

Toranomon Project Tokyo

Location
Tokyo, Japan

Built
Under construction

Construction period: 2016–2021

GFA office tower: 173,000 m²
GFA residential tower: 121,000 m²



Japan's Vertical Garden City

Mori Building is currently involved in the development of the Toranomon district in Tokyo to create a new business and lifestyle quarter. The existing Toranomon Hills Mori Tower will be flanked by a new office tower with 36 floors and a height of 185 meters and a new residential tower with 54 floors and a height of 220 meters. It is the shared vision of ingenhoven architects and Mori Building to create a "vertical garden city". It rises from an international hub for business, residents, and visitors alike. The planting on the roofs of the two new buildings reduces the urban heat island effect and also makes the buildings more attractive from a bird's eye view. In their design, the towers defer to the higher middle tower, but still express their own identity as intersections in the wider green network of the city. Generously planted pedestrian bridges extending from the central tower provide access to the two new structures. The terraced floors create a stepped urban landscape. At the same time, the development creates a place for meeting and movement—the green corridor from the historic Atago shrine is carried through to the building.

Of special importance in the design concept for the two towers is the architectural vocabulary of the horizontal ledges. These projections provide shade to the fully glazed facades and balance the demand for maximum daylight with the requirements for a low-energy footprint in a high-performance

building.

The terraces and decks form public spaces and landscaped areas for leisure activities or relaxation, and merge seamlessly with the horizontal projections of the upper floors. The horizontal ledges therefore fulfill several functions: they provide solar screening, surfaces for planting, and can be used as balconies. The integration of the planted areas on different floors creates additional open areas, reduces air pollution, and improves the microclimate. With its colors, scents, and sounds, the landscape stimulates the senses. There are waterfalls that reflect the natural light and enrich the urban sound landscape with the sound of rushing water.

The design of the high-rise buildings contributes to the image of the urban quarter and fulfills multi-layered functional requirements. Decks between the buildings create connecting links. Landscaping in front of the two towers provides generous open areas. The stepped terraces make it possible for viewers to follow the events on the lower levels, and create a multi-layered urban landscape complete with rich vegetation and public recreational areas. The facade design plays an important role in the overall energy efficiency concept of the office tower—an application has been made for a CASBEE "S" grading for the project. Other environmental technologies, such as combined heat and power, grey water recycling, high-performance glazing, rainwater collection, photovoltaics, and highly efficient lighting and mechanical services installations, also contribute significantly to making the building as environmentally compatible as possible.

Awards, Nominations

Team

Client

MORI Building Co. Ltd., Tokyo

Main contract partner

Obayashi Corporation, Tokyo, Japan (office tower); Takenaka Corporation, Tokyo, Japan (residential tower)

Design architect

ingenhoven architects, Düsseldorf

Team ingenhoven architects

Christoph Ingenhoven, Martin Reuter, Kenta Mabuchi, Soichi Kadokawa, Kenzo Nakakoji, Sho Ito, Leonardo Micolta Diaz

Project architect

Irie Miyake Sekkei, Tokyo, Japan (office tower); Kume Sekkei, Takenaka Corporation, Tokyo, Japan (residential tower)

Structural design

Yamashita Sekkei, Tokyo, Japan (office tower); Takenaka Corporation, Tokyo, Japan (residential tower)

Landscape design

ingenhoven architects, Düsseldorf

Local landscape design consultant

Townscape, Tokyo

Lighting design

Sirius Lighting Office, Tokyo

Interior design, residential tower

Tony Chi Associates, NY, USA