FROM HIGH LINE TO HUDSON
NEW YORK CITY

Boundaries between land and water + public open spaces

- soft boundary
- hard boundary
- waterfront access
- public open space
Close relationship between highways and public open spaces
New York Delta

Highways form barriers and create "islands"
MANHATTAN WATERFRONT

1. public access to waterfront
2. private access to waterfront
3. highway
MANHATTAN WATERFRONT

Inner public realm often segregated from its waterfront
LOCATION

HISTORY

Historically a Georgian style residential area (18th century)

Industrialisation: factories, warehouses and large scale transportation infrastructure (19th century)

Urban super-blocks: a city within a building (early 20th century)
LOCATION

TODAY

A mixture of new and old

Diverse functions and land use (increase in design and creative industry)

Area (always) undergoing regeneration (success of The High Line Elevated Park prompted changes in zoning regulations)
THE HIGH LINE

Successful regeneration of obsolete infrastructure into public space

Elevated parkway that interacts with surrounding; fast tracking regeneration of whole area (eg. prompted change in zoning regulation)

Over 3.8 million visitors per year*

* Source: Friends of High Line
Influx of developments around the High Line area, especially that of the creative industry (galleries, art studios, fashion designer house, start-ups)
LOCATION

TODAY

Results in land-grab by the rich
- Exclusive studios, luxury apartments

International

Zaha Hadid’s first NY project
US$4.6mil - $35mil
RELATIONSHIP WITH CONTEXT
+ SET AMONGST HISTORICAL BRICK WAREHOUSE BUILDINGS
+ HIGH LINE PASSES BEHIND WITH EXISTING CONNECTIONS
+ CHELSEA MARKET PASSAGE (PEDESTRIAN TRAFFIC+)

- NO PEDESTRIANS (THEY STOP AT THE HIGH LINE)
- HIGHWAY RESTRICTS ACCESS TO WATERFRONT
CONTEXT

SITE

RELATIONSHIP WITH CONTEXT
- UNDER-UTILISED PARK
- ALL SIDES BORDERED BY MAIN ROADS and PARKED CARS
The Waterfront connection problem
Start-ups/local community can no longer afford
Strategic Plan

Overall

Opportunity to draw upon the 3.8 million visitors per year* from the High Line

3,800,000

*Source: Friends of High Line

In the Chelsea area, the Highline is almost becoming a barrier to the waterfront due to lack of...anything
STRATEGY

OVERALL

Introduce a CREATIVE HUB with both public and private functions as an intermittent node point to act as a stepping stone to the waterfront

Functions part of ongoing regeneration of the Chelsea area

3,800,000

EVEN MORE ON THE HIGH LINE

A LOT OF PEOPLE HERE

EVEN MORE ON THE HIGH LINE

?
SITE

Closing the street and re-direct vehnicle traffic onto 10th Ave

Regenerate and create physical connection by extending public open space and connecting with existing park
CONCEPT

MASSING

The site is irregular in shape - a left-over space of the orthogonal Manhattan grid

Converging streets create focal point
CONCEPT

MASSING

Create mass and filling the block the traditional NYC way
CONCEPT

MASSING

Breaking of the block to create smaller scale spaces
CONCEPT

MASSING

Dissolving the block towards open space (park)
CONCEPT

MASSING

At the same time, replace with roof to recreate sense of the block and define the waterfront skyline; results in a series of covered and semi-covered outdoor spaces.
CONCEPT

MASSING

Creating focus in 2 directions - towards the green space and the waterfront
Creative Hub
with:
Flexible collaboration space
Offices/workshops
Communal meeting places

Food + beverage
Permanent exhibition
Multi-purpose hall/theatre
“Open” public space
Akademie Mont Cenis, Herne Sodingen
Buildings under a large roof
Creating interesting spaces and patterns, allowing the buildings to remain simple
REFERENCE

Cite du Design, LIN Architects

Relationship between roof and function below
Roof cladding differs according to need
Small blocks. Encouraging more social, more flexible spaces that can adapt to users over time. Supporting individual to small scale creative start-ups until developed business.
Things to note:
- G/F becomes "dead-end" with terrace/garden
- Building/accessible at G/F
- 4 blocks

Ground Floor Plan

NYC | Delta Interventions | HIGH & DRY
Things to note:
- "broken" H.L connected by path into larger public space at 1/F
BUILDING USE

2F - Rooftop terrace with private access (privately owned/rented)
(tenant A or tenant B)

1F - Cafe mezzanine
(tenant A)

GF - Cafe (privately owned/rented)
(tenant A)
BUILDING USE

1F - Multi-functional hall
(run by local council, used for public events or privately hired)

1F - Community centre
(run by local council, used by anyone)

GF - Multi-functional hall
(run by local council, used for public events or privately hired)

GF - Community centre
(run by local council, used by anyone)
BUILDING USE

2F - studio space owned by local council for rent (for start-ups, newcomers)

YELLOW - communal space accessed by those with access to 2F

GREY - privately rented space used only by a single tenant or common group of tenant

GF - private access to studio space on 2F
ROOF SCHEME

opaque  =  309 panels
fritted  =  668 panels
photovoltaic  =  363
clear  =  164 panels
total  =  1504 panels
FACADE + MATERIAL

Aim:
- Give building a sense of mass despite being broken up
- While maintaining degree of transparency and lightness up close

- Create blank canvas for the roof
CONCEPT

Sense of mass from exterior; light + shadow on “plain” facade
CONSTRUCTION

ROOF

Stand-alone structure
CONSTRUCTION

OVERALL  Vertical core
CONSTRUCTION

OVERALL  Concrete column + beams
CONSTRUCTION

OVERALL

Structural walls
CONSTRUCTION
OVERALL
Hollow-core floor slabs
CONSTRUCTION

OVERALL Structural bracing where necessary
CONSTRUCTION

OVERALL

Concrete column and beam main construction
Pre-cast hollowcore concrete slabs
CONSTRUCTION

DETAIL

Roof - Facade connection

1. transparent double glazing: 6mm toughened float glass + 16mm argo-filled cavity + 2x6.4mm laminated safety glass
2. pv panel: 6mm float glass, 2mm resin layer with 12.5x12.5mm monocrystalline cells + 4mm float glass + 16mm argo-filled cavity + 2x5.5mm laminated safety glass
3. primary beam
4. perforated copper screen
CONSTRUCTION

DETAIL  Facade transition @ slab; connection

1. 50mm cement screed, 50mm rigid insulation, 70mm structural screed
2. 250mm "hollow-core" pre-fabricated concrete slab
3. "versa" vertical green wall
4. perforated copper screen
CONSTRUCTION

DETAIL

Horizontal facade transition

1. structural glass fin with bolted connection
2. double glazing 6,12,6mm supported by glass fin
3. double glazing 6,12,6mm curtain wall system
4. perforated copper screen