

Takane Heights

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Site: Higashi-Nakano, Tokyo
Structure: reinforced concrete, 4 floors
Type: Residential building
Date of construction: 1963
Date of Renovation: 2009



photo: Imagegram

Ardent attachment for the building is succeeded exceeding the generation. This is a Refinement project of a 46-year-old 4-storied residential building.

The client selected the reproduction of the building from not only the business purpose (keeping the wrong height of the building for the present law) but also the "ardent attachment". The building was succeeded, and the client has been maintained it himself.

This project started without design approval. The client wants to succeed the building to the next generation by acquiring design approval and a structural rating. That improved asset value equally to building. The building frame was repaired, and equipment was updated. Additionally, a new design was added leaving an existing design. When the building was completed in 1963, the most of trees were saplings. They have grown up in the existing courtyard. That refined by using the natural environment by this project.

Verification

It was defective in the construction in 1963, and changed from rigid frame to wall structure. Safety and legal validity of the building without design approval are proven by this project. The confirmation application was submitted and design approval and a structural rating were acquired.

Legal compliance

Confirmation of legal at architectural of group regulations. It is necessary to observe the present regulations. Other single regulations, the fire protection law, and the ordinance, etc.

Structural design

An existing building is proven to be not suitable according to the standard of Tokyo. It diagnoses of seismic capacity, is value 0.6 or more is proved. Structural ratings were acquired. The design approval could be accepted by administrative agency, after all the above-mentioned

clear. However it became impossible to accept, because of "a possibility of illegal about building heights"

3 verifications

- 1.Verification of limitation of height in 1963
- 2.Verification of change in law of limitation of height after 1963
- 3.Verification of present regulations

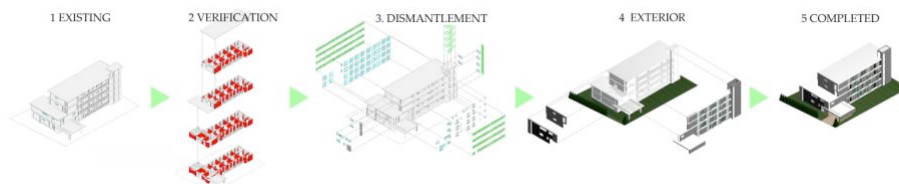
Existing validity was proven by the above-mentioned. However, the acceptance was refused by administrative agency. Accepting by insisting on the above-mentioned verification in the civilian agency (JAPAN ERI) became possible. The design approval was acquired now.

Planning

The stairs are removed and EV is newly established. Barrier-free for the elderly people. Singles, DINKS, and the students are in the targets. It assumed various residents compared with at first. Proposes the unit plan of 9 types to be suitable for a modern lifestyle.

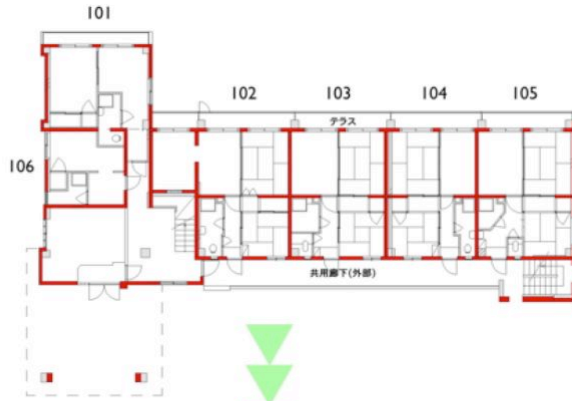
Succession

Existing unglazed brick, facing block, the well, planting are united with a new design, and the attachment is succeeded. Planting is what the client took care of from the sapling.



DIAGRAM

1F PLAN (existing)



reinforcement existing frames

3F PLAN (restored)



1F PLAN (restored)



Scenery~Architecture

Accesses planned from the station to the building through the side of JR Chuo Line. In spring, cherry blossoms and rape blossoms bloom all over the side of the railway track. The color of the scenery was used for the hall and it was assumed the facade design. It is born new scenery by new facade.

Detail

Outdoor shared corridors renovated to indoor corridors. It concentrates MB, PS on the outside wall side for improvement of maintenance and cleaning. Additionally, the unit monopoly area increases, and the profitability also improve. The facade was expressed by these functional layouts. The equipment piping is seen behind the punching metal.





Before



After

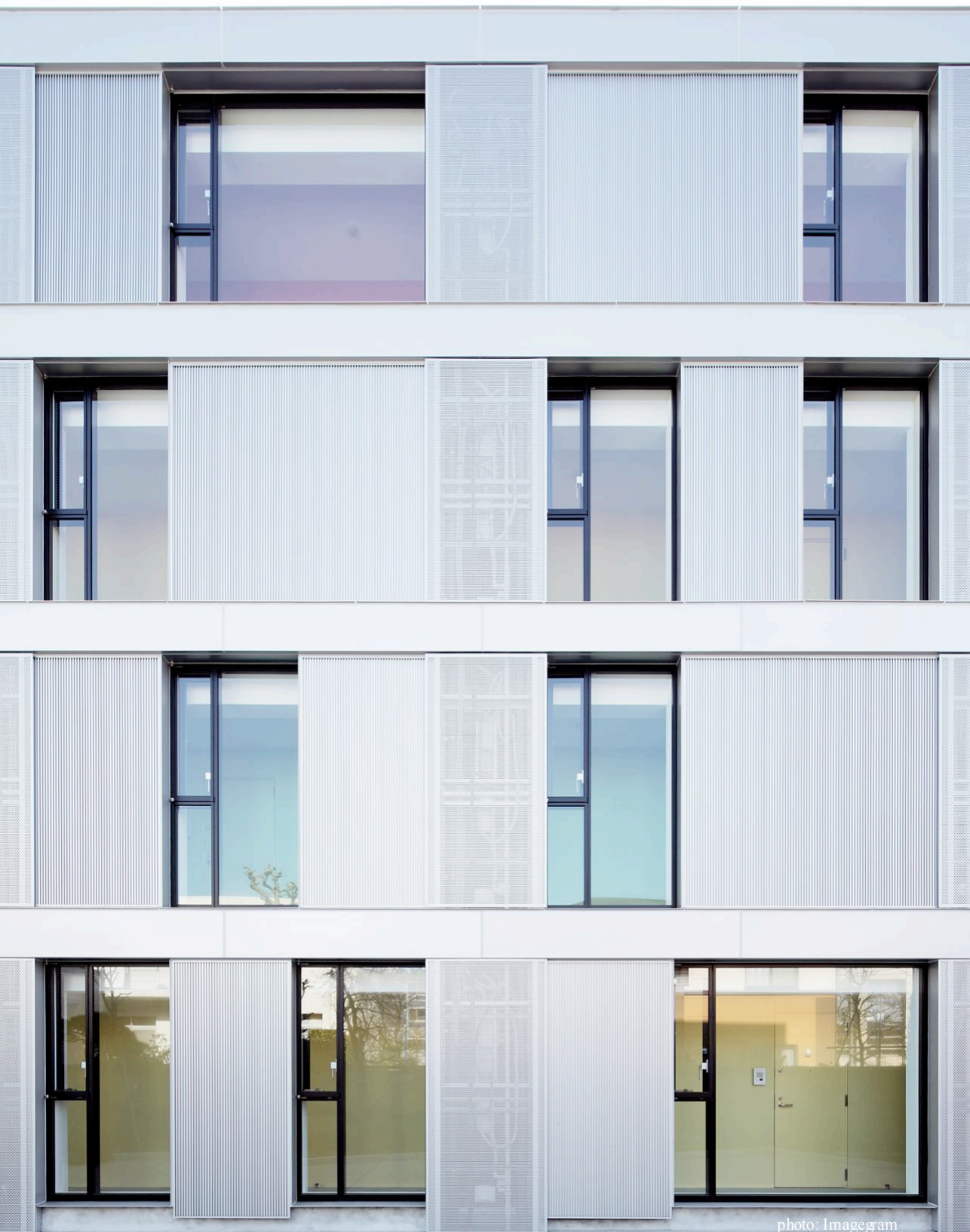


photo: Imagegram

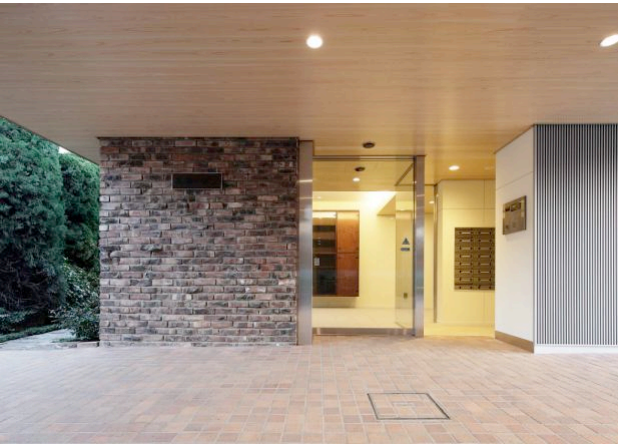


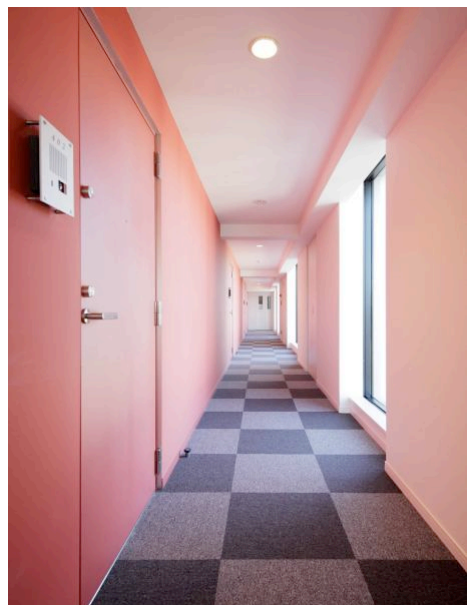
photo: Aoki Kobo





Before / After





All photographs by Imagegram