

the greenwich street project

is a new residential building in Manhattan by New York-based, Dutch-led practice Archi-tectonics.

The building, which is on the lower west side of the island with views over the Hudson river, is an interpretation of New York's rules on setting back the upper stories of high buildings to allow daylight to filter down to street level.

The facade of the glass building, which wraps around a 19th-century, six-storey warehouse, recedes from the street at different angles.

Archi-tectonics principal Winka Dubbeldam explains: "The city building code allows for an inclined plane. So I took that incline and inflected it through the rest of the facade. It changes the facade from a 2D separation

into a 3D filter for the city. It's not like being behind the curtain wall of an office block. You can look down, or up, into someone else's apartment, or actually see the sky – that's a special thing in Manhattan."

The warehouse has been gutted and remodelled behind its retained brick facade, and shared a service core with the new building. A series of projecting balconies marks the external junction between the old and new buildings. At the ground floor, which houses an art gallery, the facade buckles to create a glass awning over the street.

The apartments are loft-style with exposed i-beams, and ceiling heights that match the general proportions of the existing warehouse building.

Dubbeldam thinks of the building as a piece of European lower Manhattan. "Journalists call and ask me if this is a new era in New York architecture," she says. "I tell them there's nothing American about it – I'm Dutch, the developer [Jonathan Carroll] is English and the structural engineer is Buro Happold."

Kieran Long + Elaine Knott



this picture sections of the facade are angled away from the street

far left behind the facade in one of the penthouse apartments left the building from the north