



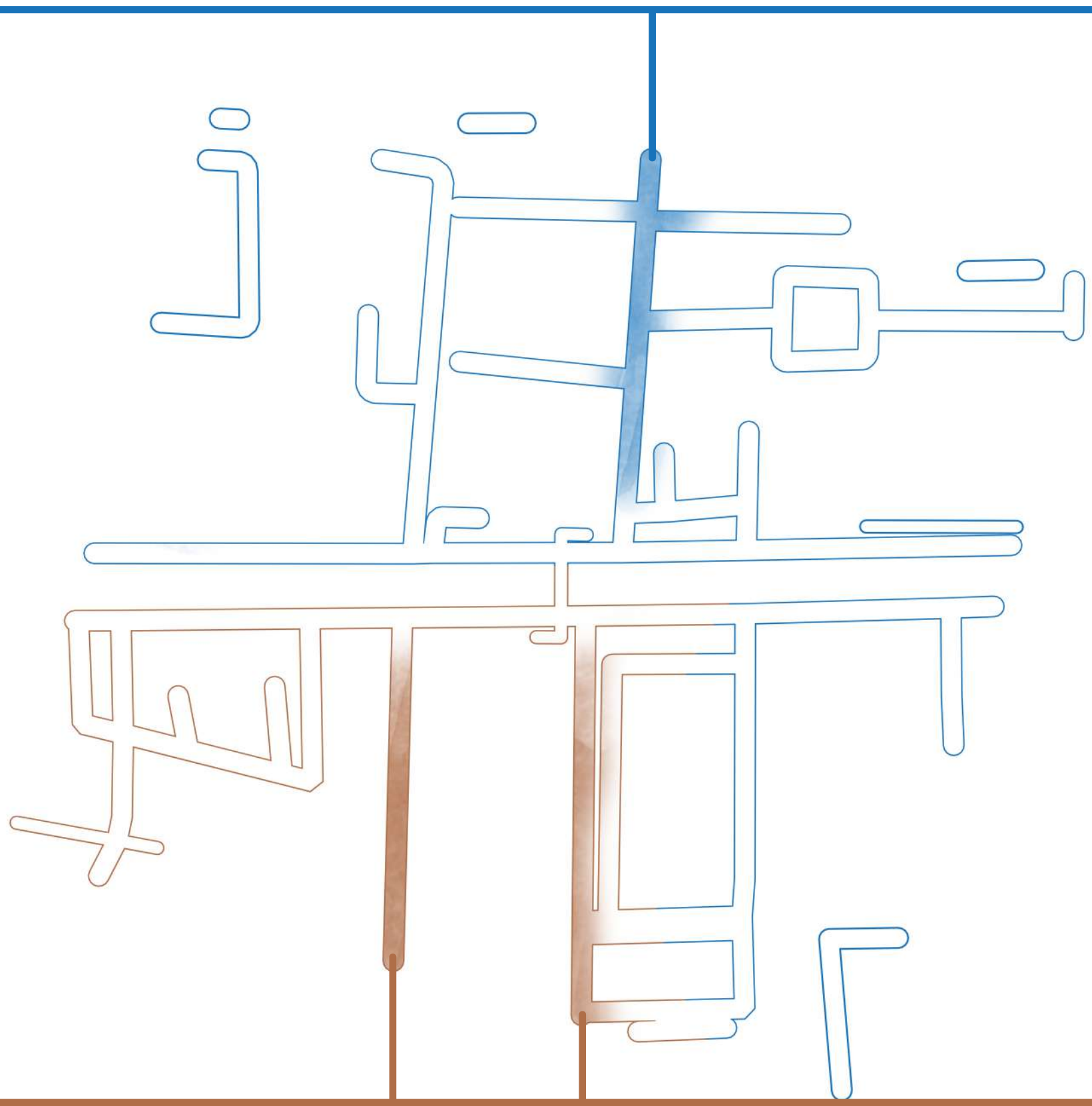
THE INTERSECTION

SITE ANALYSIS



SATHORN SOI 12

This area within the district comes to mind when I think of economic inequality. Located directly across from each other, you would think the buildings in these sois are similar. This could not be further from the truth. As I frequent these sois, I have been noticing their development for almost 10 years. Sathorn Soi 12, as mentioned prior, is an expensive district. New, luxurious landmarks tend to pop up around here quite often, particularly condominiums. While in both Sathorn Soi 11 and 13, the shophouses remain the same. Some local shops still operate and those that no longer do had been replaced by different, but similar types of shop. Still, there is barely any new expensive projects to be seen.



But why Sathorn, you may ask:
Center of Educational and Social Institutions
This ranges from prestigious international schools to the more smaller and local ones.
Transportation Linkage
Sathorn is not just where the two major roads, Sathorn and Narathiwat, meet, it is also home to BTS, BRT and MRT stations.
Public Amenities
There are hospitals, parks as well as shopping malls well within walking distance from each other.
Inclusive Developmental Model
As sustainability starts to grow, many buildings are starting to incorporate green areas and technologies into their designs. This site can be used as a model for other districts and beyond.
All in all, these reasons can be summarized into one statement. "Sathorn is a district home to residents and workers across the economic spectrum." It will be quite a challenge, an interesting one in fact, to take on and come up with a design that will help to navigate this gentrification and bridge this economic gap.

SATHORN SOI 13

SATHORN SOI 11



CASE STUDY: 56 LEONARD STREET

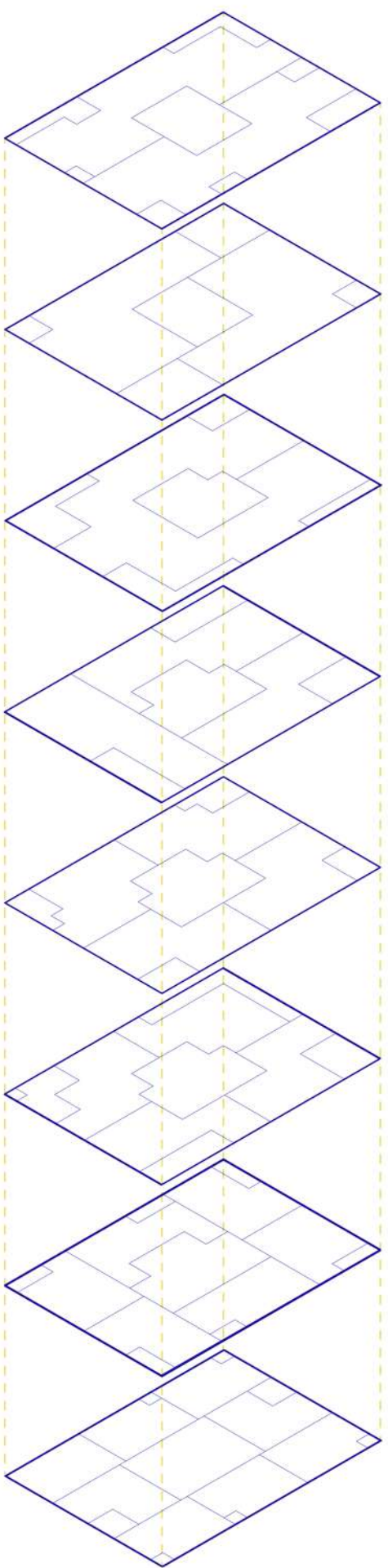


Figure: Exploded view of featured floor layouts

- 28 Four Bedroom Units
- 2 units on each floor, 14 floors total
- 24 Four Bedroom Units
- 2 units on each floor, 12 floors total
- 18 Three Bedroom Units
- 3 units on each floor, 6 floors total
- 15 Three Bedroom Units
- 3 units on each floor, 5 floors total
- 16 Two Bedroom Units
- 4 units on each floor, 4 floors total
- 16 Two Bedroom Units
- 4 units on each floor, 4 floors total
- 24 One Bedroom Units
- 6 units on each floor, 4 floors total
- 16 One Bedroom Units
- 4 units on each floor, 2 floors total

On the rise of industrialization, there have been an increasing number of high-rise buildings and towers popping up all over the world. As a result, many of these buildings are built under the similar ideas and similar concepts with one goal in mind: profit. Quantity comes before quality and as a result, individuality. The proceeding buildings all look the same. Yes, they are able to fit many people but the repetition of units creates an "unpleasant" feeling within occupants. 56 Leonard Street was built to oppose this concept. Although fully made of glass, each unit comes with its own design, each floor different and each cluster arranged in various ways.

In order to achieve this design, 56 Leonard Street was built from the inside out. What this means is, starting from small, individual units, also called "blocks of glass", and gradually expand to create floors, clusters and stacked together to complete the whole building. This final part we will explore later. Each unit, therefore, has its own character that you cannot find in any other unit of the same building.

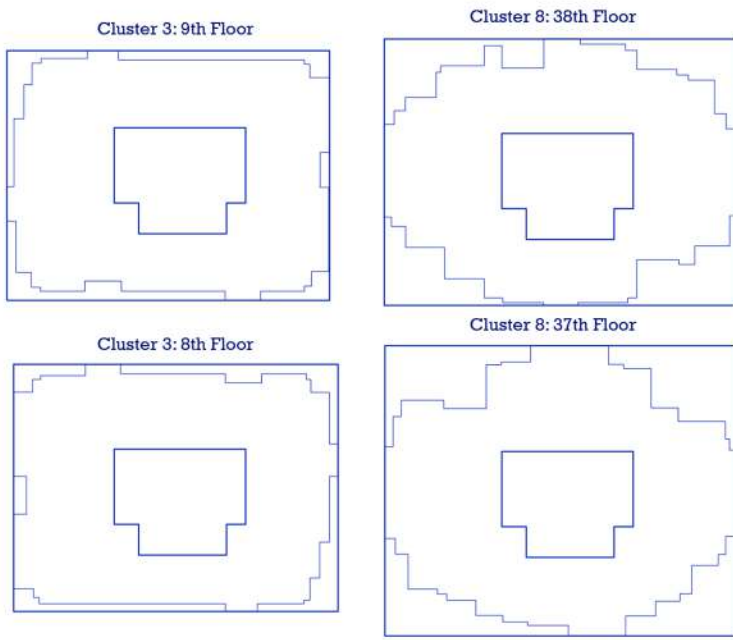


Figure: Example floor plan from cluster 3 and 6, showing the difference in character

As you can see in the floor example of the drawing above, each floor, even from the same clusters, looks different. In terms of size, they are similar but when it comes to the glass wall components and terraces, they have slight uniqueness to them which distinguishes each one from the other.

3D RENDERS

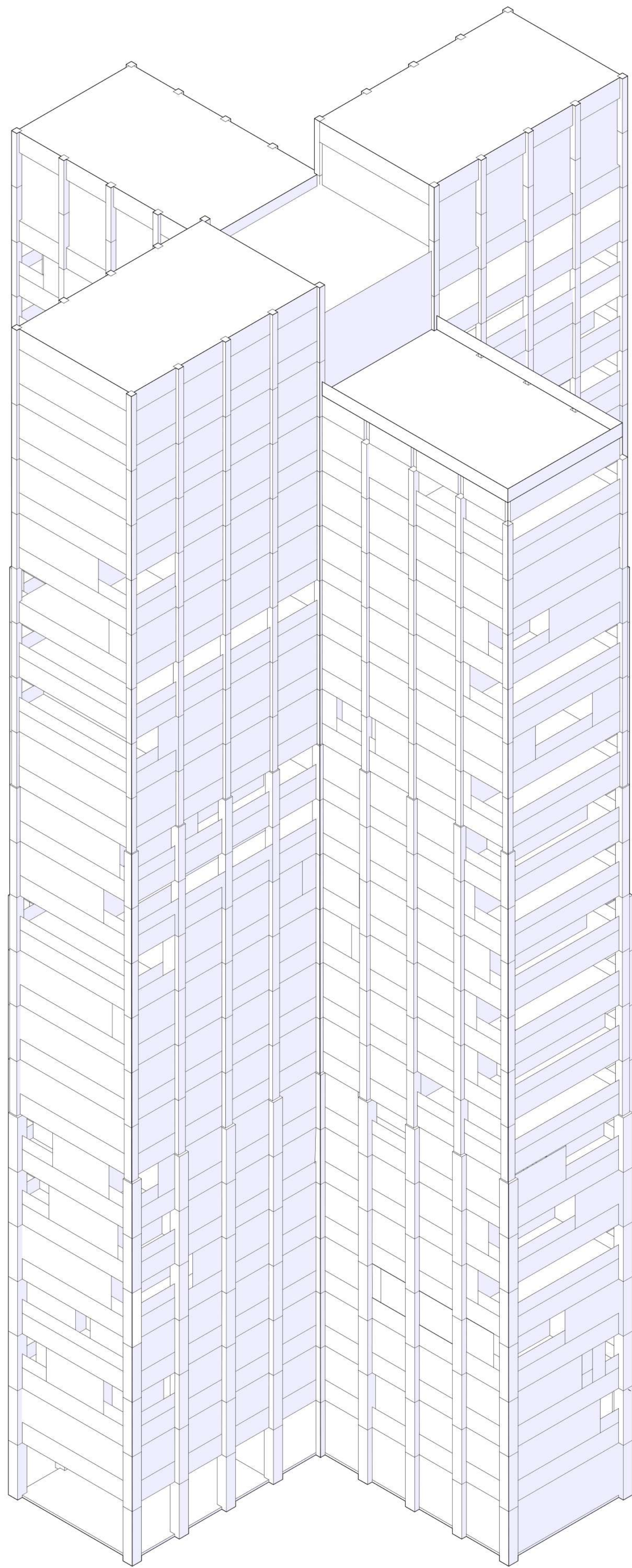
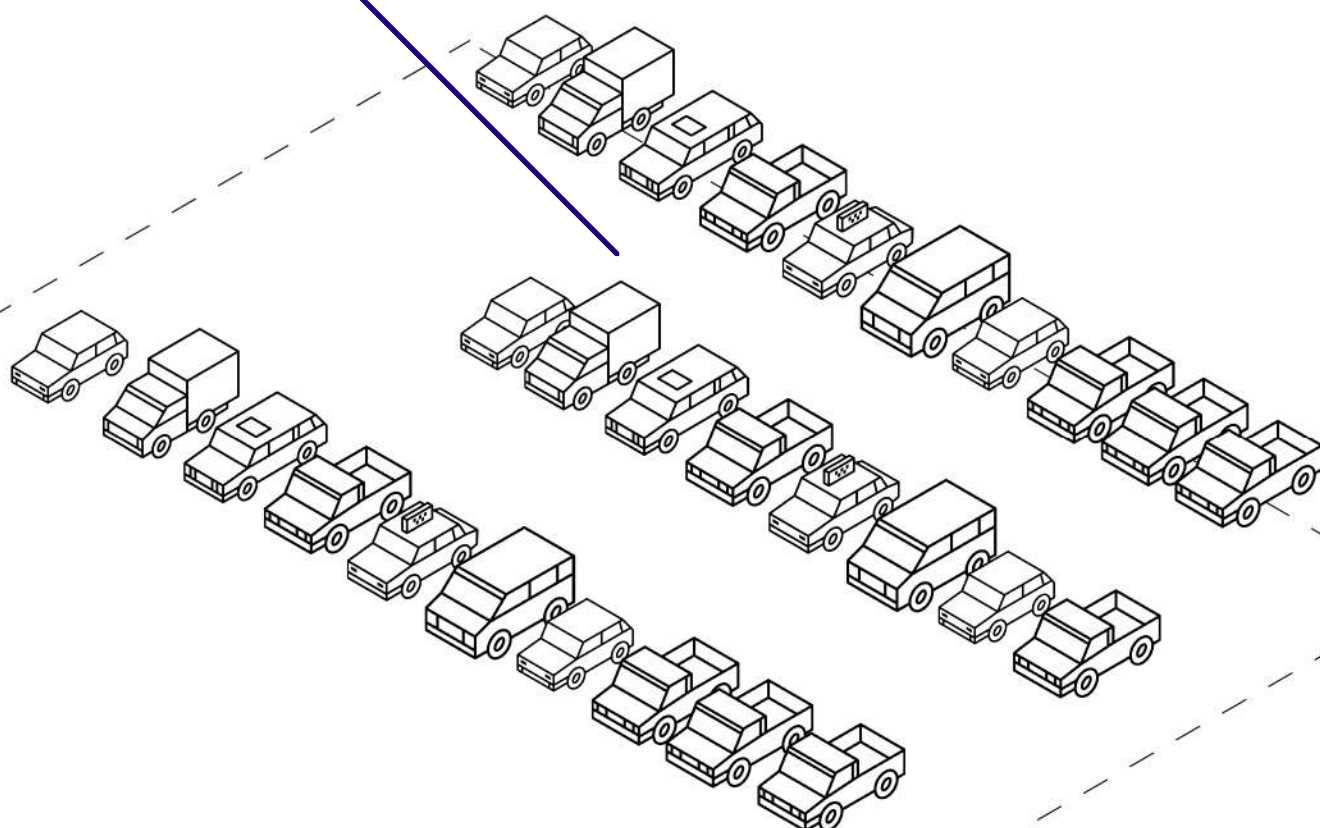


As per my observation, there are little to no parking space for people who live in Soi 11 and Soi 13. The living units are denser which resulted in people parallel parking along the streets. There are also some parking lot available but due to limited space, they are being charged a high rate.

We decided to use the outdoor space to provide parking not just for the residents but the neighbors as well, charging at a promotional monthly rate instead of hourly. Residents will have their designated spot.

As people are entering the premise to park, they might be interested in the events that are going on within the other parts of the building. This hopefully will lead to an increase in social interactions and community engagement.

COMMUNITY PARKING



Additionally to parking, we want to provide residents and the neighbors with various workshop space, particularly revolving around the motor category as these are not common around the space.

In the future, we aim to expand this workshop space into a wider community space such as event space to host social events that will boost traction and interaction. Additionally, there will be daily markets to support local shops.

WORKSHOP SPACE

