

2nd DRAFT THESIS REPORT

Emptiness in Urban Growth

- Rediscovering its significance in redevelopment

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TABLE OF CONTENT

ACKNOWLEDGEMENT

STATEMENT

Emptiness in Urban Growth **- Rediscovering its significance in redevelopment**

The initial essence of void, an empty space, tightly links up with the word “possibilities”. It has its undefined yet dynamic value in the city, acting as an intermediate space inside the urban fabric. These ambiguous spaces are seeking way to reconnect with our daily urban conditions.

These pocket spaces are undetermined for their further growth and thus full of possibilities. In old districts, we could easily find people giving temporary value and definition to these intimate spaces, injecting energy into these void spaces.

The current trend of redevelopment in Hong Kong is to demolish the blocks following by putting a new development on the site. The podium approach also results in disconnection with the surrounding urban fabric by the internalized layout .

By re-emphasizing the existing intimate spatial quality and elements found in the district in the process of redevelopment, it may lead to a spontaneous mutation of urban environment with the co-existence of old and new space, providing rooms for further possibility for human interventions which may possibly lead to a continuous development of the space over time, maintaining the dynamism and vitality of the city itself by introducing a new city model for redevelopment.

seeping out from cracks



The proposed process will be like the invasion of void, the climbing plant is seeking the spaces leave between the rocks on walls, life expands and conquers the original context, the existing developments. Power also leaks out from the cracks, encroaching the surrounding space.

Invasion of space



Finally they replace and cover all the space, forming and merging into a new context. At the end we are not able to tell what is the original and what is the new, the elements dissolves with each other and continue the mutation of space, bringing vibrancy to the redevelopment.

METHODOLOGY

The thesis is comprised of three parts,

Firstly, The research starts with travelling in the old districts in Hong Kong, such as Kowloon City, SheungWan, Wanchai. The analysis of the void space will emphasize on its element formed, dimension and the intimate spatial quality with it's reversibility of void space as an connection with the urban fabric.

Secondly, after reinterpreting the space, new parameters are derived to form NEW CODES , to be put in future development related to its spatial context to test in different scale of application.

Thirdly, site will then be chosen as a texting ground to stitch in the new spatial qualities. In the building scale,the deign will try to demonstrate the different modes in increasing scale, bringing up the essence from street levels to building level. The Old and New Code will be categorized in 3 modes as in Attachment/Extension and Subtraction, together with the generation of the programs in the exsiting urban fabric, it is anticipated that the bringing in of the elements may result in an co-existence of old and new in the redevelopment process.

RESEARCH

THE STUDY OF EXISTING CONDITION

The analysis of existing condition of void space will be categorized in 3 modes as in Attachment/Extension and Subtraction. They are then further refined by the control parameter of dimension and scale. Such as distance, thickness and height.

These fragmented spaces reinforce our perception of the district. After years of human intervention, it creates alternatives of urban growth which gives rise to the vibrancy of the district and makes it unique.

For example in the old district of Kowloon city, the width of the back alley is generally wider than the other districts in Hong Kong, allowing attachment of programs like little stores. Example like this brings possibilities for human interaction. Surrounding conditions such as the distance of setback aside a park, a store or a slope generate different attraction points for pedestrians.

The reversibility of looking at the void space shows its value such as volume, visual and physical connection with the citizen and the district itself.

observation of void space - reversibility of space



Positive and negative prints of Giambattista Nolli's map of Rome, 1748.

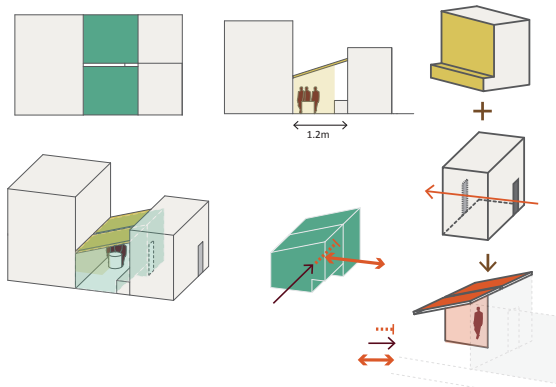


Positive and negative prints of an old map of Edo (Tokyo):

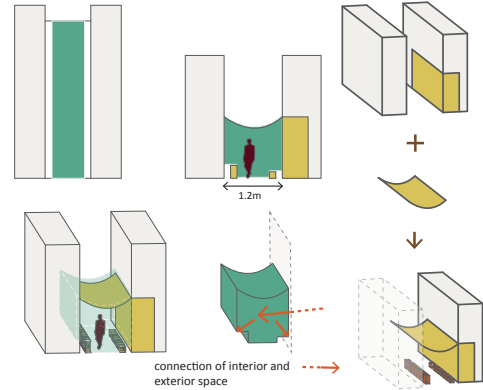
RESEARCH ON EXISTING VOIDS SPACE IN OLD DISTRICTS

ATTACHMENT

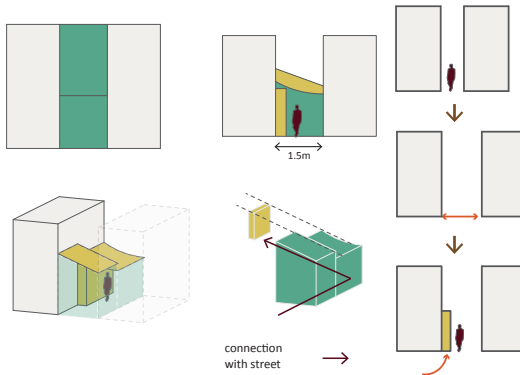
attachmcent of screens dividing inner space



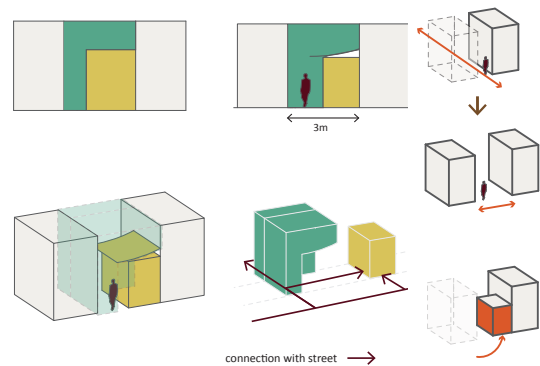
attachmcent of canopies dividing inner space



attachment of street vendor stalls

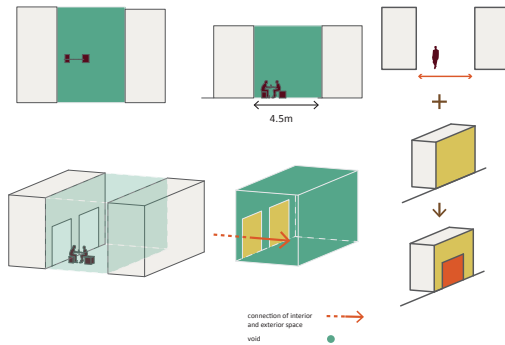


attachment of shops

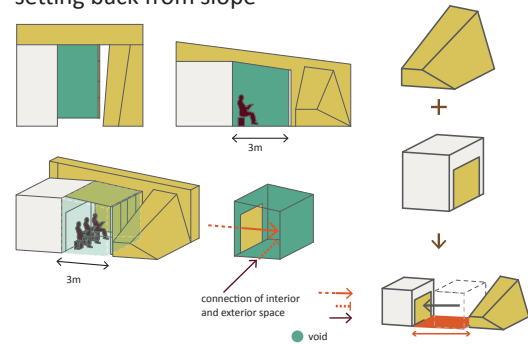


EXTENSION OF SPACE

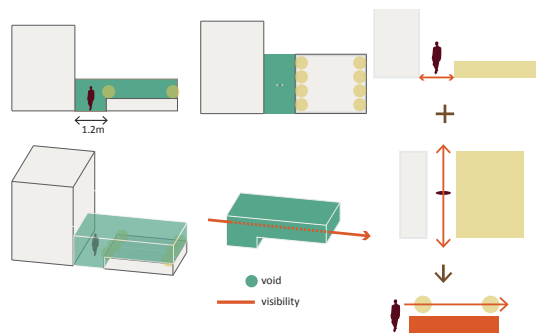
extension of shop space



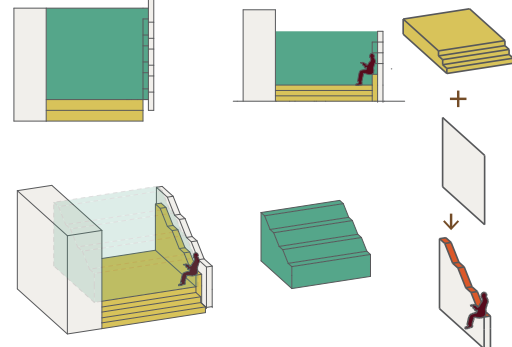
setting back from slope



extension of visual space above green

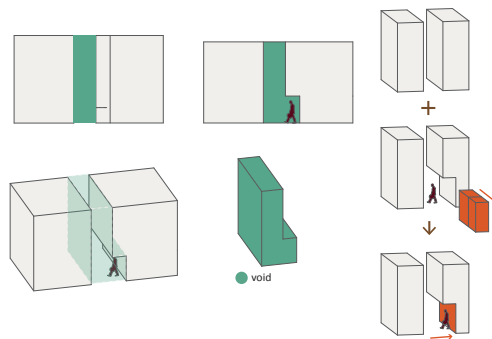


extension of structure to form seating place

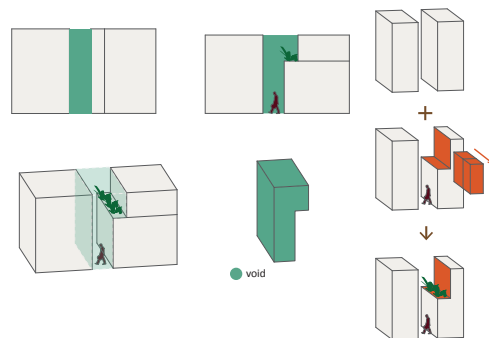


VOID

recessed wall



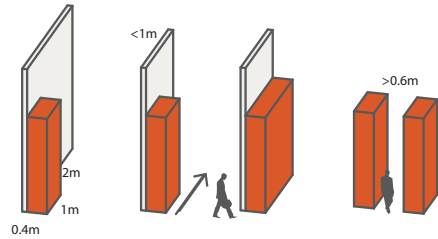
green at the podium edge



NEW CODES

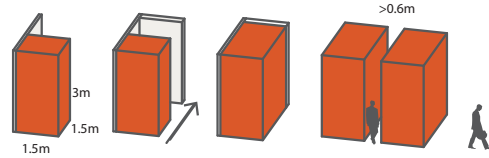
Attachment

vendor stalls



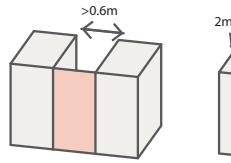
1. Vendor Stalls, 0.4m(D)x1m x2m(H) will be attached to walls having a alley < 1m
2. Vendor Stalls, if the wall is less than 1m, will extend along the wall
3. Gaps between Vendor Stalls should not be less than 0.6m

shops



1. shops, 1.5m(D)x1.5m x3m(H) will be attached to walls
2. the shop will extend along the wall until meeting the nearest structure
3. Gaps between shops should not be less than 0.6m

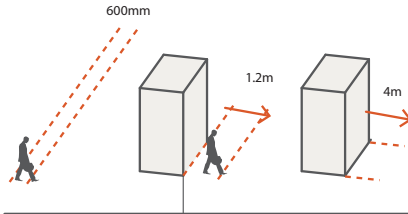
screen



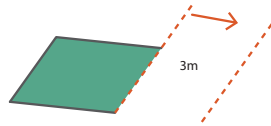
1. plastic screen will be added in at least to a shop
2. a screen have to be added to divide the shop front >3m

Extension

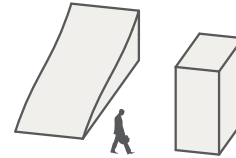
extension of program



extension of green

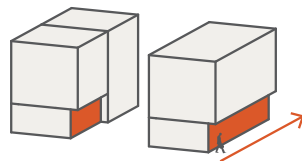


slope

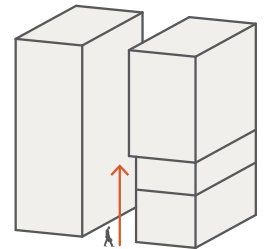
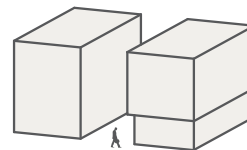


1. roads for solely circulation purpose should be 600mm wide
2. roads next to a shops with openings should be at least 1.2m wide (passage)
3. roads next to a restaurant should be at least 4 m wide (dining+ passage)
4. roads next to a green area should be at least 3m wide (seating+ passage)
5. shops next to a slope should set back for at least 1.2m wide
6. roads next to a slope should be at least 1.5 m wide (seating+ passage)

Subtraction

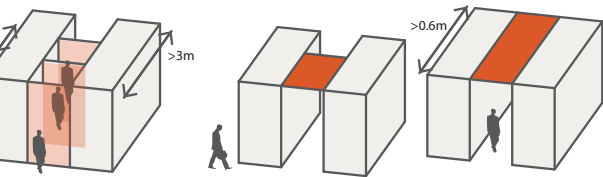


The recessed space will extend and subtract the surrounding wall space.



The recessed space will extend and subtract the vertical space.

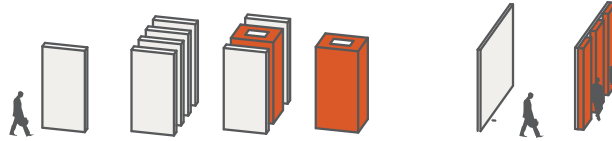
canopy



one side of the alley next
the space every 2m is the

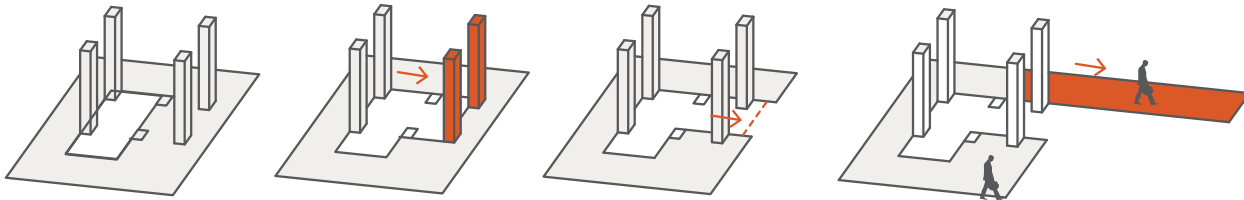
1. at least 0.6m canopy will be added if the gap is larger than 0.6m in length
2. canopy will run along the store if the store is <2m

structure

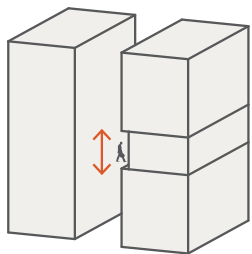


In the research, people tend to gather closely by the structure/ fixture in a larger area of land. Anticipation the continued expansion of the space, rearrangement of the structure is proposed to form different anchor point emphasizing the location of gathering places.
new rules such as the recess of the thickness of wall give people a new pause during the circulation flow. And thus the attraction of people to pause/stay starts with rearrangement of structures.

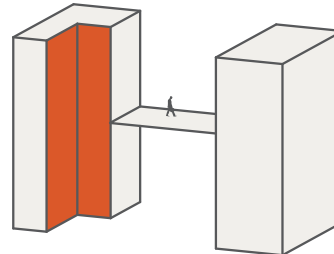
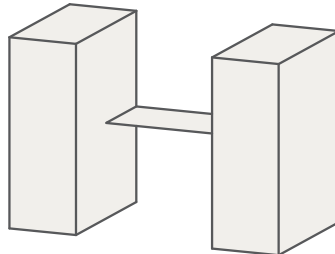
extension of void towards sturcture/ facade



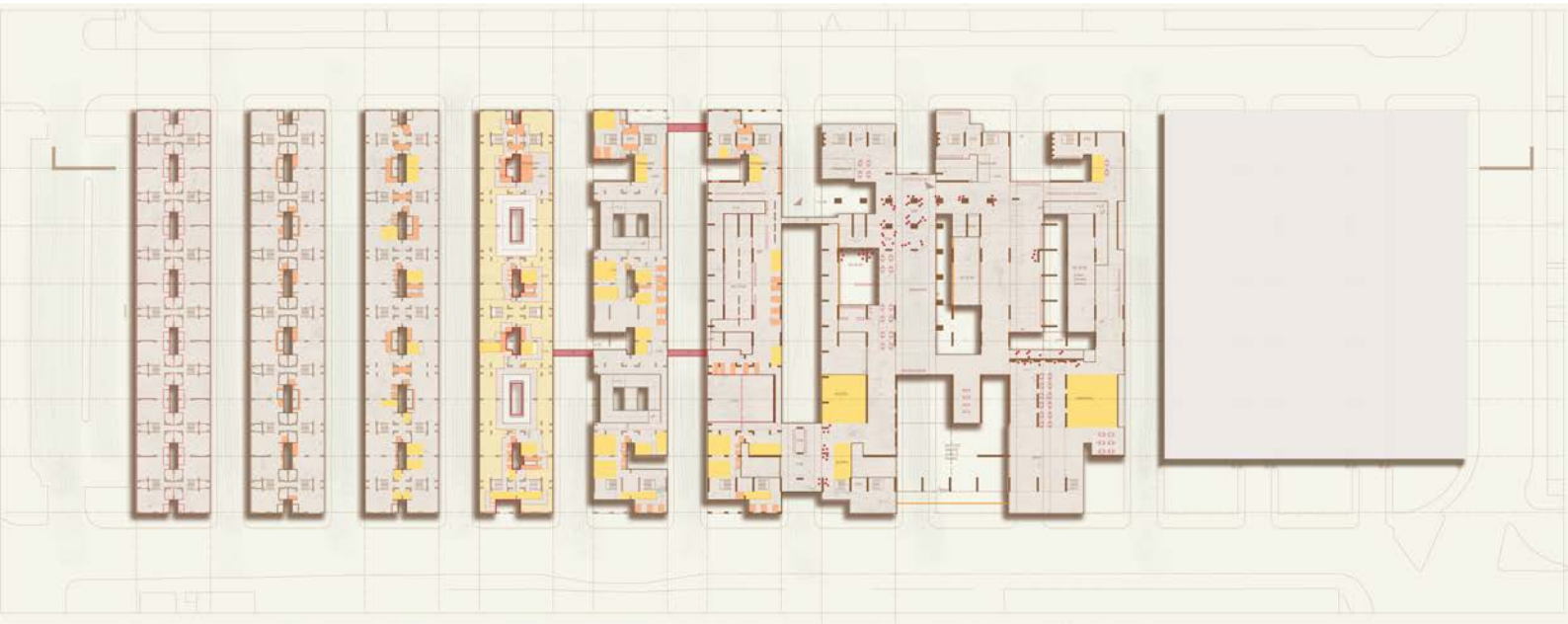
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6. roads next to a slope should be at least 1.5 m wide (seating+ passage)



when it reach more than 10m, the lower part of void will fill up and form a podium space underneath.



building massing next to the bridge will subtract to create larger vertical space.





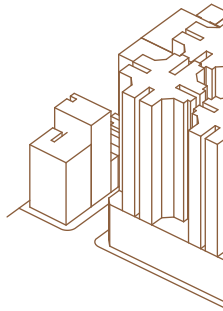
THE SITE

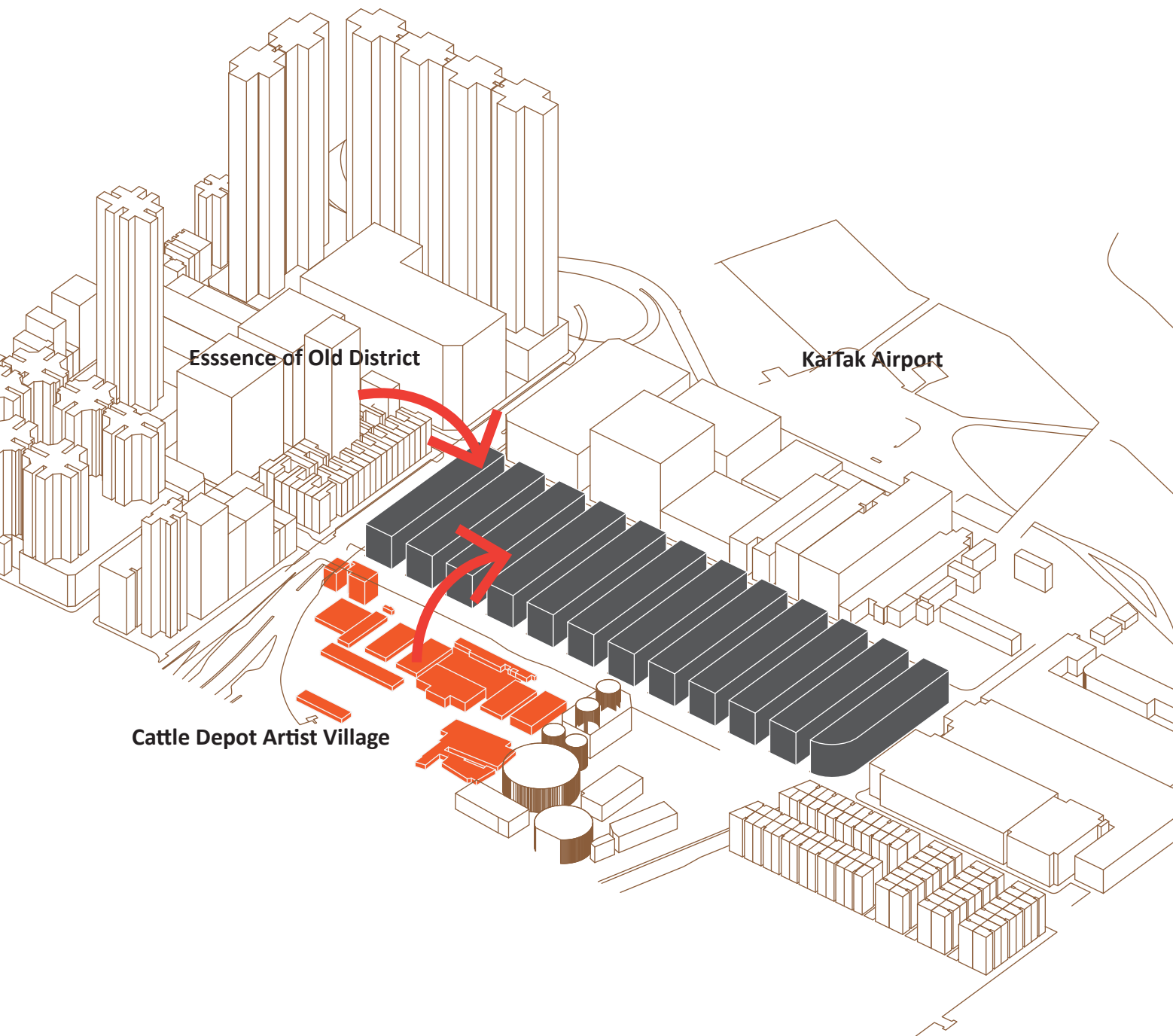
Ma Tau Kok 13 Street

The proposed testing ground situated at the edge of the Ma Tau Kok, which is part of the Kowloon City District, it is also at the southern edge of the Kai Tak airport, which is a void in city scale full of uncertainty and possibilities.

The application of the new code in the site can also act as an intermediate transition area to facilitate the further development of Kai Tak Airport. From the old which is Kowloon City District, to the 13 street as a transition point towards a brand new development in the future Kai Tak Area. This may also helps to brings the characteristics of Hong Kong Old districts into it.

As a testing ground, the bulding will demonstrate different mode in increasing scale, being up the street level spaces into the bulding level, simutating the development in Hong Kong transforming into a podium structure.





PROGRESS REPORT

FIRST REVIEW

12 Feb 2014

Mei Chiu/ McKee Chad/ Nasrine Seraj

Nasrine may become another type of space, it is temporary now, having a capacity of being changed and reorganized everyday, suggesting to narrow down the focus and building the complexity by choosing between keeping the temporality or bring it into another ground, need to pay attention how to bring the informality into formal, but it is a good start attempting to do it

McKee Chad agree to narrow it, it is dynamic now, interested in how the person can make changes to the space, it is a physical transformation in neighbourhood with ability of resilience



SECOND REVIEW

24 Mar 2014

Mei Chiu/ Jason Carlow/ Christian Lange

Jason Carlow need to clarify the density of the development. There are incentives behind the development by the developers. Try to maximize the economic potential of the site. Not necessary economic but have to increase the density. Emphasize the outcome.

Christian Lange Are they being redeveloped? There have to be a reason for you to redevelop it. It will be helpful to show what will happened after its reaction to the change. Need to clarify how to keep the memory of void space or which part of the building is having the adaptation.

Emptiness in Urban Growth - Rediscovering its significance in redevelopment

The void essence of void, an empty space, which tightly links up with the word "voidability". It is a temporary suspension, a power to create an intermediate space inside the urban fabric, confronting with the urban condition surrounding it. These ambiguous spaces lie in between our city's building environment and at the same time outside our daily urban conditions. It is unclassified, unclassified and defined.

These pocket spaces such as building gaps, narrow building back lanes, or waste land after building ruins are understood by its further growth. In old districts, we need ways that people giving temporary space and definition to these no man's land for storage storage, public gathering space or car parking space. It thus creates human interaction redefining the vitality and identity of the city.

In the context of redevelopment, chances of further development by user participation are not encouraged. Current trend of redevelopment is long term to be considered the blocks following by selling a new developer start on the site. By discarding single blocks by the developer, new development leaves no room for further possibility for human intervention which may provide a better a sustainable development of the urban space over time. The idea of memory and perception of space in the urban fabric are disconnected by the technical and financial of new development. So we are over planning the city.

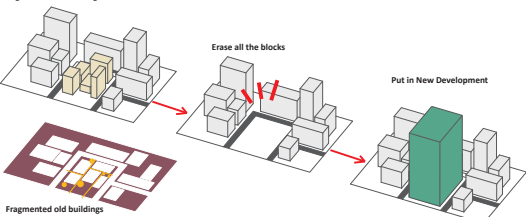
The perception of emptiness, openness, ambiguity, informality and uncertainty provides human's interpretation of space, by emphasizing these space with the urban growth. It may result in a spontaneous mutation of urban environment, maintaining the dynamism of the city itself.



SEEPING OUT FROM CRACKS INVASION OF VOID

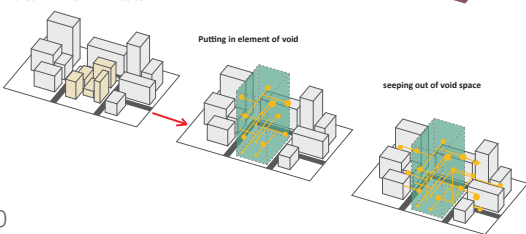
CURRENT REDEVELOPMENT PROCESS

Fragmented old buildings

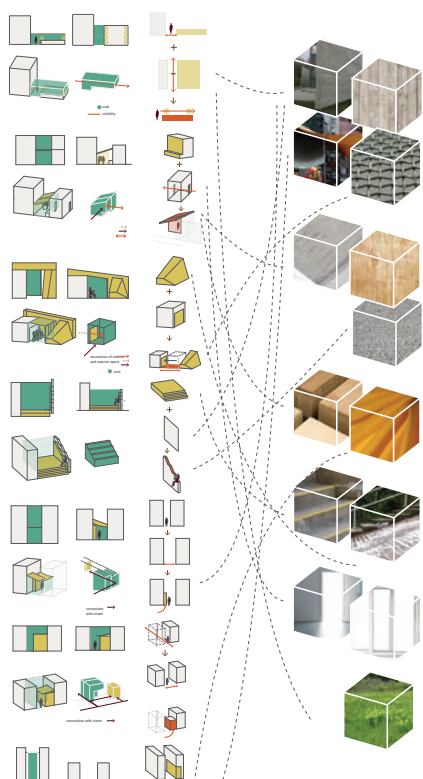


Fragmented old buildings

PROPOSED DEVELOPMENT PROCESS

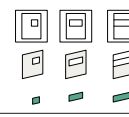
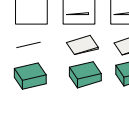
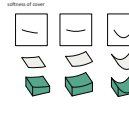
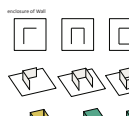
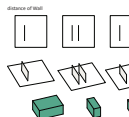


FINDING OF VOIDS IN HONG KONG OLD DISTRICTS



NEW CODES

The Code with modified by the control parameter of Dimension/Scale and Time. Such as wall, distance, distance, height of the wall will vary and be put into the 'opening', 'opening', 'opening', 'opening' of the code into the 'opening' to have new void space inside the building.

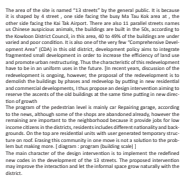




The further steps aim to study on ways to manipulate emptiness in urban redevelopment, finding out the possibility of ongoing urban development by interacting with the uncertain space, it may bring vitality to the new layer of city fabric.

The proposed site situated at the edge of the Ma Tau Kok, which is part of the Kowloon City District, it is also at the southern edge of the Kai Tak airport, which is a void in city scale full of uncertainty and possibilities. It can also act as an intermediate transition area to facilitate the further development of Kai Tak Airport.

The old which is Kowloon City District, to the 12 street as a transition point towards a brand new development in the future Kai Tak Area. This may also helps to bring

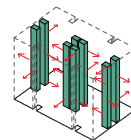


the area of the street named "13 streets" by the city of Vienna. It is shaped by a river, one side facing the busy main bus park area at the city center, and the other side facing the residential area. In the Austrian-Chinese exchange project, the buildings are built in the 13th, according to the knowledge District Council. In this area, all of them of the buildings are owned by the city of Vienna. The project is a joint venture between the Austrian government (Austrian Republic) and the Chinese government (PRC). In this old district, development policy aims to improve the living environment, to increase the vitality of the district, and to provide urban restructuring. Thus the characteristics of this neighborhood have to be in an urban form in the future. In recent years, discussion of the urban form has been going on in the city of Vienna. The city has to determine the building by phases and redrawing by planning in new residential areas. The city of Vienna has to determine the building by phases and redrawing by planning in new residential areas. The city of Vienna has to determine the building by phases and redrawing by planning in new residential areas.

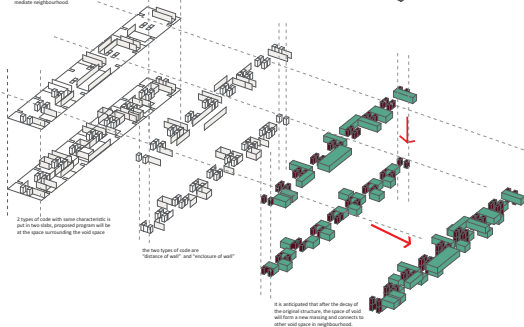
The application of code will be in-iteration, the gray one represent the initial code by iteration which may be the division; with program suggested.

The blocks will contain similar characteristic codes. It is to test the difference of missing characteristics of codes, and how the designated program affect on its immediate neighborhood.

The application of code will be in gradient, the grey one represent the mixed code by instruction which may be the developer; with programs suggested. The beige one will contain similar characteristic codes. It is to test the difference of making characteristics of codes, and how the designated program affect on its immediate neighborhood.



The void space will spread out from the existing void in the building, the lightwell, staircase and facade openings



the two types of code are
"distance of wall" and "enclosure of wall"

It is anticipated that after the decay of the original structure, the space of wall will form a new massing and connect other void space in neighbourhood.



THIRD REVIEW

16 May 2014

Mei Chiu/ Debra Cheung/ Ulrich Kirchhoff

Ulrich Kirchhoff need to clarify the current program, is it all commercial in 12 blocks. Need to suggest who will design the residential building or it is a master plan. Work more on the relationship with the site context as an A&A project. Start with the current program occurring in neighbourhood and urban fabric, find a reason to strive for, justify the program of each blocks and give it a programmatic reason. May talk about modules and clusters.

Is the podium supplementing the residential tower? Blow up the spatial model if the street space in research is important to the project.

Debra Cheung The large massing on plan is a transformation or a destination after that? Looks like a focus of the gradation. Try to transform the structure into something by taking away structures and injecting new.

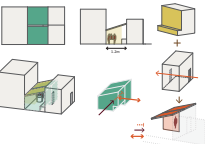
Mei Chiu

to demonstrate different modes in increasing scales, the residential building is not a focus of the thesis. Need to focus on how to apply the codes into new form, the residential density part could be shown in a master plan. Agree with the necessity of adding in programs and the blowing up of models.

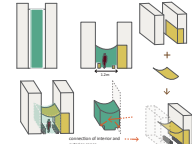
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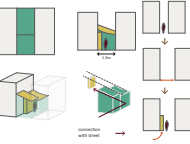
attachment of screens dividing inner space



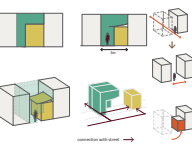
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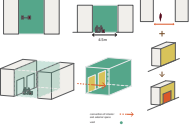


attachment of shops

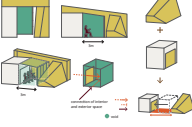


EXTENSION OF SPACE

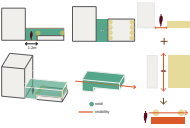
extension of shop space



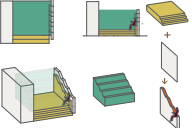
setting back from slope



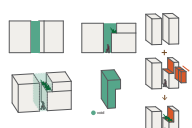
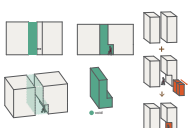
extension of visual space above green



extension of structure to form seating place

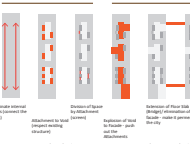


VOID

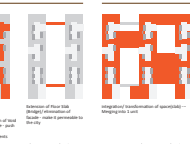


DESIGN STRATEGY

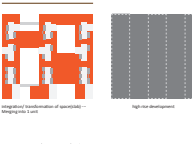
MODE1 ATTACHMENT



MODE2 EXTENSION



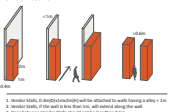
MODE3 SUBTRACTION



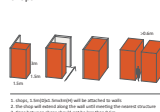
NEW CODES

Attachment

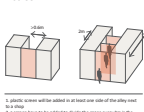
vendor stalls



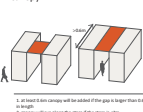
shops



screen



canopy

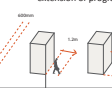


structure



Extension

extension of program



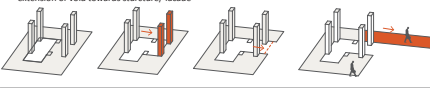
extension of green



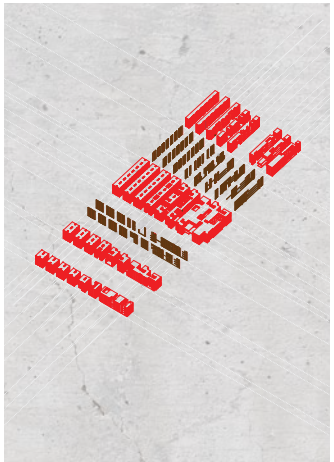
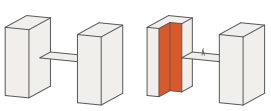
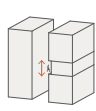
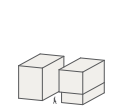
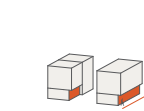
slope



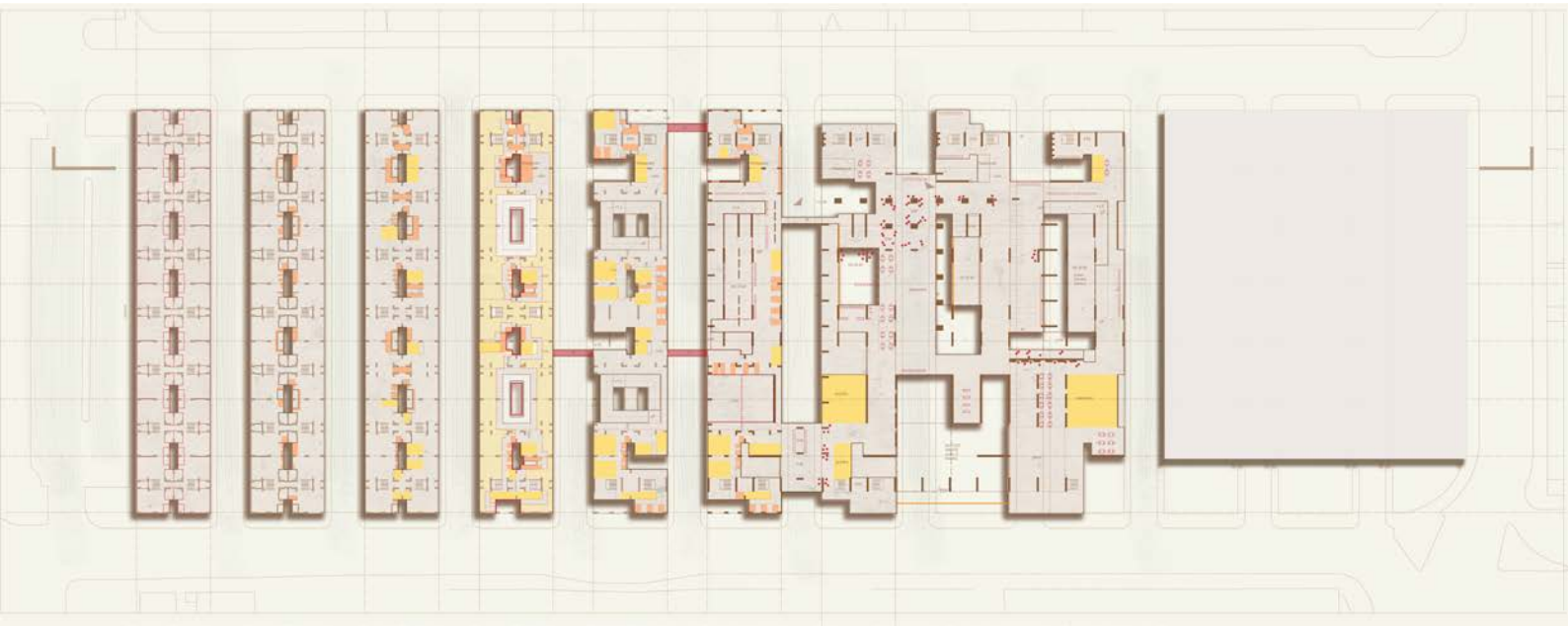
extension of void towards structure/facade



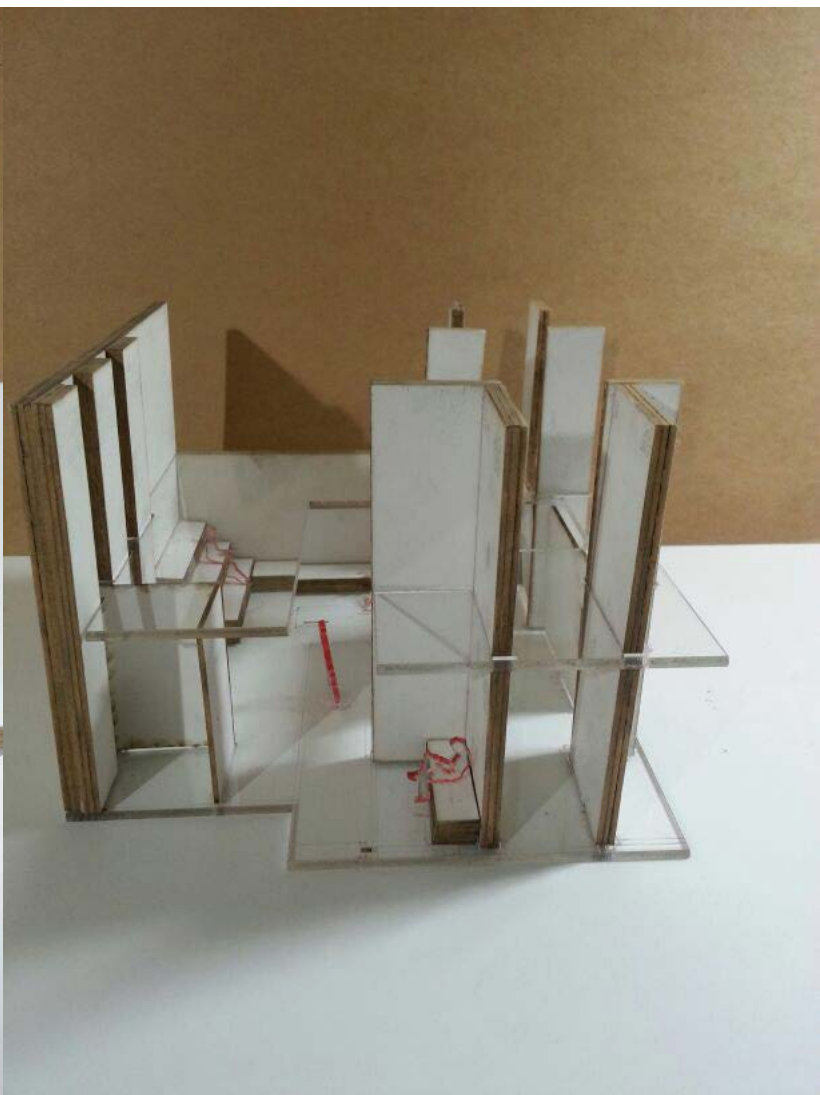
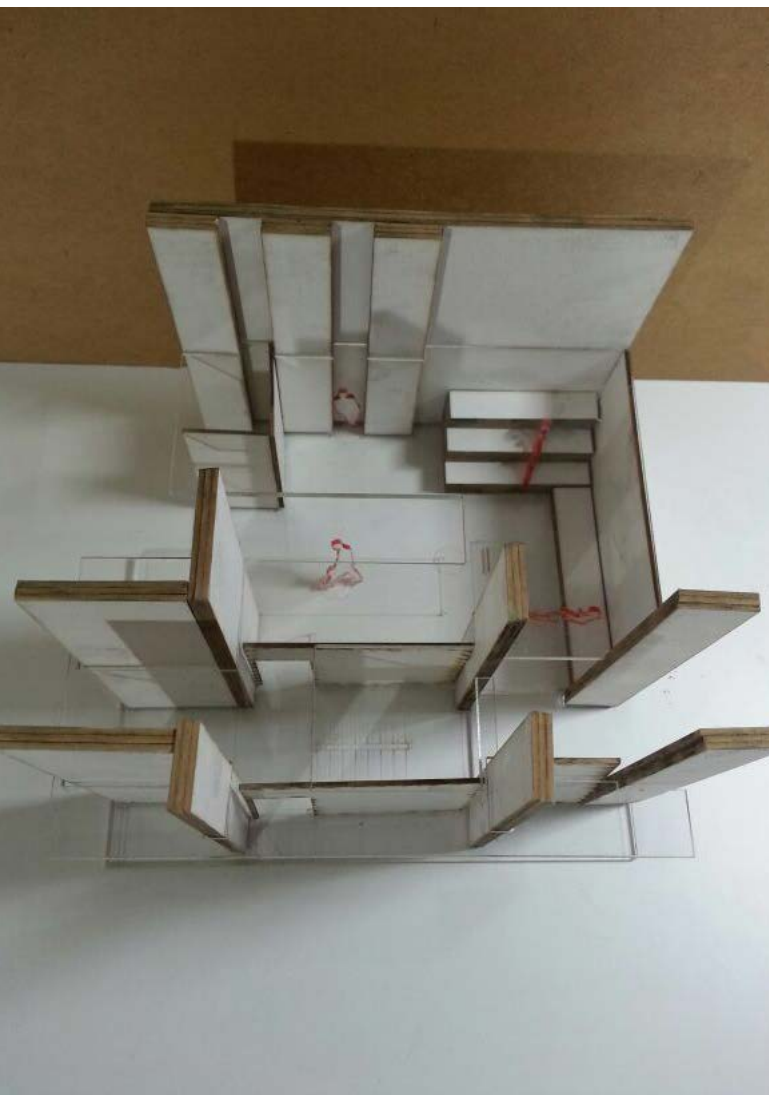
Subtraction

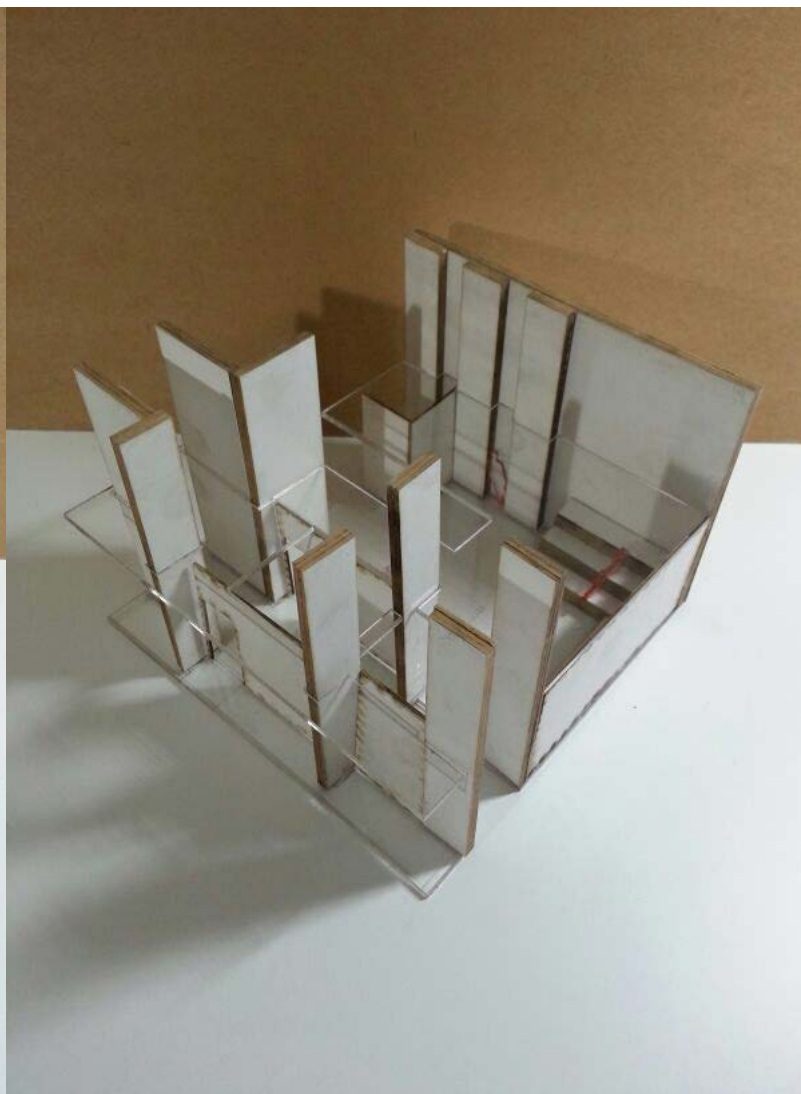
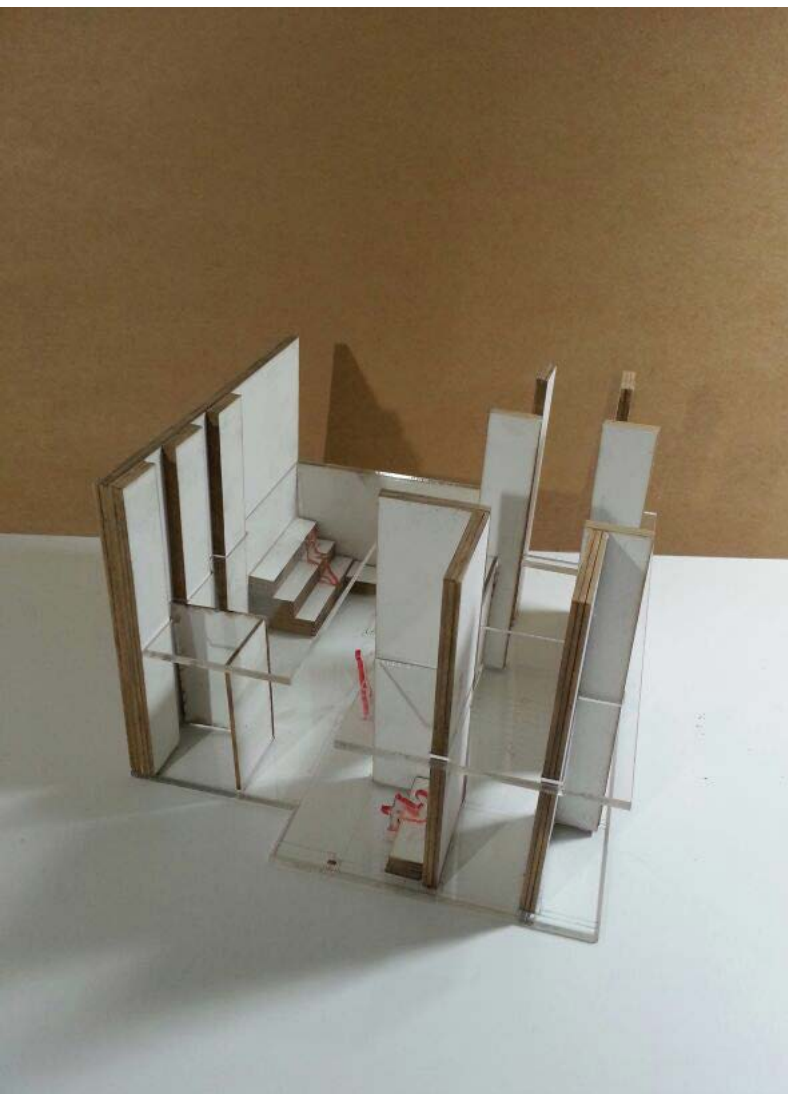


THIRD REVIEW









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