

Press Release

Frankfurt/Main, 12/09/2024

Background Information Finalists

CapitaSpring, Singapore



Photo: Finbarr Fallon

Architecture: BIG – Bjarke Ingels Group, Copenhagen, Denmark / New York, USA; CRA – Carlo Ratti Associati, Turin, Italy / New York, USA

Client: : CapitaLand; Mitsubishi Estate

Main use: Offices, residential, gastronomy

Height: 280 m

Completion: September 2022

Location: Singapore

After jointly winning an international competition in 2018, BIG – Bjarke Ingels Group and CRA – Carlo Ratti Associati have completed Singapore's second tallest high-rise in the heart of the densely built-up CBD (Central Business District). The building, constructed on the site of an obsolete parking garage, is accessed via covered walkways that lead to the 18-meter-high, open lobby, known as the City Room. From there, people reach the actual entrance halls leading to the various uses, as well as the Market Street Hawker Centre located in the base of the building, a type of public food court that was also previously located here. At 56 stalls, typical Singaporean street food is offered to both the building's users and visitors.

On the lower floors of CapitaSpring, above the parking garage, there are partly two-story serviced apartments available primarily for business guests from the upper office floors but also for tourists. This offer is complemented by a wide range of amenities such as a swimming pool, running track, fitness rooms, communal kitchen, and barbecue areas, as well as the restaurants located in the building.

Above the residential floors is the green heart of the building, the so-called Green Oasis. Here, the vertical façade elements are pulled apart like light curtains, offering glimpses of a green landscape spanning four floors that invites people to linger, take a walk, and even do sports. Together with the also public green space on the rooftop, a total of 80,000 plants create a pleasant microclimate in the midst of the densely built-up environment.

The floors accommodating the building's actual main use, the offices for the headquarters of CapitaLand, an international real estate company that is also the

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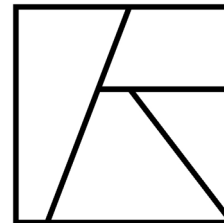
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project's developer, extend above the serviced residences. At the top of the high-rise, the façade opens up again, similar as it does at the height of the Green Oasis. The roof garden located there offers its visitors unique views over the city and the harbor out to the sea. In addition, well over 100 types of fruits, vegetables, herbs, and flowers are grown here to supply the building's restaurants.

In total, 8,300 square meters of green spaces have been integrated into CapitaSpring, which corresponds to 140 percent of the actual site area. Thus, the high-rise, with its offices, apartments featuring extensive amenities, restaurants, food market, and green spaces including recreational facilities, incorporates almost all the functions of a complete neighborhood.

IQON Residences, Quito

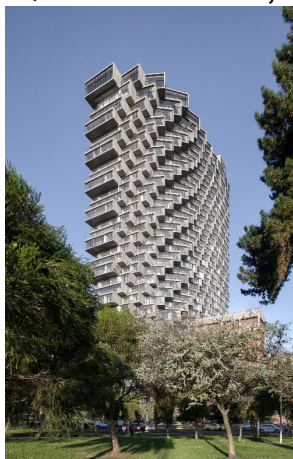


Photo: Bicubik Architectural Photography

Architecture: BIG – Bjarke Ingels Group, Copenhagen, Denmark / New York, USA

Client: Uribe Schwarzkopf

Main use: Residential

Height: 130 m

Completion: December 2022

Location: Quito, Ecuador

Since the relocation of the international airport to an outlying district a good ten years ago, Quito, which was originally characterized by low-rise and sprawling buildings, has been growing upwards. With the brutalist-looking IQON Residences, the skyline of the burgeoning Ecuadorian capital gains a residential and office high-rise full of character set against the spectacular backdrop of the surrounding Andes. Situated on the edge of La Carolina park, a city forest with expansive parklands in Quito's business district, the city's tallest high-rise offers unobstructed views of the park and the Pichincha volcano.

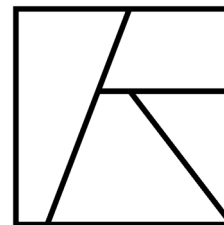
The building's form follows the geometric contours of the site, which is shaped like a mirror-inverted "L." At the corner, the façade fans out on both sides, creating a curve from which the individual stacked apartments with their terraces protrude like pixels. Each terrace is planted with greenery and a tree, whose planter extends into the apartment below as a funnel-shaped sculpture. Once the native trees and plants outgrow their planters, they can be relocated to green spaces throughout the city and replaced with new greenery cultivated on site. Ideally, IQON Residences will thus become not only a vertical extension of La Carolina park but also part of a city-wide green cycle.

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Quito's temperate, perpetually spring-like climate – the city is located around 20 kilometers south of the equator – makes it possible to operate the high-rise building without insulation, air conditioning or heating systems. The raw exposed concrete characterizes the building's lively look, while serving as a structural framework. In addition, the concrete provides thermal regulation by retaining heat at night and cooling during the day. Each floor is made up of apartments extending across the entire depth of the building, thus featuring terraces on both the north and south façades – naturally facilitating cross-ventilation. The 215 residential units are composed of three contemporary apartment types of varying sizes, complemented by communal leisure facilities such as a spa and squash court. The ground floor, which includes a public plaza, retail spaces, and artworks, connects the park to the rest of the neighborhood via a new pathway. Inside, marble, green shades, and blackened steel set subtle accents in combination with the dominant exposed concrete.

Shenzhen Women & Children's Center, Shenzhen



Photo: Xia Zhi

Architecture: MVRDV, Rotterdam, Netherlands

Client: Shum Yip Group

Main use: Facilities for the welfare of women and children, educational and teaching facilities, hotel, retail trade

Height: 108 m

Completion: September 2023

Location: Shenzhen, China

To achieve China's self-imposed commitment to be carbon-neutral by 2060, the National Development and Reform Commission has launched a revitalization model program comprising 24 projects. As part of this, MVRDV transformed a 1994 office tower into a colorful skyscraper hosting a hotel and a wide range of facilities for the well-being of women and children. Due to fire safety issues and poor energy performance, the building had previously stood empty for a long time.

MVRDV's sustainable and economical concept aimed to redesign the existing structure without major structural interventions, allowing only small necessary additions. The focus was particularly on the new façade and some spatial adjustments. The one-meter-deep aluminum frames placed in front of the façade not only protect against views from outside but also provide extra shading to reduce heat gain inside the building. At the same time, the interior of the building is still provided with sufficient natural light and fresh air.

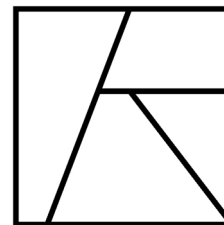
The bright colors on the façade are also used inside. Yellow, orange, pink, and green guide visitors through the building, creating a welcoming atmosphere. The location of

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various functional units such as a library, children's theater, or "discovery hall" is also communicated to the outside through color. In the multicolored plinth, the facilities for women and children stand out visually from the hotel use above.

In front of the building, physical and visual barriers were removed, and the former parking lot in the courtyard was transformed into a lively public space with a playground, cafés, and restaurants. Featuring barrier-free access and a multi-faceted spatial program, the project quickly became a social center in the business-dominated environment.

The revitalization of the building preserved and reused 80 percent of the original concrete structure. The thus achieved carbon saving equates to the amount produced by nearly 12,000 flights from Amsterdam to Shenzhen. It is expected that in the economically flourishing and rapidly growing metropolis, numerous adaptive repurposing projects for buildings from the same era will soon follow this project's example.

Valley, Amsterdam

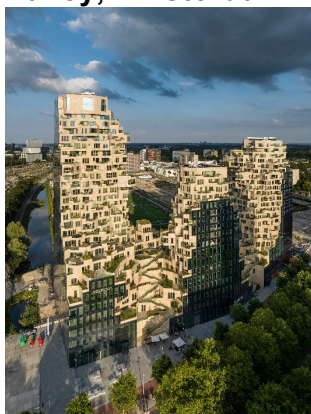


Photo: Ossip van Duivenbode

Architecture: MVRDV, Rotterdam, Netherlands

Client: EDGE

Main use: Residential, offices

Height: 100 m

Completion: October 2022

Location: Eindhoven, Netherlands

Amsterdam's Zuidas neighborhood is to be transformed from a pure office environment into a mixed-use district. Surrounded by highways and previously developed in an architecturally rather stereotypical manner, Valley stands out as a solitaire, impressively embodying the desired transformation. Externally, the building blends unobtrusively into the office environment with its mirrored glass façade. Internally, the mixed-use high-rise reveals its namesake appearance: rising from a common base are three rock-like towers with a deep valley winding between them. The contrast to the smooth exterior façade could not be greater – warm natural stone, abundant greenery, and spectacular projections and recesses characterize the interior view.

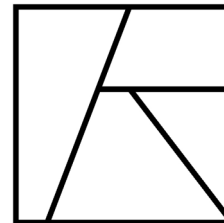
Two external stone staircases make the valley accessible to everyone directly from the street level up to the 5th and 6th floors. Like a hiking trail, the public path meanders through the rugged "landscape" of the Valley. At its bottom are two small water pools that – doubling as skylights – allow daylight to enter the lobby below, the so-called Grotto. It is also clad in natural stone and connects restaurants, shops, cultural areas, and the offices located on the floors above.

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Around 200 apartments, all differing in size, layout, and view, are distributed from the 8th floor upwards. Almost all of them feature a balcony or terrace, while in the remaining flats, floor-to-ceiling folding glass walls create a connection to the outside. On the top two floors, a panoramic bar affords a sweeping view over Amsterdam. Parametric design tools were used to optimize factors such as privacy, thermal insulation, structure, daylighting, and wind protection for the complex building. These tools also enabled the determination of the seemingly random pattern of over 40,000 stone tiles of different dimensions. Furthermore, a matrix was used to select the right plants for each location in the building, taking into account criteria such as wind, sunlight, temperature, and maintenance. The trees and plants on the terraces are maintained by an automatic irrigation system and by “façade gardeners”. Nesting boxes for birds and bats as well as bee and insect hotels promote biodiversity all year round. The landscaping developed specifically for the high-rise is intended to have a positive impact on the well-being of the people living and working in the Valley.

Bunker Tower, Eindhoven



Photo: Anna Odulinska

Architecture: Powerhouse Company, Rotterdam, Netherlands

Client: RED Company; Being Development

Main use: Residential, offices, gastronomy

Height: 100 m

Completion: October 2022

Location: Sydney, Australia

The former student union building of Eindhoven University of Technology was built in 1969 in the Brutalist style, designed by Huig Maaskant, one of the most renowned Dutch architects of the 20th century. The building quickly developed into an important social center for students and soon became known as “De Bunker” because of its architecture. Thus, the structure combines significant architectural historical value with special social and cultural relevance.

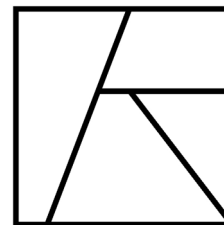
To save the aging building from demolition, Eindhoven University of Technology held a competition in 2016, which was won by the office Powerhouse Company. According to their winning design, the dilapidated concrete structure was carefully refurbished with sustainability in mind and complemented by a new residential tower providing 210 spacious rental and owner-occupied apartments. The construction of the tower not

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only created much-needed housing but also financed the elaborate restoration of the existing building.

The new high-rise echoes the sloping exterior walls and horizontal lines of “De Bunker’s” facade, as well as its color scheme, thus transforming the architectural language of the original structure into bold verticality. On the lower floors, solid bands of natural stone dominate the façade, which open up to allow for larger glass surfaces as the building rises. Simultaneously, the asymmetrical, slightly stepped volume of the tower tapers the higher it gets in analogy to the existing structure. The materials used in the high-rise, such as wood and glass, also reference Huig Maaskant’s design. The natural stone used resembles concrete, further enhancing the ensemble effect of the new and existing buildings.

Following its transformation into a podium building, the former student union building (where Powerhouse Company founder Nanne de Ru also spent time as a student) now houses high-quality office spaces and a public restaurant, thus reviving one of the original social uses of the former student union building. Additionally, the underground parking garage built during the construction of the residential tower enabled the conversion of the adjacent parking lot into a public park that extends Eindhoven’s northern green corridor called “de Karpen.” The architectural language of the ensemble was also applied to the pathways, planting areas and seating in the design of the open spaces.

More information from:

www.international-highrise-award.com

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