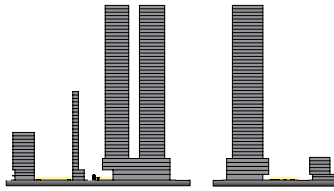
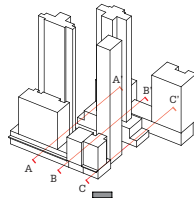


HOW?



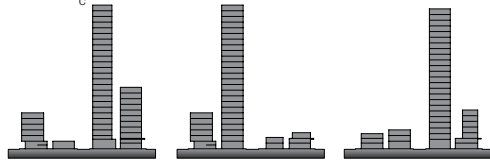
[provide more GFA concession to encourage of freeing up ground for public use]

[imposition of setback requirements to widen up the street/create public plaza]



[imposition of building gap: setting back of the tower from the street to give at least 10m from the building line at 15m above ground]

[imposition of setback requirements to further widen up the street/create public plaza]



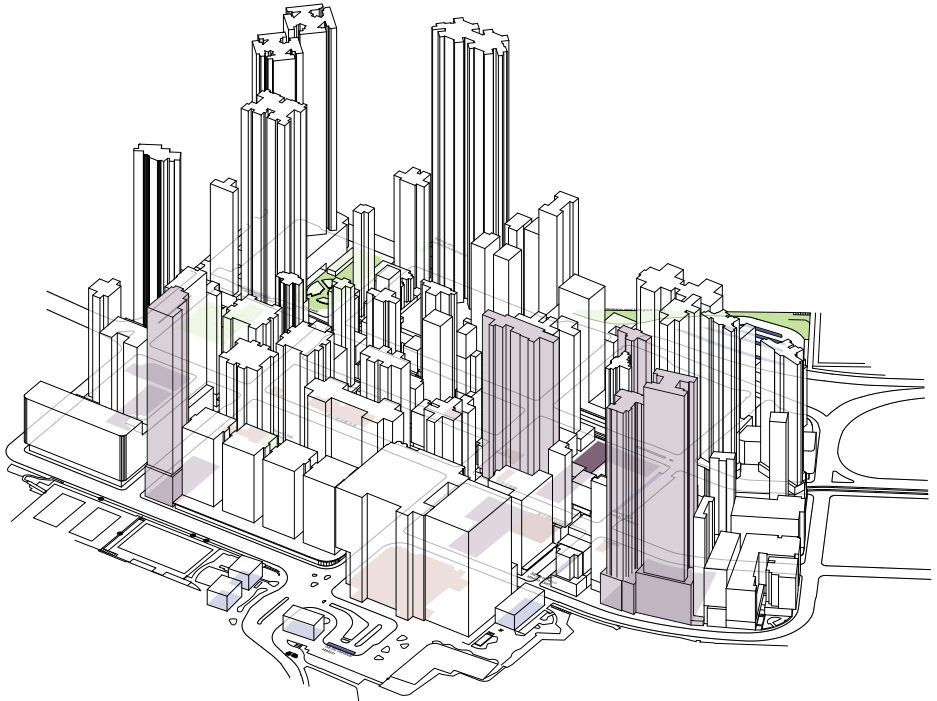
Before designing the new Kennedy Town with the quality and identity as the old one, a realistic situation with real economic driver behind the developments have to be created.

In order to do that, the current phenomenon of recent developments are analysed, to understand how the developers are trying to maximise the built volume.

Those practices of the developers will then be studied with the outline zoning plan (OZP) as well as the sustainable building design (SBD) and the joint practice notes (JPN). Under this structure, the design can already formulate itself by complying or adding on to those guidelines

BIBLIOGRAPHY

1. Rem Koolhaas. "Delirious New York: a retroactive manifesto for Manhattan." Monacelli Press, 1994
2. Sassen, Saskia (1998c) "Hong Kong: strategic site/new frontier," in C. Davidson (ed) Anyhow, Cambridge: MIT Press, 130-7.
3. Abbas, Akbar. "Building Hong Kong: From Migrancy to Disappearance." In Drifting: Architecture and Migrancy, edited by Stephen Cairns, London; New York: Routledge, 2001, 129-41
4. Chuihua Judy Chung, Jeffrey Inaba, Rem Koolhaas, Sze Tsung Leong, The Harvard Design School Guide to Shopping, Taschen; 1st Edition edition (April 2002)
5. Camillo Sitte. City planning according to artistic principles New York : Random House 1965
6. Steven Holl, Storefront for Art and Architecture, 1993
7. JDS, KKB / KEIZER KAREL BUILDING (proposal), 2013
8. SDS, SQUARE DE L'ACCUEIL (proposal) , 2014
9. Zoning Handbook, 2011 Edition. New York City Department of City Planning



TENSION BETWEEN DEVELOPMENT AND IDENTITY

The MTR upgrade in Kennedy Town has brought about a redevelopment frenzy within the area.

However, the design concern of the developers is only within the plot on the building itself, without regard of the whole neighbourhood as there is only building height restriction as a statutory component in the design.

If such practices continue not only will Kennedy Town its open spaces as well as its numerous foodstores of variety, which is essential to maintaining its identity.

SOFT INFRASTRUCTURE

ARCH 6127 RESEARCH SEMINAR

THESIS STATEMENT DRAFT 2.0

AU YEUNG CHUN YU

UID: 2009261229

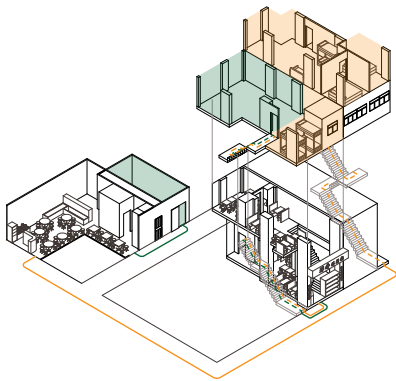
WHAT?

The thesis of Soft Infrastructure is to design a dense section of Kennedy Town which is undergoing major redevelopment.

Instead of rejecting certain architecture typology, Soft Infrastructure is guiding the developers to generate alternatives which could on one hand contribute to the street life in Kennedy Town; and on the other generate as much profit as to be economically feasible.

This thesis is focusing on maintaining the street quality while having the adjacent buildings upgraded. Therefore instead of a closed internalised podium, the street will maintain in its variety, openness as well as Kennedy Town's unique food culture.

identity of food culture



西環三寶

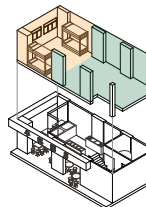
新興食家

祥香茶餐廳

卓記粥店

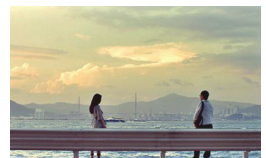
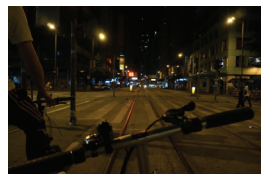
- 50~60sqm
- 500~600 customers/day
- 12~18 opening hours
- highest density
- 0.5~0.6 sqm/person

-storage+quarters included



soft infrastructure is to maintain the identity of Kennedy Town while the area is being redeveloped

identity of recreation



WHY?

The Smithsons basically recognize the street as a social arena, and developed the “as found” concept as well as the “street in the air”, of which both try to enhance the social aspect of the street.

To realize it however, the street has to be built upon the Smithsons and to be redefined. A street physically is simply the in-between space amongst buildings. With the idea similar to “as found”, the street increases its interface for activity by reaching out to the other open spaces where it acts as a social arena. This is softness.

Therefore for the thesis of soft infrastructure, the aim is to retain the quality of the open space and shop space as the social arena, while at the same time allowing the whole area to upgrade according to the economic growth.



URBAN REIDENTIFICATION GRID

ALISON and PETER SMITHSON

old fabric with identity



'streets' beside new development



situations of new fabric with identity

