

Kajima Quality

Providing customers and society with a quality product that functions and performs to their expectation is one of our basic missions. Kajima strives to achieve this in its everyday construction work, following the motto “Stick to the basics, be true to technical skill.” Kajima’s customers are not just the companies or bodies that place orders, but all members of society. We believe that the product Kajima delivers should be as pleasant and comfortable as possible for those who will use it for many years to come.

Toranomon Towers

Toranomon Towers Residence & Office (Minato Ward, Tokyo), a project developed, designed and built by Kajima that was opened in the fall of 2006, embodies our belief in providing people with a product that is as pleasant and comfortable as possible. Since acquiring the site in 1970, Kajima has carefully guided and shaped the project in a way that maximizes the potential of the area while preserving its traditional aspects.

A Style in Harmony with the Area

Toranomon 4-chome, though in the heart of Tokyo, is a quiet area with wide areas of greenery remaining. The area has been the site of numerous homes of the aristocratic and wealthy for several centuries, so Kajima selected an orthodox style that would befit the neighborhood. The design of the two facing towers, a timeless, simple black and white, is in harmony with the character of the neighborhood while at the same time expressing an aspect of innovation.

The public areas of the development—which accounts for around 60% of the total site area—includes a stand of the remaining old trees, while the addition of new trees has created a new wooded area in the city. A courtyard between the two towers features a sculpture chosen through the KAJIMA SCULPTURE COMPETITION, held regularly since 1989 and where it was a finalist. A space where tradition and modern culture blend seamlessly is part of the quality best suited to a particular area that Kajima strives to achieve.



The two towers stand in a historical neighborhood.



Three Echoing Forms by Nobuyuki Ogasawara, the work selected for the courtyard from the KAJIMA SCULPTURE COMPETITION (Left)



Wooded area on the site's eastern side (Right)

An Environmentally Friendly Approach

Sustainable design is an essential part of new building development today. The Toranomon Towers Office features a double-skin curtain wall (double-layered exterior glass wall), a first for a building of its height. Drawing outside air into the space between the two glass walls helps mitigate the effects of direct sunlight, and provides a contained exhaust heat mechanism that does not rely on mechanical equipment. Further, the inner sash can be opened during fine days in the spring and fall to allow for natural ventilation, unusual for an extremely tall building. Workers in the building can have both a spectacular view and feel the outside air.

A People-Friendly Approach

The Toranomon Towers Office is the third example in Tokyo of a building that complies with the revised “Heart Building Law” (the other two were also designed by Kajima), the nickname given to the Act on Buildings Accessible and Usable for the Elderly and Physically Disabled, the foundation of the new law on barrier-free access enacted at the end of 2006. The most outstanding feature of universal design is that it does not presuppose any particular disability. It is a concept that takes into account not only ordinary disabilities but also differences in physical stature, age, language and a host of other factors to create a “people-friendly design” which allows as many people as possible to use a building freely and without confusion. In essence, it is an extension of the barrier-free concept.

As Japan’s population ages, an increasing number of people will suffer from visual impairments caused by such age-related failing eyesight or cataracts, glaucoma, or diabetes-induced retinopathy, which will make their everyday lives more difficult. Over the past several years, Kajima has been researching designs that help people with poor eyesight navigate buildings more easily.

In the case of the Kashiwase Eye Clinic (Ashikaga City, Tochigi Prefecture), where Kajima acted as the universal design consultant, we utilized visual measures to help patients enhance their awareness with color combinations of varying hue, brightness and saturation, and placed signs in prominent locations and made them easier to read, while also proposing tactile indicators such as different feels to the flooring. These measures helped to create a space in which patients can move about smoothly and confidently, while also providing benefits to people without disabilities.

To create a space based on universal design concepts, it is necessary to repeatedly conduct sophisticated analysis with simulations of different colors for high visibility, determine the effectiveness of voice guidance, and establish to what extent people can recognize the feel of different flooring materials under their feet. Kajima formed specialized task teams within its design department to incorporate the findings of specialists and experts into its designs. We will continue to make a steady, patient effort to fulfill our role as an architectural designer.



Kajima provided consulting for the Kashiwase Eye Clinic, where a variety of design methods were utilized to help patients recognize route indicators, obstacles and equipment. Kajima also evaluated the effectiveness of the design.

Enhancing Communication

The office floors of Kyodo News Service in the Shiodome Media Tower (Minato Ward, Tokyo) have multiple staircases running in three directions through the open space in the center of the building that link together the six editing floors. One of the most important aspects of news and/or editing operations is the kind of deep communication made possible through direct talks between people. These multiple staircases provide a substantial benefit as a “meeting place” for the office tower, where people and sections are too easily compartmentalized. Conversations occurring near the stairs amid the bustle of employees and reporters from different sections hurrying about are an everyday site in the building. This is one answer from Kajima to the question of what true convenience means for the workers in a building.



The multidirectional staircase in the Shiodome Media Tower constantly bustles with employees and reporters.