



A continuous façade design along Hareza Tower, Tokyo Tatemono Brillia HALL and the city road

KEYWORD OF LANDSCAPE DESIGN



Public space with seamless boundaries

This is a public-private redevelopment project of a former site for government buildings, as part of a larger urban renewal of the Ikebukuro Station area under Toshima Ward's "International City of Arts and Culture Vision."

It consists of five subprojects (blocks): Hareza Tower (former Toshima Ward building site), Tokyo Tatemono Brillia HALL (former public hall building), Toshima Civic Center, Naka-Ikebukuro Park, and the improvement of city roads in the area.

Given the small open space in each block, we unified the materials and items wherever possible to realize a large pedestrian zone, we call the "Broadway" that runs across and seamlessly connects the three buildings (Hareza Tower, Tokyo Tatemono Brillia HALL, and Toshima Civic Center) and adjacent streets. As a result, we succeeded in creating a decent chunk of public space without a sense of confinement.

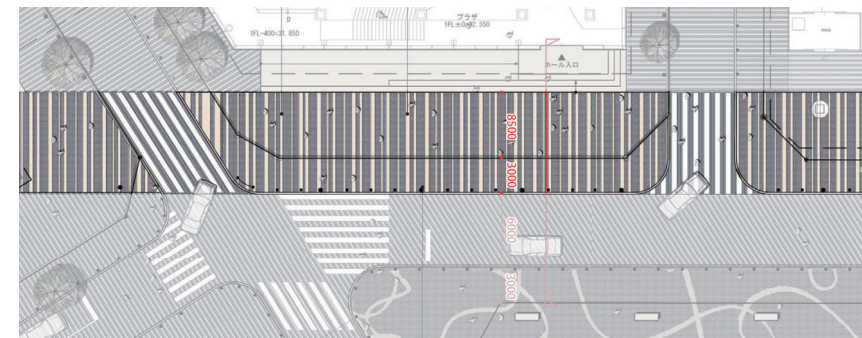


Hareza Ikebukuro

Location	18-1 (Block A), 19-1 (Block B), 20-10 (Block C), 16-1 (Naka-Ikebukuro Park), 1-Chome, Higashi-Ikebukuro, Toshima-ku, Tokyo
Main use	Office, cinema, theatre, assembly house, retail, public hall, park
Project owner	Blocks A & B: Tokyo Tatemono Co., Ltd. / Sankei Building Co., Ltd. Block C, Naka-Ikebukuro Park & ward roads: Toshima Ward
Landscape design	Landscape Design Inc.
Architectural design	Blocks A & B: KAJIMA DESIGN Block C: K. ITO Architects & Engineers Inc.
Construction	Blocks A & B: KAJIMA CORPORATION Block C: Matsuo Komuten Co., Ltd. Ward roads: Kajima Road Co., Ltd. Naka-Ikebukuro Park: Okui Kensetsu Kabushiki Kaisha



"Broadway (green zone)" that eliminated road boundaries (red line) as part of a "void (blue dotted line)" created by joining the park, streets, and privately-owned land



Plan view of the "Broadway"

"Broadway" that eliminated road boundaries

The space we call the "Broadway" that runs across and connects the three blocks/buildings and adjacent streets is designed to provide a sense of expansion with its symbolic pavement design and width matching that of the pedestrian crossing.

A "void" made of park, streets & private land

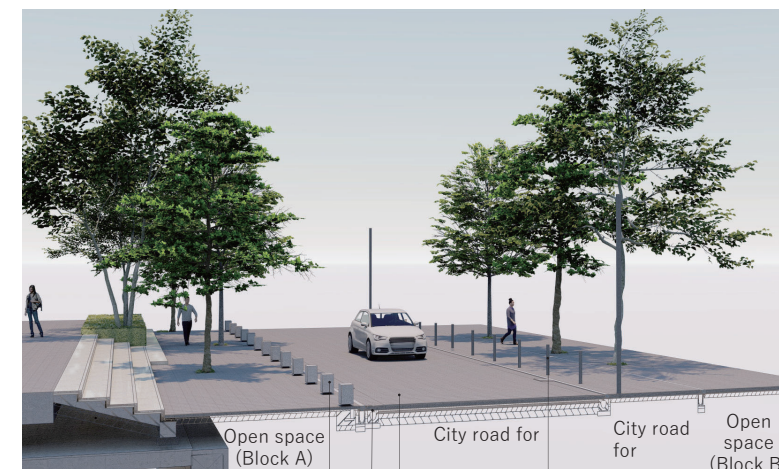
With the understanding and assistance of the relevant departments of the local government, we were able to create an urban plaza that extends from Naka-Ikebukuro Park and joins the neighboring properties and adjacent roads. This kind of public-private cooperation is rarely seen elsewhere in Japan.



Cinema Plaza seen from the "Broadway"

Transforming roads into streets

Creating a shared space for vehicles and pedestrians



Open space (Block A) City road for City road for Open space (Block B)
Bollard light Unified Simple H800 cylindrical bollard
Discreet drainage system



Pavement, lighting, bollards, etc. are designed in a uniform style to bring the four blocks together.

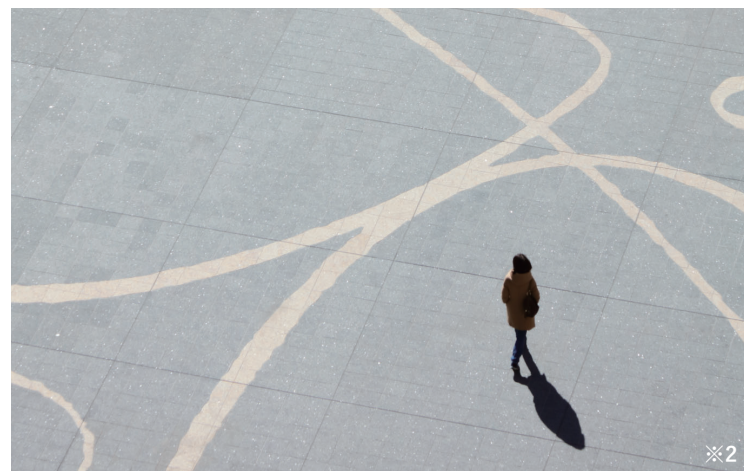


Naka-Ikebukuro Park connects to Tokyo Brillia HALL and Hareza Tower as one continuous space ※2

Fun space enlivened by abstract drawing

To be one of the eight components symbolizing the theatrical space of Hareza Ikebukuro, Naka-Ikebukuro Park was reborn as the center of public open space under Toshima-Ward's "International City of Arts and Culture Vision." In lieu of conventional geometric patterns, the "plaza" is designed with an abstract drawing by artist Kanjiro Okasaki across the whole ground that has become a new icon of vibrant city life and theatrical entertainment.

The lines are intentionally rough-edged to echo the brush blurs of the original drawing and convey the sense of "handmade."



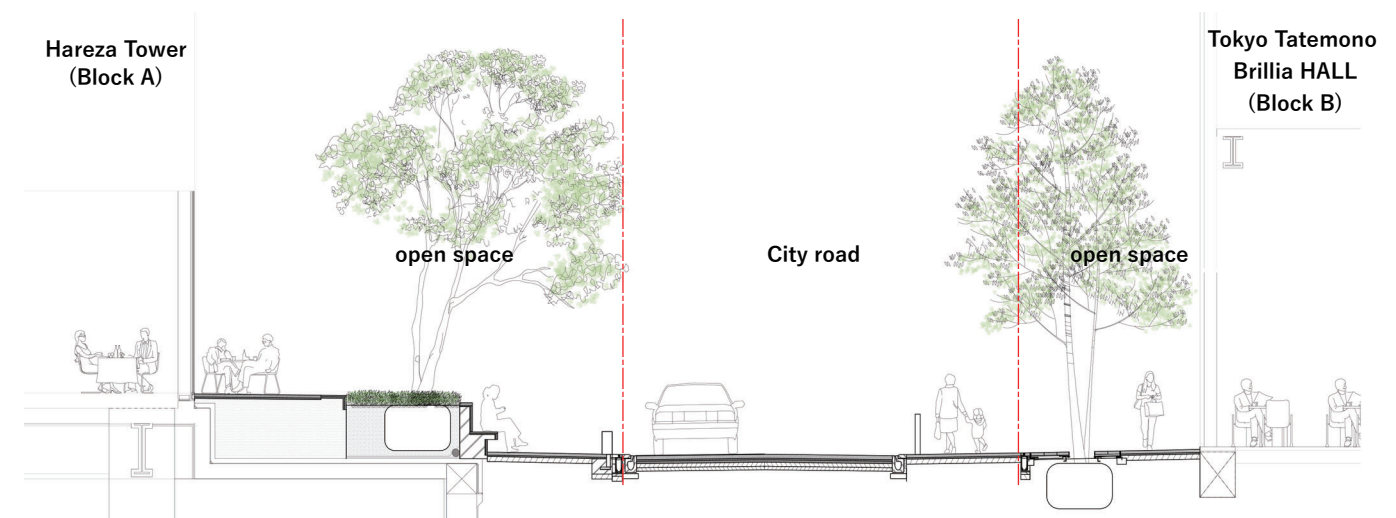
Plaza stone pavement with rough-edged pattern ※2

Park transformed into plaza by preserving

To renovate the park into a multi-purpose "plaza" where people can enjoy different types of events under the canopy of various sized, existing and newly planted trees, we needed to expand the usable/walkable space by removing the surrounding green belt. The challenge was to figure out how to maintain the verdure required by the Greening Ordinance, for which planting new trees would not have been enough to meet the regulations. We decided to preserve the existing trees that provided ample crown coverage. Without it, it would never have been possible to realize this kind of expansive green-filled space that satisfies the legal, spatial, and aesthetic requirements.



Before redevelopment



Tiered landscape design with benches, stairs, and greenery

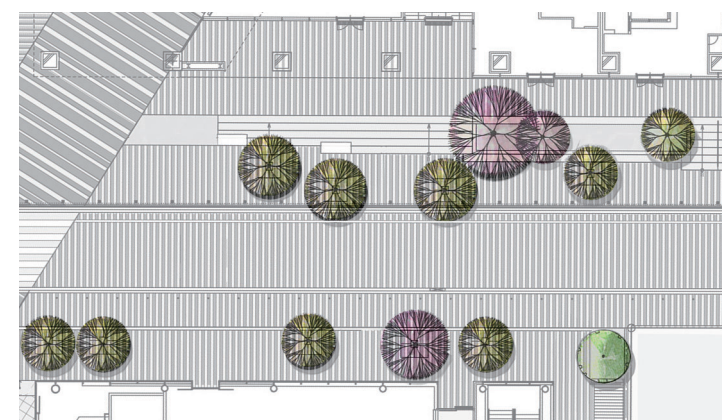
Tiered greenery to smooth out elevation difference

Situated between Block A (Hareza Tower) and Block B (Brillia HALL) is a retail area of shops and restaurants.

By taking advantage of the 1-meter level difference, we carefully designed the area into a sculpted landscape with stairs connecting the terrace and the promenade with raised beds of greenery integrated with benches.

Natural-looking greenery to provide a park-like atmosphere

To create a contrast to the hard and orderly paved surface, we lined the sidewalks with different trees as an extension of the greenery of Naka-Ikebukuro Park. The trees are arranged randomly to emphasize spatial depth and make visitors feel that they are having a leisurely walk through a park.



Randomly planted roadside trees