

CHONBANG AND ILSHIN TEXTILE INDUSTRIAL SITE

GWANGJU - SOUTH KOREA



15.03.2023

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SITE DECODE

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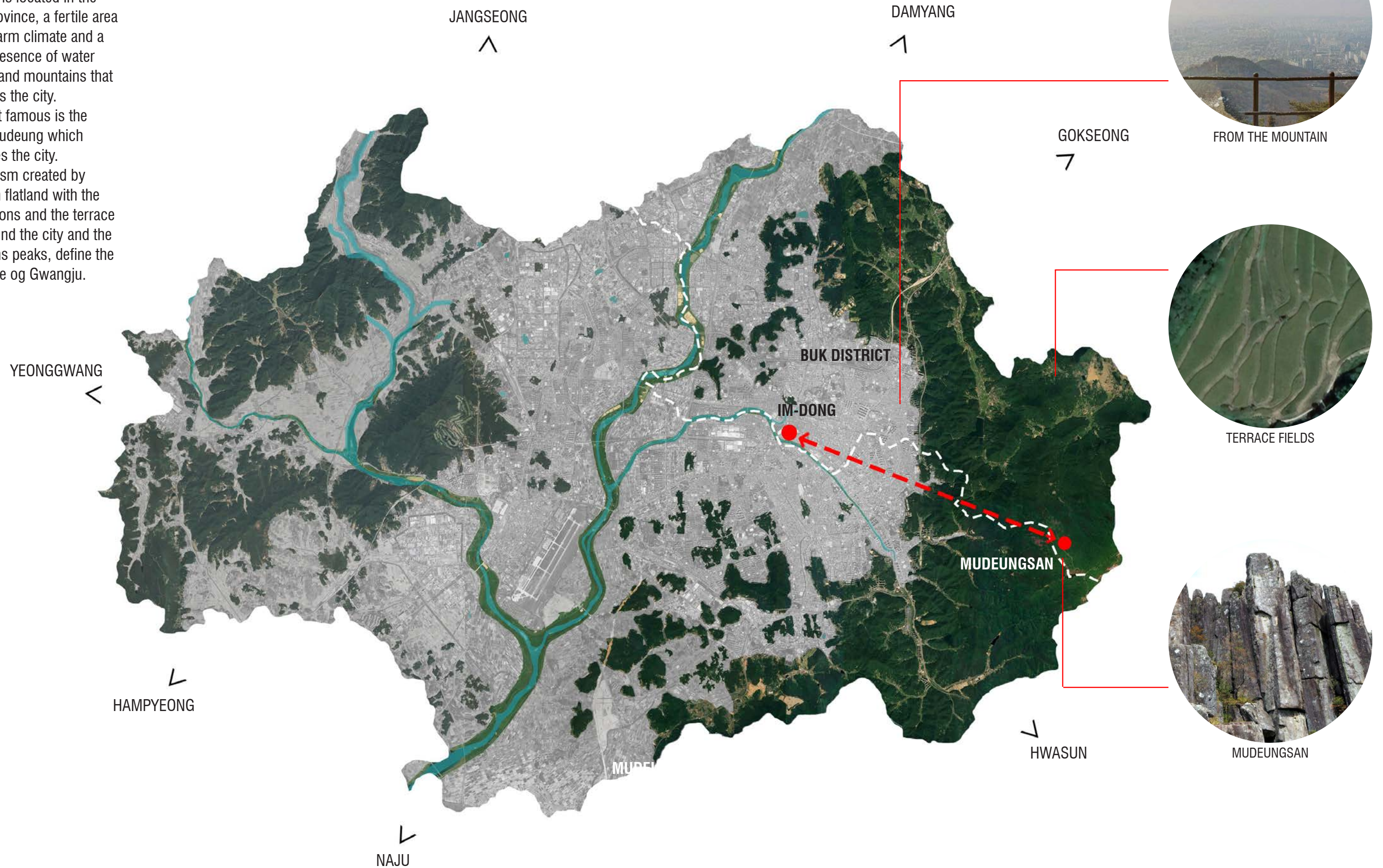
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1 SITE DECODE

1.1 URBAN ANALYSIS

Gwangju is located in the Jeolla province, a fertile area with a warm climate and a visible presence of water streams and mountains that surrounds the city. The most famous is the Mount Mudeung which dominates the city. The dualism created by the green flatland with the cultivations and the terrace field around the city and the mountains peaks, define the landscape of Gwangju.



1 SITE DECODE

1.2 SITE ANALYSIS

The Chonbang and Ilshin site is located in a strategic position, across three districts and facing the river, but now it is like an island, separated by the rest of the city.

Because its strategic location can be easily become a bridge that connects three districts instead of a barrier in the city, and this is possible if, conceptually, from an unaccessible island becomes a open and permeable archipelago.

**(from)
ISLAND**

TRAIN STATION

**(to)
ARCHIPELAGO**

FORTRESS

1 SITE DECODE

1.3 PRESERVED BUILDINGS MAP

Open the city to the city means also tells the story about the past of this area. For this reason, the most iconic industrial building are preserved, especially the ones in the North'West corner and the ones in the South'East one, to create two opposite poles of attraction eventually connected by a loop that retraces the existing rail along the West side.



1. ELEVATED TANK



2. POWER PLANT



3. BOILER ROOM 1, 2



4. FABRIC FACTORY



5. OFFICE



6. TREE



7. FACTORY



8. TRAMWAY

1 SITE DECODE

1.4 RESEARCH AND INSPIRATIONS

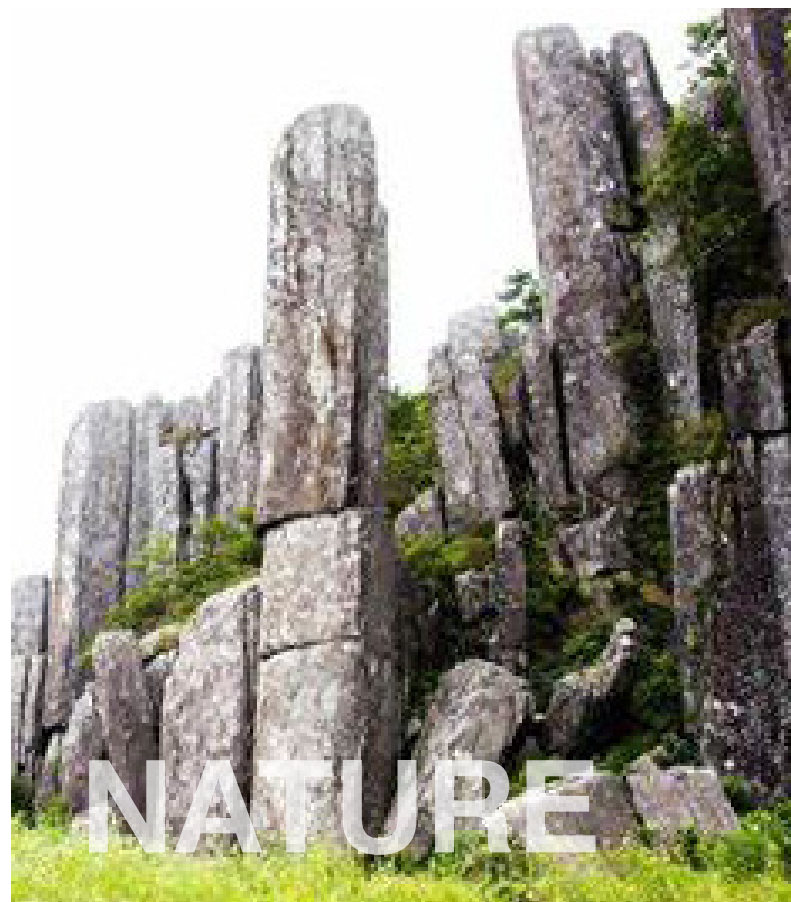
History, tradition and nature are the three milestones on which is based the urban strategy for the Chonbang and Ilshin site renewal.

The history of the site is important to translate the legacy of the industrial vocation of this part of the city, the nature to highlight the gorgeous landscape around Gwangju and in particular the Mount Mudeung area, and the tradition, specifically the Bojagi textile technique which is the art to combine leftovers pieces of fabric to create brand new items.

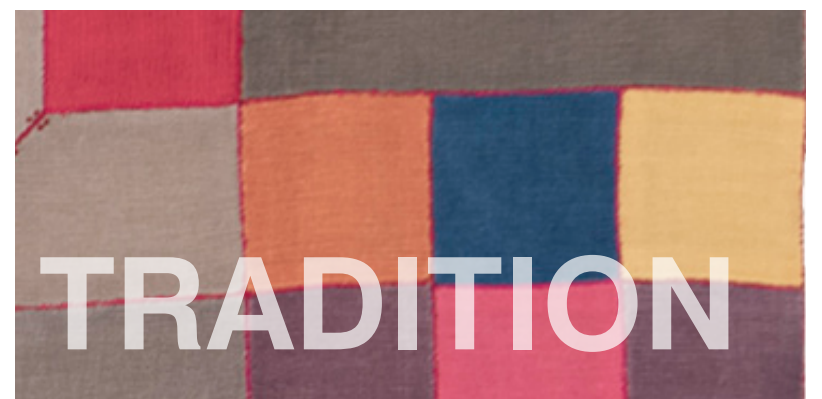
Somehow the urban concept follows the same Bojagi principle: pieces of the old factories and pieces of the surrounding landscape are combined to generate a place which is brand new, but at the same time well rooted in the history and geography of the GwangJu and open to the citizens again.



HISTORY



NATURE



TRADITION

MASTER PLAN

2.1 DESIGN CONCEPT

2.2 SITE PLAN (ROOF)

2.3 URBAN SECTIONS & ELEVATIONS

2.4 LANDSCAPE STRATEGY

2.5 TRAFFIC STRATEGY

2.6 FACILITY AREA TABLE



2 MASTERPLAN

2.1

DESIGN CONCEPT

The stunning terraced fields at the North West side of Gwangju are the inspiration for the masterplan concept. The idea is to create an open garden, or a piece of countryside in the city, to contrast the current image of the site which is industrial and abandoned. The fields become the trace to mark paths, gardens, pools and the Complex 3 mixed-use podiums. The result is a three dimensional public space where the interaction with the nature is the key point.



2 MASTERPLAN

2.2 SITE PLAN (ROOF)

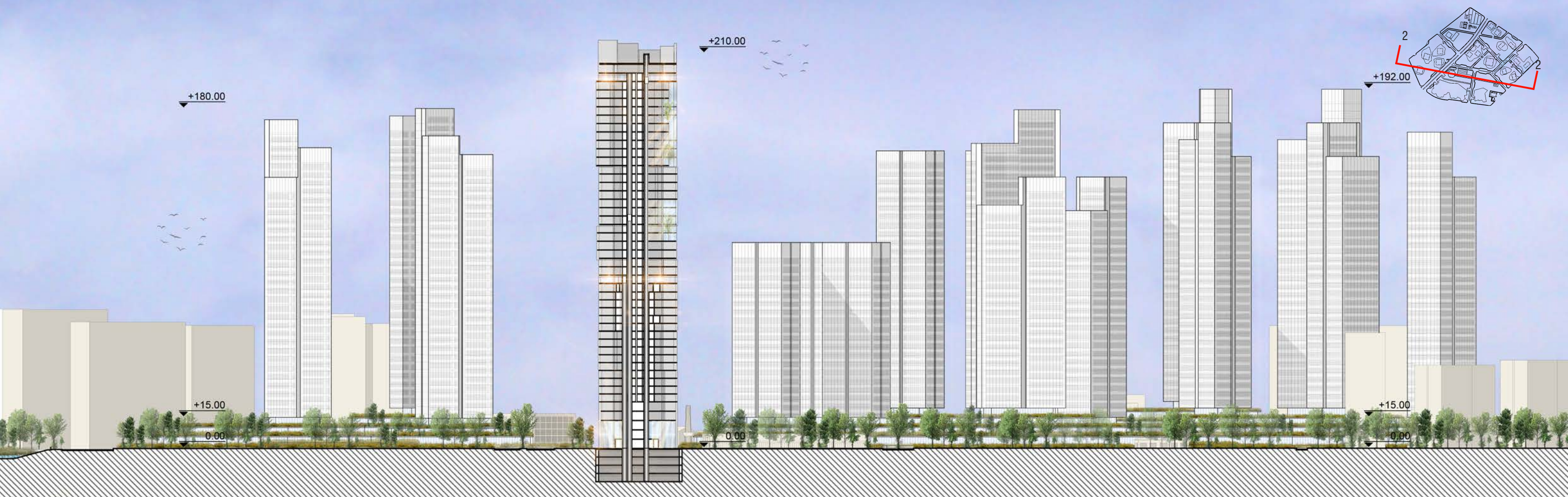






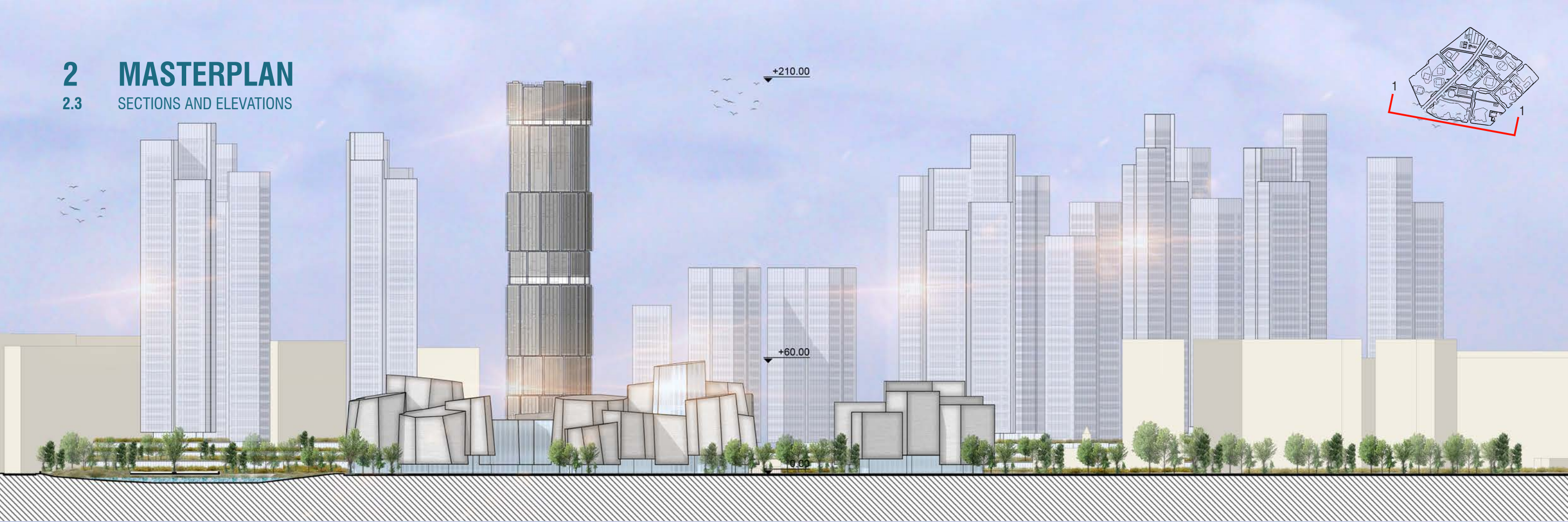
2 MASTERPLAN

2.3 SECTIONS AND ELEVATIONS



2 MASTERPLAN

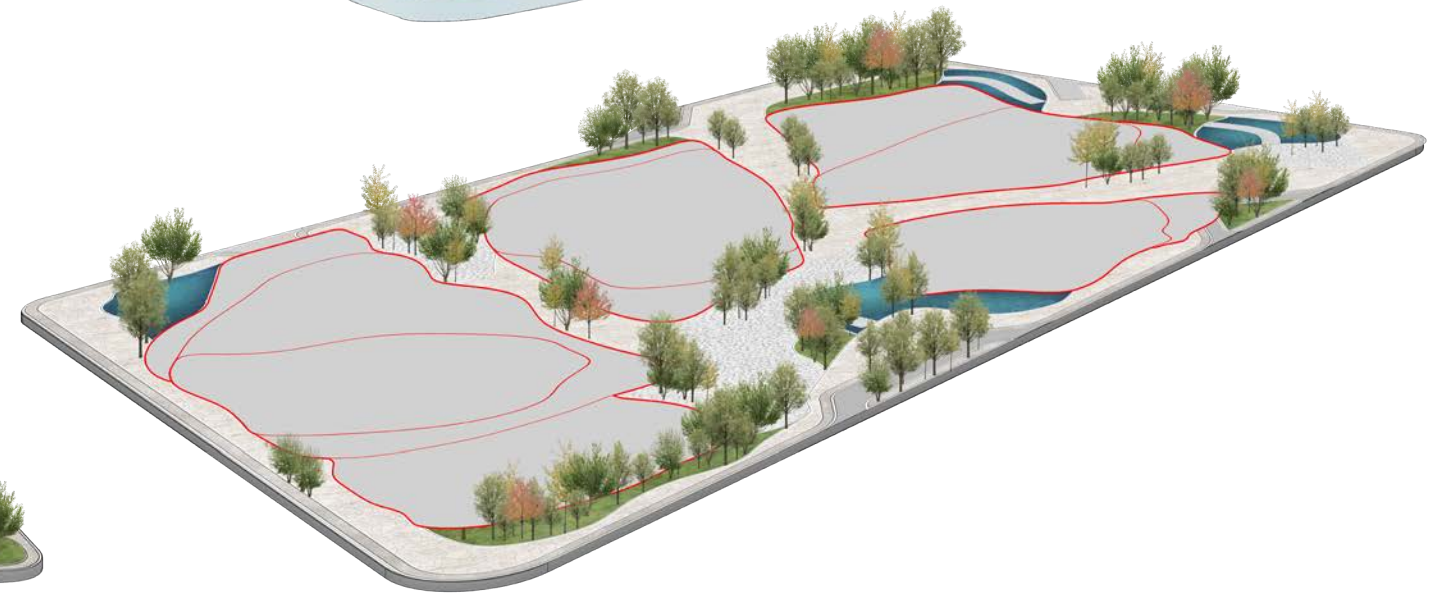
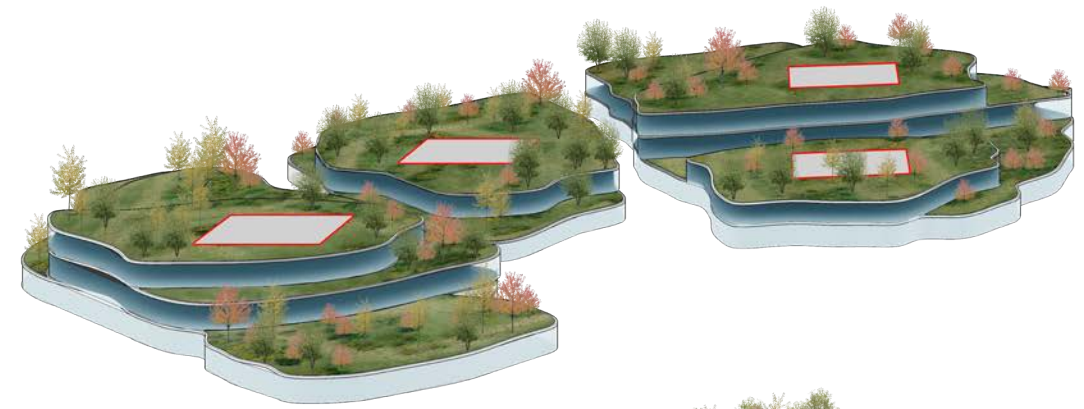
2.3 SECTIONS AND ELEVATIONS



2 MASTERPLAN

2.4 LANDSCAPE STRATEGY

The COMPLEX 3 landscape consists in terrace-shaped podiums to recall the terrace fields in the countryside on the northwest of the city. This peculiar three-dimensional public realm system improves the livability for the residents, as well as the experience for the citizens that might stroll in the areas, thanks to the human-scale spaces and the high percentage of green. The COMPLEX 1 & 2 are linked by the same design language who take inspiration by the rock formation of the Mount Mudeung. The public realm is flat, but fully designed by the same pattern from which the buildings masses are created, to shape a consistet environemnt made by green, water, glass and metal.



COMPLEX 1 - 2

COMPLEX 3

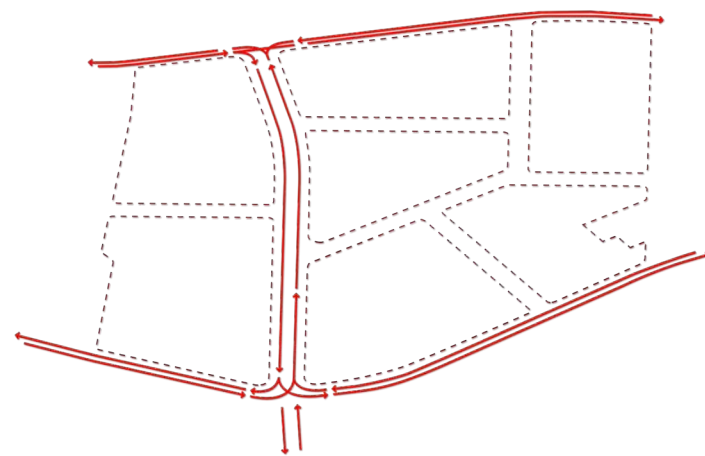
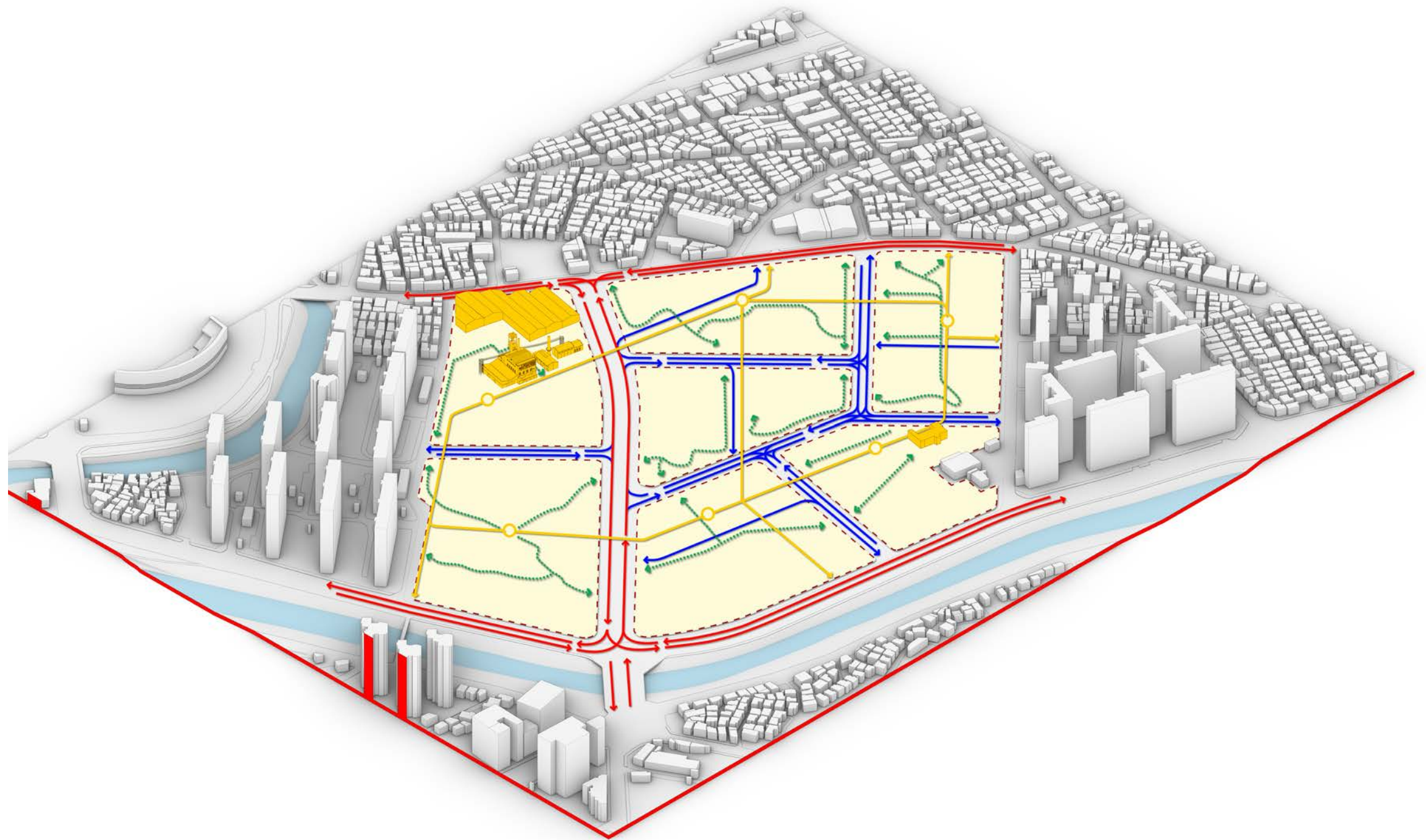
2 MASTERPLAN

2.5 TRAFFIC STRATEGY

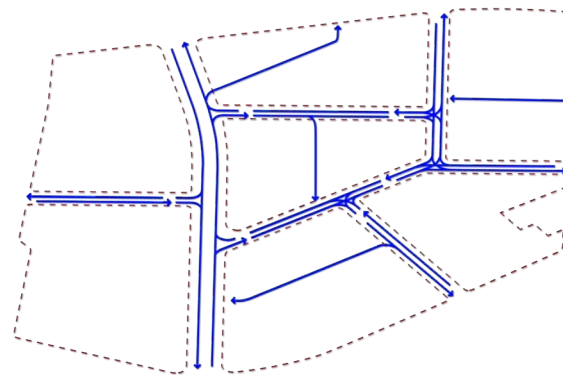
The circulation system is simple and practical. Because of the proximity to the river and also for budget reasons, the main road system is entirely above ground.

The circulation from one riverside to the other is then direct and fast. A secondary system allows an articulated connection between the plots, to guarantee a smooth circulation of cars and trucks. About the park, the majority is underground, with a double entry/exit access ramp for every tower.

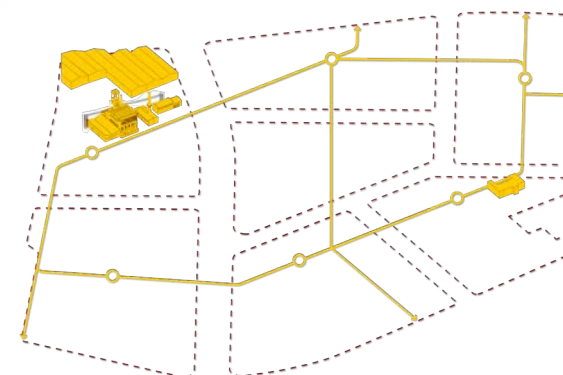
The historical route loop is the main pedestrian inter-plots flow, while inside each plot there is an adequate network of paths. There is also a certain number of bridges to connect the closest podiums wherever possible.



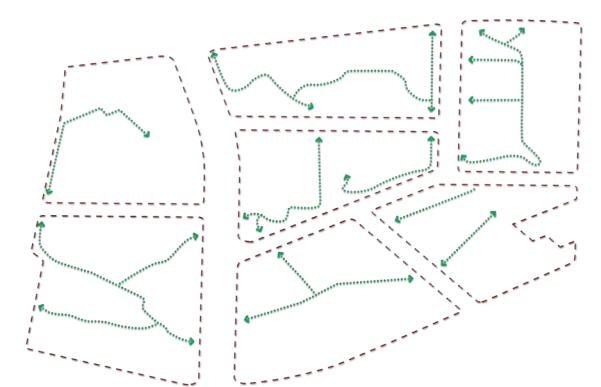
MAIN ROAD NETWORK
(CITY LEVEL)



SECONDARY ROAD NETWORK
(INTRA-PLOTS CIRCULATION)

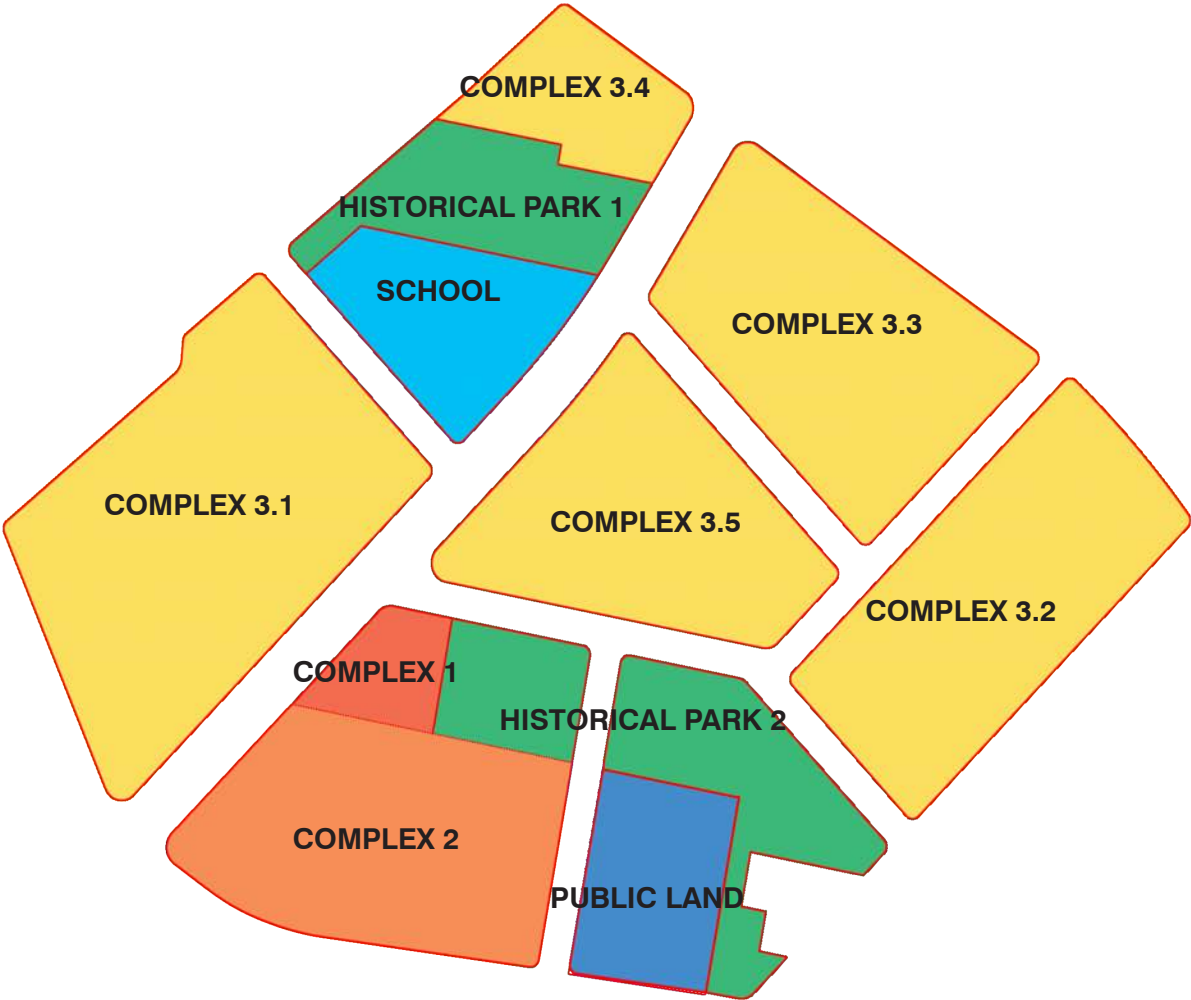


HISTORICAL PARK LOOP
(INTRA-PLOTS SLOW MOBILITY)



PEDESTRIAN ROUTES
(INNER-PLOTS SLOW MOBILITY)

classification		area(m²)	total floor area ratio(%)	ground area plan(m²)	height(m)
total		296,677.00		1,181,252.00	
complex facilities	subtotal	186,492.12		1,093,956.00	
	complex1	5,191.25	799.81%	41,520.00	210
	complex2	30,727.59	490.76%	150,800.00	59
	complex3	subtotal	150,573.28	598.80%	901,636.00
		complex3-1	47,096.47		274,731.00
		complex3-2	33,179.46		218,101.00
		complex3-3	32,931.10		208,329.00
		complex3-4	10,115.71		50,400.00
		complex3-5	27,250.54		150,075.00
public facilities	subtotal	110,184.88		87,296.00	
	road	49,171.15			
	historic and culture park	subtotal	35,292.28	30.85%	10,886.00
		historic and culture park 1	12,940.67		31
		historic and culture park 2	22,351.61		8
	public site	11,860.57	392.98%	46,610.00	48
	school site	13,860.88	214.99%	29,800.00	19



LOCAL REGULATIONS

SETBACK

3m from road
1.5m from other plot

LANDSCAPE IN PLOT

If floor area over 2.000 sqm, 20%
Over 1.000 sqm, under 2.000sqm, 13%
under 1.000 sqm, 7%

PARKING

Accomodation: 1 P / 134 sqm
Commercial, Business: 1 P / 100 sqm
Residential: 1 P / unit (if over 30sqm)
0,5 P / unit (if under 30sqm)

THE LANDMARK

3.1 TOWER CONCEPT

3.2 DESIGN SKETCHES

3.3 COMPELX 1 & 2 MASTERPLAN

3.4 PROGRAM AND CIRCULATION

3.5 SECTIONS AND ELEVATIONS

3.6 TYPICAL HOTEL FLOOR PLAN

3.7 GROUND FLOOR PLAN & LOBBY PLAN

3.8 OFFICE & BUSINESS APARTMENTS PLAN

3.9 COMPLEX 1 AREA TABLE



3 THE LANDMARK

3.1 TOWER CONCEPT

The complex 1 & 2 design takes inspiration by the rock formation of the Mount Mudeung, to create a stone forest all along the river and reshape the city scape of the area, still using elements that belongs already to the GwangJu background.

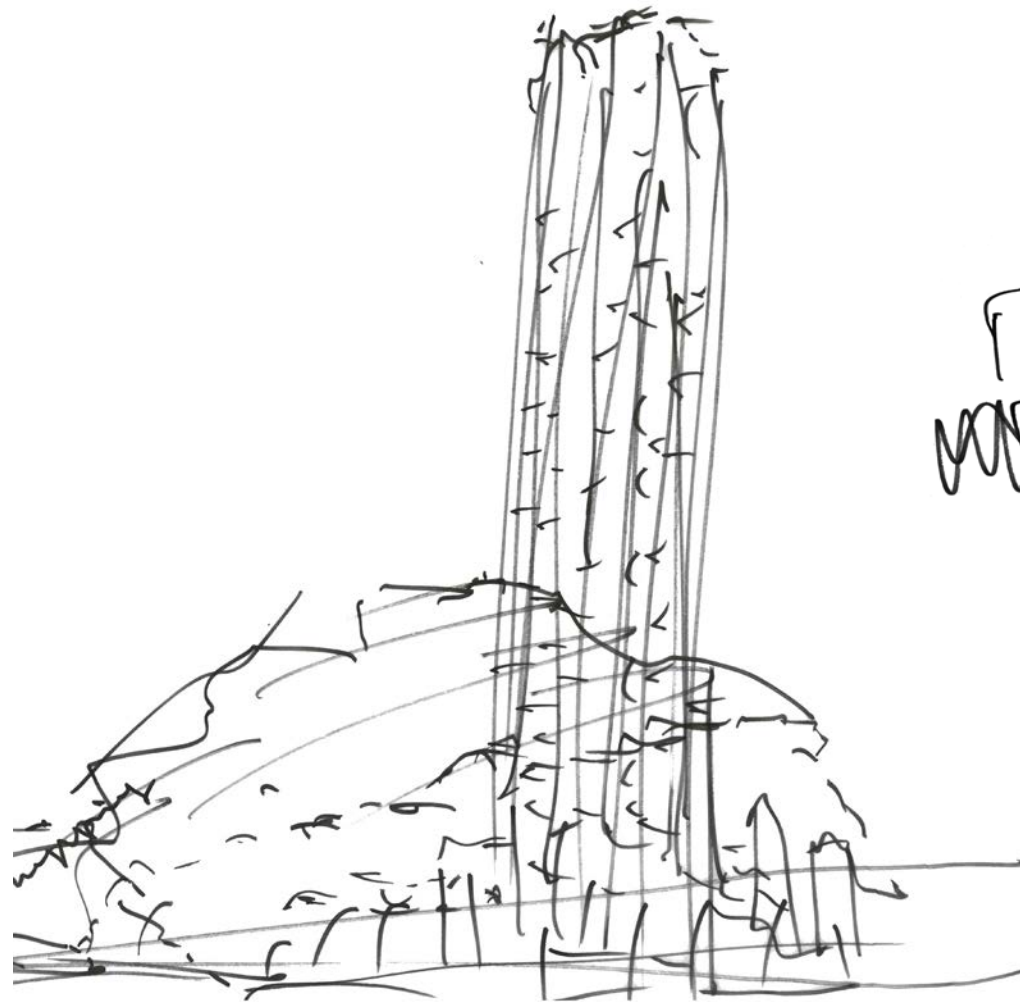
In this stone forest, the landmark tower is the highest piece, but all the other volumes raises from the same matri to create a consistent language and so a highly recognizable skyline.



3 THE LANDMARK

3.2

DESIGN SKETCHES



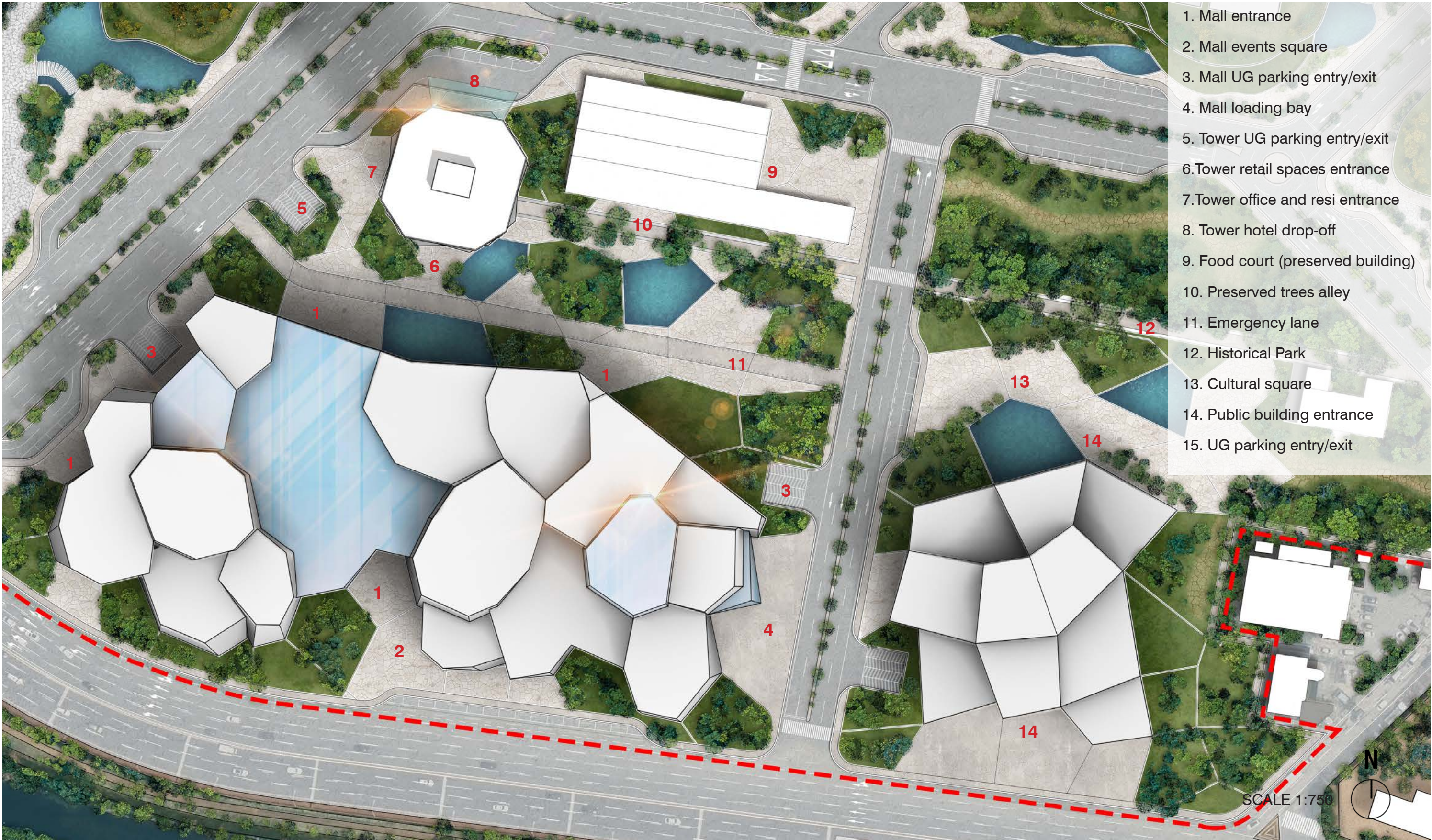






3 THE LANDMARK

3.3 COMPLEX 1&2 MASTERPLAN

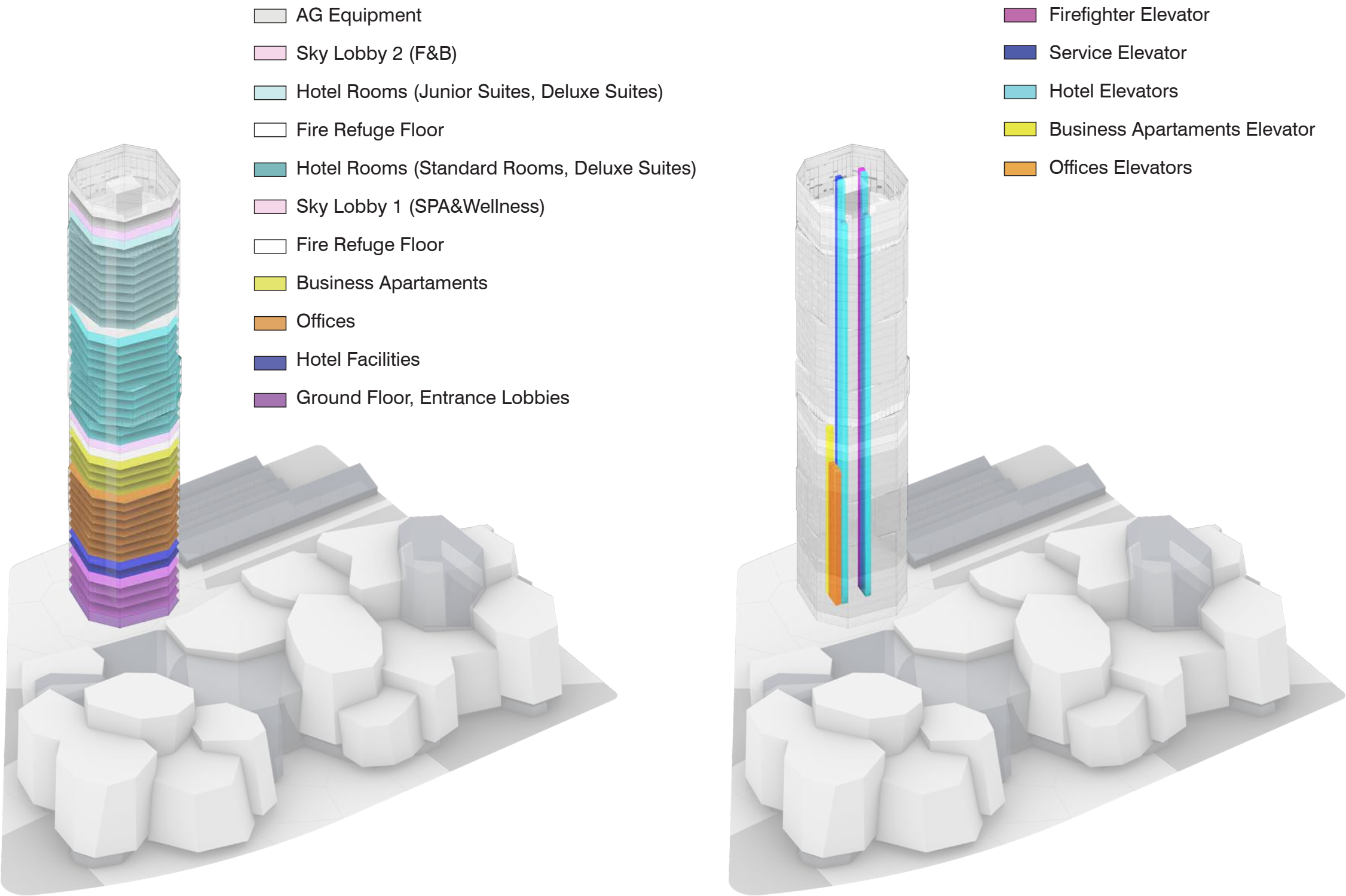


- 1. Mall entrance
- 2. Mall events square
- 3. Mall UG parking entry/exit
- 4. Mall loading bay
- 5. Tower UG parking entry/exit
- 6. Tower retail spaces entrance
- 7. Tower office and resi entrance
- 8. Tower hotel drop-off
- 9. Food court (preserved building)
- 10. Preserved trees alley
- 11. Emergency lane
- 12. Historical Park
- 13. Cultural square
- 14. Public building entrance
- 15. UG parking entry/exit

3 THE LANDMARK

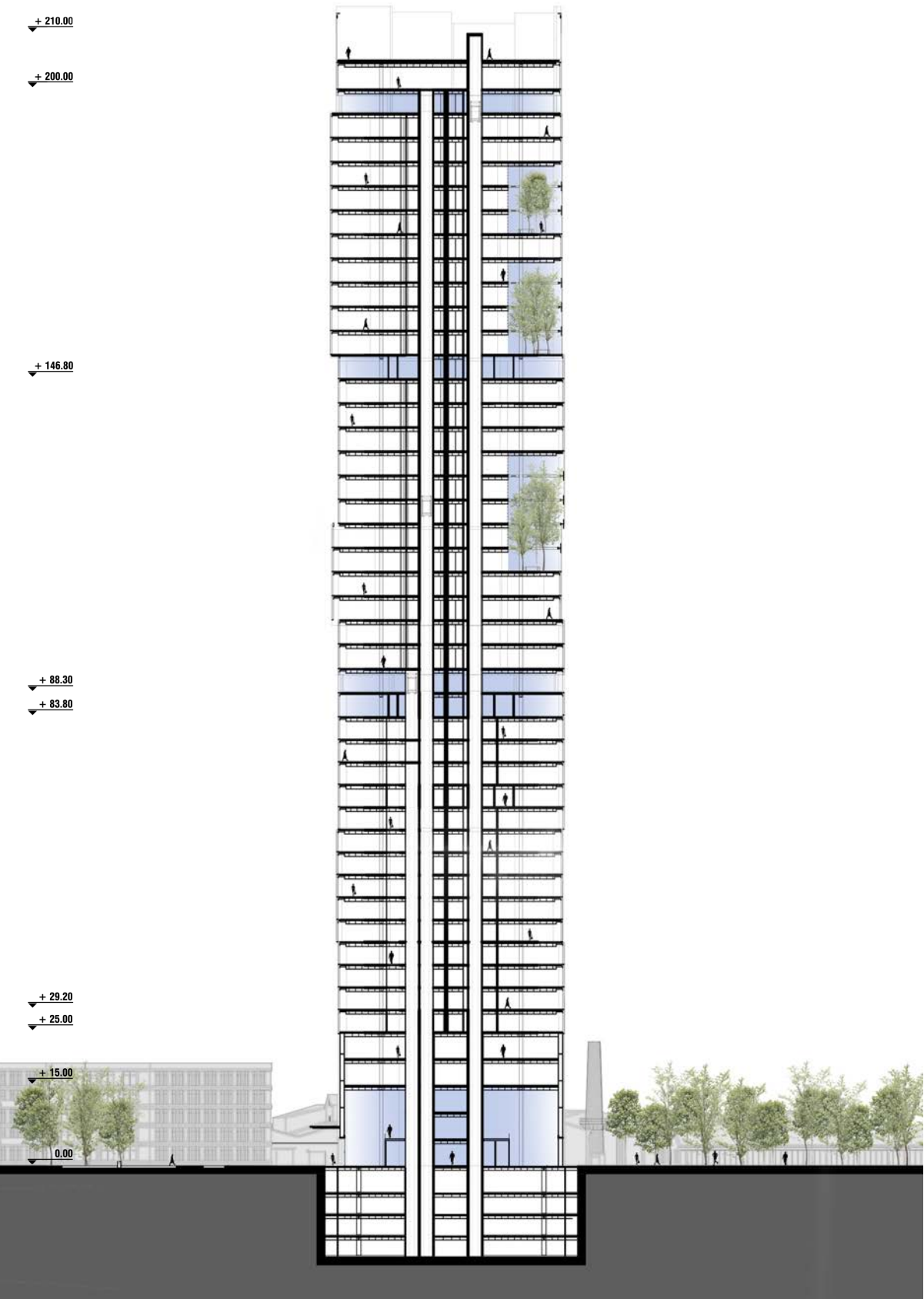
3.4 PROGRAM AND CIRCULATION

The landmark tower hosts a high end hotel with 250 rooms (88 deluxe suites, 60 junior suites, 108 standard room), and additional 5 levels of facilities including spa and wellness at the first sky lobby and restaurant and bars at the sky lobby on the rooftop. The sky lobbies are accessible not only by the guests, to use them as observation deck to observe the city and the mountains. The tower has a mix of functions where the hotel is the main one. There are also office, business apartments and reatils at the first levels. The idea is to keep the structure as much flexible as possible, with open floorplans, separated entrances and elevators to leave the possibility to the future operator to adapt the layout to any possible need and so guarantee a full occupancy and life to the future symbol of Gwangju.

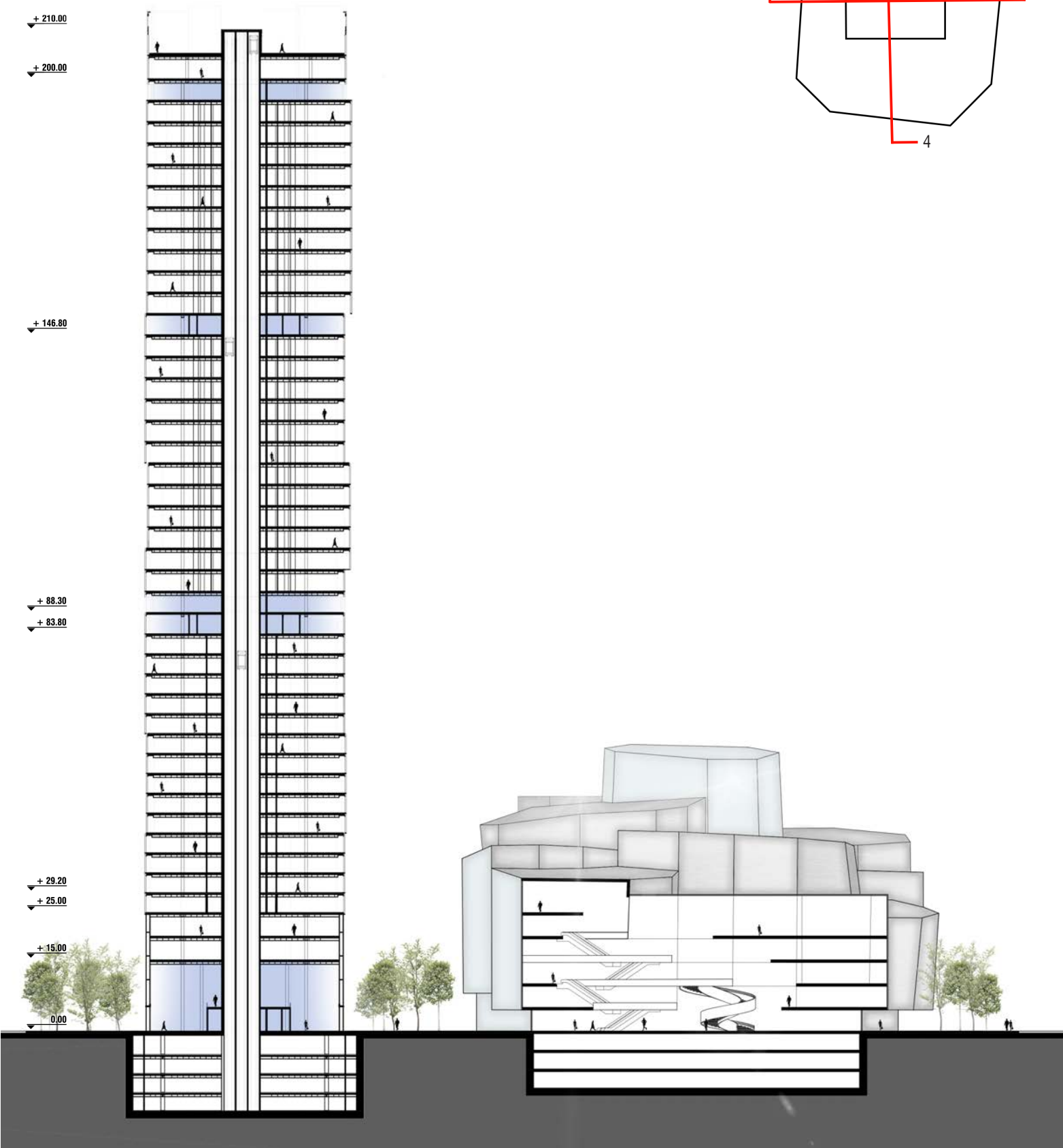
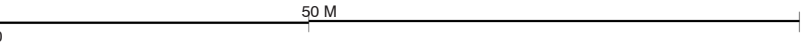


3 THE LANDMARK

3.5 SECTIONS AND ELEVATIONS



SECTION 3 - 3



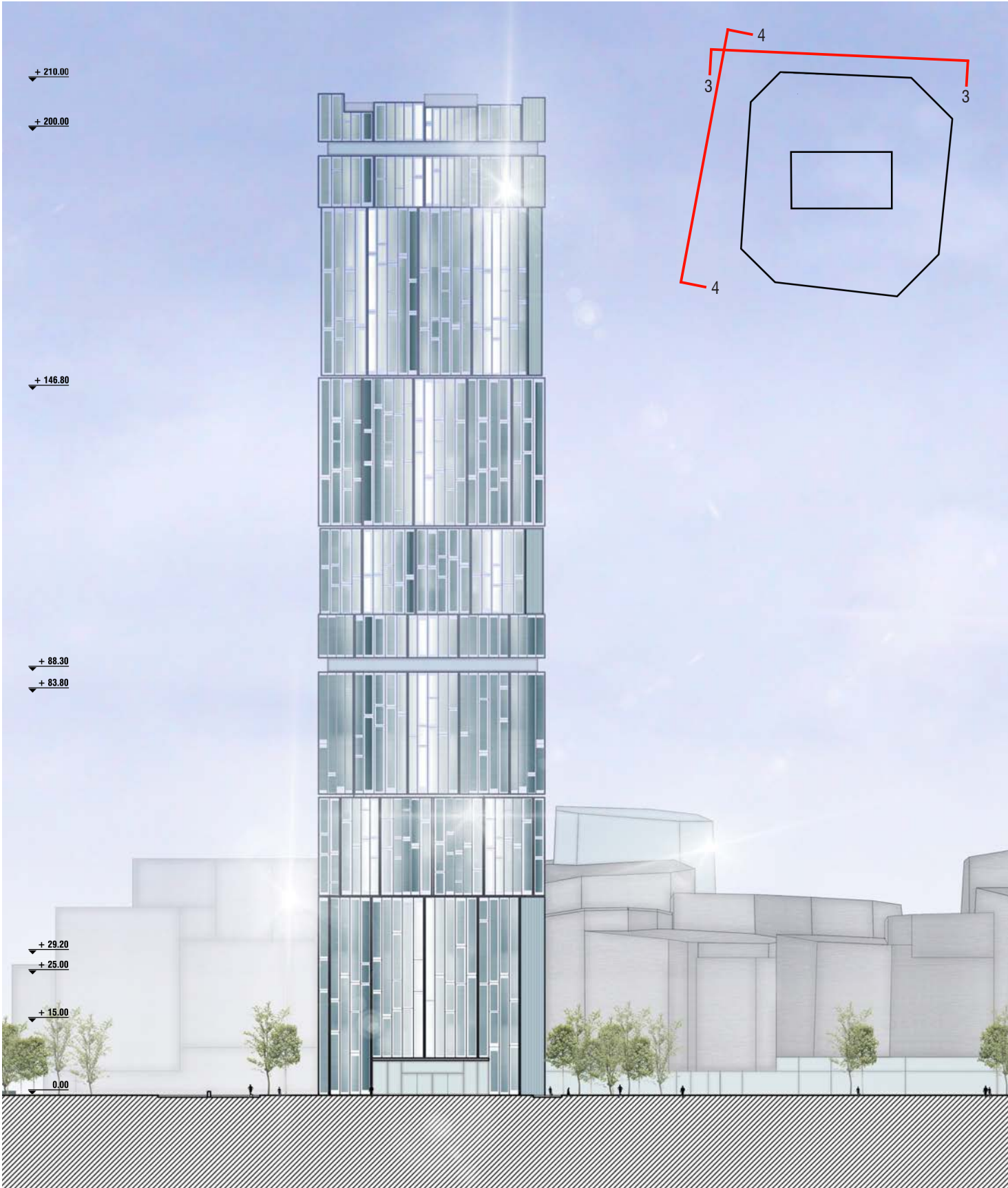
SECTION 4 - 4

3 THE LANDMARK

3.5 SECTIONS AND ELEVATIONS



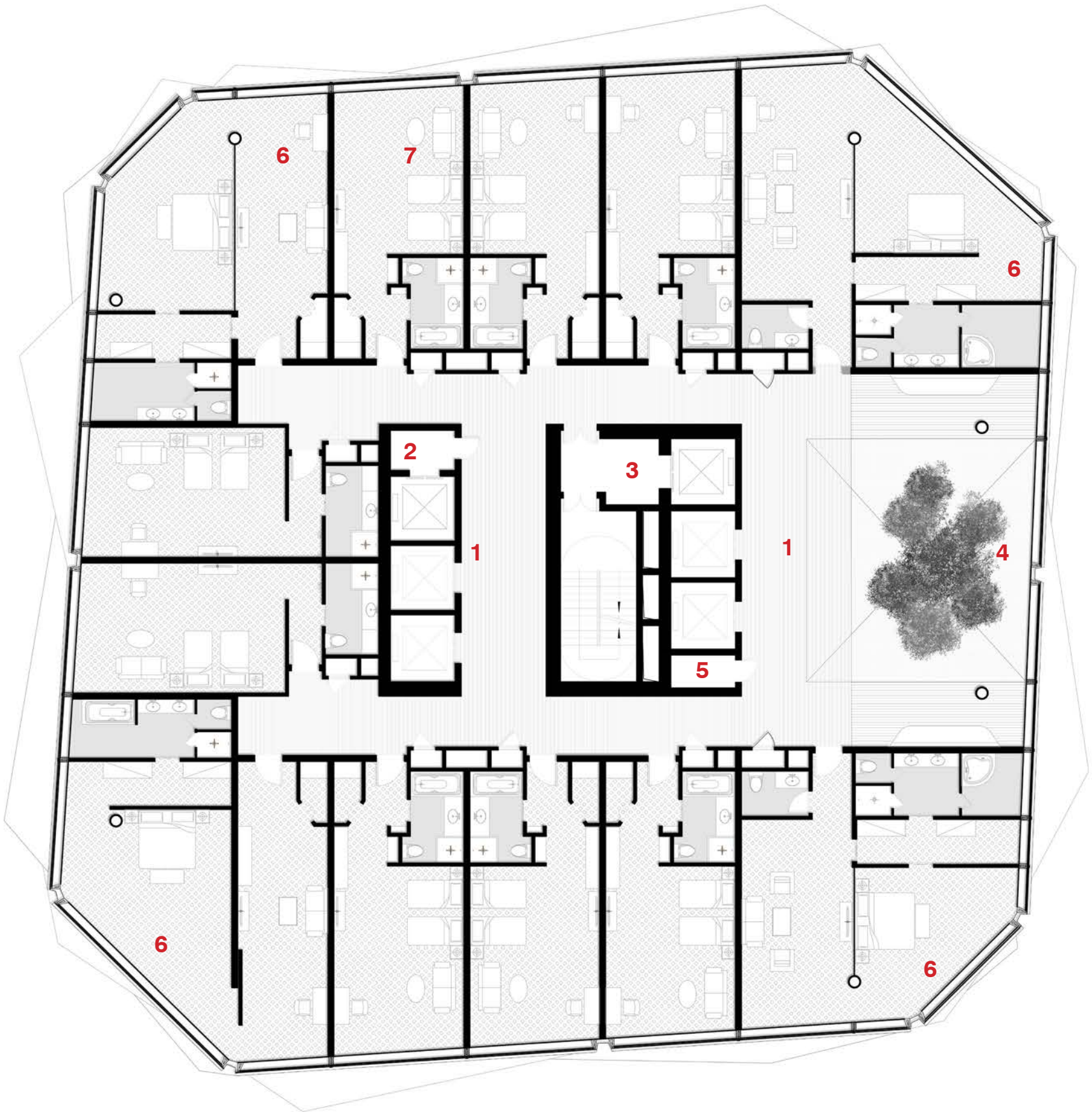
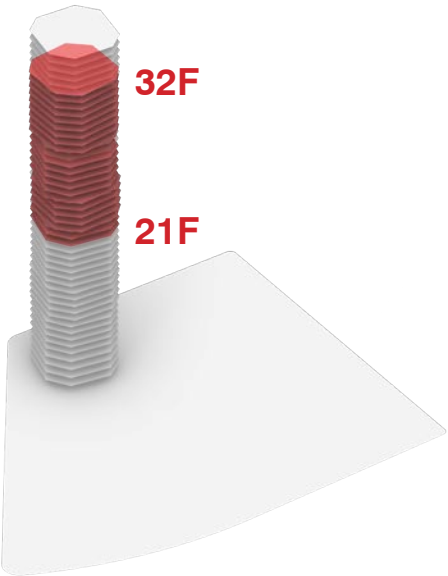
ELEVATION 3 - 3



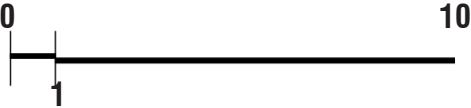
ELEVATION 4 - 4

3 THE LANDMARK

3.6 TYPICAL HOTEL FLOORPLAN

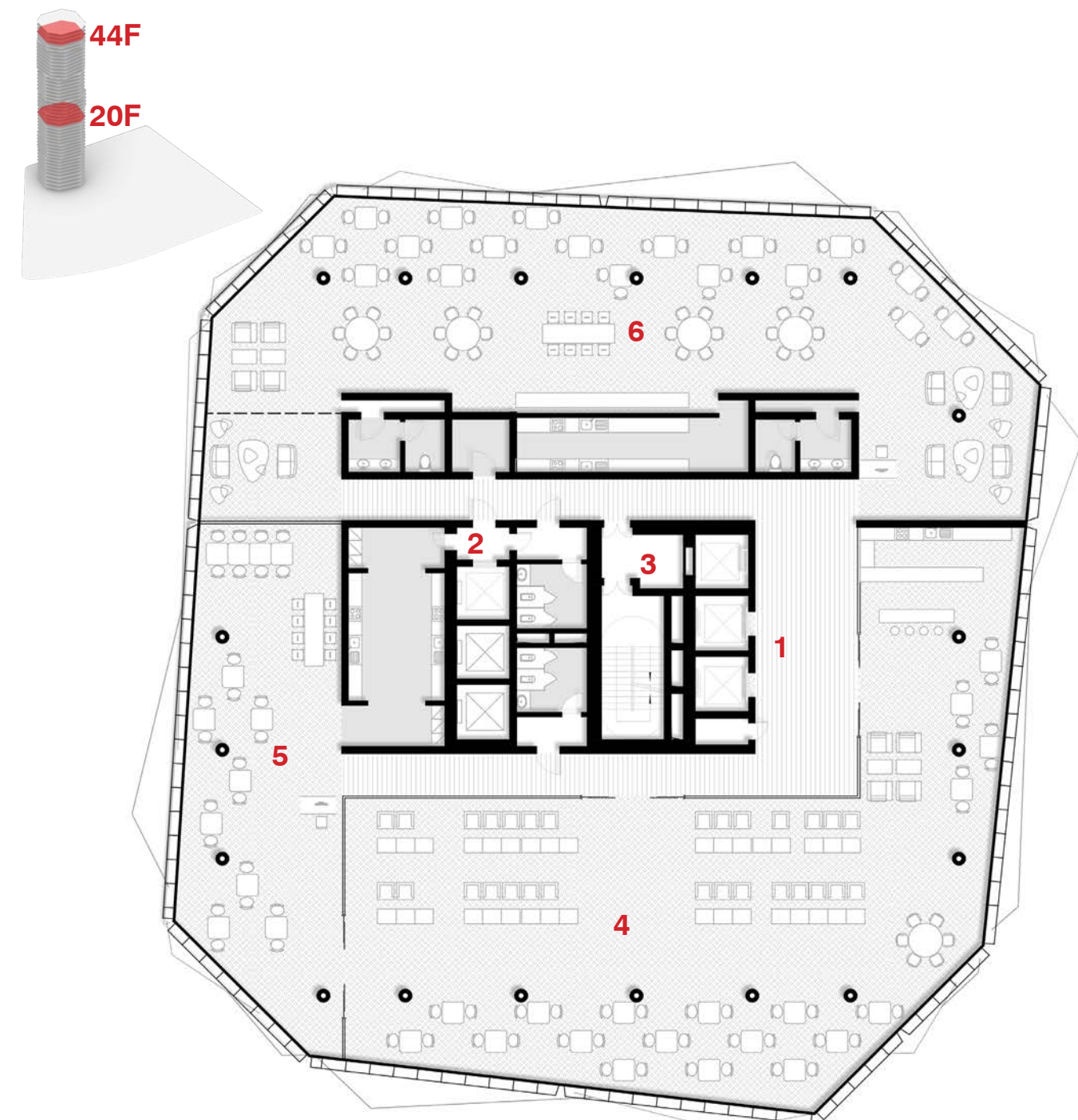
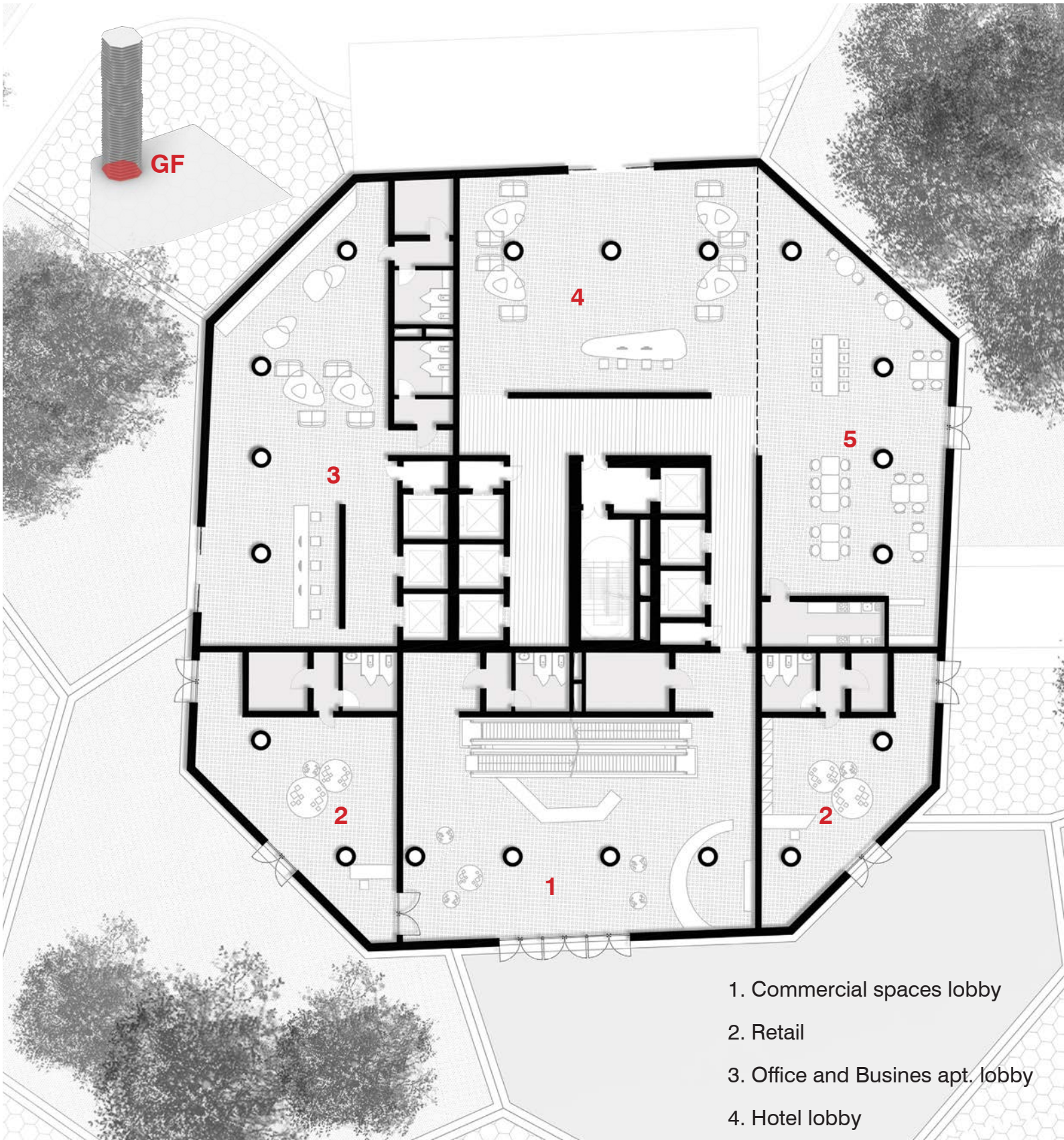


- 1. Elevator lobby
- 2. Service elevator
- 3. Fire staircase and elevator
- 4. Triple - height indoor garden
- 5. Technical space / storage
- 6. Deluxe suite
- 7. Standard room



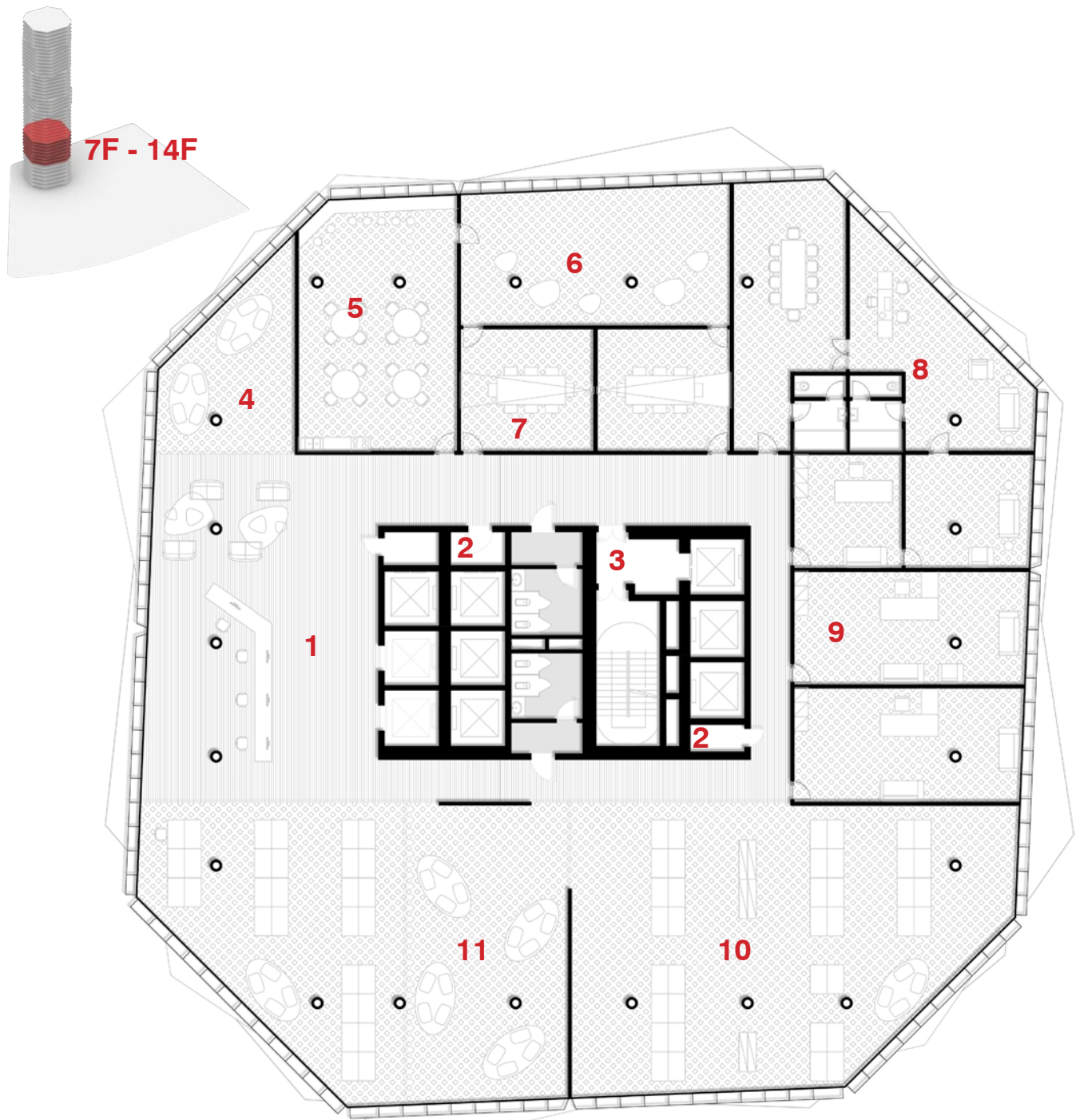
3 THE LANDMARK

3.7 GROUND FLOOR & SKYLOBBY PLANS

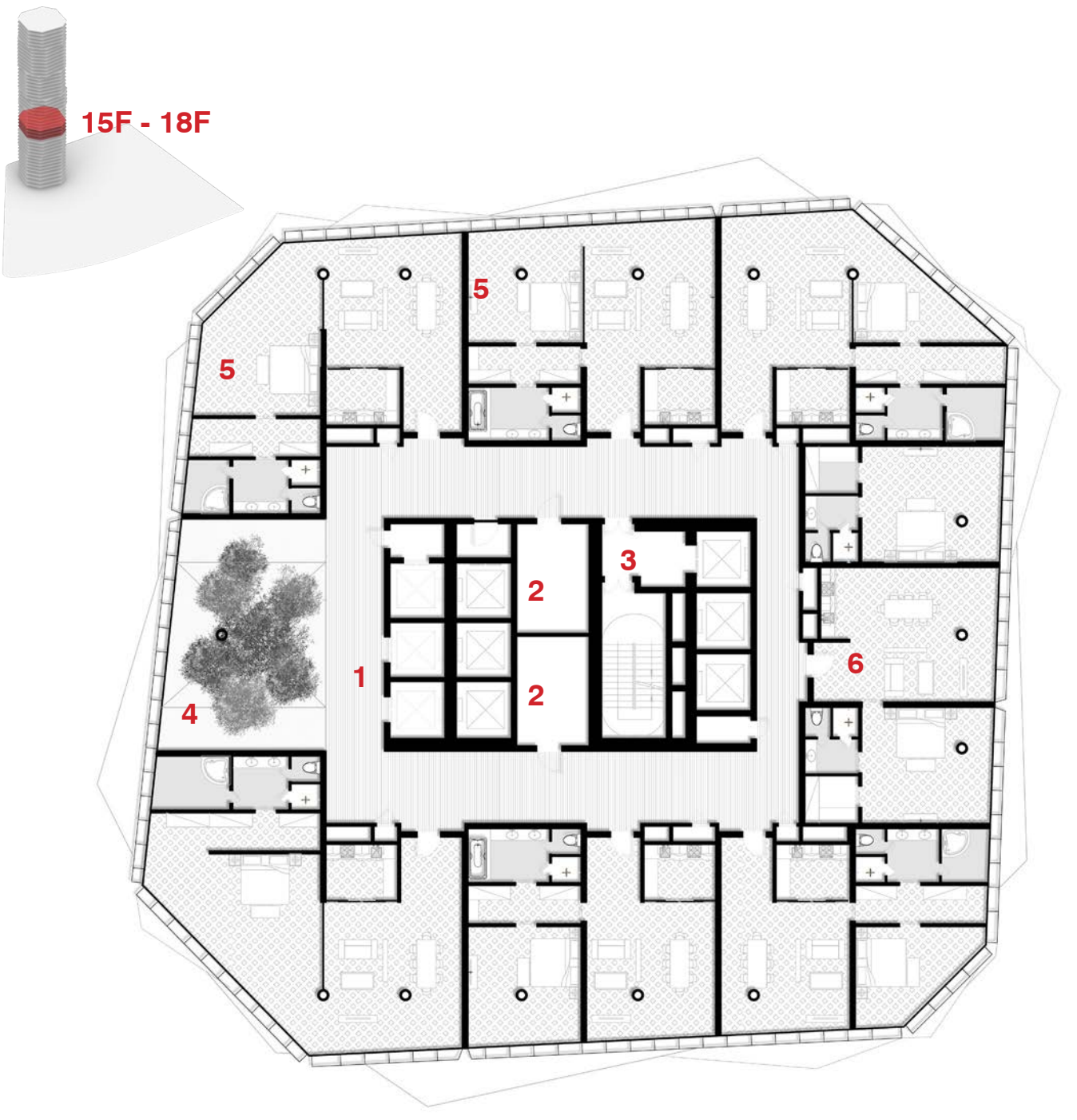
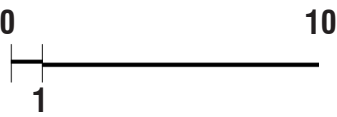


3 THE LANDMARK

3.8 OFFICE & BUSINESS APT. PLANS



- 1. Elevator lobby / Reception
- 2. Service / technical space
- 3. Fire staircase and elevator
- 4. Waiting area
- 5. Pantry
- 6. Relax area
- 7. Meeting area
- 8. Top executive office
- 9. Executive office
- 10. Open office area
- 11. Agile working area



- 1. Elevator lobby
- 2. Service / technical space
- 3. Fire staircase and elevator
- 4. Indoor garden
- 5. 1B apartment
- 6. 2B apartment





LANDMARK TOWER AREA CALCULATION

URBAN INDEX						
		DESIGN	UNIT	BRIEF	UNIT	DELTA %
1.	Land area (plot)	5,191.52	sqm	5,189.10	sqm	0.05
2.	Roof Area	1,100	sqm	-	-	-
3.	Coverage Area ratio	21.19	%	60	%	-
3.	Total GFA	41,520.00	sqm			-
4.	Max height	210	m	200	m	5.00
5.	Max height usable area	200	m	200	m	0.00

ARCHITECTURAL INDEX					
PROGRAM	DEFINITION	LOCATION	N. OF UNITS	AVERAGE SQM	GFA (SQM)
PUBLIC / LEISURE	GROUND FLOOR, ENTRANCE LOBBIES	0F-4F	-	-	3,711.00
	SKY LOBBY 1 (SPA&WELLNESS), INCL. TERRACE	20F	-	-	1,166.00
	SKY LOBBY 2 (F&B), INCL. TERRACE	44F	-	-	1,100.00
OFFICE	FLEXIBLE OFFICE UNITS (ONE OR MORE FOR EACH FLOOR)	7F-14F	-	-	9,928.00
RESIDENTIAL	BUSINESS APARTMENTS	15F-18F			4,400.00
HOTEL	STANDARD ROOM	21F-32F	108	48	5,115.00
	JUNIOR SUITES	34F-43F	60	63	3,780.00
	DELUXE SUITE	21F-43F	88	90	7,920.00
	OFFICE / SERVICE	5F-6F	-	-	2,200.00
TECHNICAL SPACES	AG EQUIPMENT	45F-46F	-	-	0.00
	FIRE REFUGE FLOORS	19F-33F	-	-	2,200.00
TOTAL					41,520.00





