

Do Humanity, Tall and Density Align ...or Collide ?

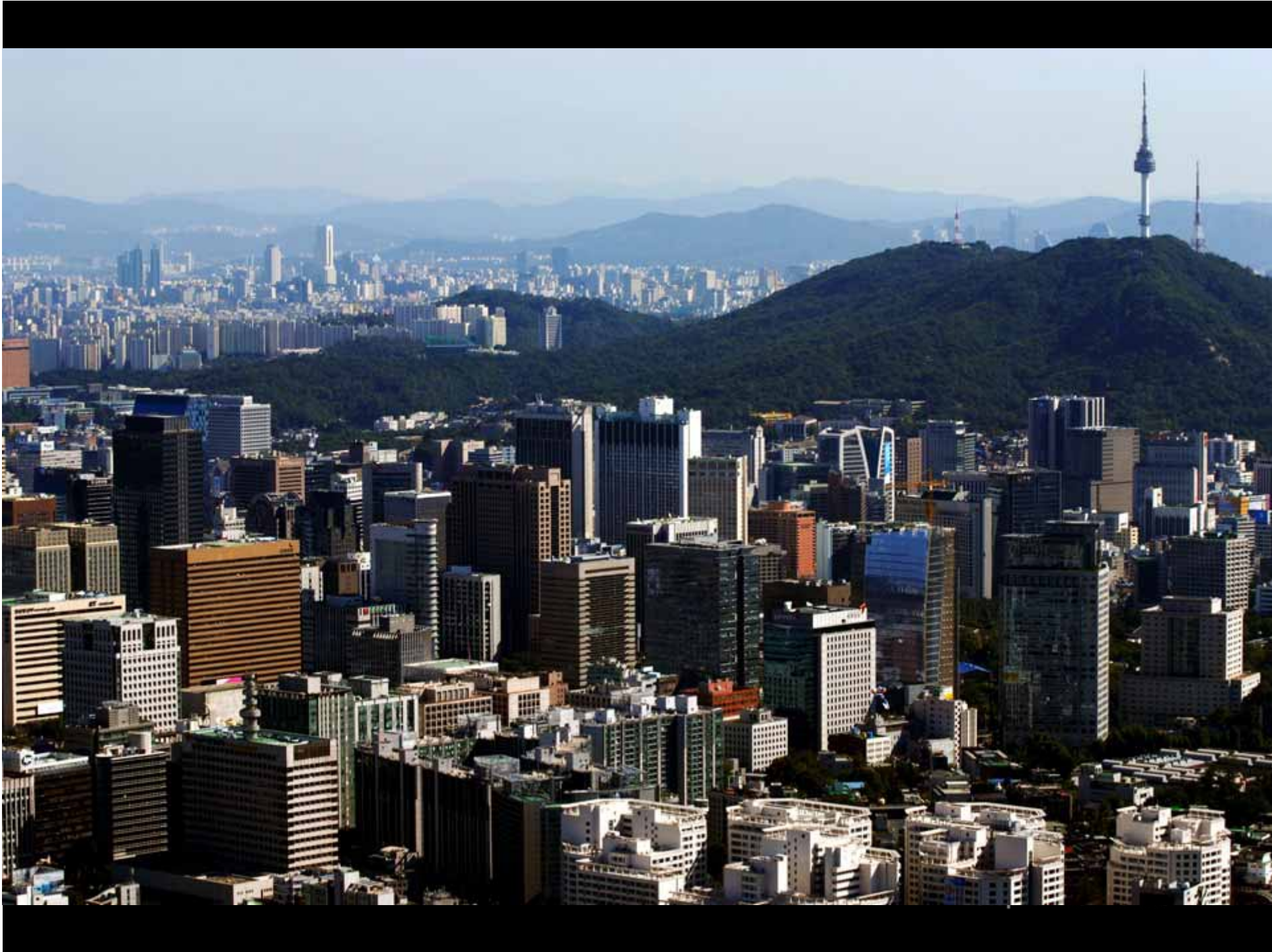
Stephan C. Reinke FAIA RIBA

Director

Stephan Reinke Architects
London, United Kingdom

CTBUH 2011
World Conference

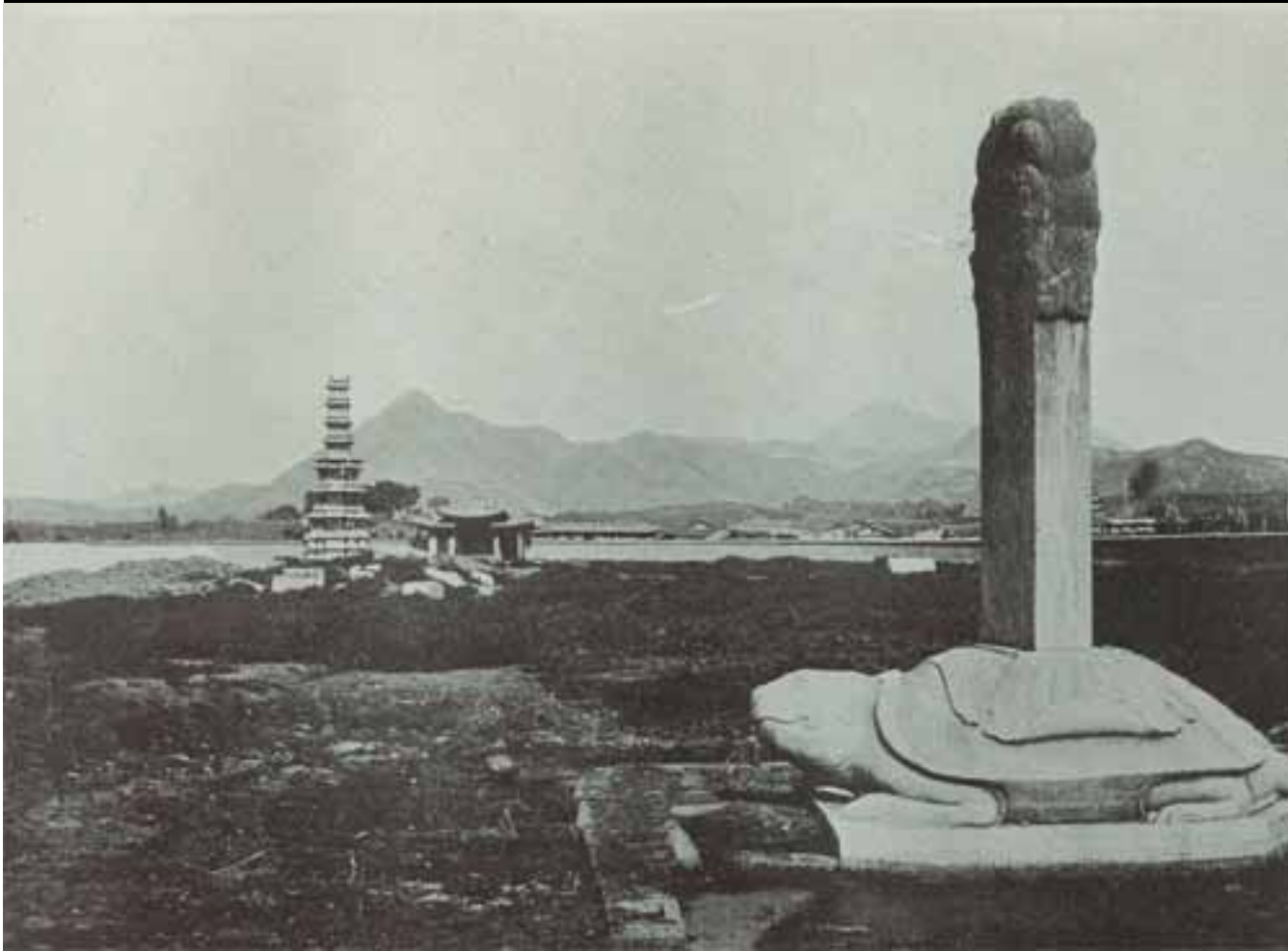
October 10-12, 2011 | COEX | Seoul | Korea



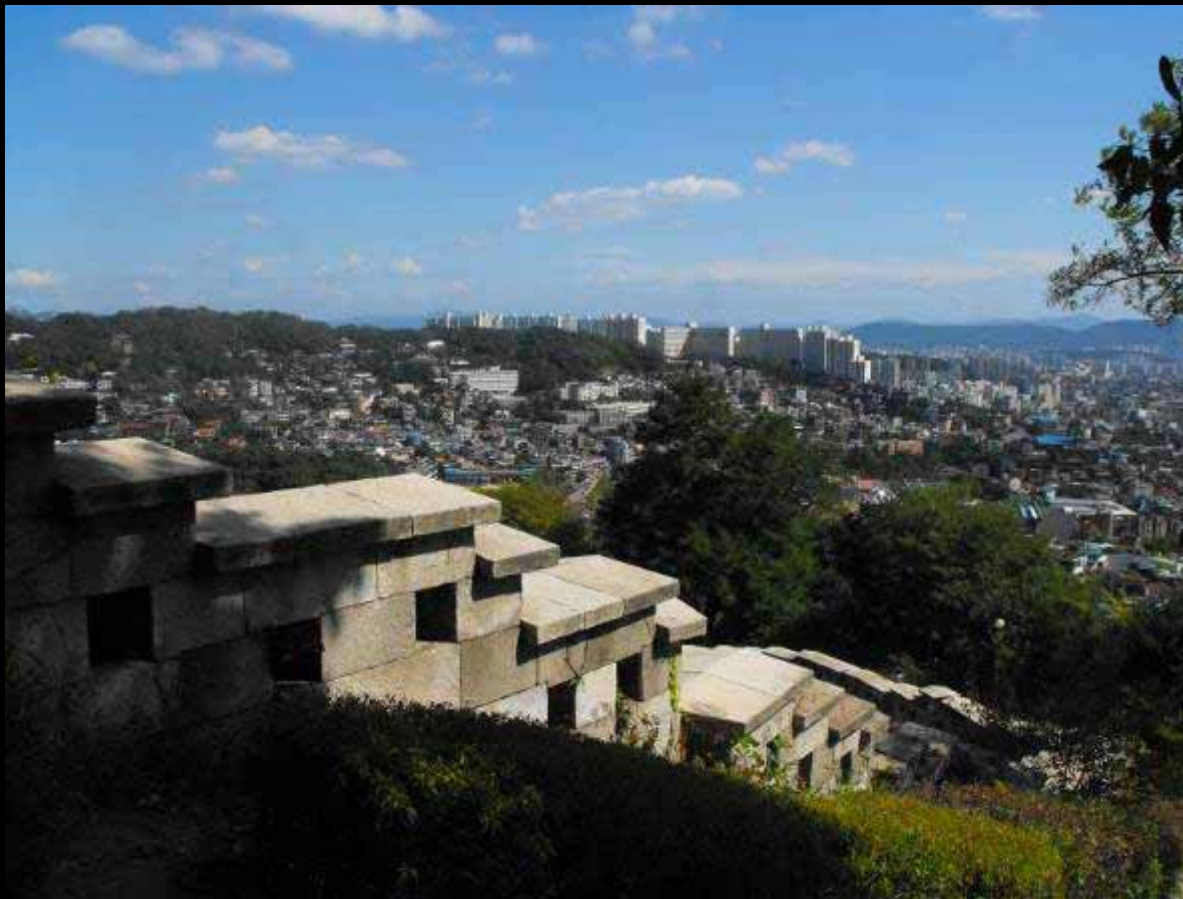




Stephan Reinke Architects







Stephan Reinke Architects













Stephan Reinke Architects



URBAN DENSITY IS A GLOBAL ISSUE



CITIES WITH POPULATIONS OVER 1 MILLION INHABITANTS IN 1950



CITIES WITH POPULATIONS OVER 1 MILLION INHABITANTS IN 2015



CITIES WITH POPULATIONS OVER 1 MILLION INHABITANTS

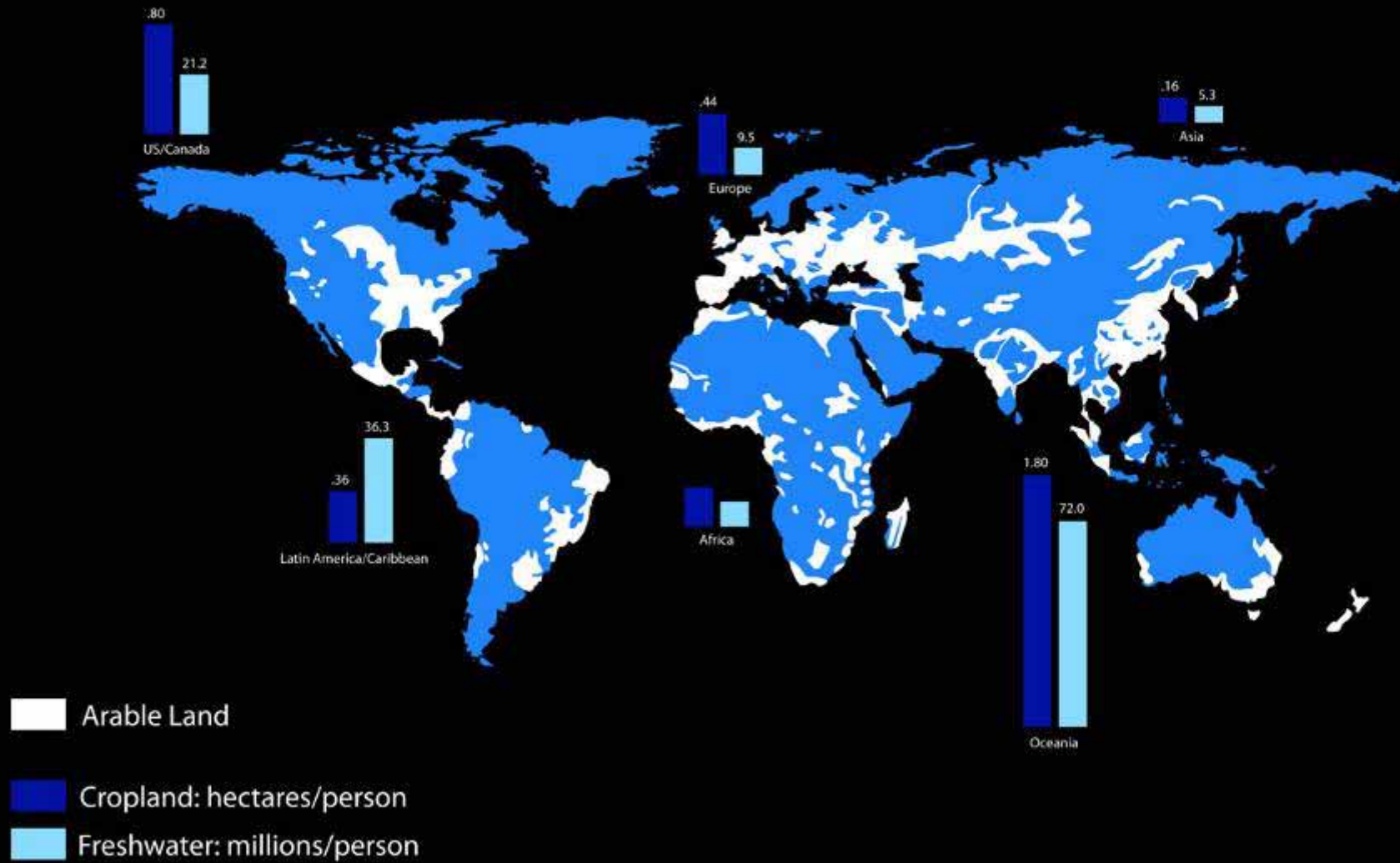
1950



2015

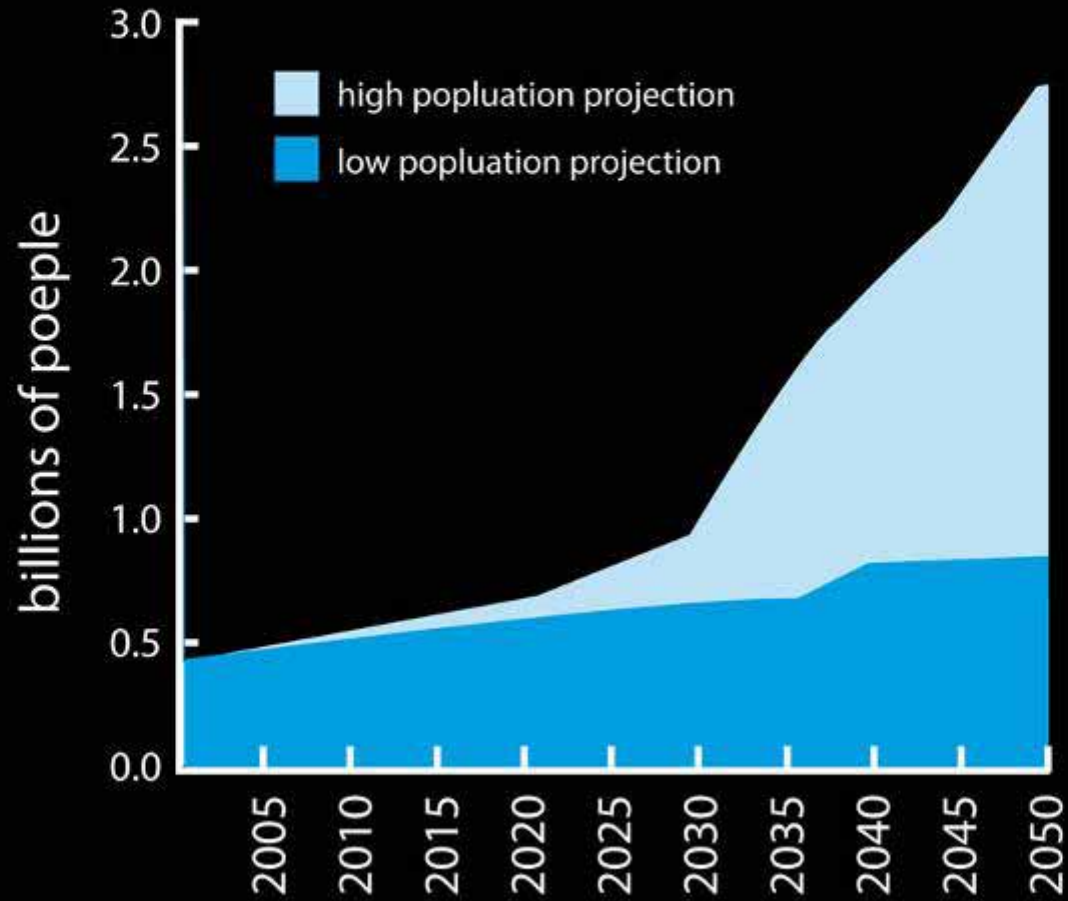


ARABLE LAND SCARCITY



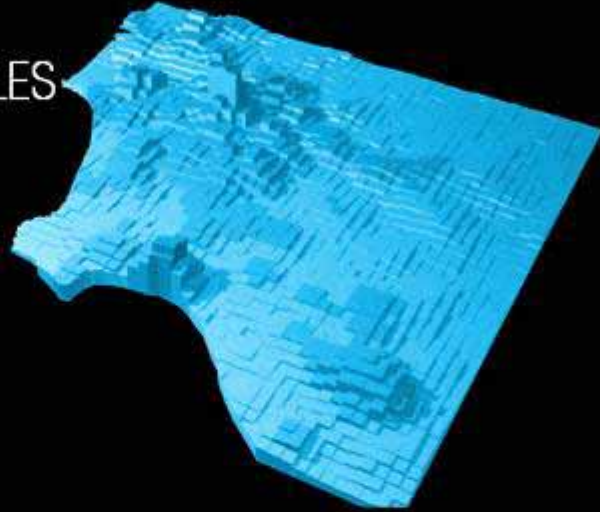
ARABLE LAND SCARCITY 2005 AND 2050

Population Projected to live with Cropland Scarcity, 2000 - 2050

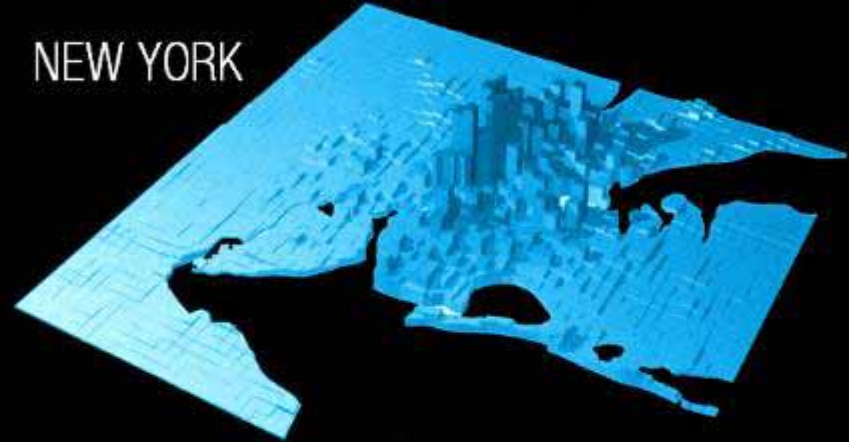


URBAN DENSITIES AMERICA'S

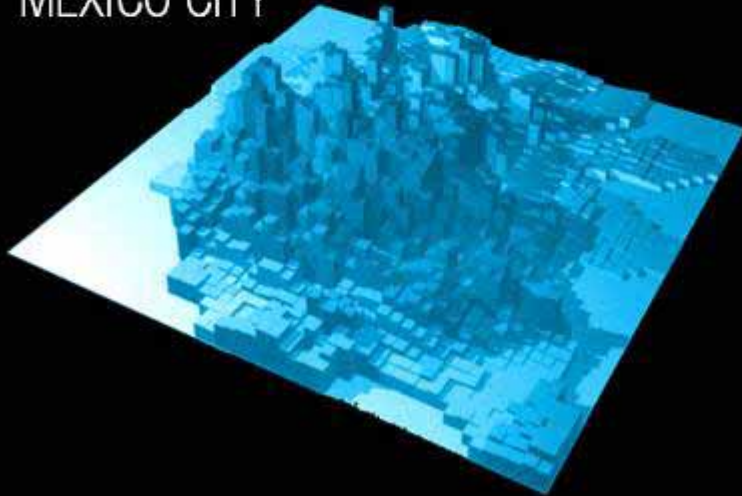
LOS ANGELES



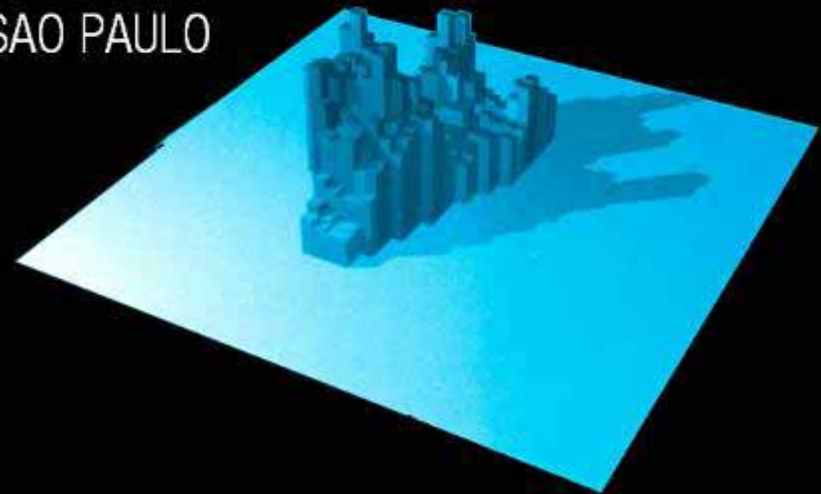
NEW YORK



MEXICO CITY

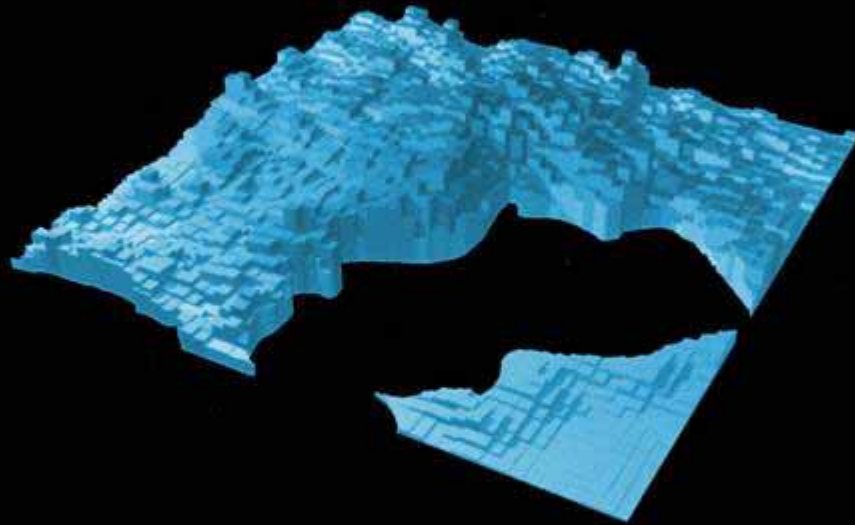


SAO PAULO

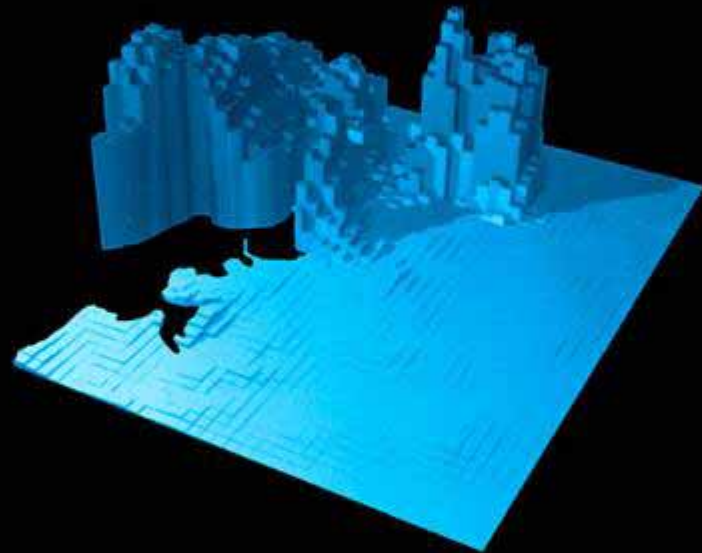


URBAN DENSITIES ASIA / PACIFIC

TOKYO

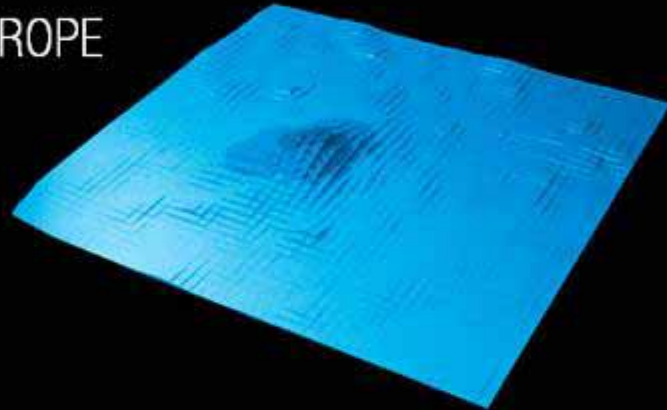


MUMBAI

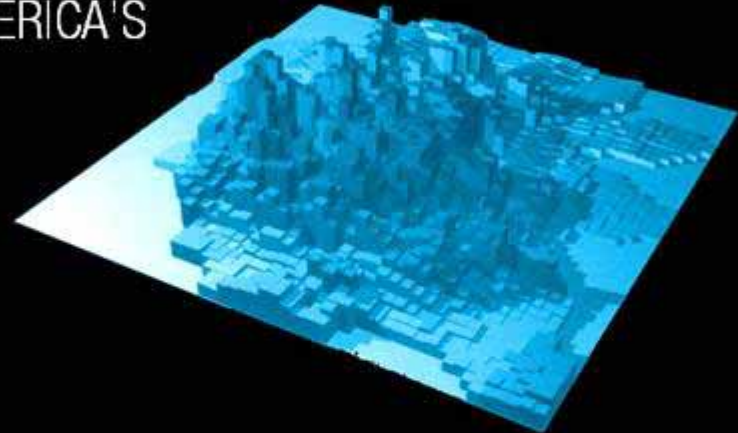


URBAN DENSITIES GLOBAL

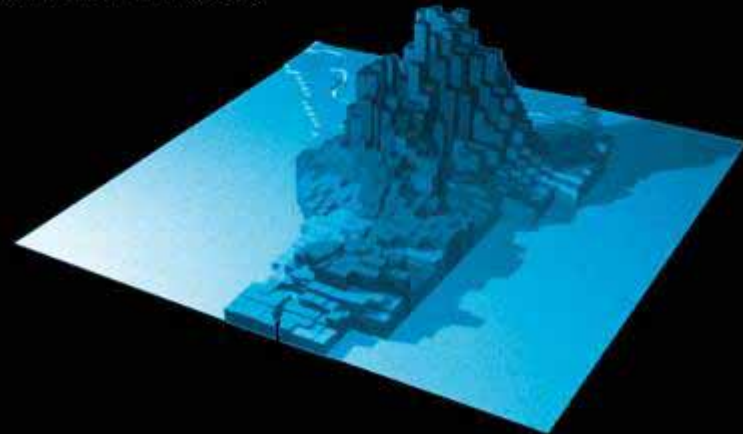
EUROPE



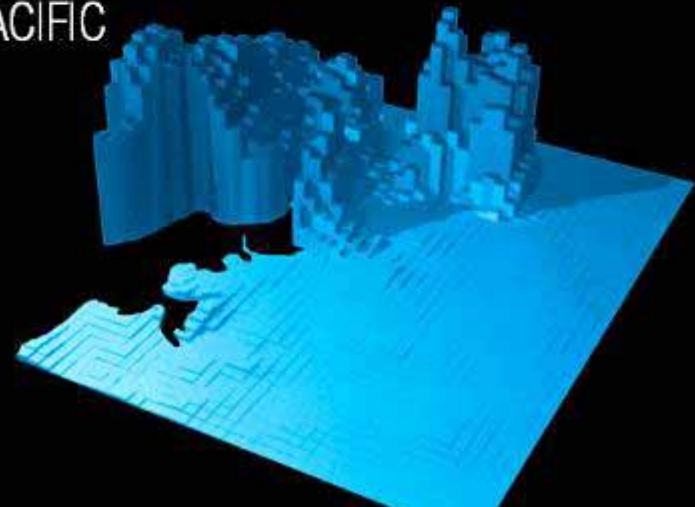
AMERICA'S



MIDDLE EAST



ASIA / PACIFIC



Social Life of Small Urban Places

by William H. Whyte

The Social Life of Small Urban Spaces



William H. Whyte



The Conservation Foundation

Stephan Reinke Architects

The Life of Plazas

Sitting Space

Sun, Wind, Trees, Water

Food

The Street

The “Undesirables”

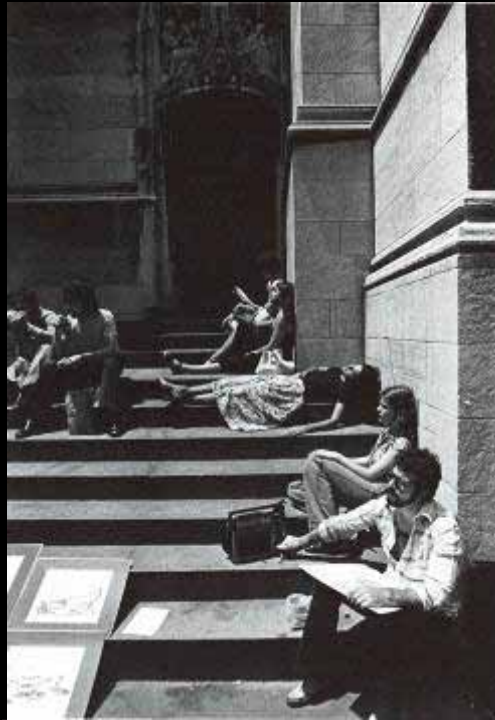
Effective Capacity

Indoor Spaces

Concourses and Megastructures

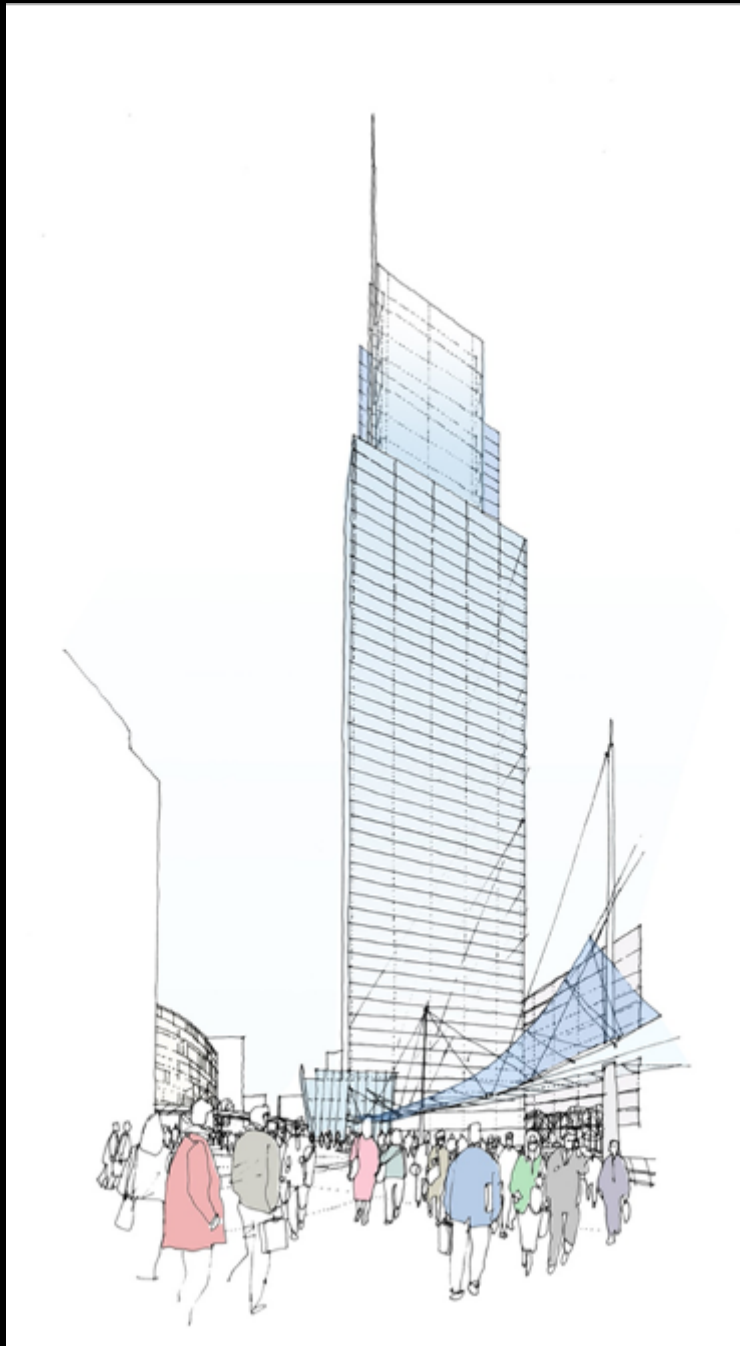
Smaller Cities and Places

Triangulation



Case Study
Piccadilly Tower, Ducie Street Redevelopment
Manchester





Stephan Reinke Architects



AERIAL SITE PLAN



4000 WEST



4000 STREET FACING WEST



4000 STREET FACING WEST



4000 STREET - EXISTING HOV CARPOOL



GREEN CANAL



HOV CARPOOL - THE PLACE



REFERENCES

4000 STREET HOUSING PLAN
 4000 STREET



WOODS BAGOT
 ARCHITECTS
 1000 10th Ave. • 400 400 400



THE PLACE + NCP CAR PARK



STORE STREET + EXISTING NCP CAR PARK



DOCK STREET REDEVELOPMENT
SERVICES

in-city

WOODS BAGOT
ARCHITECTS ENGINEERS AND PLANNERS
1000 WEST STREET SUITE 1000 LOS ANGELES CA 90015



VIEW SOUTH TOWARDS PICCADILLY STATION



ASHTON CANAL



SHINE STREETS REGENERATION
MANCHESTER

ins-city

WOODS BAGOT
ARCHITECTS



STORE STREET FACING WEST

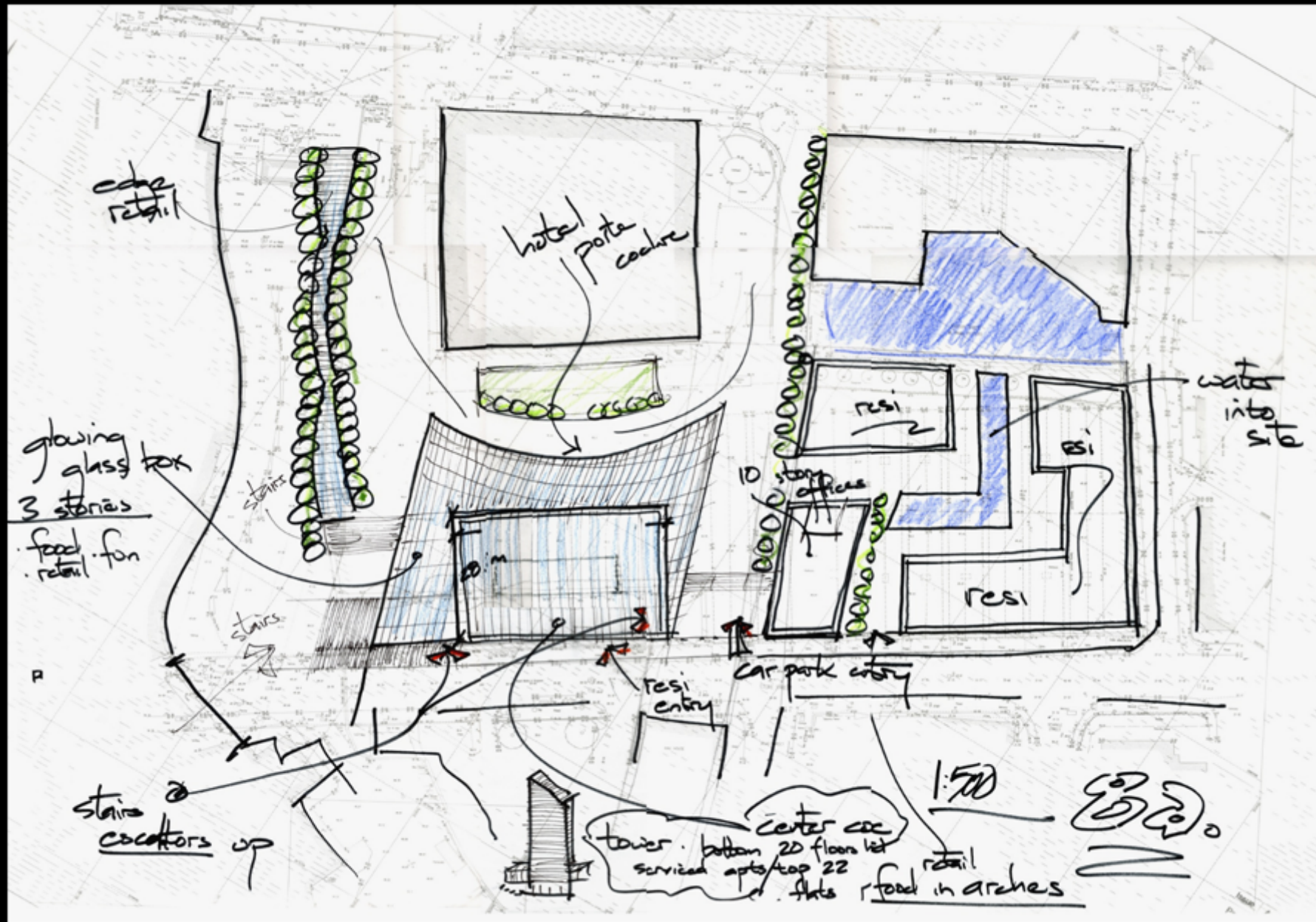


STORE STREET EAST VIEW

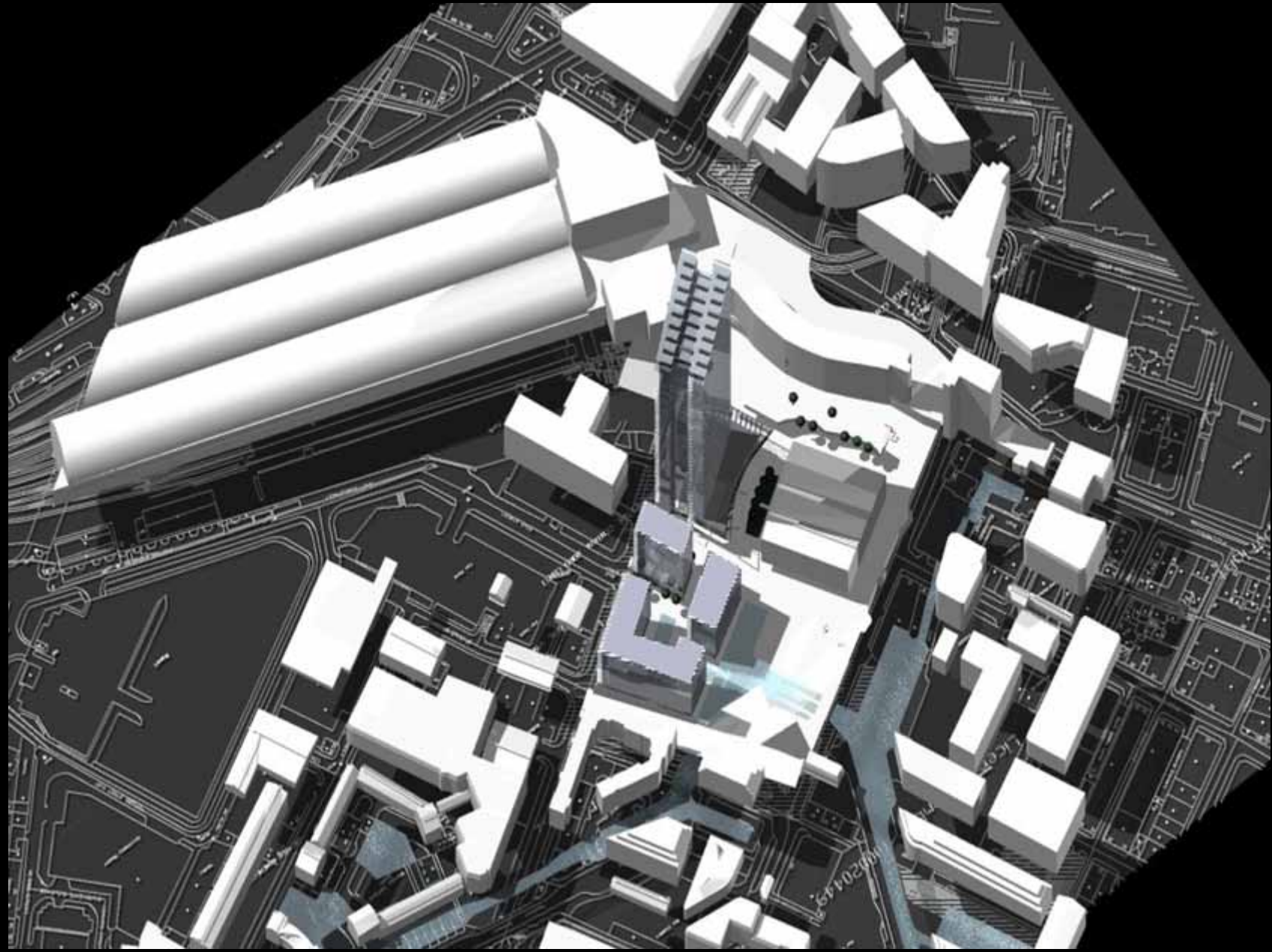


IMAGE: STREET RECONSTRUCTION
RENDERING



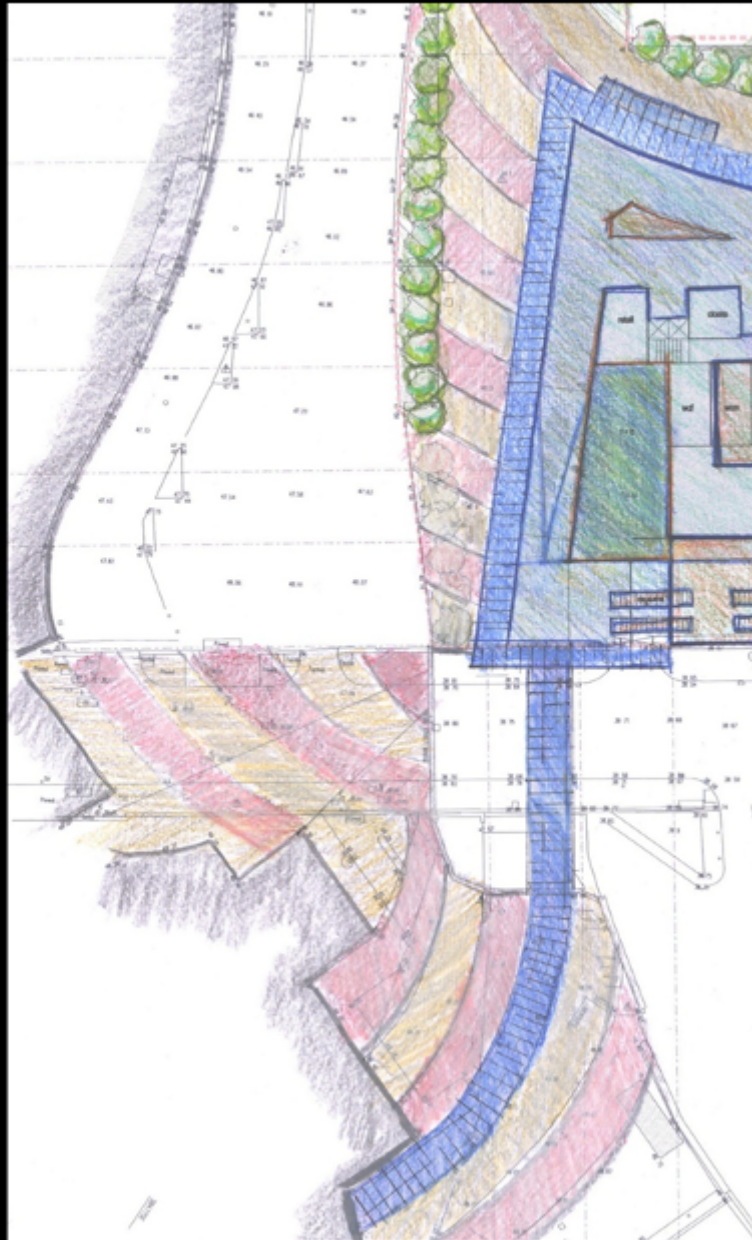




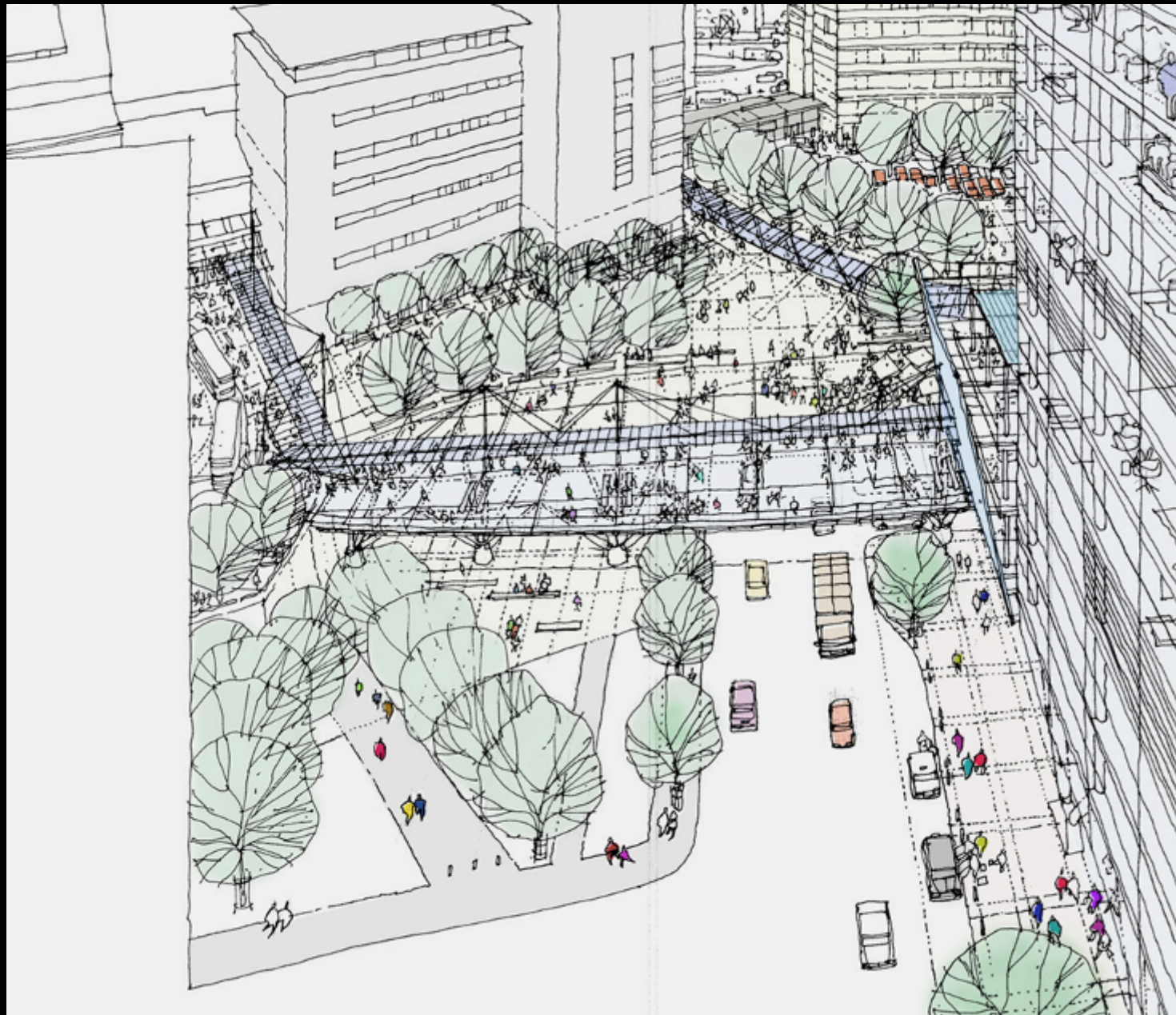


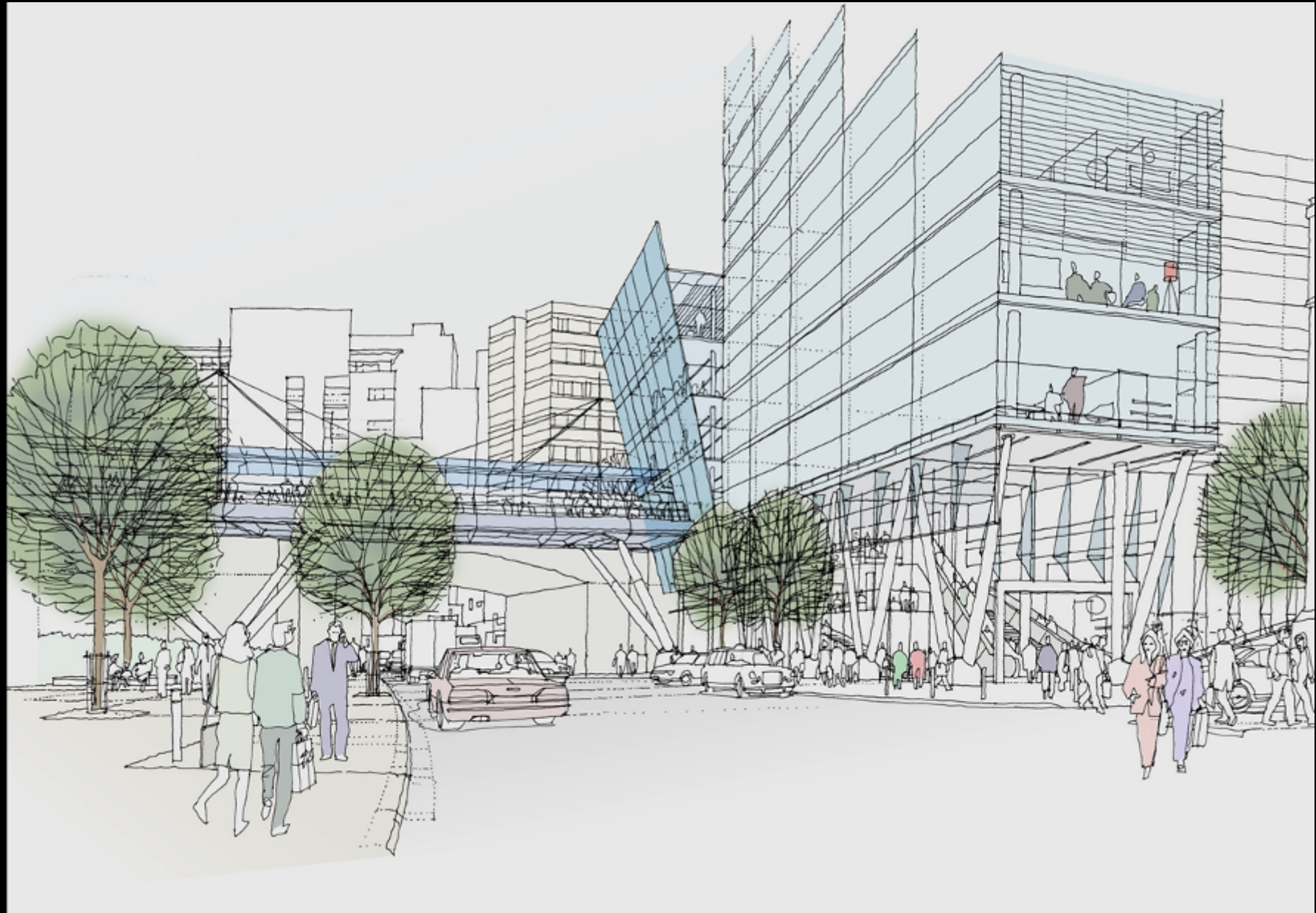
Stephan Reinke Architects

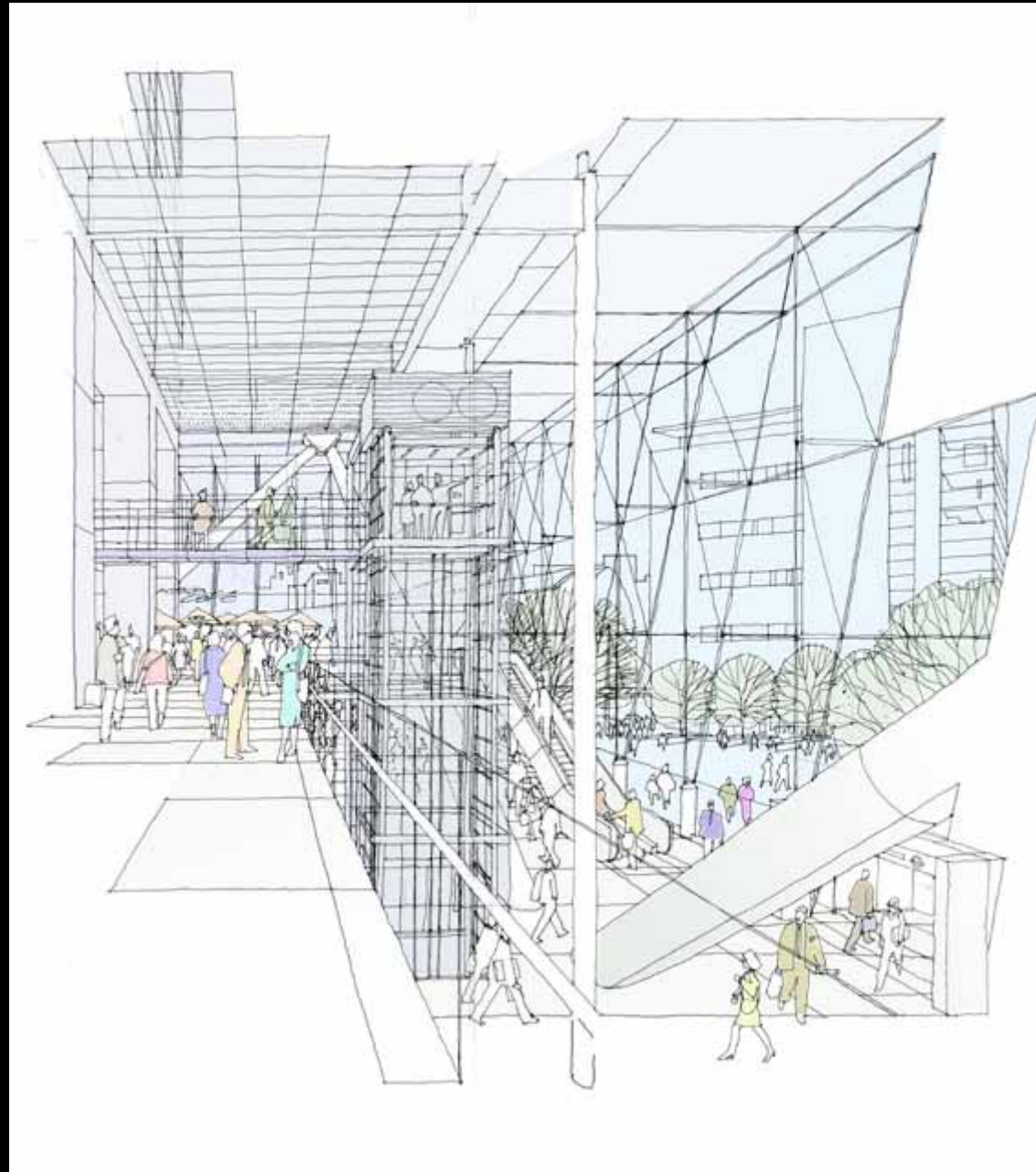
"The Critical Link"

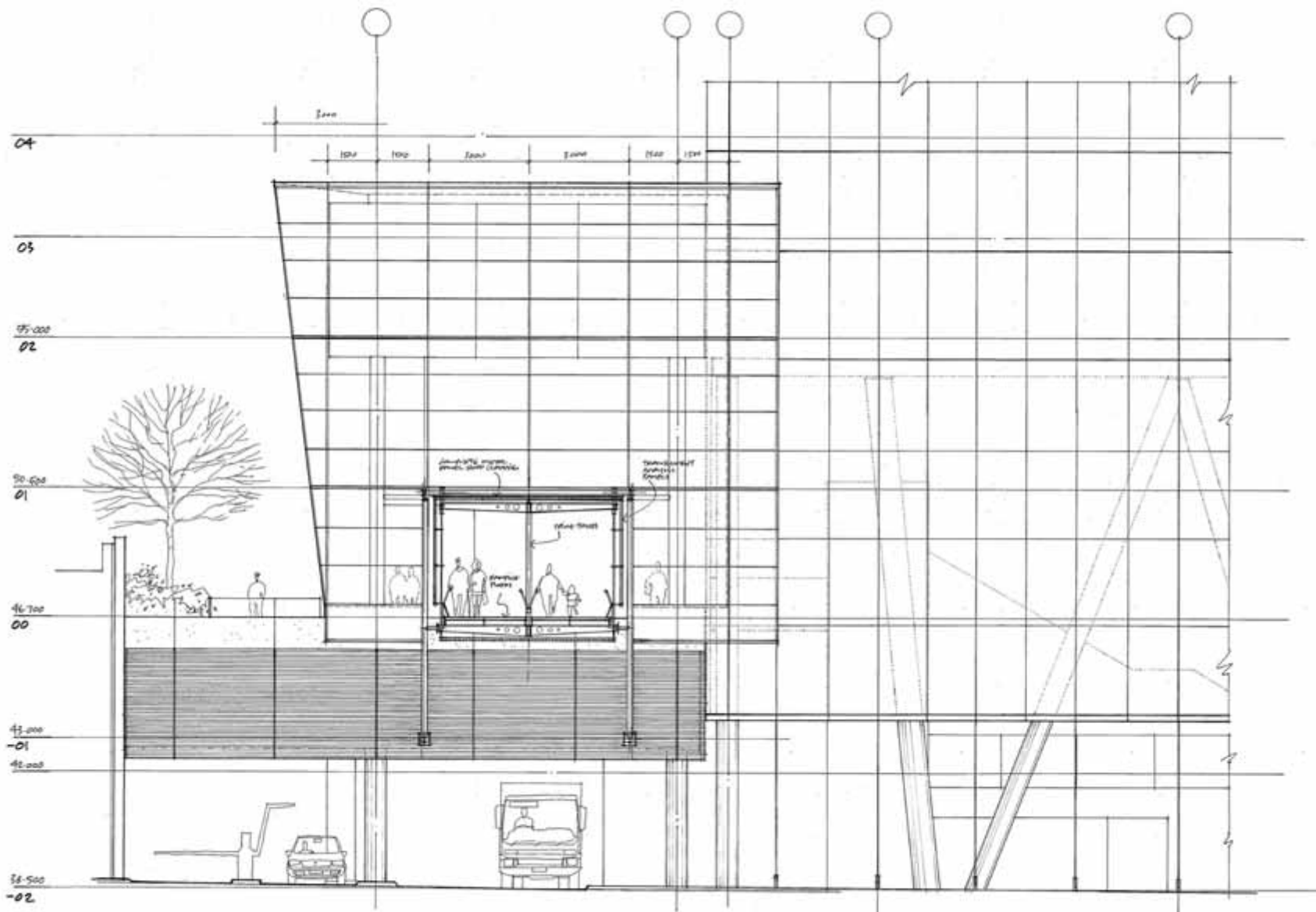


Stephan Reinke Architects







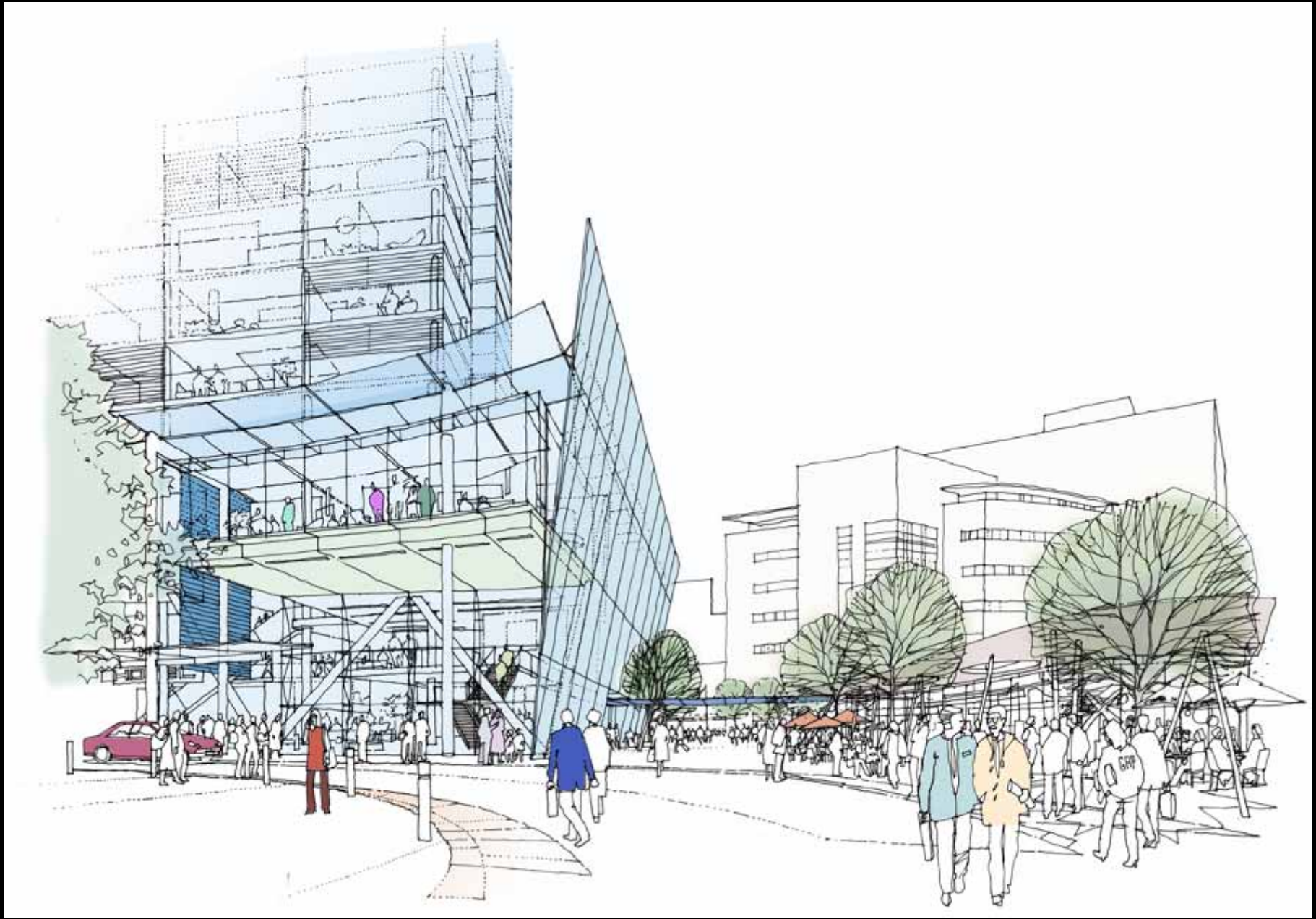


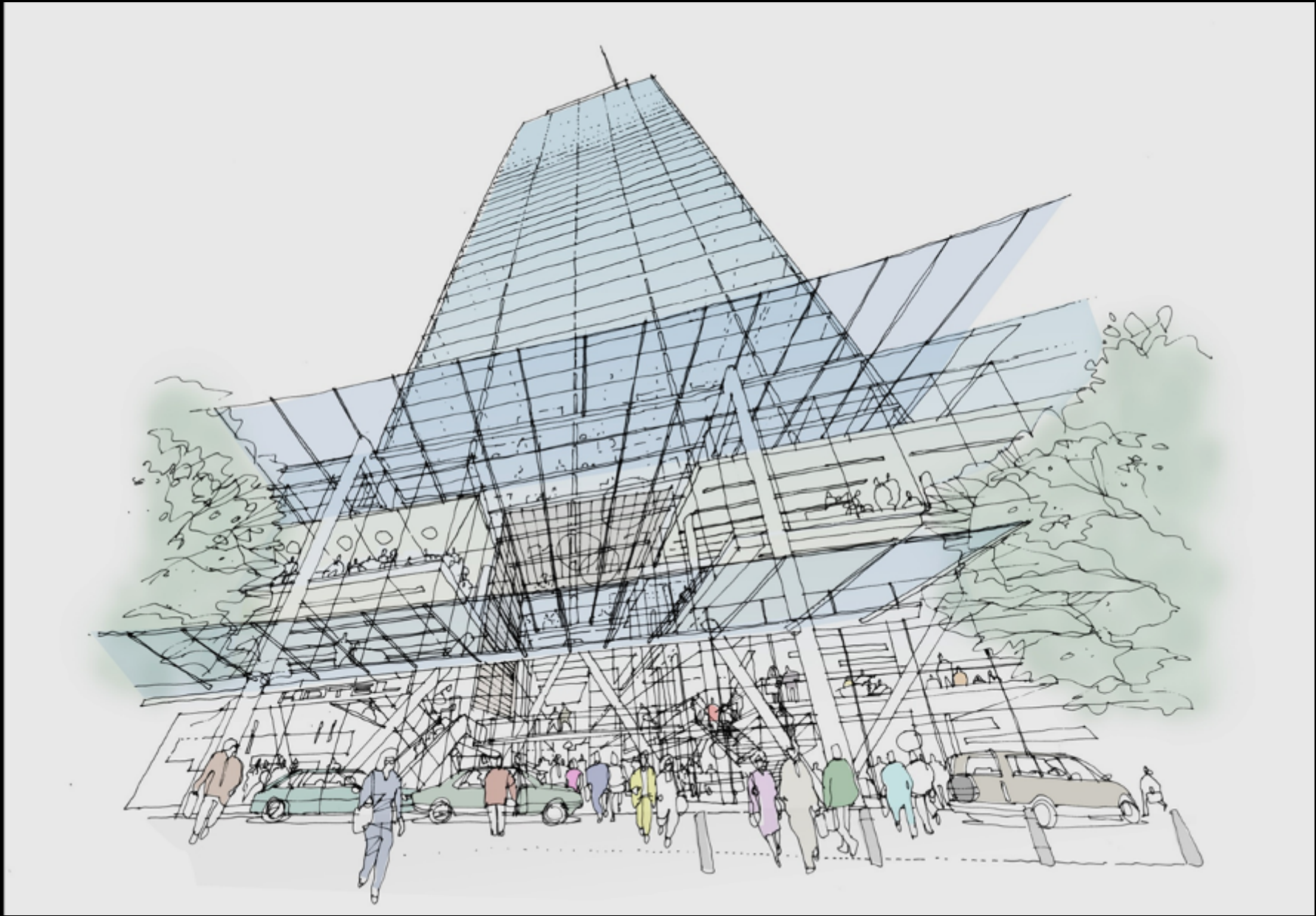
(preliminary only)
 PROPOSED TYPICAL SECTION/ELEVATION
 STONE STREET REHABILITATION GUIDE
 (06.20.16 / 11.20.17)

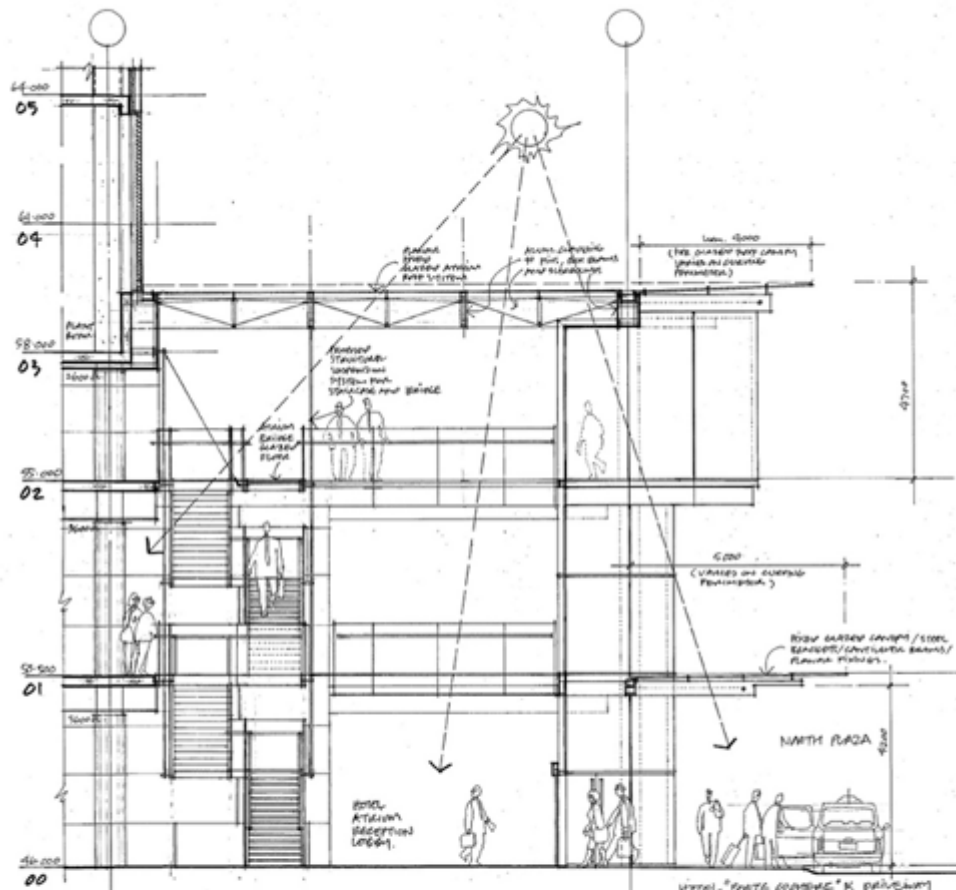




Stephan Reinke Architects

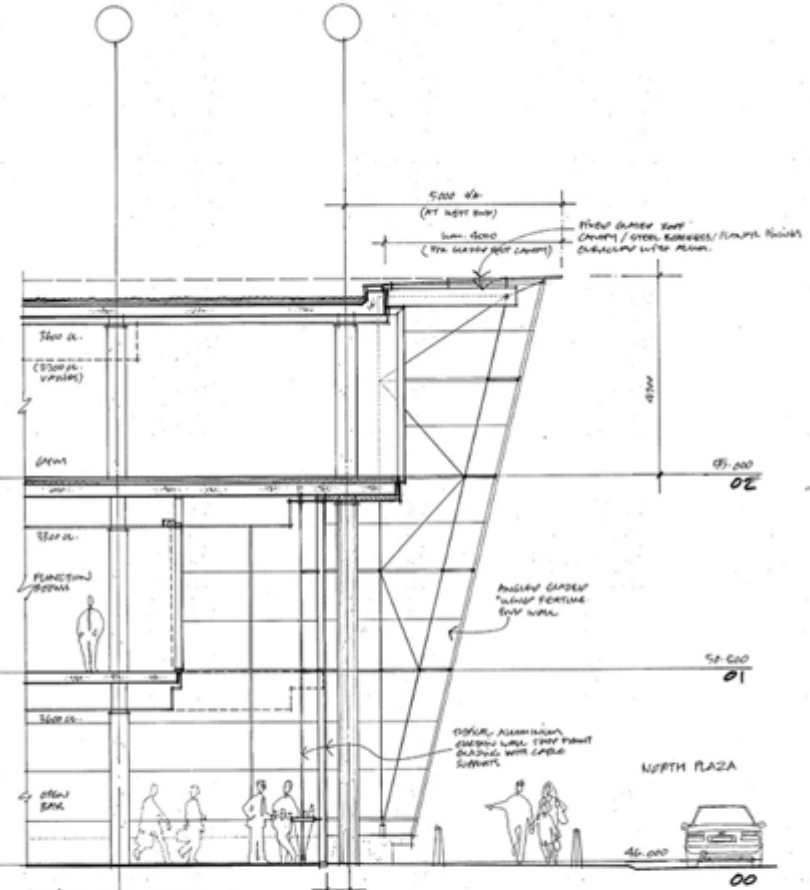






TYPICAL PODIUM SECTION
NORTH SIDE - THROUGH HOTEL ATRIUM

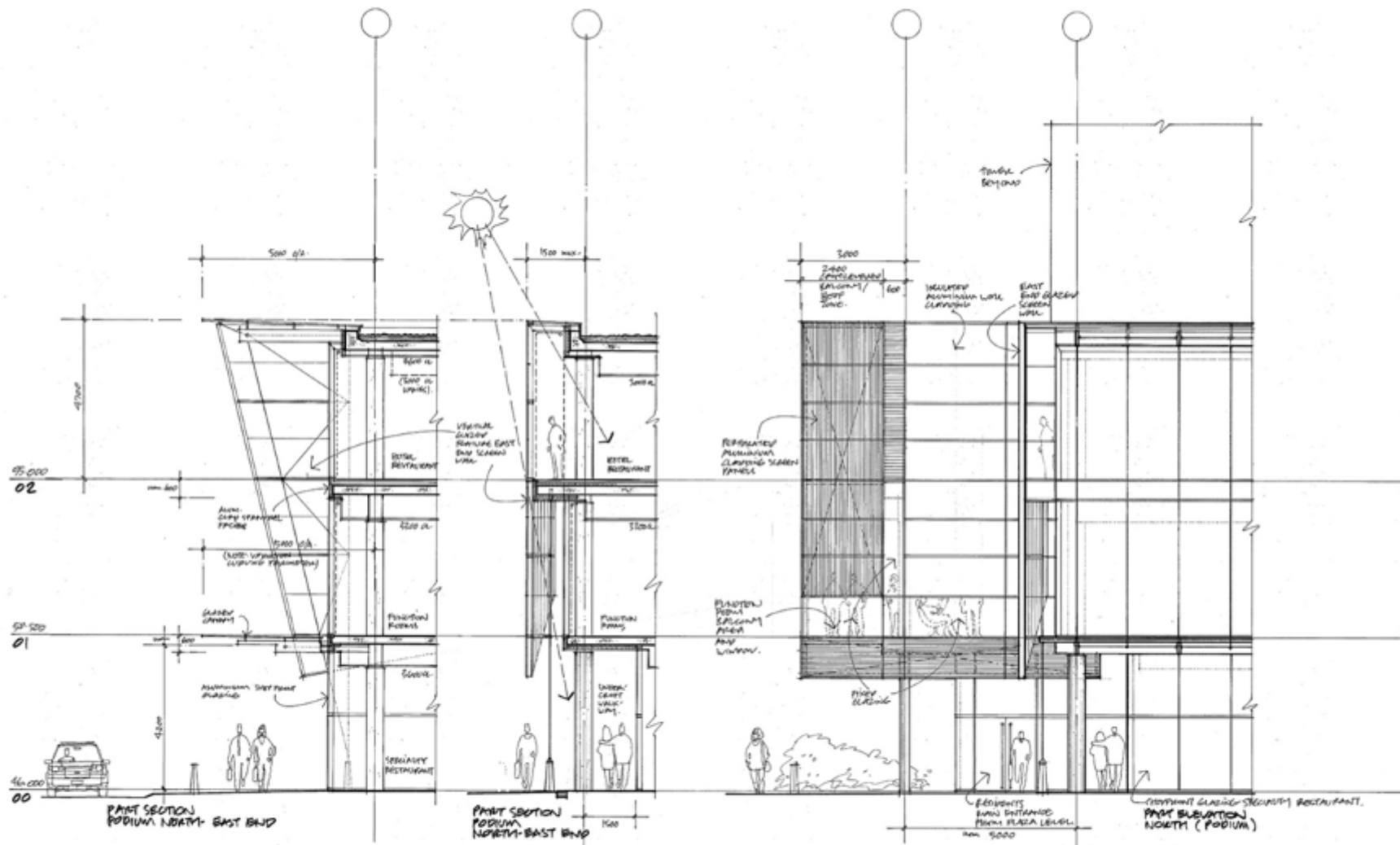
(SEE: ALL STRUCTURAL DIMENSIONS/SIZES FROM DRAWING SET)



TYPICAL PODIUM SECTION
NORTH SIDE - THROUGH HOTEL BAR

(PRELIMINARY ONLY)

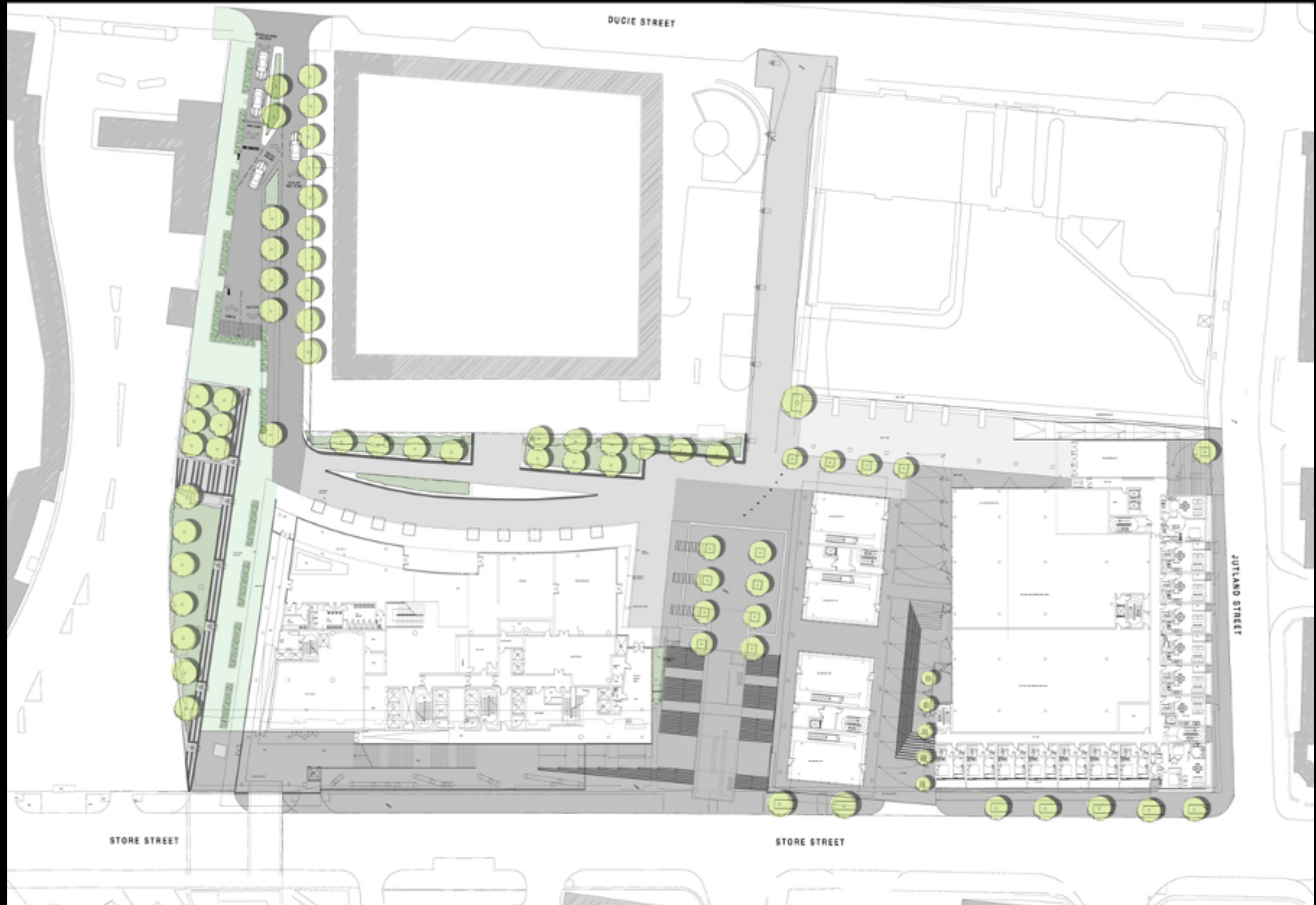
PROPOSED TYPICAL SECTIONS
THROUGH PODIUM - NORTH
PLAZA SIDE.
(07-24-04 / 1:50 A1)

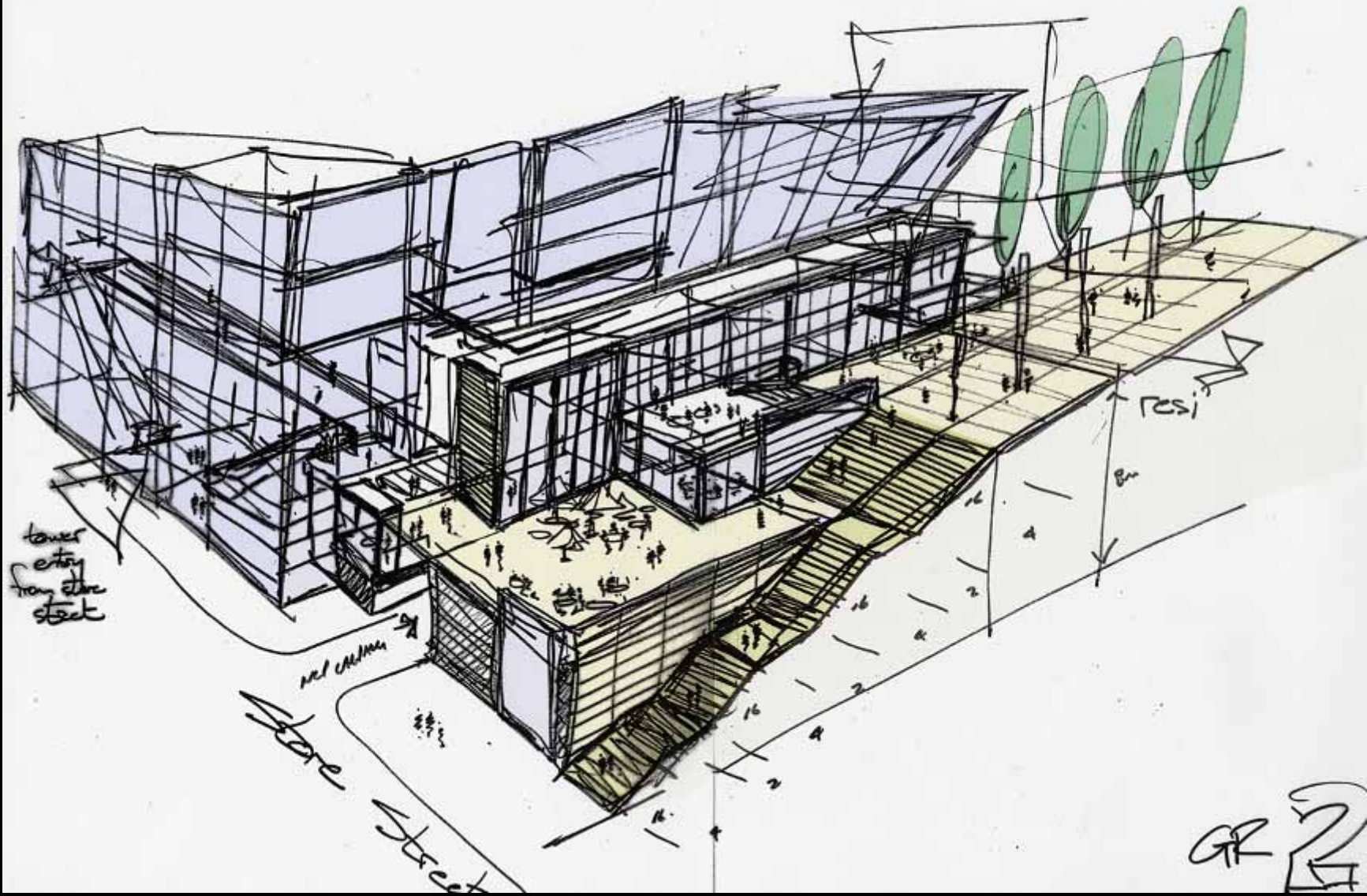


(PRELIMINARY ONLY)
 PROPOSED TYPICAL SECTIONS
 THROUGH PLAZA NORTH-EAST END PODIUM.
 (08.04.04 / 11:50 AM)

"The Grand Stairs"

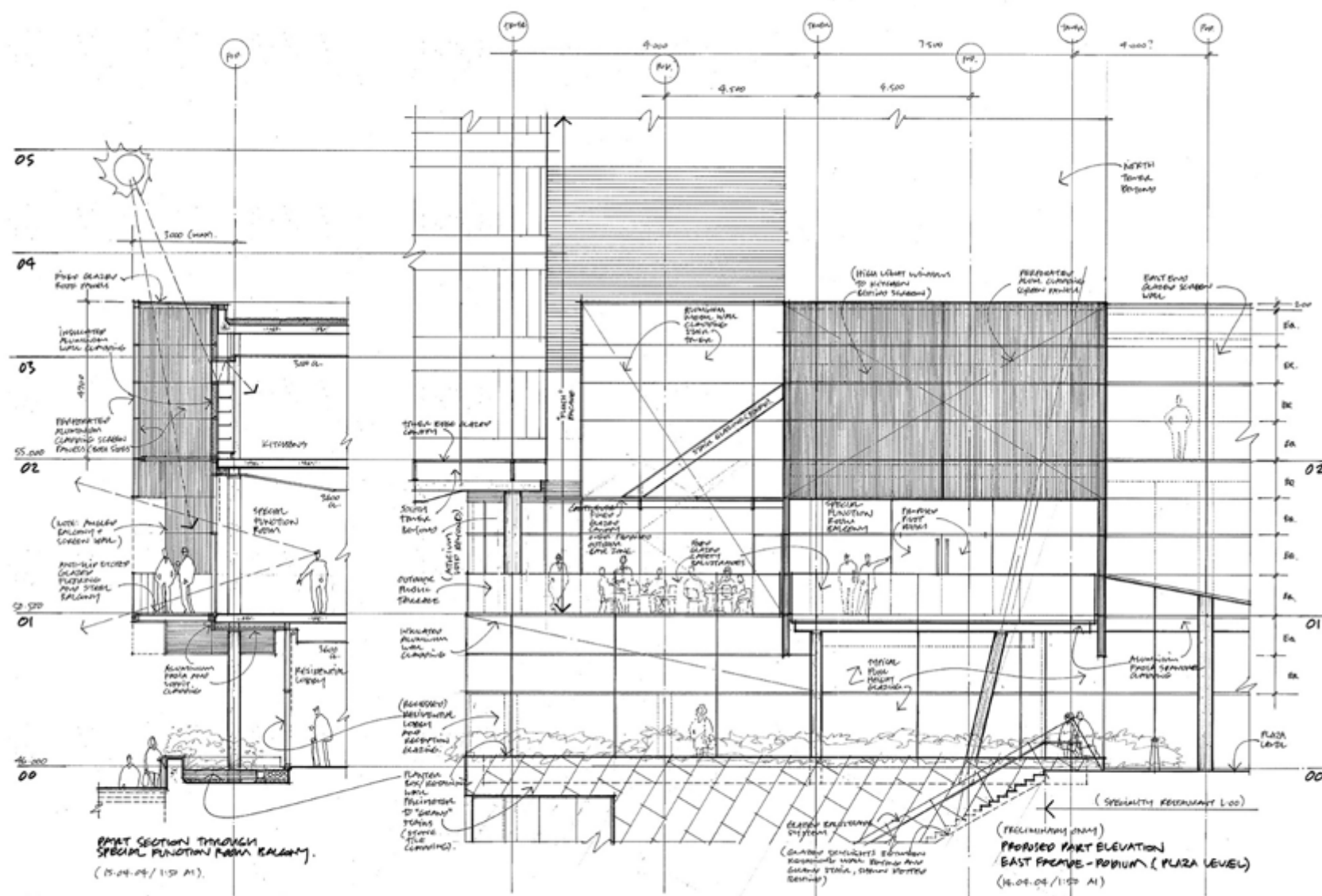






GR 2





SPAT SECTION THROUGH SPECIAL FUNCTION ROOM BALCONY.
(15.04.04 / 1:50 A1)

PROPOSED PART ELEVATION EAST FRONT - PODIUM (PLAZA LEVEL)
(16.04.04 / 1:50 A1)



Stephan Reinke Architects



Stephan Reinke Architects



Stephan Reinke Architects



Stephan Reinke Architects



Stephan Reinke Architects





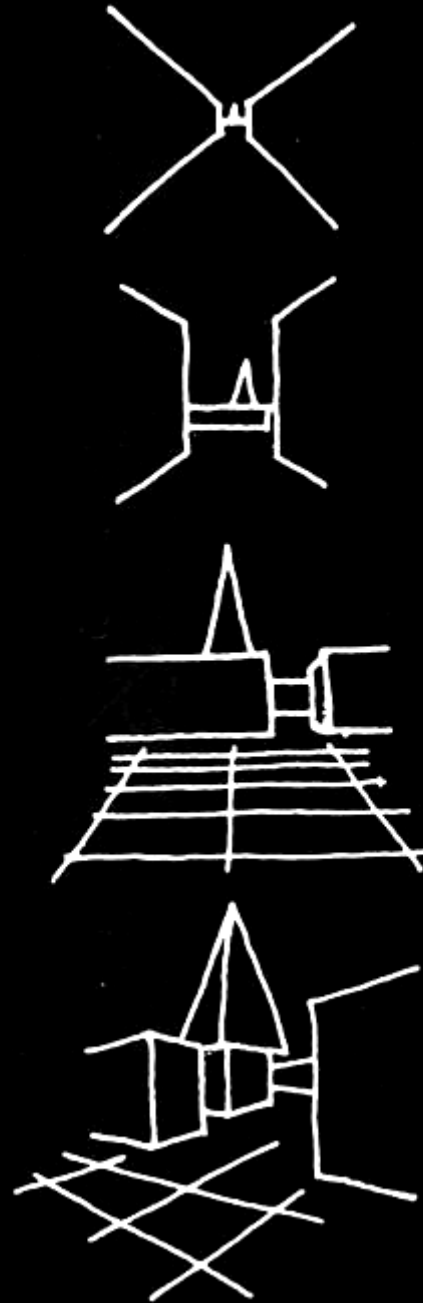
Case Study

Liverpool Central Regeneration, The Watson Hotel



Stephan Reinke Architects

Urban Fabric

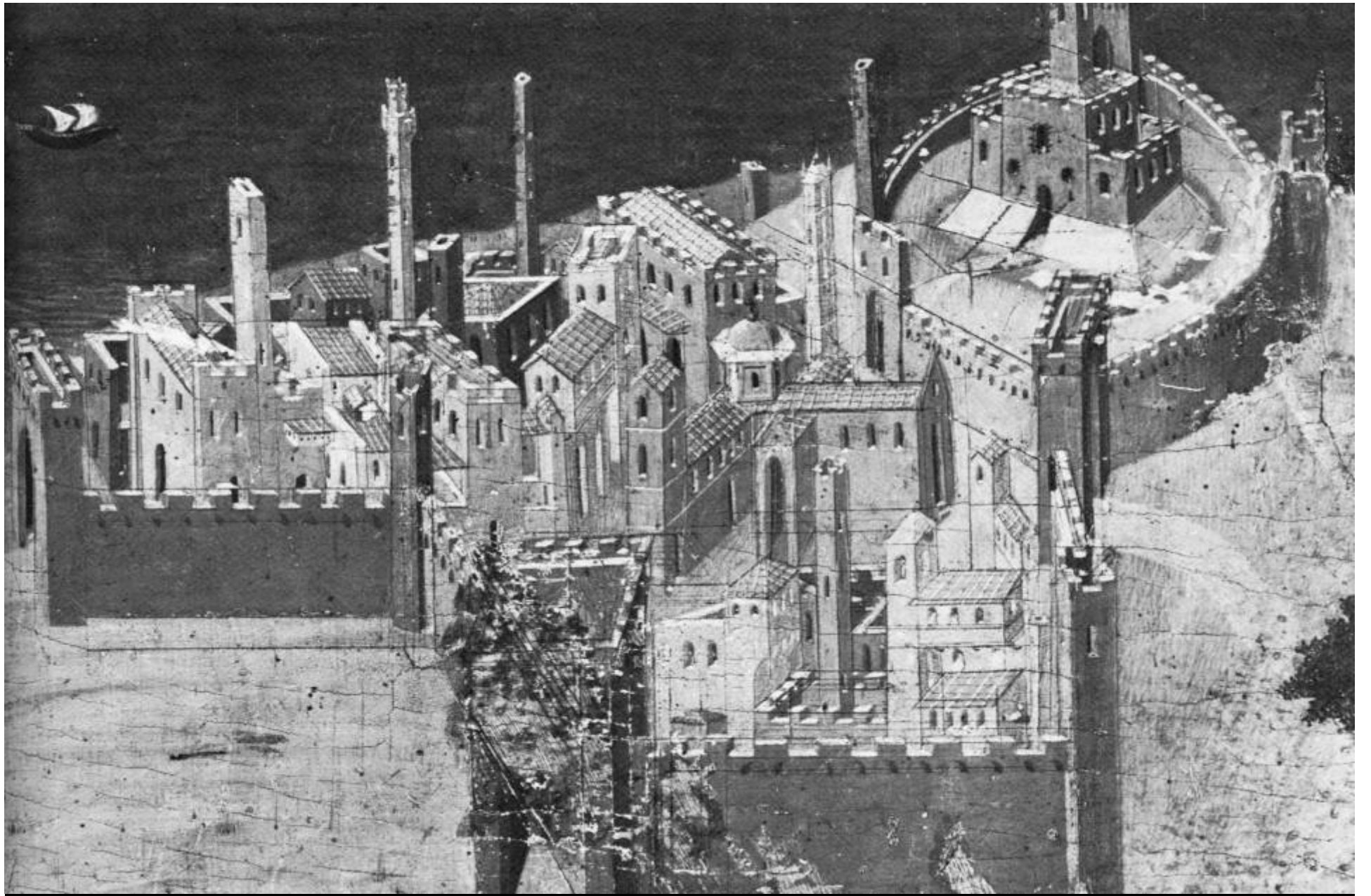


Site Planning, Kevin Lynch

Stephan Reinke Architects

Urban Fabric





Stephan Reinke Architects



Beetham Tower

Concourse House

St. John's Beacon

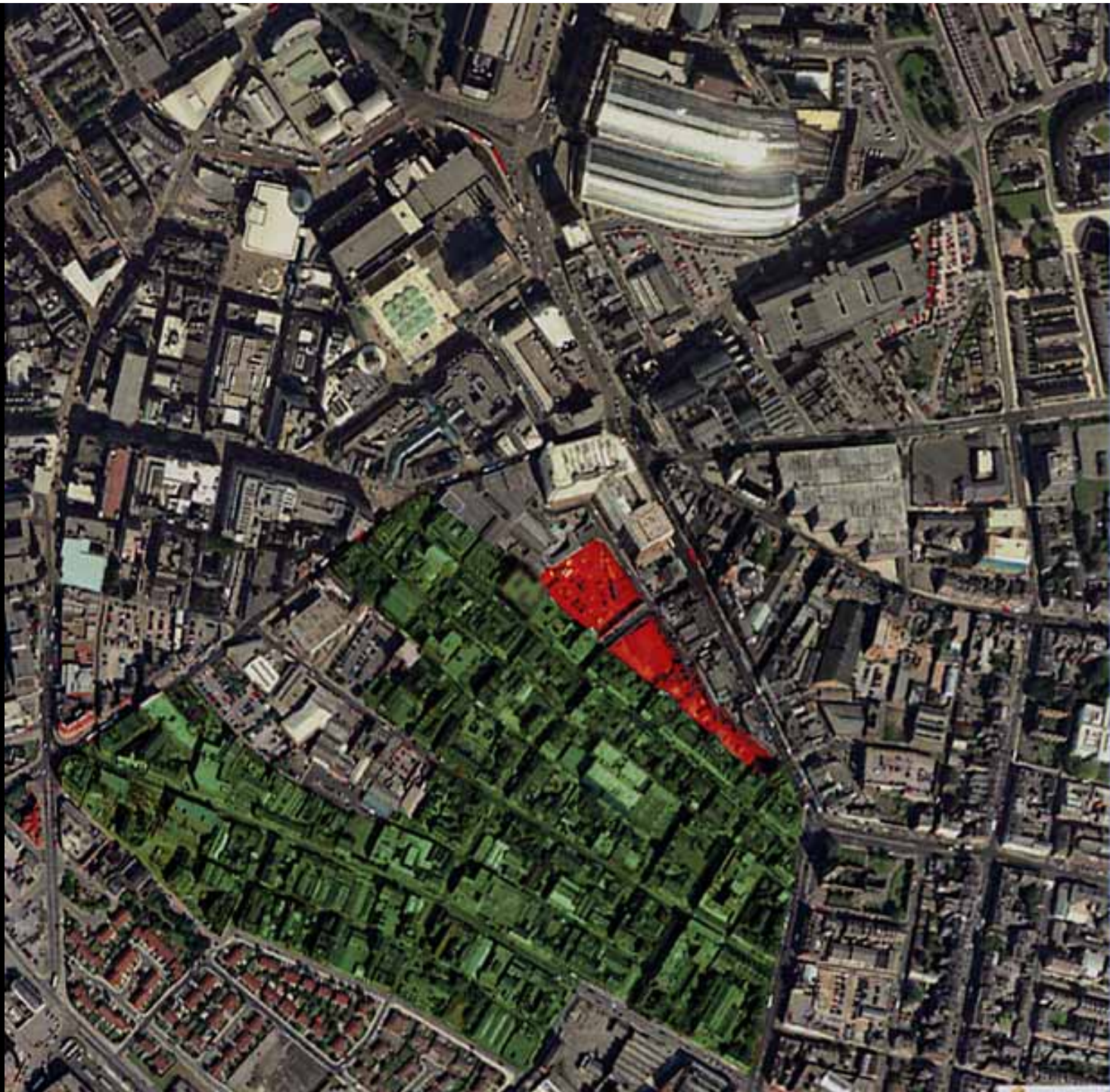
Metropolitan Cathedral

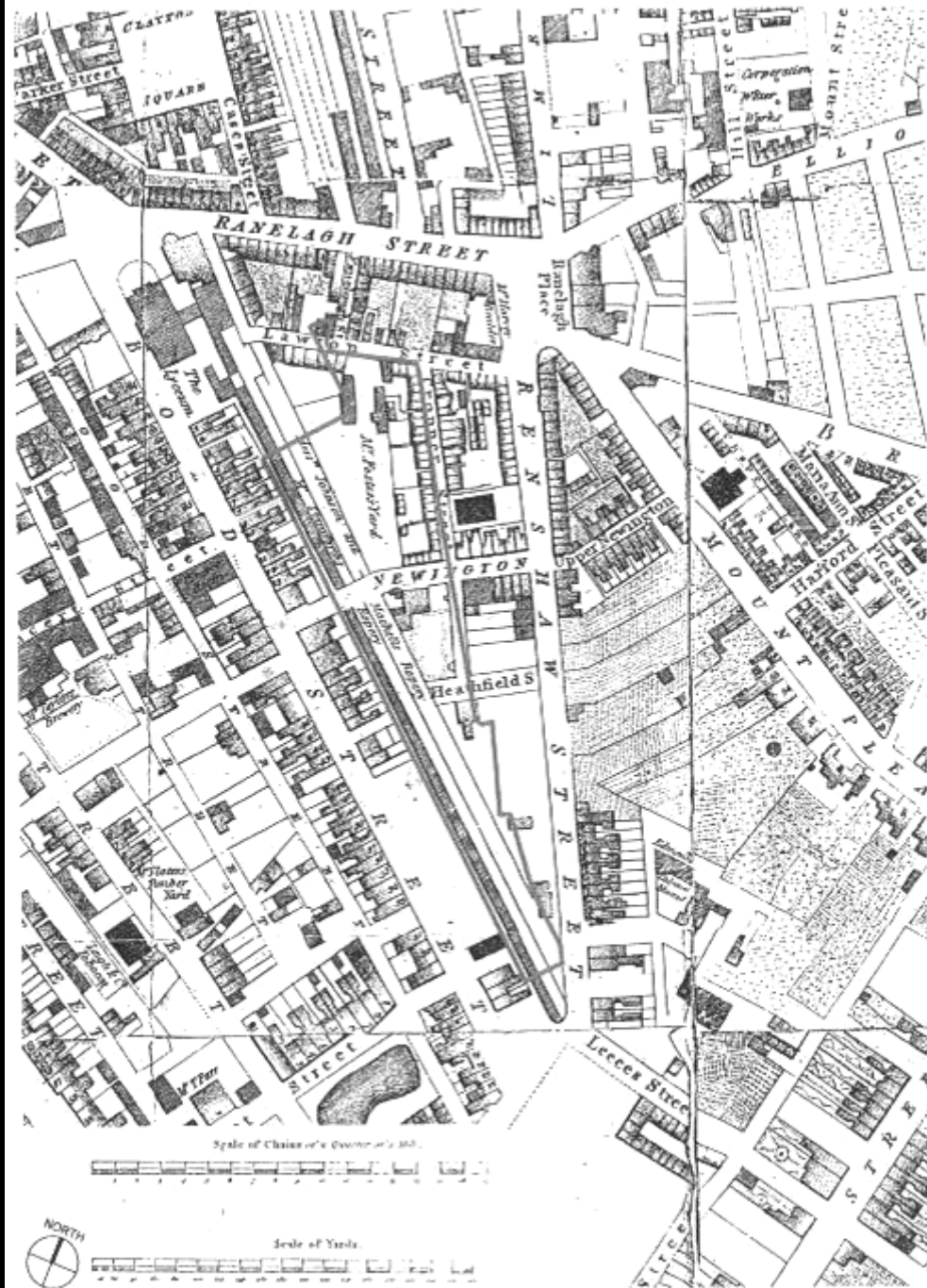
Anglican Cathedral

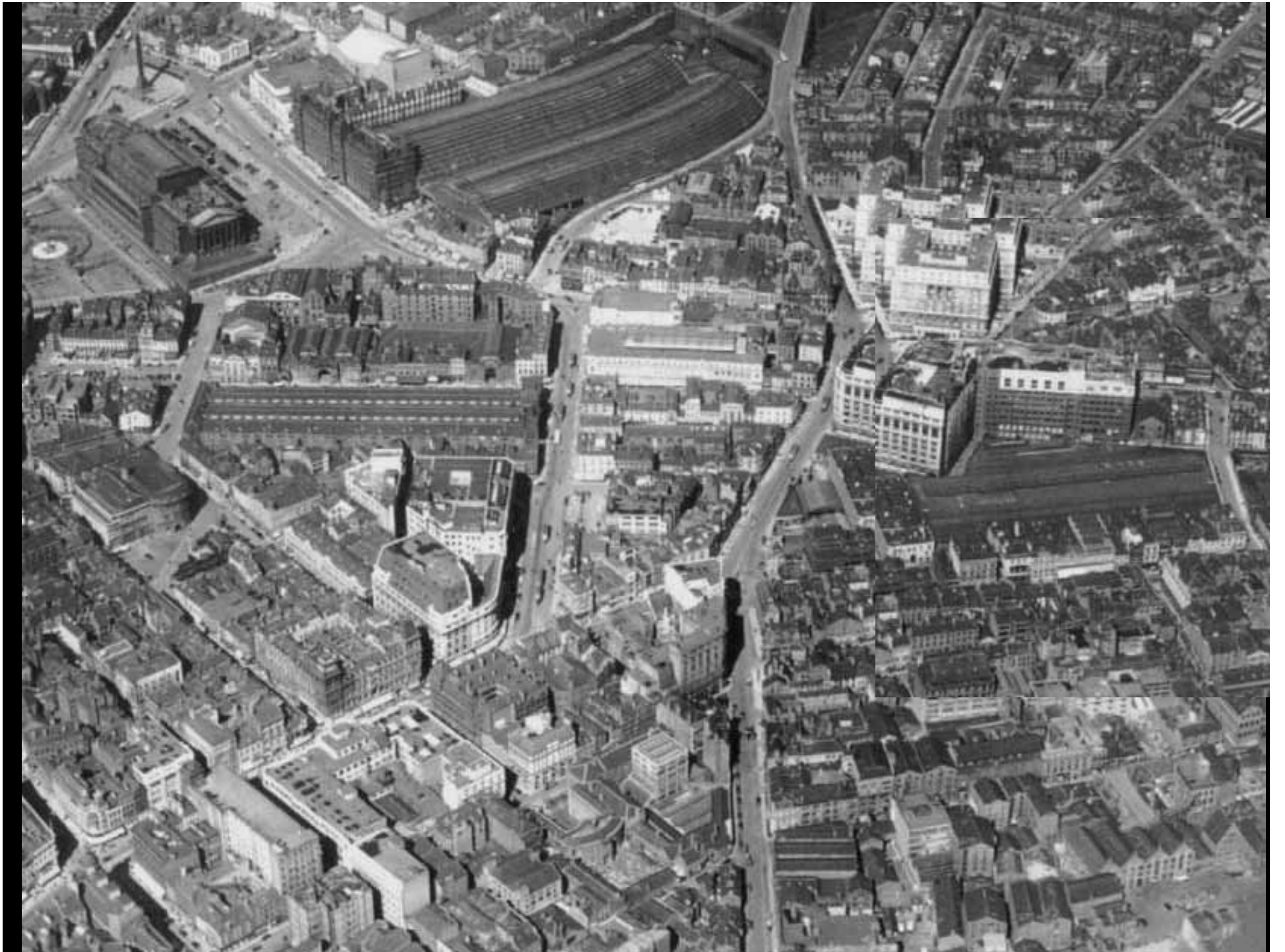
Brunswick

Toxteth

ke Architects

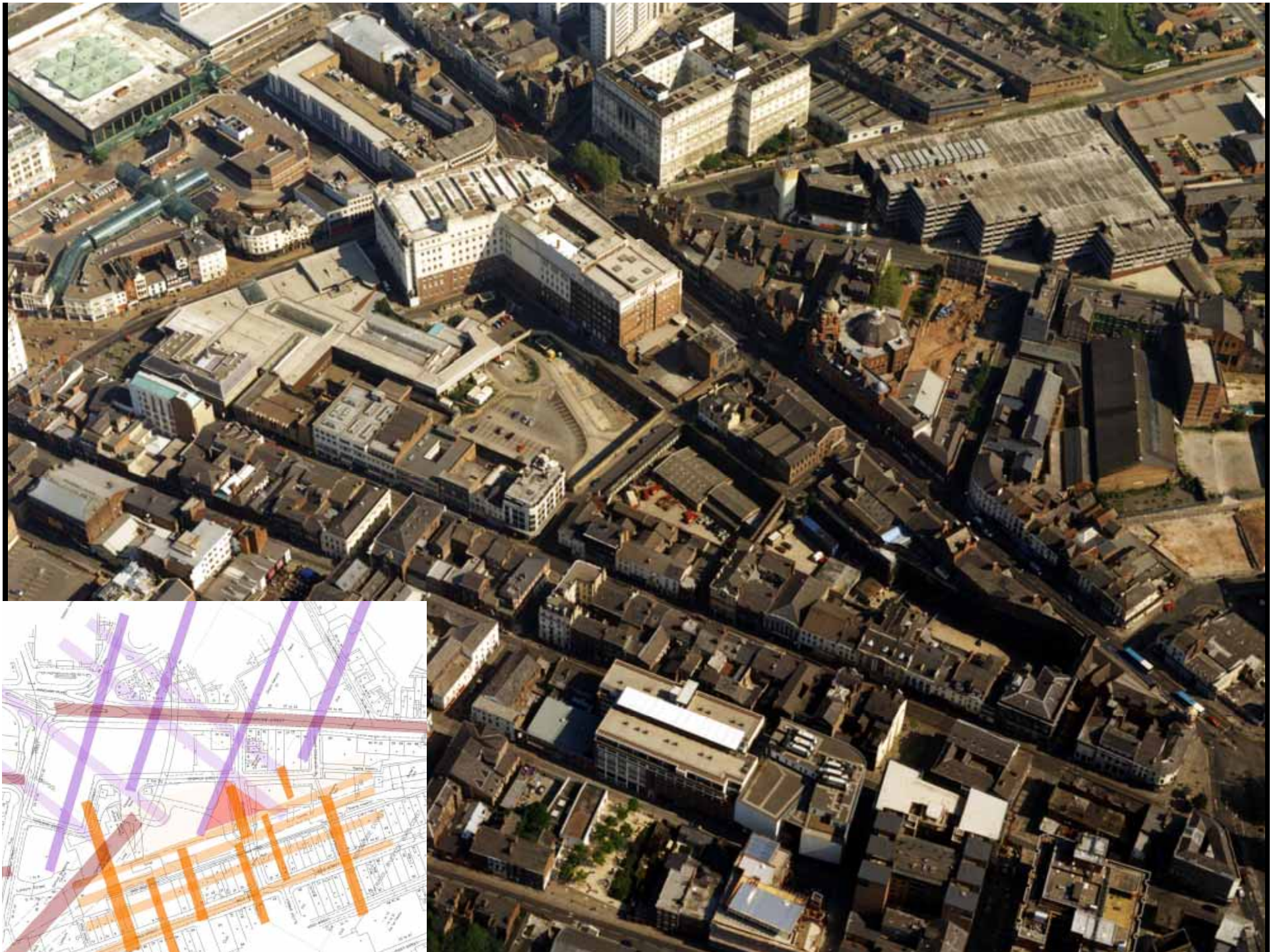






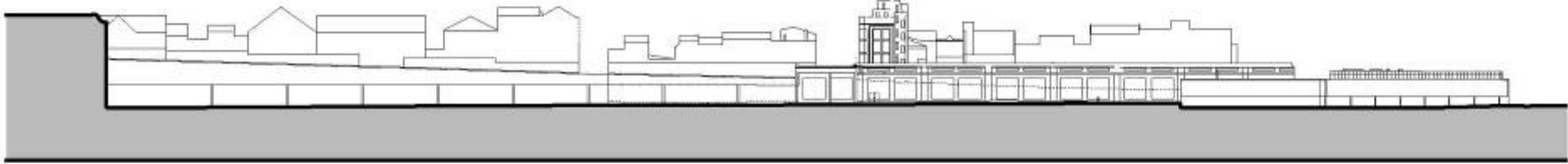


Stephan Reinke Architects

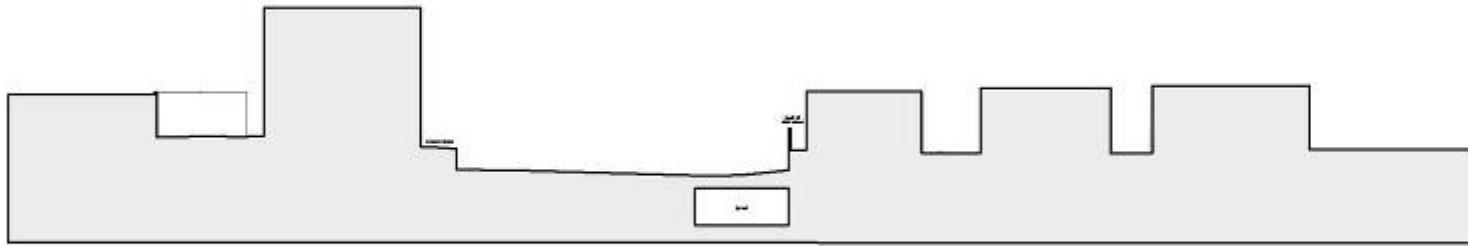




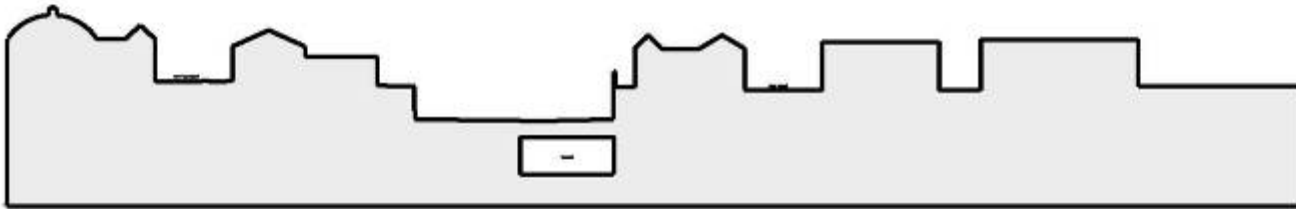
section H-H



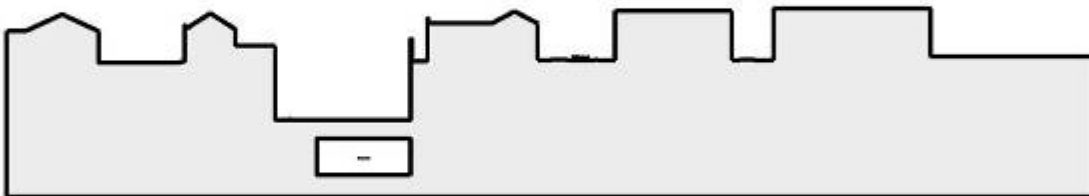
section I-I



section J-J



section K-K



section L-L



View from site of Heathfield



View of Back of Renshaw Street from site



View behind Rapid Three



View of South East End of site



Heathfield Pedestrian Crossing looking towards Copper





View of Overhead Connection



View towards Cropper and Newington Bridge



View towards Bold Street



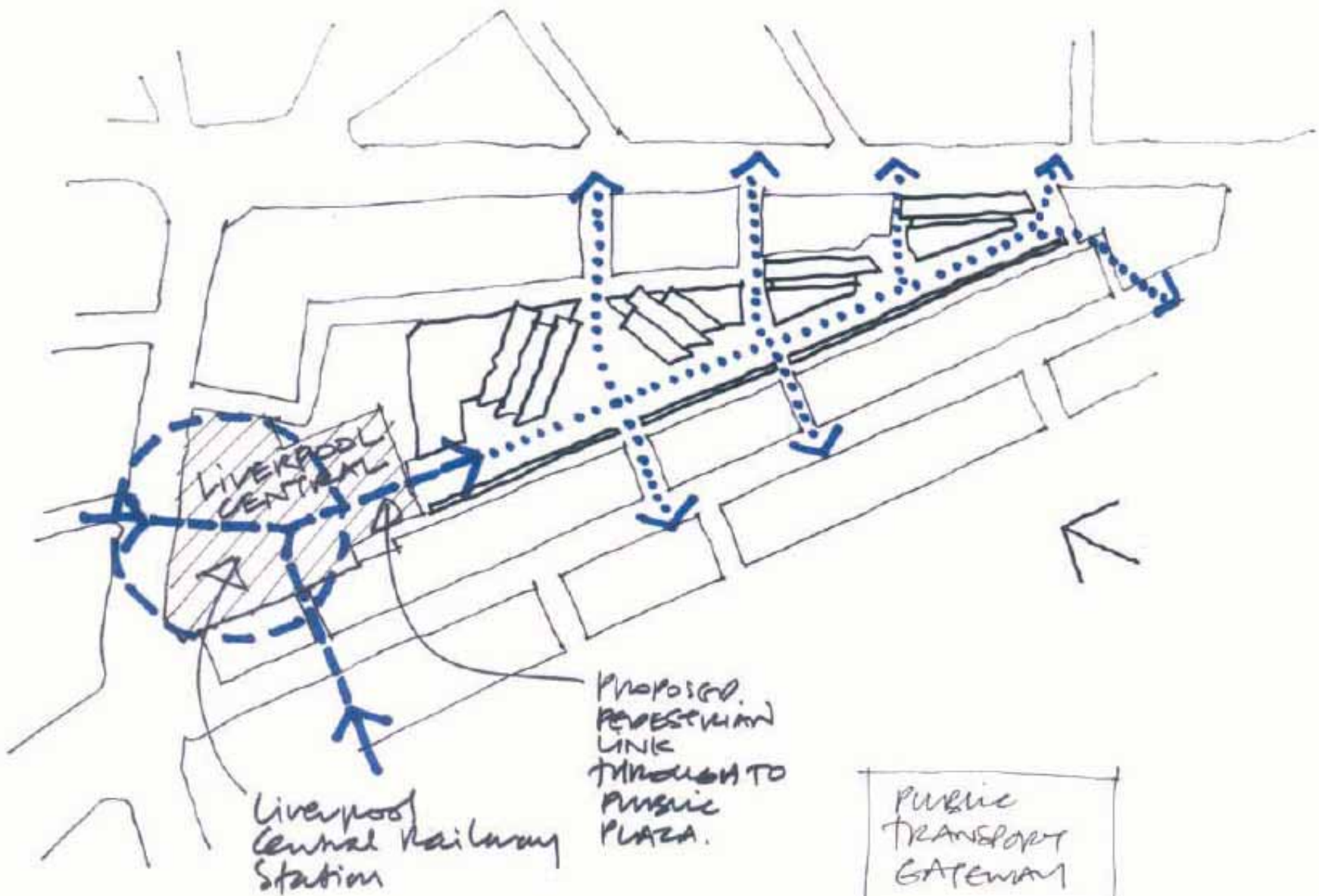
View towards Bold Street



View towards Newington Bridge and Rope Walk



View of Heathfield connection to Street

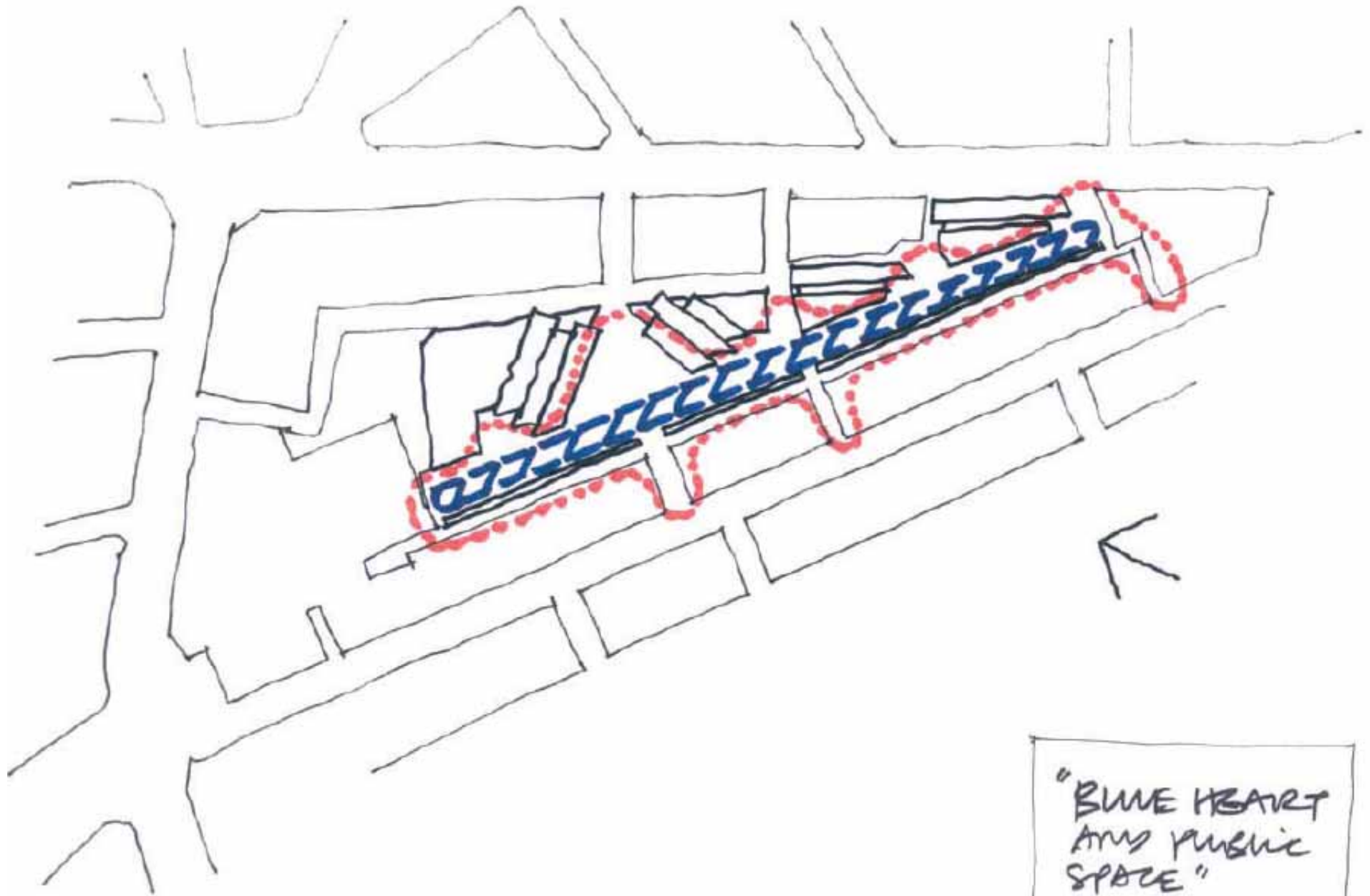


LIVERPOOL
CENTRAL

Liverpool
Central Railway
Station

PROPOSED
PEDESTRIAN
LINK
THROUGH TO
PUBLIC
PLAZA.

PUBLIC
TRANSPORT
GATEWAY



"BLUE HEART
AND PUBLIC
SPACE"





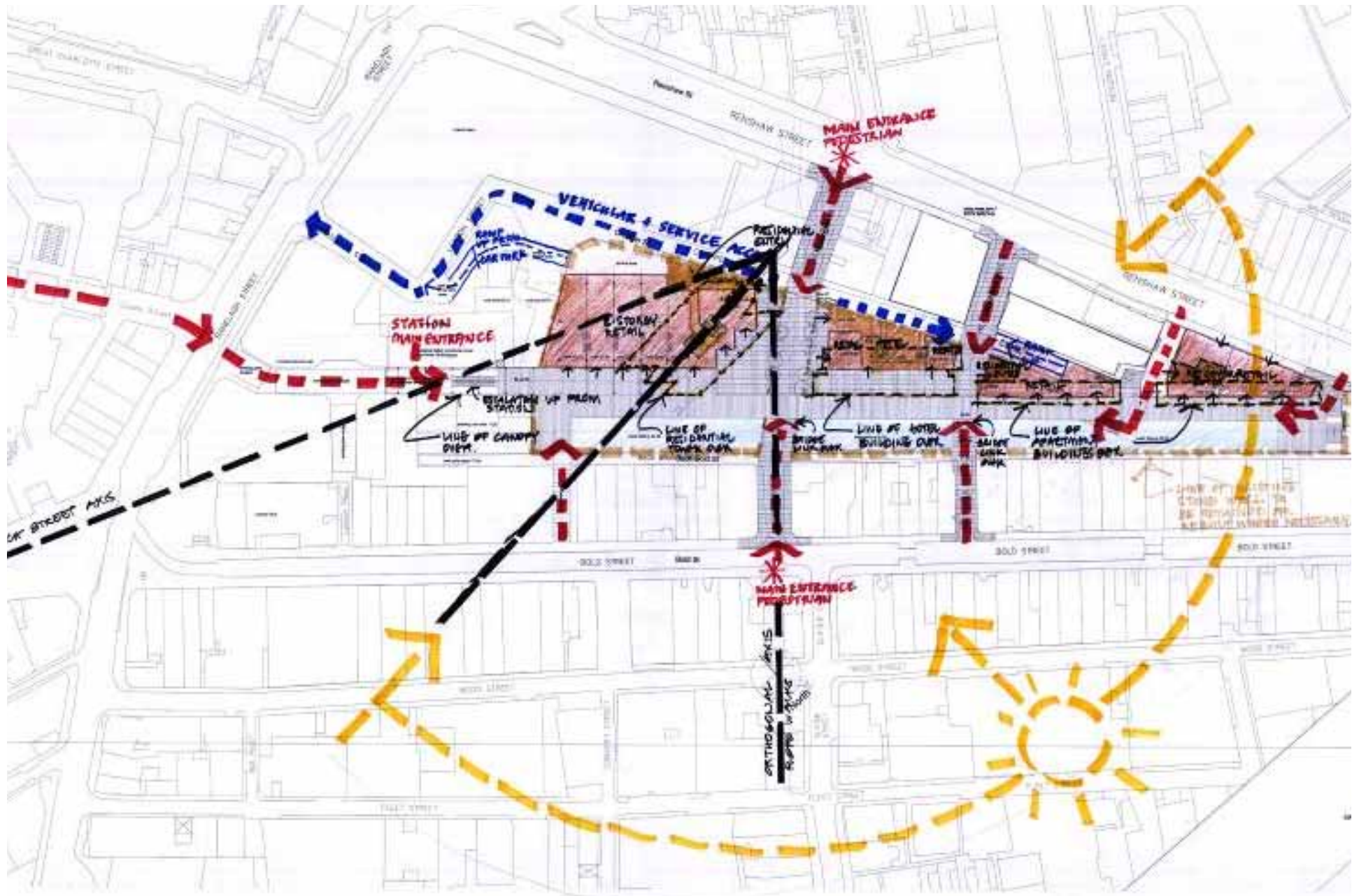


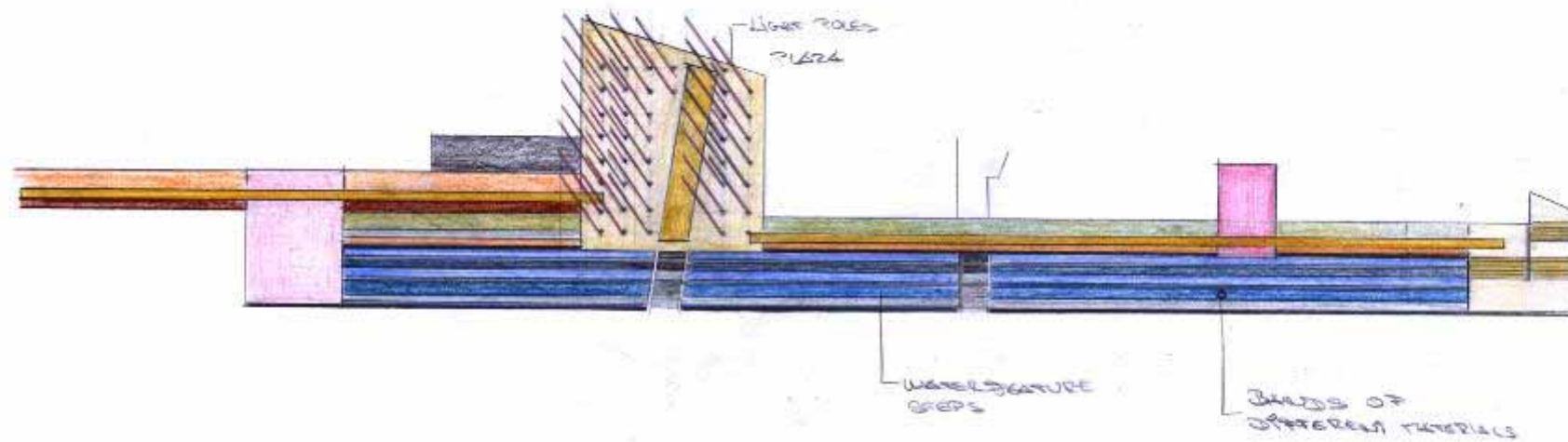
Stephan Reinke Architects





Stephan Reinke Architects

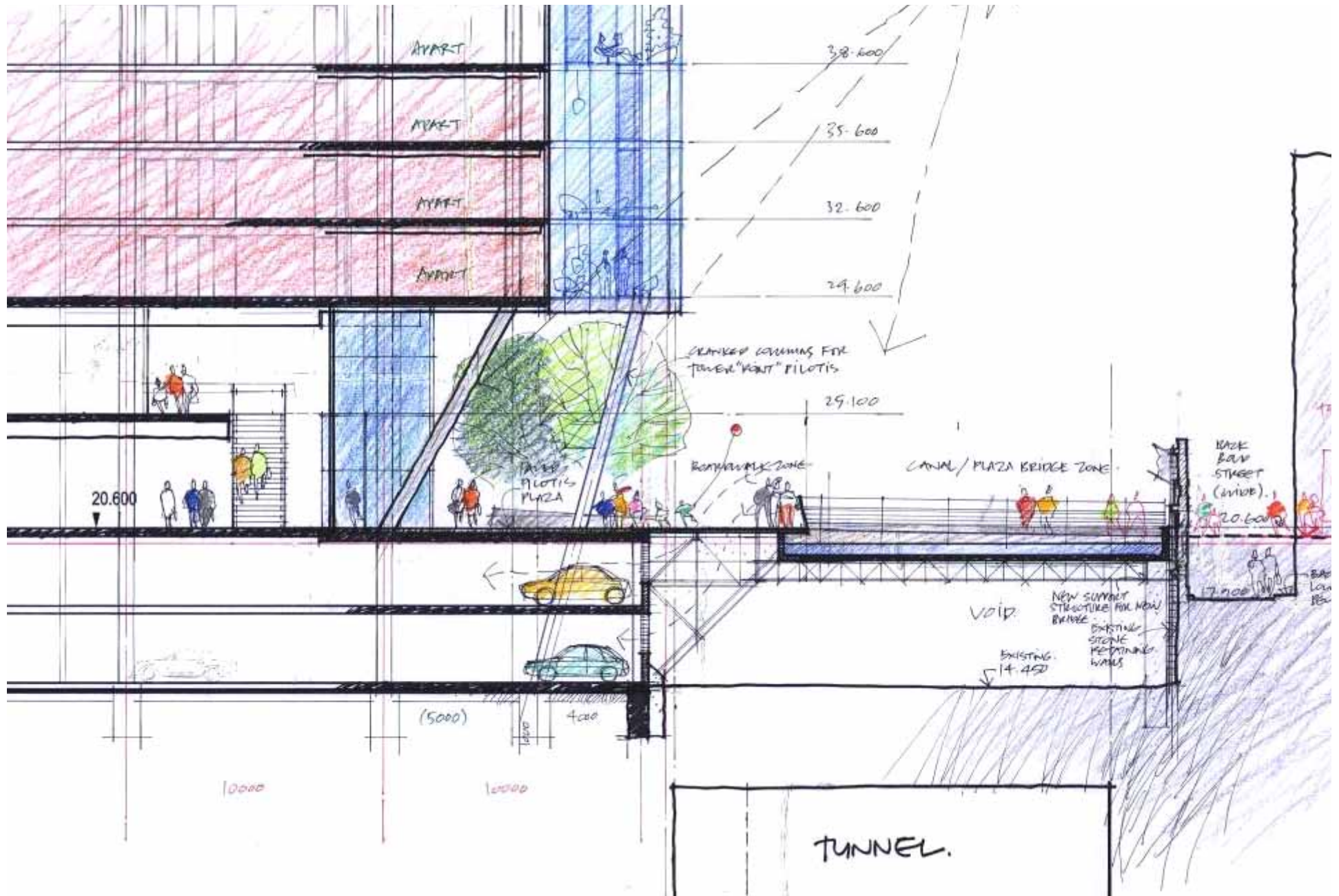


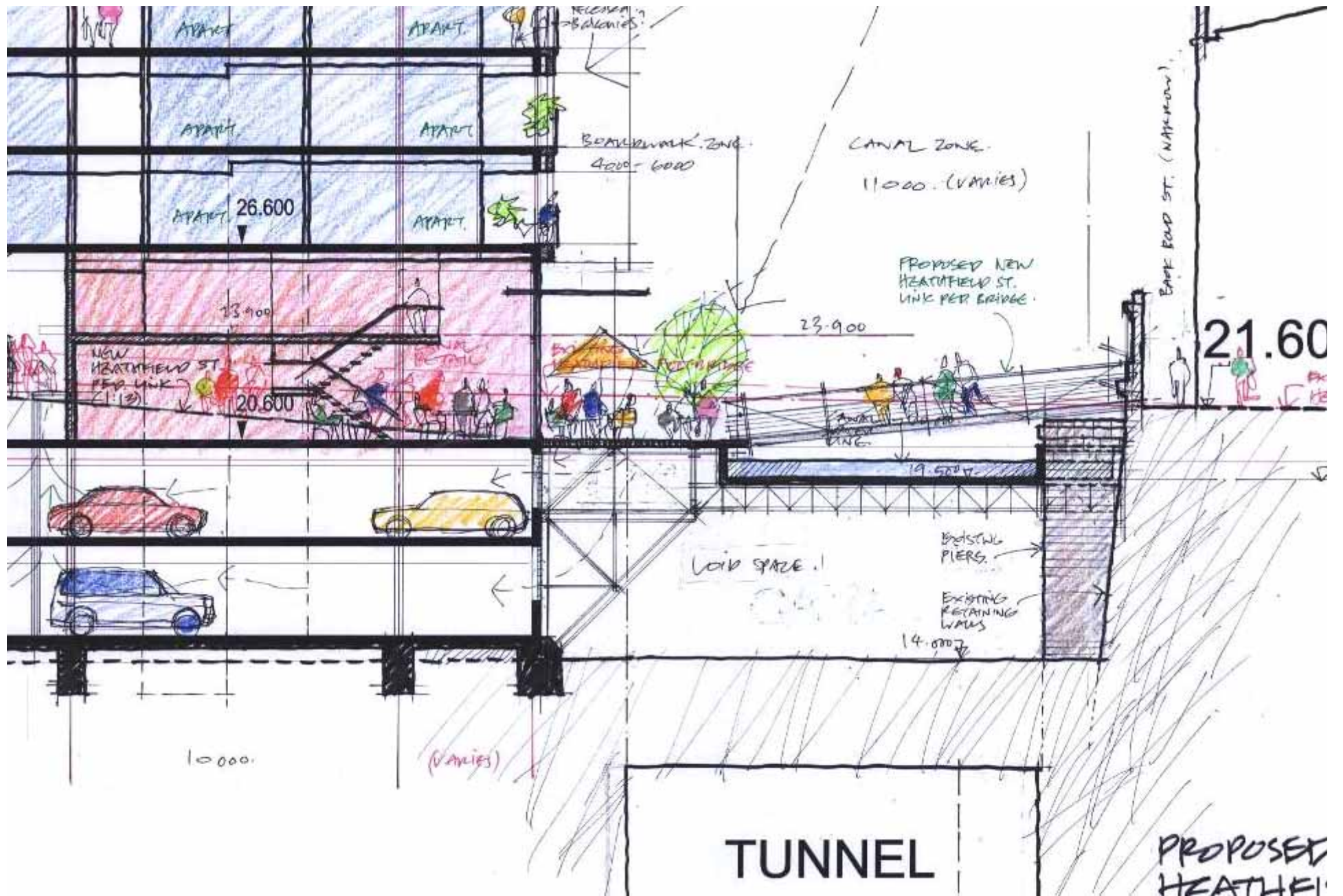


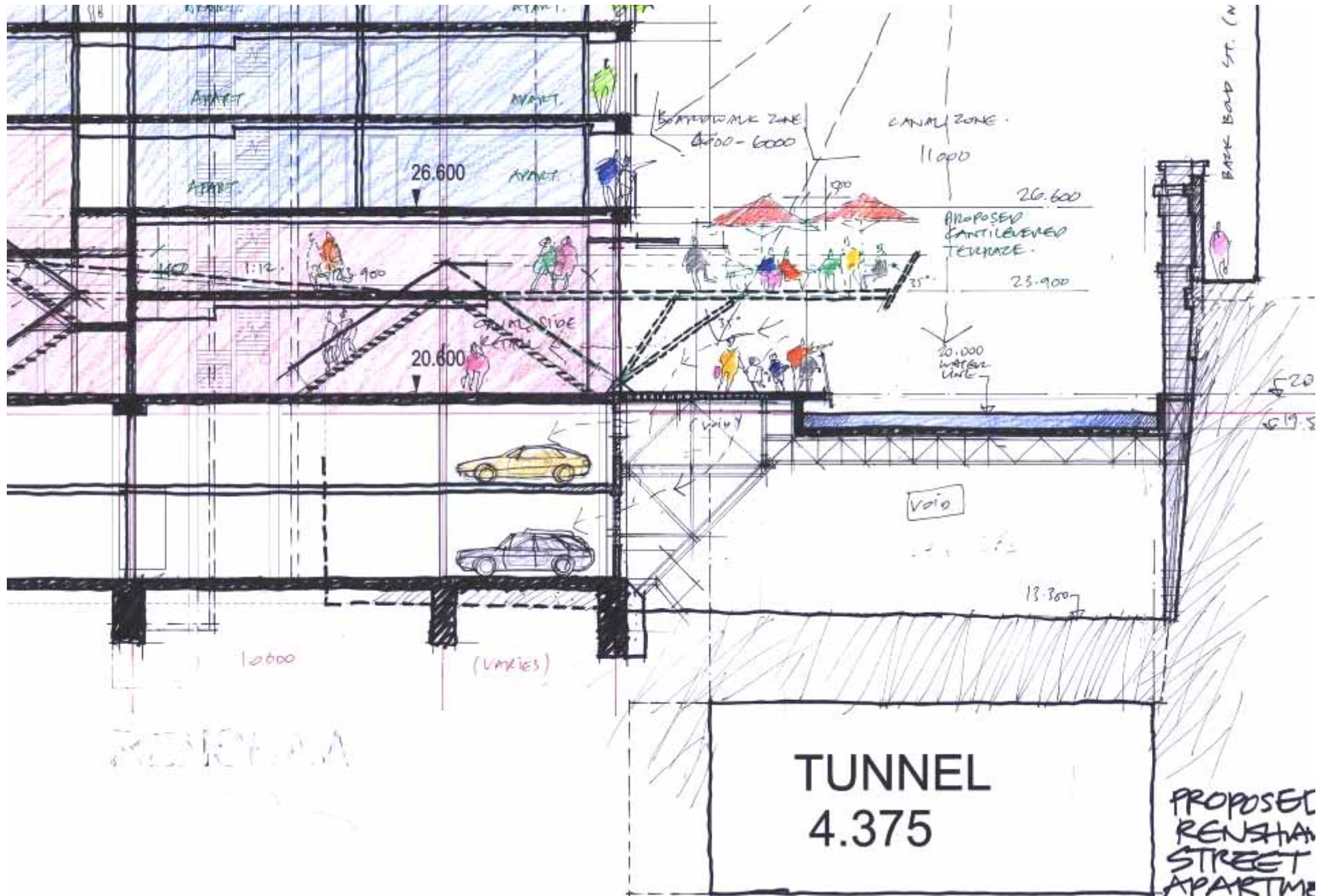


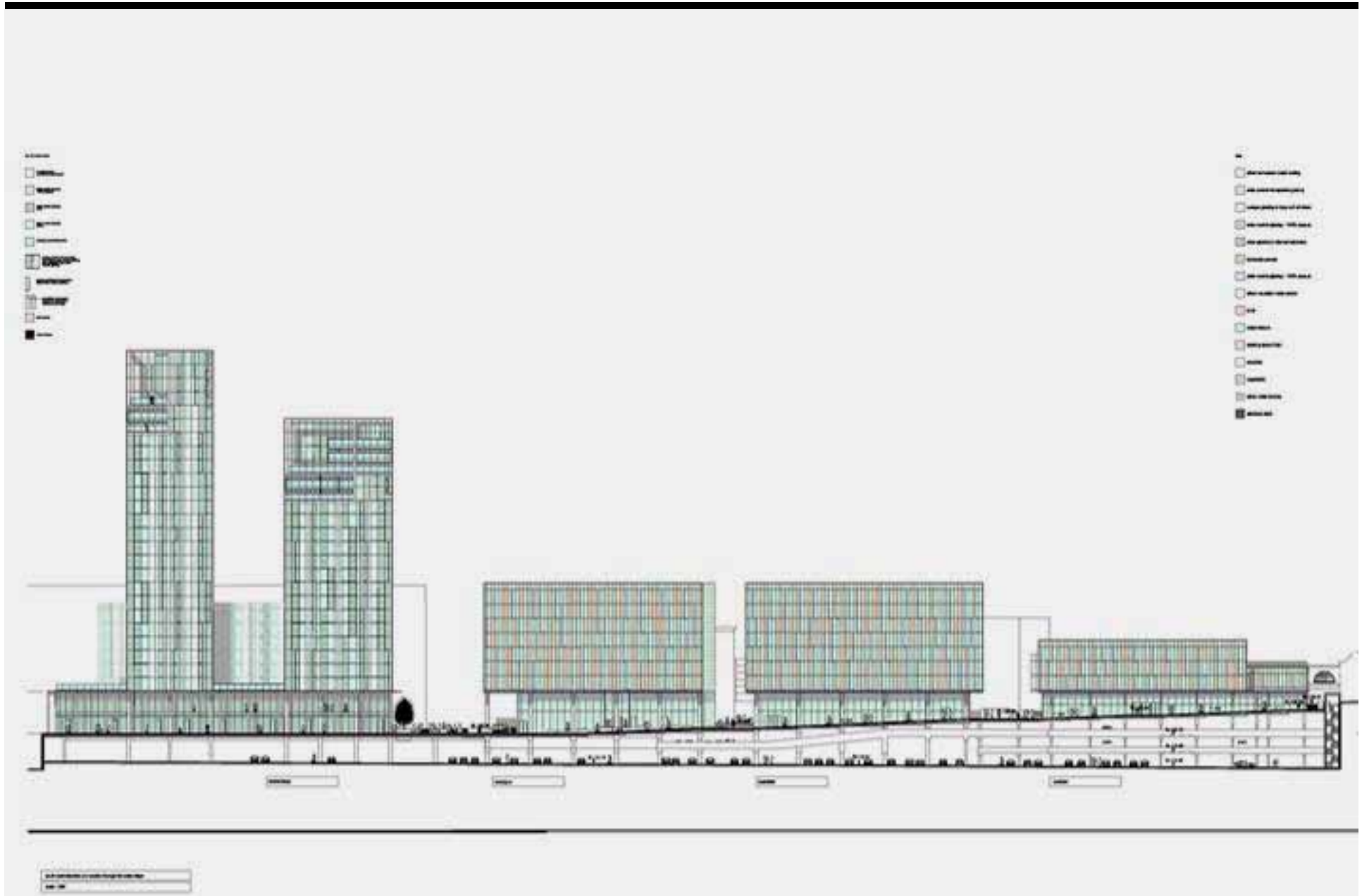
Stephan Reinke Architects

















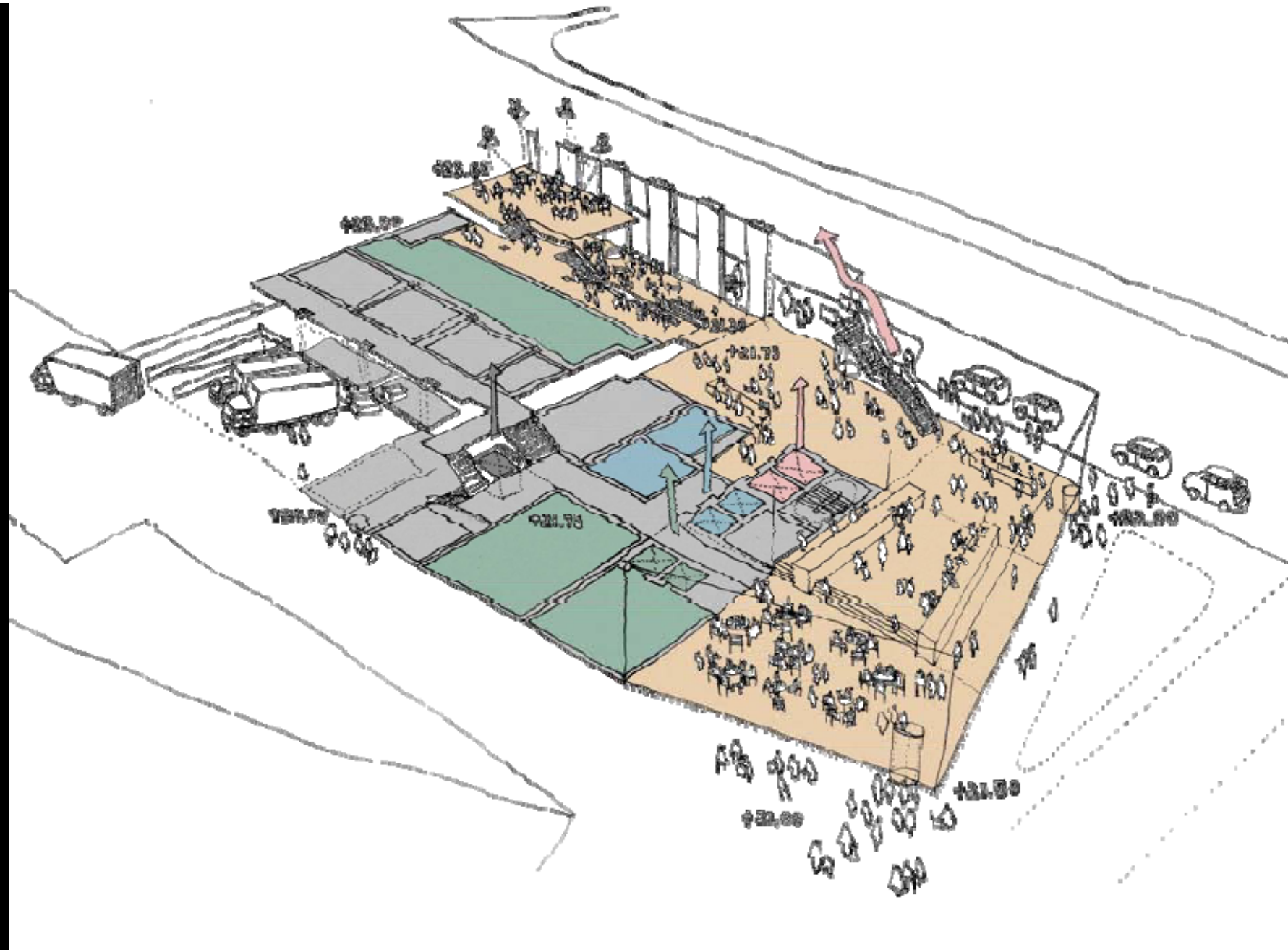
Stephan Reinke Architects



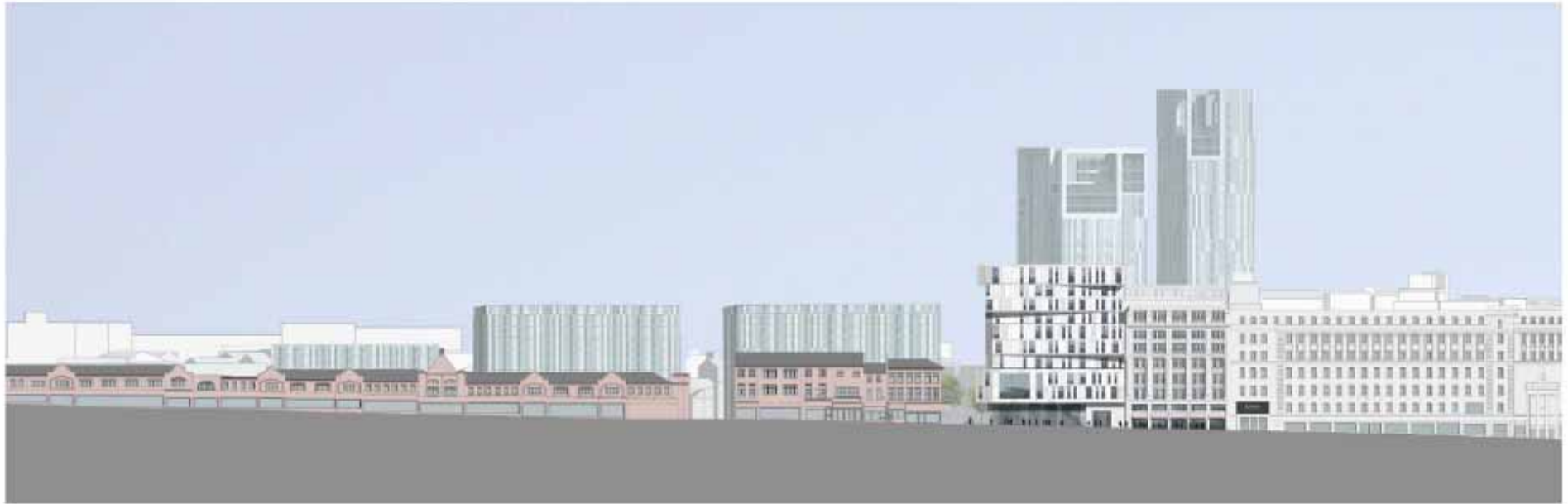
Stephan Reinke Architects















Stephan Reinke Architects



Stephan Reinke Architects

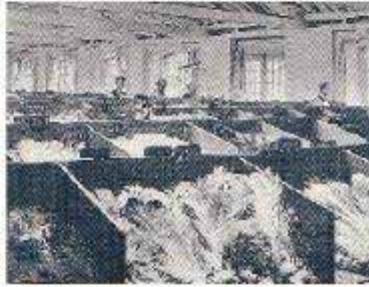
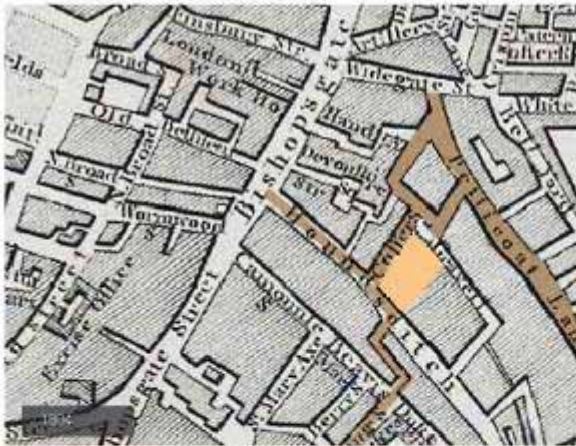
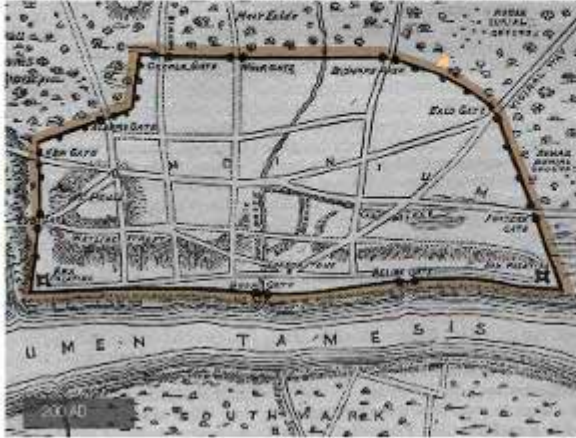


Case Study

Cutlers Exchange, City of London



Site History



2nd Century AD
Roman Wall Built
Londinium - beyond it a
23m wide ditch known as
Houndsditch

1630
Houndsditch filled in and becomes
a thoroughfare
Cutlers (swordsmiths) settle near
Cheapside giving area its name.

Late 1700's
Cutlers Exchange
Warehouses Built -
East India Company
uses for trading

1880's
Whitechapel
murders
committed in
adjacent area

1900's
PLA purchases warehouses
in Cutlers Precinct

1973
Cutlers Warehouses
are sold by the PLA
and converted to of-
fices

2009
The precinct is marked for an
office development of lasting
value. The City of London seeks
to enhance the pedestrian
realm.

Context Images



Context Images



Existing Site Images



Urban Design Opportunities

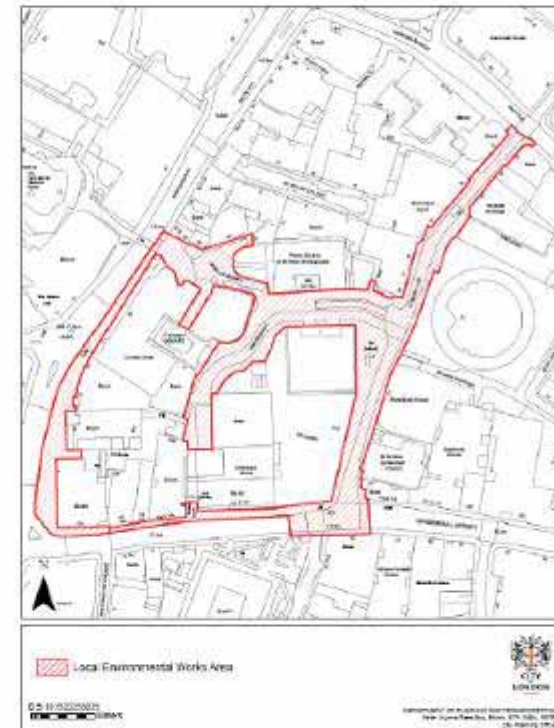
Connecting and Integrating Green Spaces



10.0 TIMING

- 10.1 Notes of interest should reach the City of London by Friday 05 June 2010.
- 10.2 Target date for the completion of stage D is Friday 21 August 2010.

11.0 SITE LOCATION PLAN



Urban Design Opportunities

Public Transport to the City - The Pedestrian Experience



● Pedestrian Journey A



● Pedestrian Journey B

Urban Design Opportunities

Connecting Green Spaces

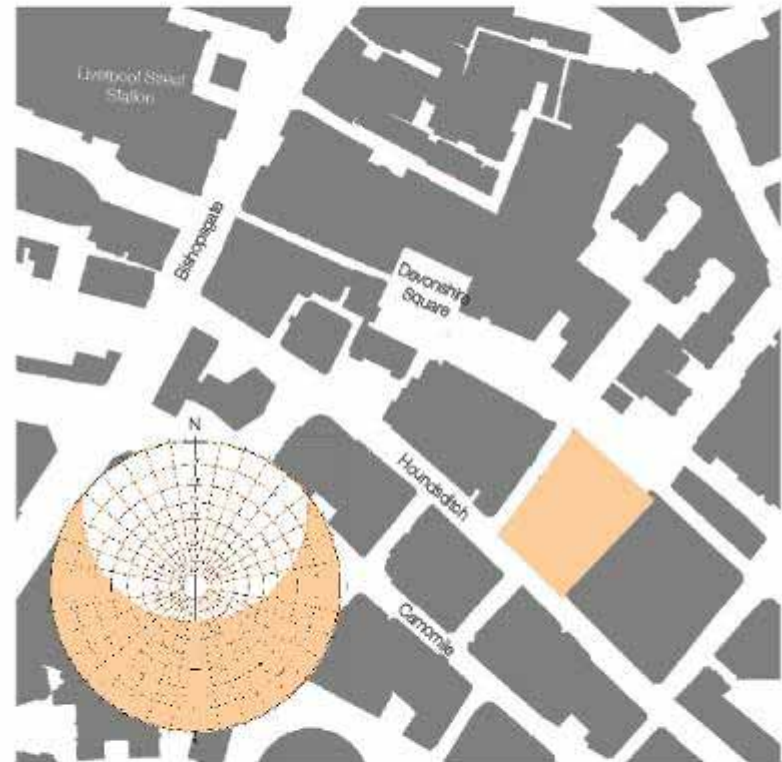
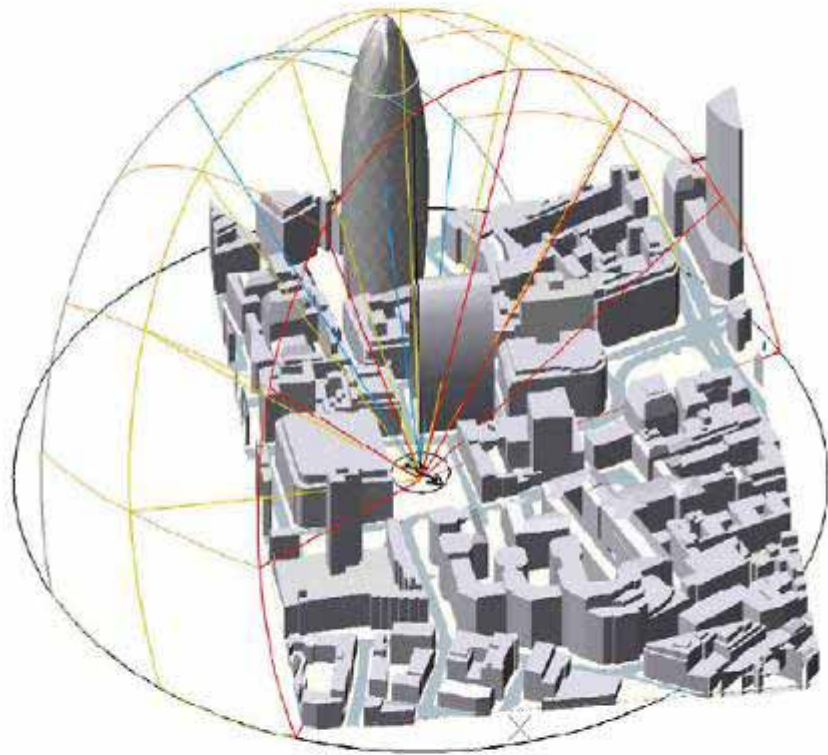
Surrounding Green and Open Spaces



Existing Tree Species

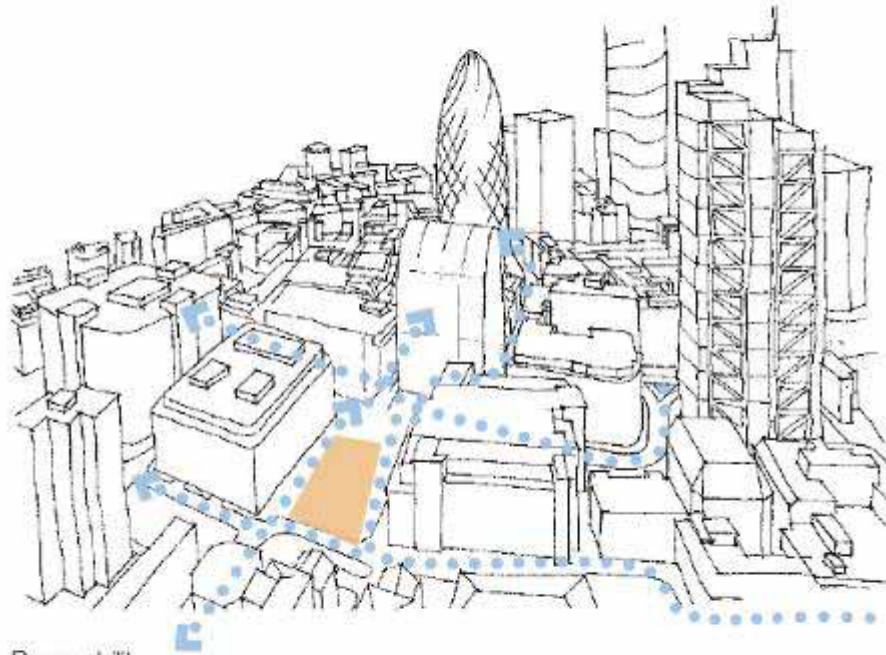
Sun and Environment

Stereographic Sunpath Analysis



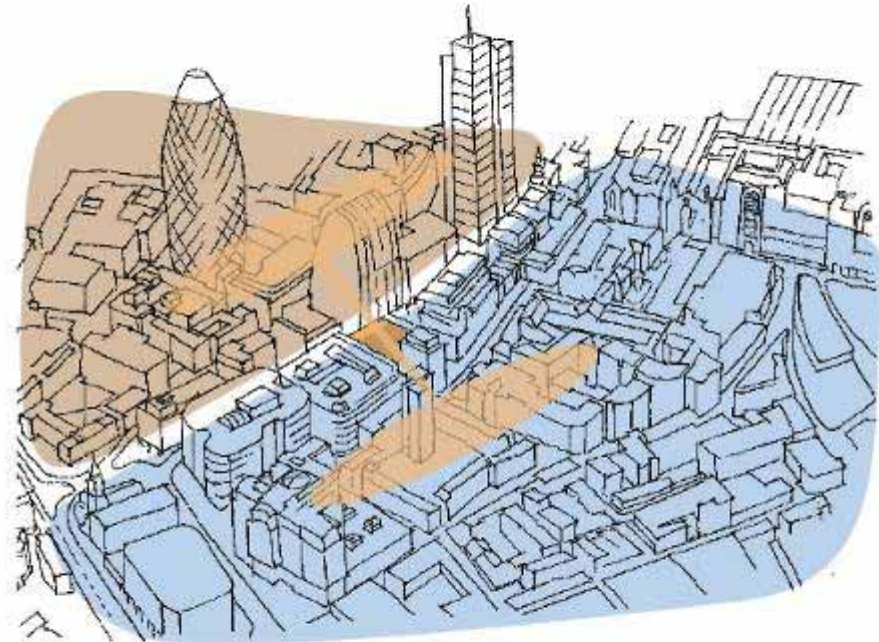
Urban Design Opportunities

Connecting to the City



Permeability

- Way Finding
- Sequence of Experience



Linking Districts

- Linking Public Spaces
- Integrating the Pedestrian Realm

Urban form surveys

Existing spatial accessibility 600 metres (7-8 minute walk)



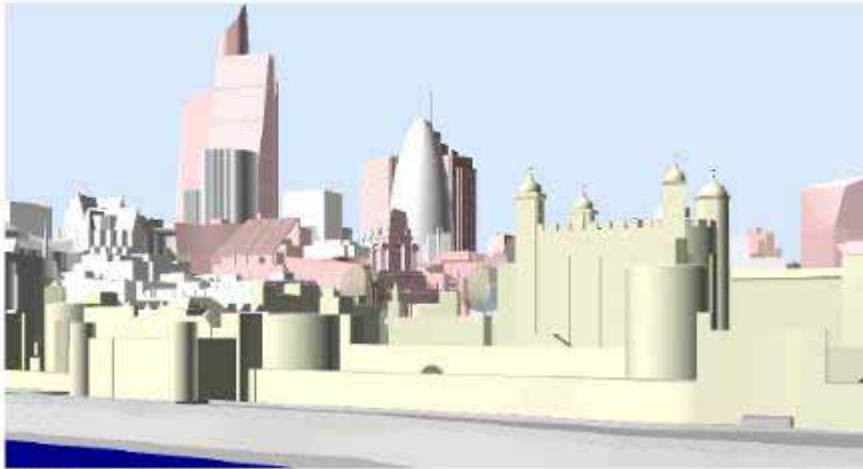
Space Syntax Limited © 2010
Cutlers Site

Space Syntax

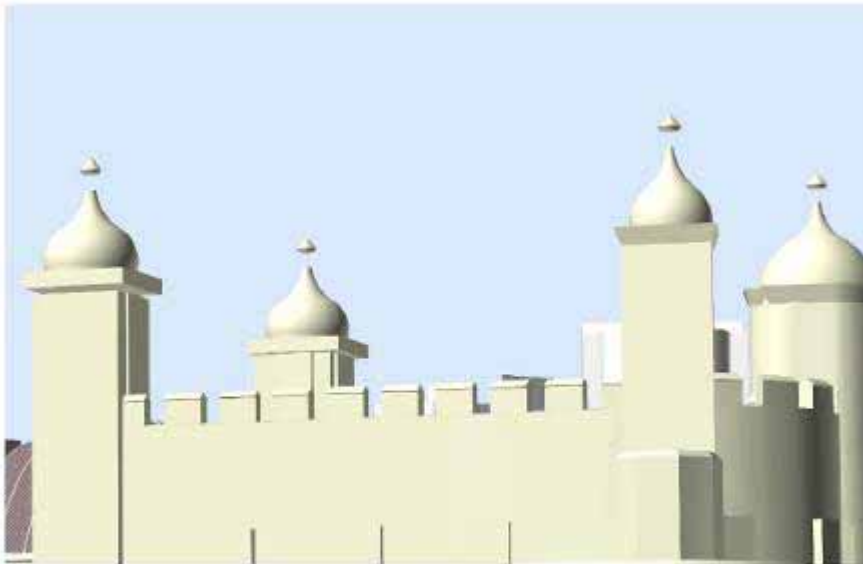
City of London 3D Context Model



Tower of London LVMF



LVMF 10A.1



LVMF 10A.1



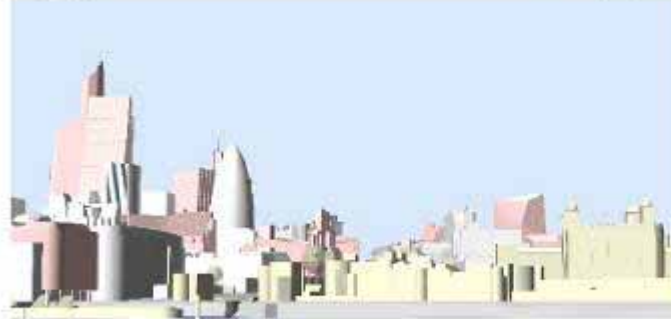
Stephan Reinke Architects Limited
www.sraarchitects.com



LVMF 25 A.1



LVMF 25 A.2



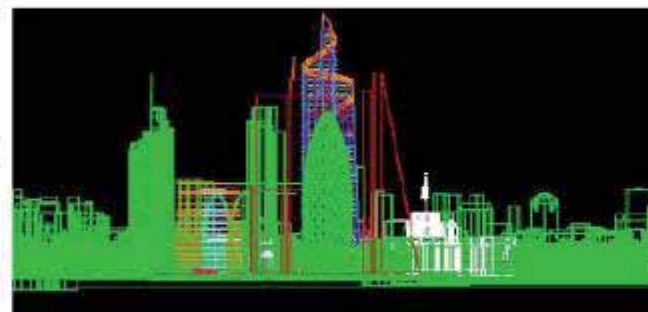
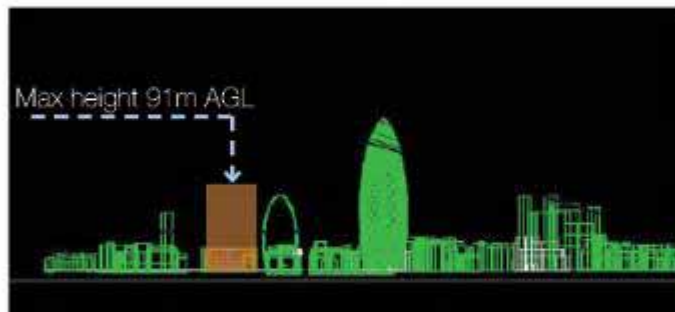
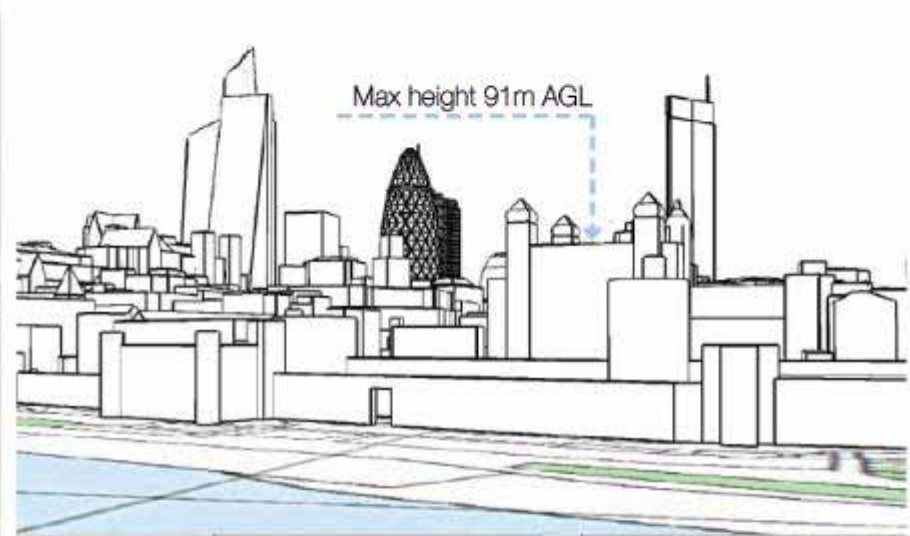
LVMF 25 A.3



Cutlers Exchange Development | Houndsditch | June 2010

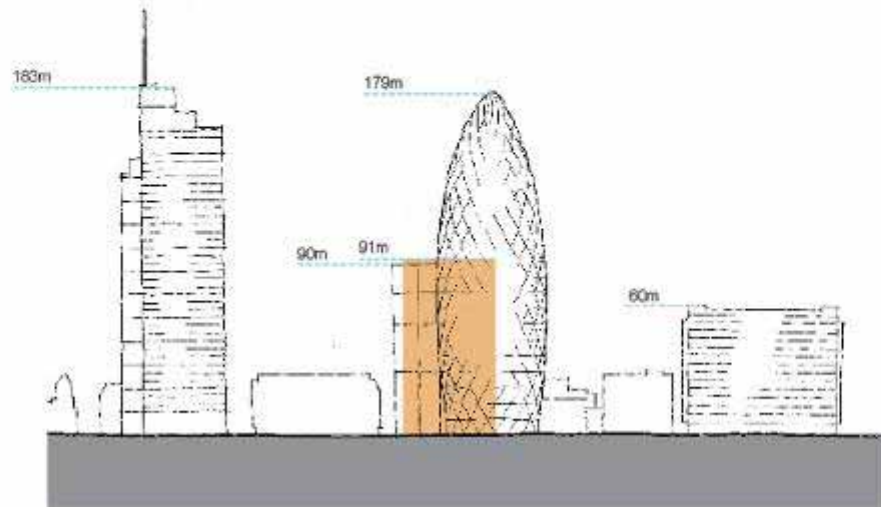
View Corridors

Tower of London Backdrop View from North Bastion Tower Bridge

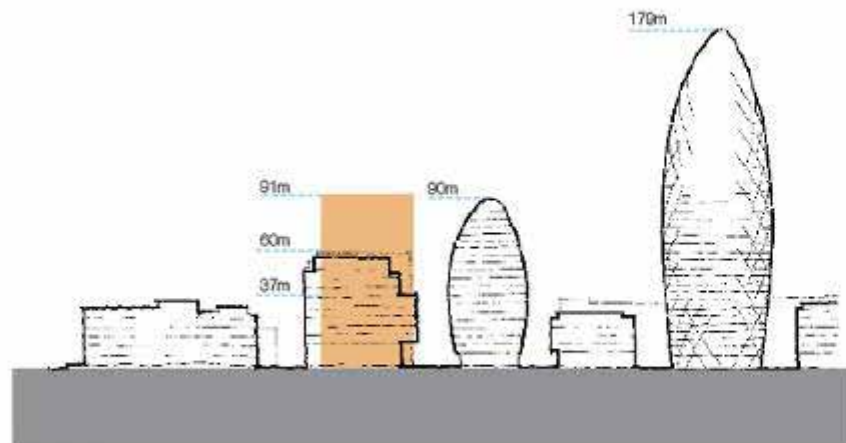


Skyline Opportunity

Block Massing Height Limit



Section A



Section B

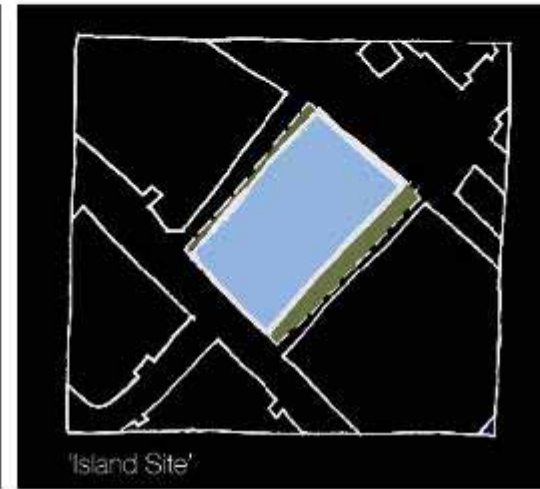
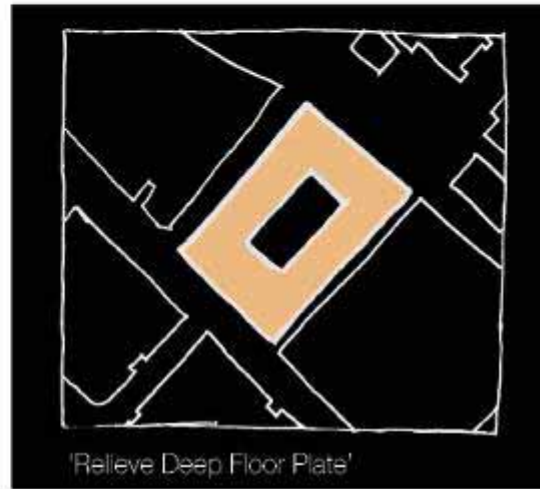
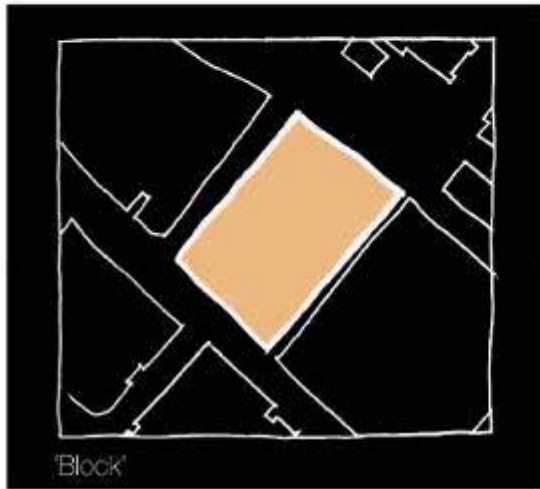
Goals of the Development



- 01** To deliver a development of lasting quality to the City of London.
- 02** To make a powerful and legible connection; a linkage between the 'Cutlers Garden Precinct' and the 'City Cluster of International Business'; integrating both areas.
- 03** To significantly enhance the public realm and ground plane:
 - Permeability and Accessibility
 - Creation of a Great Public Spaces
 - Animation of the Pedestrian Experience
 - Way Finding
- 04** To create a destination for a highly commercial workplace with excellent yield.
- 05** To create a directional and uplifting addition to the City of London skyline.
- 06** To fully leverage sustainable design opportunities.
- 07** To create a new City of London public space and workplace environment of lasting value.

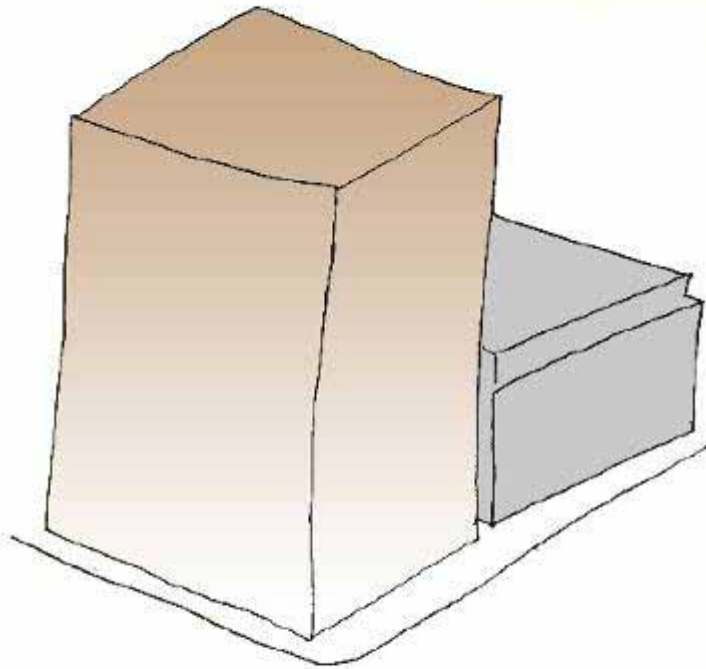
Urban Design and Architectural | Compositional Response

Ground Plane



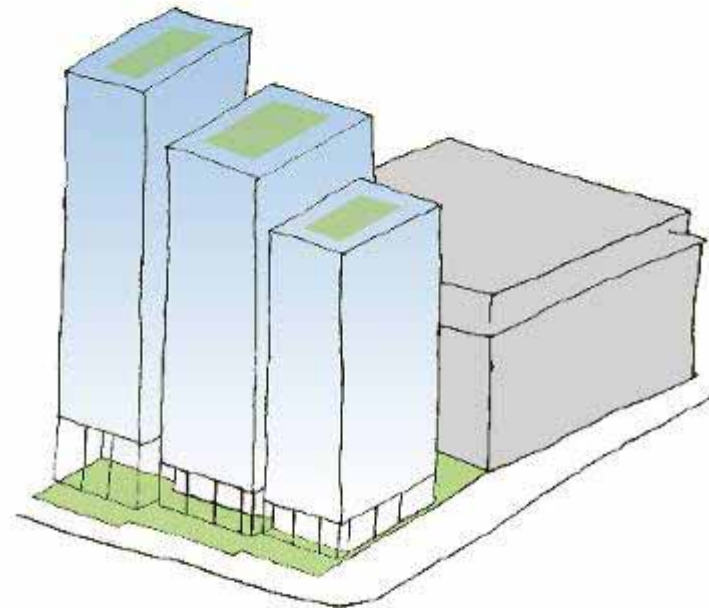
Urban Design and Architectural Compositional Response

Key Drivers



Block Form

- No Public Realm
- No Light and Air to Lower Levels
- Protected Facade Required
- Floor Plate too deep
- Poor Urban Design Principle
- Bulky Massing

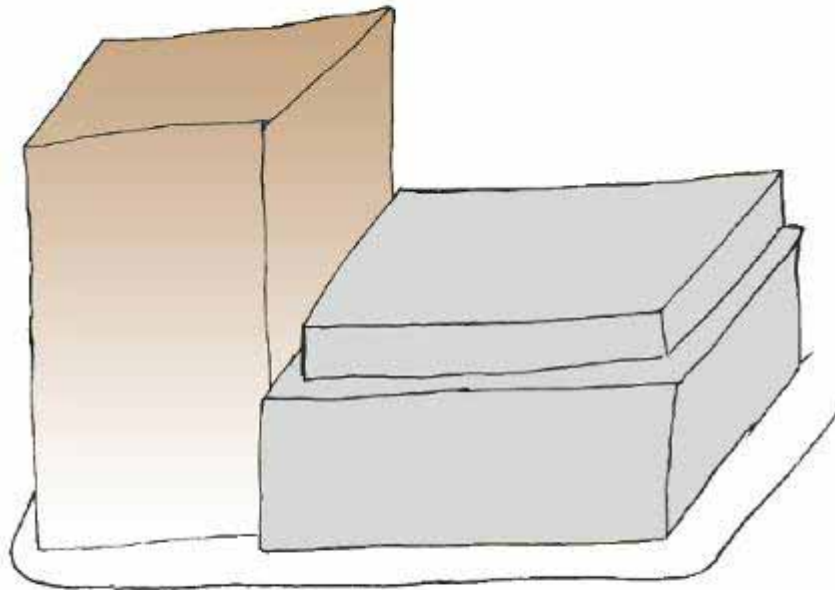


Articulated Pavilions

- Creation of a new Plaza
- Layered, Variegated Massing
- Enhanced and Animated Public Realm
- Permeable Ground Plan
- Distinctive Identity

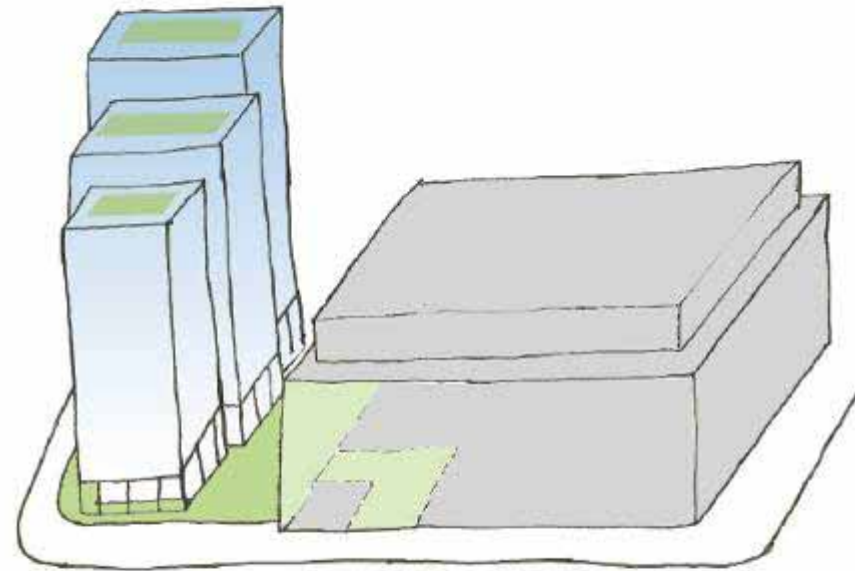
Urban Design and Architectural | Compositional Response

Key Drivers



Block Form

- Poor Floorplates
- Poor Daylighting
- Poor Urban Design Massing
- Ignores Pedestrian Desire Lines
- Absence of Articulation



Articulated Pavilions

- Separation of Building Mass creating Permeable Ground Plane
- Enhanced Perspective
- Roof Terrace
- Engagement with 133 Houndsditch
- Enhanced Celebrated Pedestrian Realm
- Effective Floor Plate Design

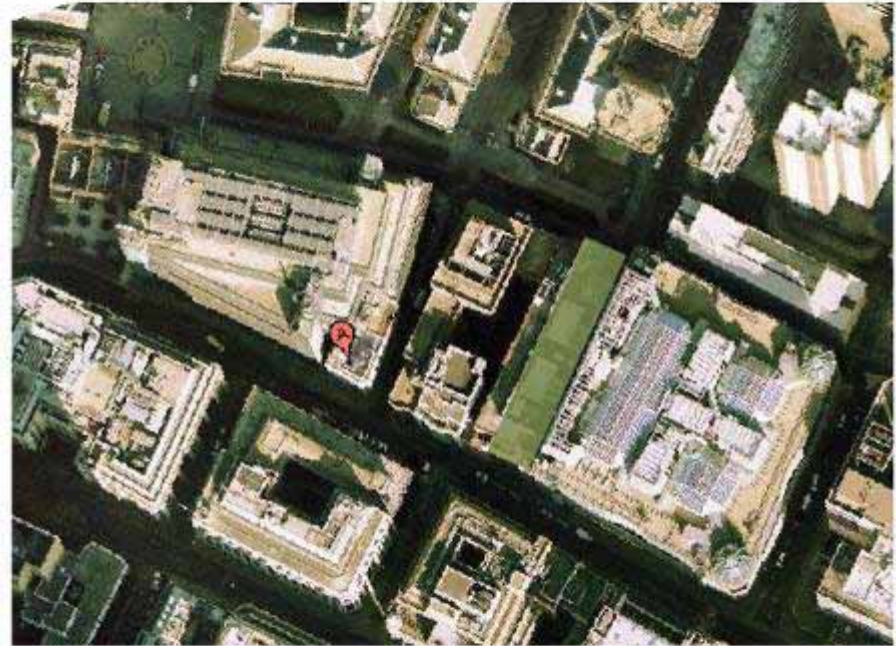
Cutler's Plaza | Houndsditch



Cutler's Plaza | Houndsditch



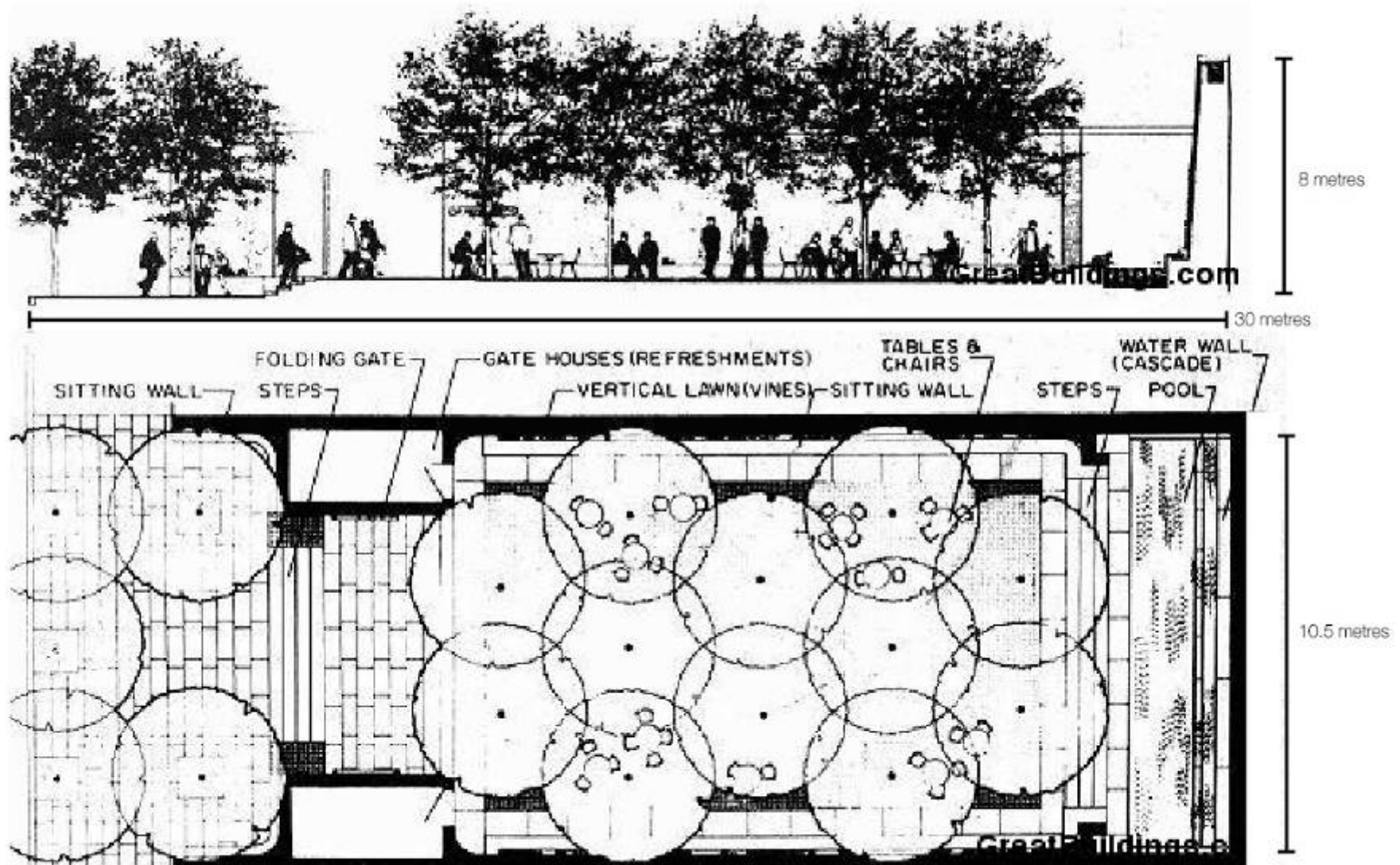
Paley Park, New York City



Cutler's Plaza, City of London

Site Comparison

Cutler's Plaza | Houndsditch



Cutler's Plaza | Houndsditch



Cutler's Plaza | Houndsditch



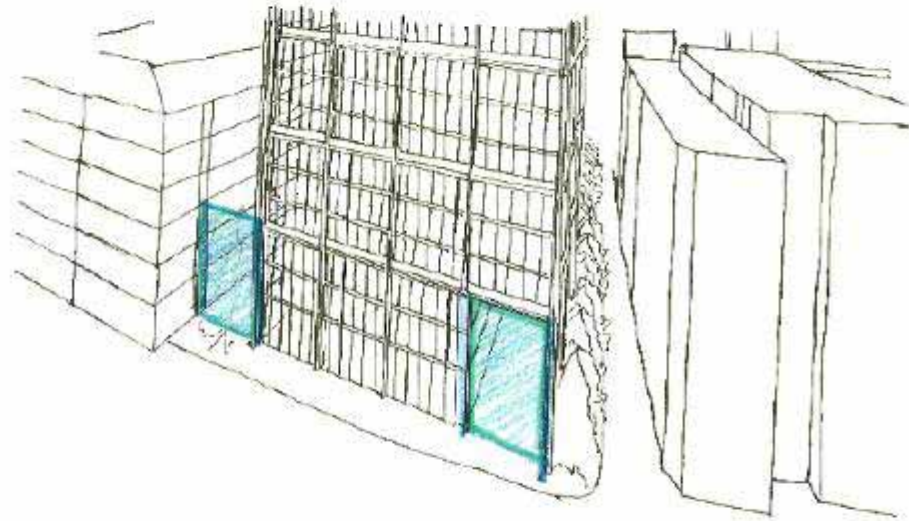
Cutler's Plaza | Houndsditch

Tree Species Studies



Botanical Name:	Gleditsia Triacanthose
Common Name:	Honey Locust
Height at Maturity:	15 - 25 m
Spread at Maturity:	8 - 10 m
Habit:	Loose Crown
Features:	Yellow-Green Autumn Colour Fern-Like Leaves

Public Portals



Cutler's Plaza | Houndsditch



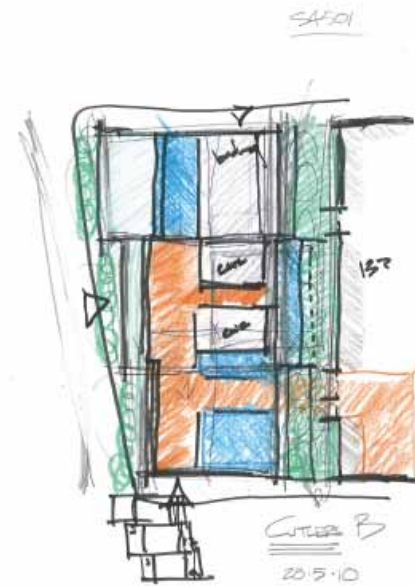
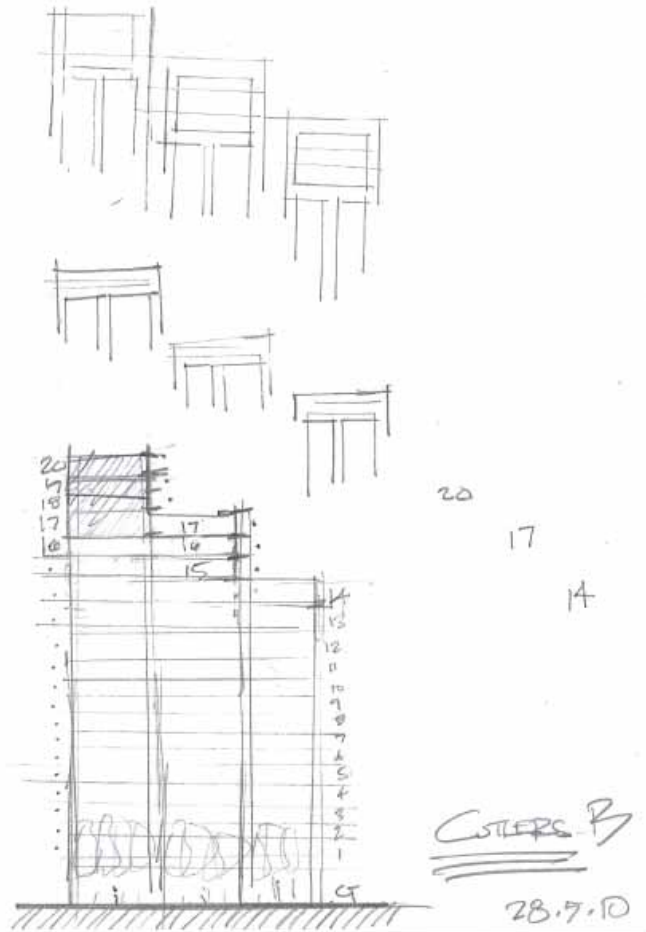
Paley Park, New York City

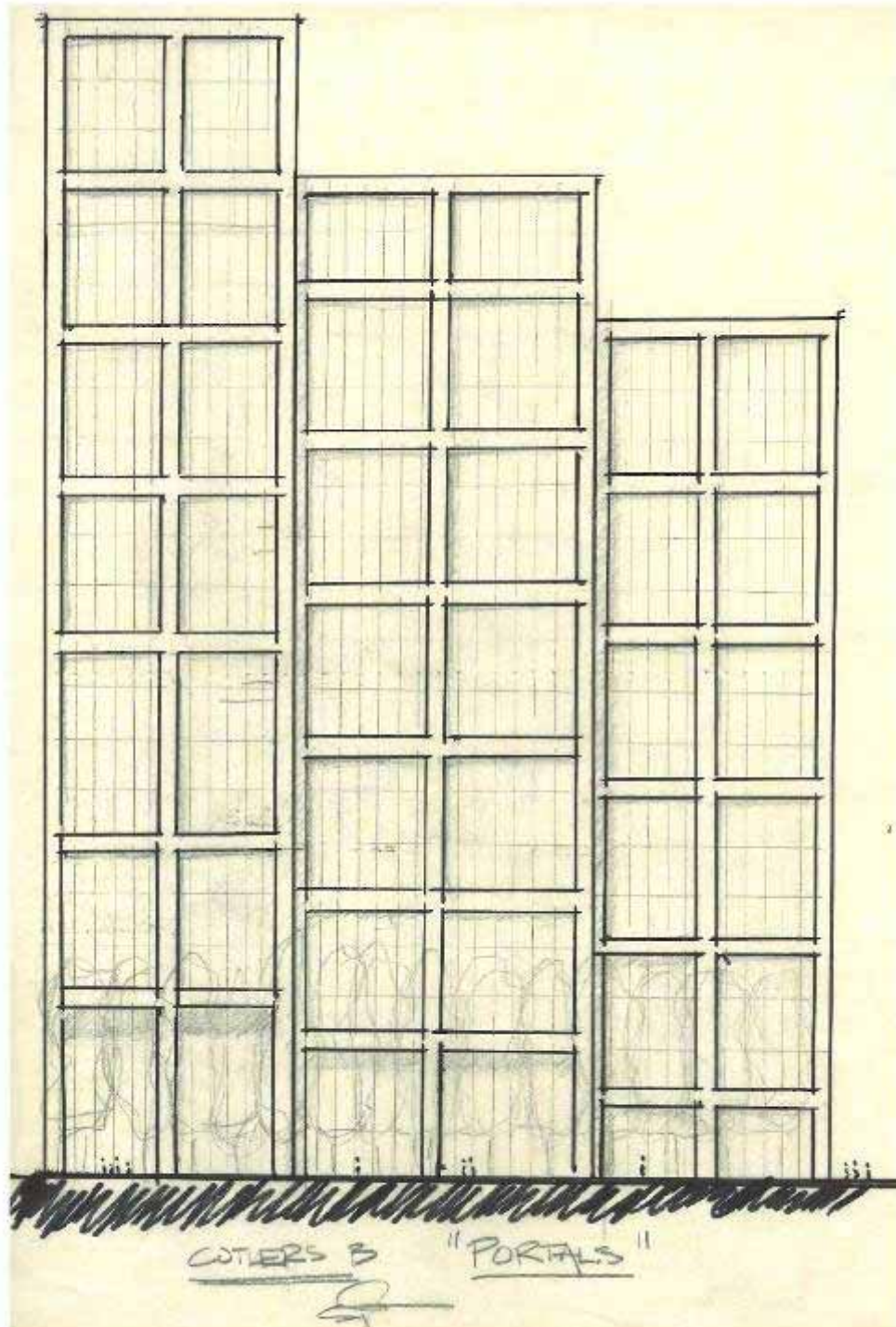


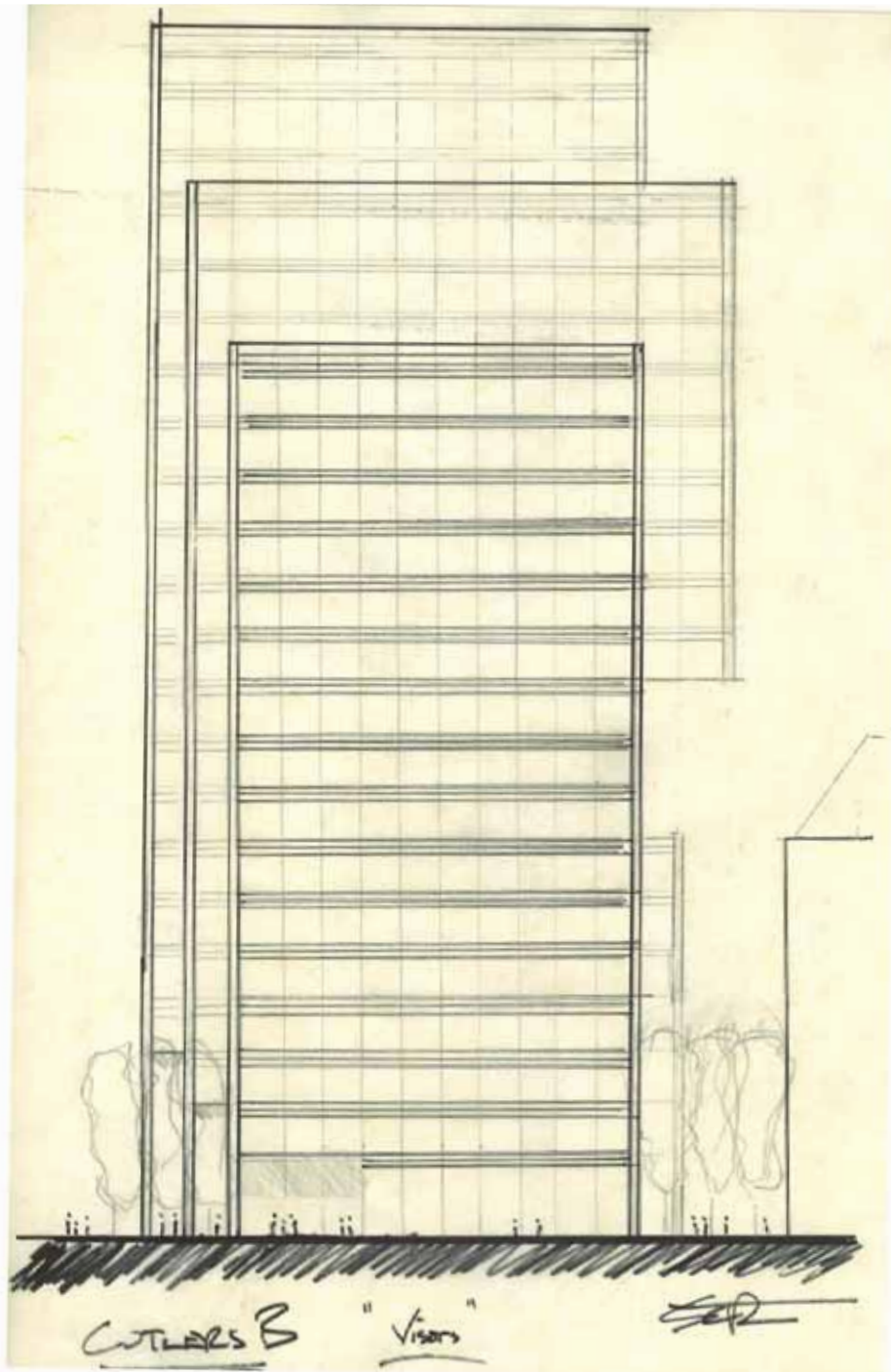
Existing Cutlers Site

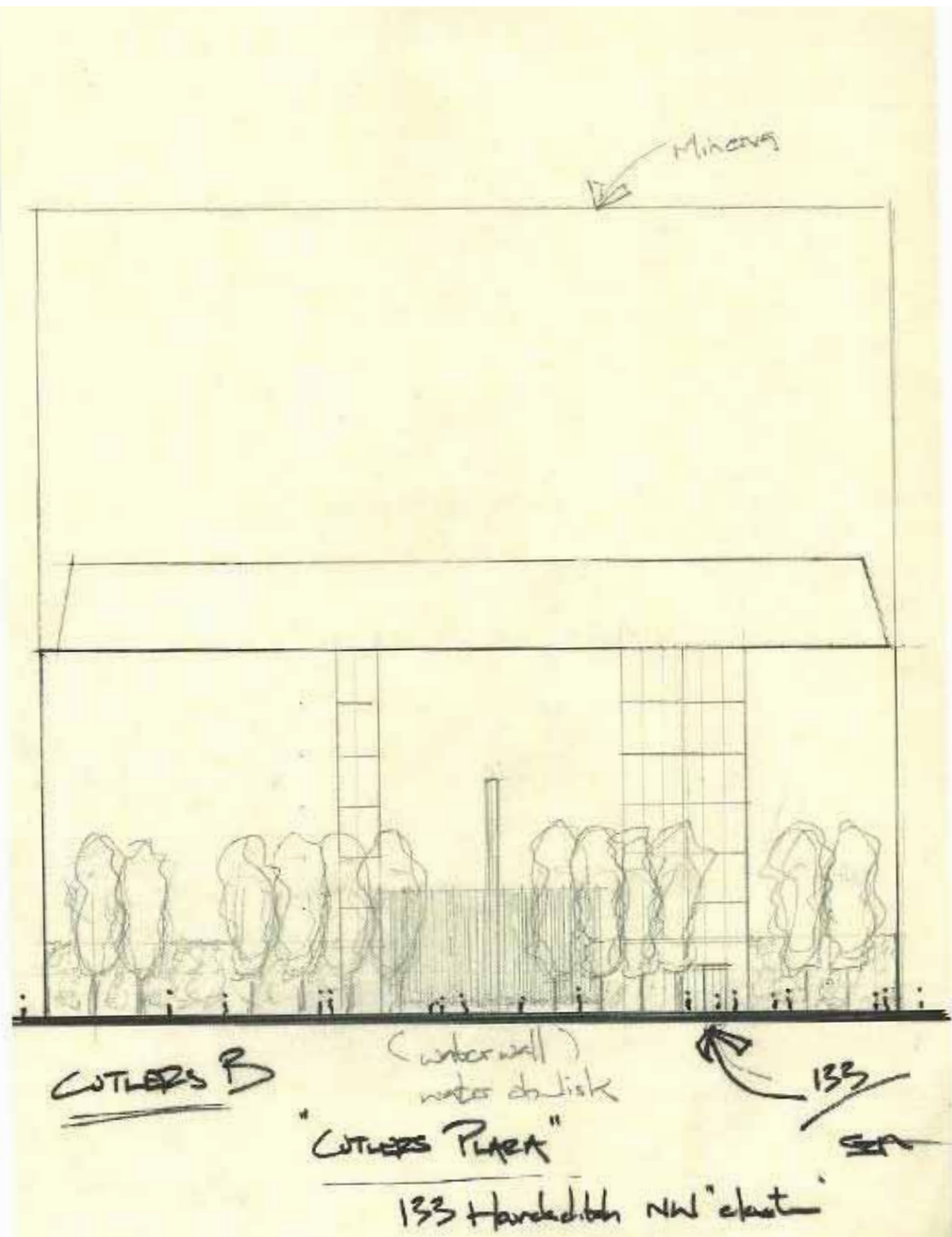
Site Comparison

Concept Studies





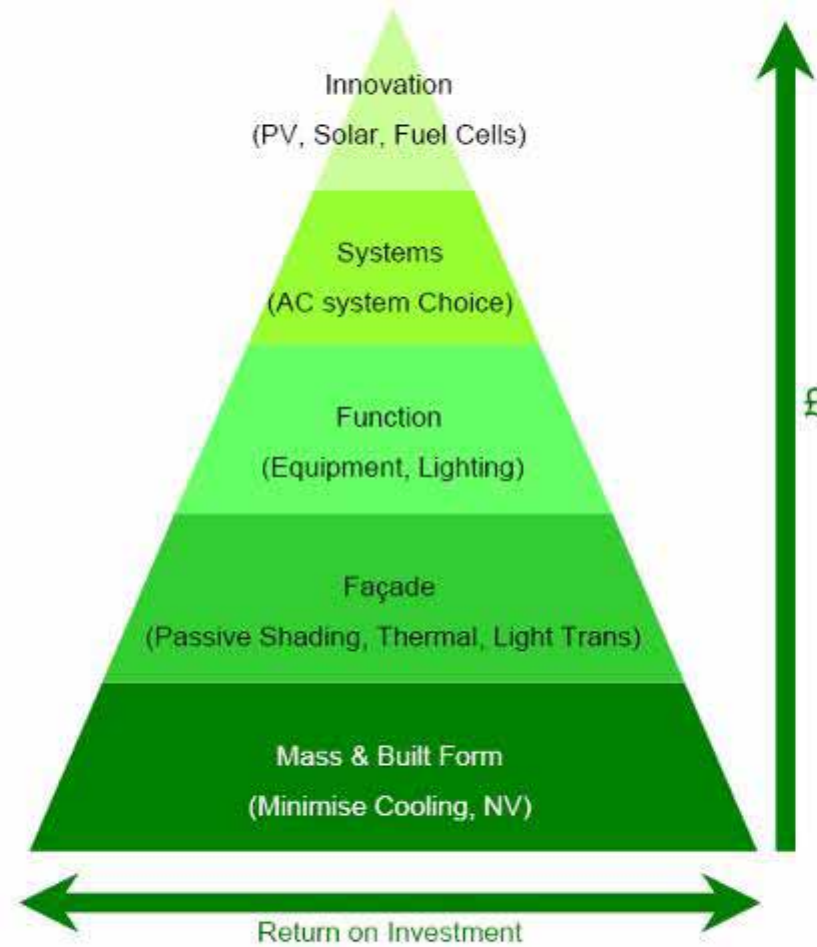




Environmental Sustainability

Sustainability Strategy

- Energy hierarchy
- Understand the climate
- Massing / Floor depths
- Efficient HVAC systems
- Water conservation



Environmental Sustainability



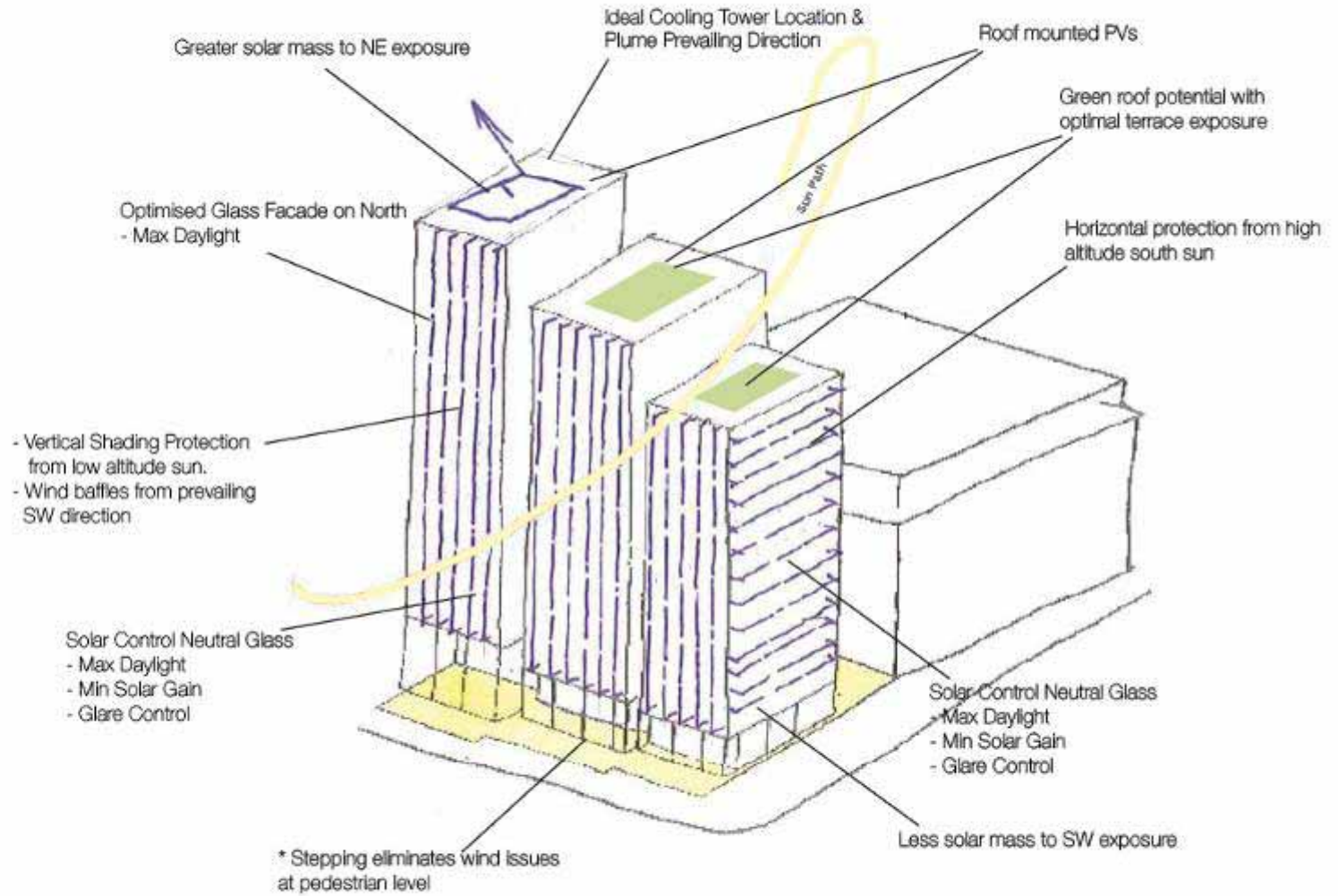
roof mounted PV arrays



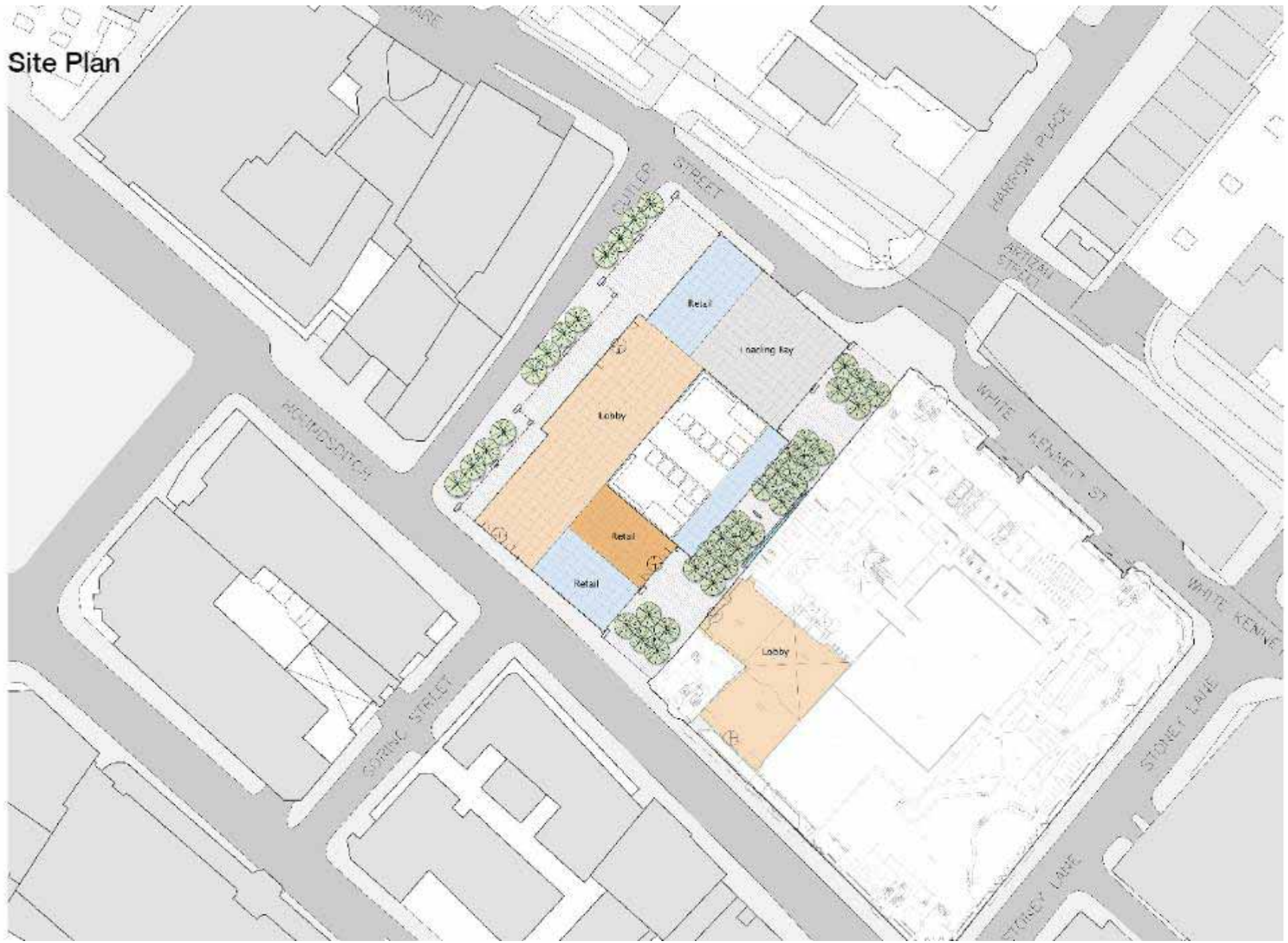
low flow fittings



maximise daylighting



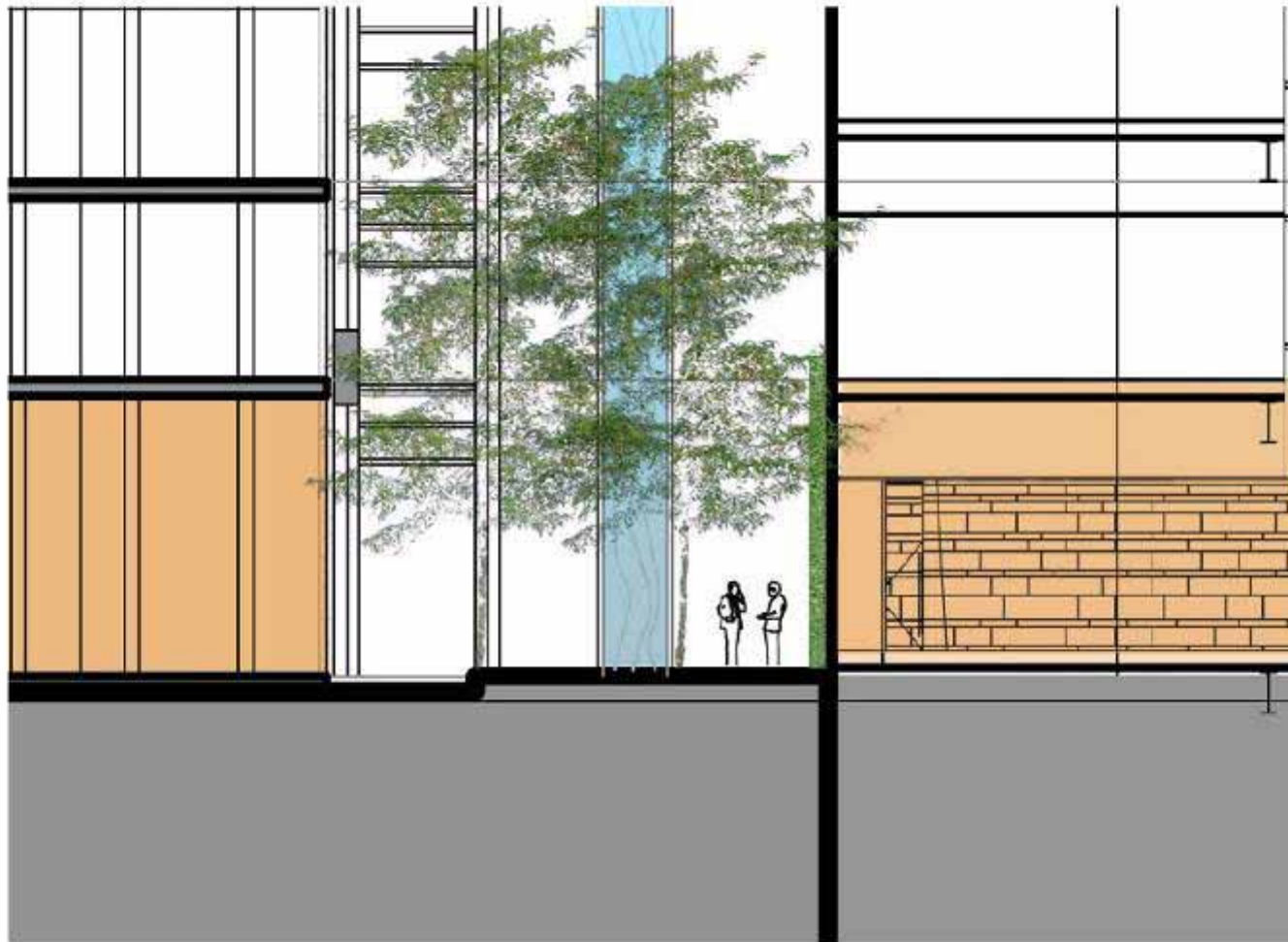
Site Plan



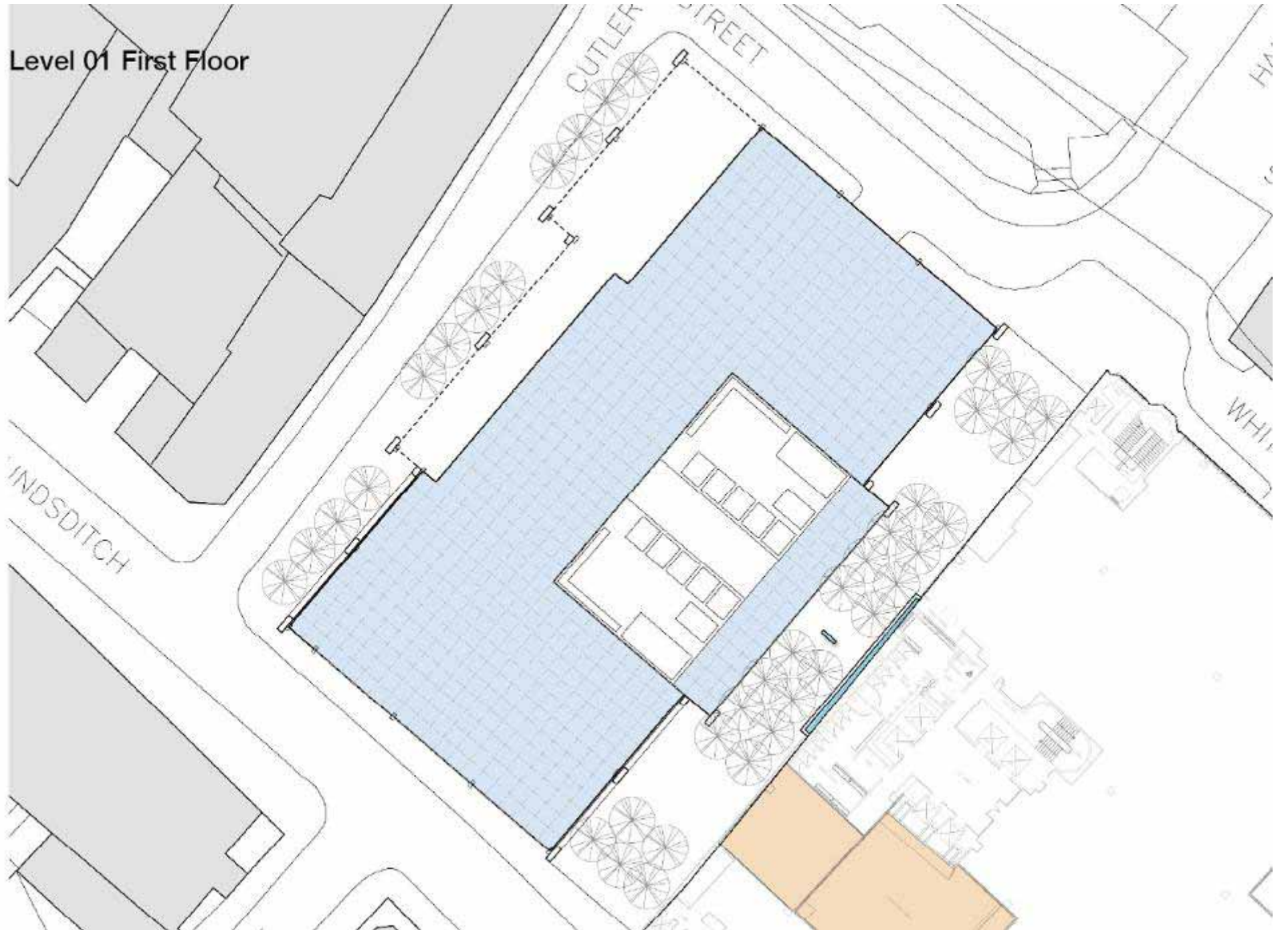
Site Plan



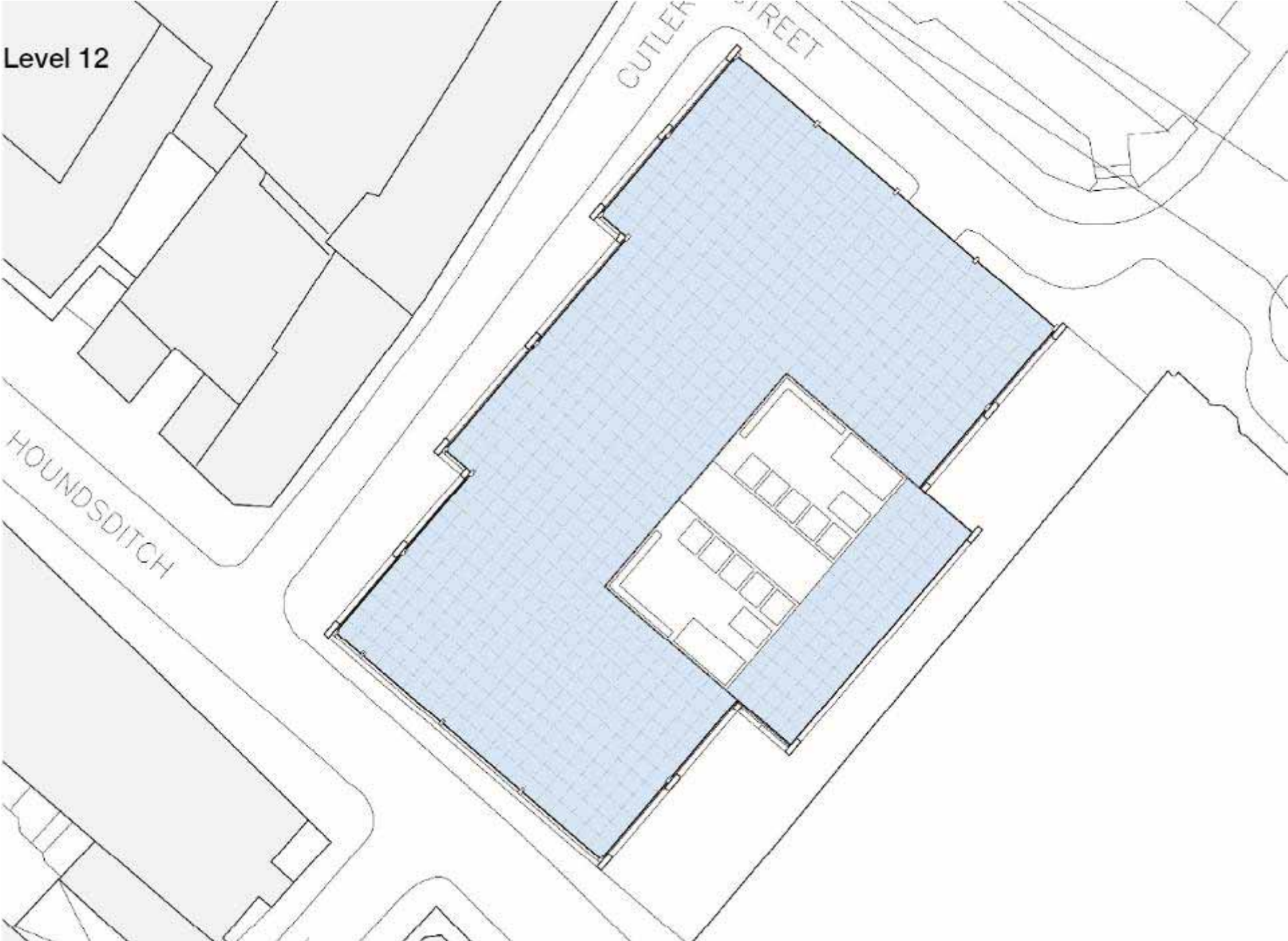
Building Section



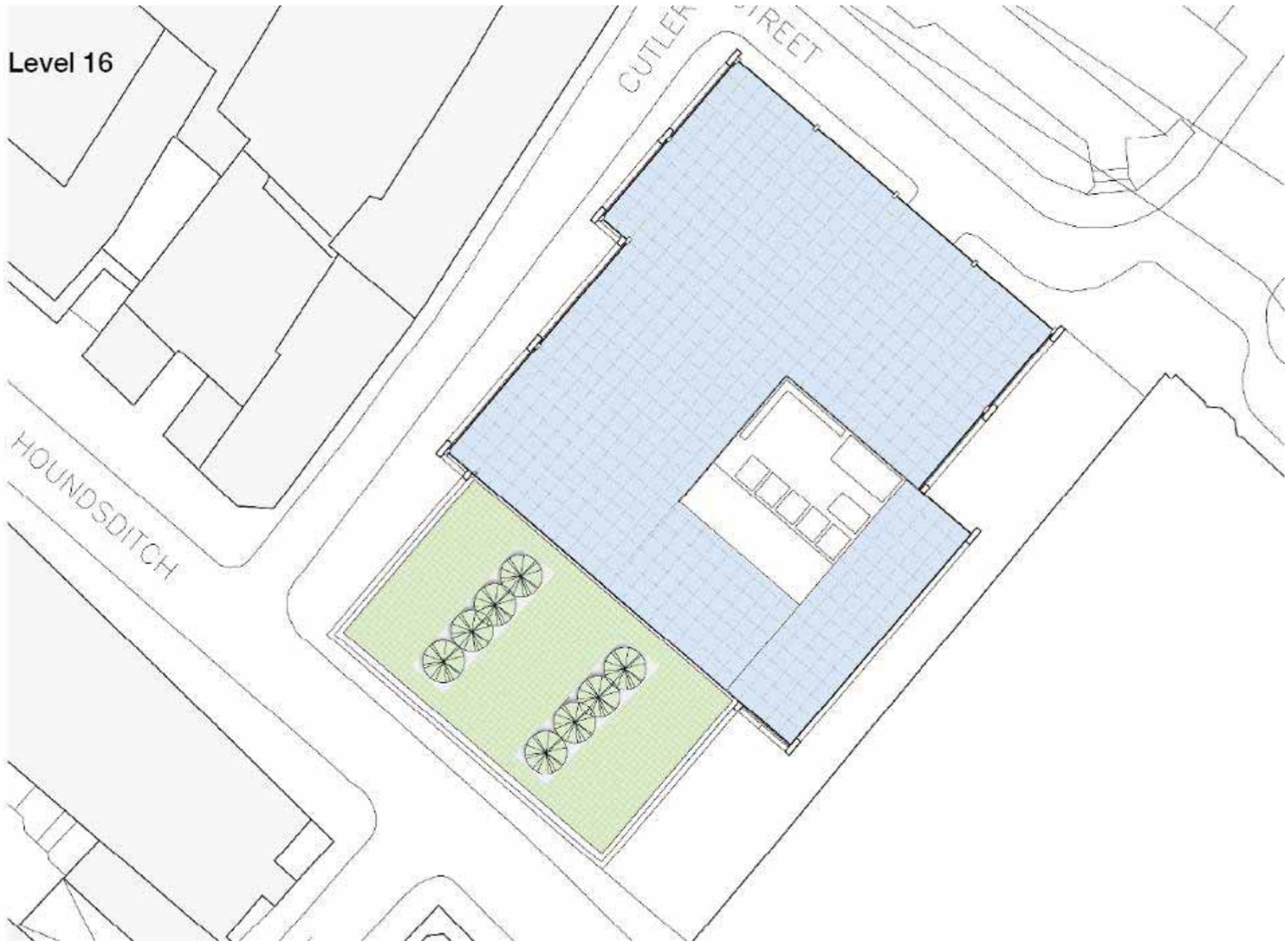
Level 01 First Floor



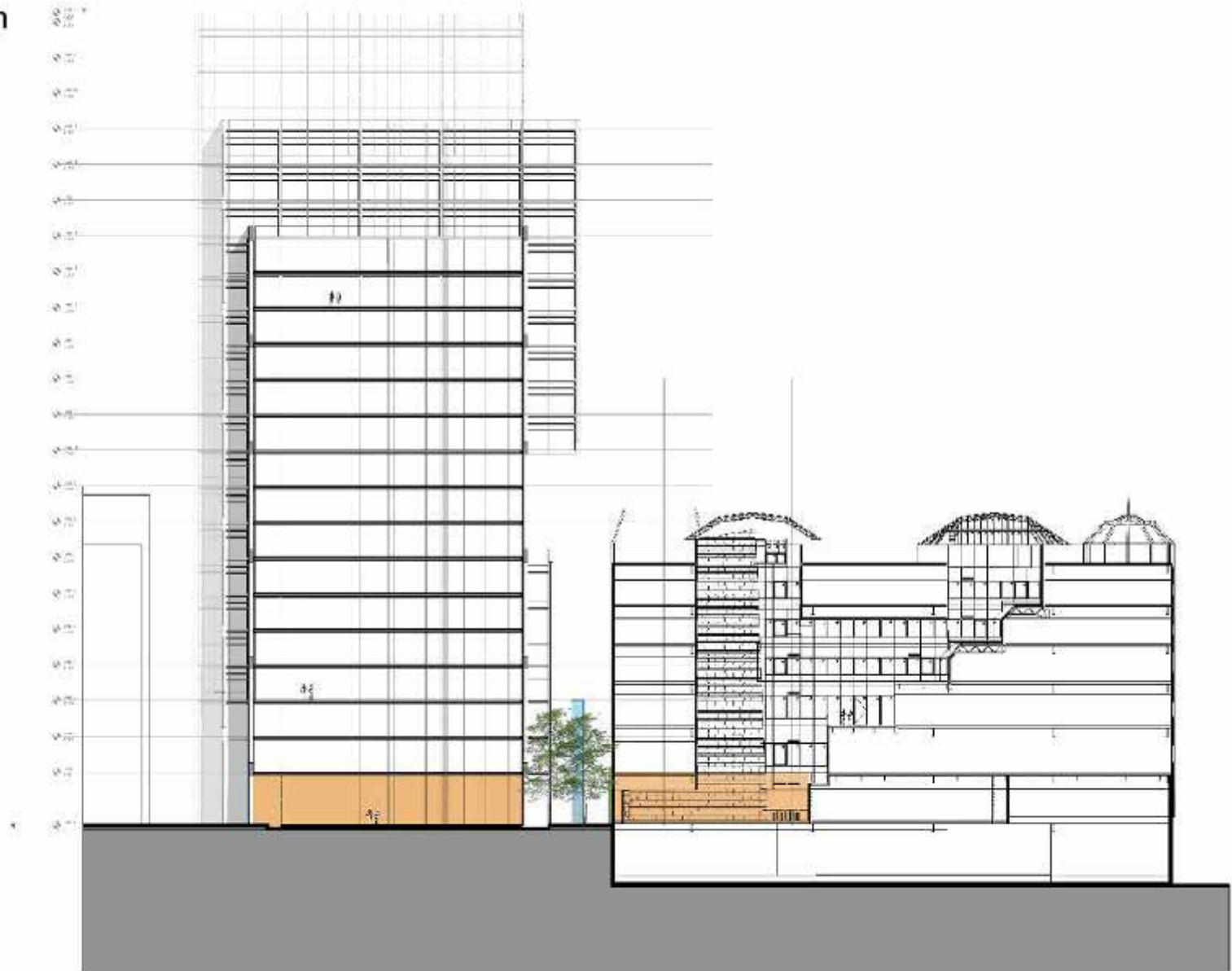
Level 12



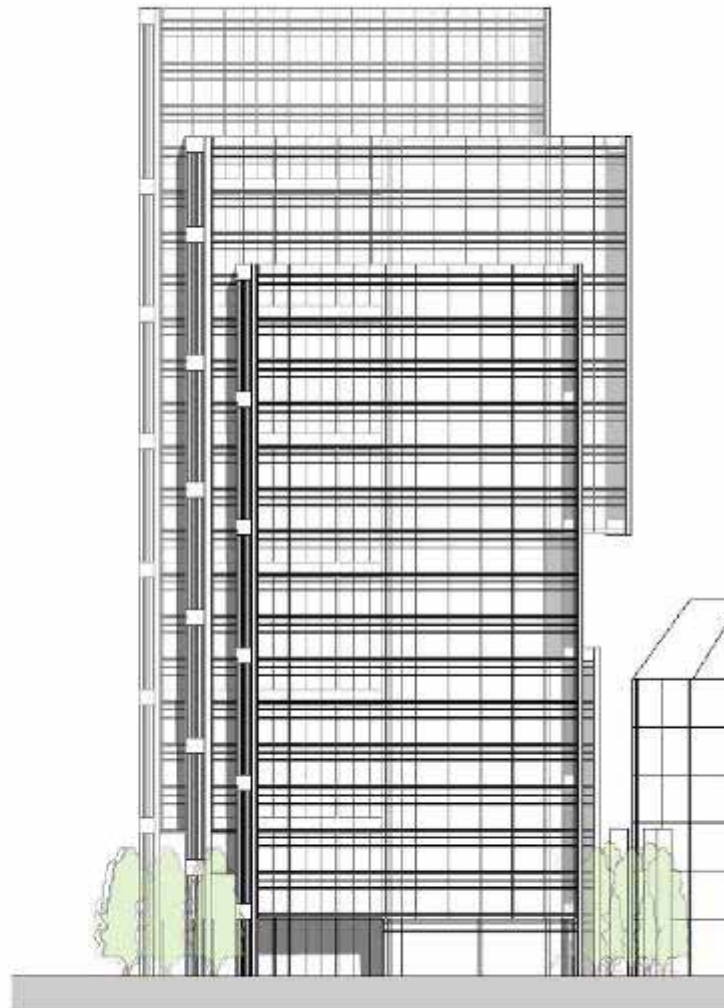
Level 16



Building Section

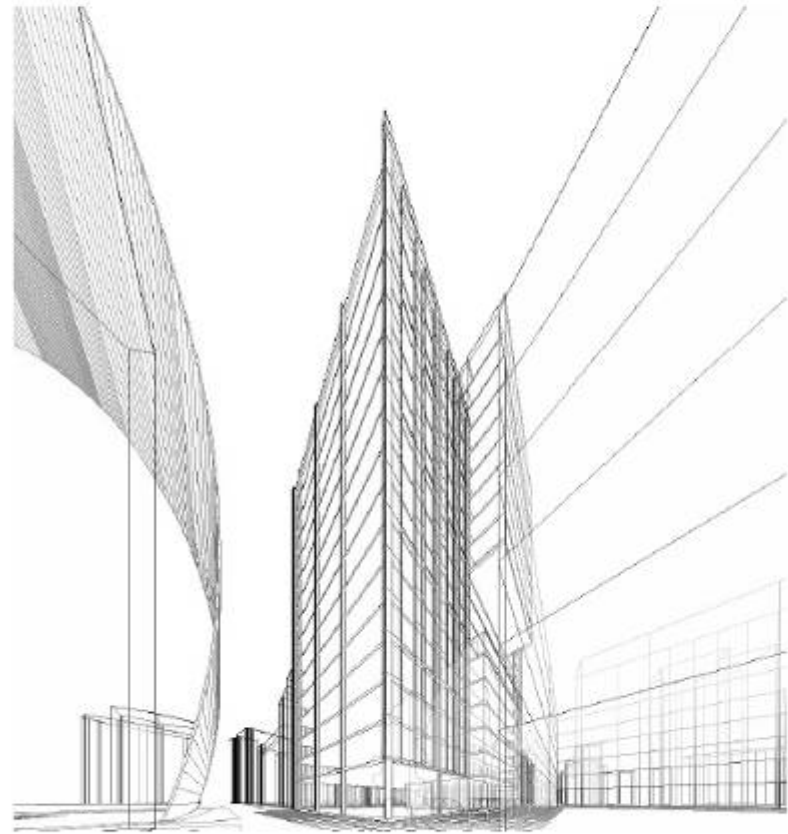
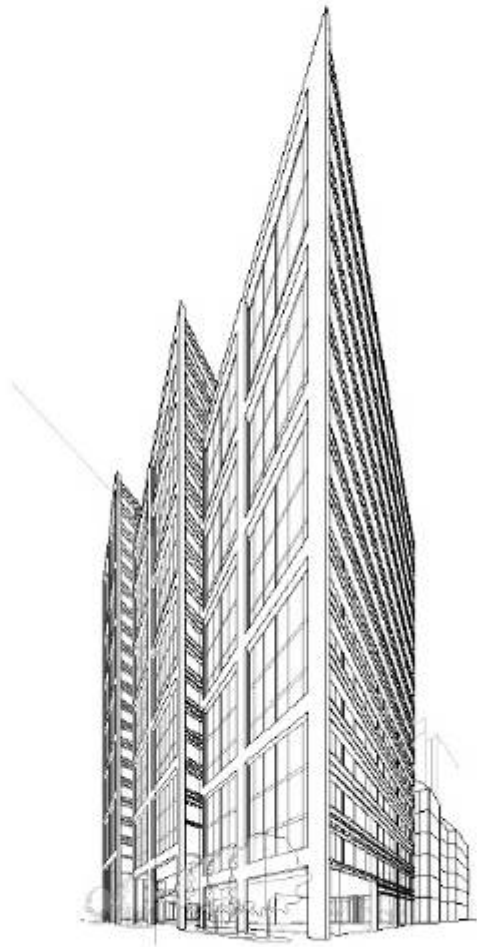


South Elevation



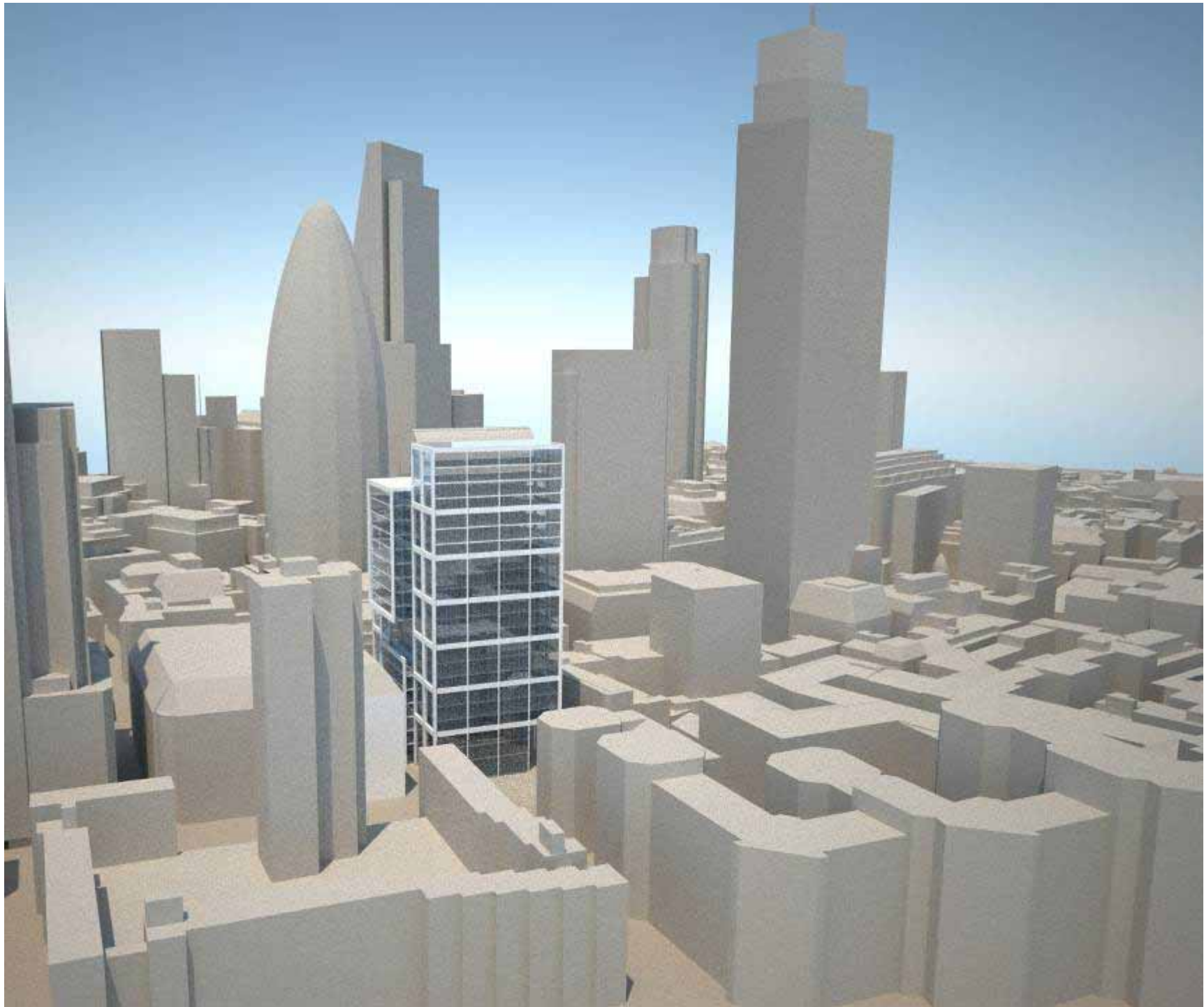


Perspective View









Cutler's Plaza | Houndsditch



Paley Park, New York City



Existing Cutlers Site

Site Comparison