

전방 일신방직 공장부지 기본구상 및 입체적 도시공간계획
Chonbang & Ilshin Textile Industrial Site Masterplan



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도시적 맥락과 프로젝트 부지 분석 Urban Context and Site Analysis

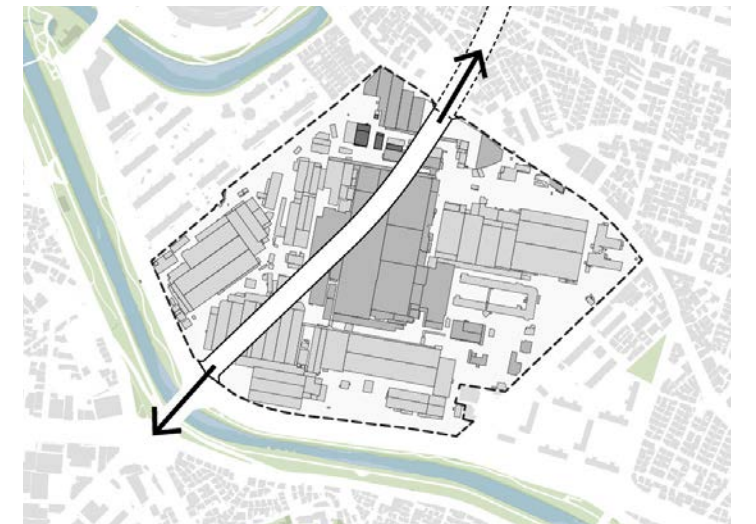
Macroanalysis and Project Site



자연환경과의 연계성
Natural Resource



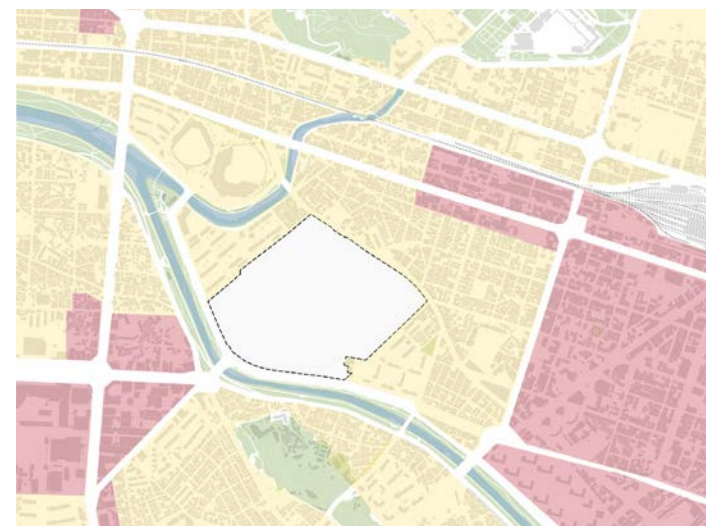
부지 주변의 중요 시설들
Relevant urban features around the project site



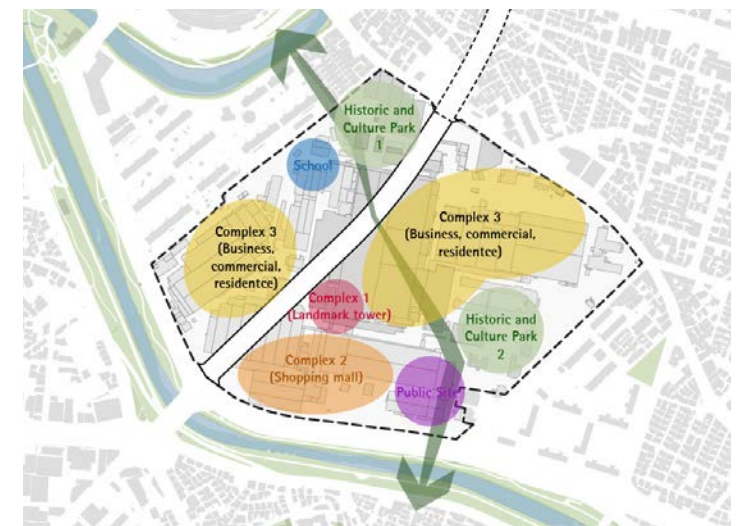
새로운 대로와 주변과의 연결
New Road Connection



도시밀도와의 상관관계
Relation with Urban Density



부지주변의 토지이용 현황
Use of Land



새로운 토지 이용구상안
New Land use plan

The project site is surrounded by a diverse urban landscape, with various types of buildings and structures reflecting the area's cultural and architectural richness. The site benefits from its proximity to the Gwangju river, and the surrounding area is densely populated due to thriving residential and commercial zones. The KIA Champions Field, a popular baseball stadium, is located on the northwestern edge of the site, attracting a high volume of people.

In terms of accessibility, the site benefits from its proximity to the Gwangju station and Gwangcheon Bus Terminal. Additionally, the Mujin Daero provides seamless transportation connections to the Sangmu District.

The area's previous city center has experienced a decline in population due to migration towards the west, resulting in dilapidated dwelling areas. As such, the project seeks to serve as an urban regeneration initiative, linking different districts to form a cohesive city center. The city has planned to connect the site through the 1-35 road and implement a new land use plan, envisioning high-density development to revitalize and regenerate the area.



Four Plazas, Two Spines, One Quartier

마스터플랜 및 설계 주안점 Design Feature and Masterplan



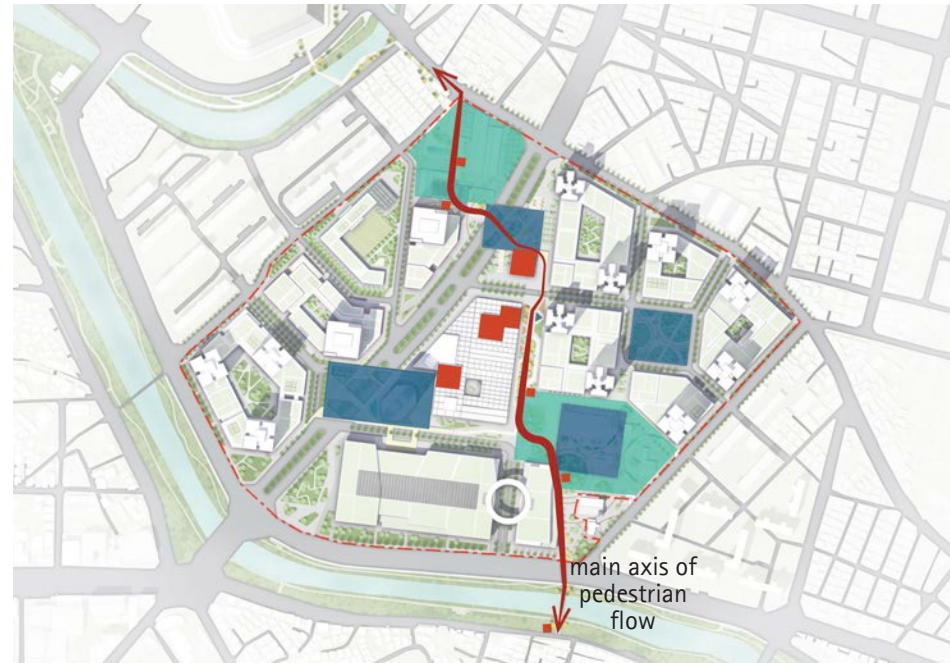
마스터플랜 및 설계 주안점 Masterplan and Design Feature

Design feature and Project Strategy – Four plazas, two spines, one quartier



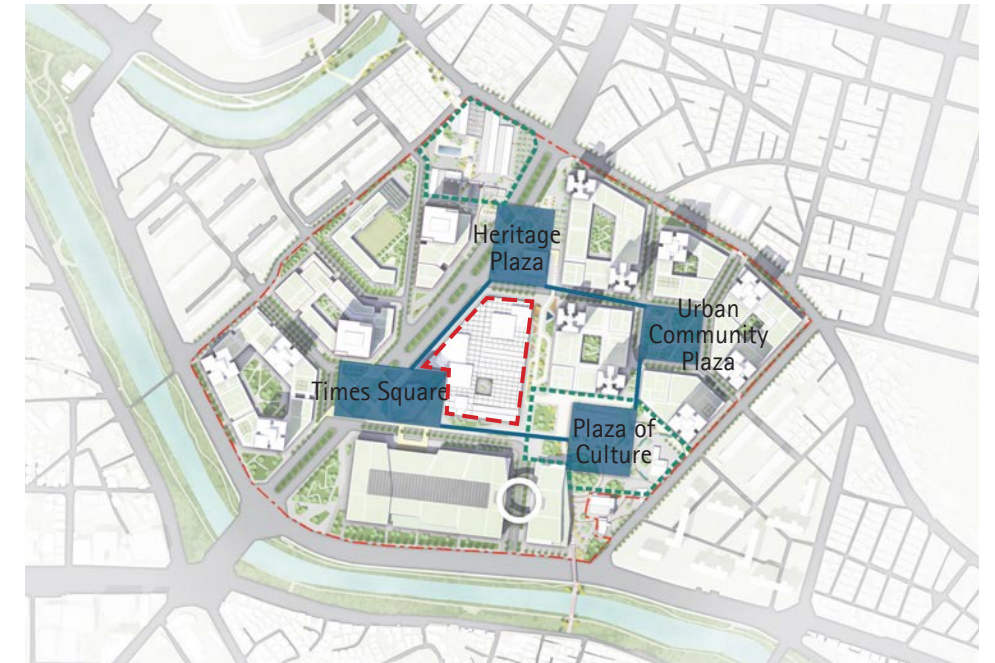
Zoning Organization

- Complex 1 – Landmark Hotel Tower
- Complex 2 – Shopping Mall
- Complex 3 – Commercial and Residence
- Public Space
- Historic and Culture Park
- School



Plaza and Axis Connection

- Historic and culture park
- Highlight of axis
- Axis of pedestrian



Four Plaza Concept

- Plaza
- Connection between plaza
- Quartier

The Chonbang & Ilshin Textile Industrial Site Project is a key component of the „2030 Gwangju Urban General plan" and represents a significant milestone in the city's development. The project's focus on revitalizing the former industrial area presents an exciting opportunity to strengthen the link between Sangmu and the Downtown area, creating a dynamic and vibrant urban fabric. This development has the potential to create a pulsating link, further enhancing the existing city's infrastructure and contributing to its long-term growth and prosperity.

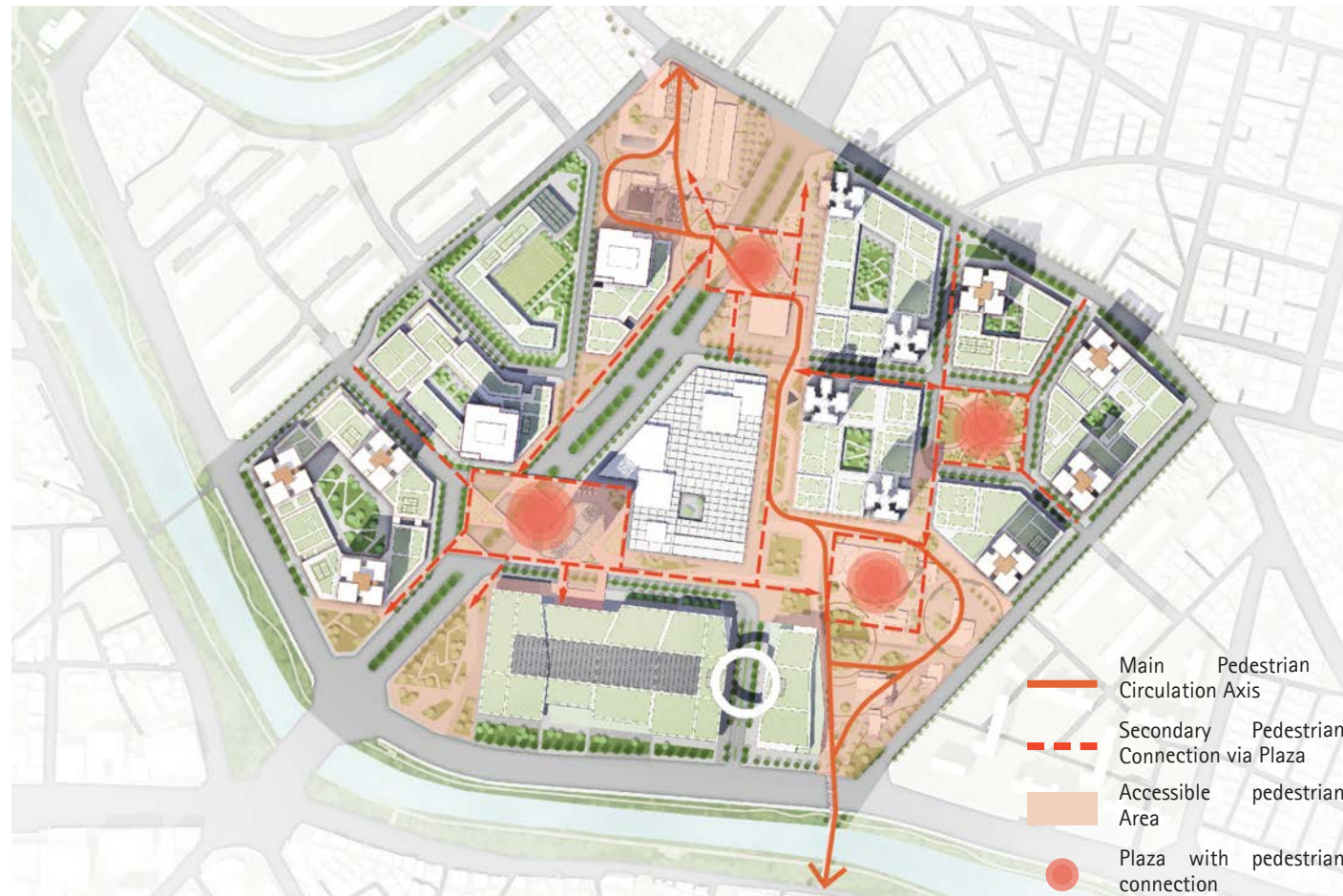
The planning area is characterized by two distinct main axes. The first axis is the fast lane, which is the new main road 1-35 connecting the commercial center in the south-west with the area around Gwangju Station in the north. While the dense traffic on this road offers a wide perception of the area for all passers-by, it does not allow for direct and spontaneous access to the commercial and cultural offerings of the area.

The second axis is a slow, pedestrian link that connects the southern area of „Radiating Youthfulness" with the Gwangju-KIA Champions Field in the north. This cultural path is a bit hidden, but once taken, it offers a broad variety of attractions with immediate access. Visitors can explore this axis at a more leisurely pace and discover the unique cultural offerings of the area.

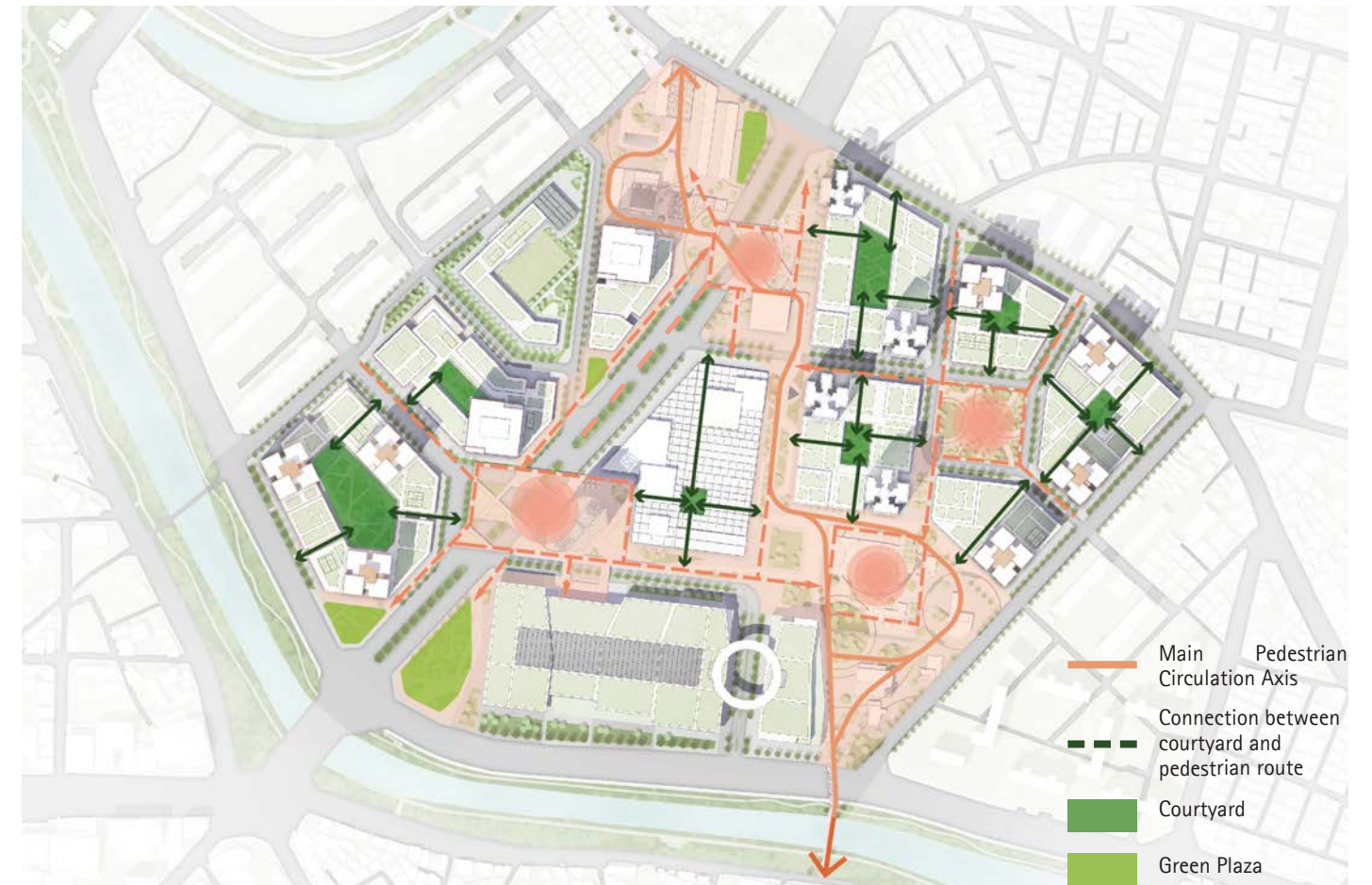
To ensure that the site is not just a space for passage but also a destination for visitors, four plazas have been strategically placed to rhythmize and link the two main axes. The first plaza is the Times Square located at the south-western gate to the site, followed by the Heritage Plaza in the north. The Urban Community Plaza is located in the East, and the Plaza of Culture is situated in the south-east. These four plazas not only create a sense of connection between the different routes but also provide visitors with opportunities to rest, socialize, and engage with the local culture. Overall, the plazas play an important role in transforming the site from a mere space of transfer to a vibrant and dynamic space for staying.

보행자 동선계획 Circulation Plan

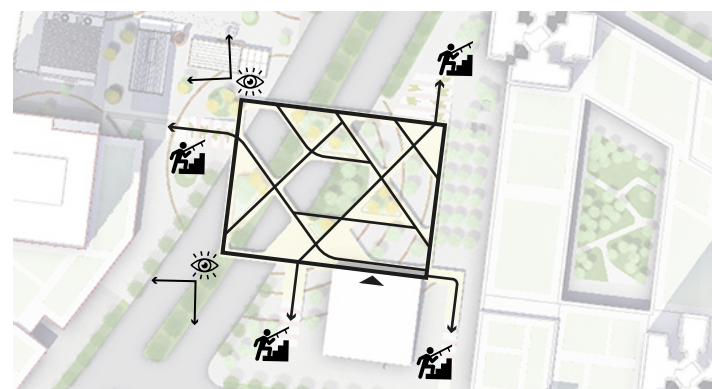
Pedestrian Circulation



Pedestrian Circulation and Connectivity



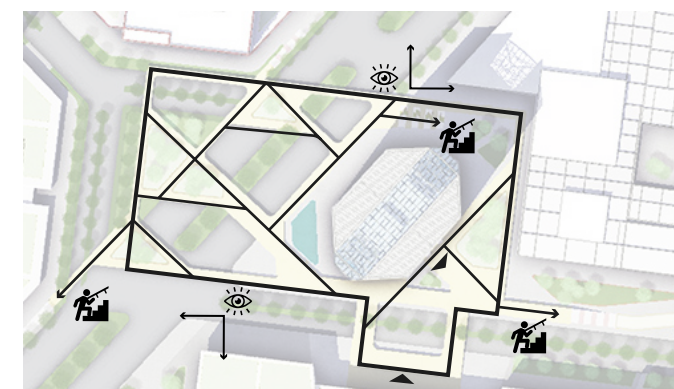
Pedestrian Circulation between Courtyard and Pedestrian Route



North bridge - Heritage Plaza

Network of pedestrian circulation

The site has two pedestrian circulation systems: a main axis that connects destinations from south to north, and a secondary system linking Times Square to Urban Community Plaza from west to east. Two bridges shaped like rectangles with diagonal connections connect the east and west complexes without disturbing vehicular traffic on road 1-35. These bridges facilitate movement between the two sides of the site. The efficient pedestrian circulation encourages visitors to explore the site's different offerings and facilitates easy access to various attractions.



South bridge - Times Square



Pedestrian View from western on Riverside

The Time Square – a rectangular plaza located in the south-western part of the site. It is defined by a shopping center, mixed-use podium, towers, and historical factory halls. The hotel building is strategically located on the plaza to serve as a landmark for the entire development.

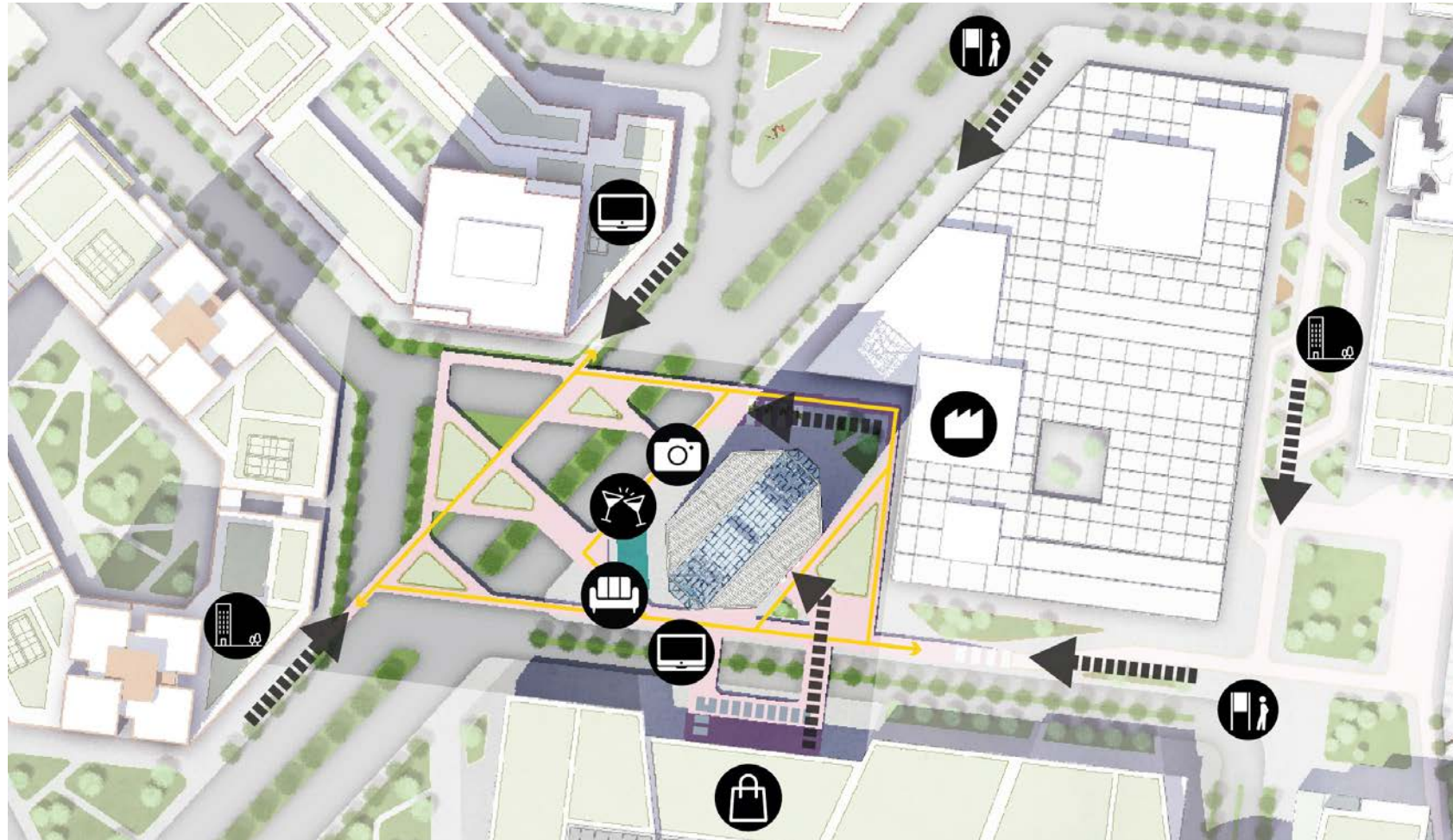
Its slender vertically and tilted position make it visible from every angle of the city. The commercial at the Time Square are dense and varied, ranging from the mall to the creative hub in the old factories, to small-scale retail in the western podium.

The plaza together with the busy traffic, creates an urban atmosphere reminiscent of its New York role model and will be a major attraction for the shoppers.

In addition to the commercial retail, the Time Square features an elevated platform that provides a convenient link across the 1-35 road and creates additional green outdoor spaces on F2 level.

용도별 설계 주안점 Design Strategy for each Zone

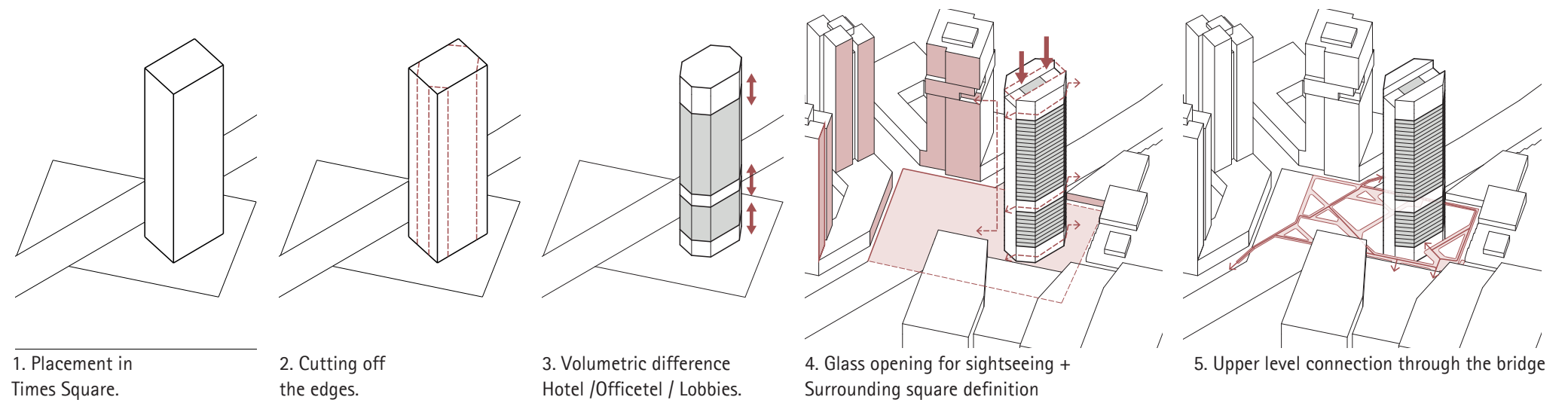
Complex 1 – Landmark Tower Zone



Crystal of Gwangju

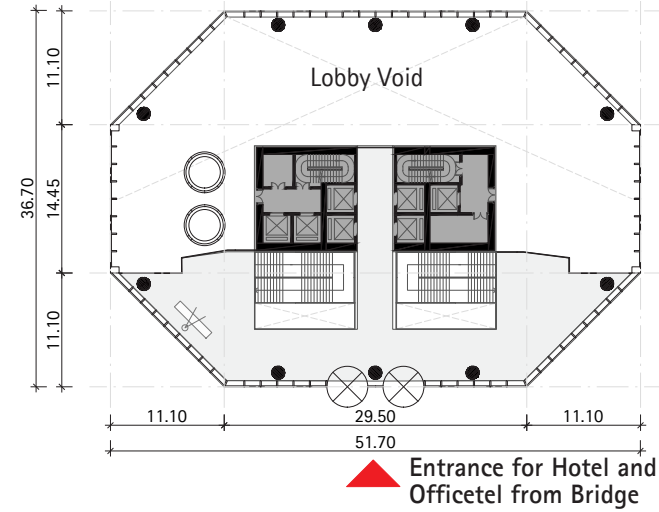
The iconic hotel tower is situated adjacent to the bustling 1-35 road and the lively Times Square, which serves as a hub connecting the western and eastern parts of the neighborhood through a series of pedestrian bridges on F2 level. The tower enjoys an ideal location, with the Creative Hub to the east and a bustling shopping mall to the south, ensuring a strong connection to the surrounding area.

With a striking and unique form, the tower is designed to create a distinctive and memorable impression on the cityscape. The H-shaped floor plan is oriented to maximize views of the north-western city and the scenic mountains to the south-east, providing a breathtaking vista for guests. The glass facade with horizontal profiles adds to the tower's iconic appearance, and under the sunny skies of Gwangju, it sparkles like a brilliant crystal, truly living up to its name as the „Crystal of Gwangju.“

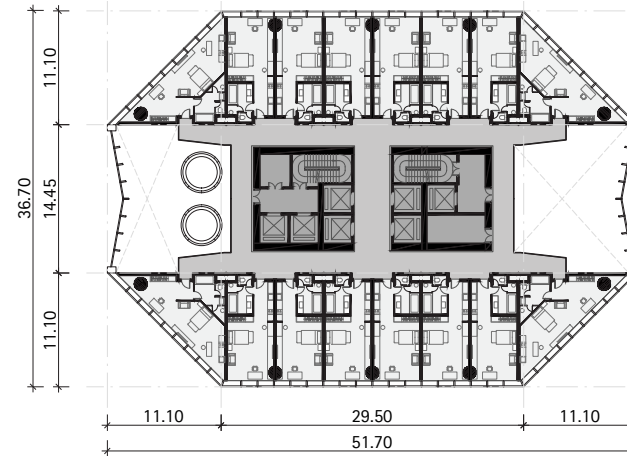


랜드마크 타워 Landmark Tower

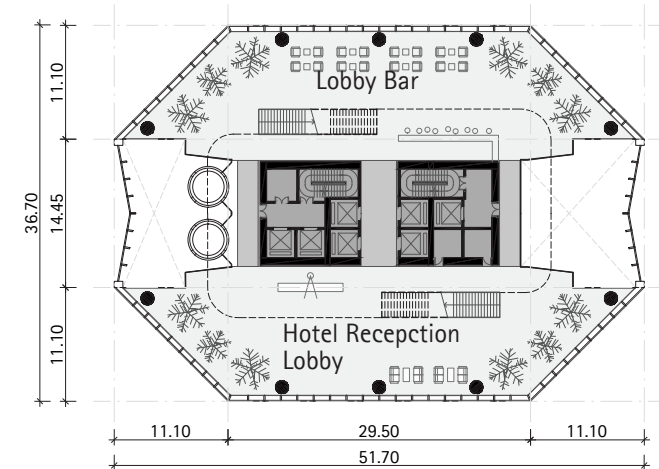
F1 Mezzanine: Secondary Entrance



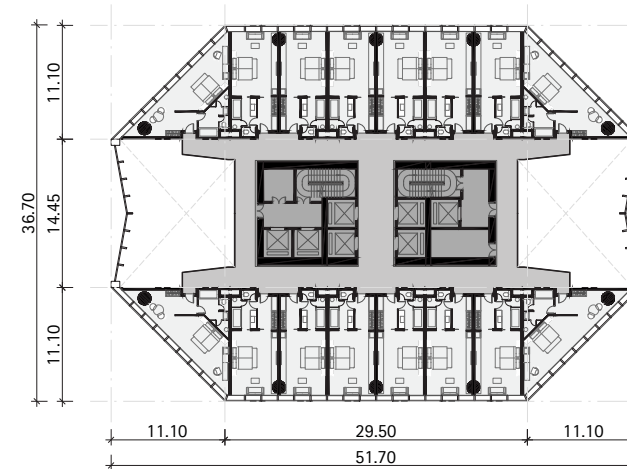
F2 – F10: Officetel



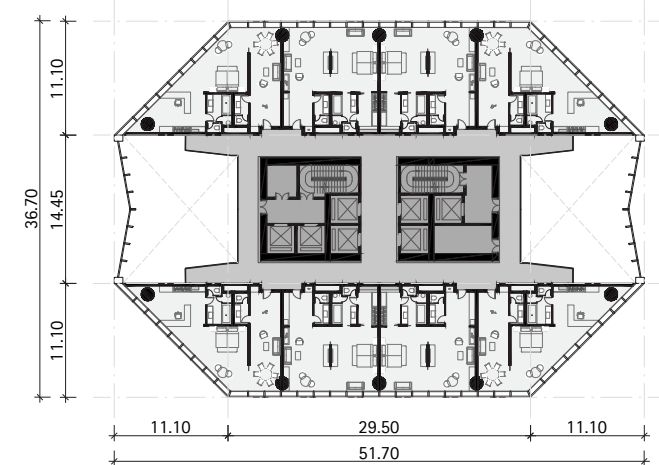
F11: Skylobby Hotel



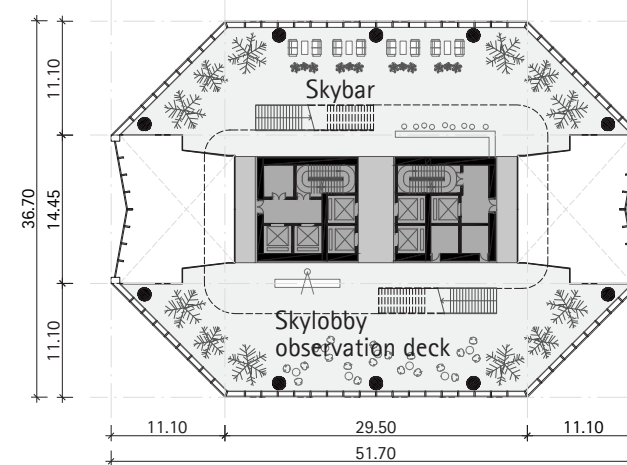
F14 – F28: Hotel Standard Rooms



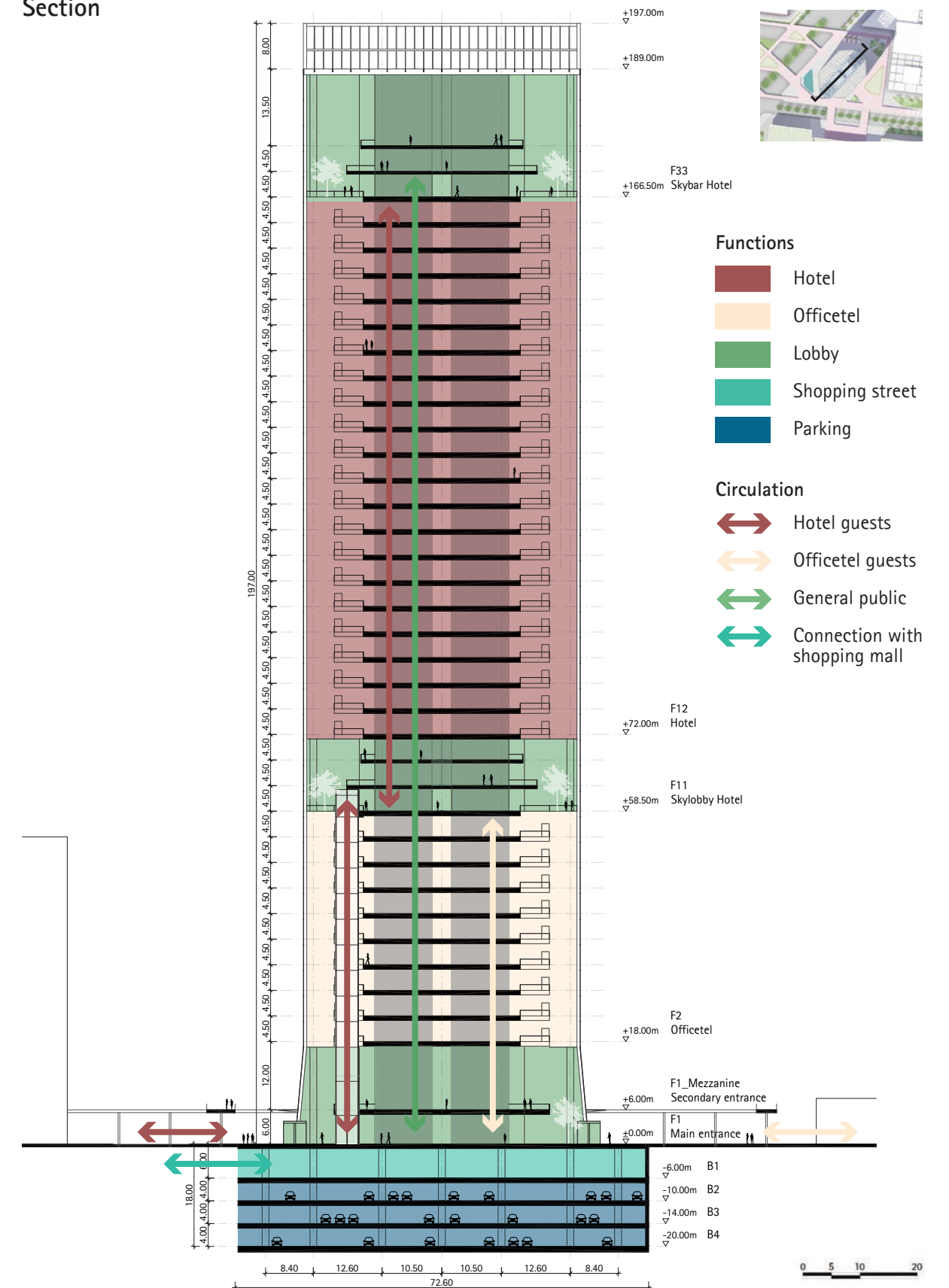
F29 – F32: Hotel Suites



F33: Hotel Skybar

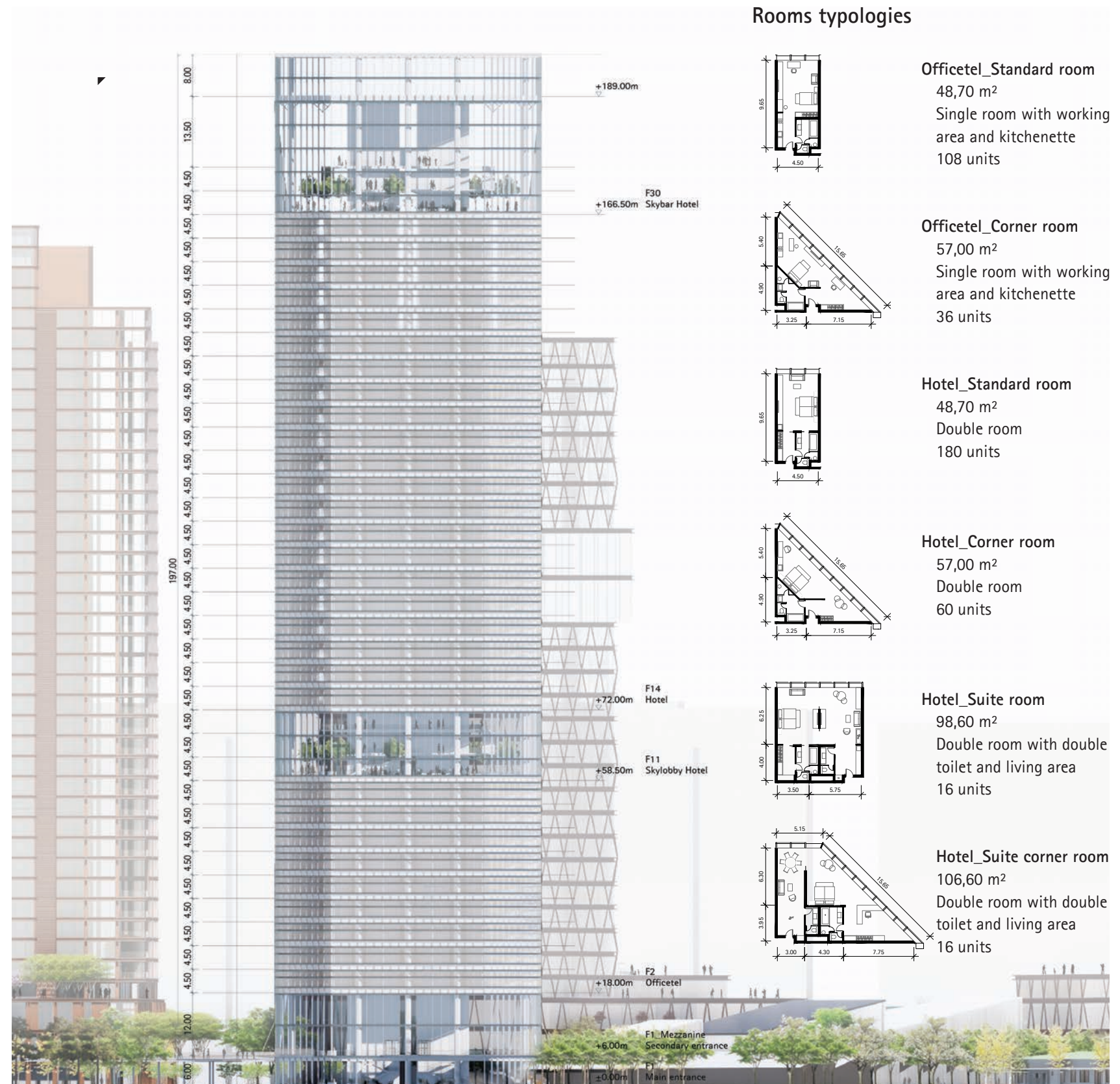
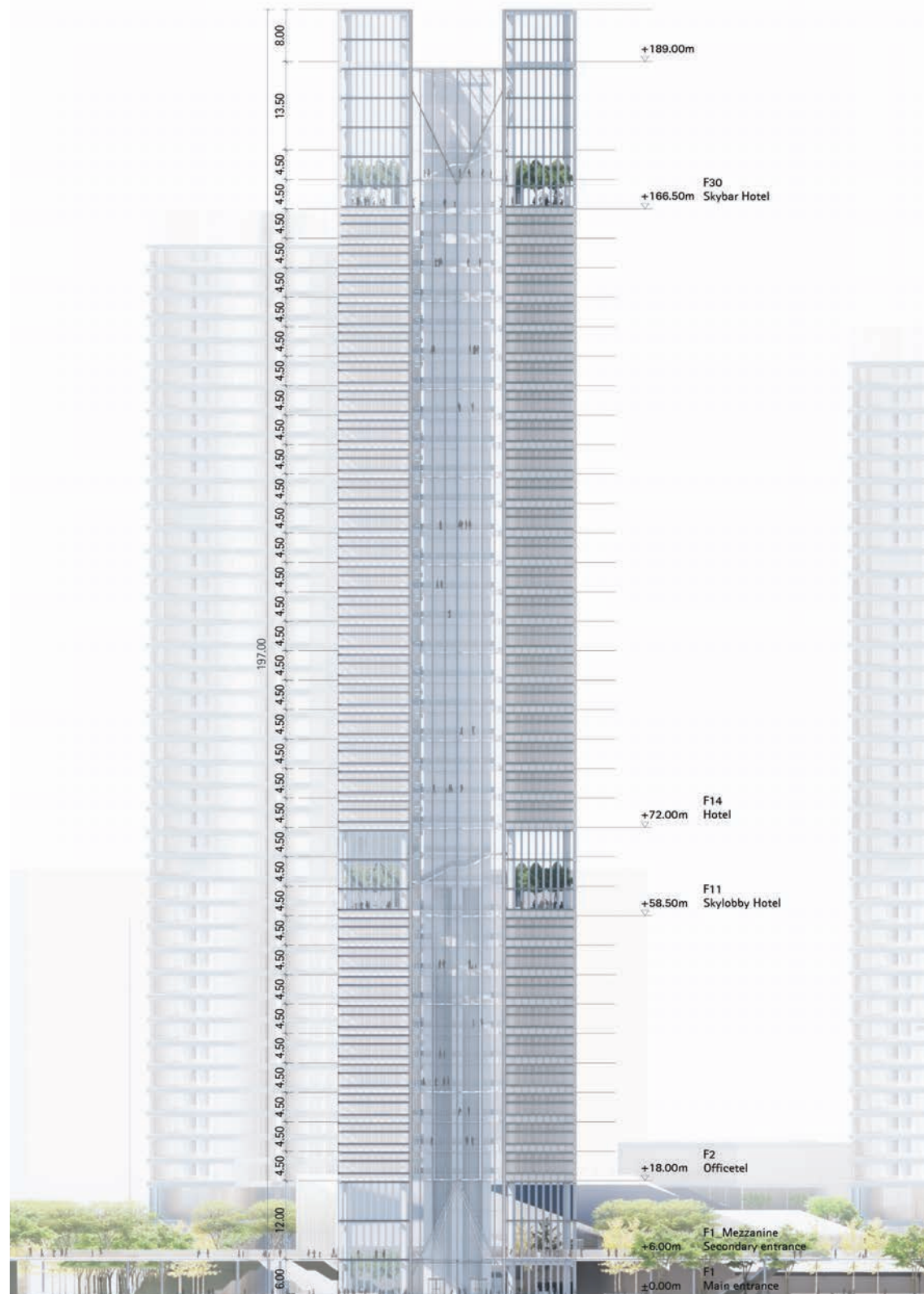


Section



랜드마크 타워 Landmark Tower

Elevations and Relation with Surrounding

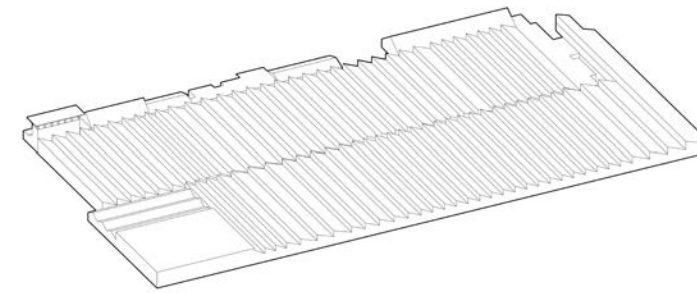
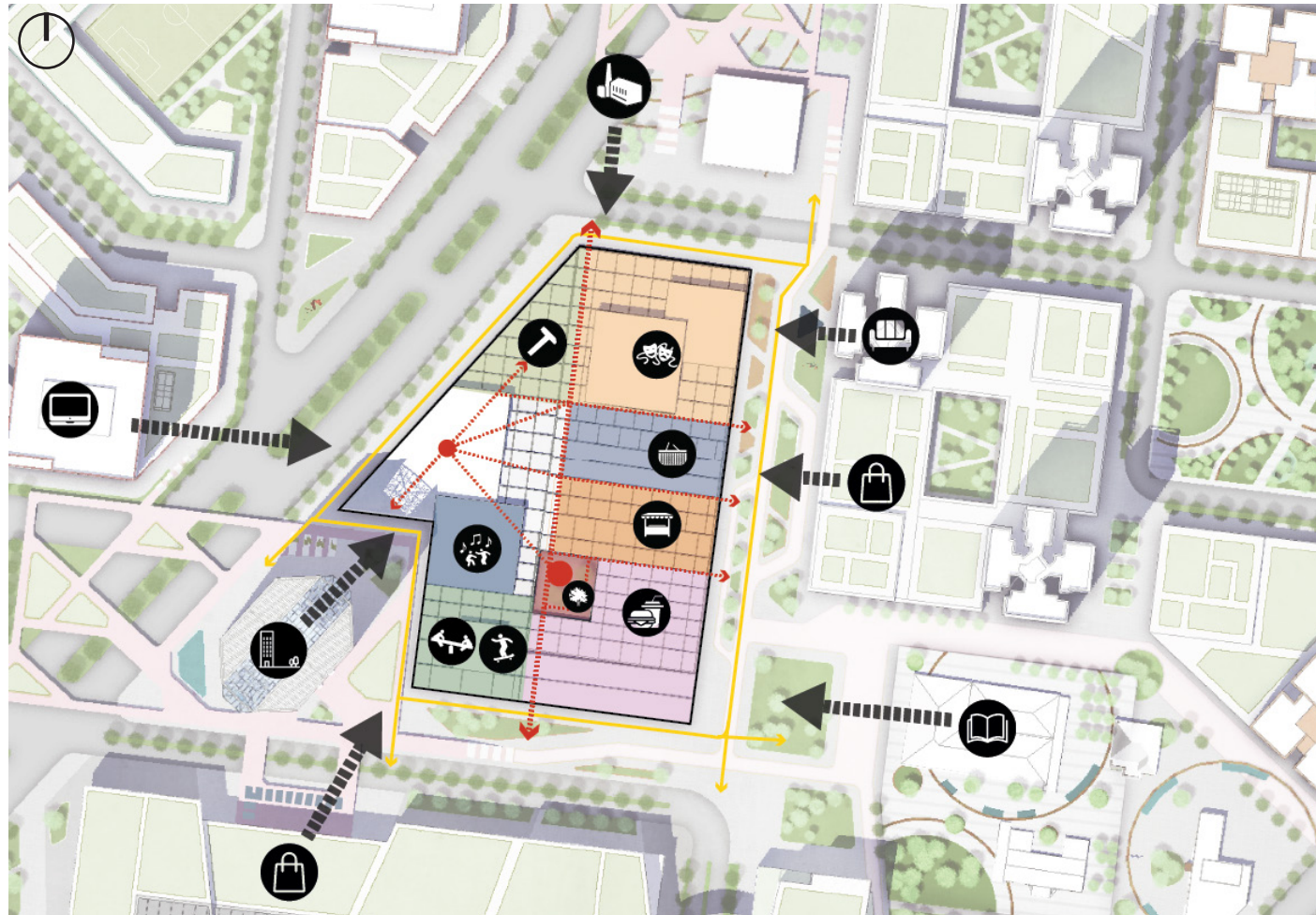




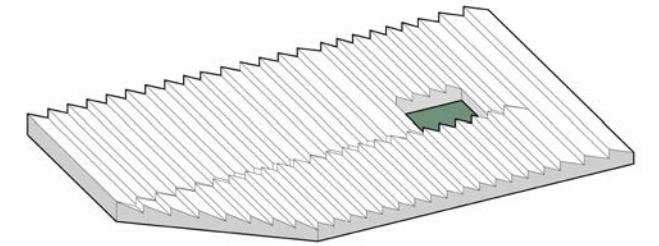
Pedestrian View next to the Times Square

용도별 설계 주안점 Design Strategy for each Zone

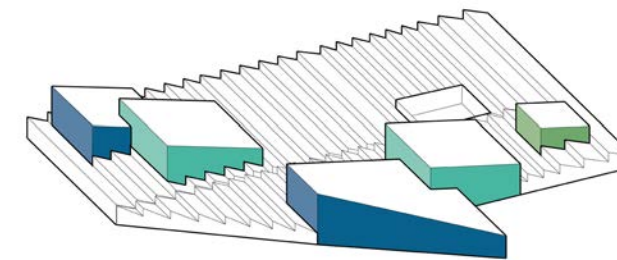
Complex 3 – Factory Restoration Zone



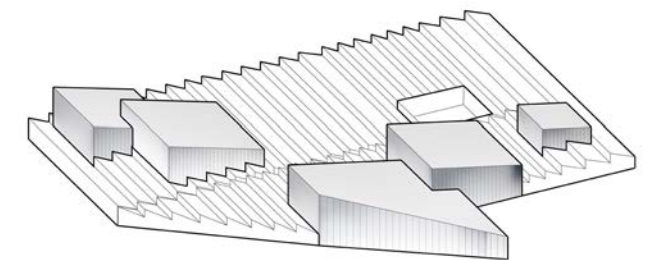
1. Existing Factory and Production Team



2. Insertion of Activity boxes and Special Element



3. Partial Preservation and insertion of opening



4. Facade solution with clear difference between old and new

Restoration of Factory Area with mixed use

The heritage buildings are an integral part of the project, showcasing the rich industrial history of Gwangju. The design aims to preserve as much of the historic structure as possible, with a particular emphasis on the large production halls in the center. These halls will be a characteristic activator of the whole area and will be linked to all four plazas. They will serve as the commercial and creative hub, connecting all different areas of the project.

The low halls in the center of the site create a wide-open space, allowing for good daylight conditions and ventilation for the surrounding towers. The design incorporates a half loop circulation

system that joins the factory restoration with the shopping mall, generating a mixed urban core that includes a half creative market and half high-end department store. This creative hub will also benefit from a high amount of commerce flow.

The clear difference in character between the shopping and creative hub will provide diverse retail activity places for the public, enhancing the overall experience of the site. The restoration of these heritage buildings will not only add to the character of the project but will also serve as a reminder of the rich history of Gwangju, creating a unique sense of place for residents and visitors alike.



Main Courtyard of Factory



Local Food and Beverage Area



Craft Workshop place with local craftmaster



Creative Market



Gallery Space for young artist



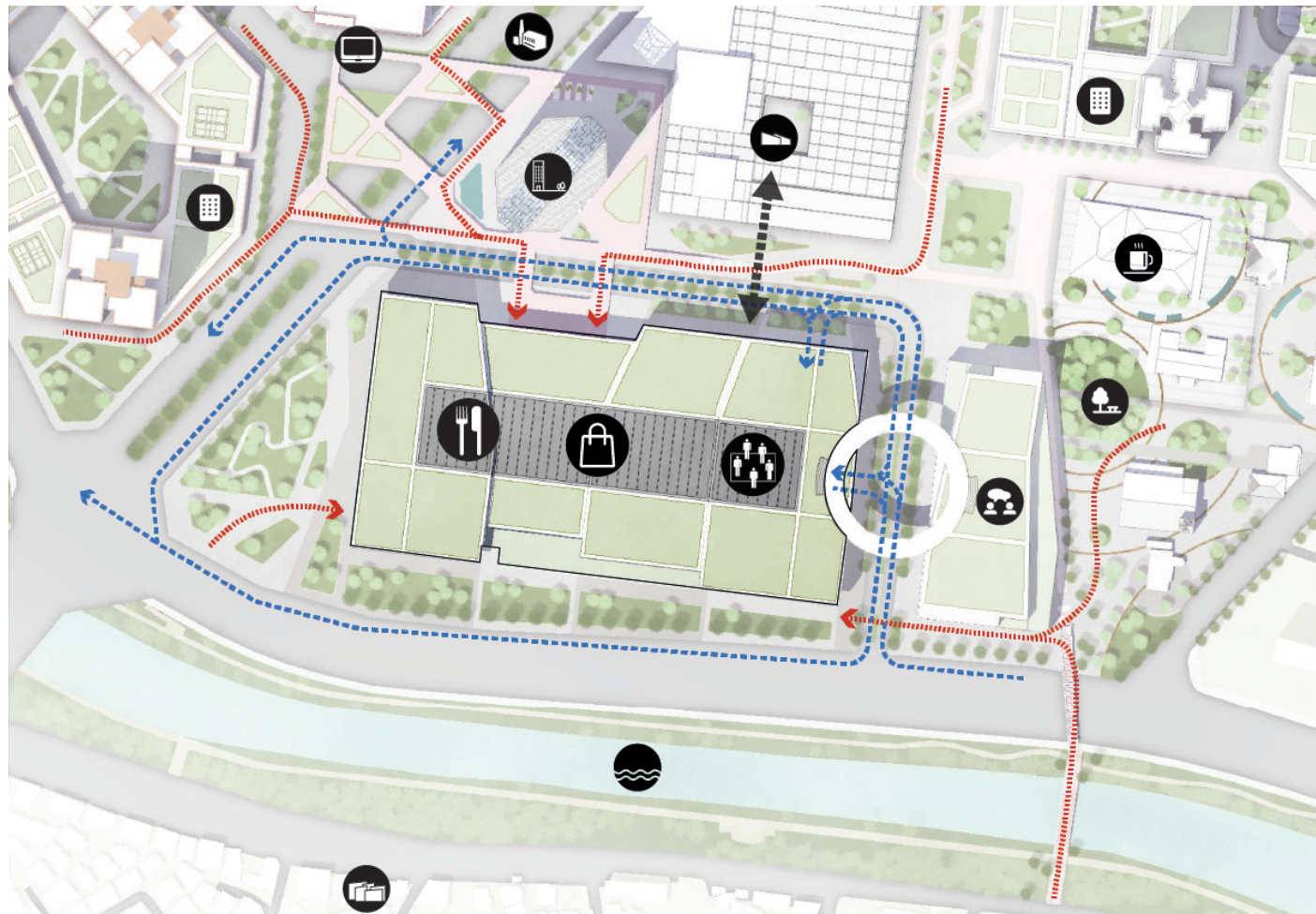
Retail Area



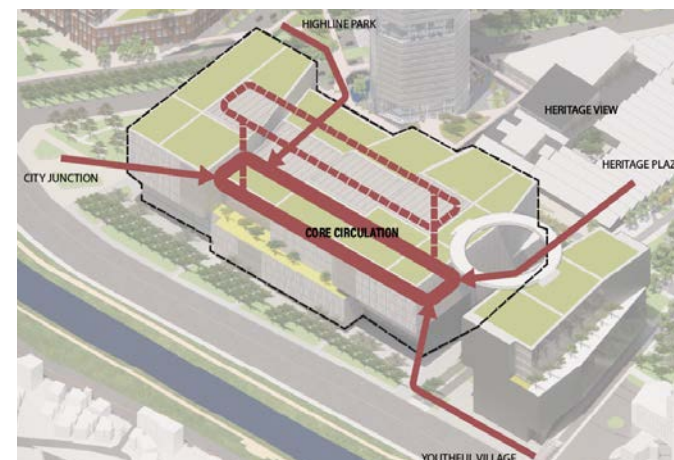
Pedestrian View next to the Creative HUB

용도별 설계 주안점 Design Strategy for each Zone

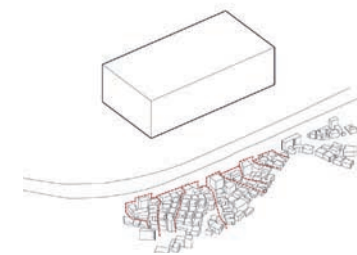
Complex 2 – Shopping Mall Zone



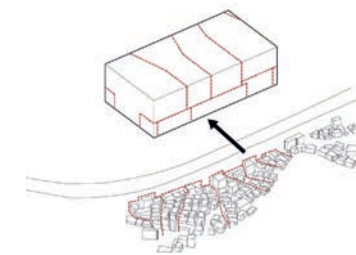
Scale. To respect the context with fragmented façade design



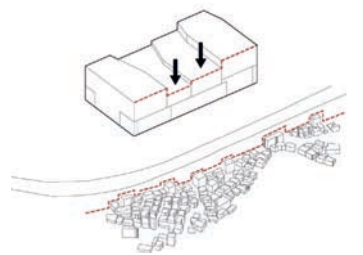
Accessibility. Proposed a single loop mall connecting major urban event spaces which include: The Heritage, The Village, The Highline Plaza, and The City Junction.



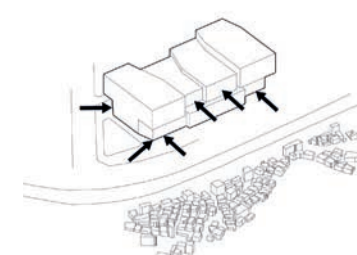
1. Reflection of existing cityscape



2. Transfer cityscape to facade



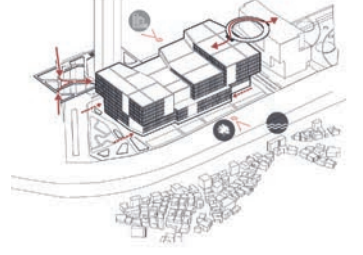
3. Height variation for view corridor



4. Shaping facade



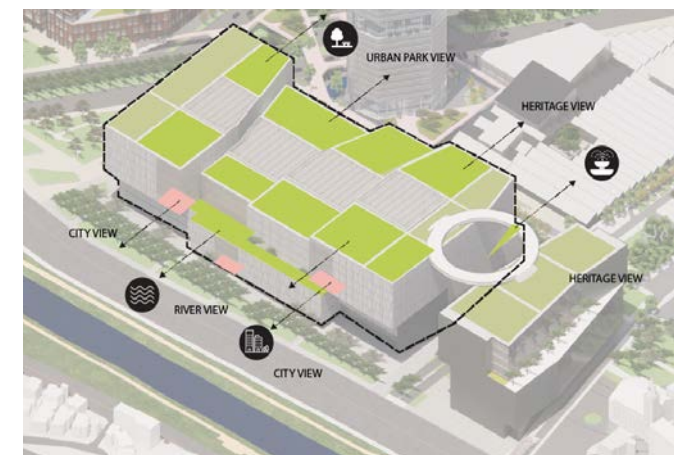
5. Definition of character of each facet



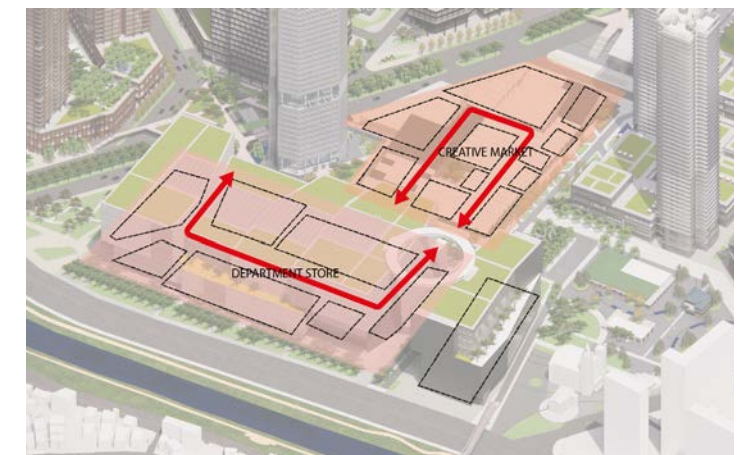
6. Connection with surrounding

The mall is centrally located and designed with the surrounding industrial heritage buildings in mind, creating a dialogue between the two. This model is ideal for large-scale commercial complexes, with a variety of retail stores, restaurants, and entertainment options. The indoor environment provides a comfortable and inviting space for shopping and leisure activities.

In the south, two large buildings, the shopping center and the public culture center, sit alongside the Gwangju Stream. Connected by a circular sky bridge, these buildings complement each other and benefit from their close proximity, making it easy for visitors to enjoy both facilities.



Interaction. The green decks and roof gardens, where the users could enjoy the view of the two city axis, meanwhile viewing towards the Heritage building from the interior.



Old and New. Factory Restoration will provide sufficient depth for a half loop circulation to join with the Mall. Generating a mixed Urban Core with half creative Market and half highend department store.



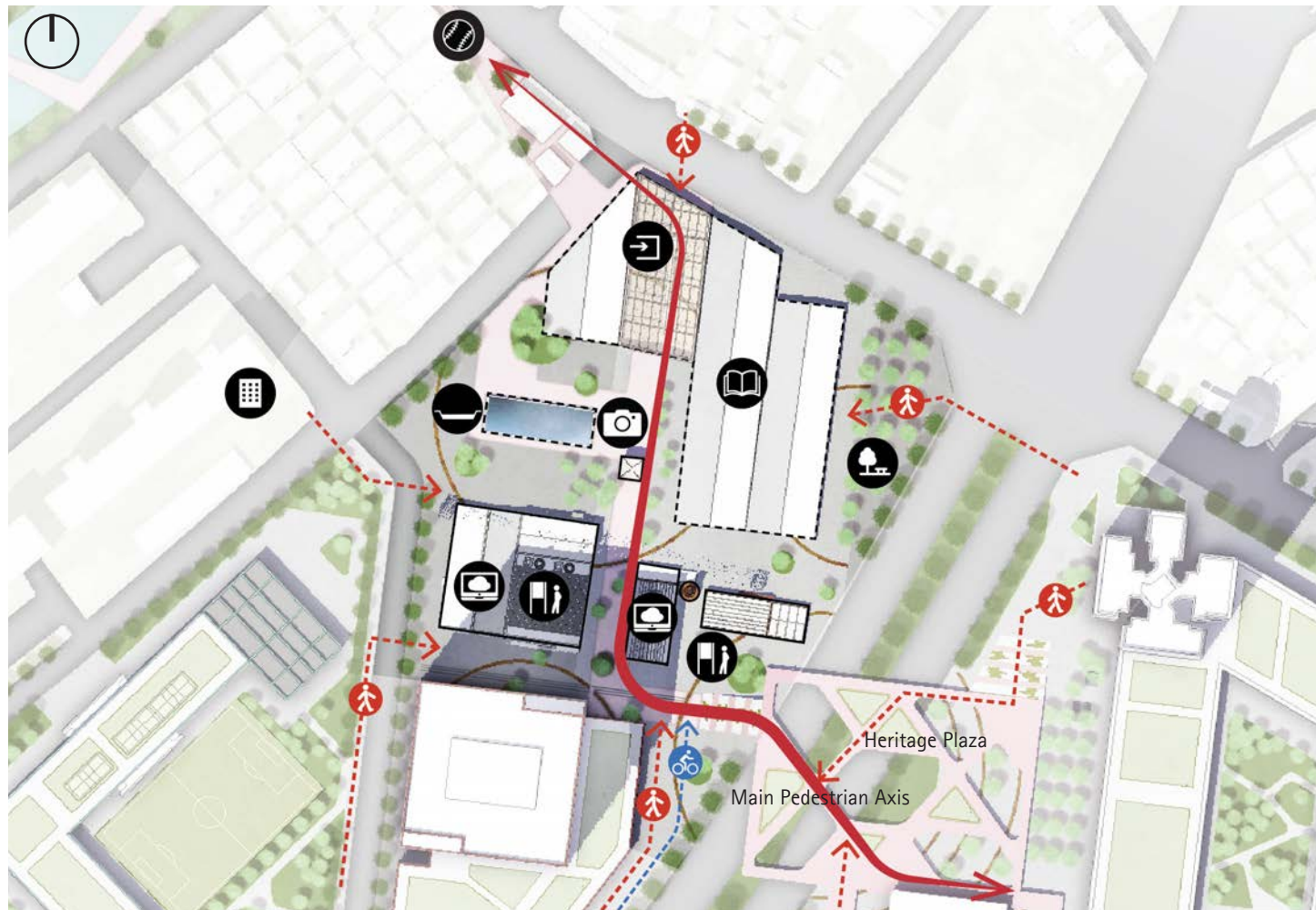
Pedestrian View next to the Heritage Plaza

The Heritage Plaza – is the most northern part of the project area and showcases important historical relics, linking the site to the western Gwangju-KIA Champion Field. The area features small, intricately detailed historic buildings that blend harmoniously with modern structures with an industrial appearance, creating intimate and engaging human-scale spaces. The central factory halls also contribute to

the ambiance of the plaza and define its borders, while a residential tower to the east marks the entrance to the project. A green bridge spans across the wide 1-35 road, ensuring uninterrupted pedestrian access. Additionally, a landmark pavilion on the plaza serves as a focal point and encourages visitors to explore the adjacent areas.

역사 문화 공원 Historic and Culture Park

Historic and Culture Park 1 – Factory Experimental Park



Historic and Culture Park 1 – Experimental Museum, Archive and Library

This part of the historic and cultural park features preserved mandatory buildings and new supply buildings that complement the original functions and characteristics. It will serve as a large experimental museum and archive area, conveniently located near the Heritage Plaza and accessible to pedestrians from Gwangju Stream.

One of the fabric factories will be transformed into an entrance building with a special glass roof, serving as an information center for visitors. The Power Plant building will host an experimental museum and archive where visitors can observe and experiment with original elements preserved from the textile factory cycle.

The elevated tank between the entrance building and power plant will offer an observatory for visitors to view the project site and surrounding areas. The Boiler rooms will be transformed into a physical and digital archive and library, and the water supply pool will be turned into a water feature.

The park will also feature iconic chimneys, symbols of the area's history and a memorial for visitors to admire.



Historic and Culture Park 1 – Power Plant Building as Experimental Museum

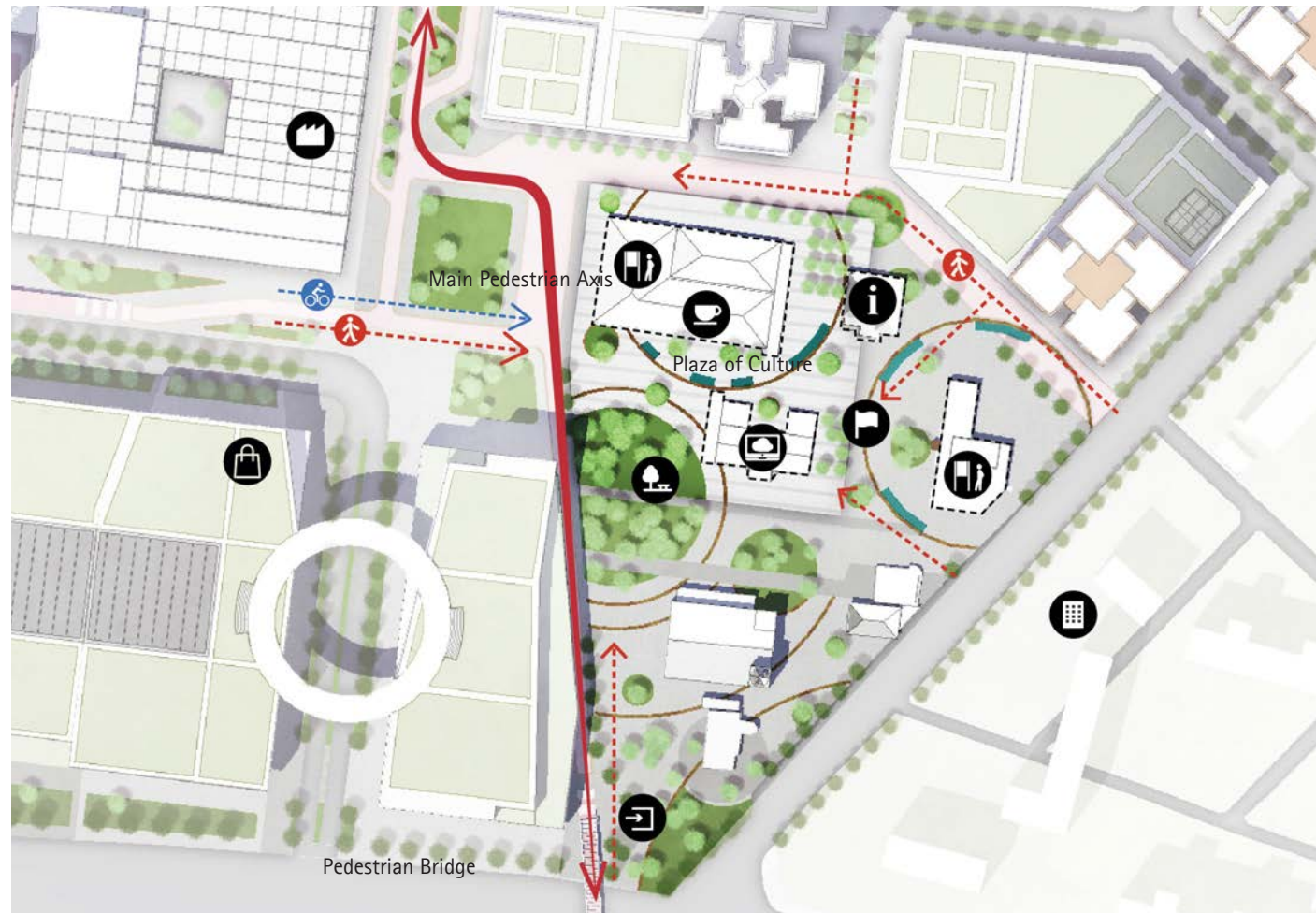


Historic and Culture Park 1 – Digital Archive and Experimental Exhibition



Pedestrian View next to Historic and Culture Park 1

Historic and Culture Park 2 – Worker's Life and Culture Park



Historic and Culture Park 2 – Remember their blood, sweat and tears

The eastern part of the site is dedicated to the historic and cultural significance of the workers, particularly the young female workers during the Japanese colonial period and industrialization. The park will be connected by a pedestrian bridge on the southern side, and this connection will be followed by the main pedestrian circulation axes leading to the northern part of the park. The plaza of culture will be the central area of the park, serving as the main gathering place for visitors from shopping, public buildings, Complex 3's mixed-use area, and surrounding neighborhoods.

The old cafeteria building will be preserved and transformed into exhibition spaces and a food and beverage area, while the meeting hall will be turned into a museum and archive. The area will also feature two relocated elements, the flagstand from the northeast area and the old official residence building, which will be transformed into an information center. The pool will be transformed into a new water feature with an engraved metal plate that tells the story of the site, preserving its original memory. This will be a fitting way to pay homage to the site's history.



Historic and Cultural Park 2 –
Heritage related to worker's life



Pedestrian View on Riverside of Gwangju River



The Urban Community Plaza – located on the eastern side of the plot, is a more secluded area primarily intended for the residents of the surrounding residential towers and mixed-use buildings.

The surrounding podia create distinct urban roads and spaces with attractive streetscapes. Small-scale commercial facilities offer convenient services for the inhabitants of the area. The flexible office

and loft units in the podia generate a bustling street life throughout the day. The central square provides a peaceful recreational space for individuals, families, and children living in the surrounding residential towers.

용도별 설계 주안점 Design Strategy for each Zone

Complex 3 – Business, Commercial and Residence Zone



Street Village
Street retail on 1F + shared working space at level 2,3



Times Square
City deck at level 2 is connecting the divided districts merging the Mall and small scale retails.



Event Garden
The place where people slow down and enjoy the garden life style and family events.



There are three clusters of towers each defining a very different character based on the different conditions of the site. The first is a residential cluster along the Gwangju Stream in the south-west. The position on top of the mixed use podium allows each tower to fully benefit from the views along the stream. Together with the large volume of the shopping center the form an obvious entrance gate to

the new quarter. In the west the next cluster is defined by two efficient office towers, whose extensive mixed-use podia shelter the school building, which is directly related to the existing residential area in the west. The towers' steel façade shows a direct reference to the industrial past of the site.

용도별 설계 주안점 Design Strategy for each Zone

Complex 3 – Business, Commercial and Residence Zone



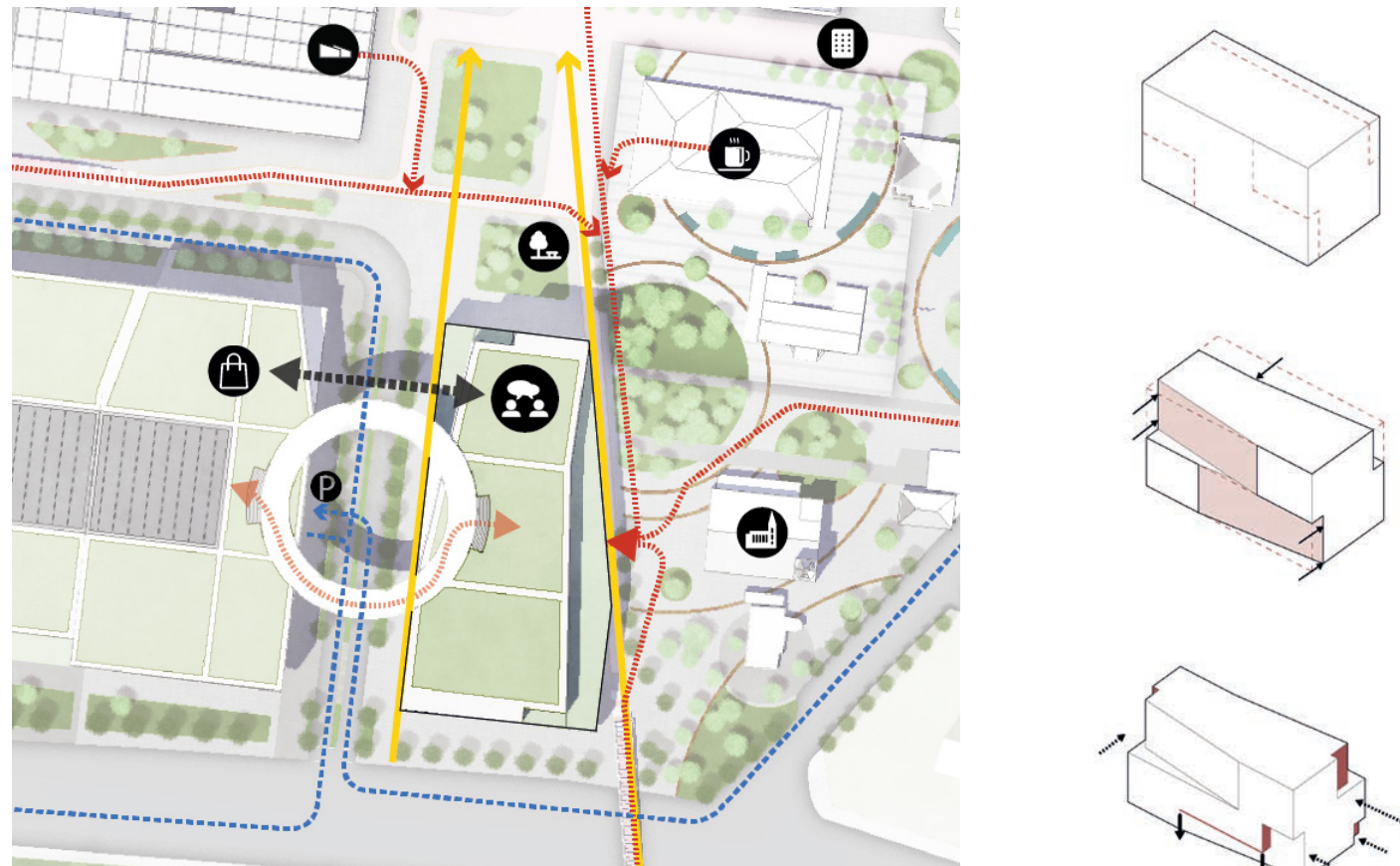
In the north-west there are 8 residential towers grouped around a human-scale urban plaza. The difference scale of the podia generates a dense urban space, which is vitalized by small businesses on the ground floor and flexible working areas with spacious roof terraces.



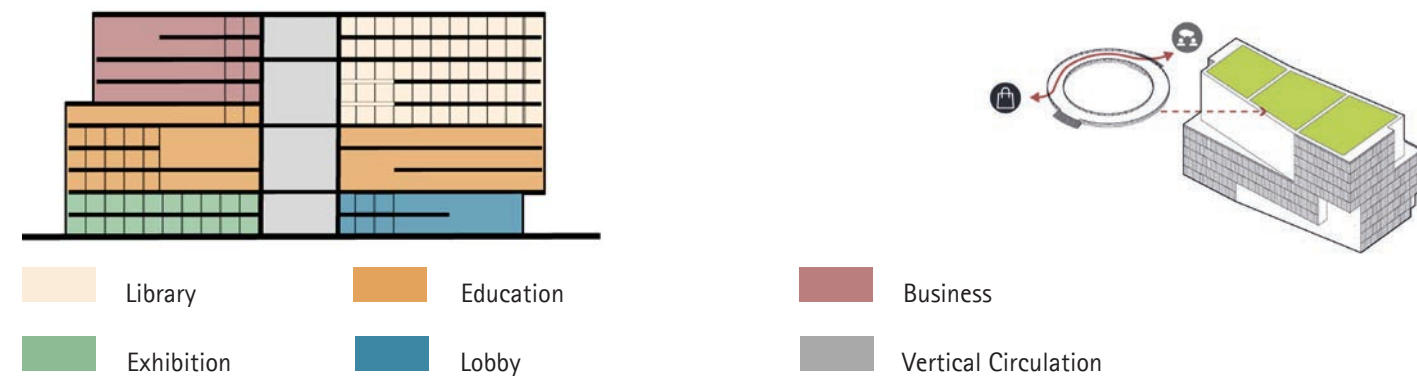
용도별 설계 주안점 Design Strategy for each Zone

Public Site

General Strategy for Public Building



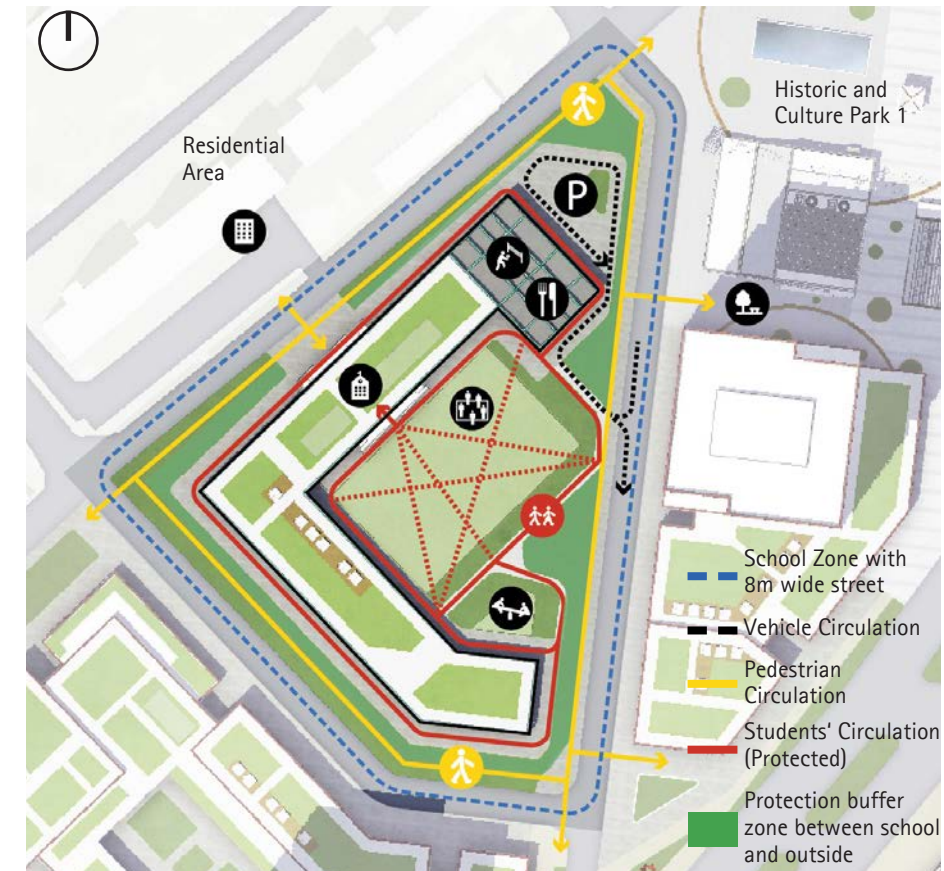
Organization of functions



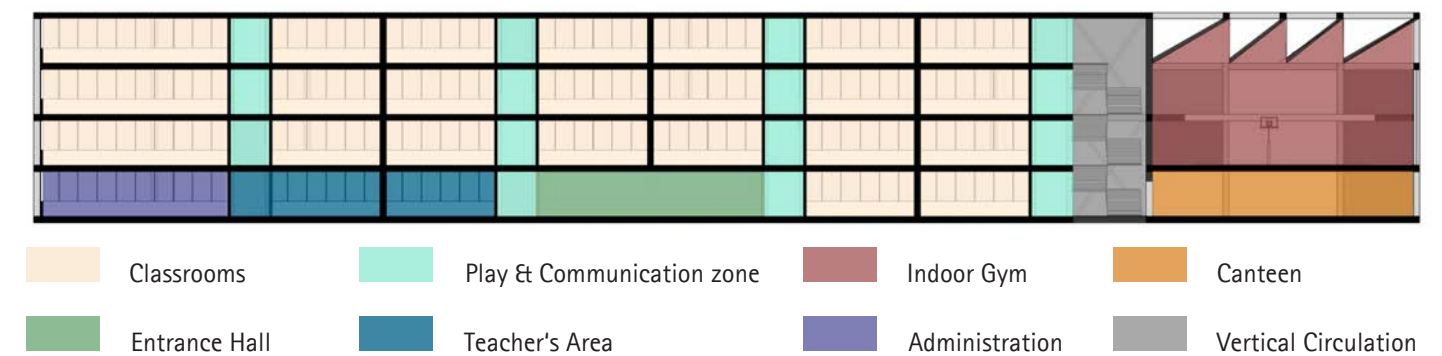
Public facilities is located close to south-eastern part of the plot, surrounded by shopping mall in west and historic culture park in east. The shapes on the east and west sides are retracted, opening up the north-south viewing corridor in the urban design. Combined with the adduction of the shape, a large-area glass facade is set, and the building has a sense of sculpture and a strong contrast between opac and transperence. Mixed-Use Fuctions like Library, education, exhibition hall and business offer a vivid space where residenc enjoy the benefit of the community.

Elementary School Zone

General Strategy for School zone



Organization of functions



Elementary school is located close to western part of the plot, close to main target residential area for better proximity. For protection of student, there is green buffer zone between student 's circulation path and pedestrian circulation outside of school. Main classrooms are facing to west and south direction for better insolation and comfort of students. Special classrooms such as laboratory, cooking classroom, etc. are facing to playground (east and north). There is Play & Communication zone between the classrooms in which students can play and interact with other students.

Main Activity organization in the school



Relationship between school and apartment area - main entrance facing to residential area and lecture classrooms are facing to east and south direction.



Relationship between school and historic and culture park

역사 문화 공원 Historic and Culture Park

Historic and Culture Park – General Vision and Preservation Strategy



Strategy of Preservation and Restoration

Preservation
 Removal
 Partial Preservation
 Replacement
 Transferred
 Addition

The heritage site holds significant value for the labor and workers' lives that shaped the city's modern era since its establishment in the 1930s. The preservation and restoration plan was strategically categorized into six types to protect its sentimental and architectural significance. The categories included preservation, removal, partial preservation, transfer, replacement, and addition. The restoration aims to emphasize the history of the factory and its workers through sophisticated heritage treatment and architectural language.

1. Preservation: This involves the mandatory preservation of key buildings such as the steam power plant, boiler rooms, elevated water tank, and parts of the fabric factory. It also includes living facilities for workers such as the canteen, office, and meeting hall

in the eastern part of the site. These buildings will be preserved as they represent important elements of the site's historical and cultural heritage.

2. Removal: Some buildings will be removed due to the difficulty of preservation caused by new elements like the 1-35 road. However, they will be archived in digital form.

3. Partial Preservation: Some parts of the main factory buildings, including Factory 2 of Chonbang and Production Team 1 of Ilshin, will be preserved to the maximum extent possible and adapted to the new master plan.

4. Transfer: Some buildings will be moved from their original location to a new one. This will include the flagstand and old official residence.



Preservation of original building with addition of new material with clear difference and iconizing the chimney element



Addition of new material and transformation of space



Transfer of flagstand and old official residence and replacement of pool into water feature on the ground



Partial preservation of factory buildings and addition of new element to activate the space

5. Replacement: Some elements will be transformed into new forms while still honoring their historical value, such as the pool in the east side of the site.

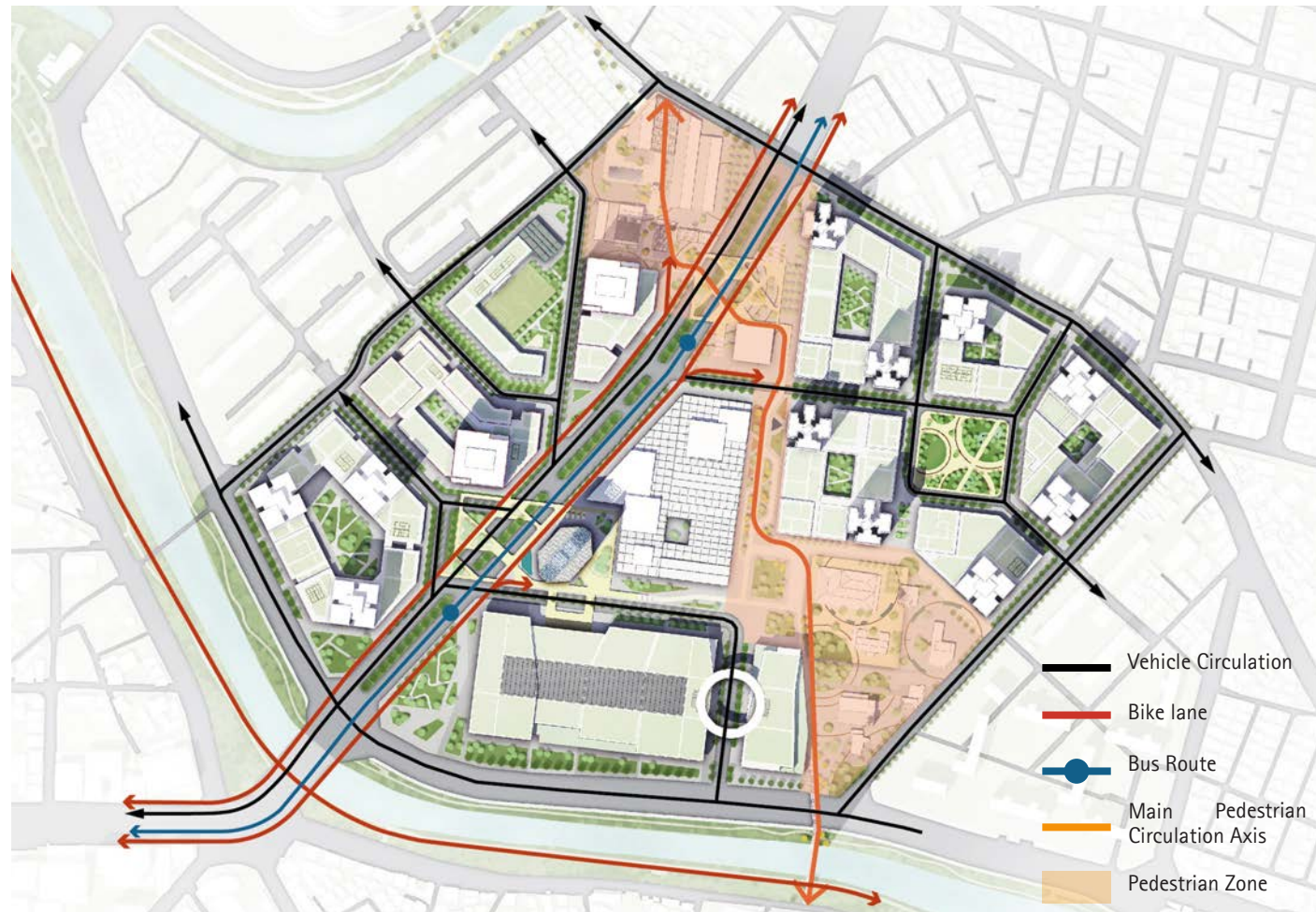
6. Addition: New elements will be added to the existing buildings to highlight their character and historical value. A clear difference will be made between the new additions and the restored original buildings to emphasize their historical significance and to remember the factory's story and the lives of the people who lived and worked in the area.

The original functions and building distribution were main criteria for distribution of new functions. All the buildings would present mixed functions such as archive, museum, and library

according to its location and original usage. The northwestern part was responsible for the production, especially with production of energy, so its history will be reflected on the use of the buildings. In other side, the east part was mainly daily living space for the workers, so activities and contents will be related to life of the workers. Above all, with proper architectural language, sophisticated heritage treatment and restoration strategies are always aimed to represent as much as possible value of the work and life of workers with all the respect to the history of the Gwangju City.

교통 및 동선계획 Traffic Plan and Circulation

Traffic Plan and Circulation



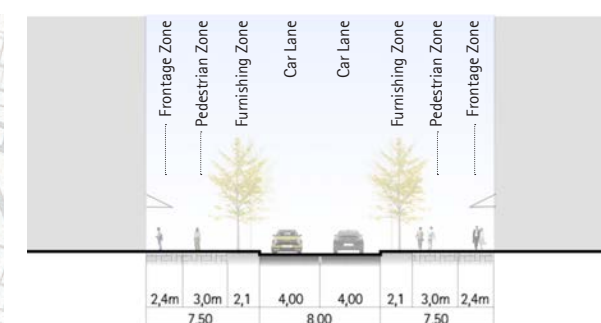
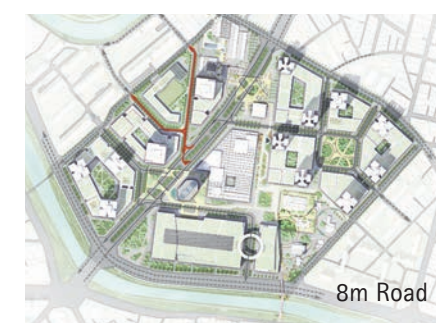
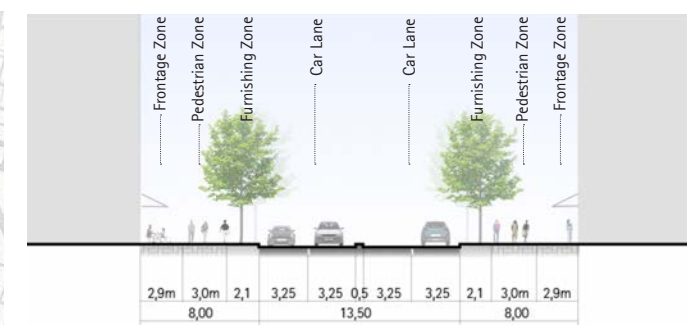
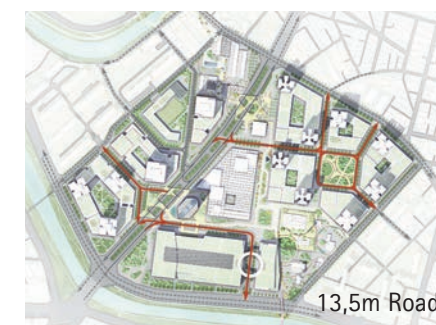
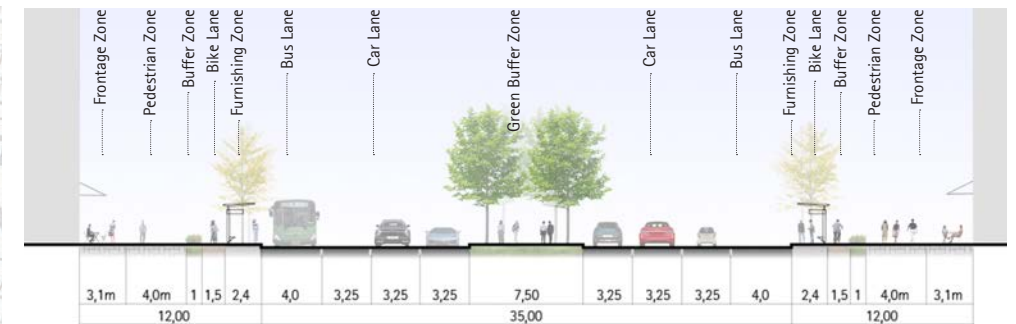
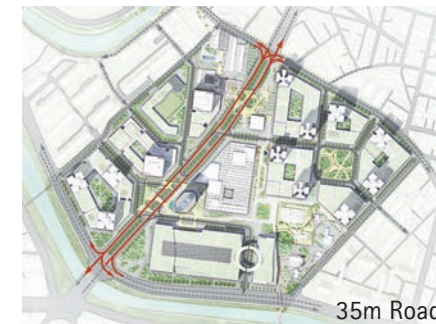
Traffic Plan and Circulation

Maximum diversion of vehicles and pedestrian flow

There are 3 different catagogies of roads in this area;
 -35m road : 6 car lanes , 2 bus lanes, 2 bike lanes, a middle zone with green zone.
 -13,5m road: 4 car lanes
 -8m road: 2 car lanes

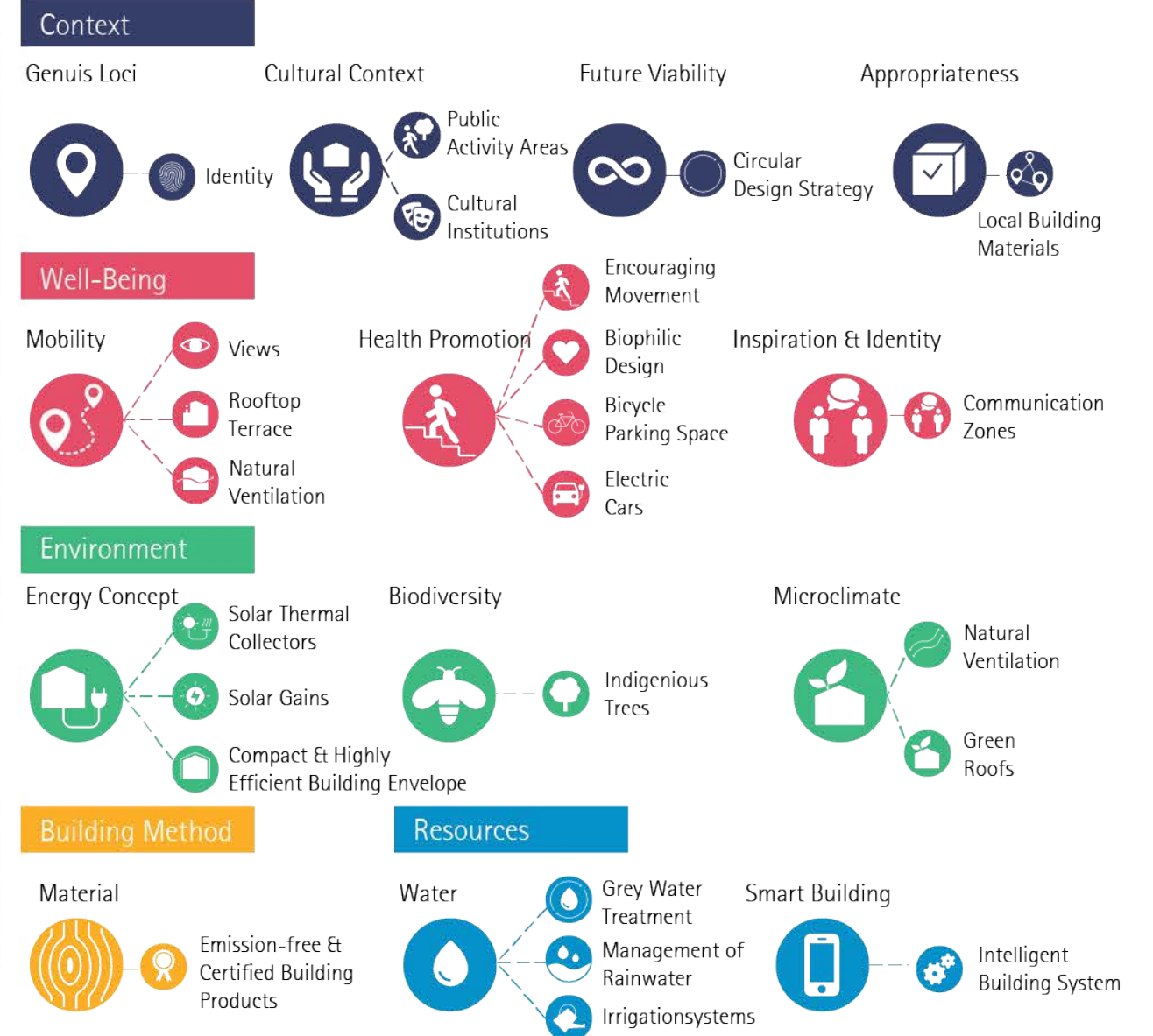
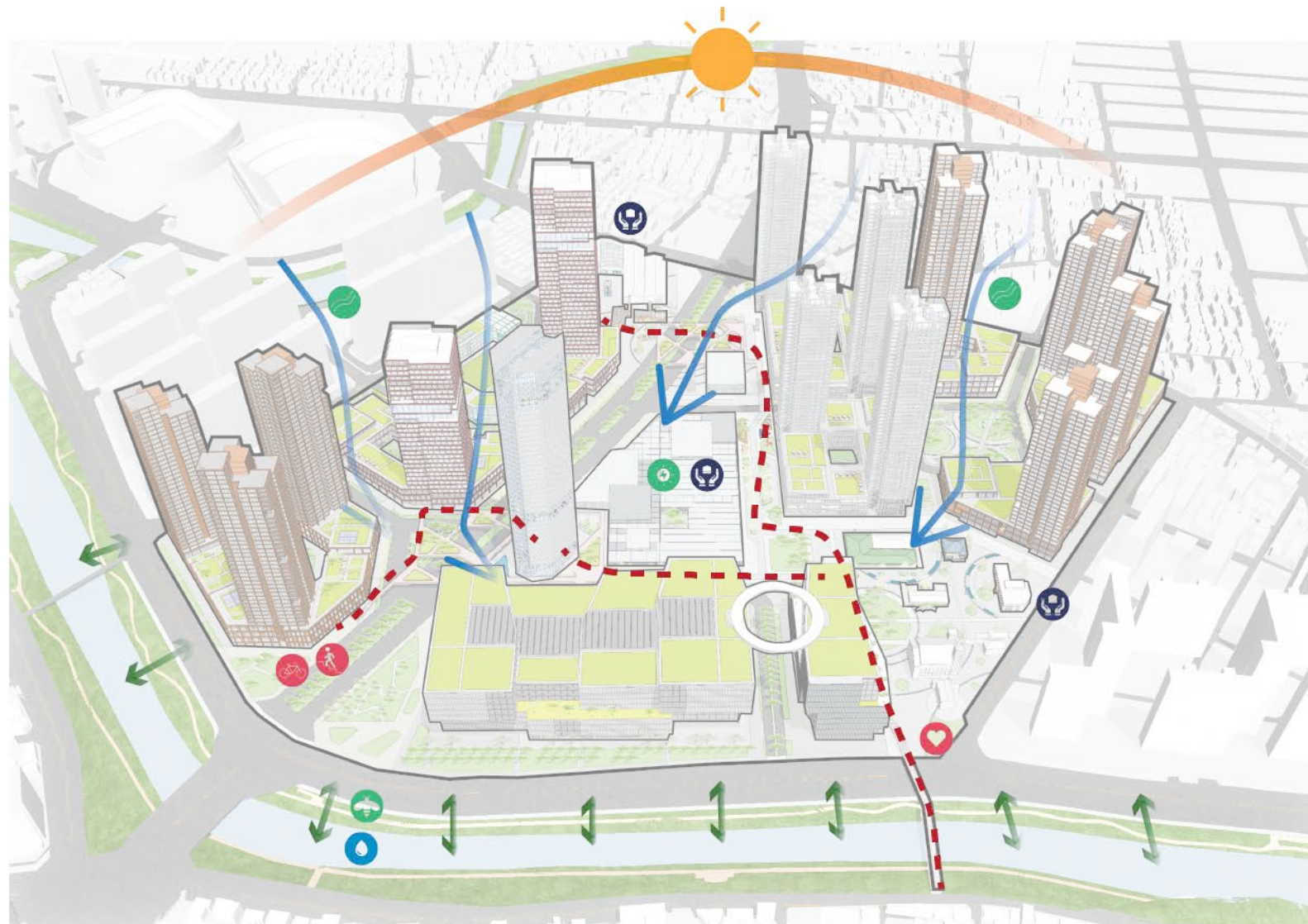
Extra bike lanes are placed on 35m road connected with existing bike lane of the riverside and Mujin-Daero, in order to offer eco-friendly mobility and sport opportunity. This bike flow could penetrate smoothly into park areas and mixed use area offering possibility of internal flow on entire site.

In the complexes, there are friendly pedestrian walkway. Specifically, a main pedestrian circulation axis goes diagonal direction through the whole area and connects the riverside, public building, creative park, heritage plaza and stadium.



친환경 도시 전략 Sustainable City and Development Strategy

Highlights of Sustainable & Eco City



Preservation

- Part of old buildings footprint were preserved.
- Preservation of old buildings promotes sustainable reuse and reduces waste.
- It preserves historical and cultural significance while reducing carbon emissions through adaptive reuse.
- Restoring old buildings can revitalize communities and create jobs while reducing the need for new construction.

Solar Adaptation

- Reduces greenhouse gas emissions and mitigates climate change.
- Promotes sustainable design practices by reducing energy consumption and increasing energy efficiency.

Ventilation & Comfort

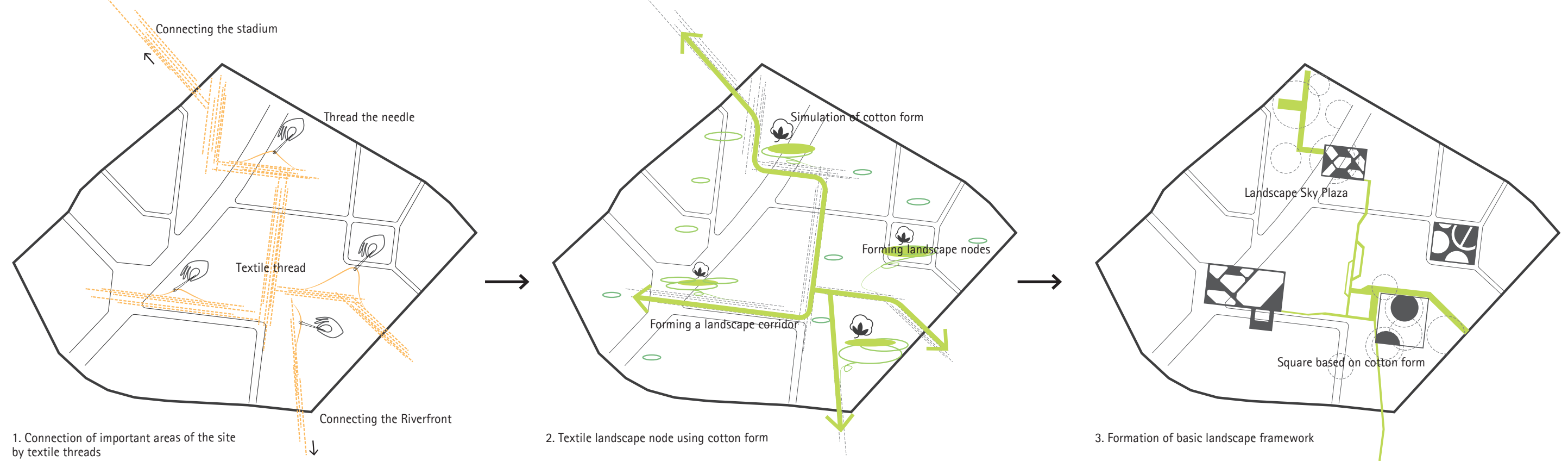
- Adequate ventilation and air circulation systems increase indoor air quality and occupant comfort.
- Proper distance between high rise buildings ensures optimal ventilation and minimizes energy consumption

Connectivity & Community

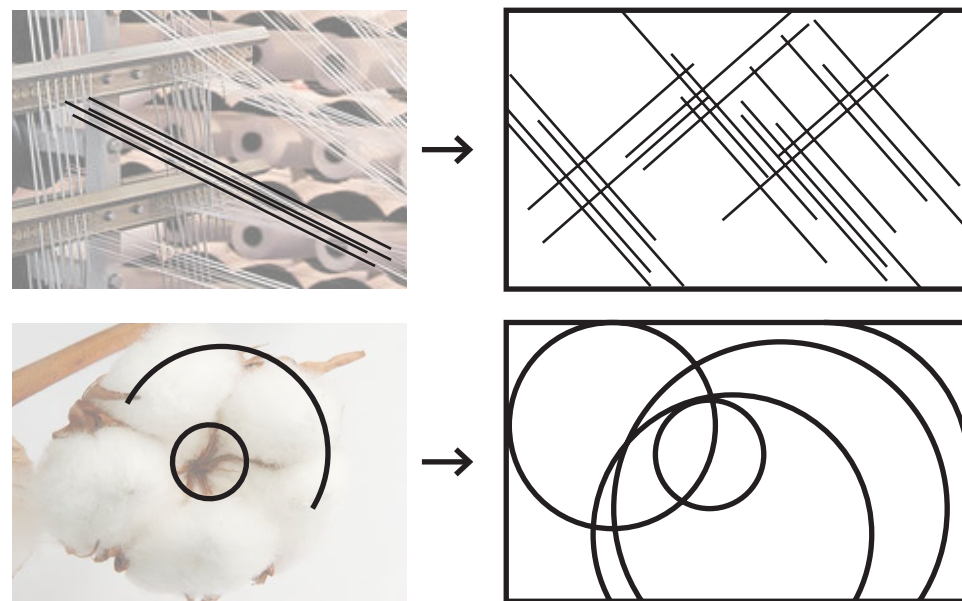
- Encourages community interaction and social cohesion.
- Promotes walkability, reduces car dependence, and supports public transit, leading to a more sustainable city.

조경디자인 Landscape Design

Landscape Concept Derivation

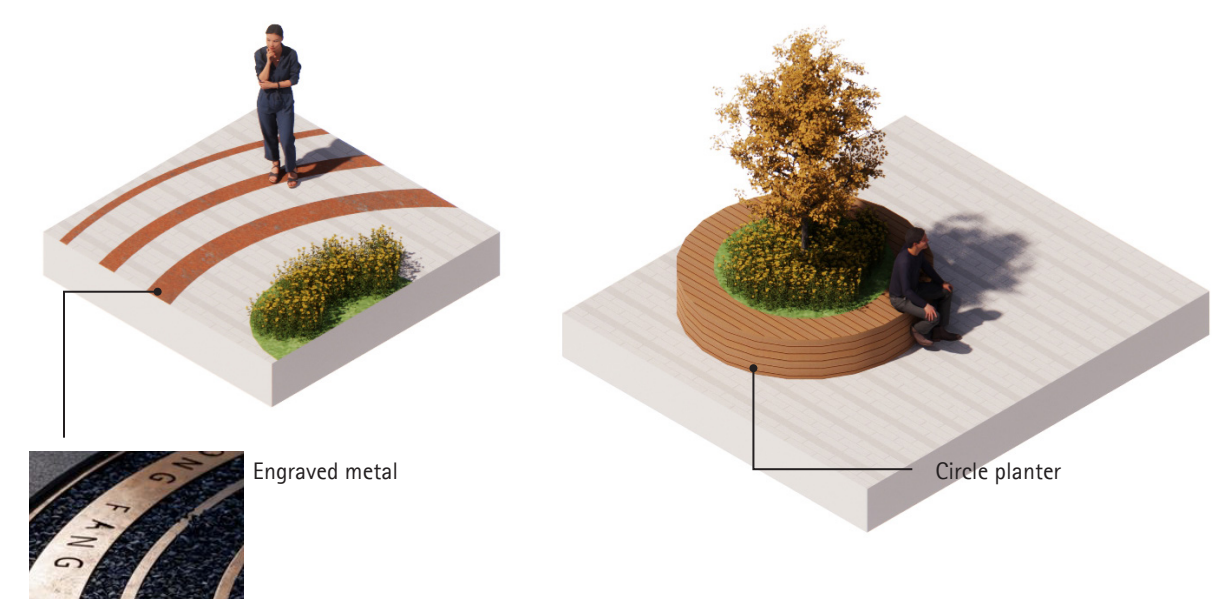


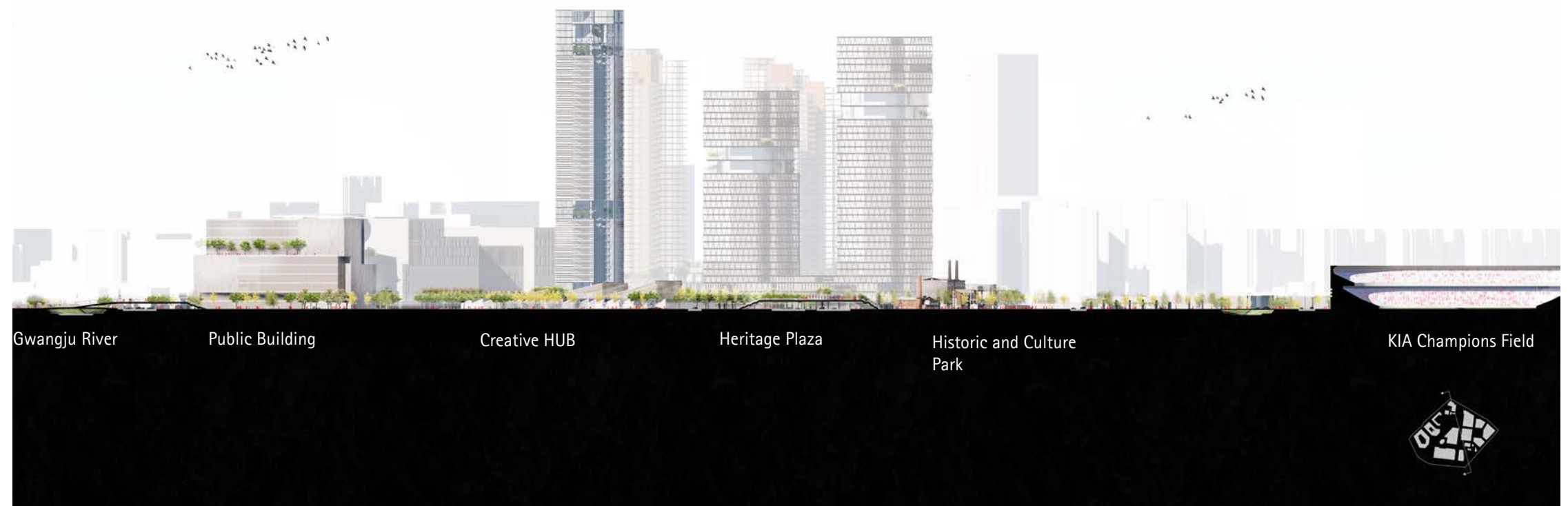
Landscape Design Concept



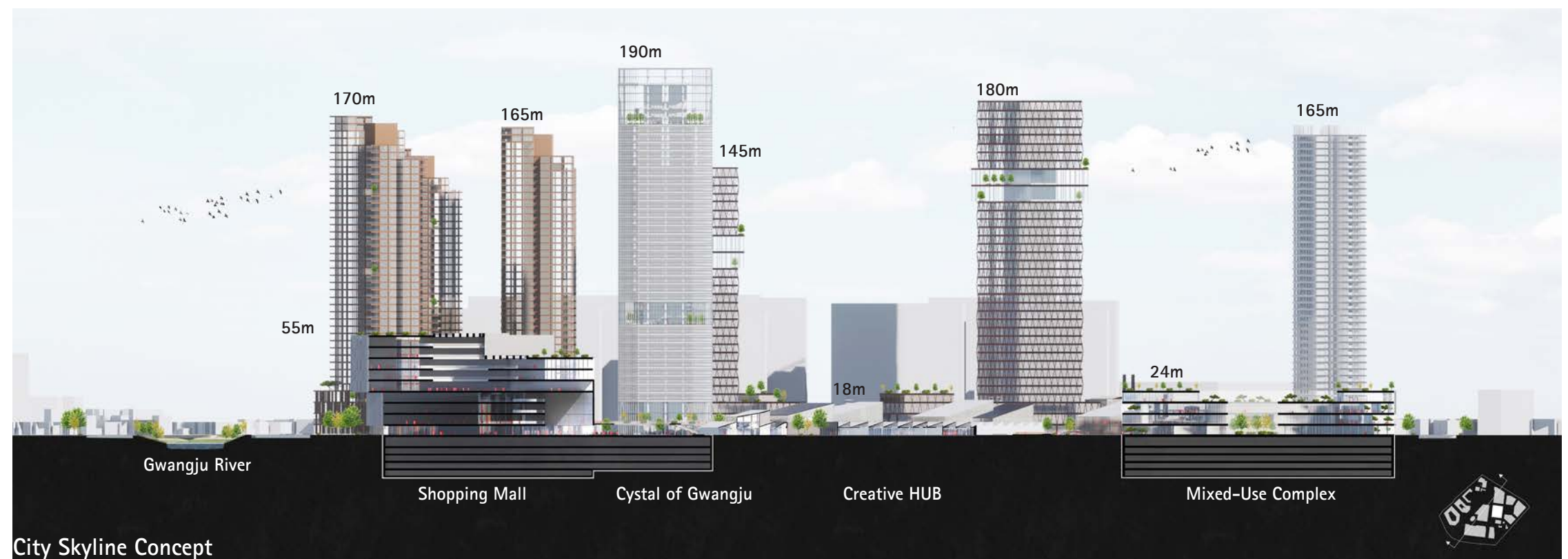
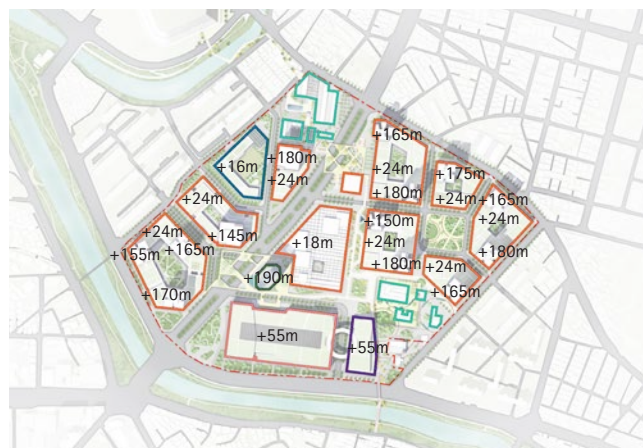
The textile industry relies heavily on the thread as a vital component to support the fabric and connections, while the cotton provides the foundation for the content. The design of the landscape is inspired by this concept, incorporating two distinct languages: the line and the arc (surface). This design choice also honors the historical significance of the site, continuing to preserve its memory.

Cotton elements





Building Heights



City Skyline Concept

면적표
Area Table

Classification		Area Size (m ²)	Total Floor area ratio (%)	Ground area plan (m ²)	Height
Total		296.340,00	-	1.168.025,00	-
Complex Facilities	Subtotal	186.184,00	-	1.097.198,00	-
	Complex 1	5.159,00	800%	41.666,00	200m (+/- 5%)
	Complex 2	30.552,00	500%	152.207,00	Lees than 100m
	Complex 3	150.473,00	600% (Residential area 400%)	903.325,00	Less than 180m
Public Facilities	Subtotal	110.156,00	-	70.827,00	-
	Road	49.105,00	-	-	-
	Historic and culture park 1	15.927,00	30%	7.988,00	Less than 50m
	Historic and culture park 2	19.615,00		2.792,00	
	Public site	11.809,00	400%	46.367,00	Less than 80m
	School site	13.700,00	100%	13.680,00	Less than 30m

