Presentation 5

**Floating Community**
Co-evolution of high-rise typology and a growing city
Problem Statement

- efficiency
- intimacy
- sustainability
Problem Statement

- Isolation
- Lost of identity
- Homogenized streetscape

CITY

\[\text{increase density}\]

Mega Structure or Super Tall

METROPOLITAN
Problem Statement

• Linear Circulation and programme
Problem Statement

• Lack of social cohesion
London - Westminster

Site: Westminster City Hall & King’s Gate House
London - Westminster

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Westminster City Hall and
King’s Gate House
Westminster City Hall and King’s Gate House

Increase 50% area
total 75,000sqm for residential

New Strategy is needed for tall building redevelopment in urban context
Site Clue from WCH

Building Block Allocation
WCH is the highest point of the street

Vibrant Pedestrian road

Facade lines
Activities of Victoria Street

tourism; retail; traffic
Activities of Victoria Street

political protest
public space
Walkability Analysis

Facade Along Victoria Street

Cardinal Place retail
King's Gate House retail
Westminster City Hall City hall, Library
Buckingham Gate House retail
Restaurant
Office Entrance
Park Leisure
Blank Wall

Walkability facade
• Strategy to design high rise building
• Each layer has specific function,
• and each tree is distinct from others
Existing Building
Increase Density
• building volume is broken down with reference to WCH block width
Create lively Streetscape

- building blocks elevated or setting back to dedicate public space
• 7 buildings are inter-connected by linking corridors
• Vertical circulation and corridors formed a road grid in the sky
- Village community is established by inserting public functions.
- Public and communal programmes are broken down to spread over the whole building.
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- Public and communal programmes are broken down to spread over the whole building.

Public and communal space
Architectural Transformation

• raised block to create GF space
Architectural Transformation

• blocks open to Southern North side, become a shell
Architectural Transformation

- residential box filled in to the shell
Architectural Transformation

- residential box filled in to the shell
Architectural Transformation
Streetscape

- rythm of spaces and permeability at GF
Streetscape at Victoria Street
• columns and shear walls
• columns and shear walls
• lift core, staircase, MEP core
• floor pattern to guide people
Victoria Street Victoria Street
Victoria Street
Victoria Street
Victoria Street
Streetscape at Victoria Street
Streetscape at Victoria Street

- sense of walking within a forest
streetscape at Victoria Street
Streetscape at Victoria Street

- calm, study, sitting
Section AA

SITE AREA: 9,700m²
TOTAL GFA: 75,000m²

RESIDENTIAL AREA: 47,950m²

COMMUNAL AREA: 11,150m²

HOTEL AREA: 15,900m²
The village community is established by integrating public functions.

Public and communal programmes are broken down to spread over the whole building.
Complicated circulation
• village community is established by inserting public functions
• public and communal programmes are broken down to spread over the whole building

Roof Garden

- natural outdoor environment
• communal spaces are created by absence of inhabitant units
Complicated circulation

- further linked with public functions around the site

Presentation 5 - Ching To, Ku 4122771
WCH Transformation

- Part of WCH interfacing new buildings are removed
WCH Transformation

- Lower part is a public library
• Upper part is business center, work station, meeting rooms could rent to tenants
WCH Transformation
WCH Transformation
WCH Transformation
Plan Diagram
Plan Diagram
Plan Diagram
- total residential units: 305, total car parking lots: 312
Lift Diagram

9 PASSENGER ELEVATORS
+
3 FIREMAN ELEVATORS
electricity Diagram
rain water collection Diagram
Plumbing Diagram
Structure
Structure
Structure
Structure
Section BB
Section BB
• residential box filled in to the shell
Urban Facade
Prefabrication
Prefabrication
Prefabrication
Prefabrication
Prefabrication
Prefabrication
Prefabrication
Prefabrication
Buckingham Palace view
Conclusion