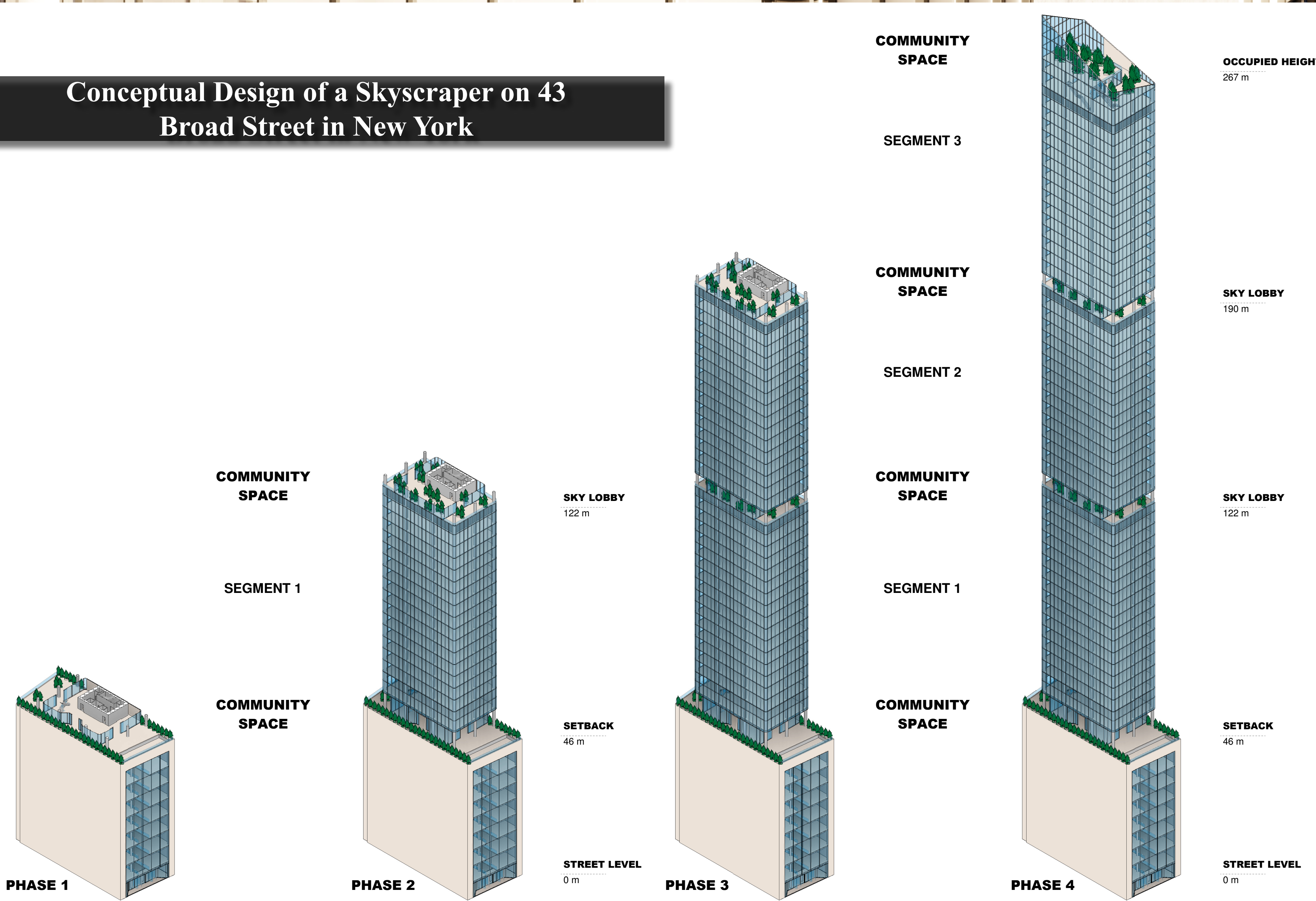




Conceptual Design of a Skyscraper on 43
Broad Street in New York



PROJECT DEVELOPMENT

OCCUPIED HEIGHT
267 m

Broad Street is one of the oldest streets in New York, located in the financial district, also known as "nine to five" neighborhood, which gets deserted after the work shift with barely a human life in the later hours. In the recent years it has become one of the fastest growing residential neighbourhoods. The aim of the master thesis is development of the civic life and conversion of the neighbourhood into more residential.

The architectural design concept stems from the idea of creating light and transparent volume. For that reason the skyscraper is divided into a contextual base which anchors the building into the rich historic fabric and a tower on top.

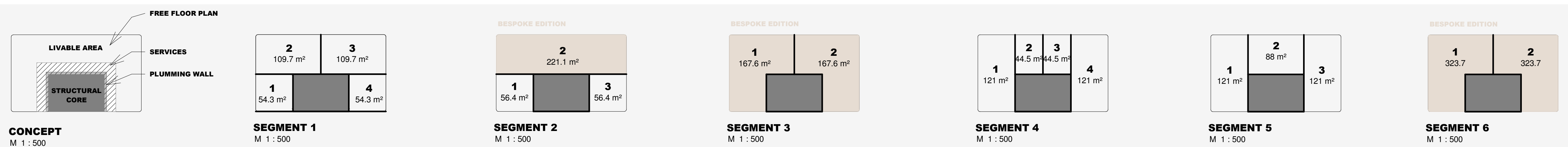
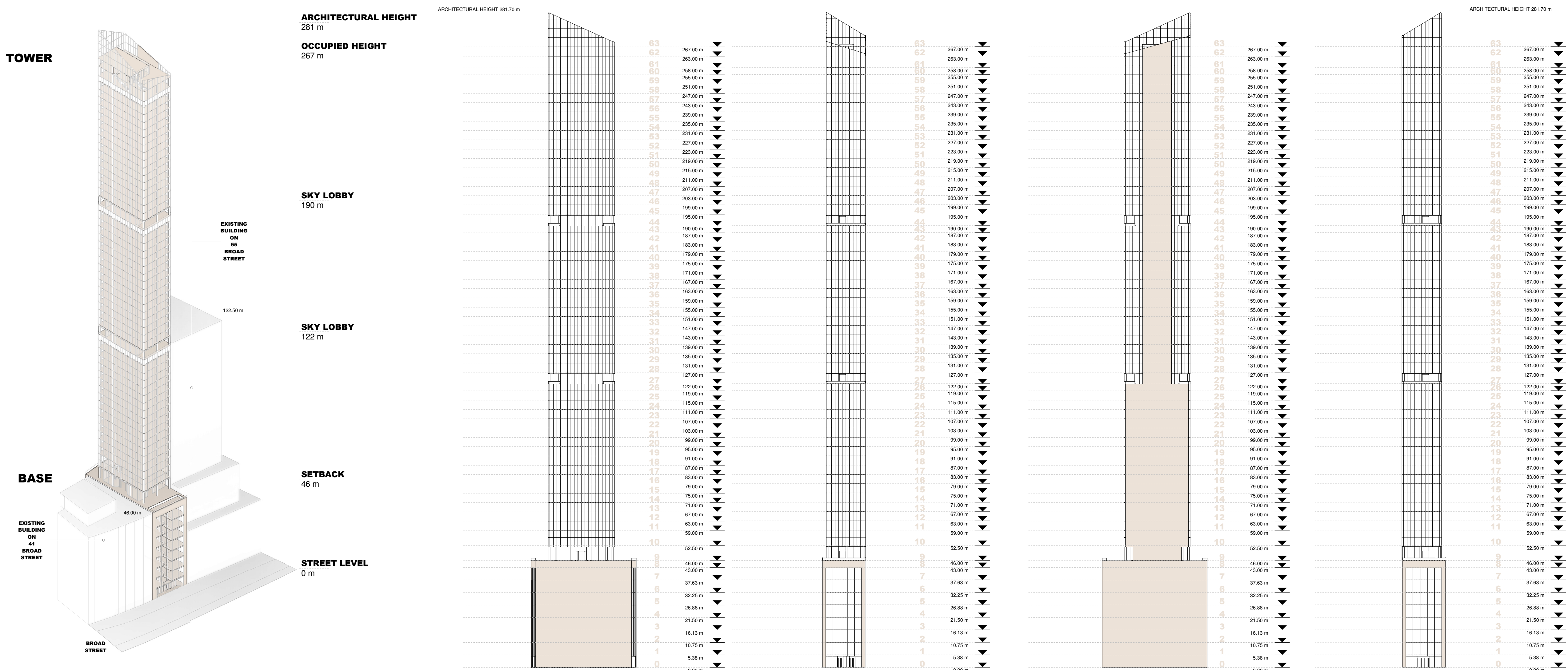
The tower is designed using the principles of dematerialisation with the use of glass and the concept of mass, where two objects of equal volume can appear differently, depending on their proportions. Slender objects appear lighter than a bulkier objects for the same amount of volume.

The building commences in phase 1, where the contextual base anchors the building into the historic fabric. Based on the theory of economy of a skyscraper, which suggest that the height that most maximises profit is 63 storeys, the tower utilizes all the development rights for the given lot, with a realised potential in phase 4.

A new typology is created, development of community spaces on regular intervals throughout the building height, which would allow for development of social life, decrease the social segregation that comes from height and allow for the building to be build on on phases, which can reduce the economic strain with the ability to respond to the actual demand of the real estate market.

The result is a mix-use skyscraper with rich and diverse programmes aiming to convert the neighbourhood into more livable 24 hour community.



RESIDENTIAL
CATALOGUE

The design of individual units stems from two different concepts.

The first concept consists of various layouts with more typical arrangement and with unit areas most commonly found in the wider real estate market. For greater efficiency, the bathrooms and the utility rooms are located around the central core, freeing the perimeter of the building for the living areas.

The second concept or the Bespoke Edition, comprises various layouts of custom designed units (thus the name Bespoke) with larger area than the typical ones. The layout concept is aimed to the demand of the upscale real estate market, typically found in New York units. Common feature is an en suite layout where every bedroom is equipped with private bathroom. This arrangement is referred as Master Bedroom. On the other hand, the main bedroom intended for the owner is called Primary Bedroom. The position of the bathroom is not necessarily connected to the core, rather it often faces the facade, proving light and framing magnificent views.

The free floor plan concept allows for any layout to be built on any level throughout the building height.

