La・La・Grande GINZA
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A commercial tenant building facing a 4m road from Miyuki-dori, Ginza. Despite its high real estate value location, the conditions of the access route and the height limit of 18m constrain the plan. If the rental floor area is maximized, only the floor height of about 3m can be taken, and four functions of the evacuation stairs, EV hall, entrance, and evacuation balcony are concentrated on the facade, and the contact between the tenant and the street is reduced. For these issues that occur at the boundary between city and architecture, the customary shapes and scales inherent to each function are eliminated and integrated into a seamless, transparent space. Specifically, these four functions were arranged on the facade side, and it was launched as a single “facade space” that has “engawa” characteristics regardless of differences in function. The range of 2m from the street is a thin cantilever slab with a thickness of 135mm, and a ceiling height of 2,775mm is secured at a floor height of only 2,910mm. Maximized contact between tenant and street. This transparency, unlike the light and temporary of commercial buildings, is thin and delicate but permanent with the “weight of material” derived from its function and structure.