00	399.19%	598,530.00	150m
Commercial				200%	299,456.00	199.14%	298,585.00	128m
sub total	110,999.10	110,164.00	-0.75%		70,482.50		68,950.00	
Road	50,600.20	50,115.00	-0.96%					
Historic and culture park	35,157.00	35,141.00	-0.05%	30%	10,547.00	29.03%	10,200.00	46.5m
Public land	11,564.50	11,633.00	0.59%	400%	46,258.00	391.13%	45,500.00	78m
School site	13,677.40	13,275.00	-2.94%	100%	13,677.40	99.81%	13,250.00	18m

Pedestrian 6m / 8m enlarged along the areas which require more **privacy** - school, residential.

Instead of using fence, we suggest using landscape. It provides an **interesting walking experience, a bicycle route** and also **privacy** for the residence and school.



Mix of natural forms shrub, clipped hedges and trees layering with low mounds. In the middle layer, use thorny shrubs for better security.



Site Zonning Plan / 1: 5000

Program distribution

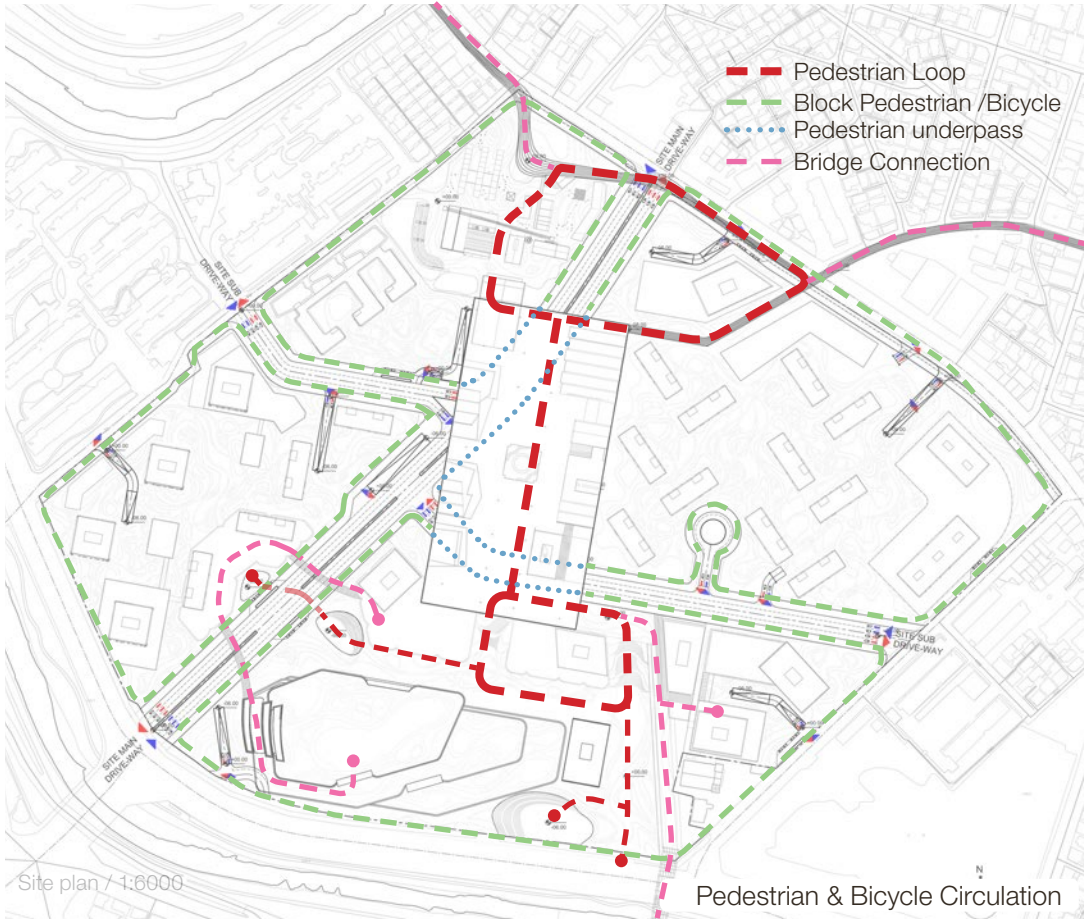
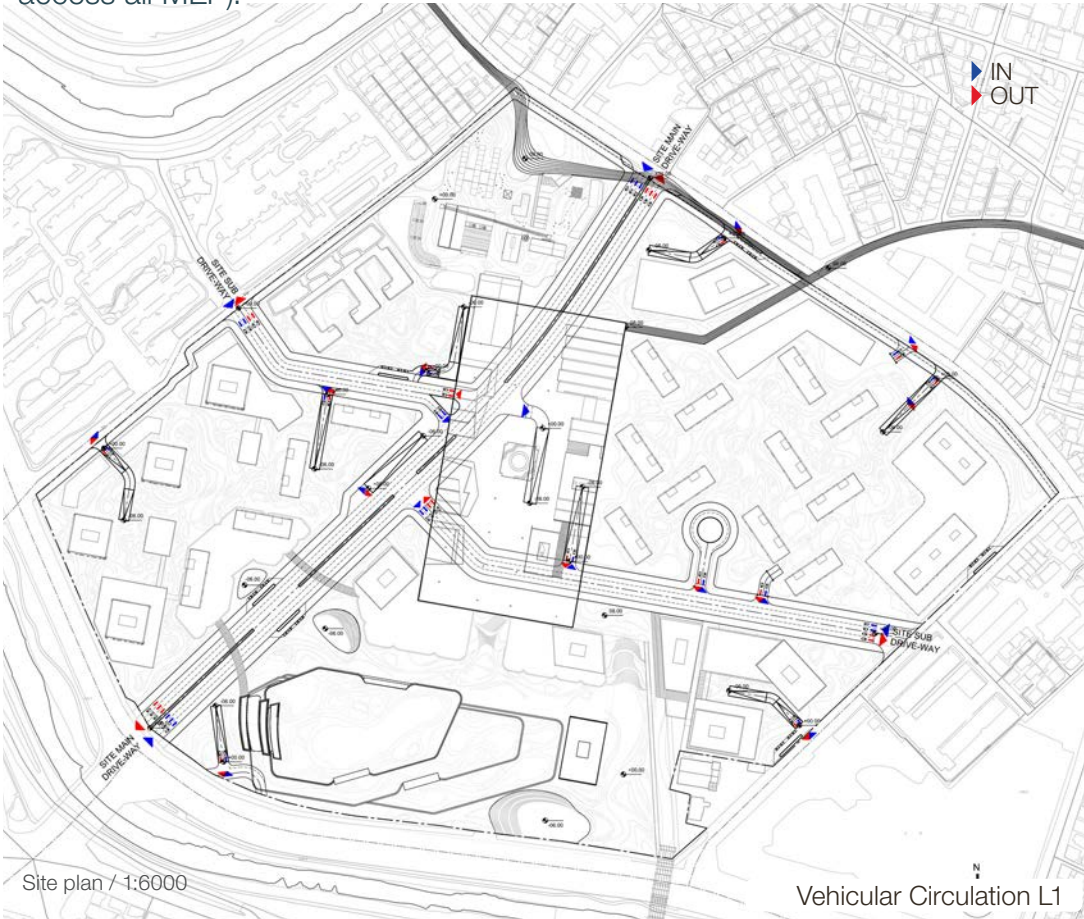
- Complex 1**
Landmark Tower
[5 Star Hotel, Office, Museum, F&B]
- Complex 2**
Shopping Mall & Office
- Complex 3 / Resi**
Residential Towers, Community center
Complex 3 / Commercial
Mall, F&B, Design Shop, Office
- School Site**
Primary School
- Historic And Culture Park**
Preserved building, Museum, Gallery, Art shop
- Public Land**
Office, Cafe, Gallery, Education Theatre

Roundabout

- to reduce residential block division.
- to reduce vehicle road : reduce overall embodied carbon for road works.
- to increase value for the residential area : vehicle-free

Create 'Vehicle Free Zone' , Bicycle Circulation,

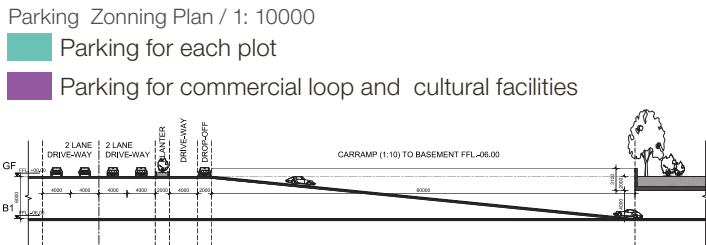
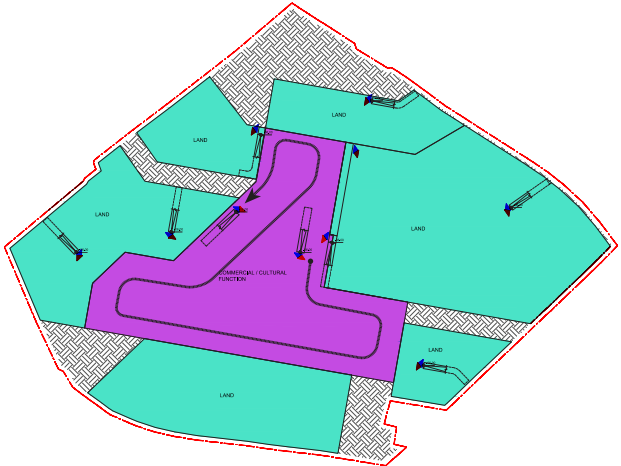
To create 'vehicle-free zone', **we elevate the central square shape (old factory line) to +6m lv.** It allows a **safe and clean public space.** Creating **seamless connection in the underground** can **increase mobility and accessibility**, and **decrease operational carbon** (one channel to access all MEP).



Parking Zonning

Basement parking zoning is divided into **2 types.** Parking for each plot (residential, school, office near the road, landmark tower and shopping mall) and parking that support commercial loop and history & cultural facilities.

However, it **can be all connected in the future for the seamless connection.**



Automated Parking System For Commercial And Culture

- Utilizing more area for non-parking purposes or green spaces
- **Faster parking** and retrieval car times for driver
- **Drivers and passengers are safer** for not having to walk through parking lots or garages
- **Reduce CO2 emissions** by eliminating the need for cars to drive while searching for parking spaces



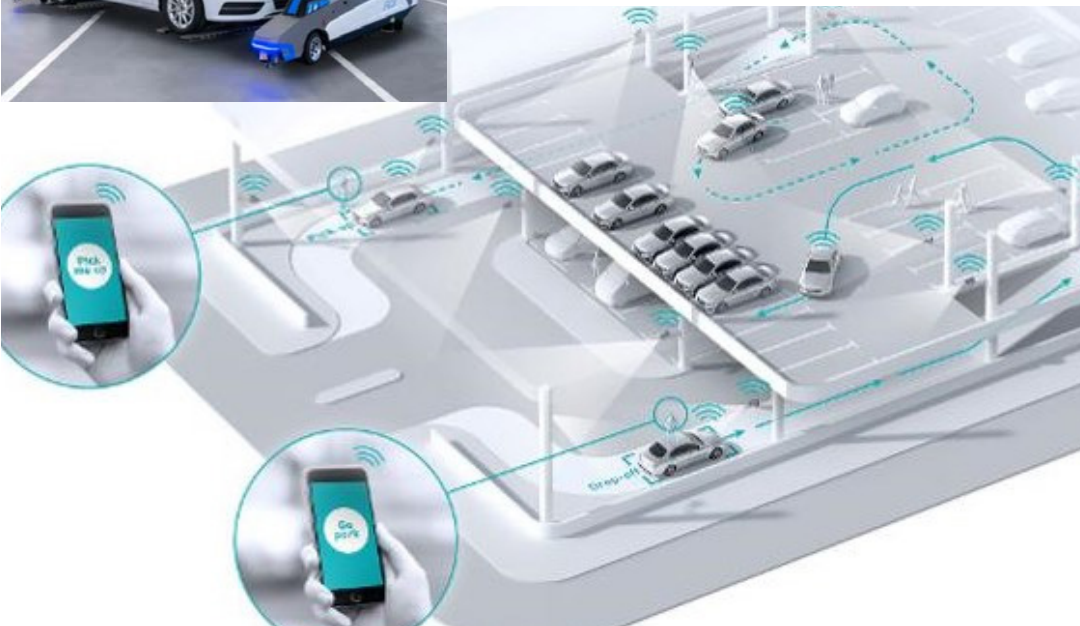
Car Park System	Traditional	Automated
Car Parking Time (s)	480	40-60
Car Retrieval Time (s)	480	60-200
Area per parking space (m ²)	40	26-30
Volume per parking space (m ³)	180	80



Future Automatic Velet Parking System

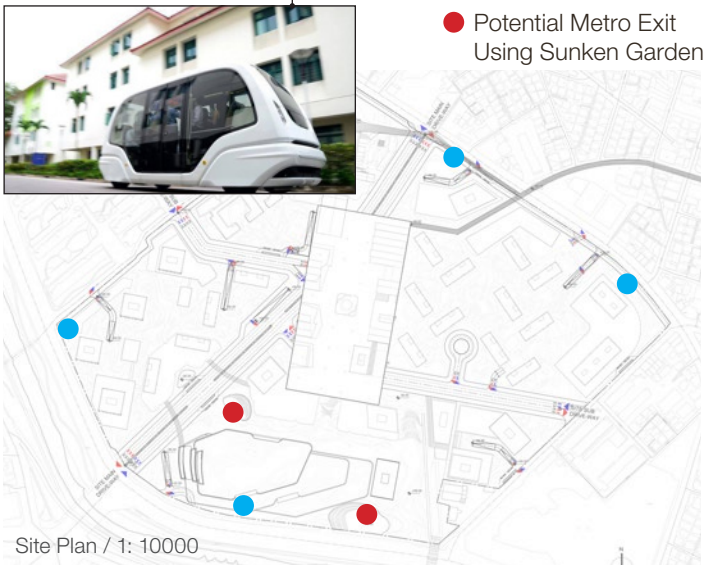


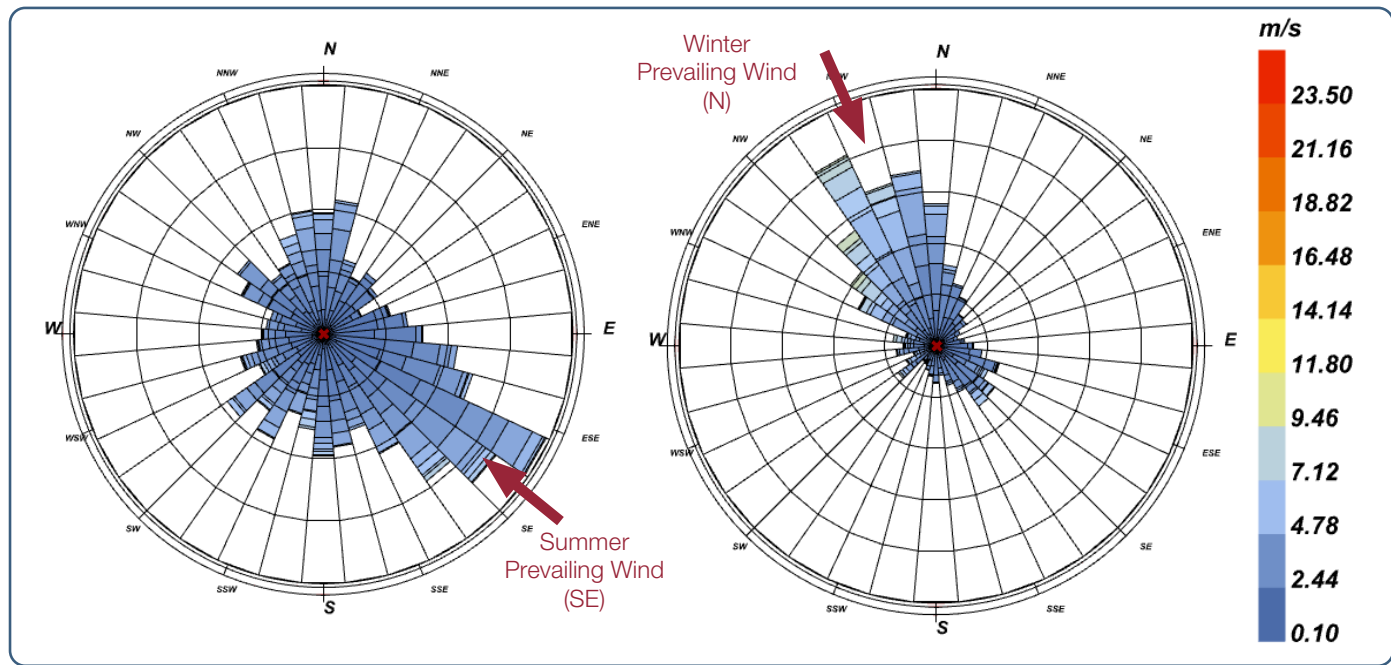
Fast, Safe, Drive-less.
Seamlessly connected basement parking plan is perfect to adopt frutre parking system, auto-valet parking.



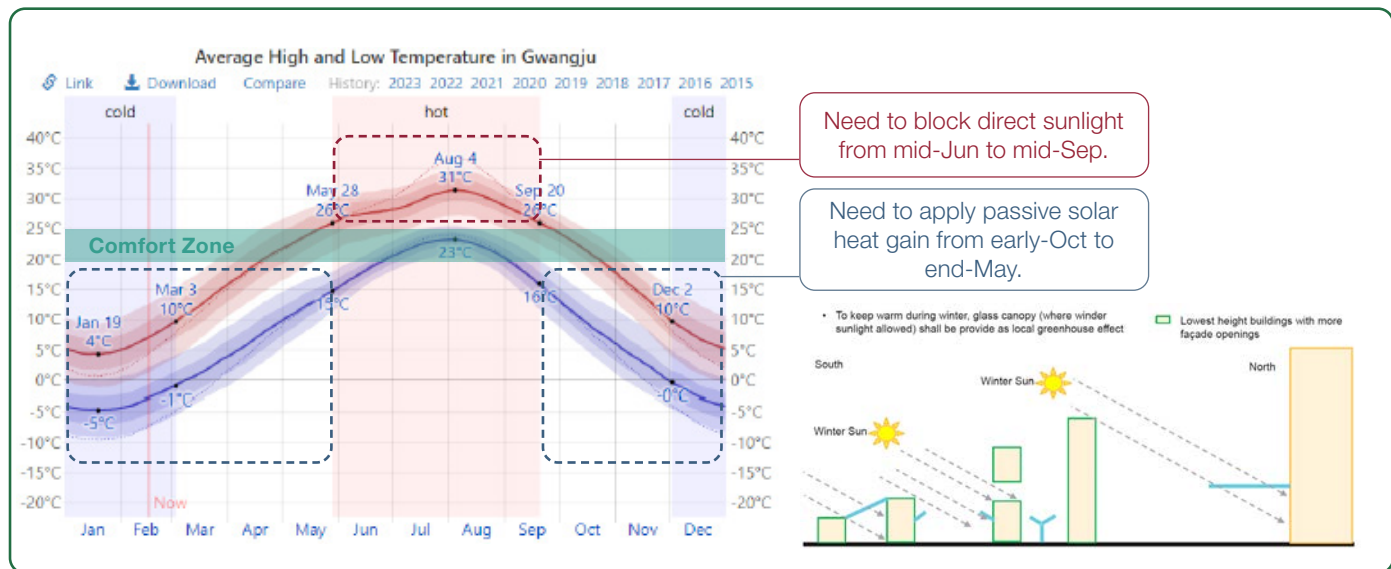
New Metro Connection Proposal

We suggest a **new metro station** on our site considering **accessibility for residence, office worker and visitors.** The inflow population require more public transportation access. We can also consider **shuttle bus to the train station.**

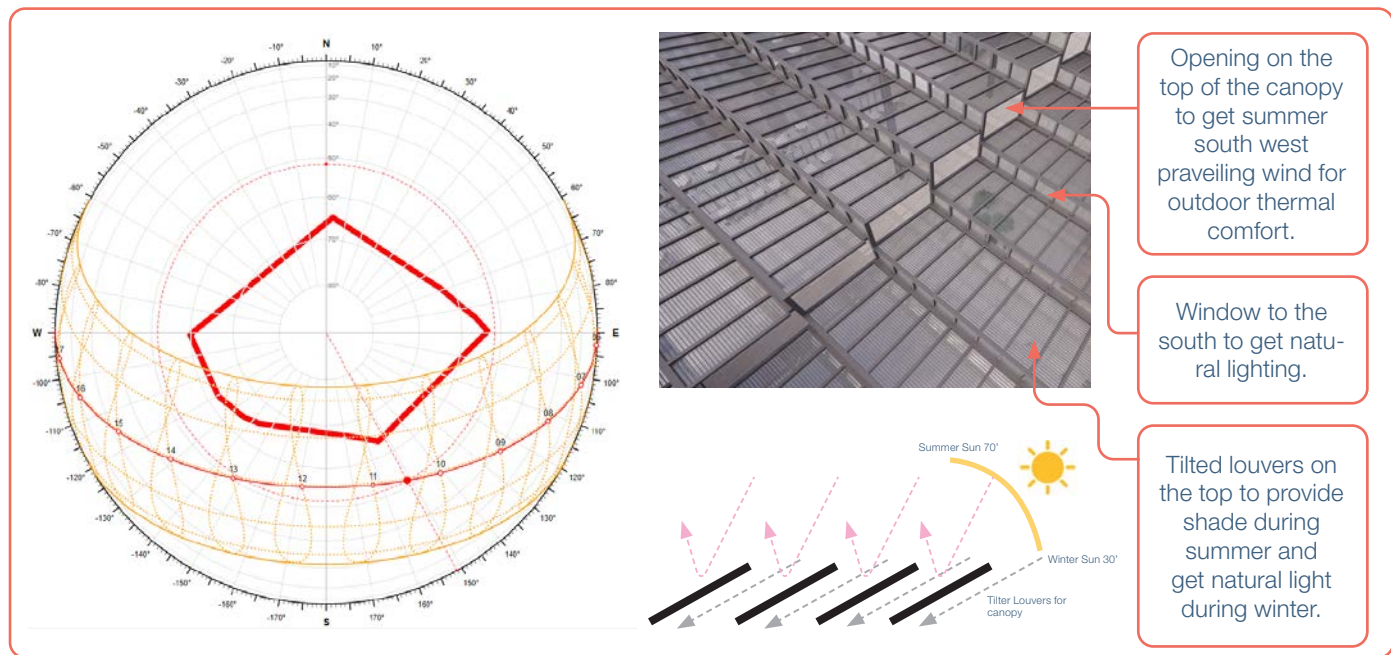




Gwang-Ju Wind Rose (Summer / left, Winter / Right)



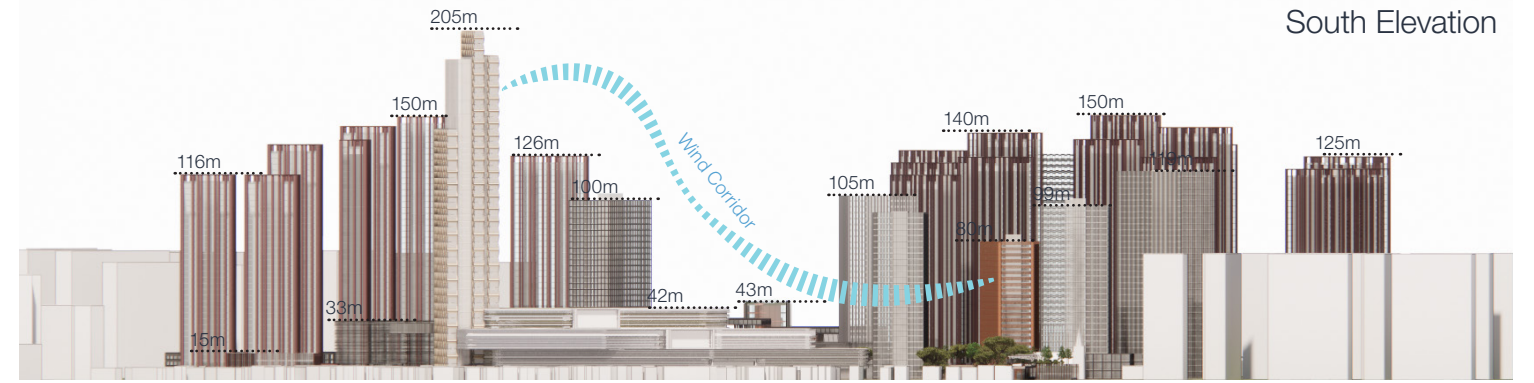
Gwang-Ju Temperature



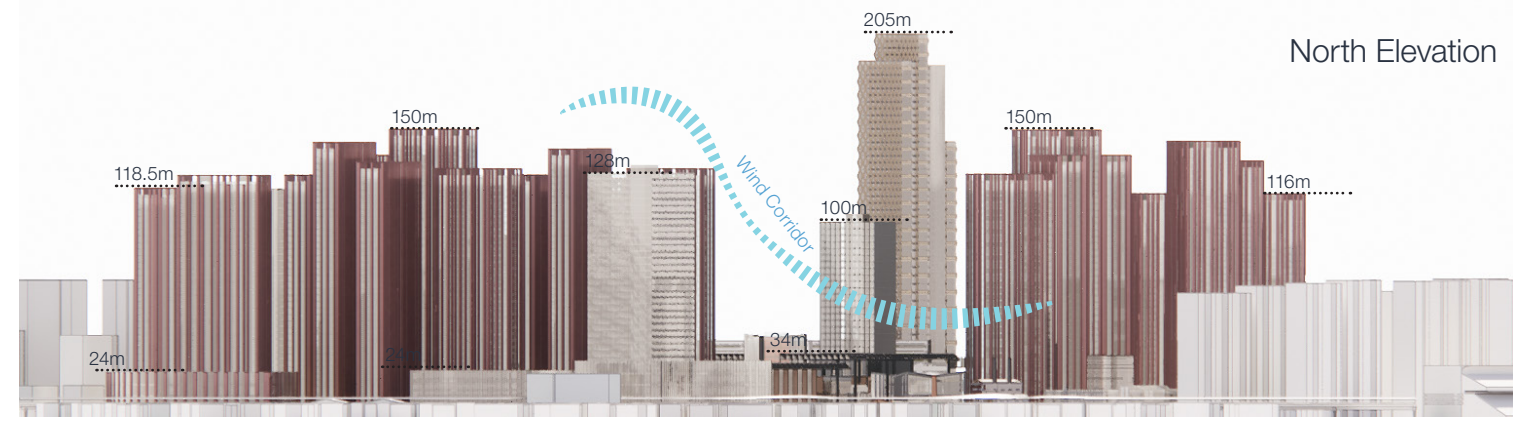
Summer Sun Angle (70'~90') / Winter Sun angle (30')

Sustainability / Master Plan Skyline

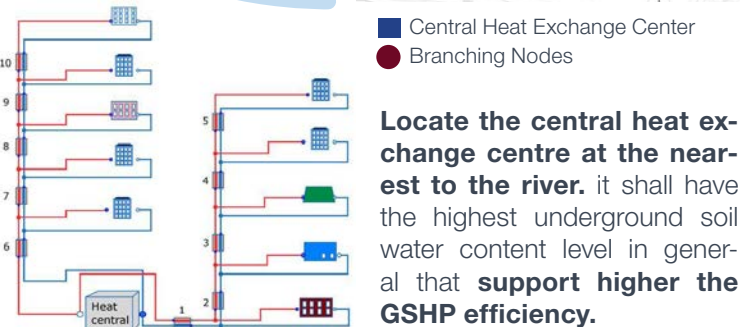
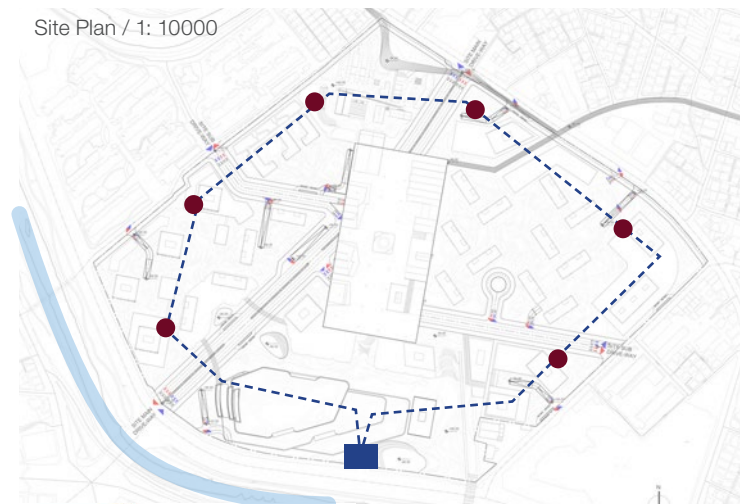
South Elevation



North Elevation



Centralised Ground Source Heat Pump (Heating & Cooling)



	Summer	Winter
Major Heat Sources	Solar, Data center, Rooms	Data center
Major Cold Sources	-	Occupied spaces
Balanced Heat	Heat Rejection	Heat Demand
Heat Sink/Rejection Sources	Water body, Ground soil	Heat exchange, Ground soil, Air

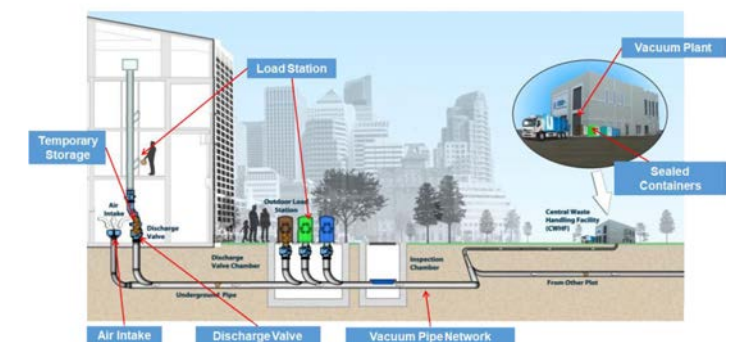
Underground Utilities Trunking Networks -using the seamless underground connection



Benefits

1. To reduce embodied carbon during O&M period
2. Reduce works period and nuisance during O&M period
3. Easier for further maintenance

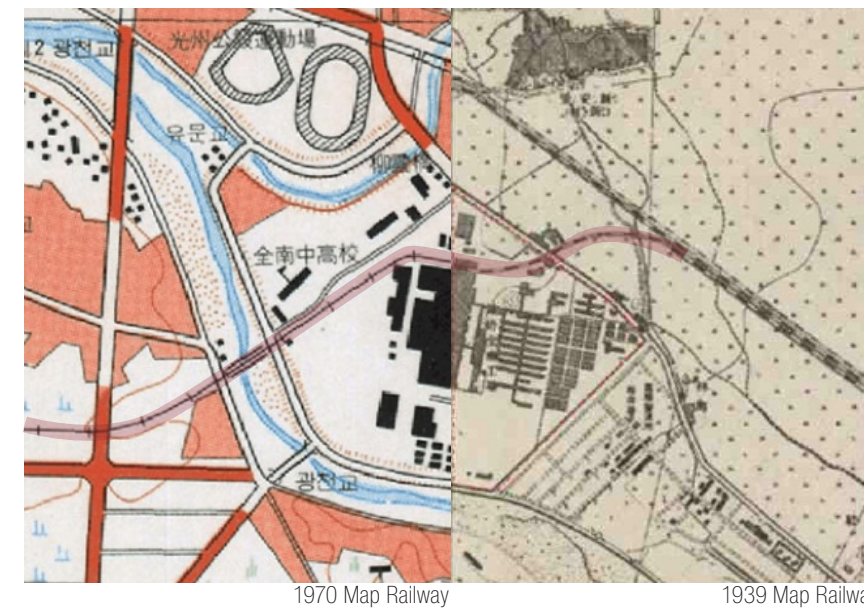
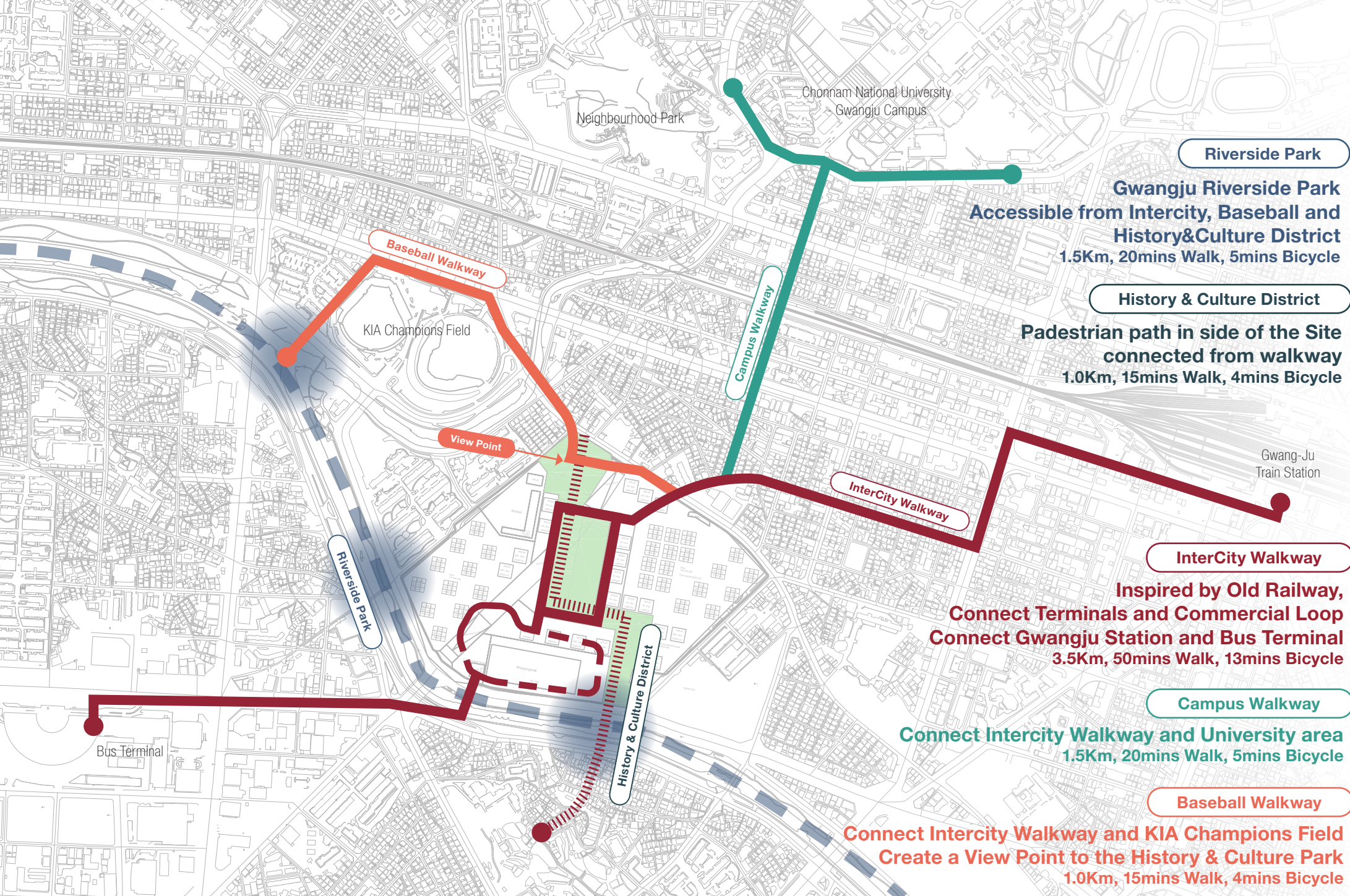
Centralised Waste Management System



Benefits

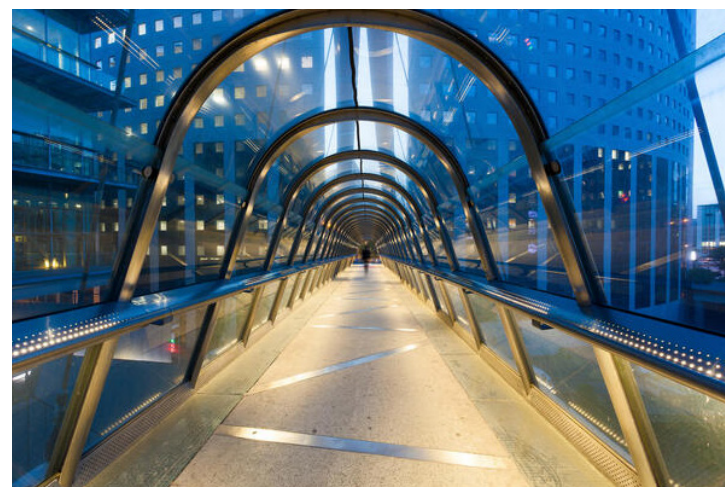
1. To promote waste sorting from the sources
2. Reduce maintenance staffs for waste collection
3. Improve public hygiene

Gwangju Walkway



Elevated Walkway Seoulllo Skygarden / MVRDV / Korea

'The newly pedestrianised viaduct next to Seoul's main station is the next step towards **making the city greener, friendlier and more attractive.**' / MVRDV



Elevated Walkway Japan Bridge-Pont d'art / Kisho Kurokawa / France

'The ends of the footbridge have **direct access to indentations made in the middle of each of the buildings, like monumental doors.**' / Website



Elevated Walkway The Luchtsingel / ZUS / Netherland

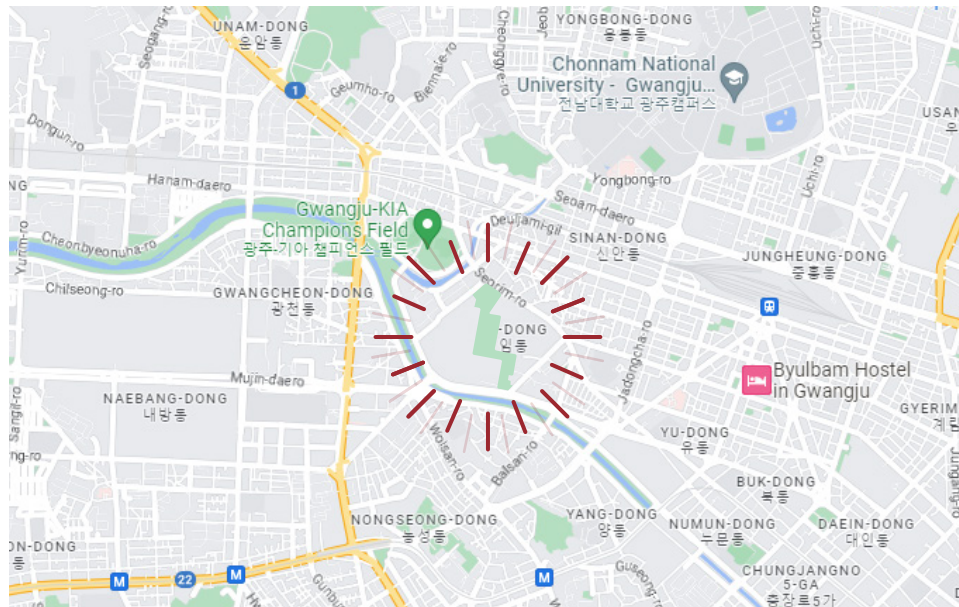
'The Luchtsingel, together with the transformed buildings and **new public spaces, forms a new three-dimensional cityscape**' / Kristian Koreman, partner at ZUS.



River-front Park Wild Mile / SOM / USA

'the Wild Mile transforms the formerly industrialized, humanmade branch of the Chicago River into an **eco-park that serves people, wildlife, and the environment.**' / SOM





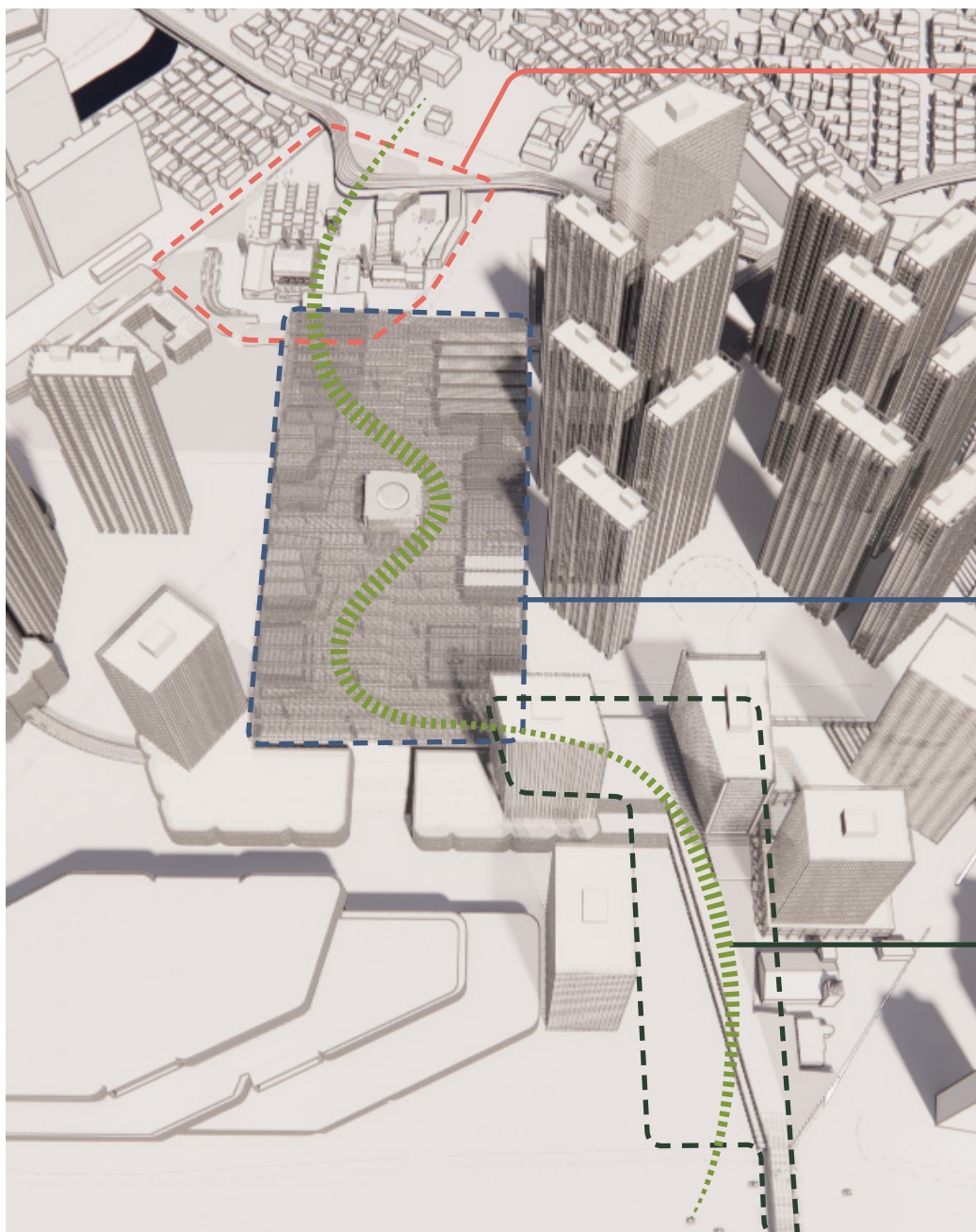
Create A New Green Axis In The City



Form A New Center Of The City

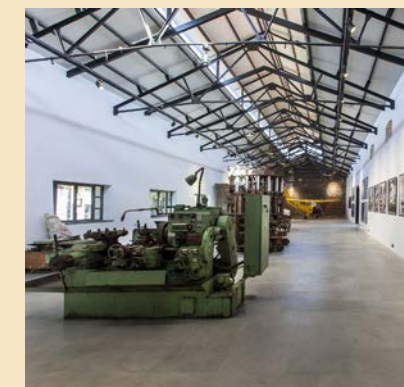


Celebrate Industrial Heritage, Add Cultural Value



Zone 1 [historic & culture park]

A Heritage Park that remembers and the history and shares to the next generation. It links to the central cultural space. Resembling how the factory was, creating small **heritage town**. **Preserved building turns to a monument space** for the compulsory labor during japanese colonial. New buildings will perform as **educational space and dynamic experience zone**.



Zone 2 [complex 3, historic & culture park]

Sawtooth roof becomes grand canopy of new cultural park in Gwangju, celebrating the industrial heritage with **museums, gallery, and open event space**. The left side **F&B zone** will support this History & Culture Park. It is connected to the Gwangju walkway, and commercial loop on the south. This zone is **The Heart Of The Masterplan** where people gather to spend time.



Zone 3 [public land]

Linear podium gallery forms roof walkway that connects people to Balsan Village by the Pong-Pong bridge. An Office Tower create a business cluster with adjacent office towers. Outdoor grandstair functions as **public event space** and it is connected to main History&Culture Park. It also creates a **dynamic connection to the Riverfront Park** through sunken garden.



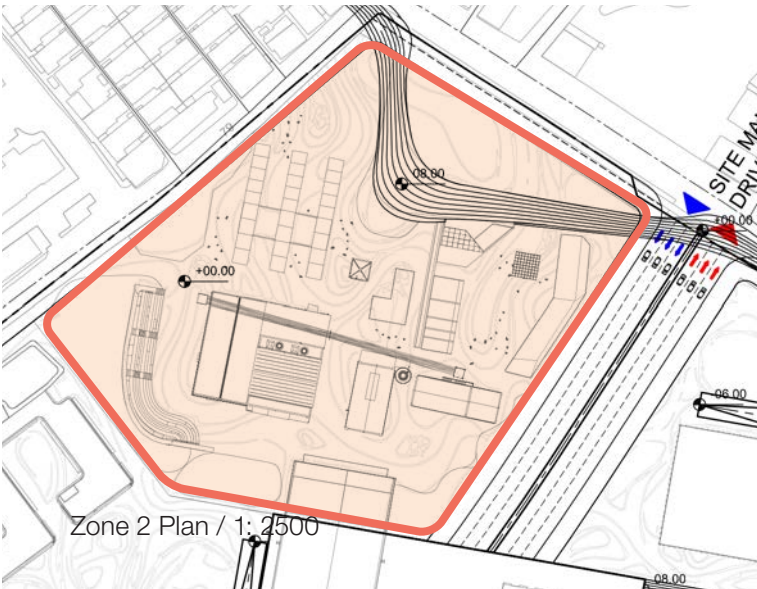
New Program For The Preserved Buldings

7 Existing buildings are preserved to form the history and cultural park. respect the existing layout, we create a **heritage village** with multiple **event spaces**.

Female dormitory is moved from the original location and functions as **craft workshop and market**.

New buildings are designed as homage to old factory buildings.

Classification : History & Culture Park
GFA : 6,040m²
Floors : L3
Height : 80m



A Performance Art Center



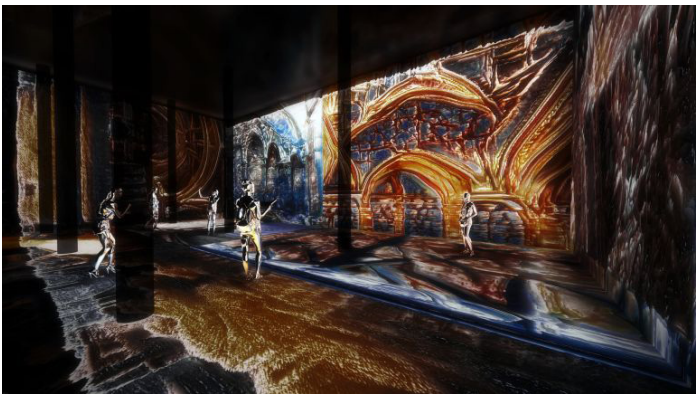
B Power Plant Museum



C Textile Industry Museum



D Art History and Digital Art Space

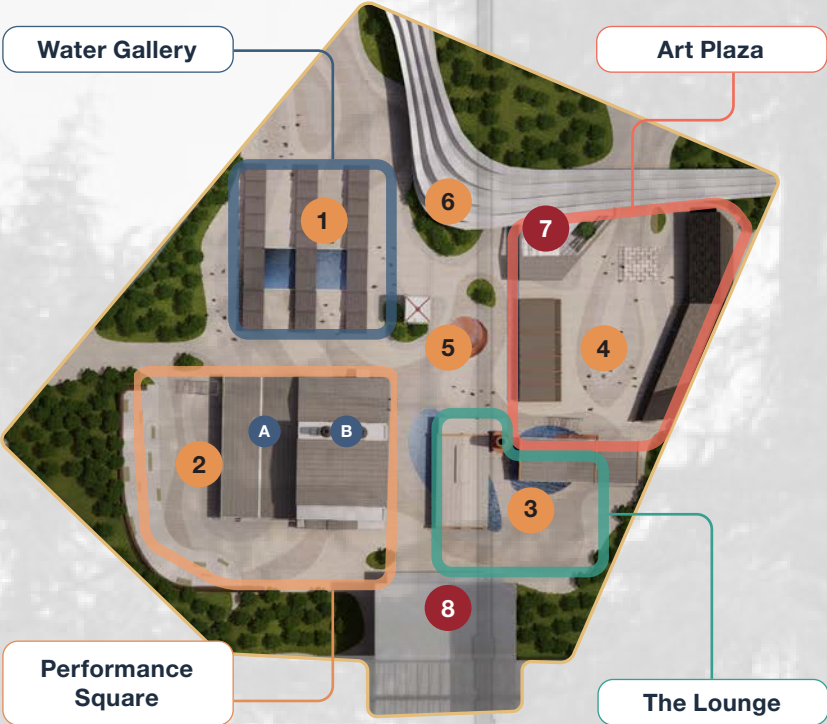


E Craft Workshop and Market



F Historical Gallery





5 The Flagpost



The **Flagpost** sits in the heart of the site where all activities are visible. The symbol represents the commemoration from the first anniversary of national liberation.

6 Viewing Deck



The **Viewing Deck** allows for an overall high point view of the park from the elevated walkway

7 Connection From Gwangju Walk-Way To The Park



The **elevated walkway** connects directly to the Resources and Exhibition building, connecting to the Art Plaza and the Art Garden on ground level.

8 Connection To The Zone 2- Main Central Space

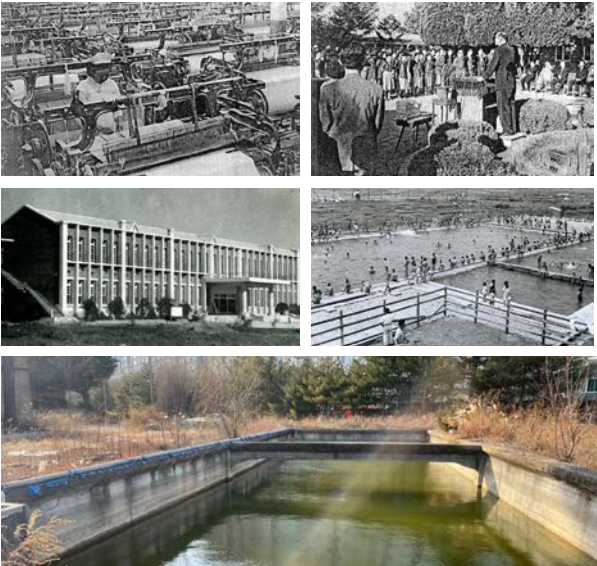


The **Gate building** acts as a transitional gate from the park to the main central space.

Water Gallery



The **existing water supply pool area** is transformed into rows of historical gallery. The still water element complements the tranquil and serene atmosphere for art appreciation. The additional buildings will be used as exhibition space for the **artistic history of Gwangju city and the heritage from the factory complex**. The buildings are arranged in rows which directs people into the park, and create a linear timeline gesture for the gallery.



Performance Square



The **Performance Square** is an exciting addition to the park where an amphitheatre seating is added next to the preserved power plant building, and making use of the existing facade and surroundings as space for performing arts such as orchestra and music performances, ballet, contemporary and traditional dances, and movie and art screenings. This addition **blends with the performance art center and the Power Plant Museum's double height space** to create a one of a kind celebratory space for performance arts.

The Lounge



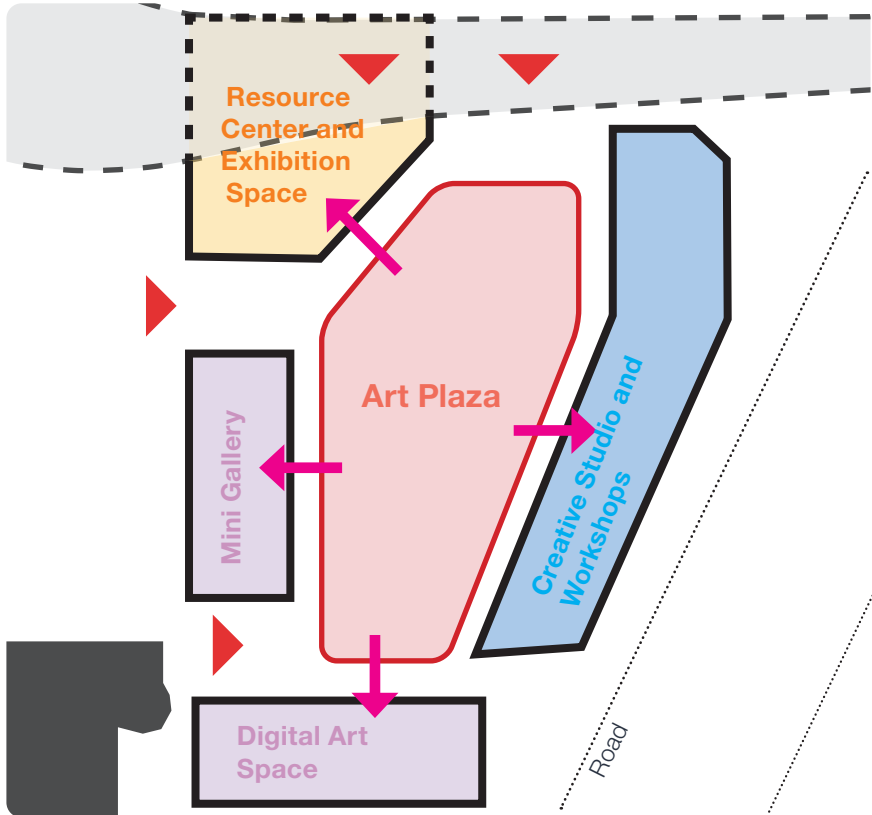
The **Lounge** is a public courtyard area where individuals or groups can relax and unwind. The backdrop of the existing brick buildings and trees hug the space and create ample space for picnics and other casual outdoor activities. The space will also accomodate families with children and groups of friends with up and coming pop-up cafes and bistros which **promote wellness and enhance the relaxing experience for a day well-spent** in the park.





Art Plaza

The **Art Plaza** encourages the city’s artistic pursuits and talents to showcase their work. The spaces are design to push forth art entrepreneurship, and promote new art as well as cultivate design-thinking and knowledge on handcraft and other artistic media.



Art Plaza Reference Project : PMQ, Central ,HK



The History

1889 - 1948 Central School

The first Government school to provide upper primary and secondary Western education to the public which marked a new phase in the development of public education in Hong Kong. Demolished in 1948 due to serious damage during the Second World War

1950 - 2000 Police Married Quarters

The first in Hong Kong to provide police officers accommodation for married rank and file officers, including Chinese, to enhance the morale of junior police officers. Government planned to redevelop; remain vacant.

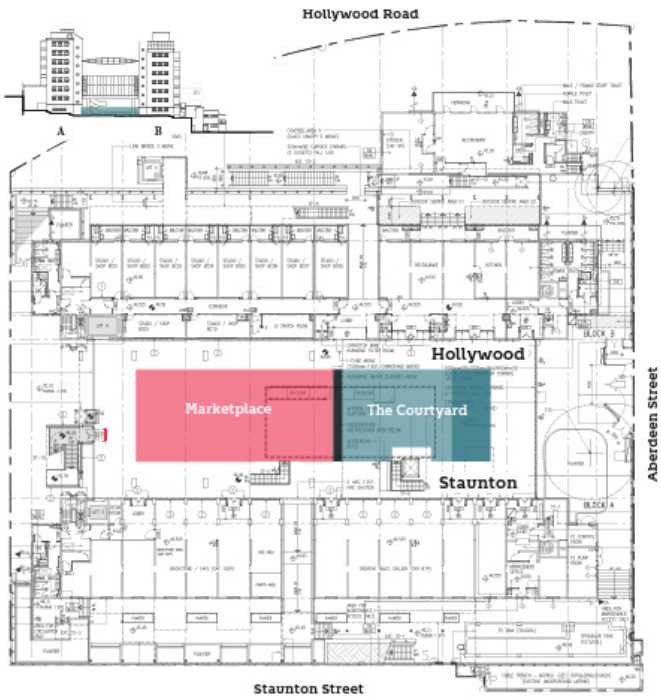


The PMQ project has **transformed the historic 1950 Police Married Quarters into a unique hub for Hong Kong’s creative industries.**

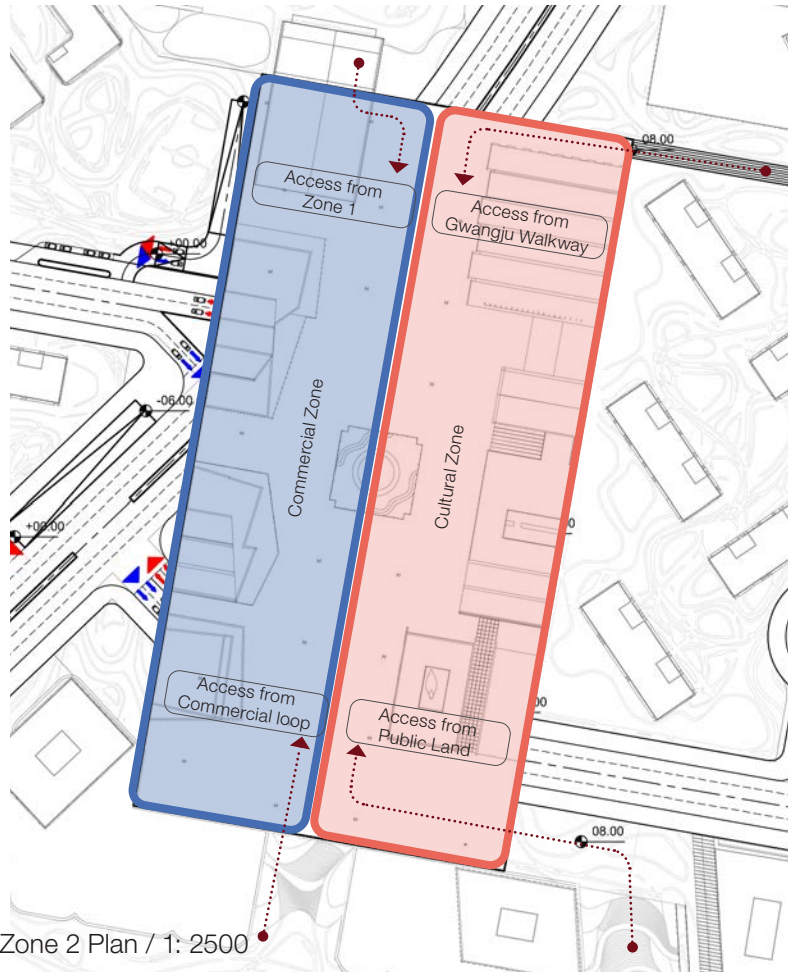
The building in Central is a historic landmark which has been restored to inspire creativity through creating opportunities for aspiring artists, designers and a selected complementary mix of tenants to build and market their brands while promoting the design industry in Hong Kong.



The Courtyard & Marketplace



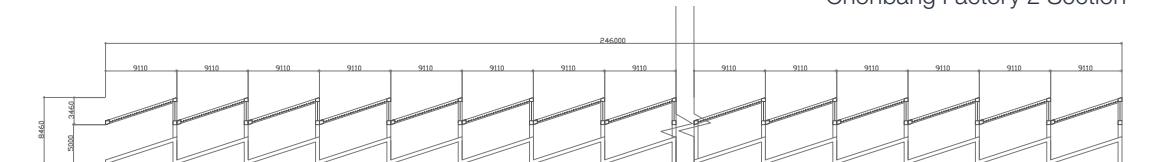
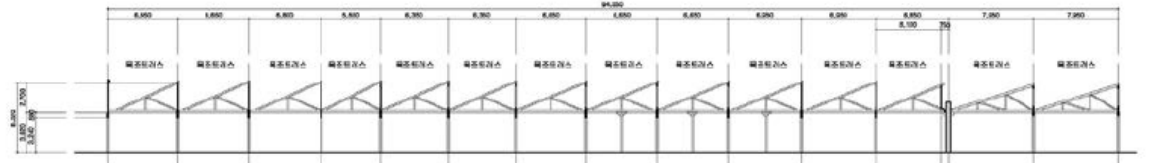
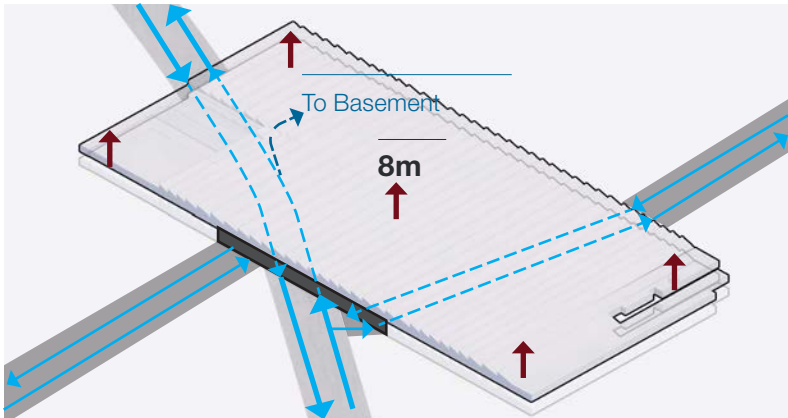
Inspired by **Factory 2 (Chonbang)** and **Production team 1 (Ilshin)**, the unique saw-tooth roof is preserved as iconic canopy. it provides **comfortable outdoor activity space and shares the memory of the site to the next generations.** we simplified the roof structure and design by considering **function and sustainability.** the canopy makes shadow and allows wind during summer for outdoor thermal comfort.



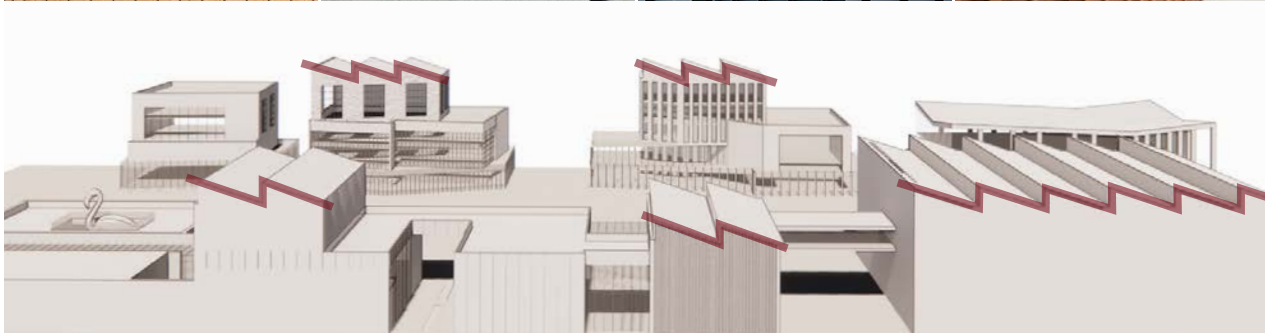
Classification : History & Culture Park
GFA : 4,160m²
Floors : L3
Height : 43m

Classification : Complex 3_ commercial
GFA : 18,945m²
Floors : L3
Height : 35m

Overall Zone 2 is elevated 8m to create vehicle-free zone and have a simple road system. To meet the FAR, that 8m space is not included in GFA and is soil filled. In the future, it can be repurposed as functional space.

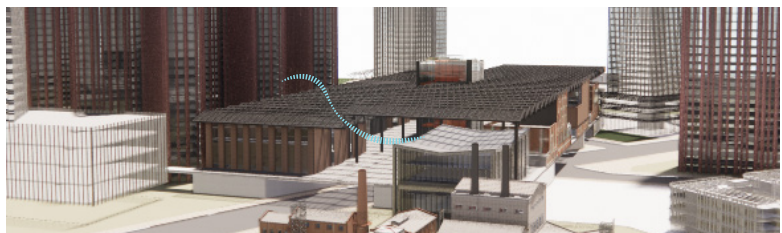


Massing for Zone 2 is formed in respect to the roof design. We aim to **celebrate the industrial history of the site** by applying materials from the factory ; **Timber, Concrete, Steel, and Brick.** it gives a meaningful space for the citizen and visitors.



Canopy is divided into two different heights : to show the history of the factory divided into **Ilshin and Chonbang.**

West canopy is higher to allow **summer prevailing wind** to the open space and help **natural ventilation.**



A The Gate

The Gate is the **main connection point from Zone 1 to Zone 2 which connects the level difference** between two zones with indoor circulation. The gate is filled with public programs; welcome plaza, cafeteria and gallery. Visitors can enjoy the view to Zone 1 from the **Viewing deck on L3**.

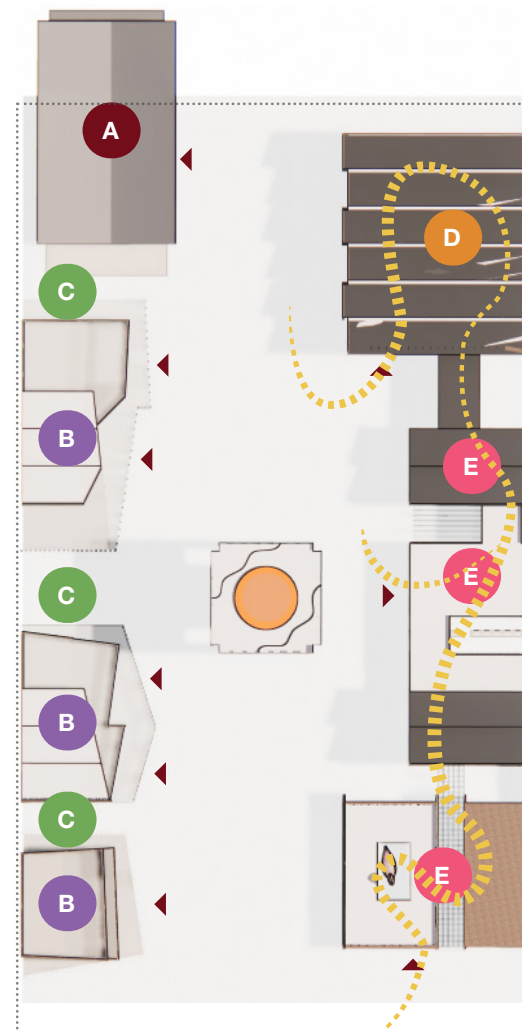
**B F&B , Art Studio**

Three F&B and Art studio massings are **supporting Cultural space**. Multilayered massings create a **dynamic street experience** while keeping the **industrial gesture**.

L1 and terraced L2 is **Restaurant/Cafe with outdoor seating**. with the canopy, it gives **unique dining experience**. **L3 is Art studio + shop for the local artist**.

**C Pocket Garden**

Between each F&B & Art studios, it has pocket gardens to give a **visual barrier to the residential towers** and **breathing spaces with nature**.

**D Performance Theatre**

This **18m height space** is for performance. The theatre can build on the **diversity of cultural experiences**. Large open space has the **iconic saw tooth roof with natural lighting**. the window **can be covered** when it is necessary for the performance.

The **Foyer has vertical windows** to the south, it allows **sunlight to the public space**.



Reference Project : Burwood Brickworks Shopping Centre/ Australia



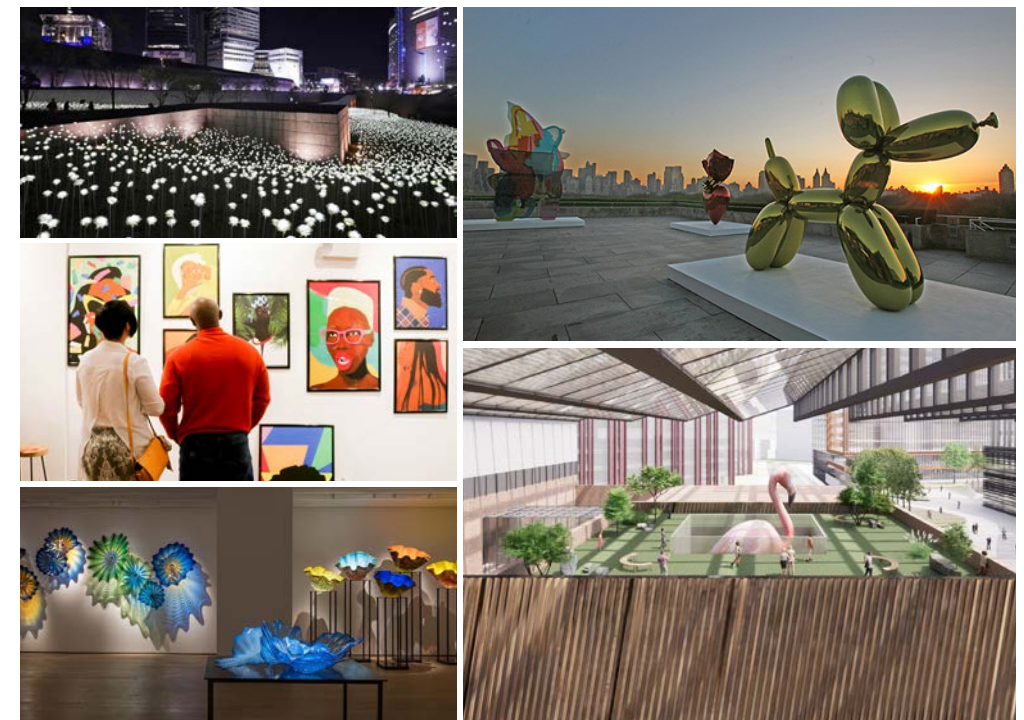
Reference Project : Roman Villa Museum / UK



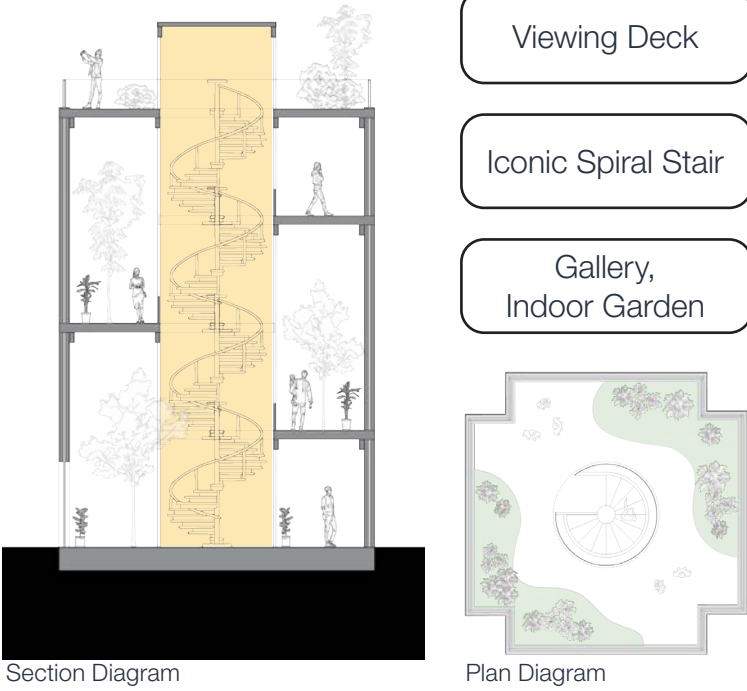
Reference Project : MoMa / NYC

E Gallery

4 Gallery spaces are **connected by Bridge** from the Performance theatre. **Each space forms its own unique atmosphere**. **Roof garden is used as outdoor exhibition space and event zone**.



The Center Piece

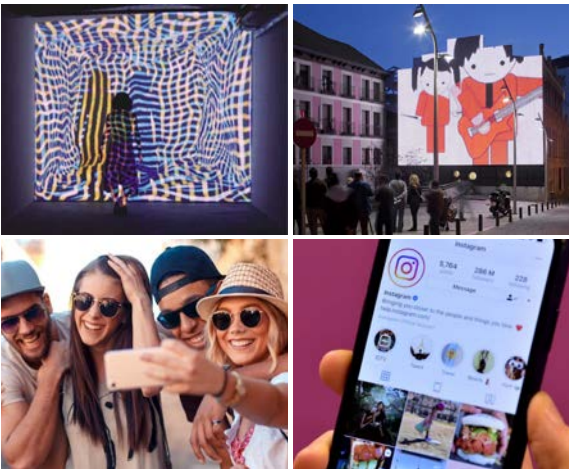


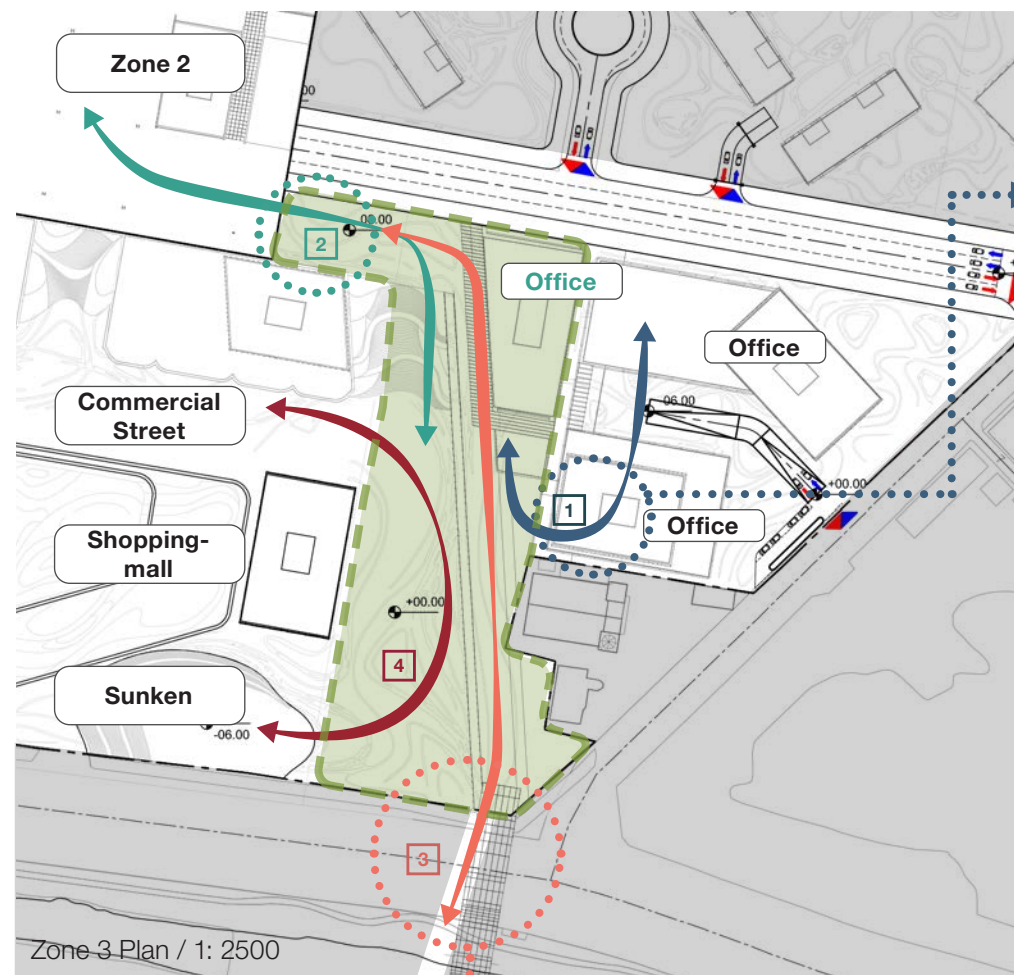
Iconic Yellow Spiral Stairs, embracing the **yellow-painted truss and wall from the old factory**. Occupying the space between stairs and square glass curtain wall are the **gallery space and indoor garden on the multiple levels**. **at the roof, terraced garden, people view the the city skyline and roof from the top.**



The Center Piece's curtain wall facade are made of transparent LED. It works as **LED Media facade for advertisement and Media art exhibition**.

The Center Piece act as the iconic heart to bring people in.





1 Connect adjacent office podium to public land roof garden. It functions as F&B zone to support office workers and visitors.



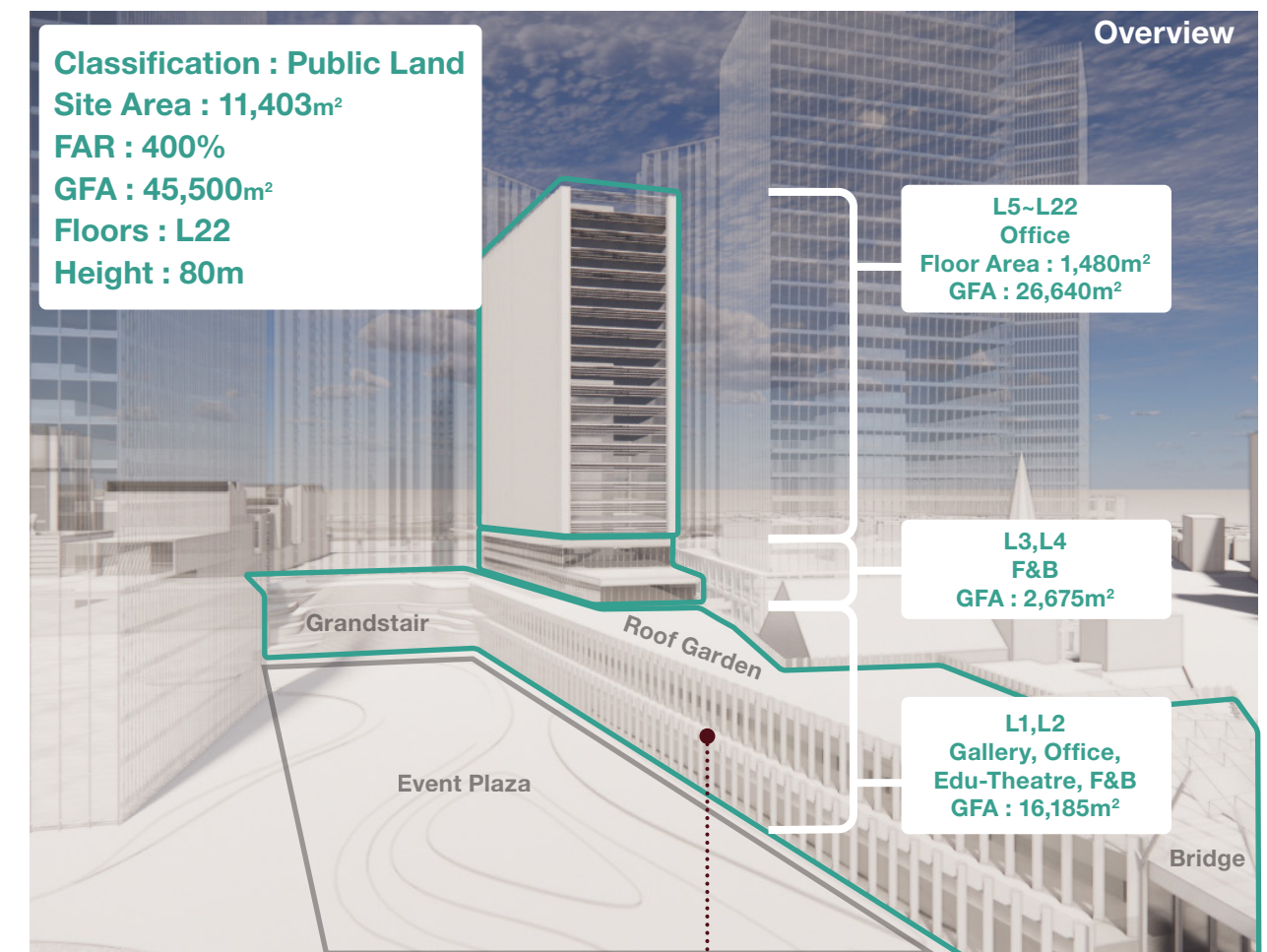
2 Journey to Zone 2, Main culture event space with saw-tooth roof canopy.



3 Bridge with the saw-tooth roof inspired canopy connects to Balsan Village. This bridge and Gwang-ju Walkway are connected with central history and culture park. It provides **Non-Vehicle access to the park.**



4 Connection to the Sunken plaza (potential Metro Exit) and commercial loop adds **public gathering space and commercial value to the masterplan.**



Classification : Public Land
Site Area : 11,403m²
FAR : 400%
GFA : 45,500m²
Floors : L22
Height : 80m

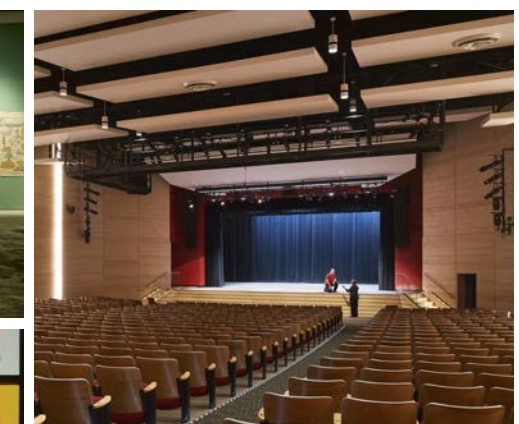
L5~L22
Office
Floor Area : 1,480m²
GFA : 26,640m²

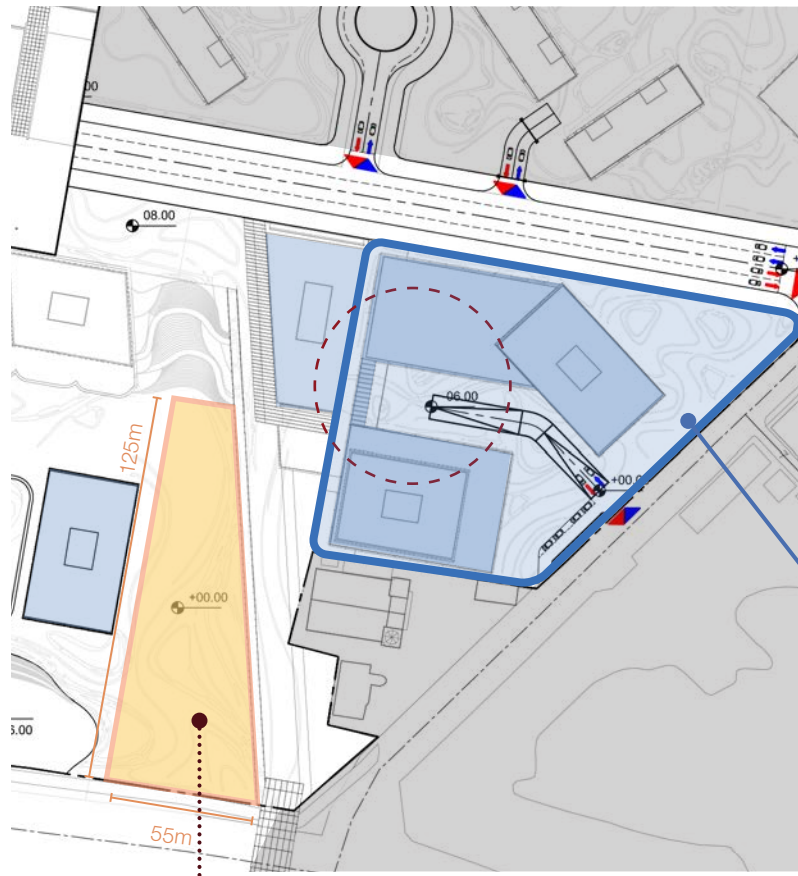
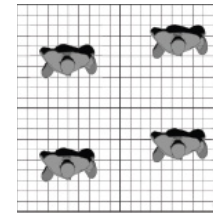
**L3,L4
F&B
GFA : 2,675m²**

L1,L2
Gallery, Office,
Edu-Theatre, F&B
GFA : 16,185m²

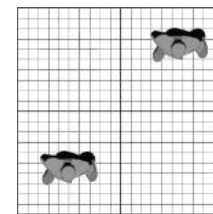
Podium Program L1, L2 have **gallery space and educational auditorium**. This Public land caters the cultural experience to citizen, and eventually becomes a part of **Gwangju Cultural district**.

This space can be used for **Gwangju Biennale.**

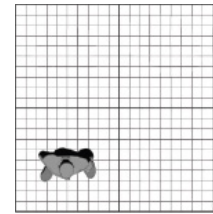


Event Plaza : 6,875m²**Celebration/ Event**

Frequency : 1/ month

Area : 6,875m²
Capacity : 1person/ m²
total 6,875 people**Weekend Activities**

Frequency : 1/ Week

Area : 6,875m²
Capacity : 1person/ 2m²
total 3,437 people**Daily Use**

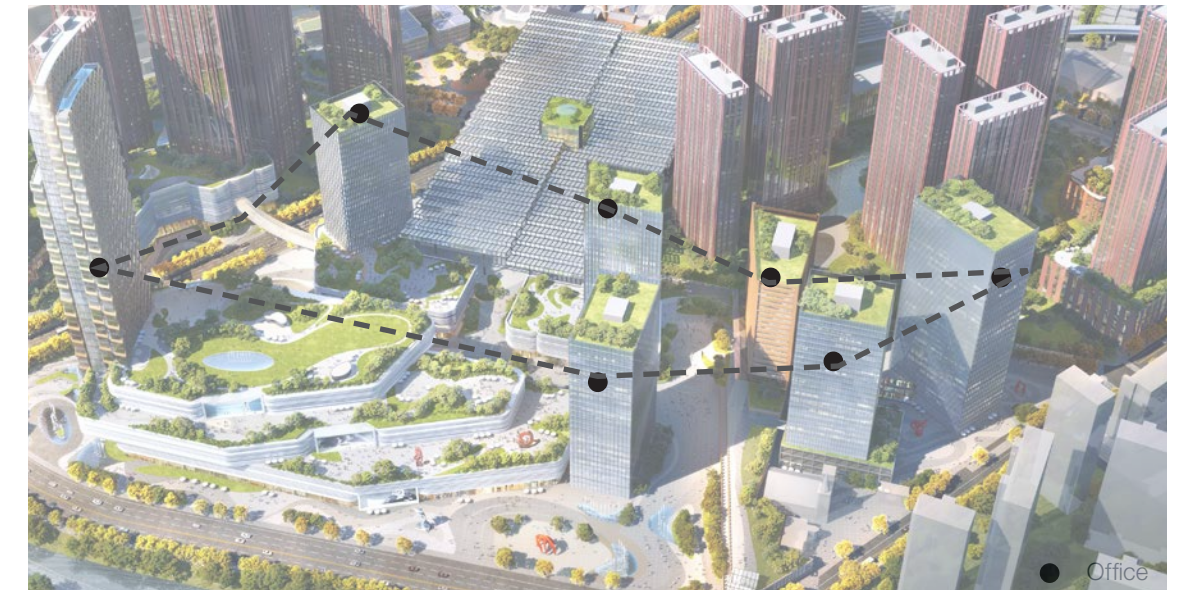
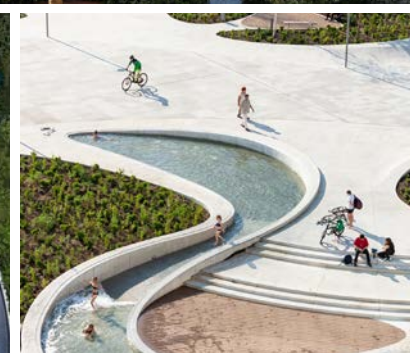
Frequency : 1/ Day

Area : 6,875m²
Capacity : 1person/ 4m²
total 1,718 people

Event Plaza Reference Images

Public Land Landscape Reference Images

Open the Event Plaza to the south to receive Summer south prevailing wind. Providing better thermal comfort for outdoor activities in spaces for the citizen.



Classification : Complex 3_ commercial
GFA : 90,140m²
Floors : L33
Height : 119m

The corner site next to the road sits two office podium and towers. Together with 4 office towers and 1 landmark tower office, this 'Office Cluster' supports R&D industry in the city.



Two office podiums are connected by bridge and eventually to the Public Land's podium roof, the History & Culture District and Commercial loop.

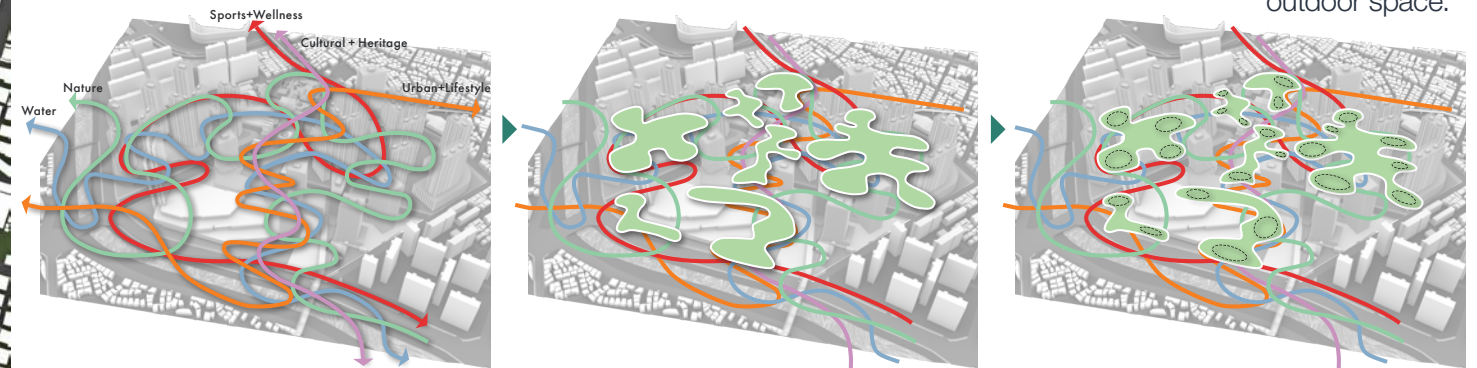




Landscape Concept



Create a contrast between architecture and landscape to celebrate industrial heritage. Architecture on the masterplan celebrate rigid lines, and on the landscape we emphasise organic shapes (threads) to form the outdoor space.



5 threads weaving and stitching the site

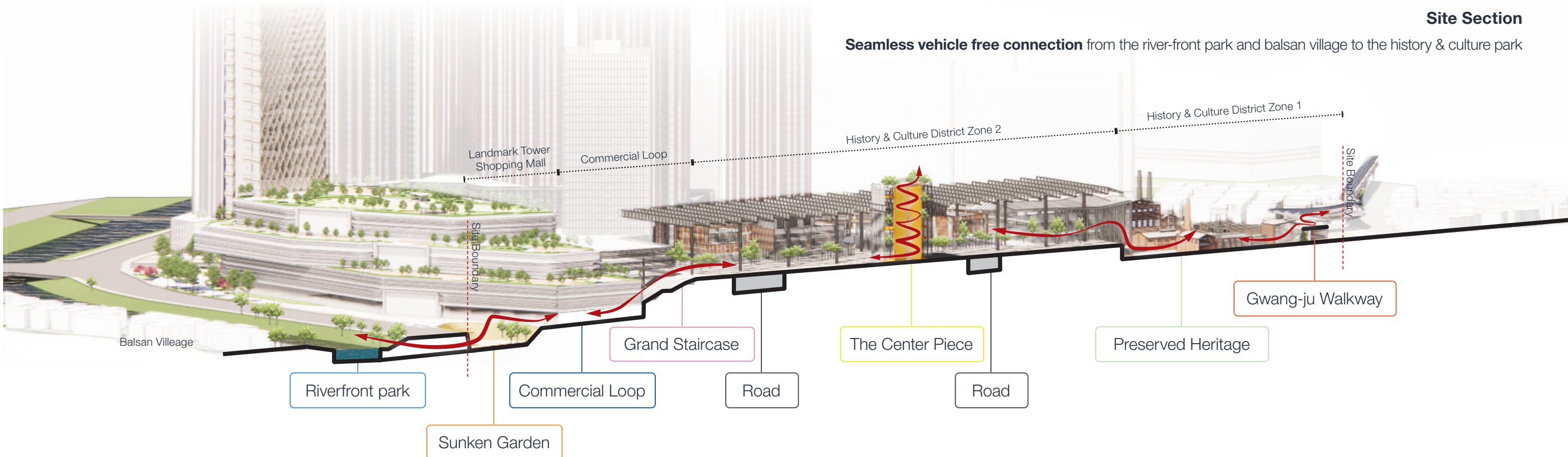
The threads create landscape zones

Crafting the program spaces



Site Section

Seamless vehicle free connection from the river-front park and balsan village to the history & culture park

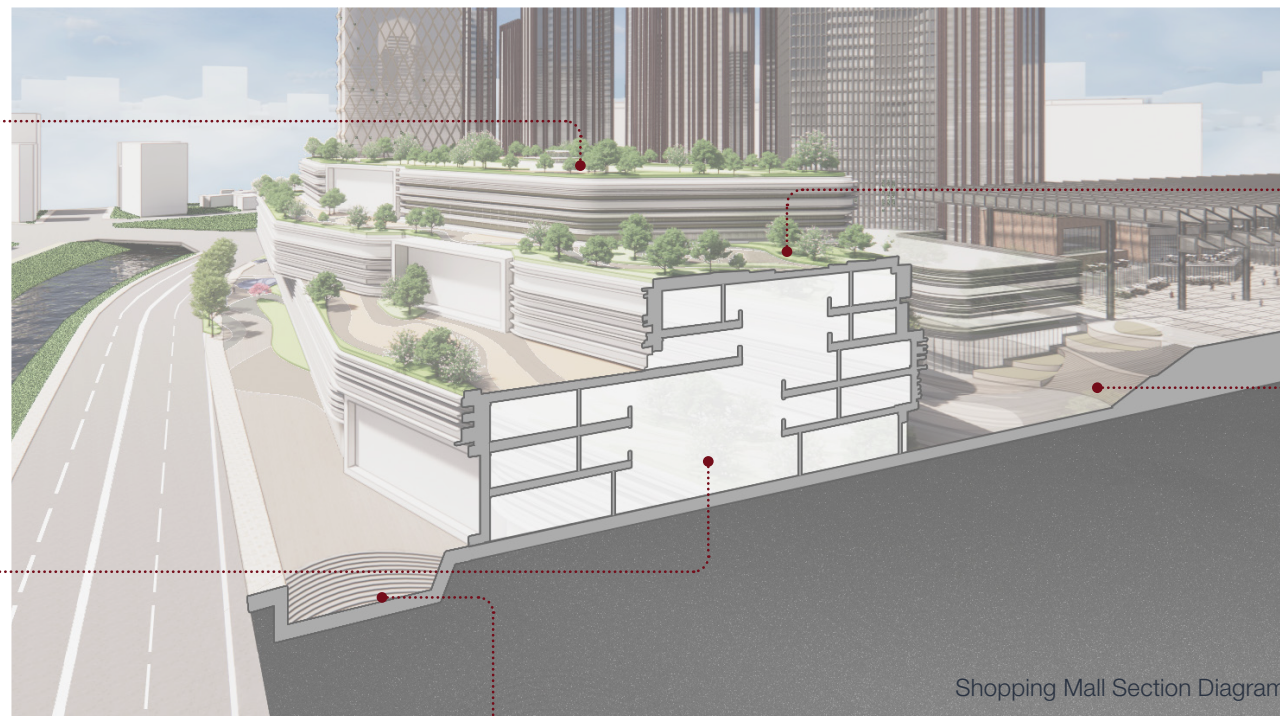




The podium roof next to the landmark tower functions as **office roof garden to enhance upscale feeling.**



High floor-to-floor height and large open space to make more experiential atriums in the shopping mall as **attraction destination.**



Shopping Mall Section Diagram



To create an active connection to the adjacent nature, **Riverfront park is connected from the sunken plaza and also from the shopping mall.** The sunken plaza can connect to **Metro Exit.**

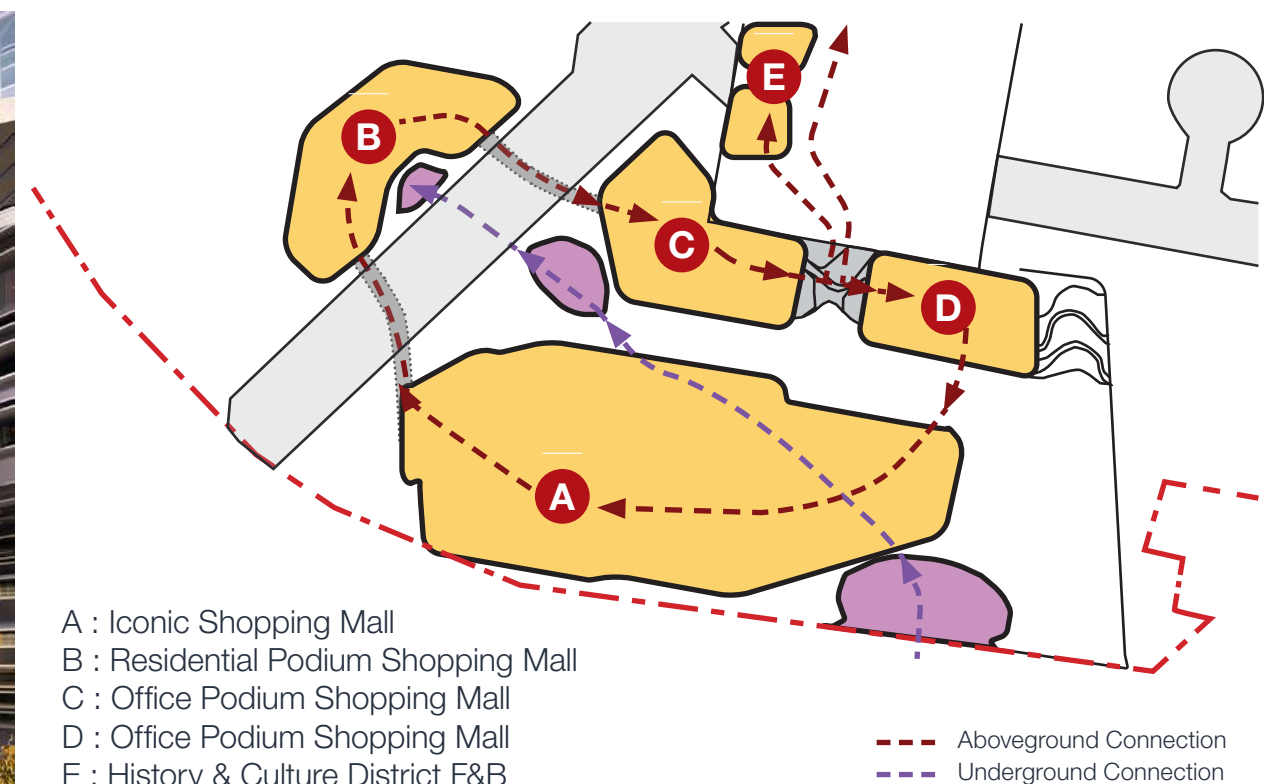


Farm-To-Table concept using the large roof garden and terraces.

This sustainable dining concept creates **special experience to the customers.**



Grand Staircase to the History & Culture district and Garden provide **leisure space** to the visitors and **event space** for the business operators.



Overall masterplan lines follows the factory's grid and shape, straight lines. Meanwhile, the **landscape, main shopping mall and 3 other podium malls' facade language are inspired by the Gwangju river** in front of the site. Which creates a **big contrast**.

Curvy facade along to the commercial loop builds the identity of the place.



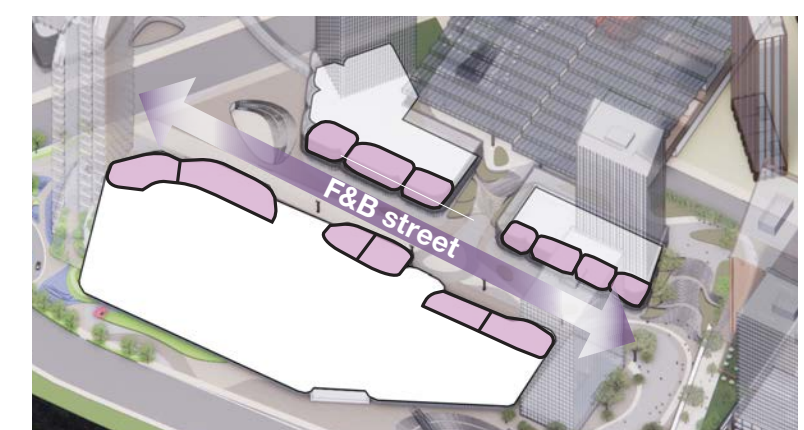
Gwangju River



Curved Facade Reference

Ground level of commercial loop are F&B spaces with outdoor seating, sharing similar facade language will increase accessibility and engagement in the area.

This retail street is linked to the mall across the road through the sunken garden.

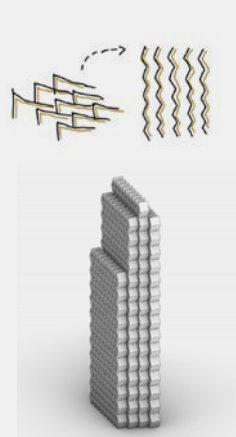


Outdoor Dining Reference



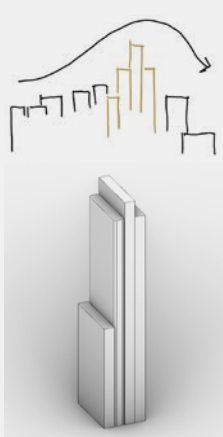
Street Mall Reference





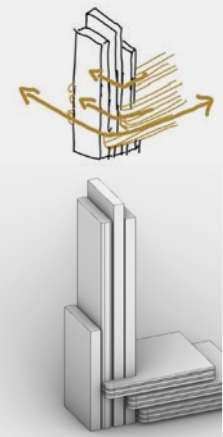
Industrial identity

Translating the serrated, industrial language into a highly textured, articulated facade.



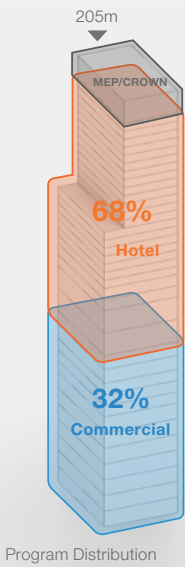
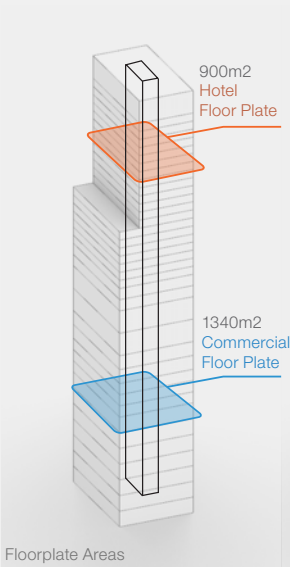
Stepping Skyline

The tower is stepped to respond to the dynamic skyline of the overall masterplan



Weaving Pair

The retail mall and landmark tower weave together in a seamless pairing, creating natural canopies and linkages that connect the entire commercial precinct.

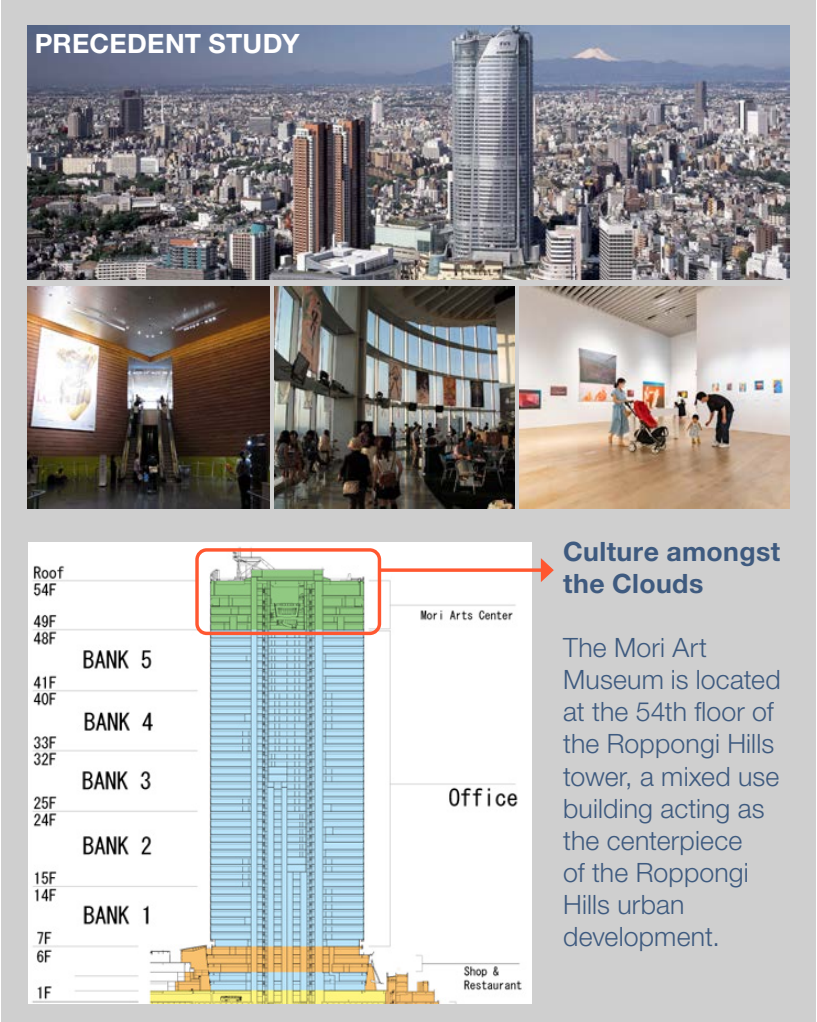
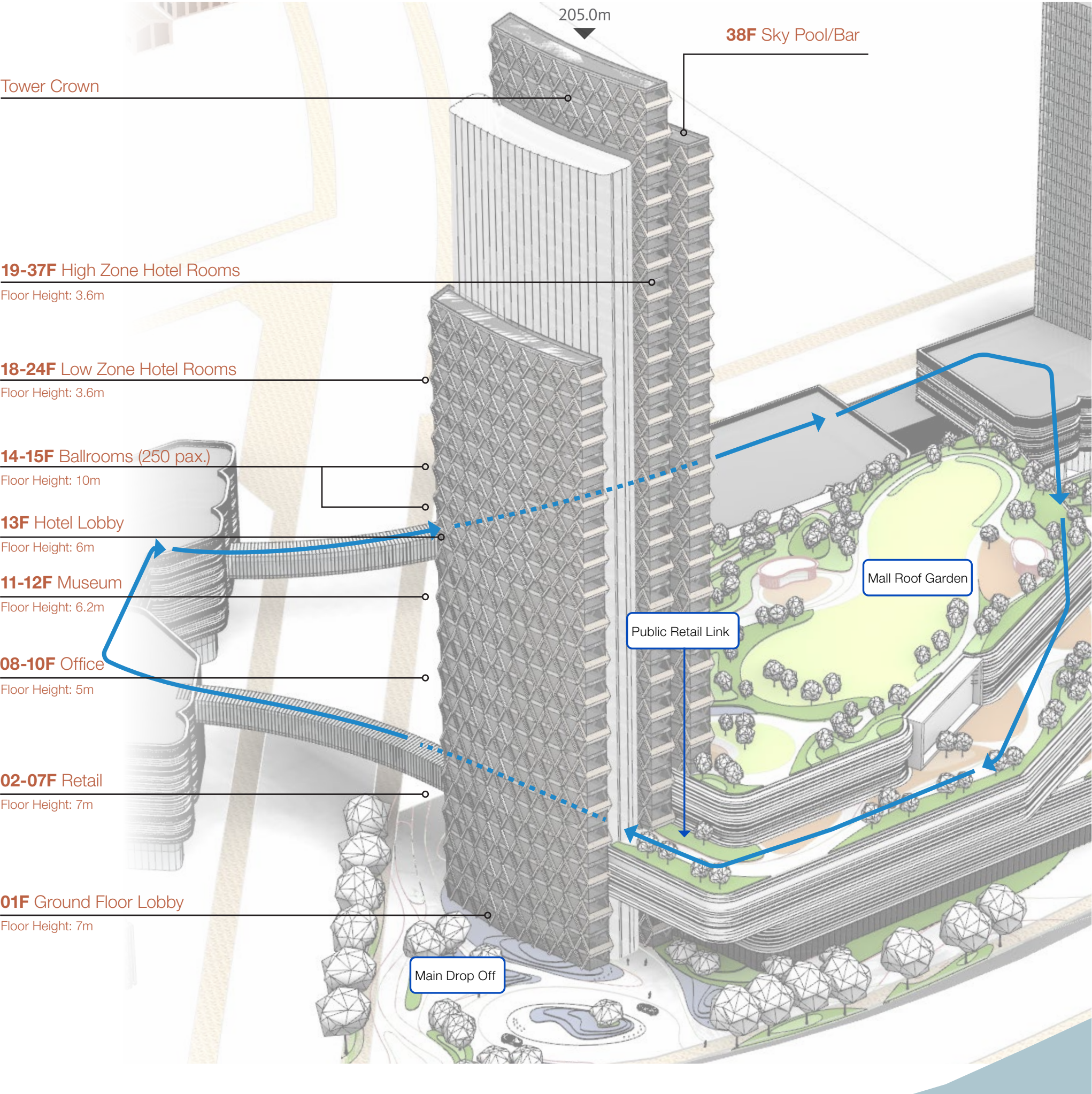


Program Distribution

As a landmark tower, we seek to maximize the building height whilst maintaining an attractive commercial floorplate area.

A **central core** is chosen for the landmark tower, as it allows panoramic views of the overall masterplan. This meant that the overall form needed to be tapered to accommodate a suitable hotel floor plate.





Urban Placemaking

The landmark tower's presence at the junction of our main road entry and the main arterial road Cheonbyuno-ro establishes a frame, weaving the intersection of a large public park, key office drop offs, the main entry into the site, and the connected skybridge, forming a gateway and the crucial urban infrastructure needed to welcome visitors to the overall masterplan.

The tower forms a part of the overall skyline, deliberately placed to not compete with the landmark tower in an informal and relaxed composition, allowing the tower to become the ultimate visual marker, telling a story of not just the history of the site, but its future, one that is synonymous with Gwangju, a landmark to be known and recognised throughout the world.

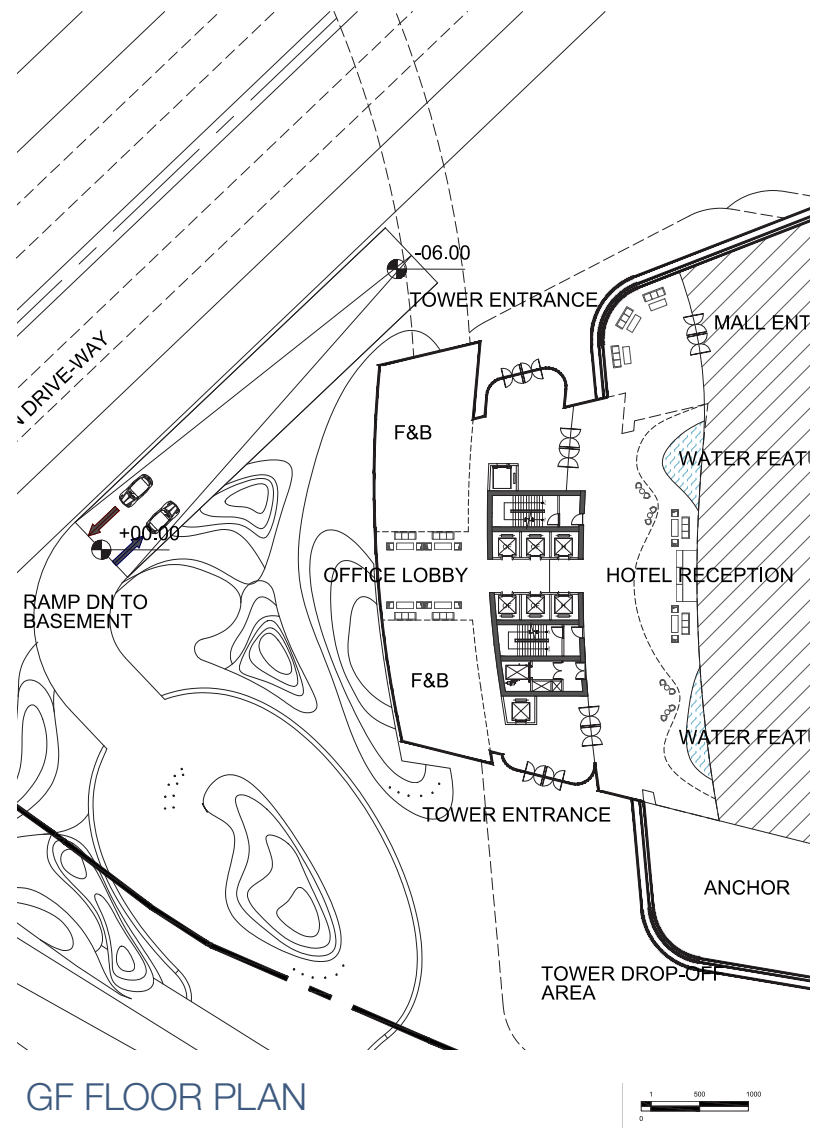
42700sqm
Total Gross Floor Area

12060sqm
Total Retail Floor Area

4020sqm
Total Office Floor Area

5540sqm
Total Amenity Floor Area

21080sqm
Total Hotel Floor Area



GF FLOOR PLAN

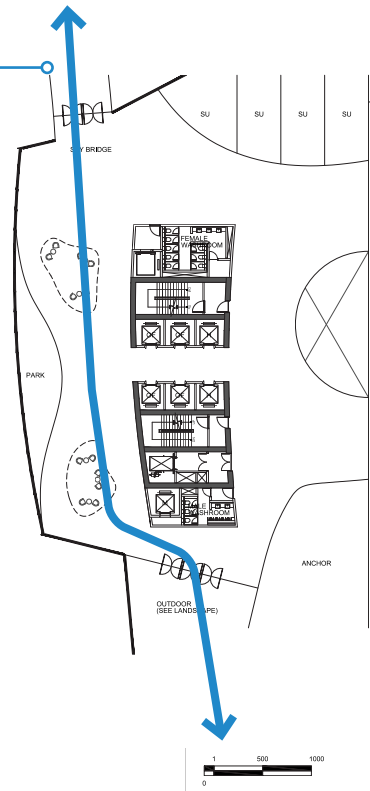


Commercial Link

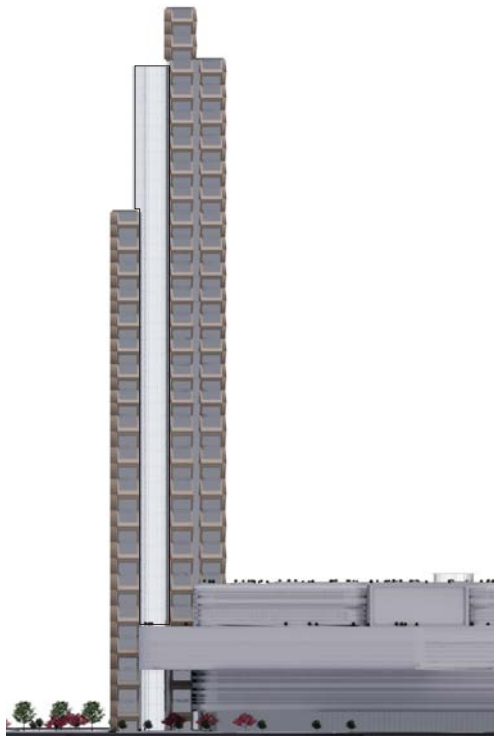
The main drop off is situated off Cheonbyuno-ro, allow for direct entry into the office lobby.

The hotel lobby is located on the eastern side, connecting with the GF of the mall.

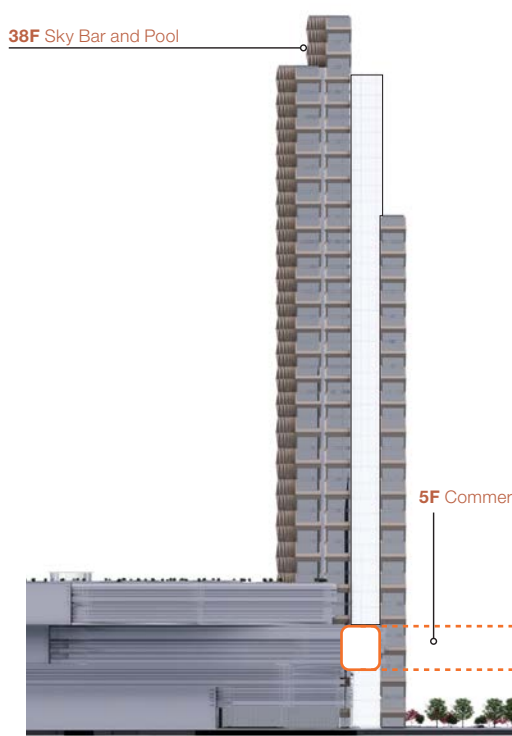
On L4, there is an indoor garden that makes up part of the retail connection to the surrounding commercial plots, bringing visitors along a seamless retail circulation across the masterplan



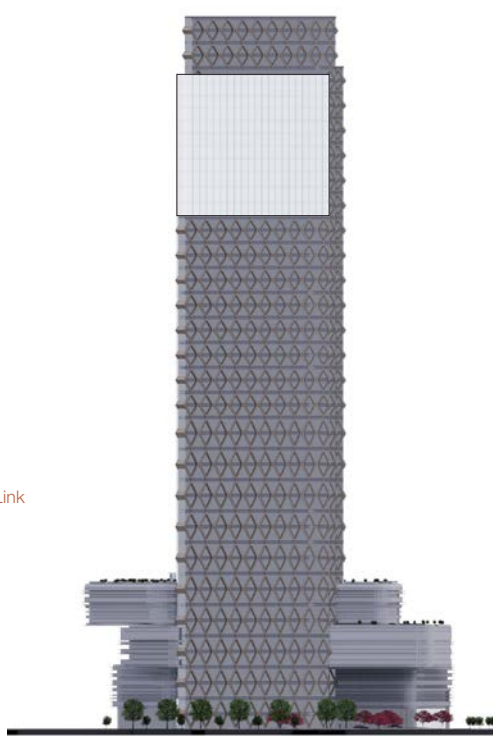
L04 FLOOR PLAN



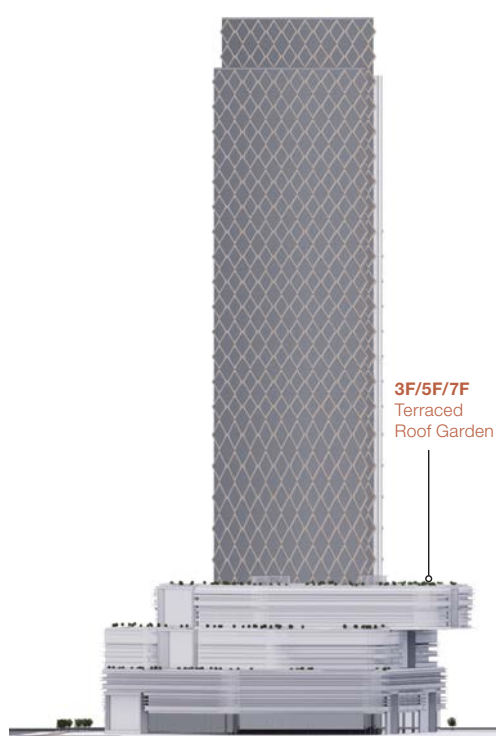
South Elevation



North Elevation

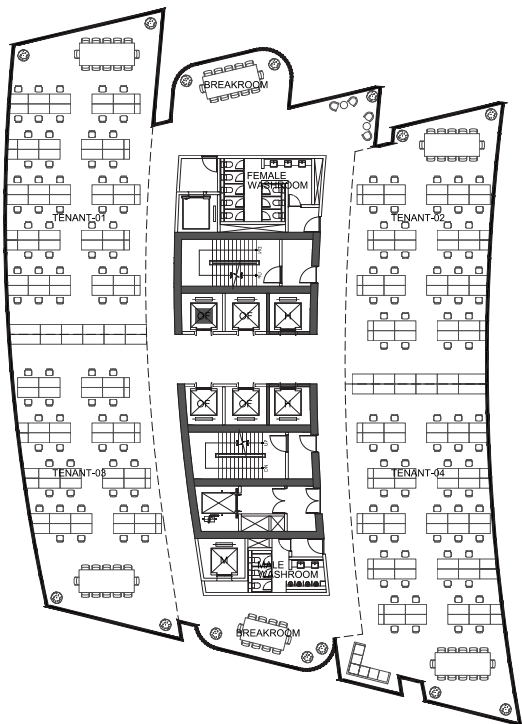


West Elevation



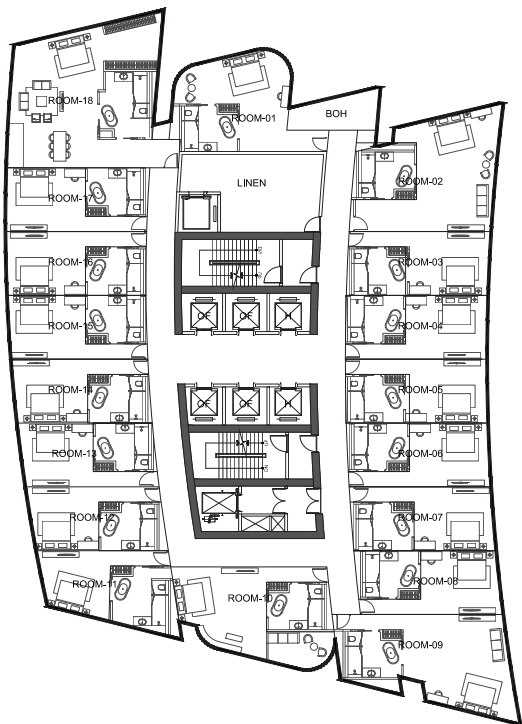
East Elevation

Office



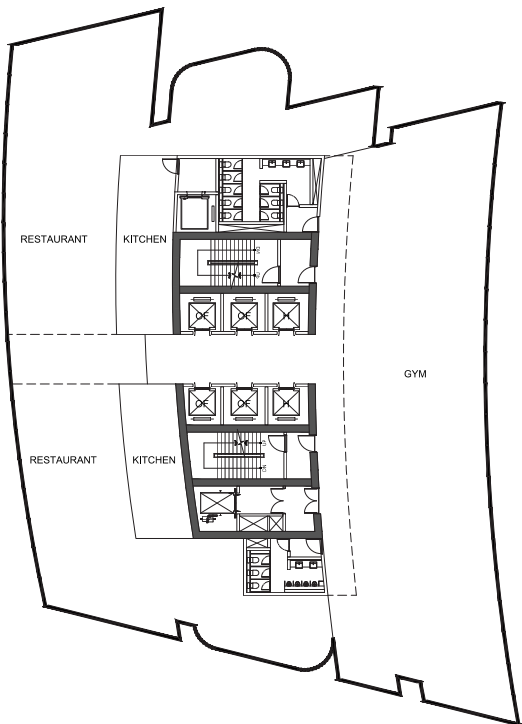
GFA: 1340m2
NLA: 1170m2

Hotel



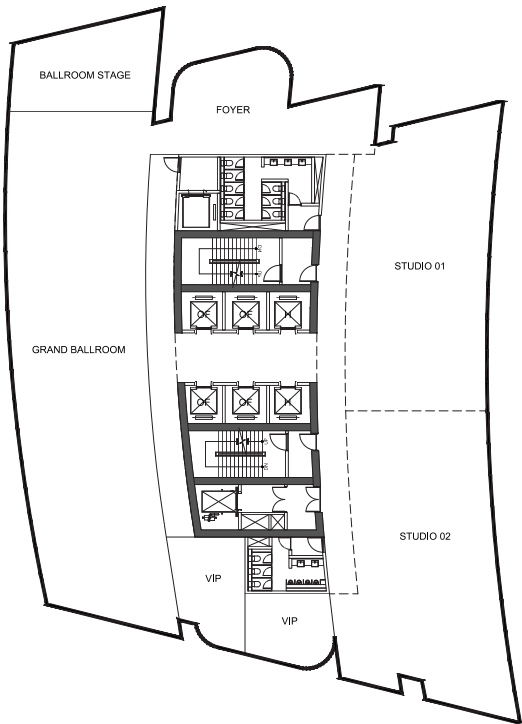
GFA: 1340m2

Amenity



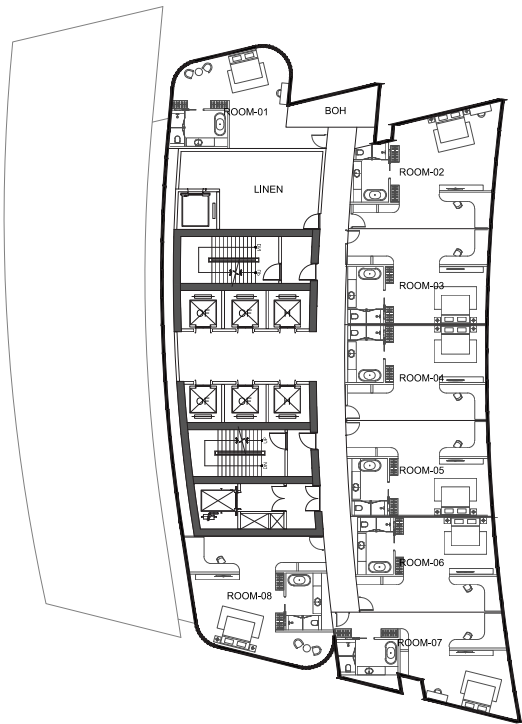
GFA: 1340m2

Ballroom



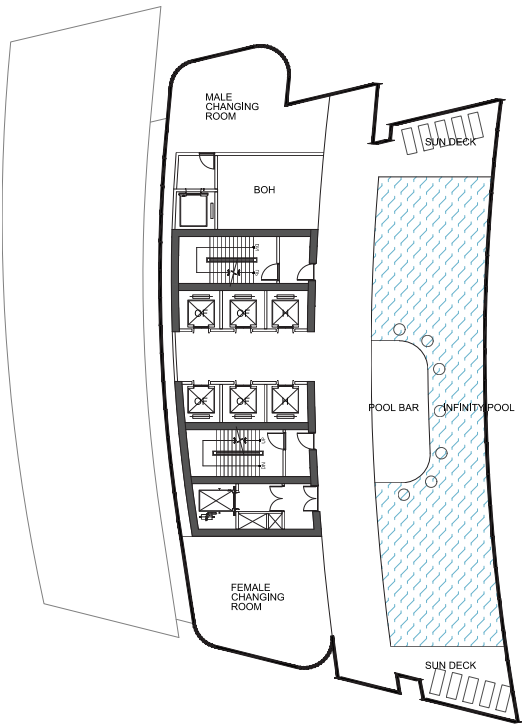
GFA: 1340m2

Hotel (Suites)

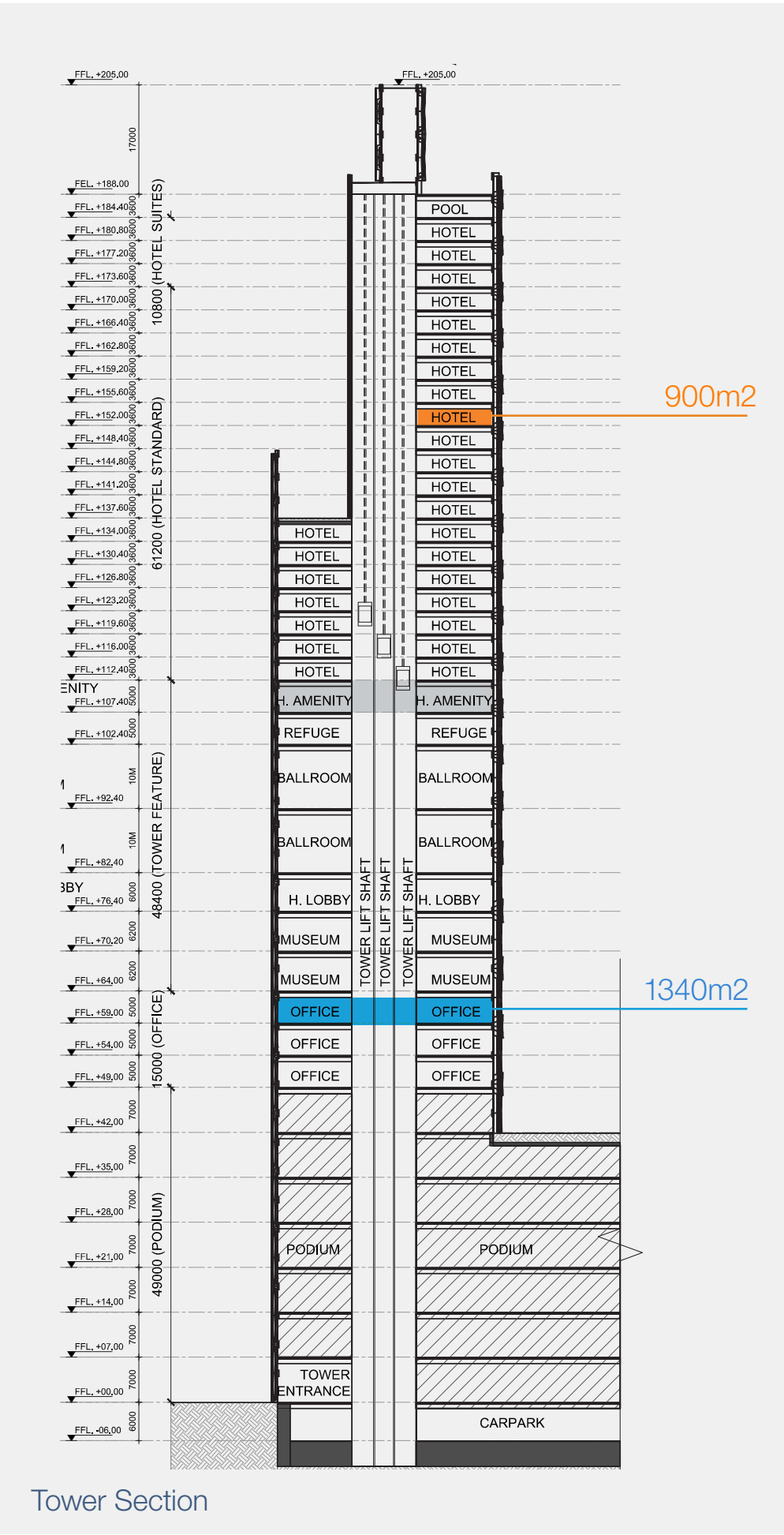


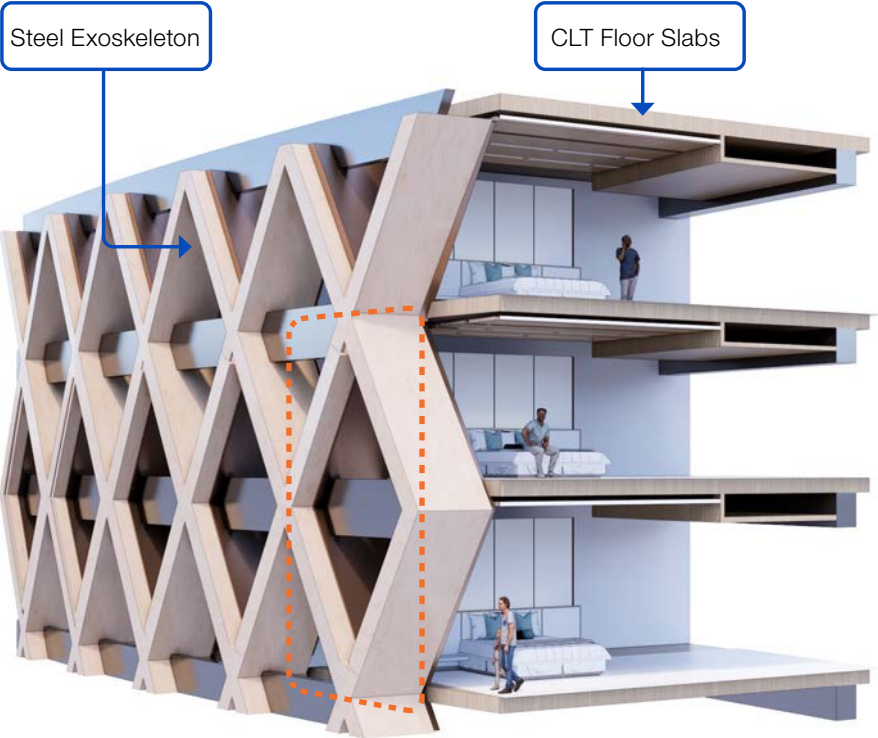
GFA: 900m2

Roof



GFA: 180m2





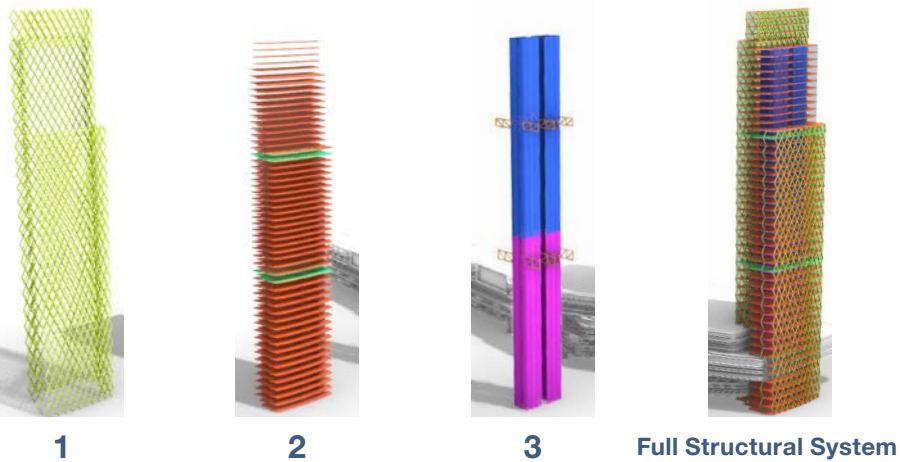
Facade Strategy

We clearly define the tectonic articulation of the tower through the the unitized exoskeleton cutting through glass volumes, unifying the concept of weaving, texture and industrial heritage in one gesture.

Sustainability Strategy

We have achieved a 50% solid to glazing ratio based on our exoskeleton facade and backpainted spandrel glass, providing far better thermal performance compared to a traditional curtain wall system.

Cross Laminated Timber (CLT) floor slabs further reduce embodied energy compared to traditional concrete floor slabs.



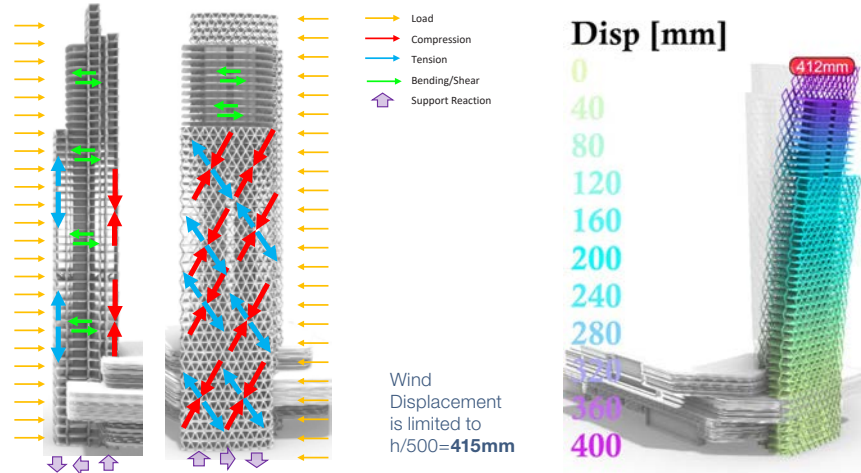
- 1. Steel Exoskeleton Diagrid
- 2. Steel beams and CLT Floor Slabs
- 3. Outrigger Steel Trusses

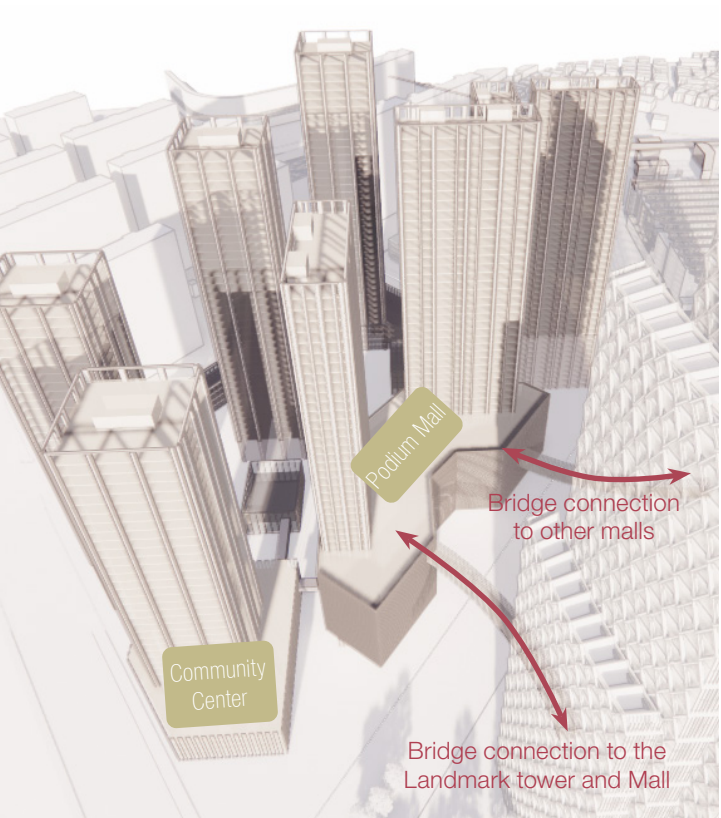
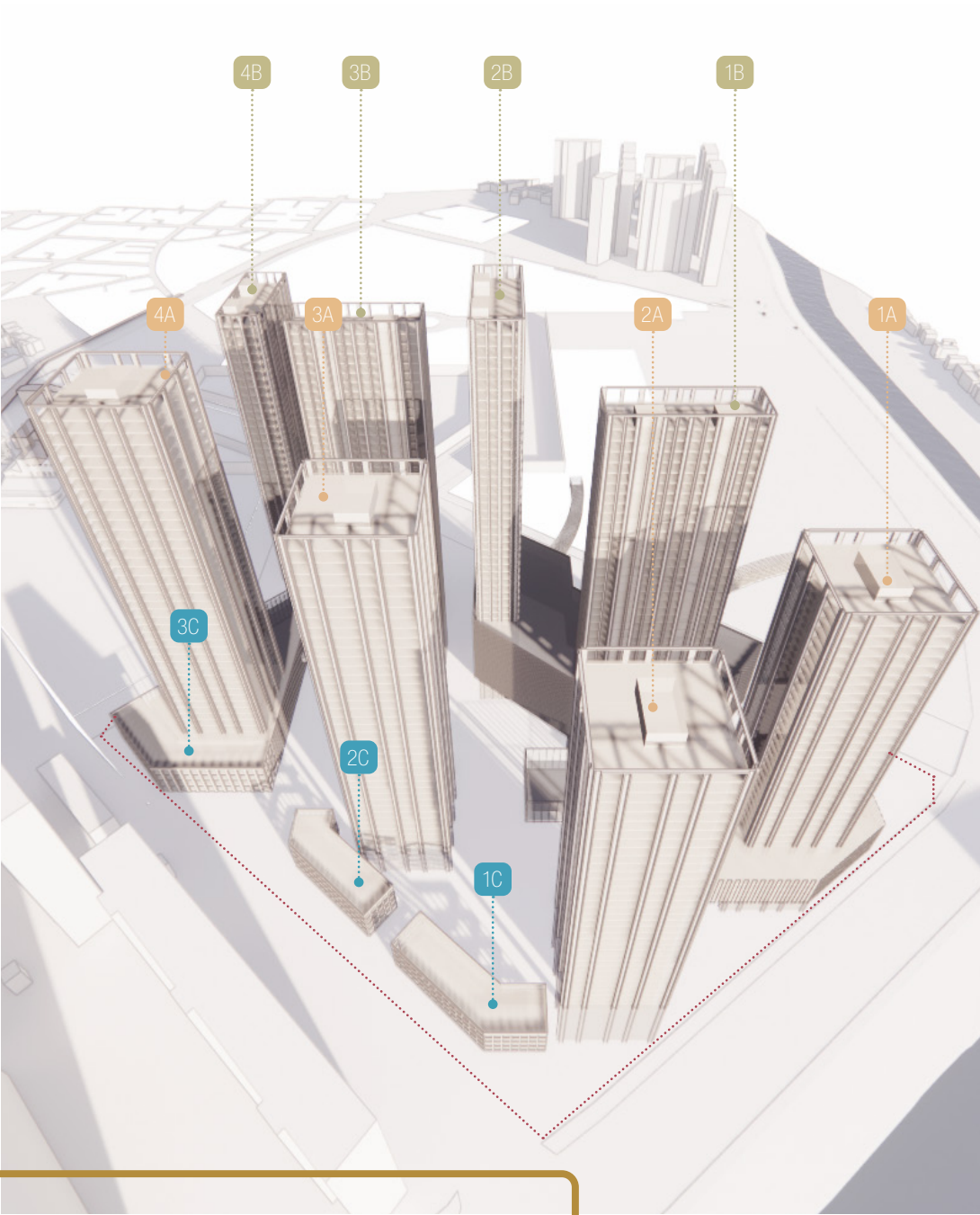
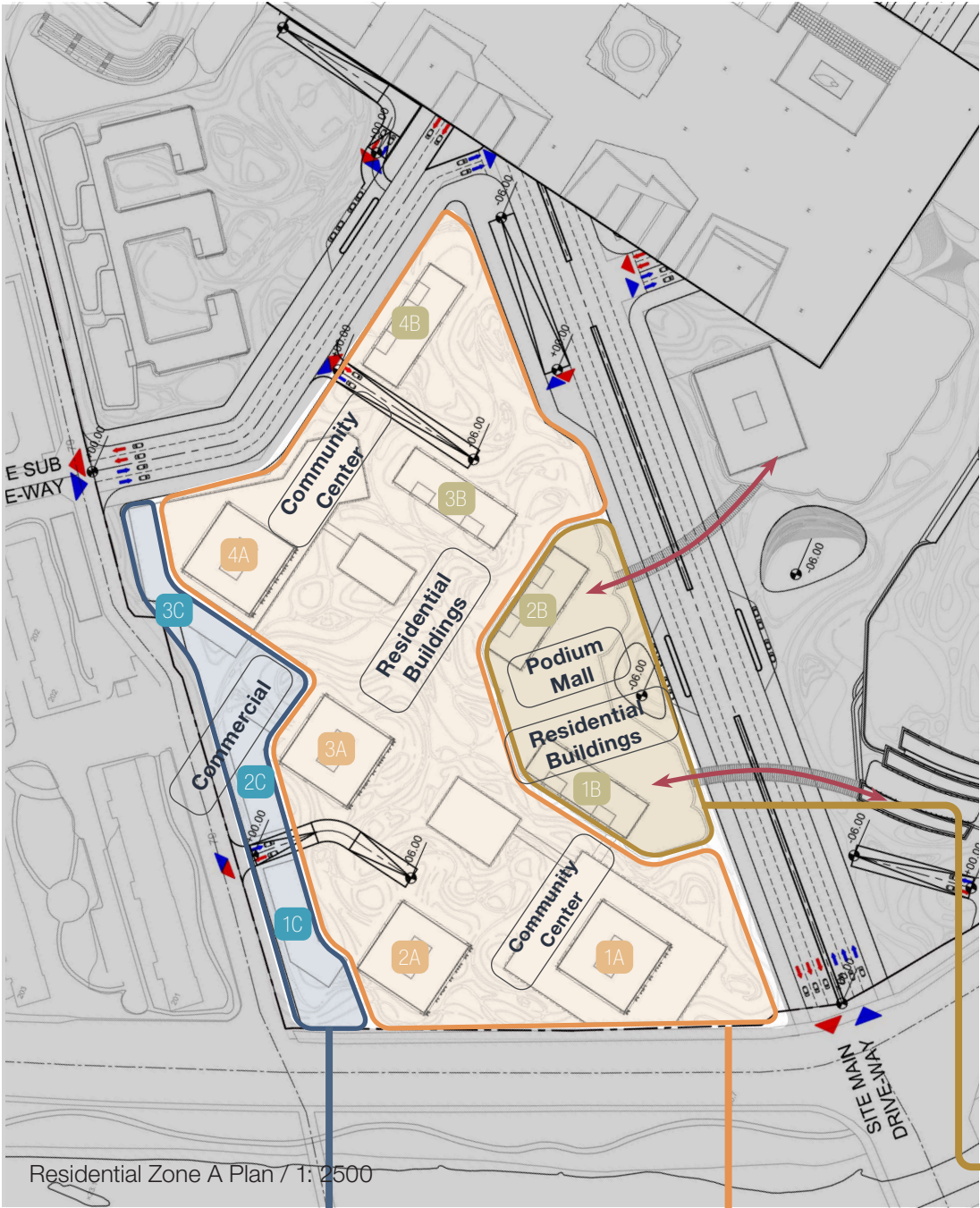
Our Structural solution comprises of an exterior steel diagrid, which acts as the main lateral stability structural component. CLT Slabs transfer loads from façade to core. Two levels of full height, steel, outrigger trusses mobilize the external diagrid with push pull action to counteract the lateral wind load.

This allows the entire floorplate to be column free.

This is extremely desirable given the small floor plate for commercial uses, especially the Ballroom and Office layouts. We can also utilize a central core so that all elevations enjoy panoramic views of the city.

Utilisation of diagrid members are generally below yield strength. The higher utilisations closer to the base will be avoided by optimizing cross section thickness to suit stress levels in later stages.

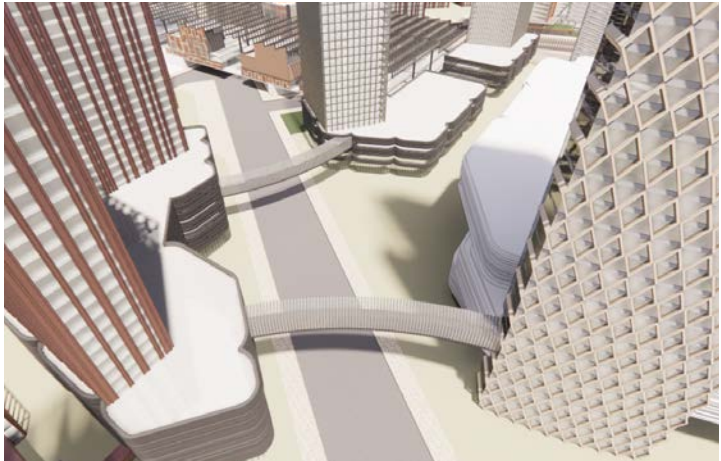




8 Residential towers and one podium mall, 2 podium community centers form residential zone A. Residential types *B* are *single-loaded corridors* (4 to 6 units per floor) and type *A* is *tower type* (6 to 8 units per floor). We provide **two different types considering orientation and view**. it also makes **various unit types** for the market.

40m width, 5 storeys podium mall is supporting residences and the surrounding neighbourhood. and also **connected to the commercial loop on the right by two bridges**.

4 storeys neighbourhood mall creates a street scape for the residence from out site and also adjacent plot.



Classification : Complex 3 - Commercial

GFA : 7,600m²
Floors : L4
Height : 20m

1C : L4 / 20m
2C : L4 / 20m
3C : L4 / 20m

Street Commercial Center Reference : Wall Street Mall / NZ

Classification : Complex 3 - Residential

GFA : 206,780m²
Floors : Podium L4 , Tower L33~L40
Height : 116~144m

1A : L29 / 116m	Total Residential : 190,280m²
2A : L33 / 116m	
3A : L38 / 133m	
4A : L40 / 144m	
Total Community Center : 16,500m²	
Grand Total : 206,780m²	
3B : L39 / 137m	
4B : L36 / 126m	

Classification : Complex 3 - Mixed-Use

GFA : 56,700m²
Floors : Podium L5 , Tower L33~L37
Height : 136~150m

1B : L33 / 136m	Total Residential : 38,700m²
2B : L37 / 150m	
Total Commercial : 18,000m²	
Grand Total : 56,700m²	

School



The primary school building is divided into **two main sectors**, multi-purpose and classroom.

The **multi-purpose** sector consists of **library, activity rooms, double height hall and rooftop farming** maintained by the students.

The **classroom** sector is split into three ends and each two grades occupied one.

The school building forms **two individual courtyards** that provide students **safe and shaded outdoor learning space**. With the south-east orientation of the building, natural ventilation openings allow the summer wind to flow into the courtyards while the building itself blocks the cold winter wind from the north.



School Playground & Field



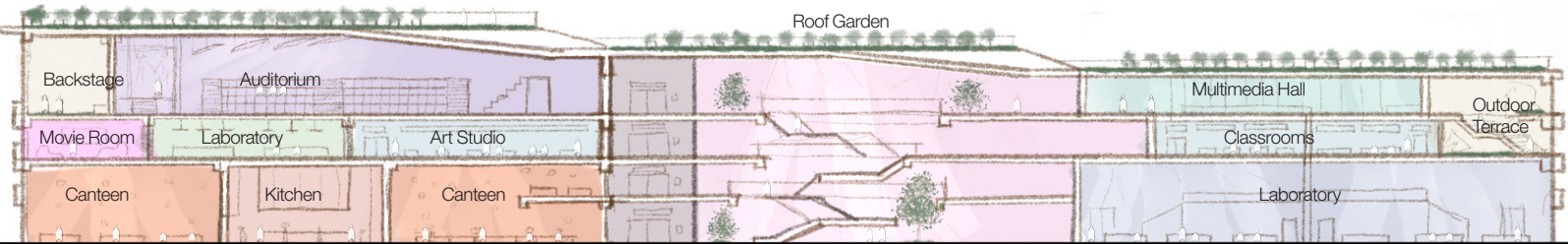
School Courtyard



School Library

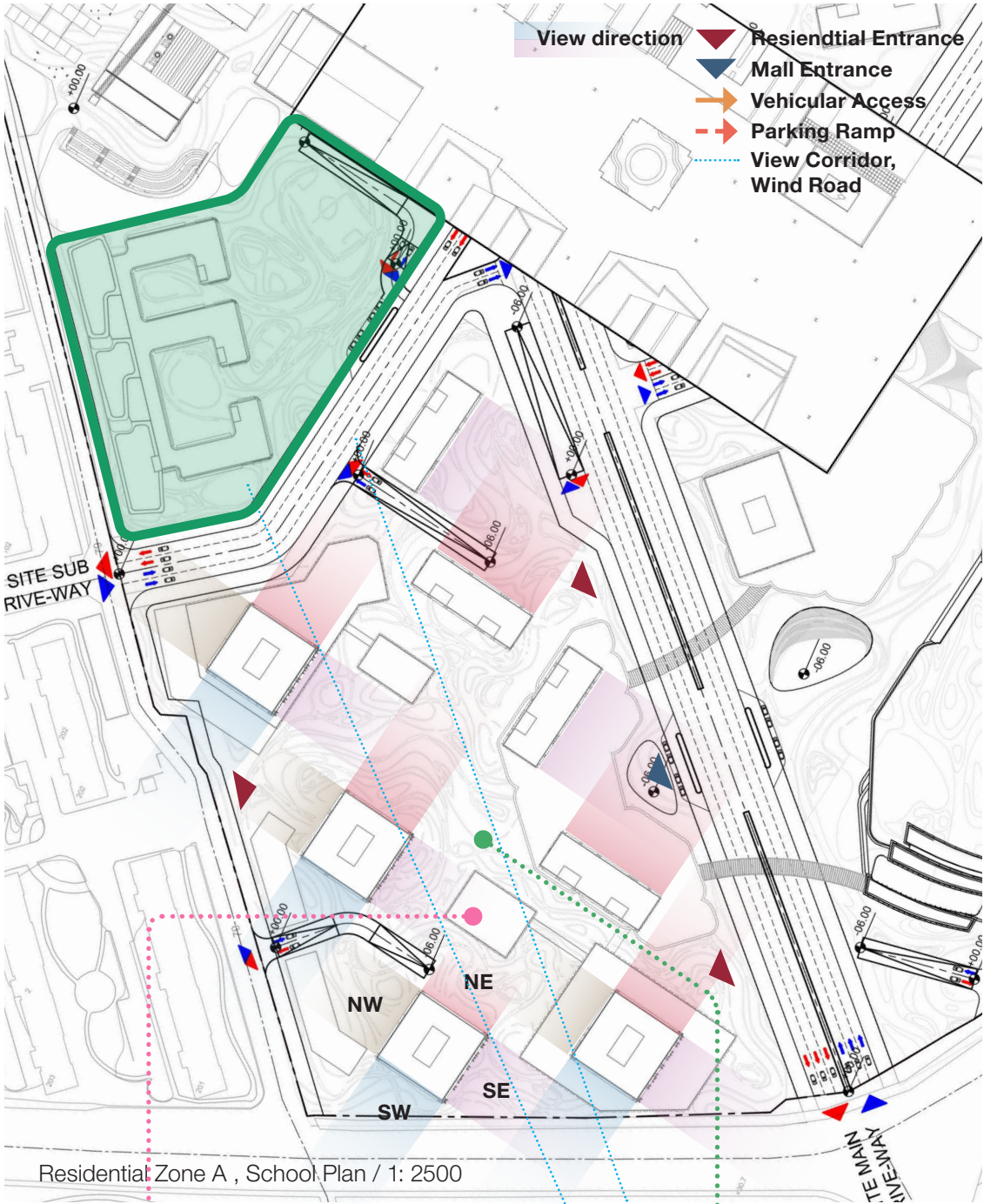


School Farming



Multi Purpose Space Sectional Diagram

Residential Zone A



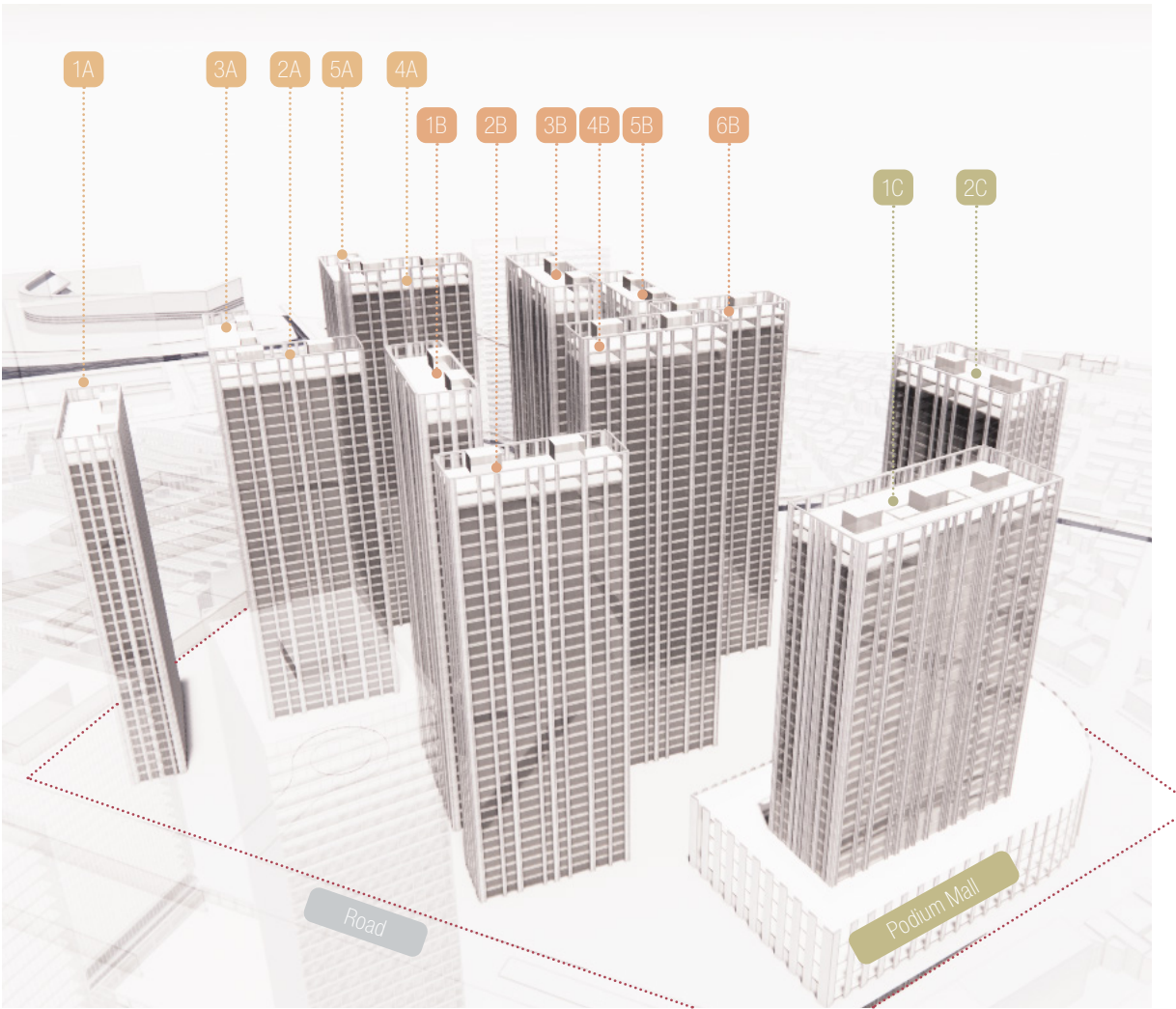
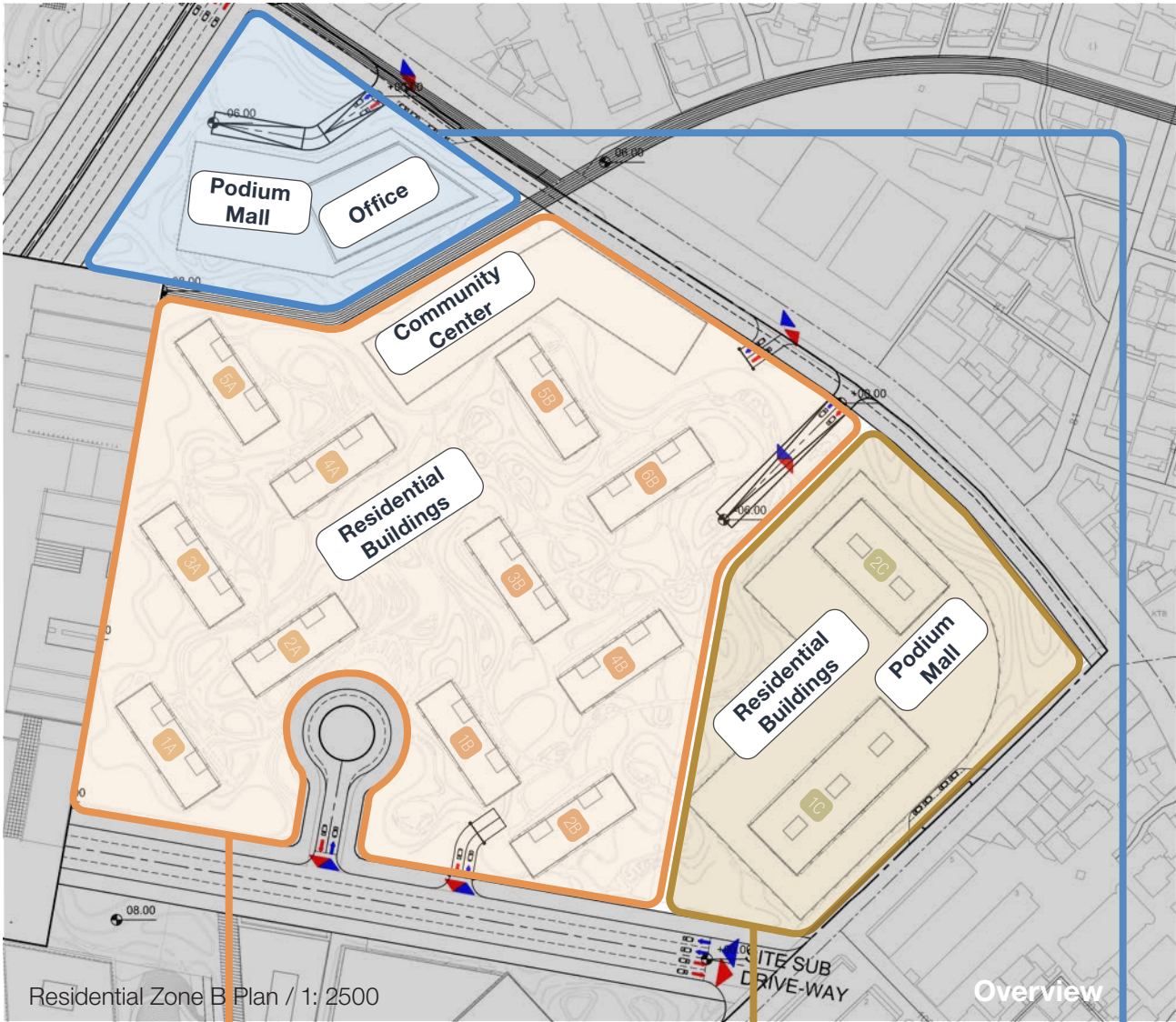
The residential towers maximize South-East and South-West oriented residential units and minimize view interference between units. The towers use single-loaded corridor for natural ventilation, and tower typologies provide diverse unit types and efficient land usage.



Island Community Center Reference : Cube Tube / China

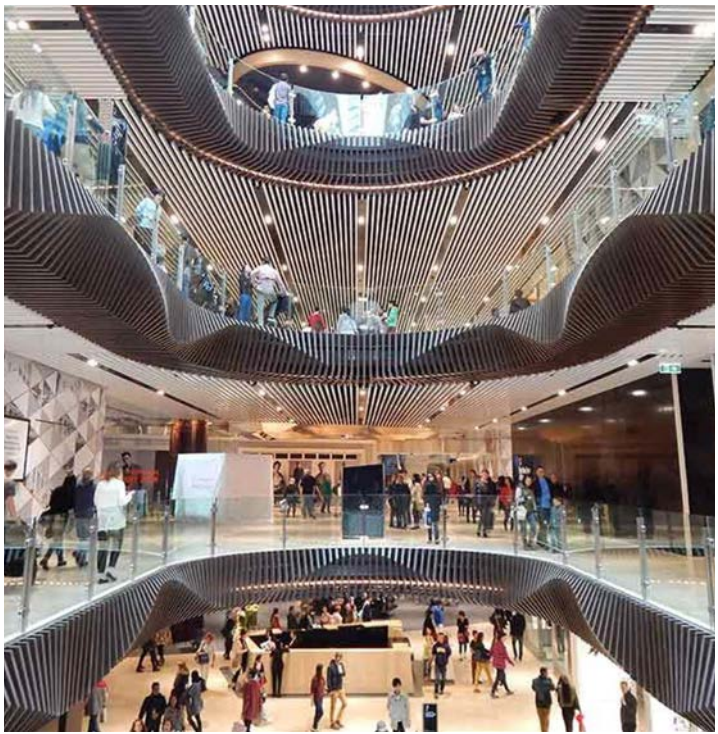


Courtyard Playground Reference



Residential Garden References

Residential area adjacent the History And Culture District. it has **13 residential towers**. Residential types A and B are single-loaded corridors (4 to 6 units per floor) and type C is double-loaded corridors (10 to 18 units per floor). **Two of 4 storeys Podium Mall** is supporting residences and the surrounding neighbourhood and **one office tower** for business. **Office Podium mall is connected to Gwangju Walkway.**



Podium Mall Reference : Emporium Melbourne/ Melbourne



Classification : Complex 3 - Residential
GFA : 291,450m²
Floors : L32~L43
Height : 112~150m

Classification : Complex 3 - Residential, Commercial
GFA : 115,820m²
Floors : L29
Height : 125m

1A : L32 / 112m
2A : L36 / 126m
3A : L35 / 122.5m
4A : L40 / 140m
5A : L37 / 129.5m
Total Residential : 267,030m²
Community Center : 9,000m²
Grand Total : 291,450m²

1B : L39 / 136.5m
2B : L36 / 126m
3B : L43 / 150m
4B : L41 / 143.5m
5B : L37 / 129.5m
6B : L38 / 133m

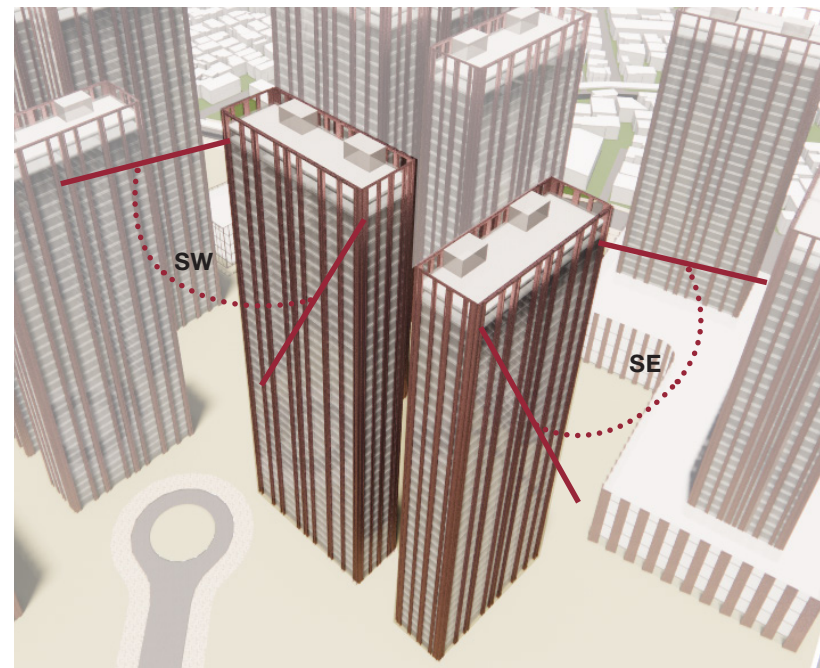
Community Center : L4 / 20m

1C : Podium L4 , Tower L27 / 118.5m
2C : Podium L4, Tower L29 / 125m
Total Commercial : 30,800m²
Total Residential : 77,020m²
Grand Total : 107,820m²

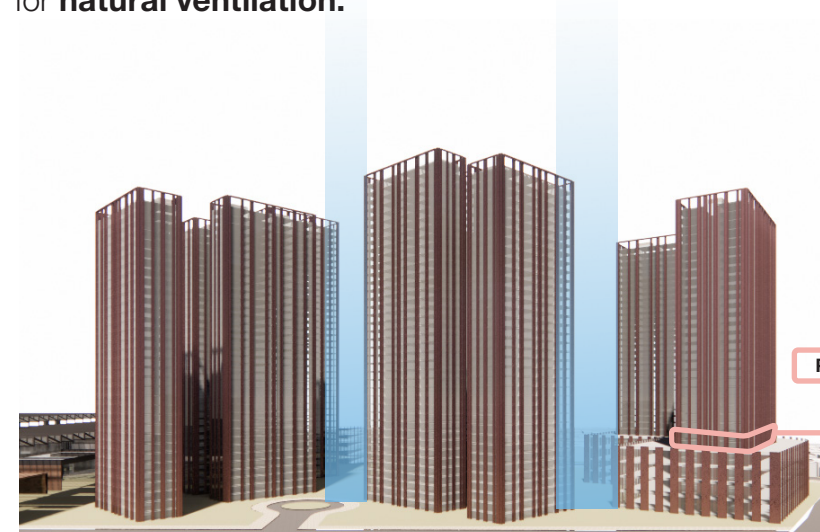
Classification : Complex 3 - Commercial
GFA : 55,040m²
Floors : L29
Height : 128m



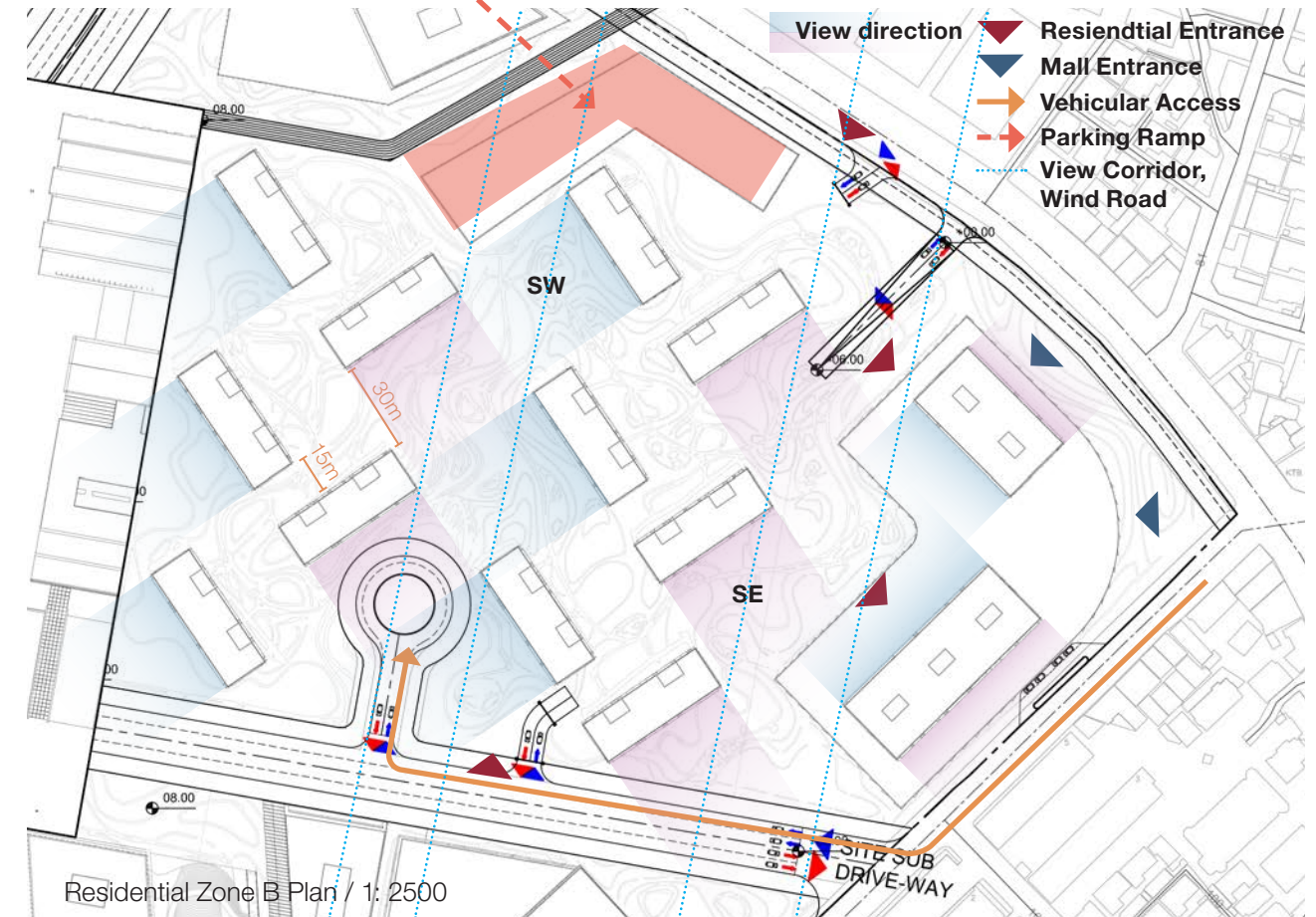
Community Center Reference : Sukagawa Community Center/ Japan



Maximizing views on South-East and South-West oriented residential units and minimize view interference between units. The towers use single-loaded corridor for natural ventilation.

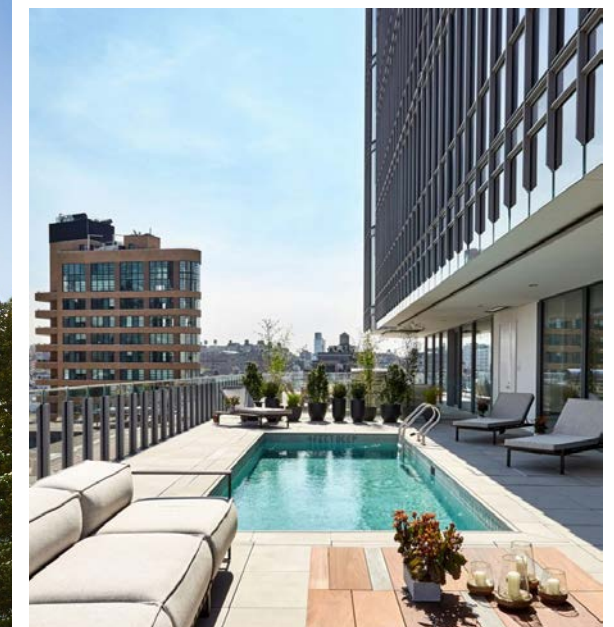


For a more comfortable living environment, we make a **View Corridor**. It also function as a **windflow path** to allow **summer south prevailing wind to the open space** (increase outdoor thermal comfort during summer).

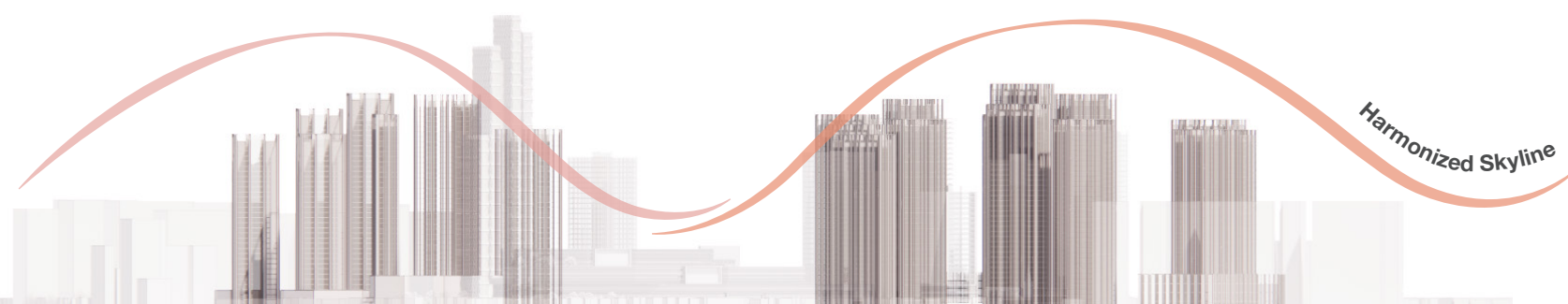


The 565-Broome in NYC comprises 115 residences – ranging from studios to four-bedroom homes – across the two towers.

The top level of 10 -storey podium is occupied by a large **penthouse** unit, with a large **private terrace and outdoor swimming pool on the roof**.



Residential Reference : 565-Broome / NYC



Residential Zone A

Residential Zone B

South Elevation

