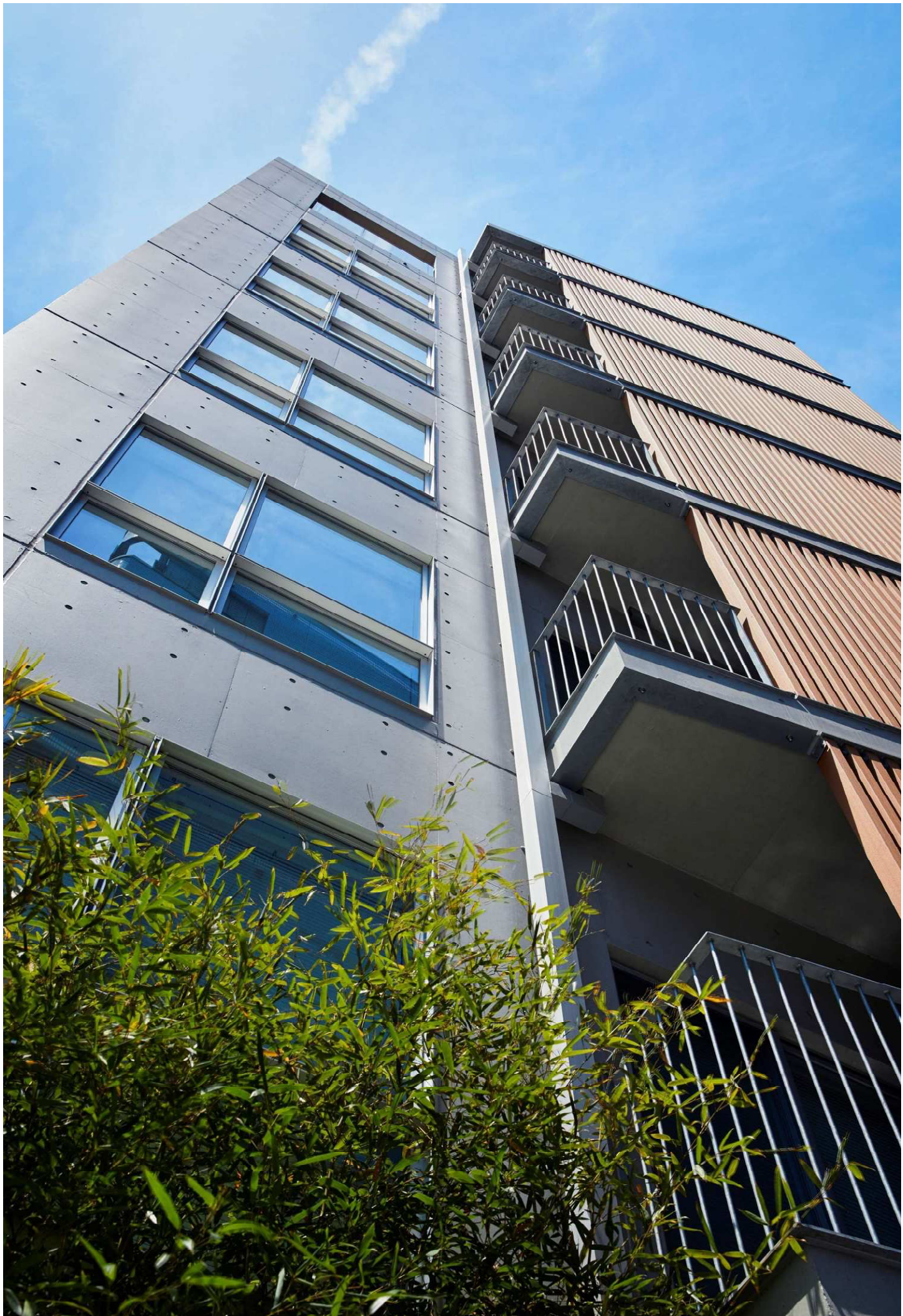




KIBA Tokyo Residence

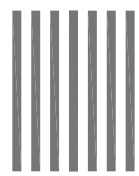


SAKAE Architects & Engineers

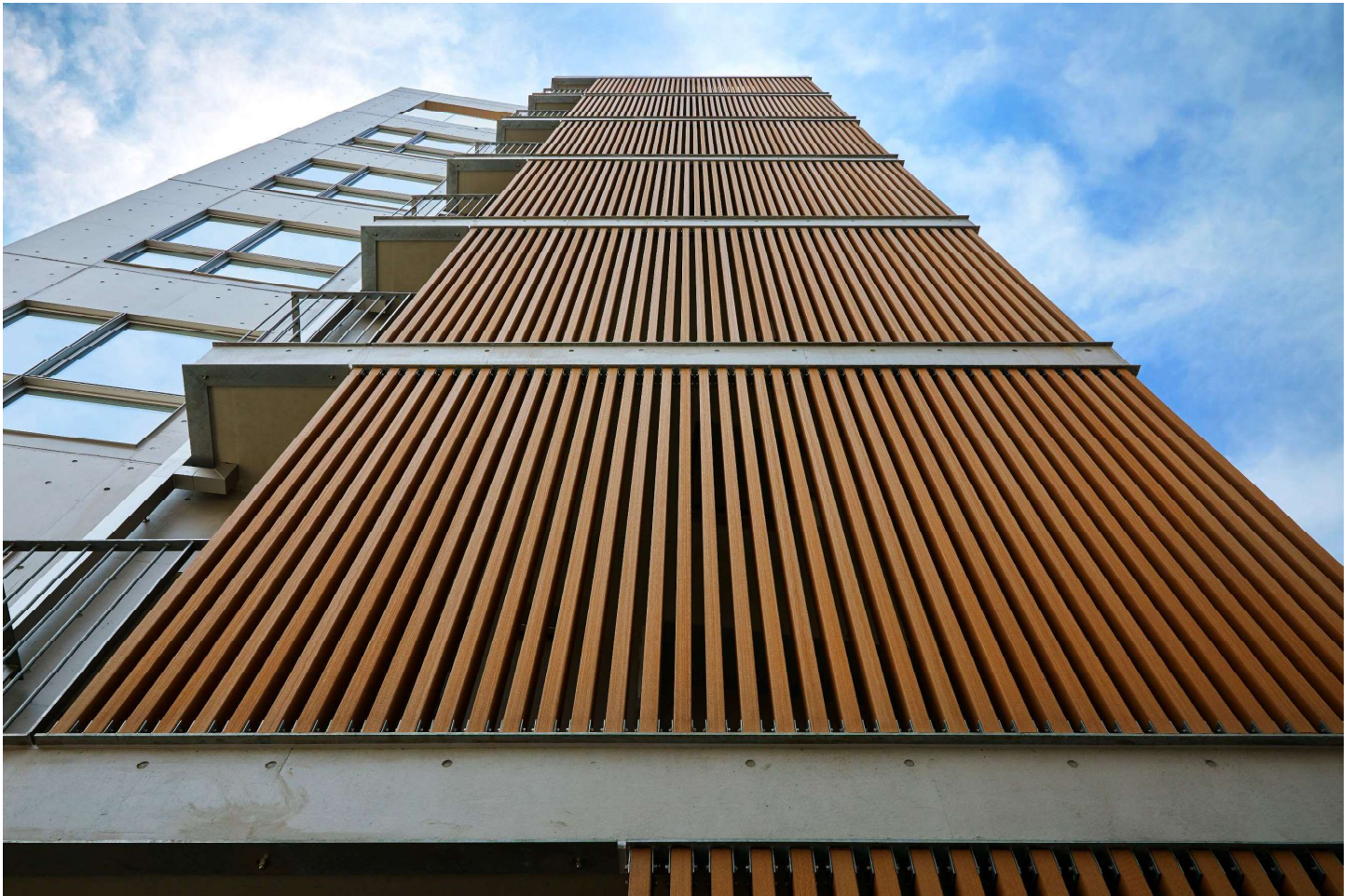


CONCEPT/DESCRIPTION

---







The vertical wooden louver built on the multiple horizontal bases portraying the old landscape of Kiba in which lumbers leaned against the entrance of a timber retailer vertically.

## CONCEPT

This is a project for rebuilding a residential building on a small site of \*Kiba Tokyo. For adaptation of the various lifestyles and improving the added value of the building, we designed multiple spaces by using exceptional cases of maisonnette style housing to the building standard law. Also, we attempted to put the building in harmony with the historic site of Kiba which was known for lumber dealings. KIBA Tokyo Residence would make new values and new lifestyles from the inside (interior space), and to show historic and cultural heritage from the outside (exterior space).

\*Kiba: The name of a place. "Ki" means wood, and "ba" means town.



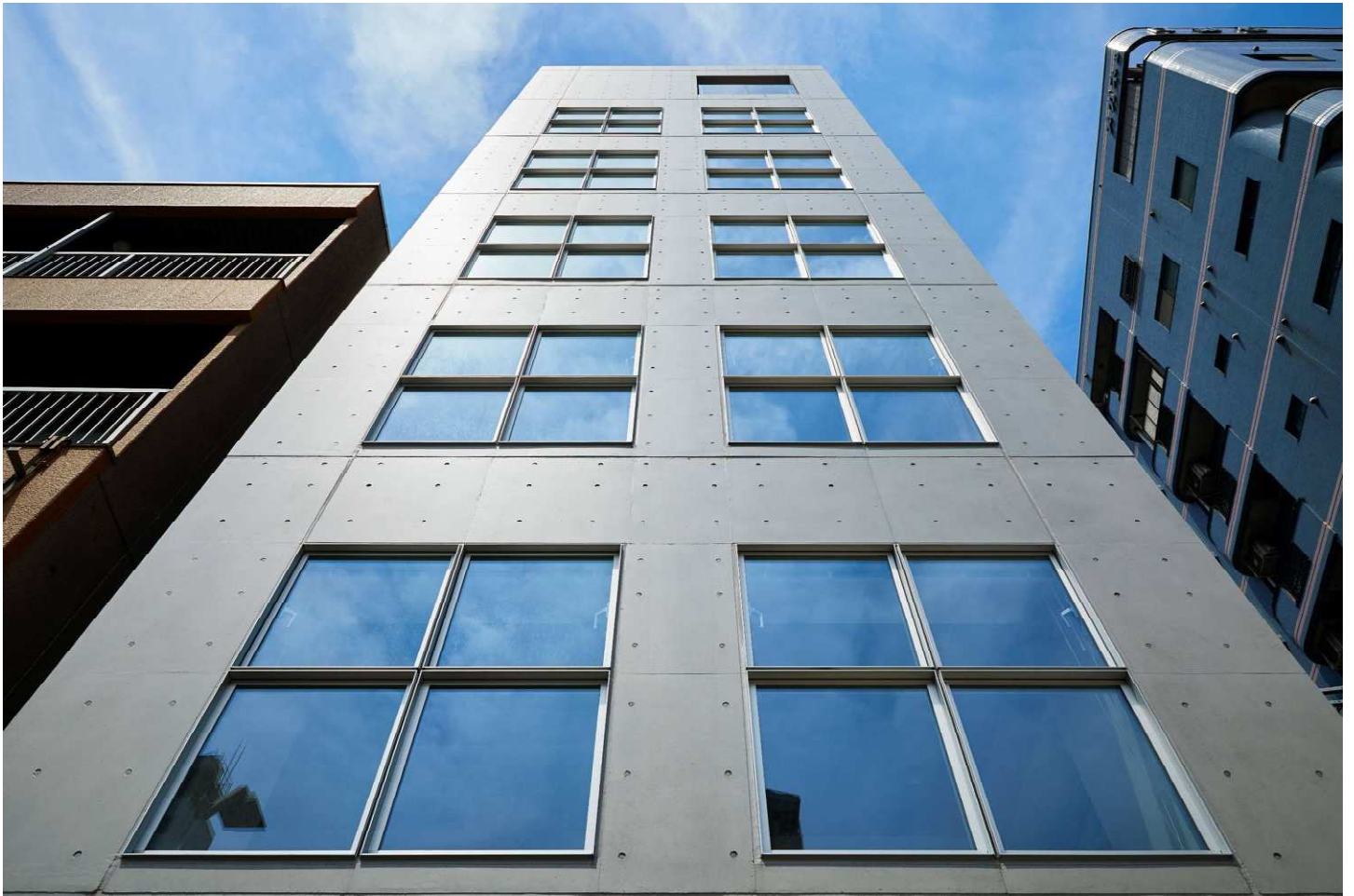
the old landscape of Kiba

©JJI.COM



©Koto City Board of Education





A design of the grid windows and sashes comes from the Kouraiya latticework, which is one of the most iconic latticework of the Edo period.

## DESCRIPTION

---

### >The capability of a small residential building in a city.

We have been witnessing the problems of the deterioration of old buildings and the excess number of open spaces on a small site of Tokyo lately. The majority of these properties have been destroyed during urban renewal in fact. In this project, we endeavored to explore the capability of a small fascinating residence on a small site in the center of Tokyo.

In order to adapt the various lifestyles of the city as well as maximize the potential of the small building, we designed the structure with multiple spaces based on the lifestyle despite the strict restrictions given by the size of the site. In particular, we managed to have three completely different types of housings, namely a residence for one person (Type A), a couple (Type B) and a family with children (Type C) in a single building independently and geometrically. This was done by utilizing exceptional cases of maisonette style housing to the building standard law.

Although the size of the building is small, the various types of housing are being built together in the same building, therefore, constructed the fine community of a residence in a city.

### >Re-creating the landscape of Edo Tokyo Kiba.

As for the site, due to the huge quantity of the land as well as the access to the water in the center of Edo Tokyo, there used to be lots of lumber retailers that had its lumbers piled up in front of the store as well as leaned against its entrance in Kiba. However, since most of the business moved its location to Shin-Kiba (New-Kiba) in 1981, we no longer see the original landscape which was the lumbers piled up in Kiba..

Taking these issues into consideration, the facade of the building is designed by an image of the original landscape of Kiba. The facade consists of two elements, the latticework and the wooden louver. A design of the grid windows and sashes comes from the Kouraiya latticework, which is one of the most iconic latticework of the Edo period. The wooden louver reminds us of the original landscape of Kiba which was the lumber leaned against the entrance of a lumber retail shop vertically.

### >KIBA Tokyo Residence

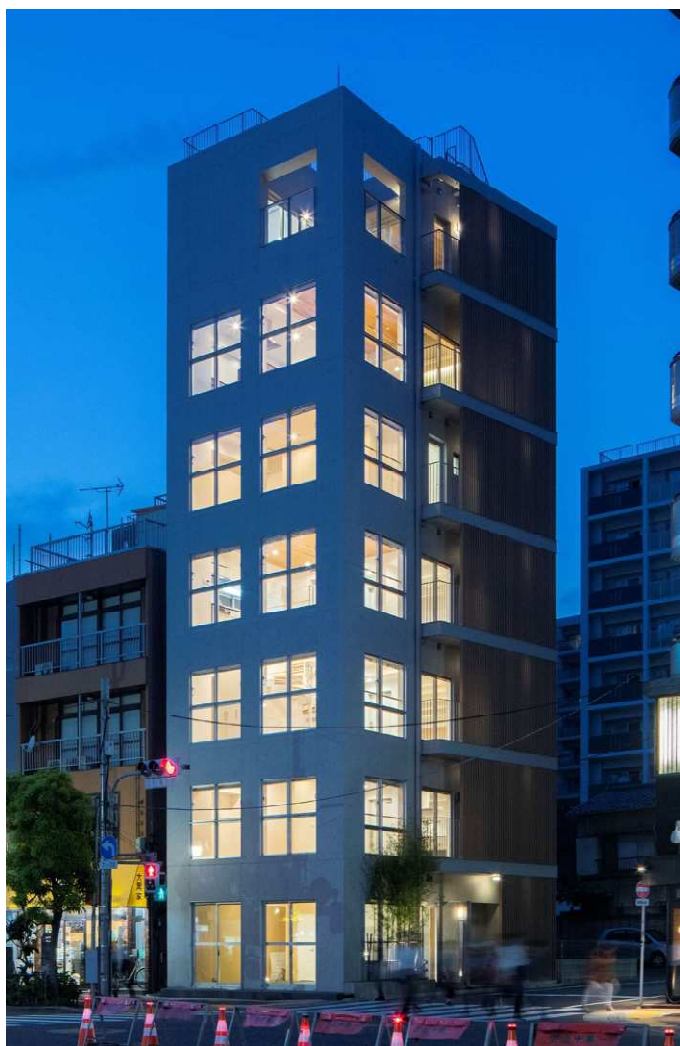
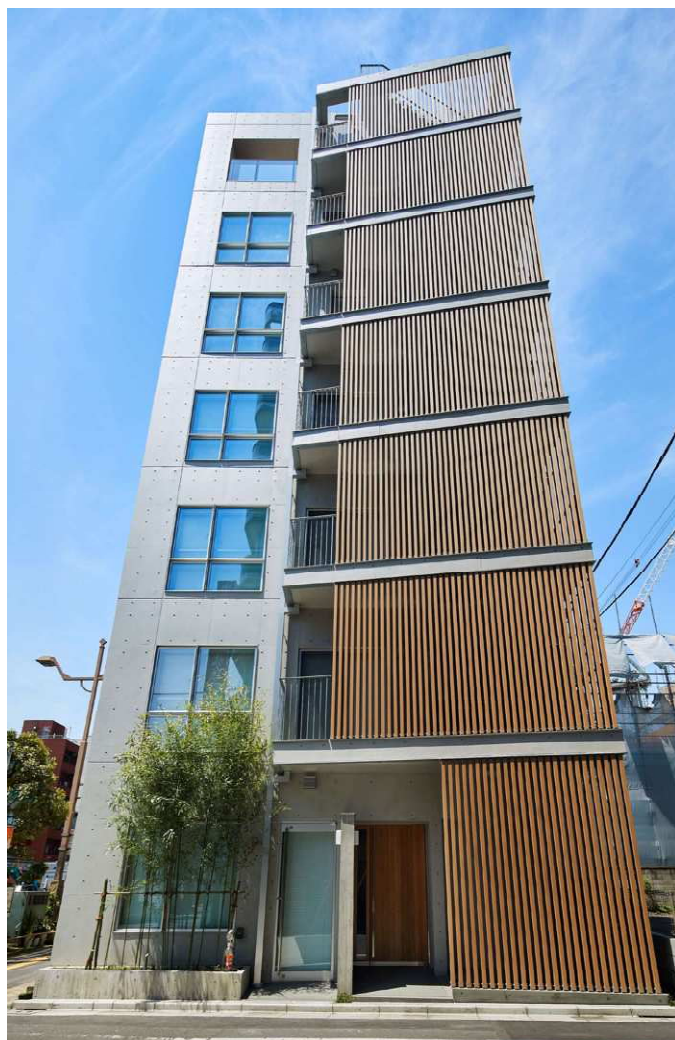
In this project, we took account of these previously mentioned factors in terms of the design for the inside (interior space) and the outside (exterior space) of the building. As shown, not only did we attempt to endeavor the capability of a small residential building in a city, we also put effort into re-creating the landscape of Edo Tokyo Kiba.







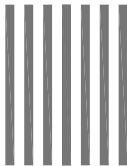






RESIDENCE

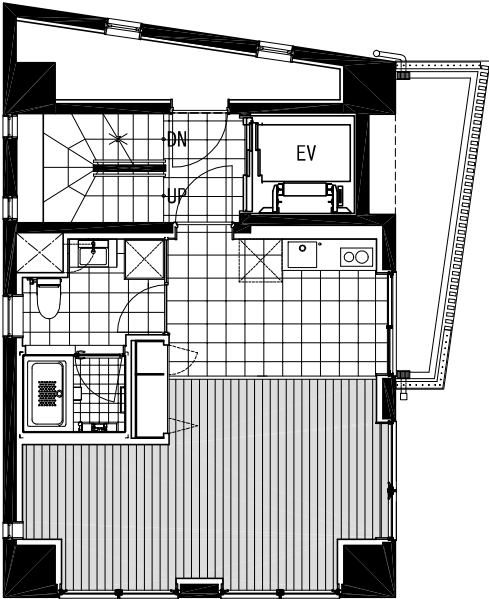
---



7F
6F
5F
4F
3F
2F
1F

Type A

Resident	One person
Room type	Studio
Floor area	47.79㎡



《 2nd floor plan 》





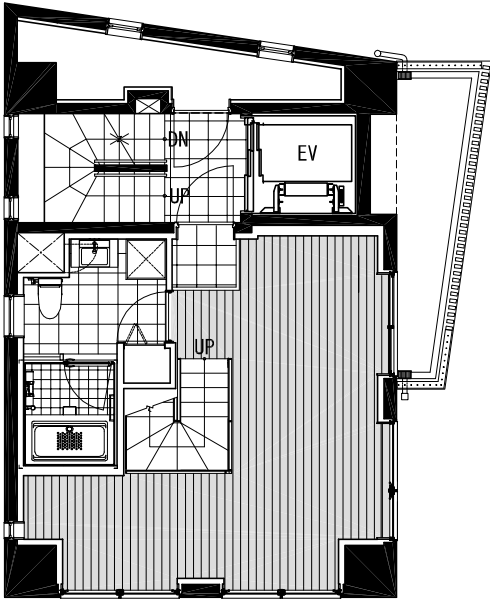




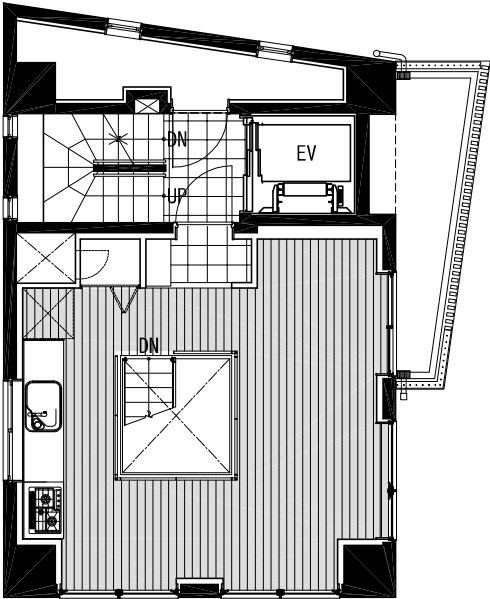
7F
6F
5F
4F
3F
2F
1F

Type B

Resident	Couple
Room type	2-story maisonette
Floor area	95.58㎡

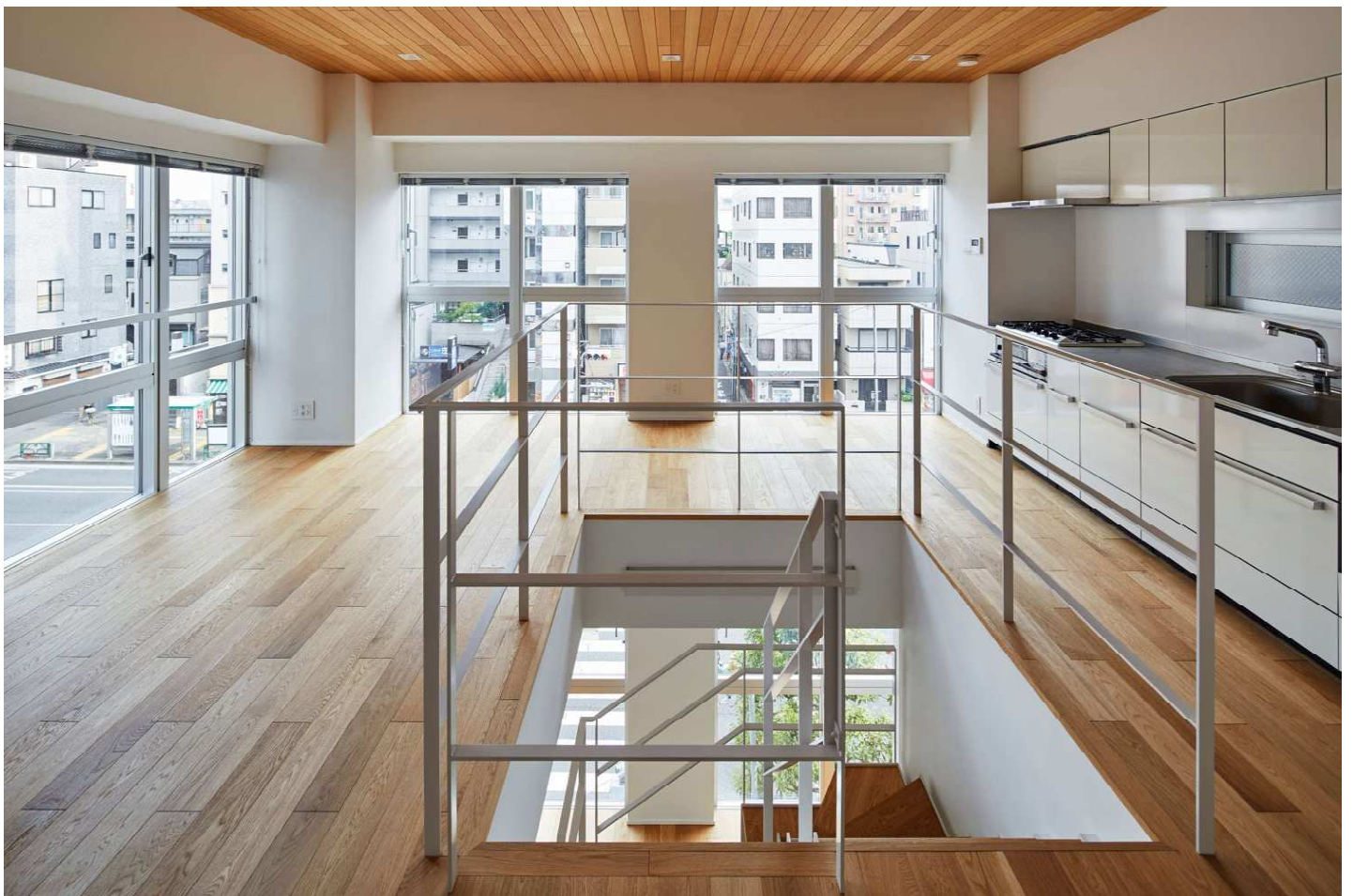


《 3rd floor plan 》

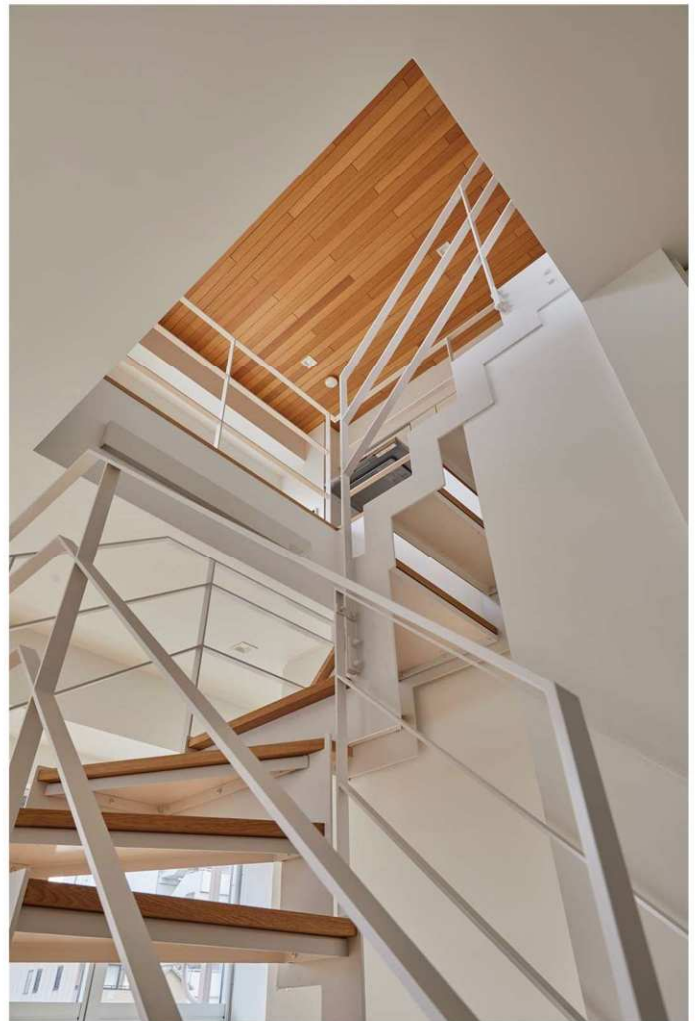


《 4th floor plan 》





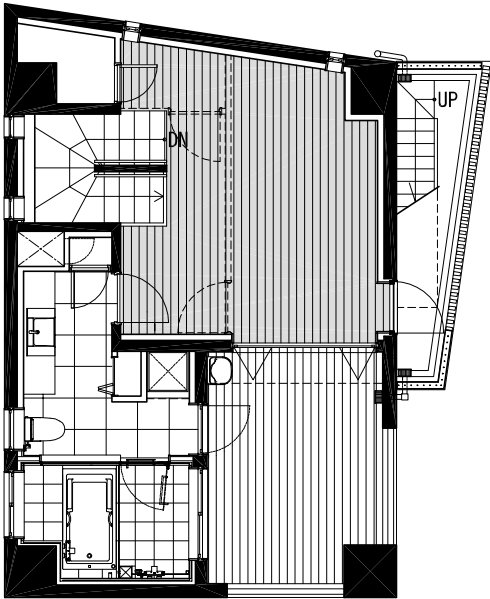




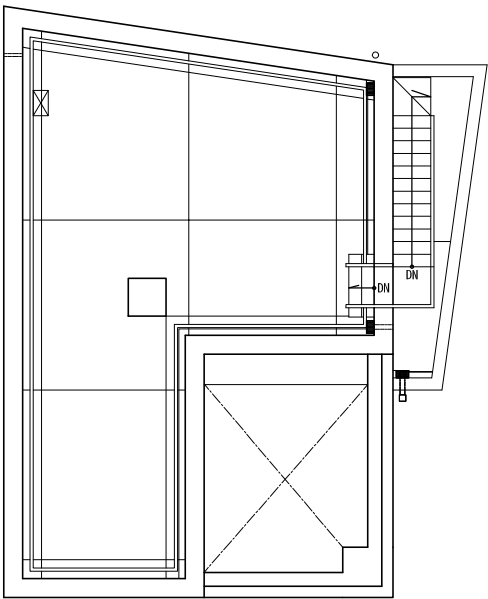
7F
6F
5F
4F
3F
2F
1F

Type C

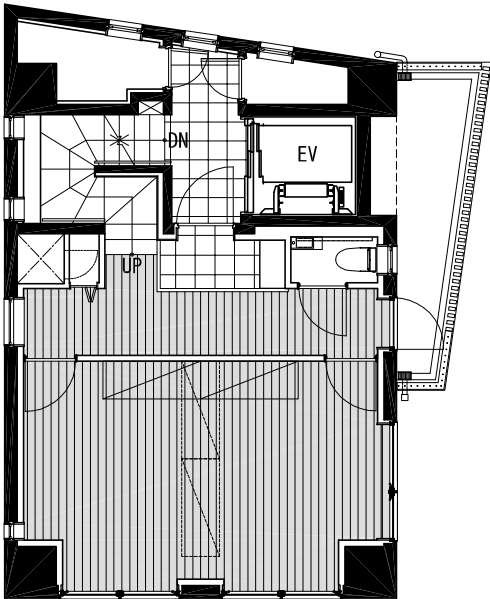
Resident	Family with children
Room type	3-story maisonette
Floor area	155.86㎡



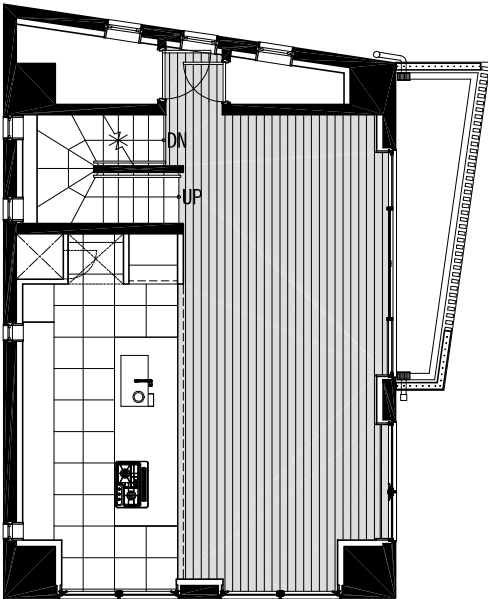
《 7th floor plan 》



《 Roof floor plan 》

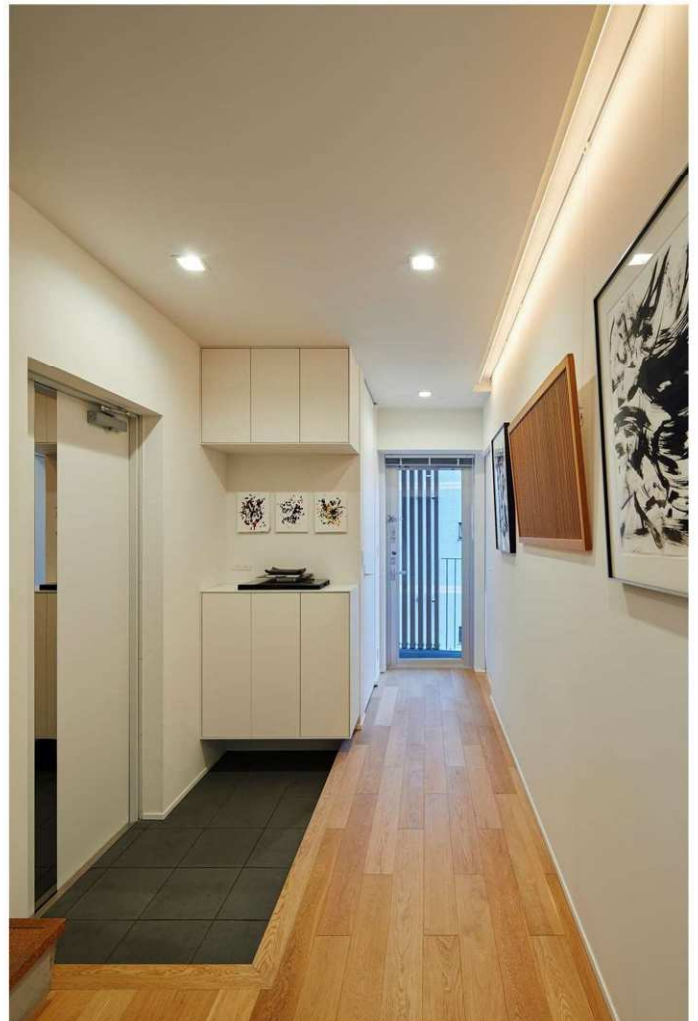


《 5th floor plan 》

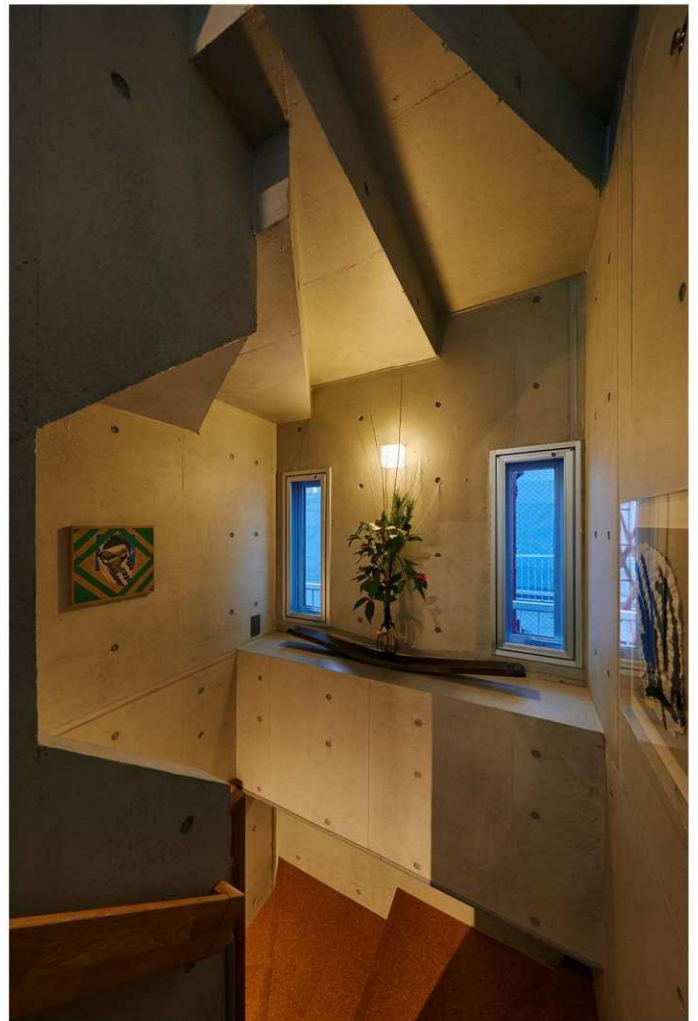


《 6th floor plan 》

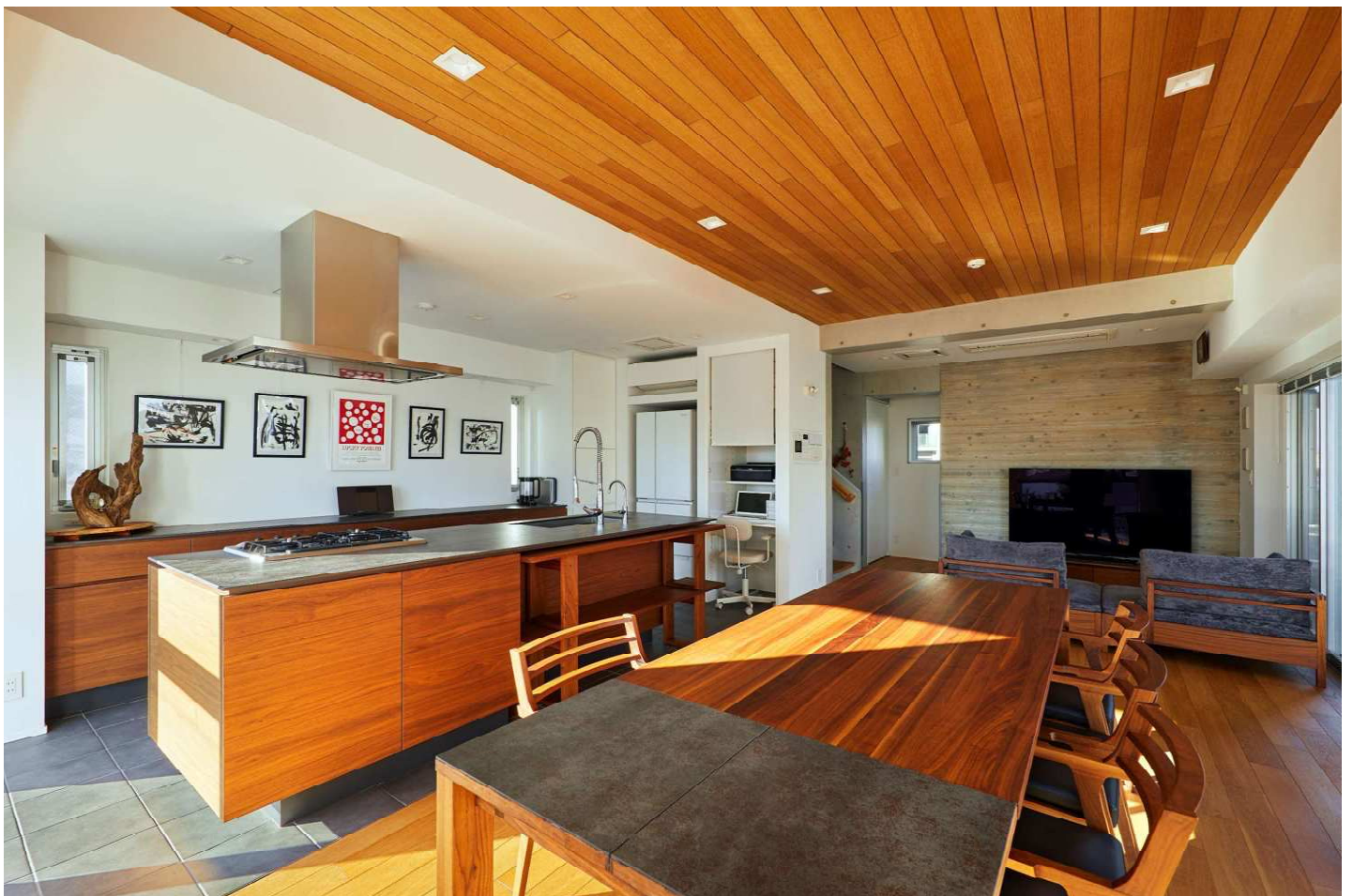
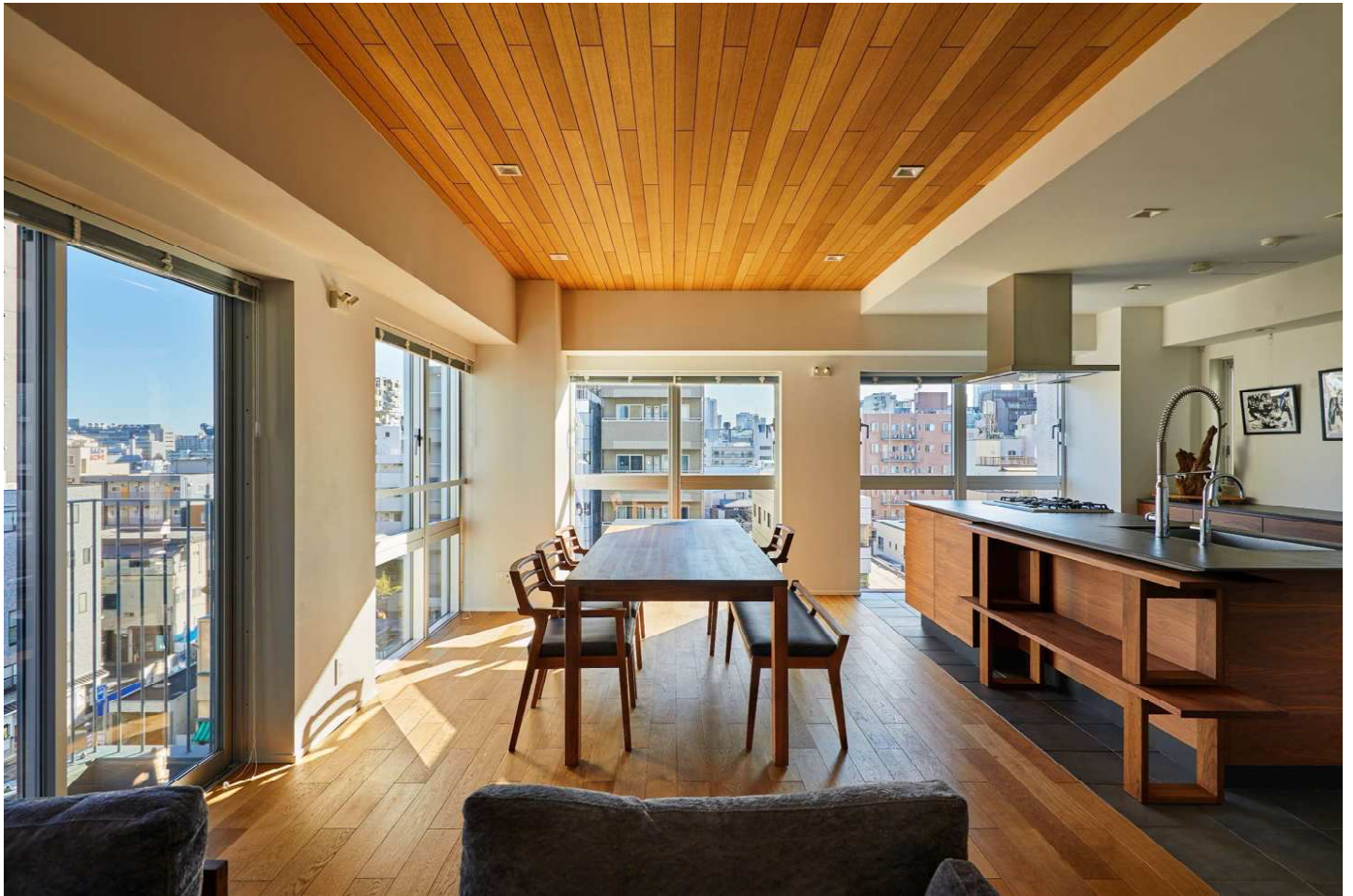








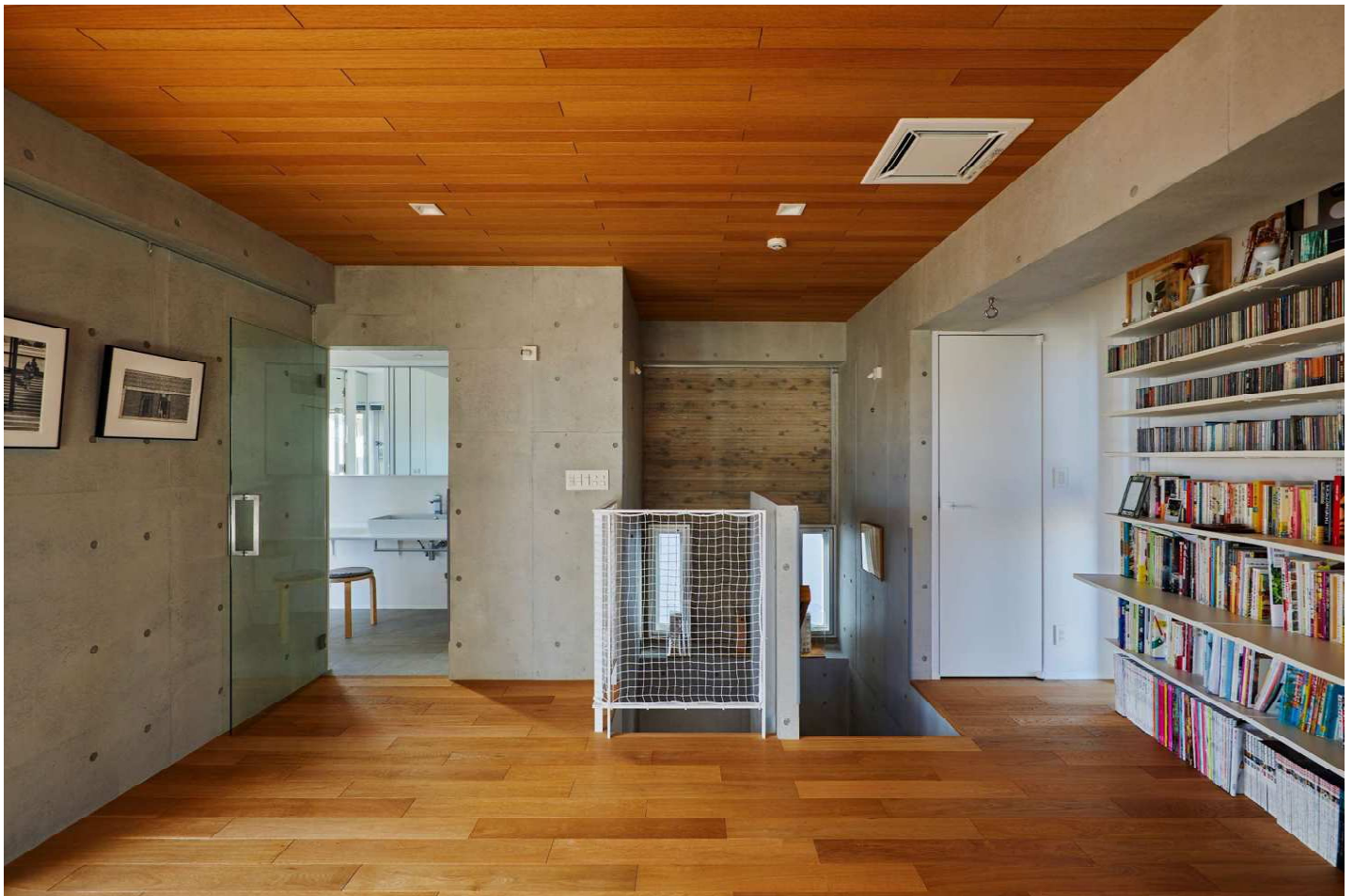
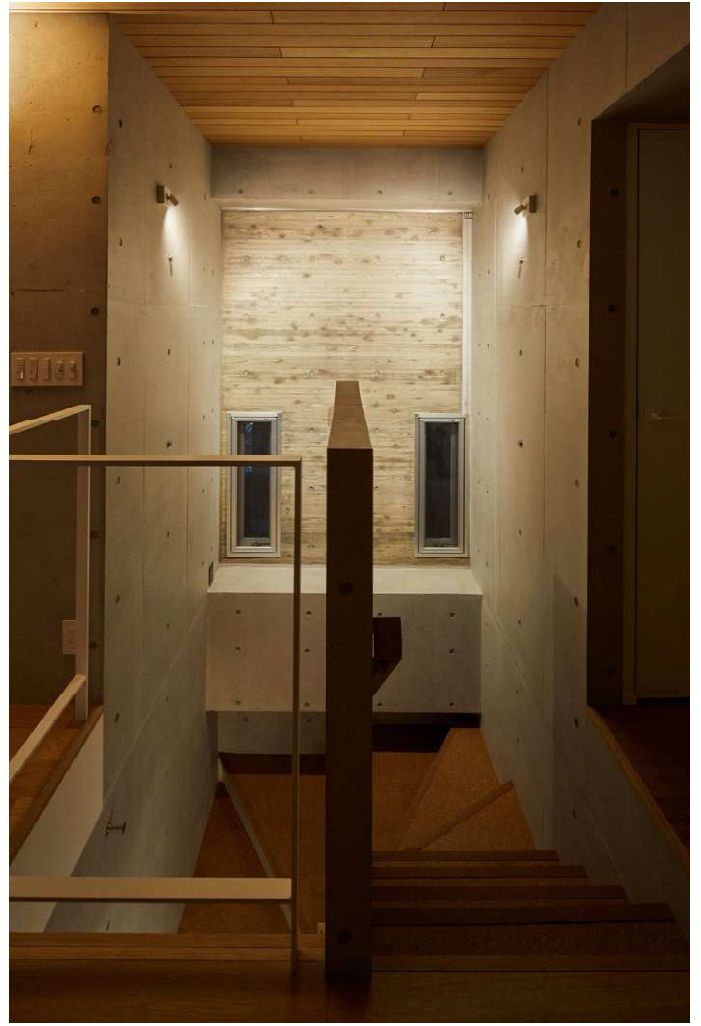








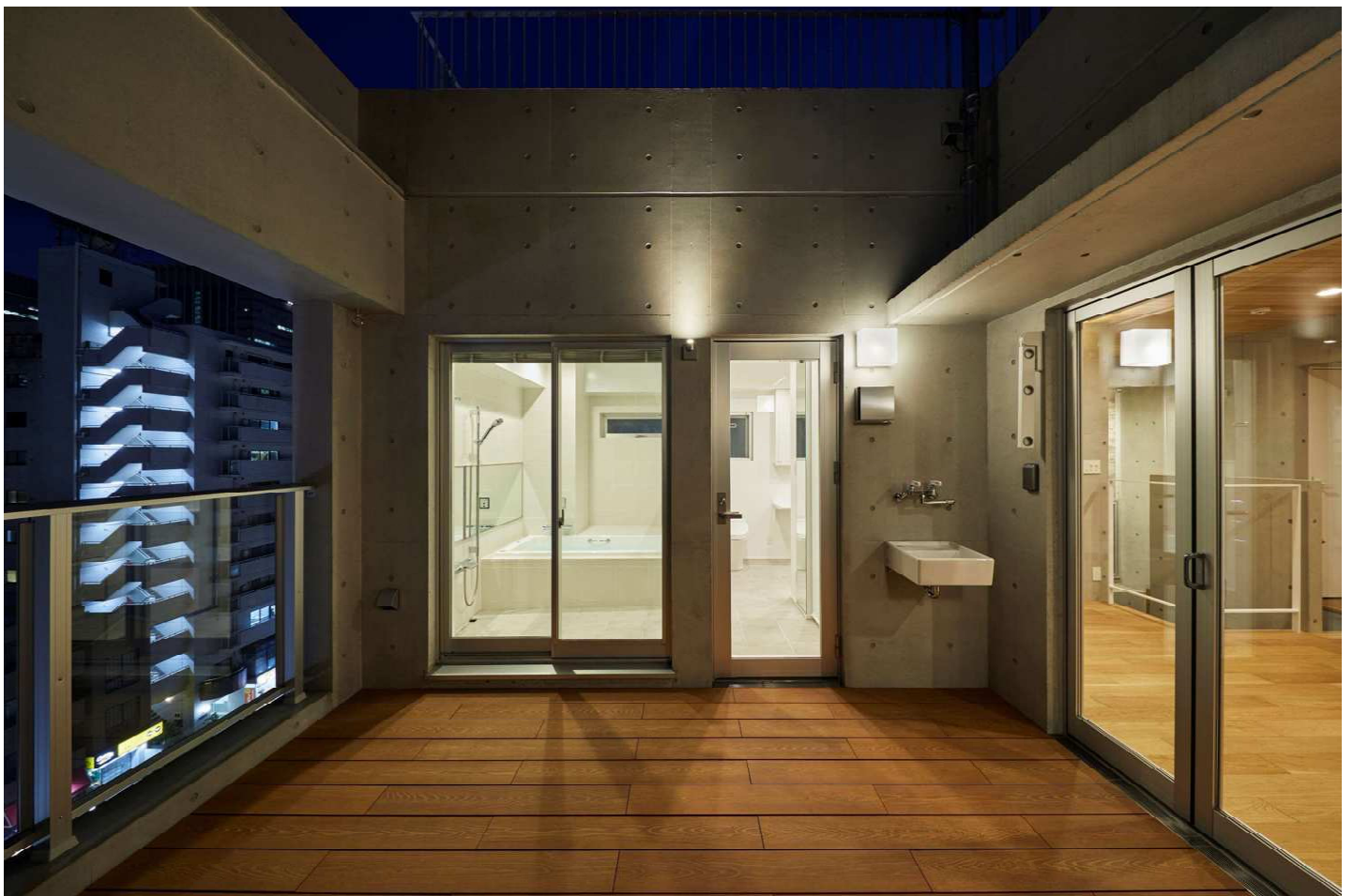




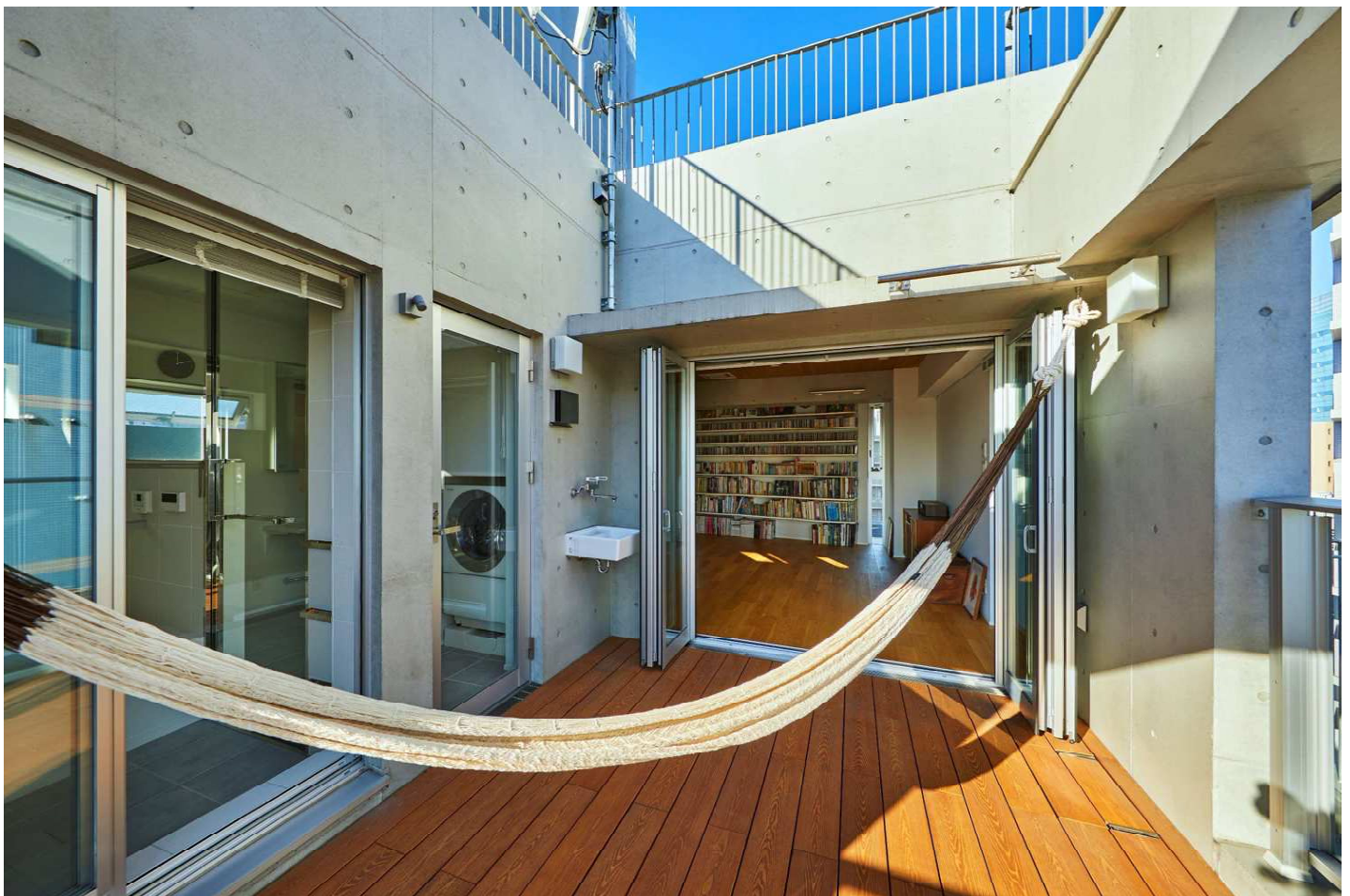
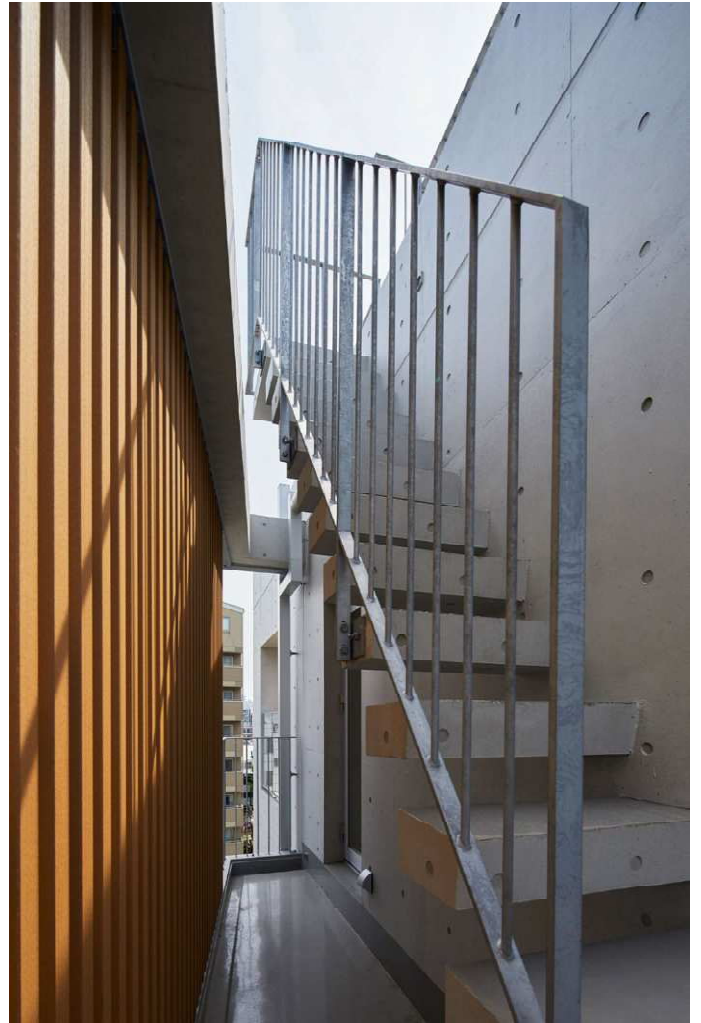






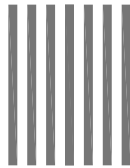




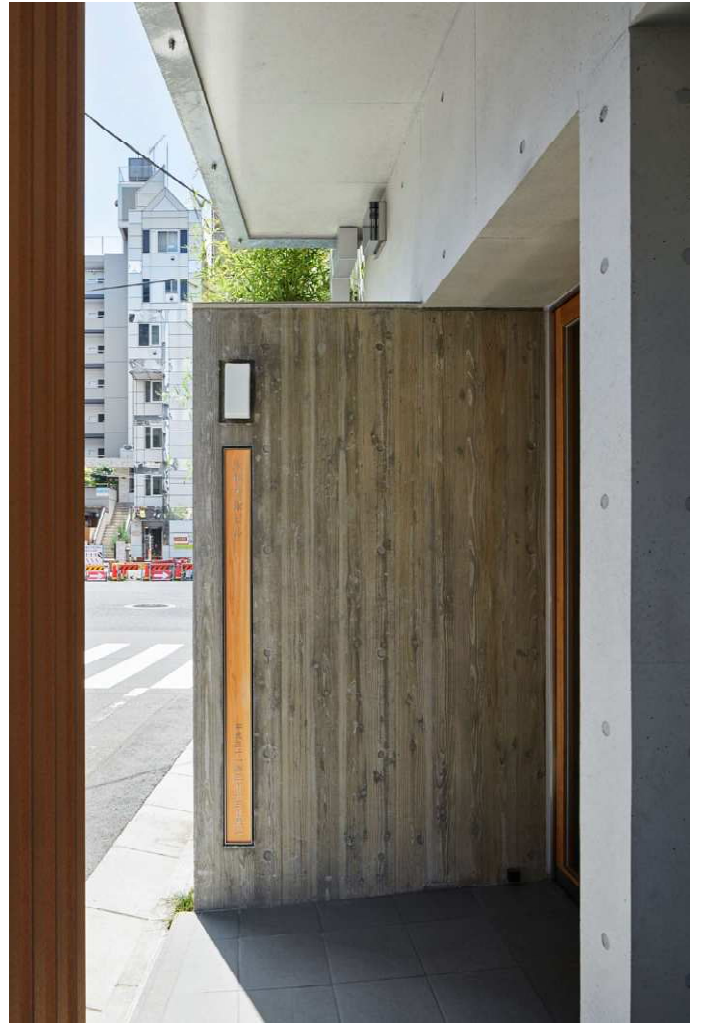


## COMMON AREA

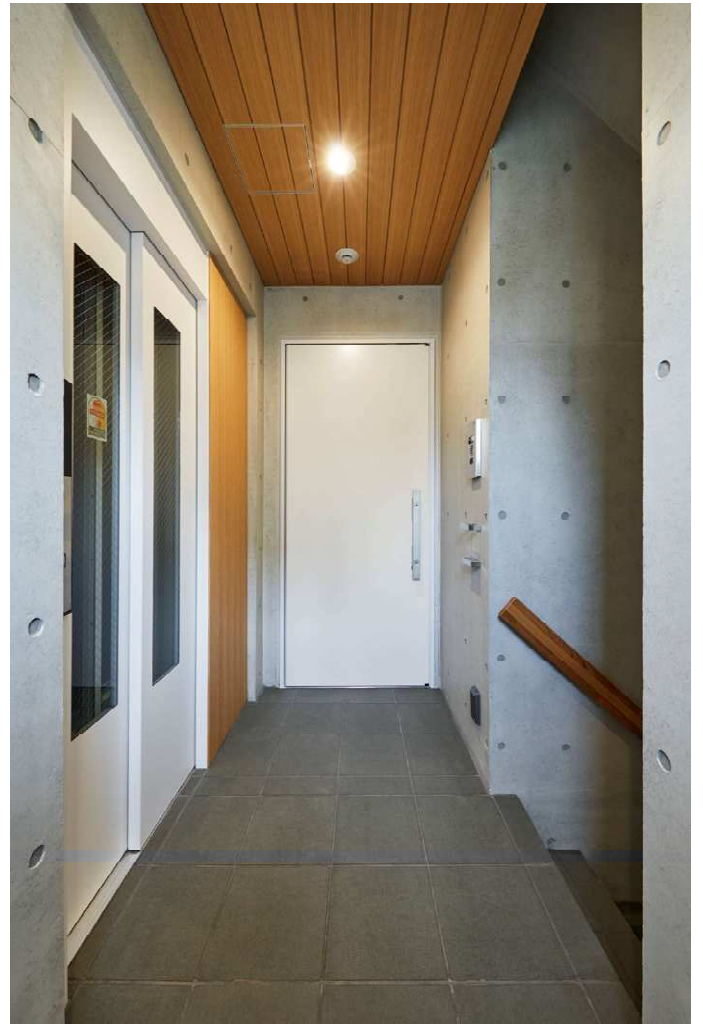
---







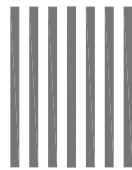






# CONCEPT SHEET

---



# KIBA Tokyo Residence

"木 (KI)" means wood, and "場 (BA)" means town.

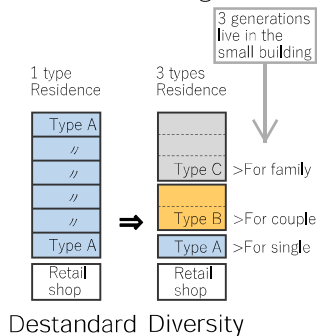


© Koto City Board of Education

The old landscape of Kiba

## ■ The destandard residence

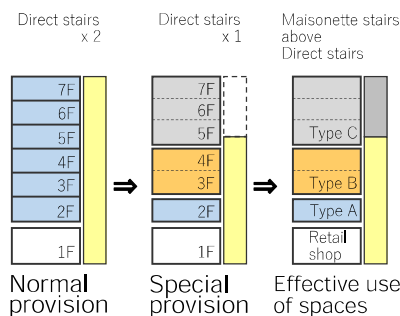
- >Introducing additional values and potential that are versatile to a small residential building.
- >Making a distinct trait by having three different housing styles and introducing two different maisonette style rooms into the building.



Destandard Diversity

## ■ The exceptions of maisonette style

- >Obligation to build more than two staircases that lead to the first floor (emergency stairs) when having more than 6 stories.
- >Special provision that allows one direct staircase in a multiple floored building when there is an entrance on the fifth floor and the combined space of the 5th~7th floor is less than 200 m<sup>2</sup>.



Normal provision

Special provision

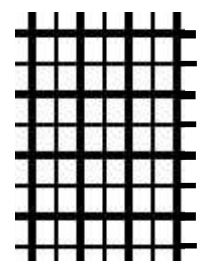
Effective use of spaces

## ■ The aesthetics and subtlety of Fukagawa Kiba in Tokyo

- >Displaying the aesthetics and subtlety of Fukagawa by placing the Kouraiya latticework which is one of the most iconic latticeworks of the Edo period in the scenes of Kiba.
  - >The inside of the building creates various structures with different housing plans while the outer part of the building gives the proportionate impression.
- \* Kouraiya latticework: Inspired by the kabuki get-up of the fourth Koushiro Matsumoto from the Edo era whose guild name was Kouraiya.



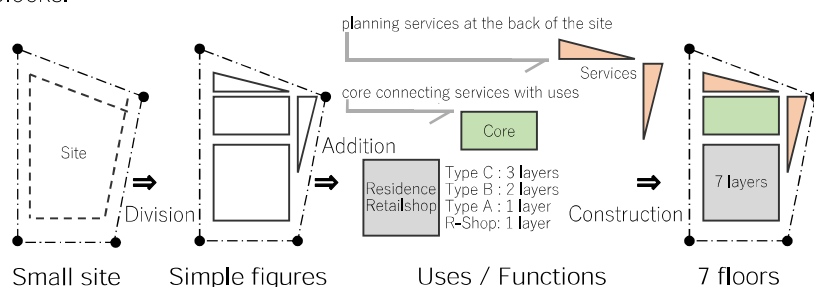
Old landscape of Kiba  
© Koto City Board of Education



Kouraiya latticework

## ■ The architectural diagram : split, addition and construction

- >The site was split into the simple shapes in accordance with the original shape of the site in spite of the limitation in the size of the site.
- >Giving roles such as a shop and house and functions such as core and service to the divided parts.
- >Constructing the design by geometrically combining all the parts like building blocks.



Small site

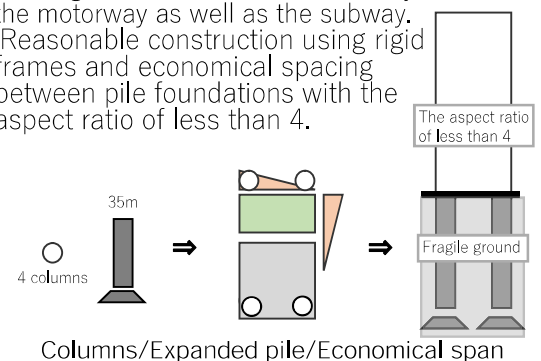
Simple figures

Uses / Functions

7 floors

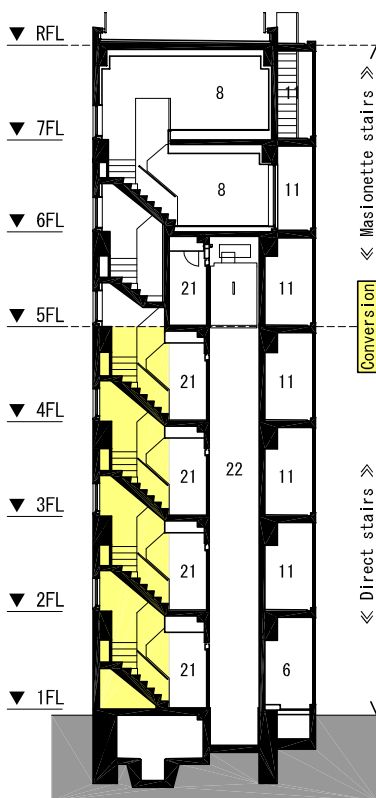
## ■ The structural diagram

- >Reinforced concrete used for the construction in order to prevent the depreciation of the building from the trembles caused by cars on the motorway as well as the subway.
- >Reasonable construction using rigid frames and economical spacing between pile foundations with the aspect ratio of less than 4.

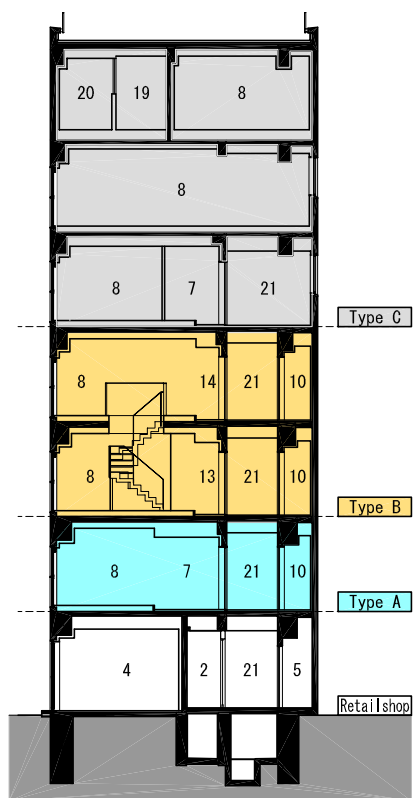


Columns/Expanded pile/Economical span

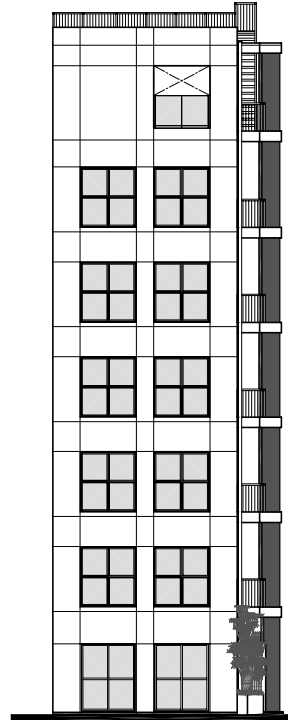




« A-A Section »



« B-B Section »



» Facade design  
The wooden louver reminds us of the original landscape of Kiba.  
The light released from the facade reminds "Andon" which is one of Japanese traditional lamps.

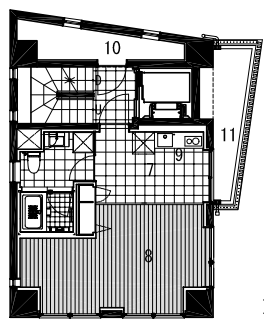
« South Elevation »



« East Elevation »

Type A » One person

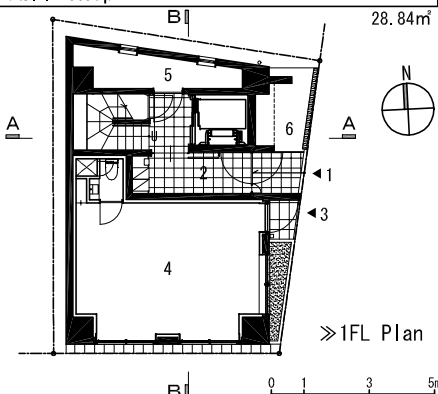
Studio  
47.79m<sup>2</sup>



» 2FL Plan

Retail Shop

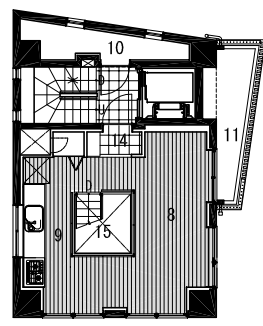
28.84m<sup>2</sup>



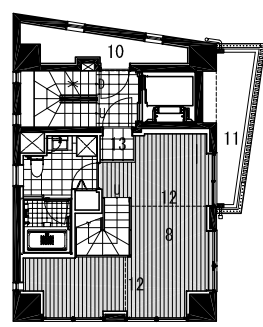
» 1FL Plan

Type B » Couple

2-story maisonette  
95.58m<sup>2</sup>



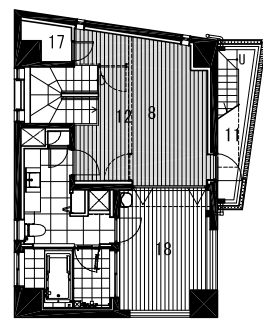
» 4FL Plan



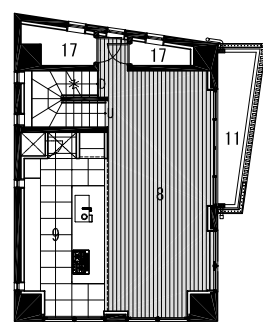
» 3FL Plan

Type C » Family with children

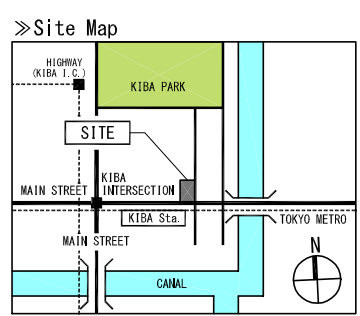
3-story maisonette  
155.86m<sup>2</sup>



» 7FL Plan

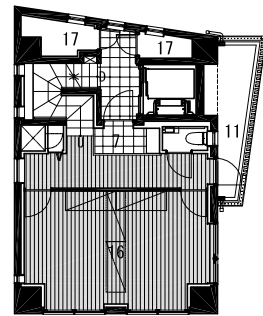


» 6FL Plan

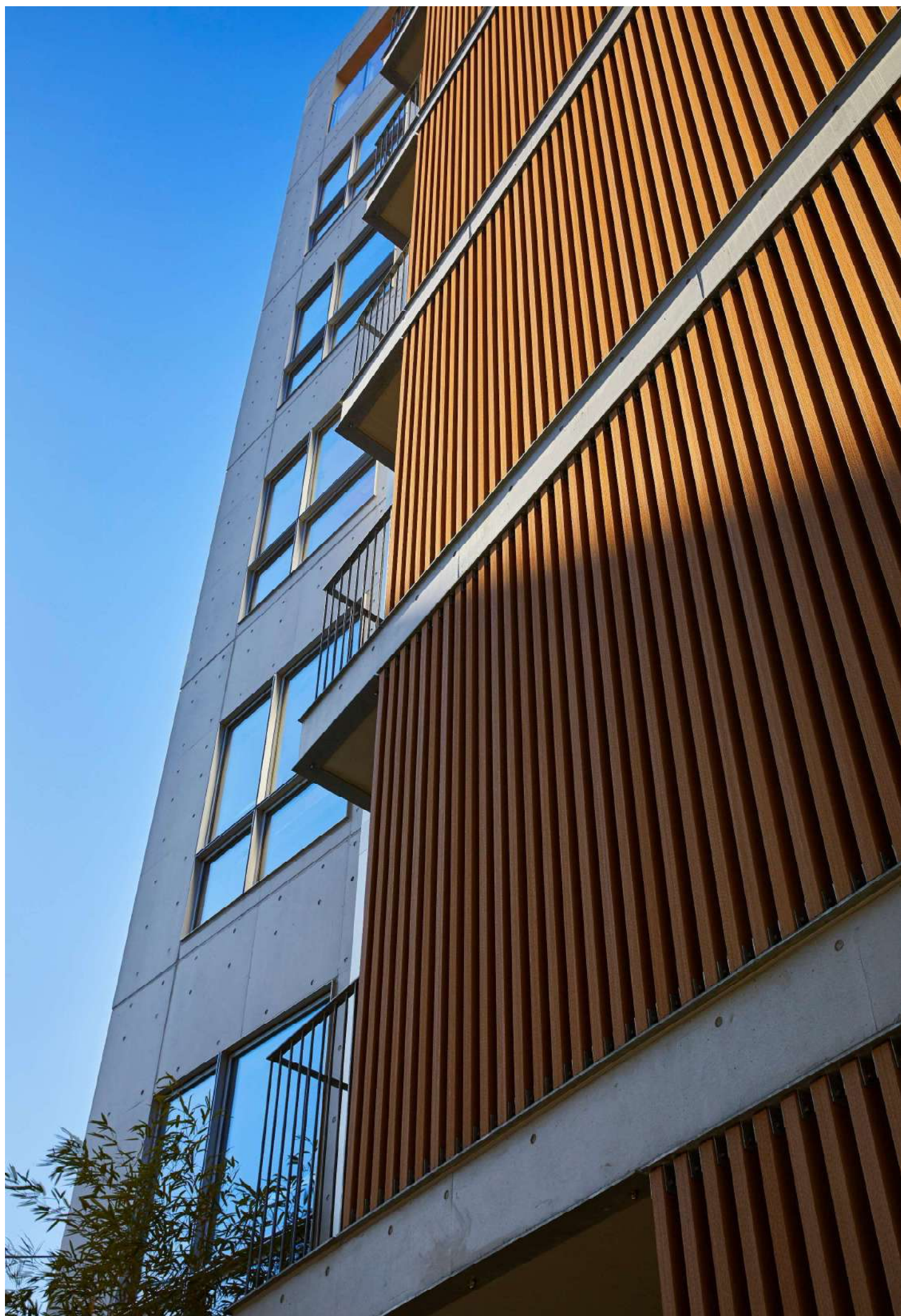


» Building date  
Location : Kiba, Tokyo, JP  
Function : residence+retail shop  
Scale : 7 stories  
Structure : reinforced concrete  
Site area : 72.97 sqm  
Building area : 58.17 sqm  
Floor area : 395.52 sqm  
Units: 3 residence  
Type : Studio × 1  
2-story maisonette × 1  
3-story maisonette × 1

- » Room name
- |                        |                   |
|------------------------|-------------------|
| 1 RESIDENCE ENTRANCE   | 12 FREE PARTITION |
| 2 ENTRANCE CORRIDOR    | 13 SUB ENTRANCE   |
| 3 RETAIL SHOP ENTRANCE | 14 MAIN ENTRANCE  |
| 4 RETAIL SHOP          | 15 VOID           |
| 5 MACHINE ROOM         | 16 BED ROOM       |
| 6 BICYCLE PARKING      | 17 STORAGE ROOM   |
| 7 ENTRANCE             | 18 WOODEN DECK    |
| 8 FREE SPACE           | 19 POWDER ROOM    |
| 9 KITCHEN              | 20 BATH ROOM      |
| 10 SERVICE ROOM        | 21 EV HALL        |
| 11 BALCONY             | 22 EV SHAFT       |



» 5FL Plan







木場の集合住宅



株式会社 栄建築研究所