FEARON HAY

538 KARANGAHAPE ROAD

DESIGN STATEMENT

03.11.2023 - REV B

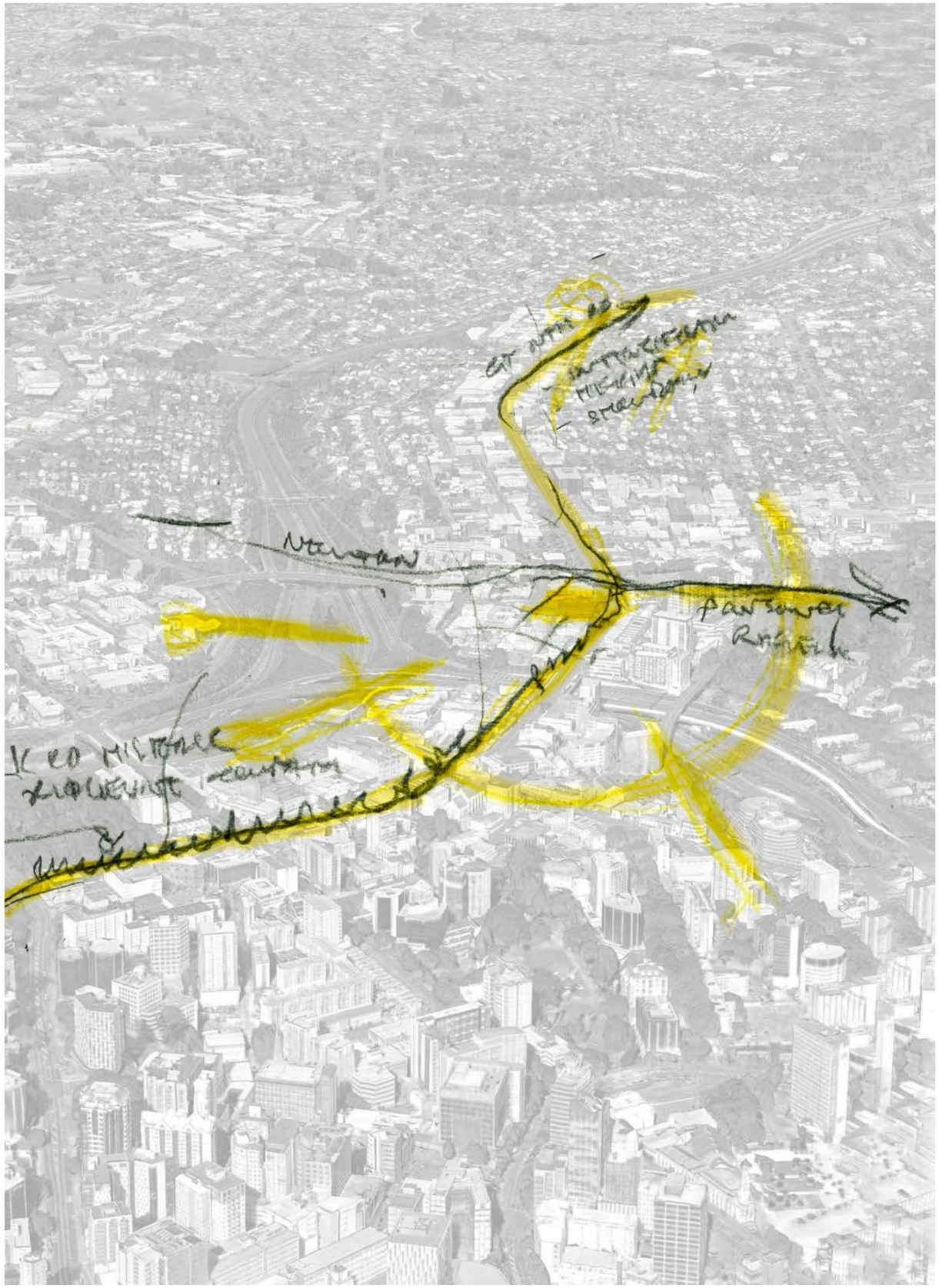
538 KARANGAHAPE ROAD

SITE CONTEXT & PRECINCT

- SITE ANALYSIS
- PLANNING CONTEXT
- NEIGHBOURHOOD & HERITAGE CONTEXT

DESIGN RESPONSE

- DESIGN BRIEF
- DESIGN RESPONSE
- CONCEPT SKETCHES
- MASSING
- BUILDING IN THE ROUND
- HERITAGE & PRECINCT RESPONSE
- STREET FRONTAGES, LEGIBILITY & PEDESTRIAN AMENITY
  - GUNDRY STREET
  - ABBEY STREET
  - LANDSCAPED TERRACES
- FACADE ARTICULATION - TYPOLOGIES & PRECEDENTS
  - FACADE TYPE 01
  - FACADE TYPE 02
  - FACADE TYPE 03
  - FACADE TYPE 04
- SOLAR STUDIES



SITE CONTEXT & PRECINCT

SITE ANALYSIS

- NATURAL & BUILT SITE FEATURES
- ORIENTATION

PLANNING CONTEXT

- UNITARY PLAN
- PLAN CHANGE 78
- K ROAD PLAN

NEIGHBOURHOOD & HERITAGE CONTEXT

- BUILT CHARACTER
- URBAN GRAIN & USE
- PEDESTRIAN & VEHICLE MOVEMENT

-STRATEGIC SITE

-OPPORTUNITY FOR GLOBAL BENCHMARK IN SUSTAINABLE DESIGN

-"IT IS PIVOTAL IN MARKING THE START OF KARANGHAPE ROAD AND THE START/END OF PONSONBY ROAD, TWO OF AUCKLAND'S MOST ICONIC STREETS "

EXTRACT - KARANGAHAPE ROAD PLAN 2014-2044

SUBJECT SITE IN CONTEXT

FEARON HAY

CONTEXT AERIAL SITE PLAN

- VIEW FROM GREAT NORTH ROAD ALIGNMENT
- MARGINAL / ERODED BUILT CHARACTER EDGE

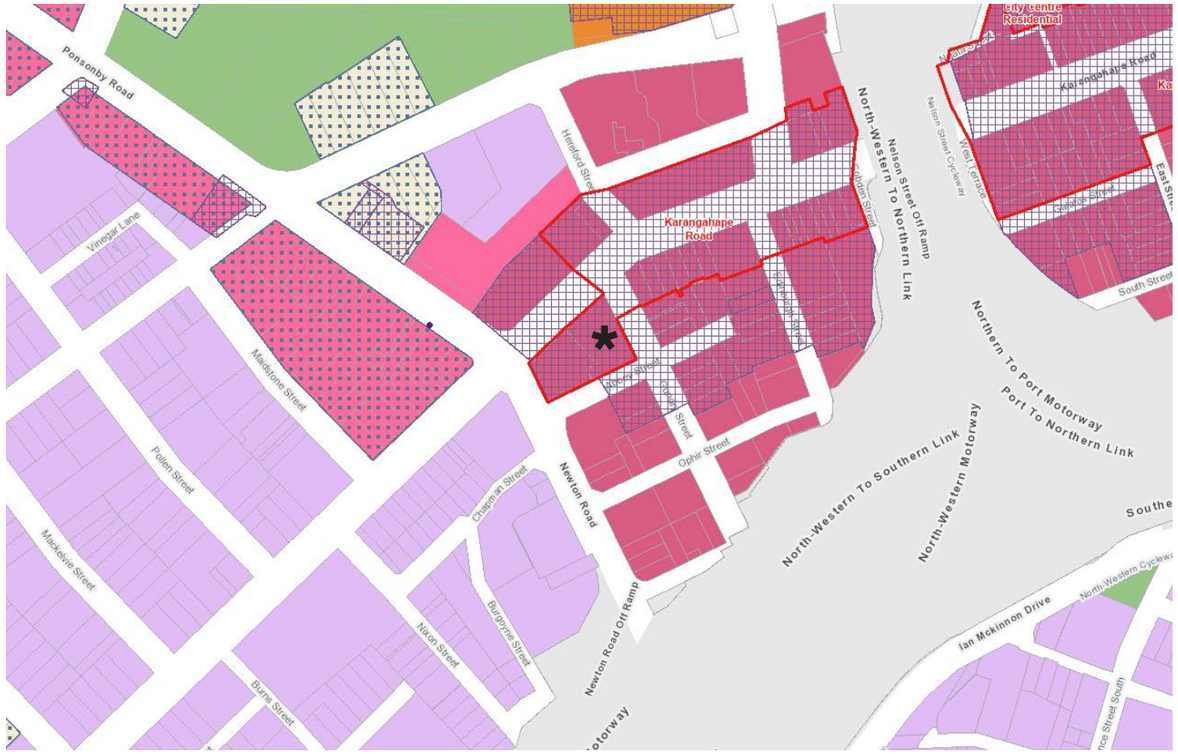
- VIEW OF SUBJECT SITE TOWARDS GREAT NORTH ROAD
- EMPTY LOT ADJACENT
- MARGINAL /ERODED BUILT EDGE

- MIX OF CHARACTER & COMMERCIAL STRUCTURES

- VIEW FROM NEWTON ROAD TOWARDS ABBEY STREET
- MIX OF COMMERCIAL & CHARACTER STRUCTURES

PLANNING CONTEXT

- OVERLAYS
- FUTURE HEIGHTS
- BUILT ENVIRONMENT ASSESSMENT



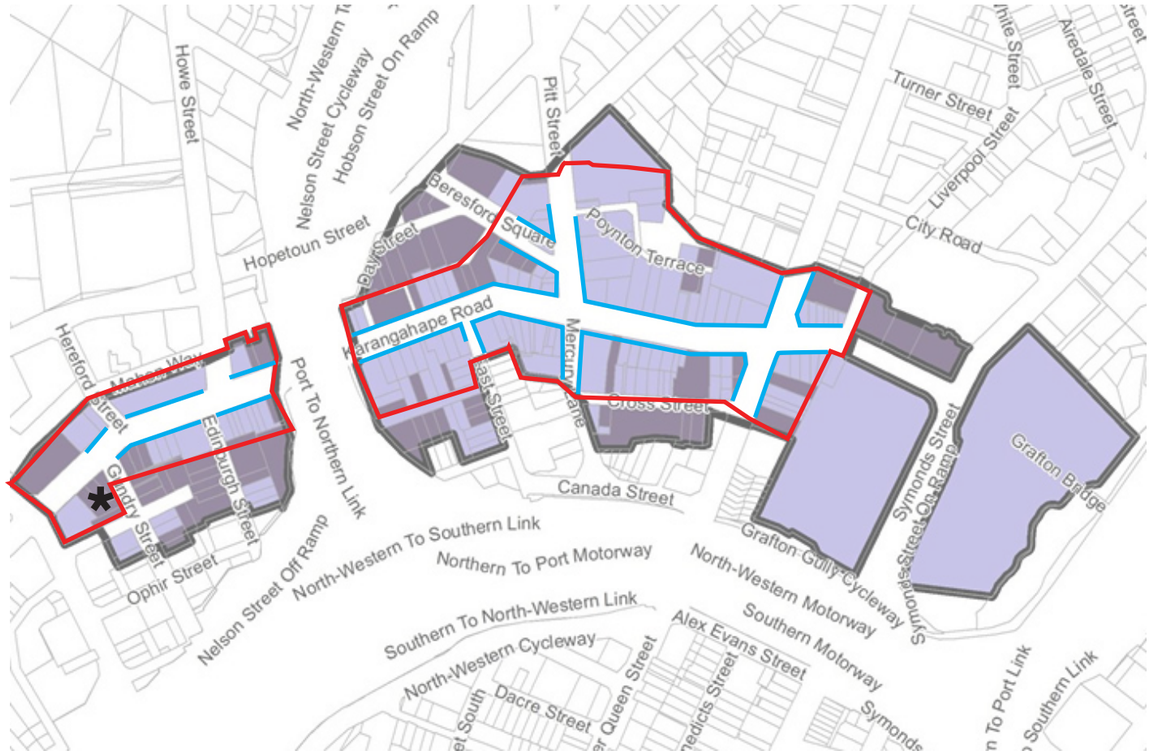
OPERATIVE MAP

SITE SUMMARY:

- Precinct - Karanagahape Rd
- Historic Heritage overlay
- Business - City Centre Zone

SURROUNDING ZONES:

- Business - Mixed Use Zone
- Business - Town Centre Zone
- Resi - Single House Zone
- Infrastructure
- Open space - information recreational
- Site



- Precinct - Karanagahape Rd
- Historic heritage area
- Non-contributing sites
- Contributing sites
- Frontage height & setback controls
- Site

Boundary of City Centre & Precincts

35m

15m

Site

CITY CENTRE ZONE: GENERAL HEIGHT CONTROLS

72.5m

35m

27m
(Height variation control)

21m
(City centre/ walkable catchment)

13m
(Height variation control)

8-9m

Site

PC78 MAX HEIGHT SUMMARY

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AERIAL PHOTO AND SURVEY

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538 KARANGAHAPE ROAD PLANNING CONTEXT

Auckland Unitary Plan (Operative in Part)	
Zones	H8 Business - City Centre Zone
Precincts	I206 Karangahape Road
Overlays	Historic Heritage Overlay Extent of Place [rcp/dp] - Karangahape Road Historic Heritage Area – **building is a non-contributing site.**
Key Built Form Standards	o 15m maximum height (above mean street level) o 3:1 Maximum Floor Area Ratio o No building setback rules

The key objectives of the City Centre zone are that:

· The city centre is an internationally significant centre for business
· The city centre is an attractive place to live, learn, work and visit with 24-hour vibrant and vital business, education, entertainment and retail areas
· Development in the city centre is managed to accommodate growth and the greatest intensity of development in Auckland and New Zealand while respecting its valley and ridgeline form and waterfront setting
· Development is of a form, scale and design quality so that the centres are reinforced as focal points for the community
· Development positively contributes towards planned future form and quality creating a sense of place
· The distinctive built form, identified special character and functions of particular areas within and adjoining the city centre are maintained and enhanced
· The city centre is accessible by a range of transport modes with an increasing percentage of residents, visitors, students and workers choosing walking, cycling and public transport

Key relevant City Centre zone policies seek to:

· Reinforce the function of the city centre the primary location for commercial activity,
· Required development to be of a design quality that positively contributes to planning and design outcomes identified for the zone and require large scale development to be of a design quality that is commensurate with the prominence and visual effects of the development
· Required development to positively contribute to the visual quality and interests of streets and public open spaces as well as pedestrian amenity, movement, safety and convenience with people of all ages and abilities
· Provide for a wide range and diverse mix of activities that enhance the vitality, vibrancy and amenity of the city centre
· Enable the most significant concentration of office activity in Auckland to locate in the city centre by providing an environment attractive to office workers, with a focus on the core central business district.
· Encourage specific outcomes and areas of the city that have a distinctive built character
· Encourage comprehensive and integrated development of key development sites
· Enable the tallest buildings in the greatest density of development to occur in the core central business district
· Manage adverse effects associated with building height and form by transitioning building heights and densities down to neighbourhoods adjoining the city centre
· Requiring the height and form of new buildings to respect the valley and ridgeline form of the city centre and for building design to be complementary to existing or planned character of precincts;
· Manage the scale form and design of buildings to maximise light and outlook around buildings and avoid adverse dominance and/or amenity effects on streets and public open space
· Requiring developments to provide a high-quality public realm and ensure development engages with this in a way that provides a sense of intimacy, character interest and variation.

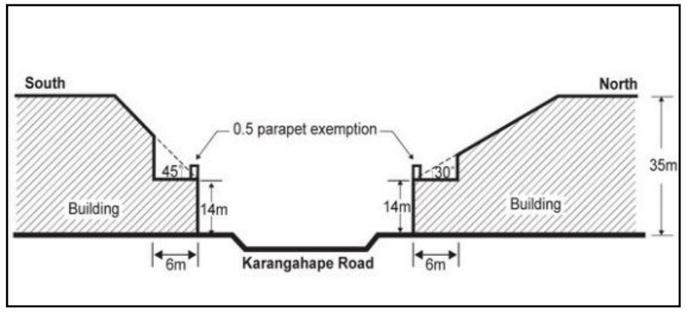
City centre zone precinct Objectives and Policies seek to identify and encourage specific outcomes in areas of the city with the Karangahape Road Precinct seeking to maintain and enhance the area's distinctive built form and streetscape character. The design of buildings needs to respect the form, scale and architecture of scheduled historic heritage places and special character buildings in the Karangahape Road Precinct and to maintain the precinct's character and architectural style by being compatible in style, including scale, material, colour and detailing.

All new buildings require resource consent with a wide range of matters of discretion and assessment criteria to give effect to the attainment of the Objectives and Policies of the zone.

KARANGAHAPE ROAD HISTORIC HERITAGE AREA

The site is located at the western edge of the Karangahape Road Historic Heritage Area and is identified as a 'non-contributing site.' The AUP Statement of significance notes that the Karangahape Road Historic Heritage Area has significance for its historical association with the commercial and residential development of Auckland, from the time of the city's colonial establishment through to the mid-20th century. The area retains considerable significance due to the predominance of Victorian and Edwardian-era buildings that have survived modern redevelopment. The decorative physical appearance of these buildings combined with the unity of scale and form reflects the historical pattern of development and creates an urban landscape that is distinctive within Auckland. Despite the many changes that have occurred in the rest of the city throughout the years, Karangahape Road has retained its original purpose, which reinforces its significance as one of Auckland's earliest and most important commercial and entertainment areas.

The Karangahape Road Historic Heritage Area is generally subject to a 35 metre Height limit as shown on Page 11. Through the Karangahape Road Precinct, key street frontages are subject to additional design controls including a maximum building frontage height standard of 14 metres above which a 6m building set back is required. Buildings are required to comply with a 14 metre plus 45-degree height to boundary control for buildings on the southern side of Karangahape Road and a 14m+ 30-degree height to boundary control for buildings on the northern side of the road. The setback and height limit information is shown in the diagram below from the Precinct.



PLAN CHANGE 78 – CITY CENTRE ZONE

The Government's National Policy Statement on Urban Development (NPS-UD) came into force in August 2020 and was updated in May 2022. The NPS-UD directs Auckland Council to enable more building height and housing density within and around Auckland's city centre, metropolitan centres and rapid transit stops such as train and busway stations. The NPS-UD also requires more building height and housing density within and around neighbourhood, local and town centres.

The NPS-UD requires the Council to enable as much development capacity as possible in the city centre in order to maximise the benefits of intensification. Through Plan Change 78 Auckland Council proposes to keep some controls that maintain the values that Aucklanders like about the city centre, while removing constraints on intensification.

CHANGES TO THE CITY CENTRE ZONE (FROM COUNCIL INFORMATION)

What is proposed to change?

Removal of the Floor Area Ratio (FAR) standards. These standards currently manage site intensity and the scale of development in the city centre. FAR varies throughout the city centre but typically allows for greater development capacity in key areas. Removing the standards will provide more flexibility in building design but still within the constraints of other standards such as tower dimensions and set back controls.

Amendment of the general height control. This will enable:

· Unlimited building heights in the core city centre except where special height controls apply;
· Heights up to 72.5 metres across the city centre, except where special height controls or other qualifying matters apply.

Changes to current standards (and some new standards) to ensure that tall buildings are of a form that fits the context of the city. Removal of the FAR bonus standards. These standards allow transfer of additional floor space between sites and buildings. However, all sites will have greater height and/or development capacity and so the transfer of floor space is no longer needed.

What is proposed to stay?

· The need for all new buildings in the city centre to go through the resource consent process.
The special height controls. These controls are important for limiting building height where certain things need to be protected. For example, a special height control is in place around Albert Park to ensure sunlight into the park.
· Controls that set minimum dwelling size and minimum floor to ceiling ratio.
· The outlook control, to ensure light, outlook and privacy for dwellings.
· The maximum tower dimension, setbacks from the street, and tower separation distances are being kept and extended.
· City centre precincts will continue to manage area specific outcomes, including height and development capacity

PC78 STANDARDS RELEVANT TO 538 KARANGAHAPE ROAD

The key changes in planning standards and context affecting the site are that the 35m height limit which applies to most of the rest of the Historic Heritage Area is to be extended to the western part of the city (which currently has a 15m height limit).

A new set of setback provisions are proposed which require a 6m building setback from road frontage above a height equal to the road width. There is also a 6m setback from non-road boundaries above 32.5m in height
A 50m maximum tower dimension above 32.5m in height is also introduced.

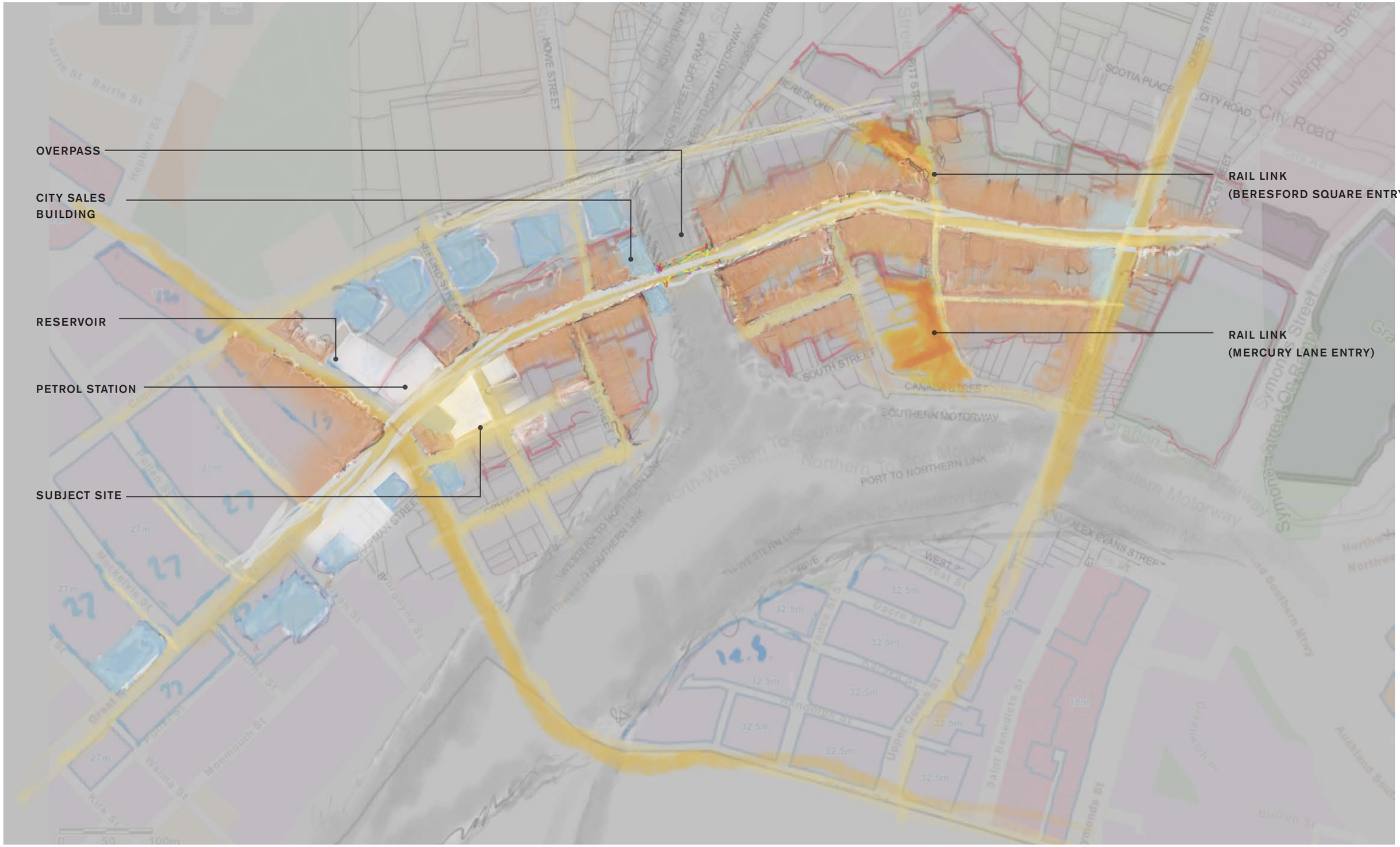
CURRENT STATUS OF PLAN CHANGE 78

Plan Change 78 was notified for submissions in August 2022 with the Summary of Decisions Requested notified on 5 December 2022. The original time frame for hearings and a decision on this plan change was that the Council was required to notify its decisions on Plan Change 78 by 31 March 2024.

However, following the significant adverse weather events affecting Auckland at the start of 2023, the Council sought, and received approval for, a one-year extension to this timeframe to allow it to review and provide a response to flooding and hazard matters affecting the proposed intensification.

The approval of this extension has resulted in the Independent Hearings Panel pausing all hearing topics until the implications of the Council's flooding and hazard work is clearer. Whilst some Alternative Dispute Resolution processes (mediation, conferencing etc) is ongoing – including the City Centre zone provisions - the timing for resumption of hearings is not currently known.

Despite the delays in PC 78, the clear direction from the NPS Urban Development is that the future city centre context is one where significant intensification is to be enabled, which will almost inevitably include a higher height limit for this site than the current 15m under the AUP.



RECENT CONTEMPORARY / COMMERCIAL

REMAINING HISTORIC BUILT FORM

OPEN SPACE/ UNBUILT / MINOR STRUCTURE

NEIGHBOURHOOD & CONTEXT PLAN

FEARON HAY
538 K ROAD

REV B - 03.11.23

RECENT CONTEMPORARY / COMMERCIAL

REMAINING HISTORIC BUILT FORM

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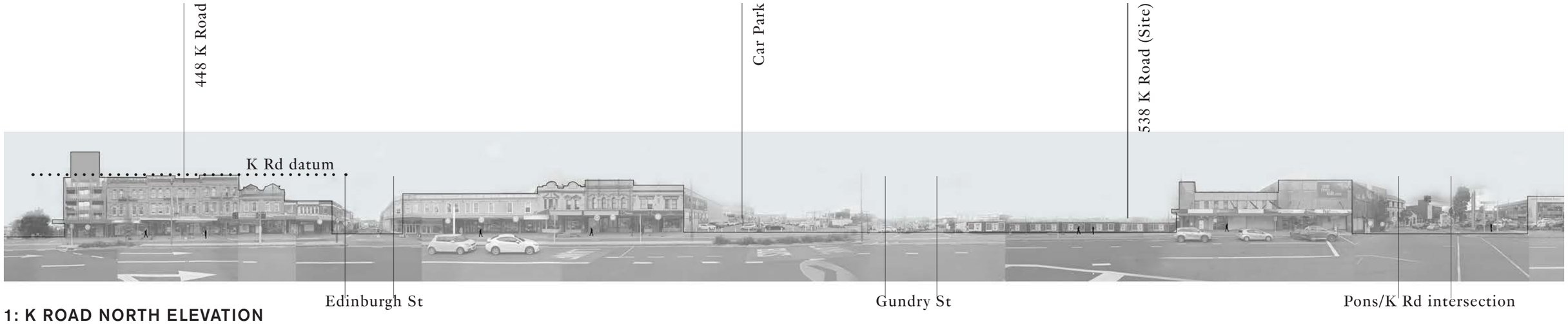
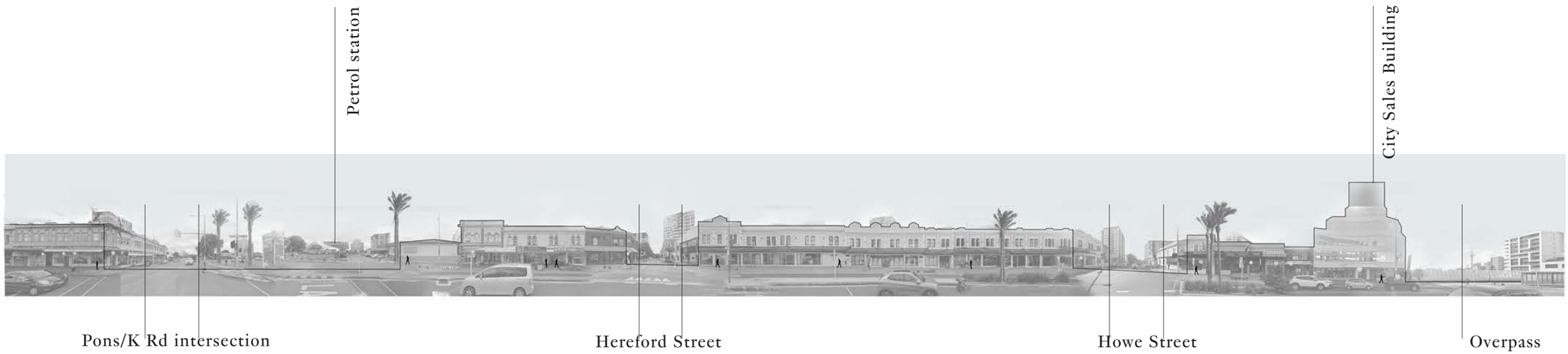
FEARON HAY
538 K ROAD

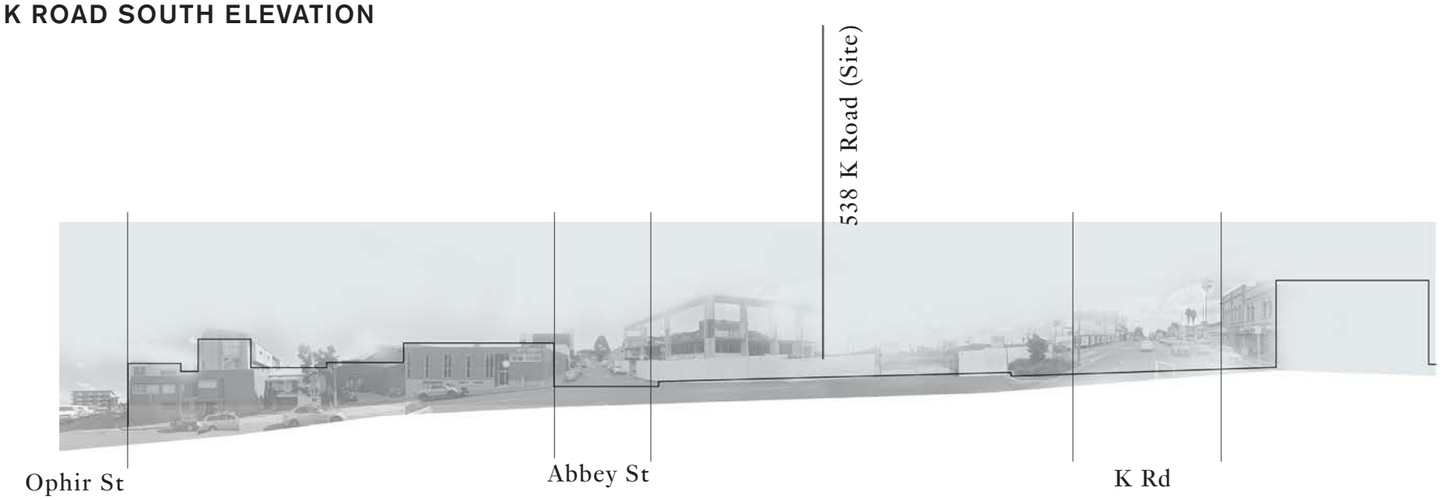
REV B - 03.11.23



1: K ROAD NORTH ELEVATION



2: K ROAD SOUTH ELEVATION



3. GUNDRY ST EAST ELEVATION

INDICATIVE STREET CONTEXT ELEVATION STUDY

FEARON HAY
538 K ROAD

DESIGN RESPONSE

- DESIGN BRIEF
- DESIGN RESPONSE
- CONCEPT SKETCHES
- MASSING
- BUILDING IN THE ROUND
- HERITAGE & PRECINCT RESPONSE
- STREET FRONTAGES, LEGIBILITY & PEDESTRIAN AMENITY
  - GUNDRY STREET
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  - LANDSCAPED TERRACES
- FACADE ARTICULATION - TYPOLOGIES & PRECEDENTS
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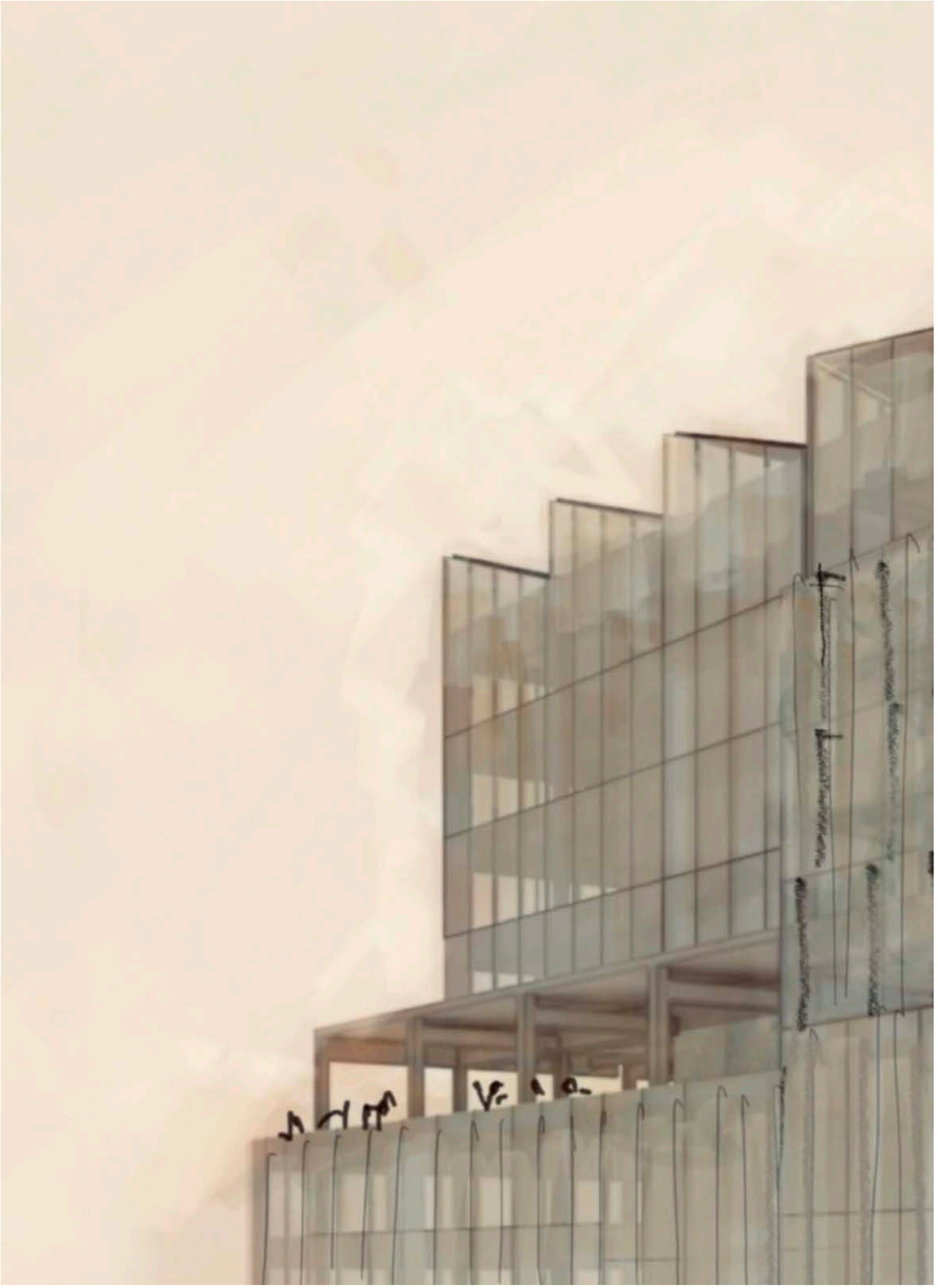
- SOLAR STUDIES

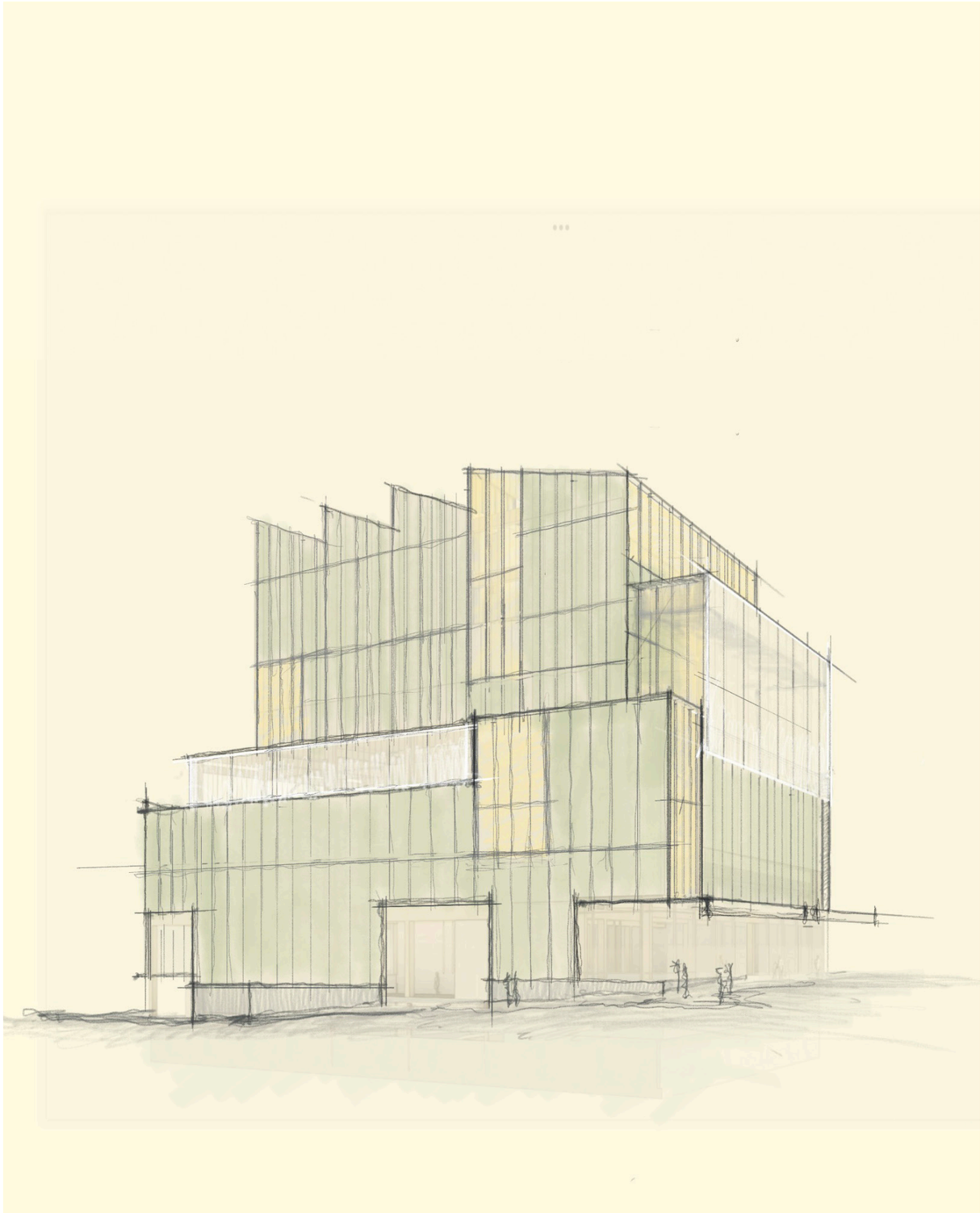


THE CLIENT

- James Kirkpatrick Ltd, a well-established property investment company, are redeveloping one of their most central city sites.
- Focus is on long-term operational efficiency, durability, and flexibility

THE BRIEF

- Regeneration of this site from a demolished, end-of-life building into a robust and legible urban structure to stand for the next 50 years.
- A building that responds to the proposed National Policy Statement on Urban Development Intensification directions (Plan Change 78), while creating a best-in-class sustainable design & tenant experience
- Build a 'piece of town' with high-quality public frontage and a mix of spaces to support the active and diverse urban community of K Road
- Mass timber structure with biophilic design creating a superior client experience we wish to offer at K Rd
- Destination workplaces that respond to the changes in how people live and work
- Diverse commercial offerings for wider market appeal (and reduced exposure to external events or economic downturns)
- Embed ESG to future-proof the asset for international clients and help deliver ambitious net-zero targets
- Target world-leading 6 Green Star with whole-of-life sustainability front of mind and use of low carbon materials encouraged



DESIGN RESPONSE

"A cohesive architectural response for the whole building viewed in the round."

The site has three strong urban edges to the north, east and south faces to address and unify major and minor road networks of the precinct.

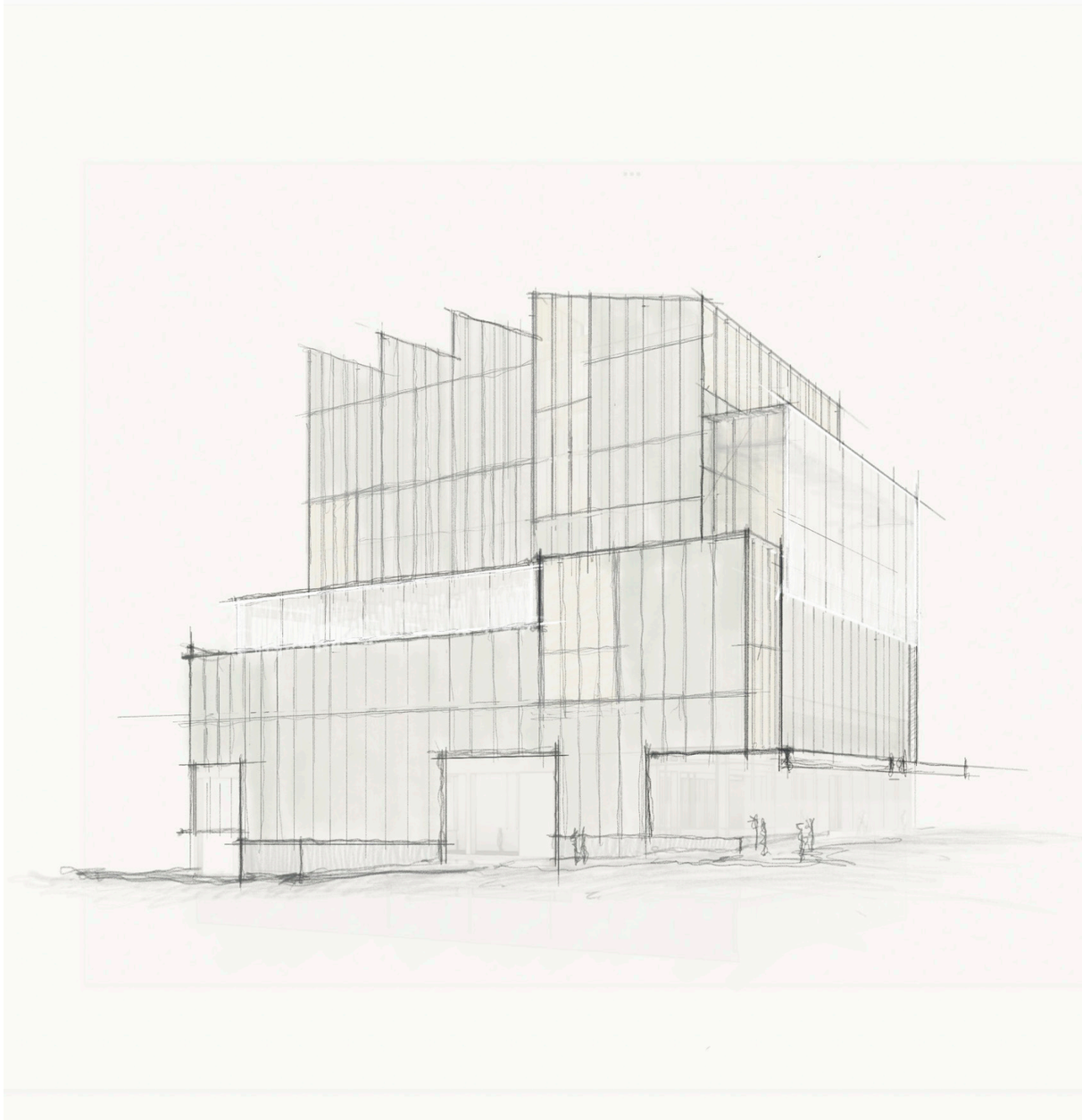
Massing has been developed to achieve three-dimensionality with an in-ground podium at lower levels, and upper levels composed of floating wintergarden planes, legible landscape terrace edges and a central tower form to respond to its particular site, to the street, and to the surrounding precinct. The wintergardens on Karangahape Road and Gundry Street sit as crystalline structures with faces brought up to the edge to define the street and create urban scale.

A sawtooth roof form articulates the top edge of the glazed tower providing interest to the ridgeline seen from the distance. The western facade is further modulated by apertures and setbacks to offer outlook as well as visibility into the building. This presents an opportunity for a three-dimensional landmark corner to reinforce the 'gateway' role of the building in annoucing the Karangahape Road precinct.

The 14m historic podium datum is expressed at terrace level on Karangahape Road with negative setbacks to differentiate podium and upper level massing, to accentuate focus and establish a relationship with the scale of the existing heritage fabric. Further developed and expressed as primacy with a continuous verandah up to and around the corner, and major / minor rhythm of stays and pilasters that help to ground the building. These finer grain details clearly relate and respond to the various datums and architectural elements of surrounding heritage and contemporary buildings in the precinct.

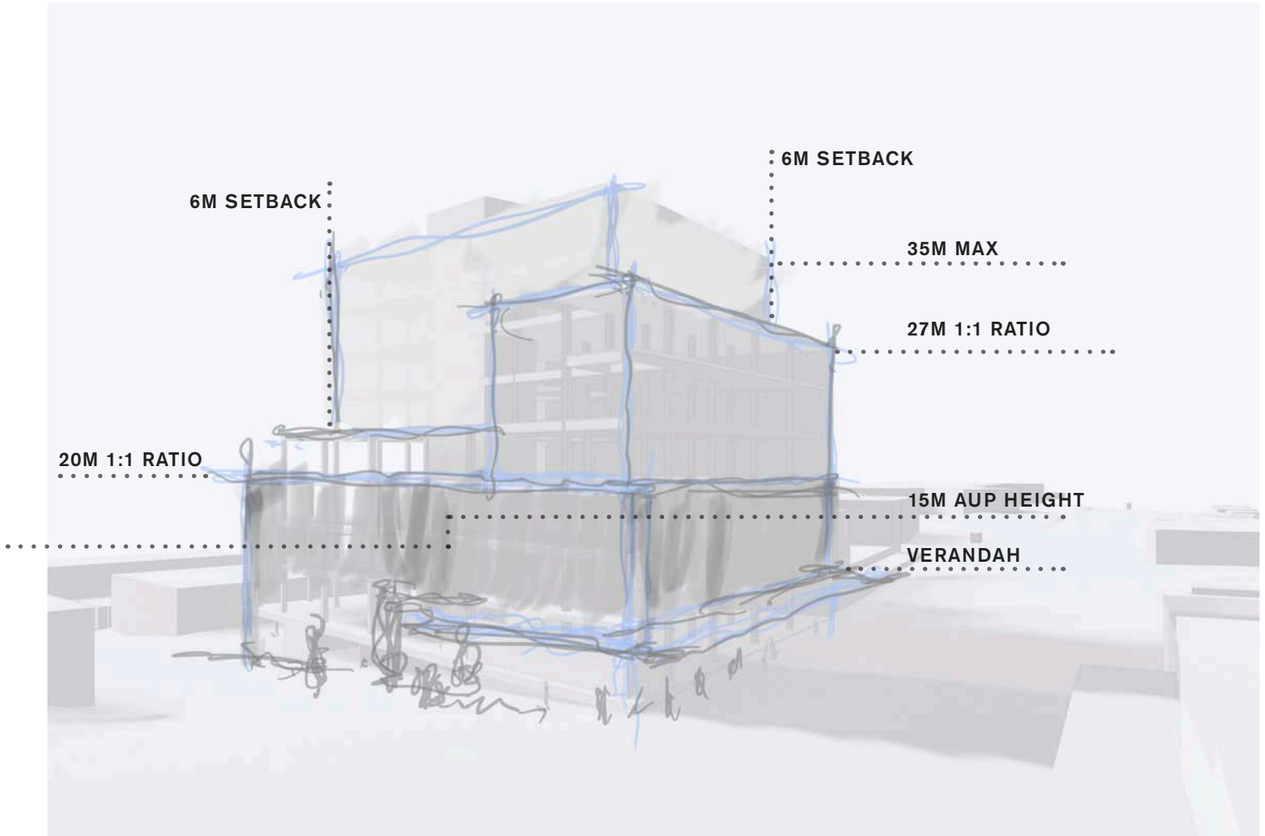
The podium steps up at the north-eastern Karangahape Road - Gundry corner and massed to the edges to hold and respond to the importance of this corner, defining it as a terminus.

Facade material is composed of finer glass elements sheath over regular mass timber structure. Subtle changes in fritting and facade components give the massing interest and variation without obvious reference to floors, ceilings, balconies.

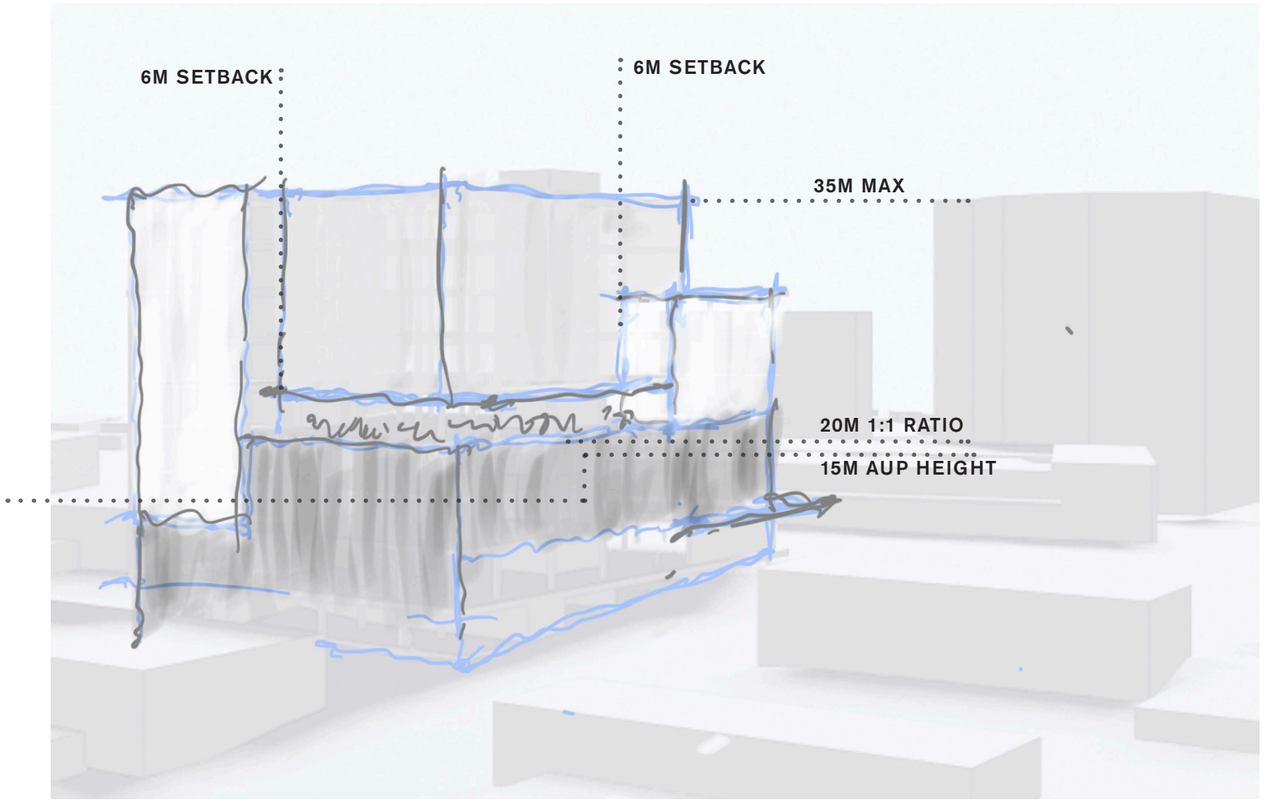


CONCEPT SKETCHES

- EXPRESS CHARACTER OF K-ROAD PRECINCT DATUM
- FACADE ARTICULATION & LANGUAGE
- SETBACKS TO ROAD CARRIAGEWAYS IN COHESIVE BUILT FORM
- RESPONSE TO URBAN FABRIC & HERITAGE DETAIL



NE CORNER



SE CORNER

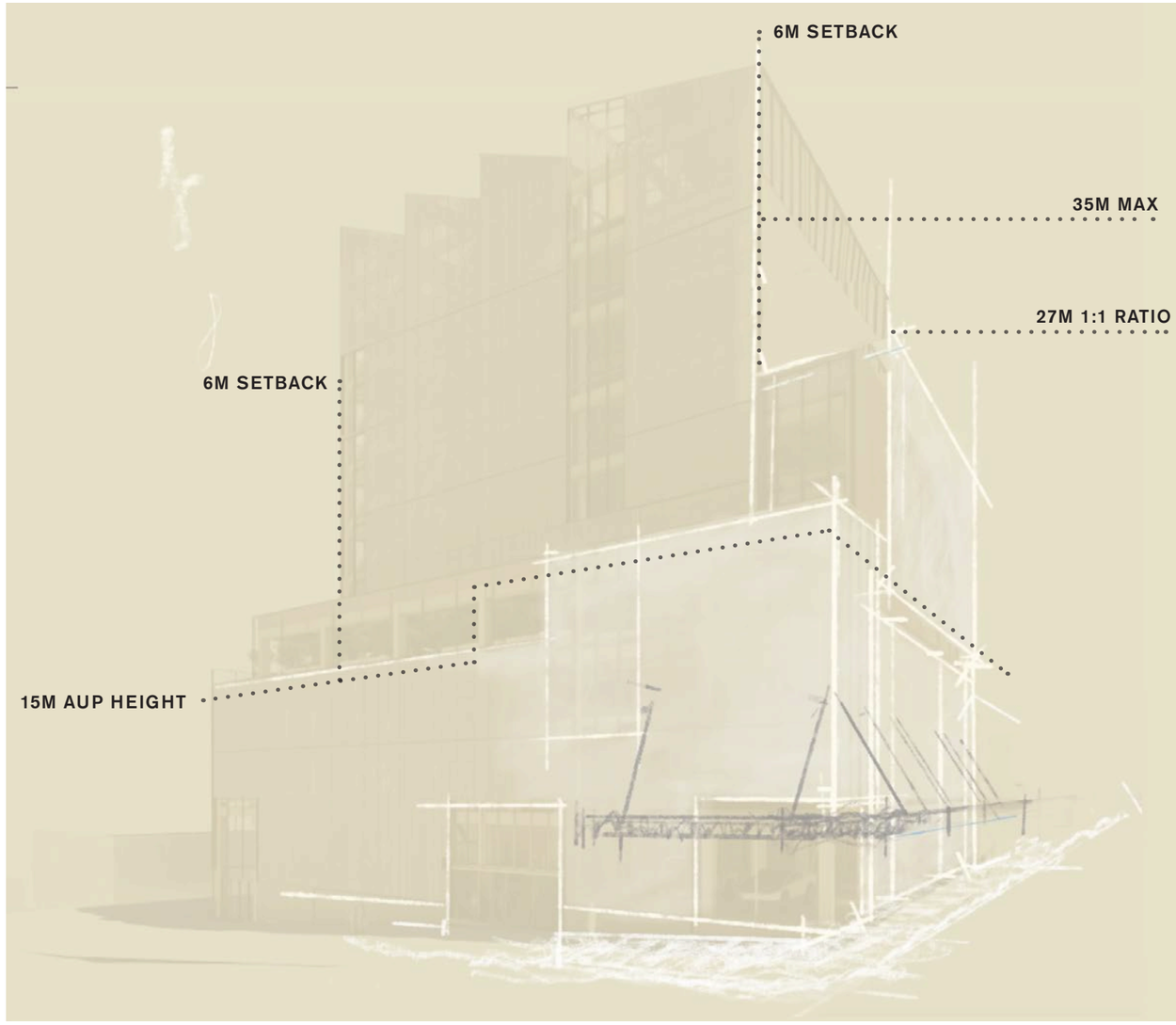
EARLY MASSING

- ARTICULATE K ROAD DATUM
- RESPONSE TO PROPOSED INTENSIFICATION (PC78)
- 6M BOUNDARY SETBACK
- BOUNDARY SETBACKS - 1:1 RATIO TO WIDTH OF STREET

  K ROAD: 27M

  GUNDRY ST: 20M

  ABBEY ST: 15M



NE CORNER

DEVELOPED MASSING

- SAW-TOOTH ROOF FORM
- K-ROAD FRONTAGE BELOW 14M RECESSED TO ALLOW FOR DEPTH/ ARTICULATION
- GROUNDED LOWER MASS WITH FLOATING/SEPARATED UPPER BUILT FORM TO REINFORCE HEIGHTS OF K-RD HISTORIC STRUCTURES
- ENHANCE CANOPY DATUM & CREATE CORNER ADDRESS
- FINE DETAIL & GRAIN TO FRONTAGES REFERENCING HISTORIC STRUCTURES

NW CORNER

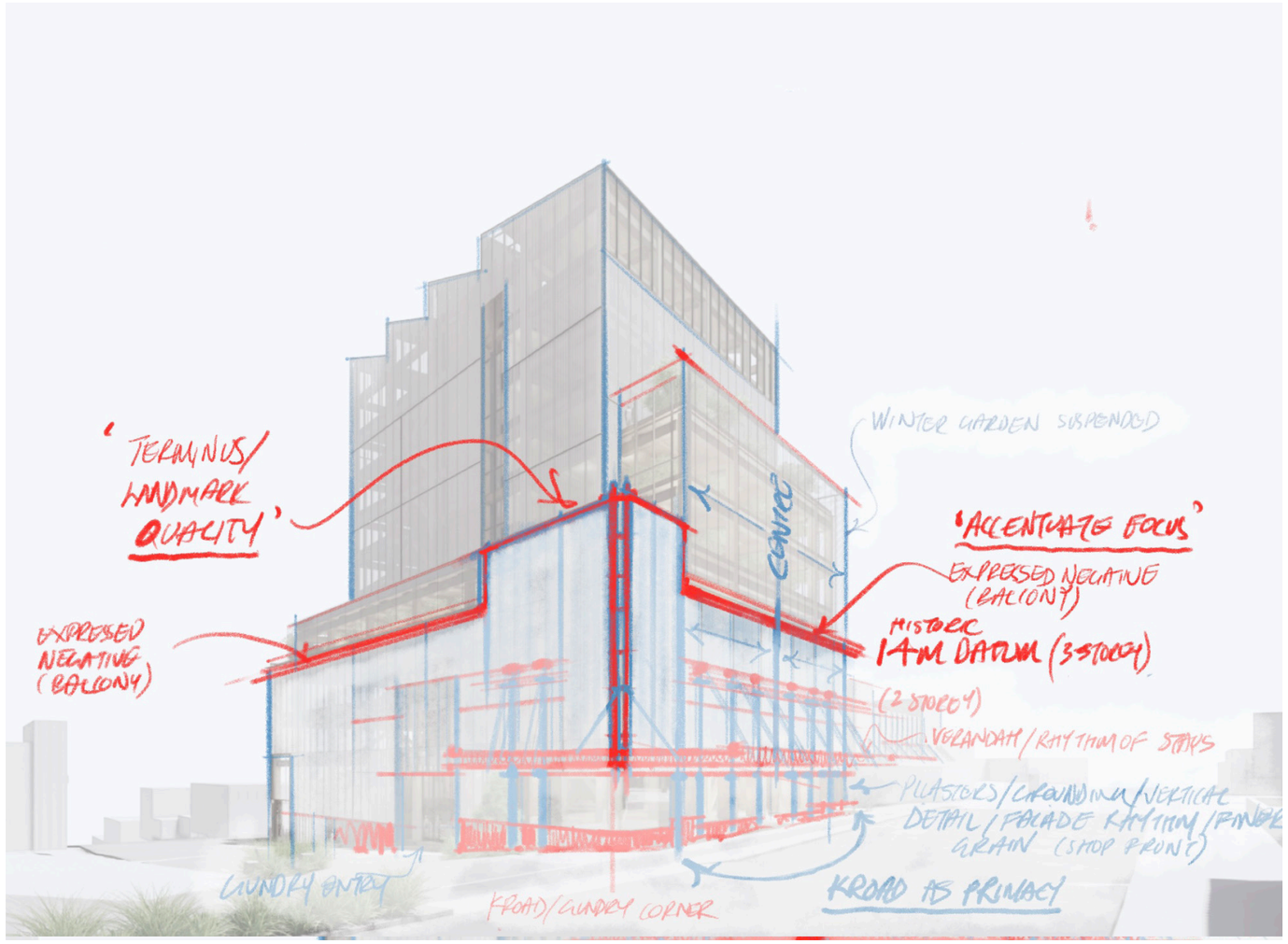
DEVELOPED MASSING

- 538 KARANGAHAPE ROAD - A STRATEGIC SITE
- THE WESTERN ENTRANCE TO K-RD PRECINCT
- BUILDING AS ‘GATEWAY’

NE CORNER

DEVELOPED MASSING

- BUILDING TO BE READ ‘IN THE ROUND’
- BUILDING WITH A THREE DIMENSIONAL PRESENCE

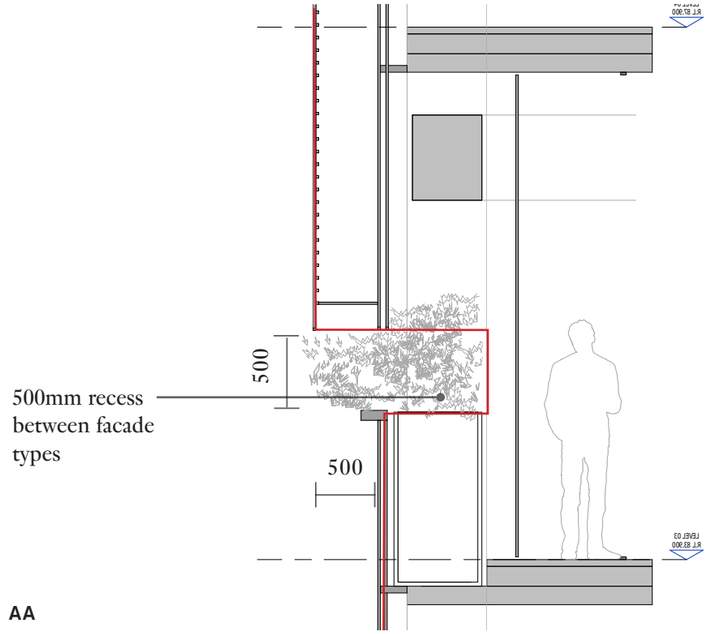


DESIGN TO K-ROAD PRECINCT

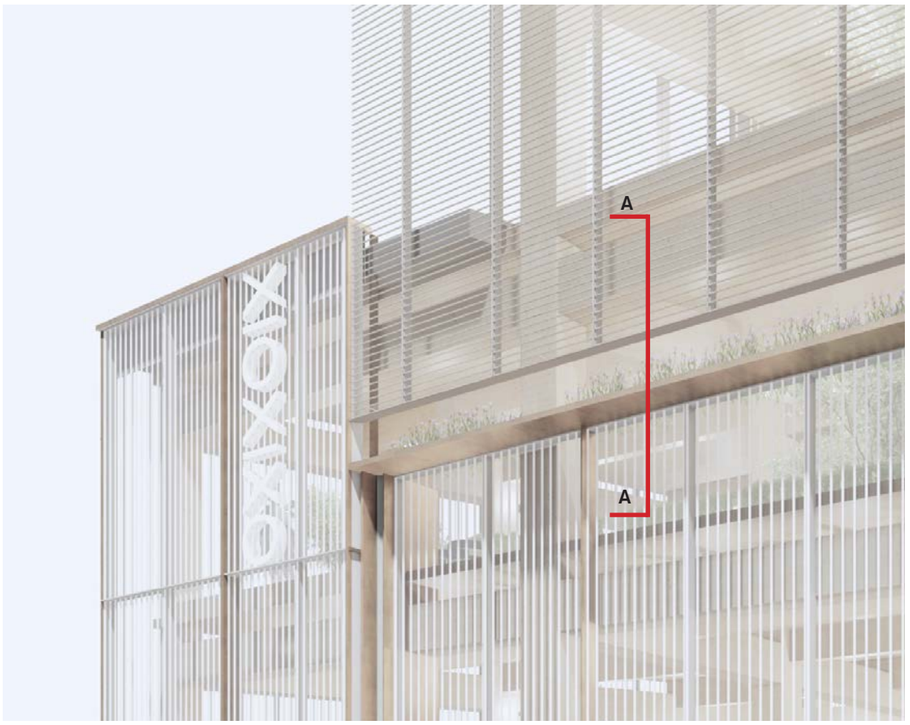
- EXPRESSED 14M DATUM RELATES TO THE HERITAGE QUALITY OF THE PRECINCT / HHA
- DEVELOPMENT OF CORNER & K-ROAD FRONTAGE AS PRIMACY
- UNIFYING KARANGAHAPE ROAD & GUNDRY STREET CORNER
- MASSING TO CORNER SITES TO ACCENTUATES FOCUS AND CREATES LANDMARK QUALITY THAT CAN BE EASILY IDENTIFIED FROM MANY DIRECTIONS, CREATING A SENSE OF PLACE

UNIFYING KARANGAHAPE ROAD & GUNDRY STREET CORNER

- EXTENSION OF PODIUM DEFINITION FROM GUNDRY TO K-ROAD
- EMPHASISE CORNER MASSING
- SIMPLIFICATION OF CANOPY / PILASTER TO WRAP AROUND CORNER
- SIMPLICATION OF FACADE TO WRAP AROUND CORNER
- SINGULAR GUNDRY ENTRY



SECTION AA

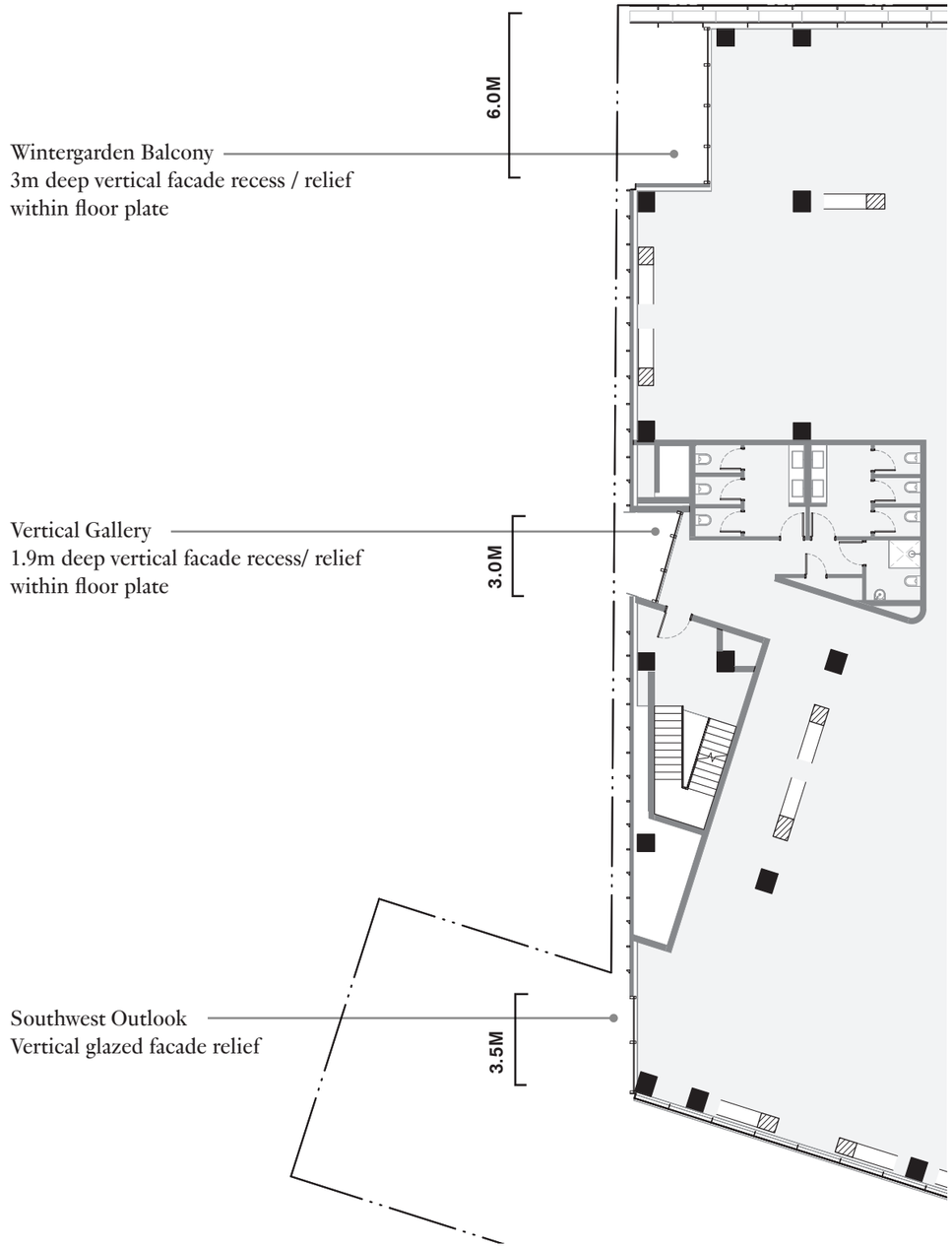


EXPRESSION OF PODIUM

- CREATES GREATER DIFFERENTIATION BETWEEN THE LOWER PART OF THE BUILDING (UP TO 14M DATUM) AND THE REMAINDER OF THE FRONTAGE ESTABLISH ING A RELATIONSHIP WITH THE SCALE OF THE HERITAGE FABRIC
- STRONG EXPRESSION OF THE JUNCTION BETWEEN THE WINTERGARDEN AND THE LEVELS BELOW

KARANGAHAPE ROAD AS PRIMACY

- KARANGAHAPE ROAD FRONTAGE TAKES PRIMACY OVER GUNDRY STREET AT THE CORNER

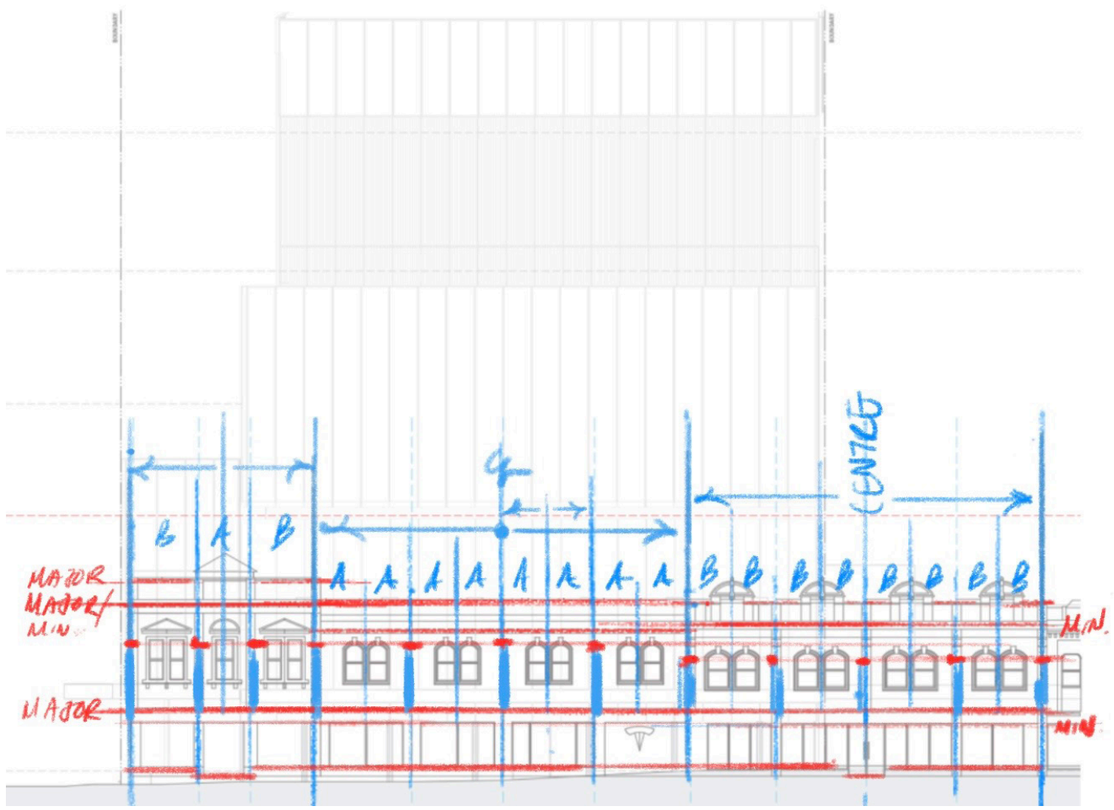


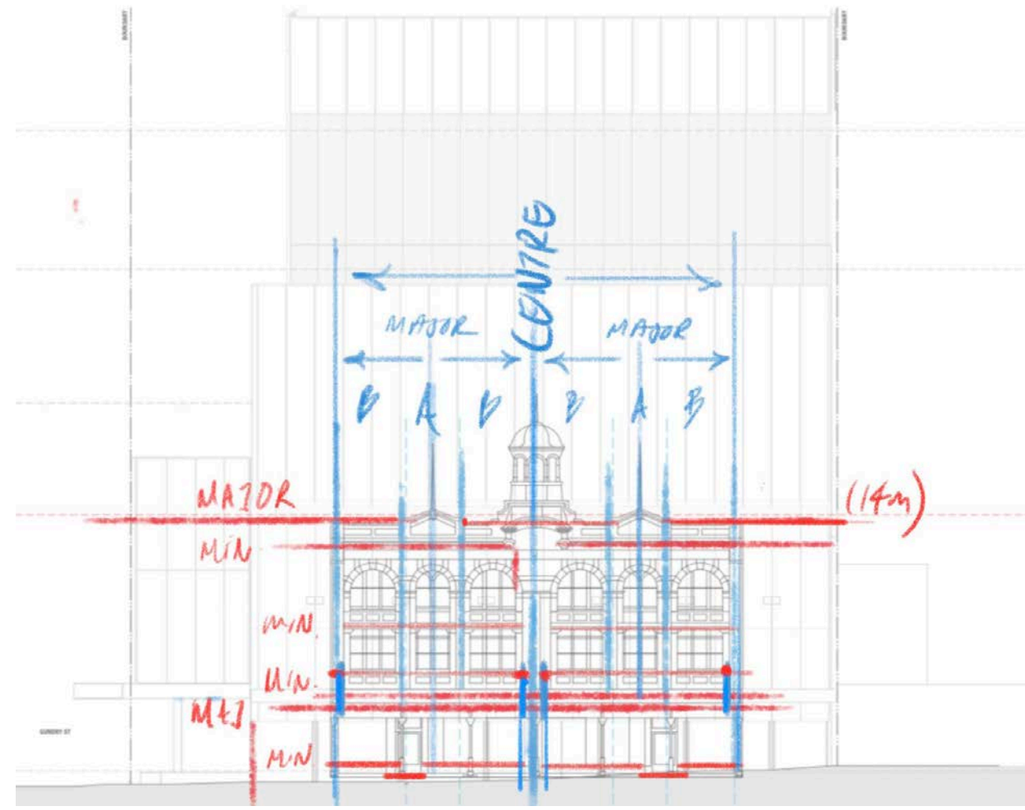
Western Boundary Part Plan

- **GLAZING & VERTICAL GALLERY TO CREATE A SENSE OF RELIEF & OCCUPATION TO THE WESTERN BOUNDARY**

HERITAGE RESPONSE

- RESPONSE TO HISTORIC HERITAGE AREA OVERLAY
- DEVELOPMENT OF COHESIVE DETAIL IN RESPONSE TO SPECIAL CHARACTER & LANGUAGE OF THE PRECINCT & THE HHA



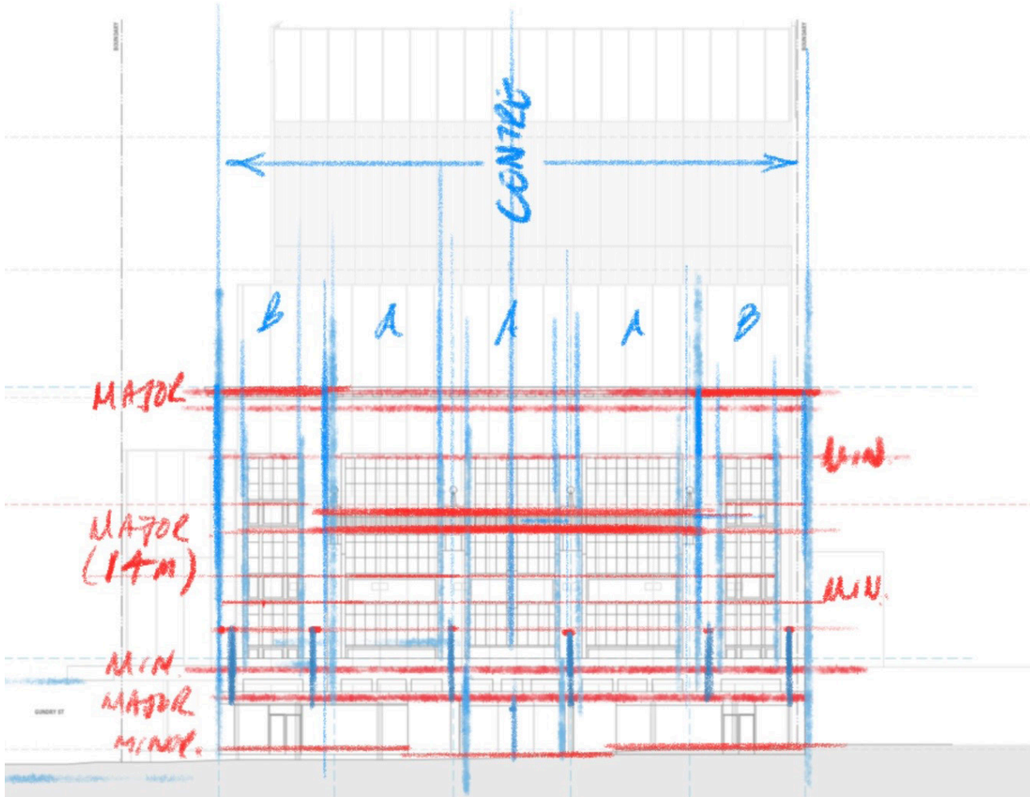


501 K-ROAD BUILDINGS (CORNER OF K-RD AND HEREFORD STREET)

- TWO STOREYS - ONE LEVEL ABOVE THE VERANDA.
- FACADE MEETS GROUND PLANE.
- EXPRESSED VERTICAL RHYTHM / FINER GRAIN PROPORTIONS.
- CONTINUOUS VERANDA & GLAZED SHOP FRONTS.

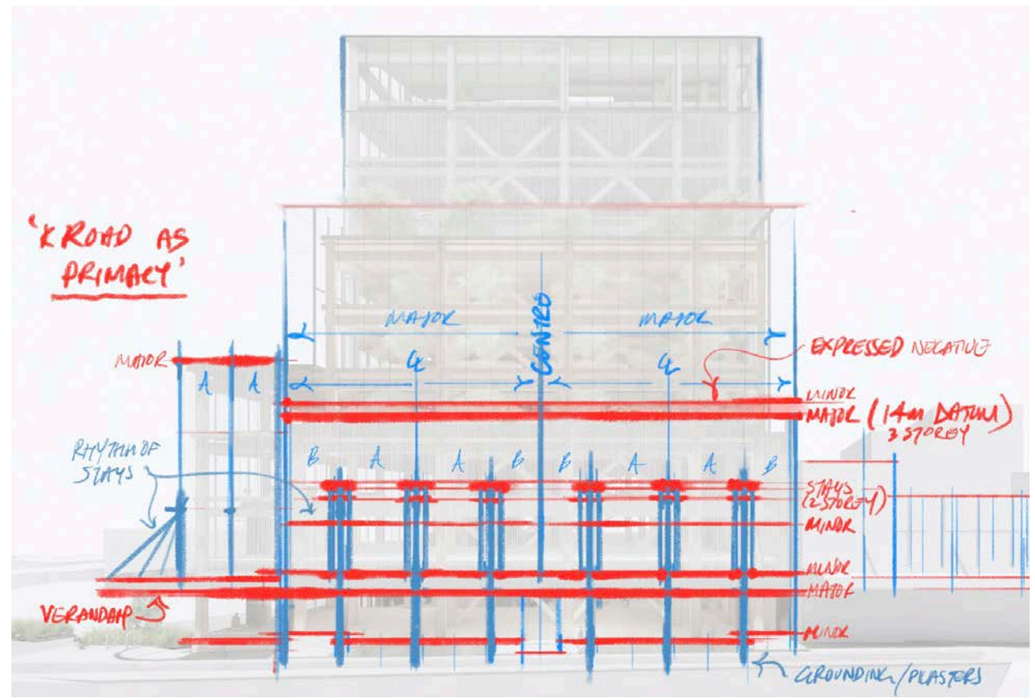
RENDELLS BUILDING

- THREE STOREYS - TWO LEVELS ABOVE THE VERANDA.
- RELATIVE HEIGHT REFLECTING HISTORIC 14M DATUM - LINE OF CONTINUITY AND REFERENCE WITHIN THE PRECINCT AND HHA.
- FACADE MEETS GROUND PLANE.
- EXPRESSED VERTICAL RHYTHM / FINER GRAIN PROPORTIONS.
- CONTINUOUS VERANDA & GLAZED SHOP FRONTS.



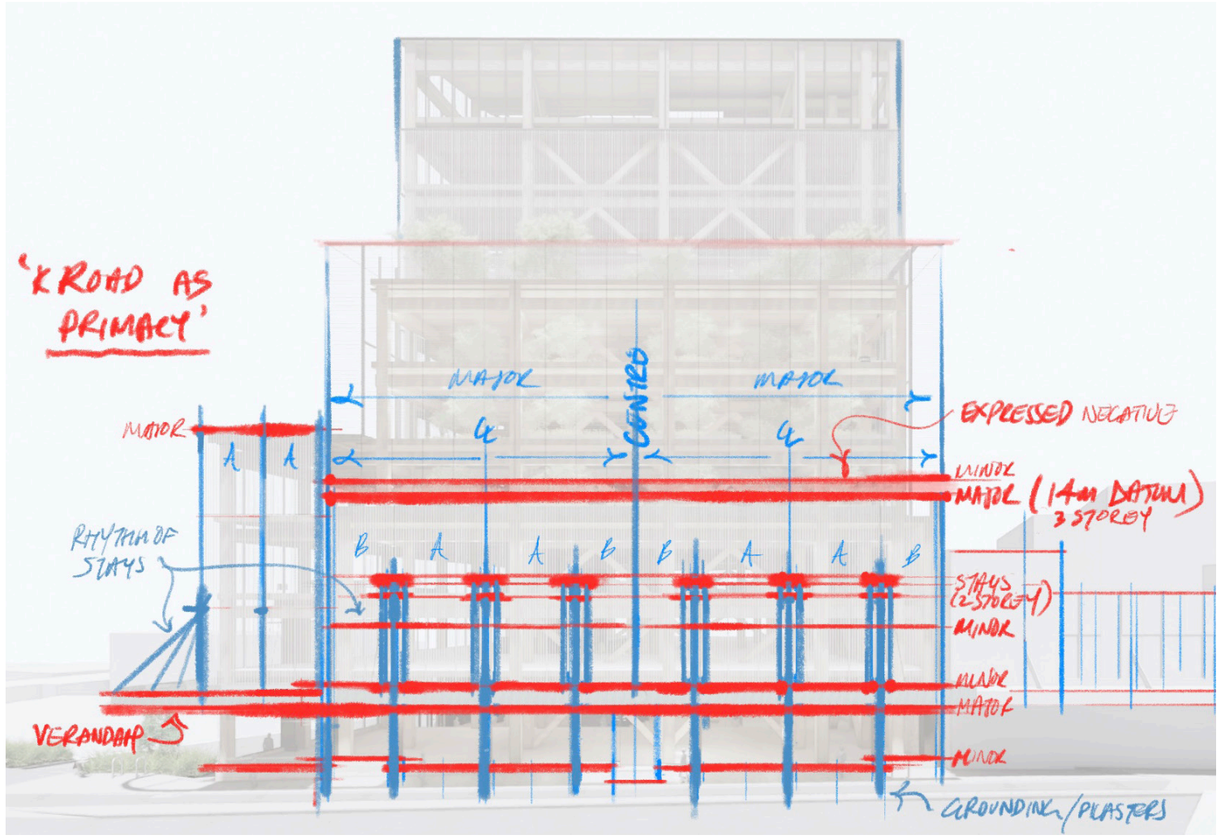
GEORGE COURT BUILDING

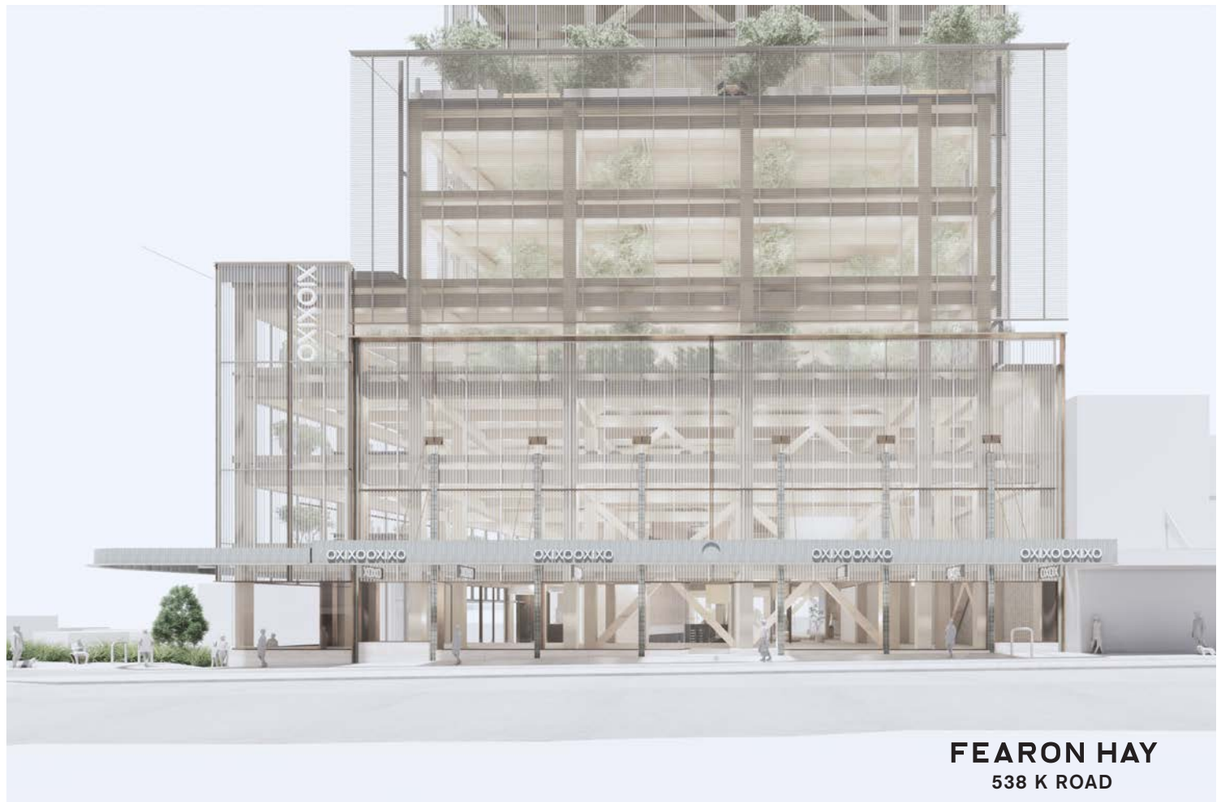
- FOUR STOREYS - BUILDING HEIGHT ABOVE HISTORIC 14M DATUM SHOWING AN INCONSISTENCY OF DATUM WITHOUT ADVERSELY AFFECTING THE VALUES AND CHARACTER OF THE AREA.
- FACADE MEETS GROUND PLANE.
- EXPRESSED VERTICAL RHYTHM / FINER GRAIN PROPORTIONS.
- CONTINUOUS VERANDA & GLAZED SHOP FRONTS.



538 KARANGAHAPE ROAD BUILDING

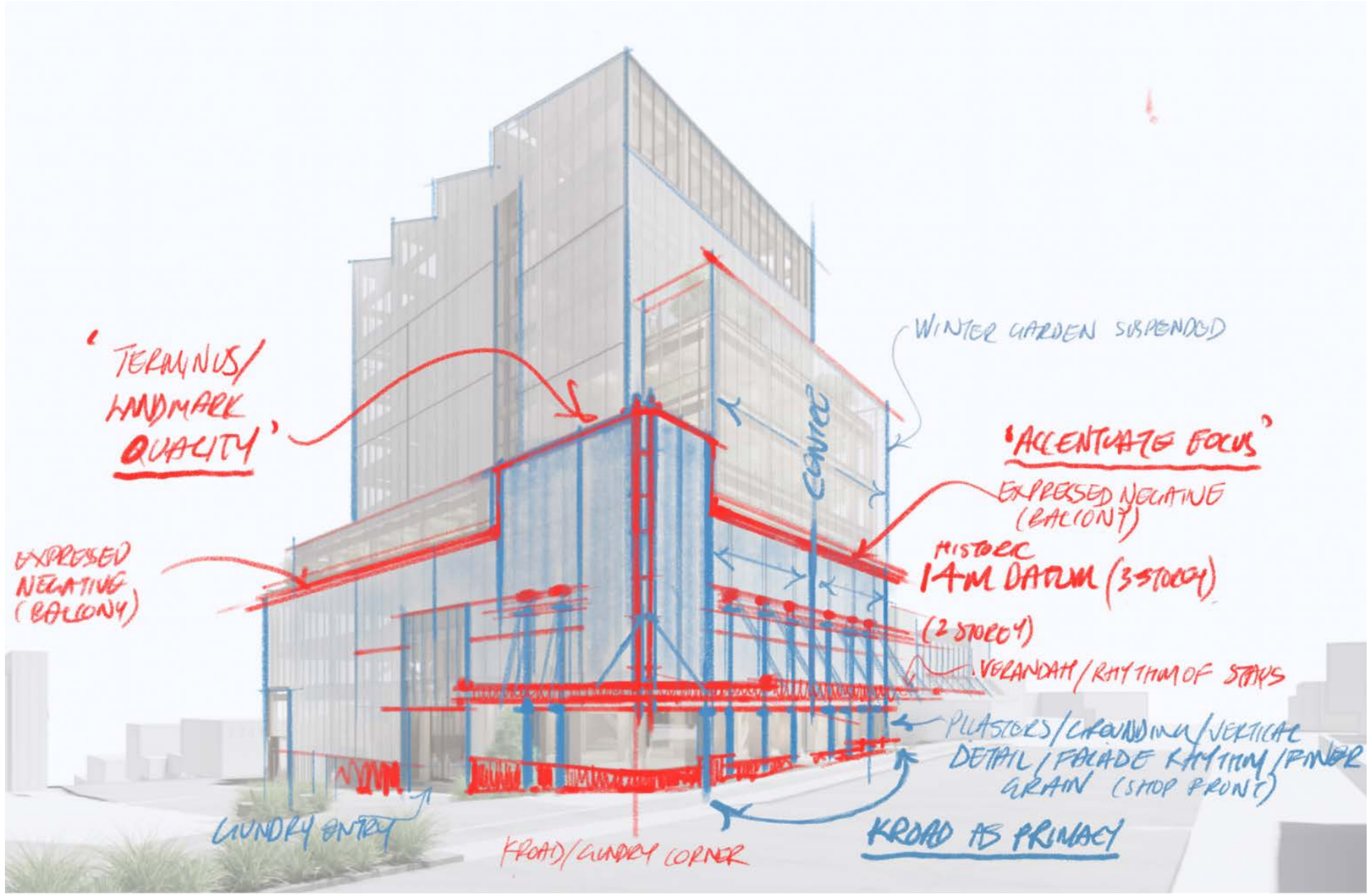
- EXPRESSION OF HISTORIC 14M DATUM.
- FACADE MEETS GROUND PLANE.
- THE LOWER PART OF THE BUILDING REFLECTS THE UNITY OF SCALE AND FORM EVIDENT IN THE HHA.
- MAJOR / MINOR PROPORTIONS REFLECTING CHARACTER & FINE GRAIN OF HHA & K-ROAD PRECINCT.
- CONTINUOUS VERTICAL RHYTHM OF STAYS.
- CONTINUOUS VERANDA.
- GLAZED SHOP FRONT WINDOW ADDRESS.

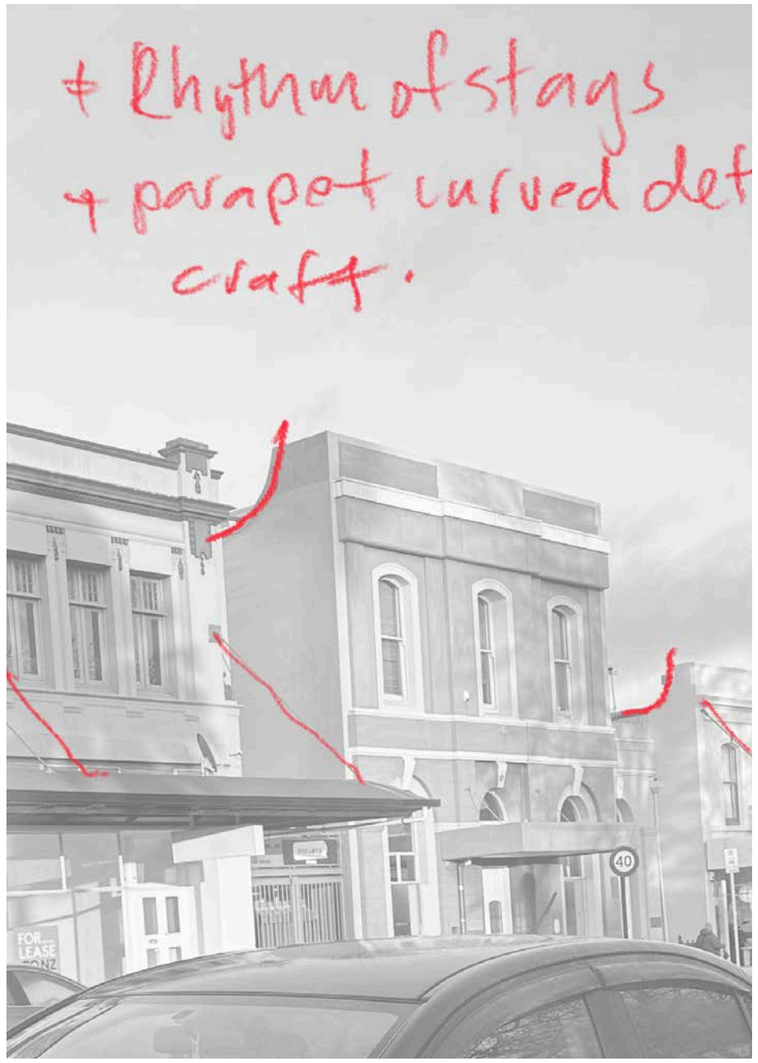




KARANGAHAPE ROAD FRONTAGE DESIGN

- GROUNDING OF BUILDING THROUGH CONTINUATION OF VERTICAL DETAIL & FACADE RHYTHM FROM UPPER MASS TO GROUND LEVEL
- CONTINUOUS CANOPY EDGE & RHYTHM OF SUPPORTING STAYS
- VERTICAL RHYTHM/ PROPORTION TO FACADE MODULE
- FINER GRAIN SCALE AND DETAILING TO SHOP FRONT GLAZING





- DEVELOPMENT OF COHESIVE DETAIL IN RESPONSE TO SPECIAL CHARACTER & LANGUAGE OF THE PRECINCT & THE HHA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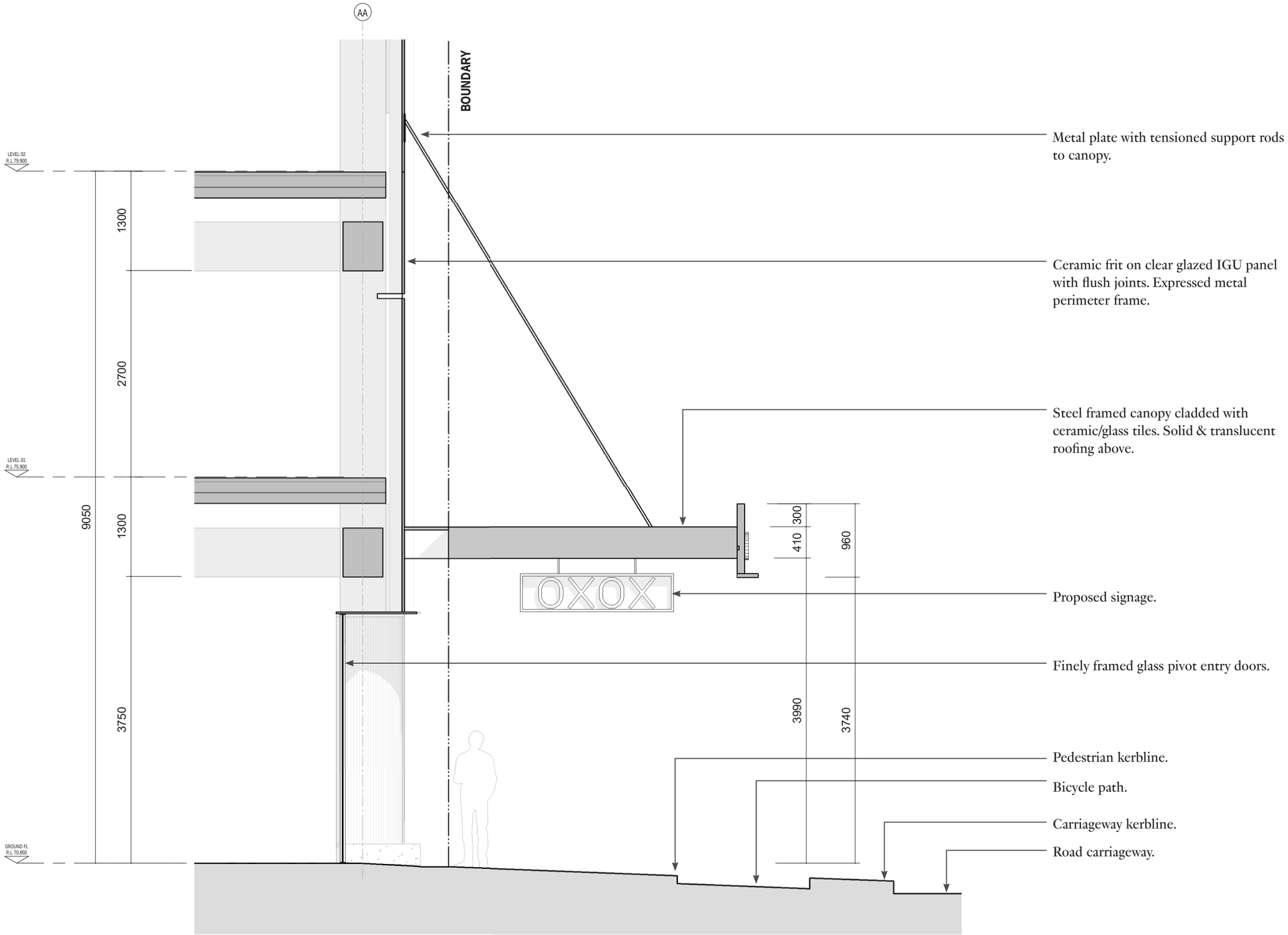


SECTION: K-ROAD CANOPY

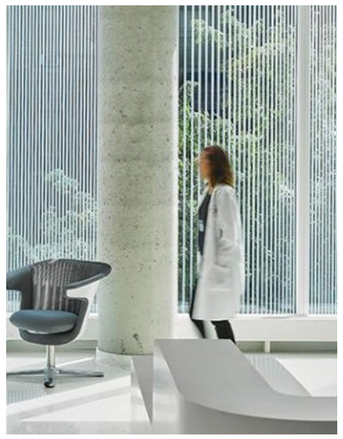
STREET FRONTAGES, LEGIBILITY & PEDESTRIAN AMENITY

- GUNDRY ST
- ABBEY ST
- LANDSCAPED TERRACES

Abbey Street shopfront

Vehicle entrance

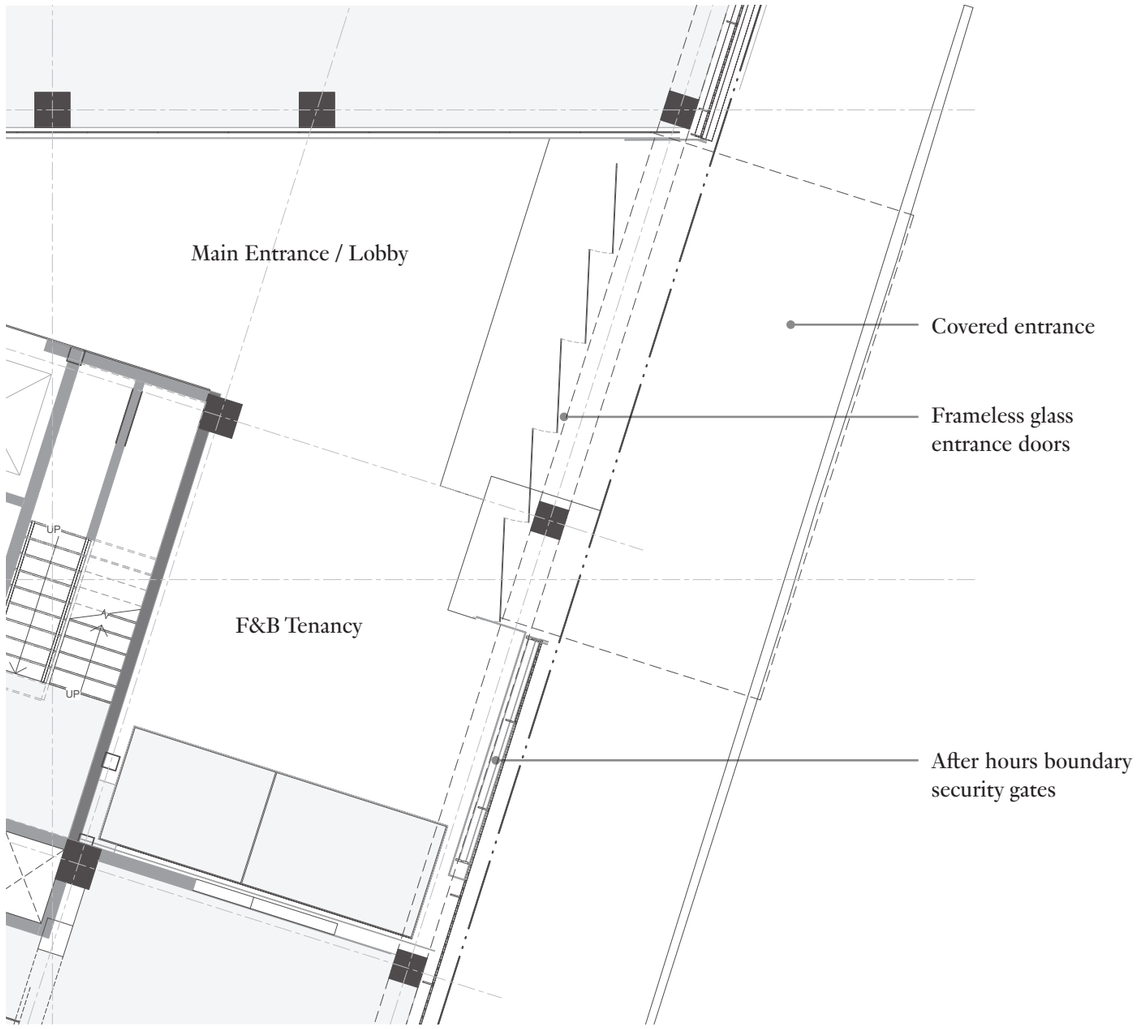
Gundry Street entrance



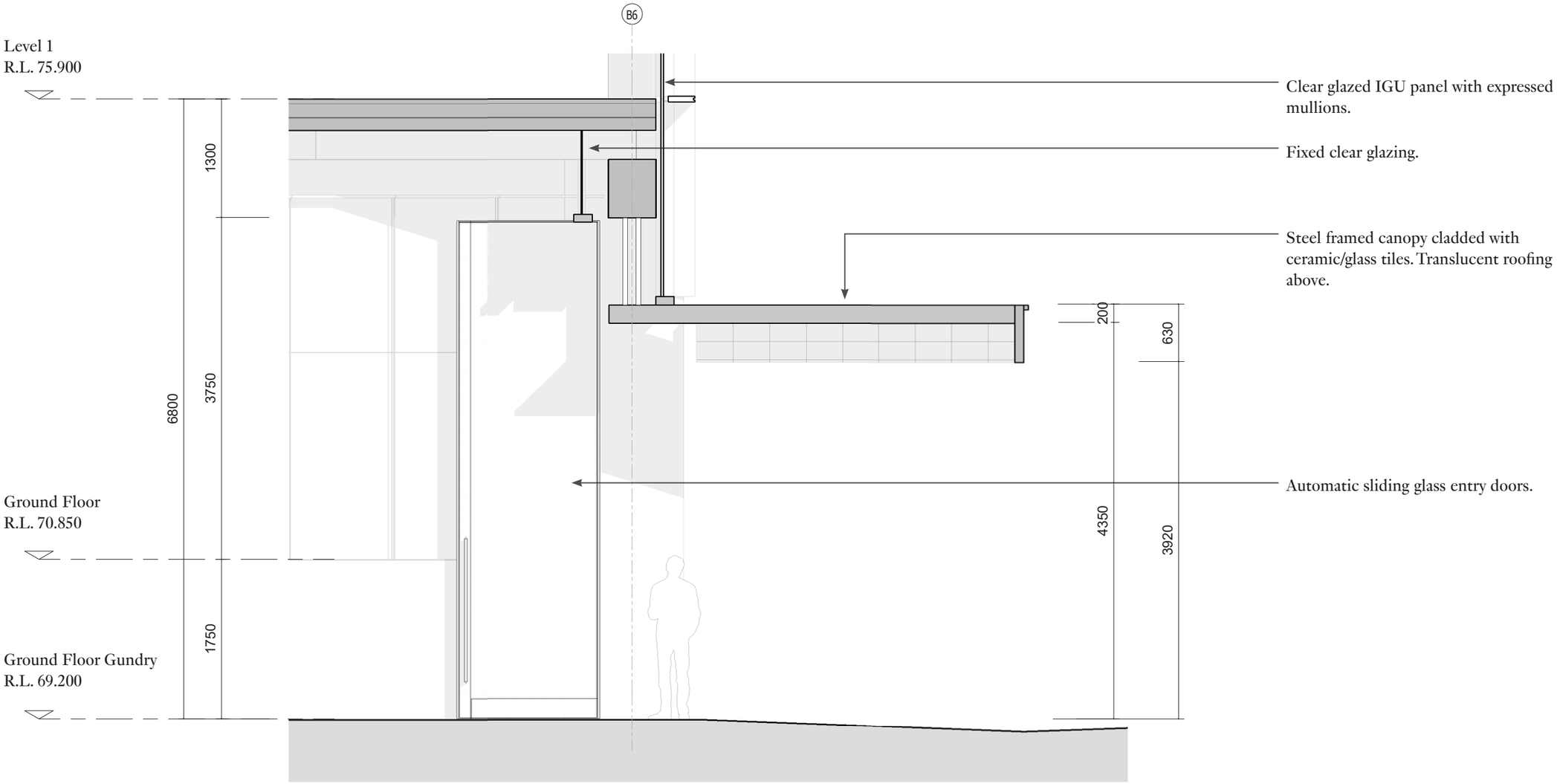
COLUMBIA UNIVERSITY MEDICAL SCHOOL, NYC, USA - DILLER SCOFIDIO + RENFRO

PODIUM WALL EXPRESSION & TRANSPARENCY OF VEILED GLASS

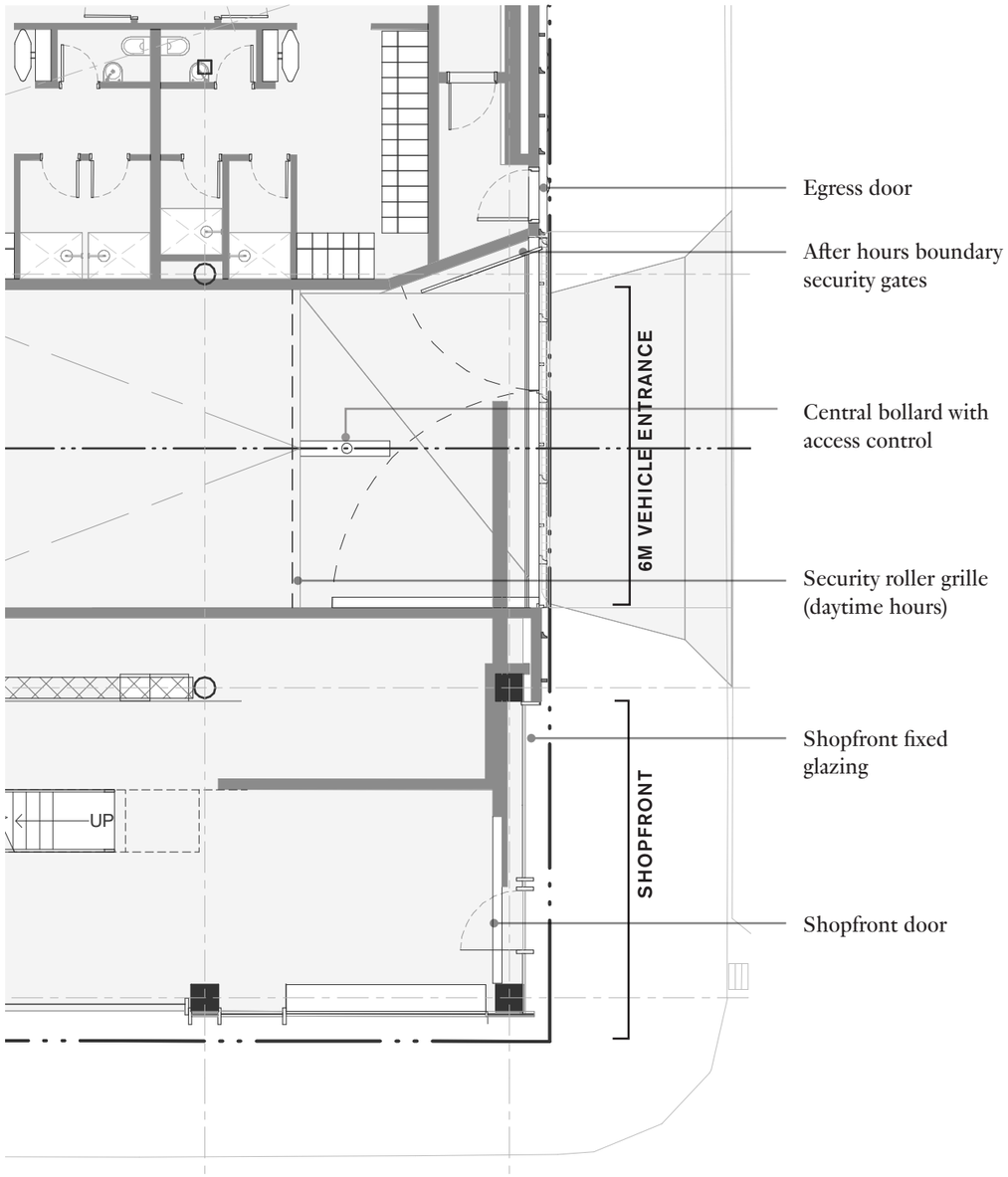
- CARPARK ENTRY DOORS COHESIVE WITH PODIUM.
- PODIUM WALL TREATMENT RELATES TO WESTERN FACADE PROFILES.
- DEPTH IN VERTICAL PROFILES.
- TRANSPARENCY THROUGH CLEAR GLAZING WITH CAREFULLY CONSIDERED SPACING OF VERTICAL FRIT LINES.
- GRAND TRANSPARENT SHOPFRONT ENTRIES.



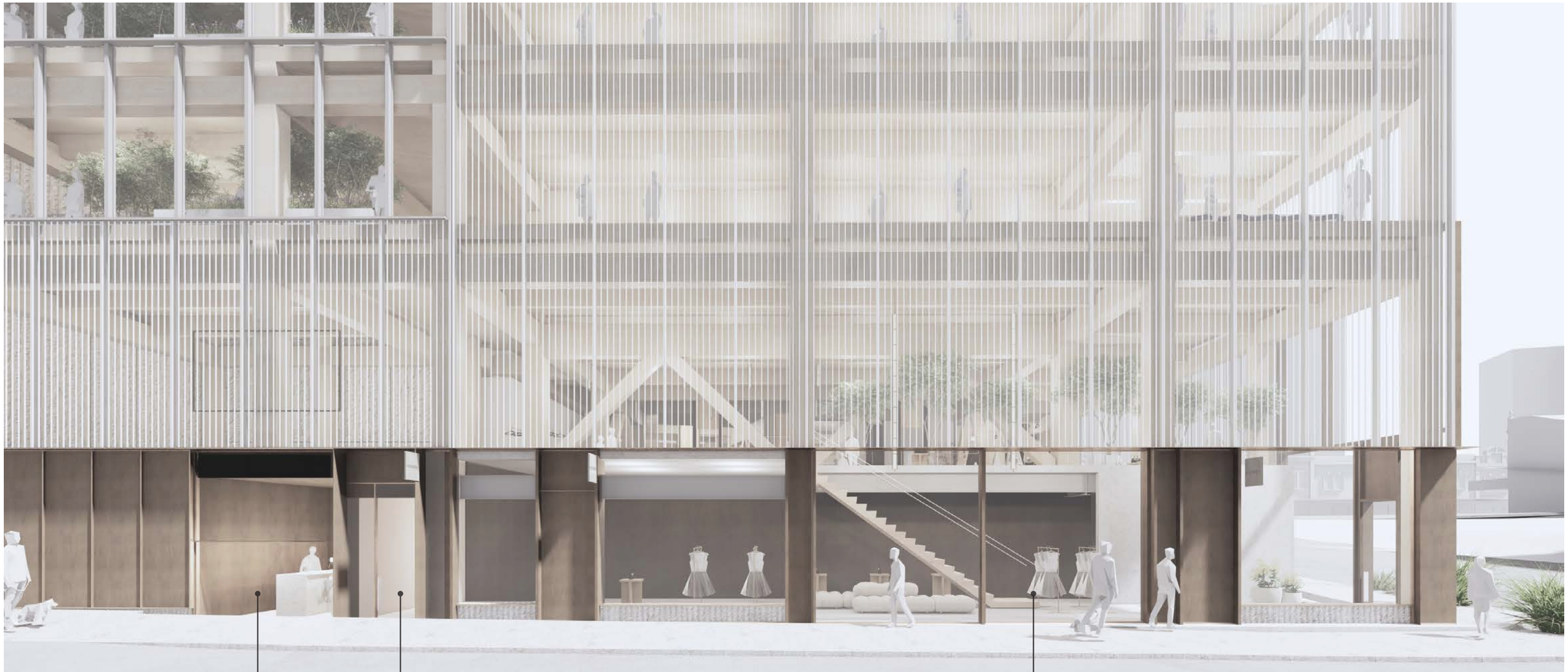
GUNDRY STREET ENTRANCE



SECTION: GUNDRY ST ENTRY CANOPY



VEHICLE ENTRANCE & PEDESTRIAN AMENITY



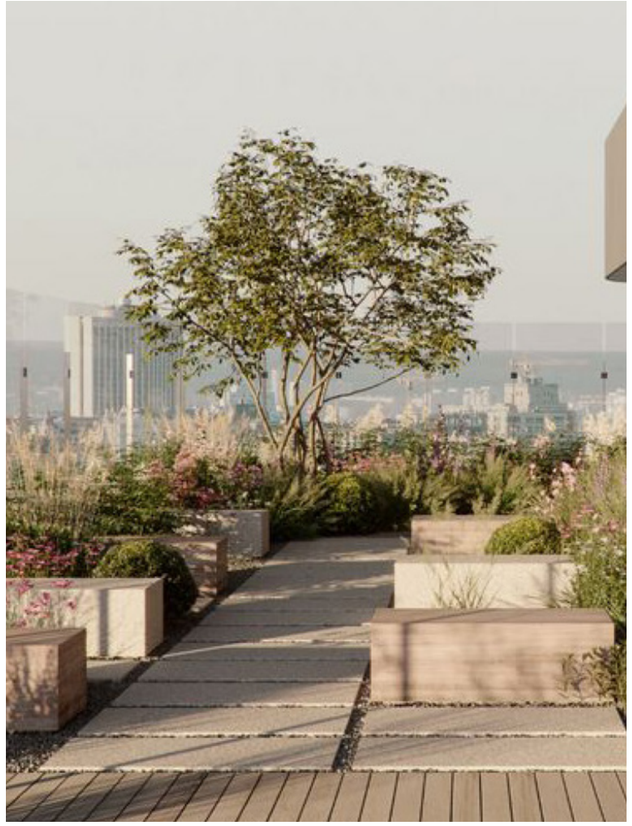
STREET SIDE F&B

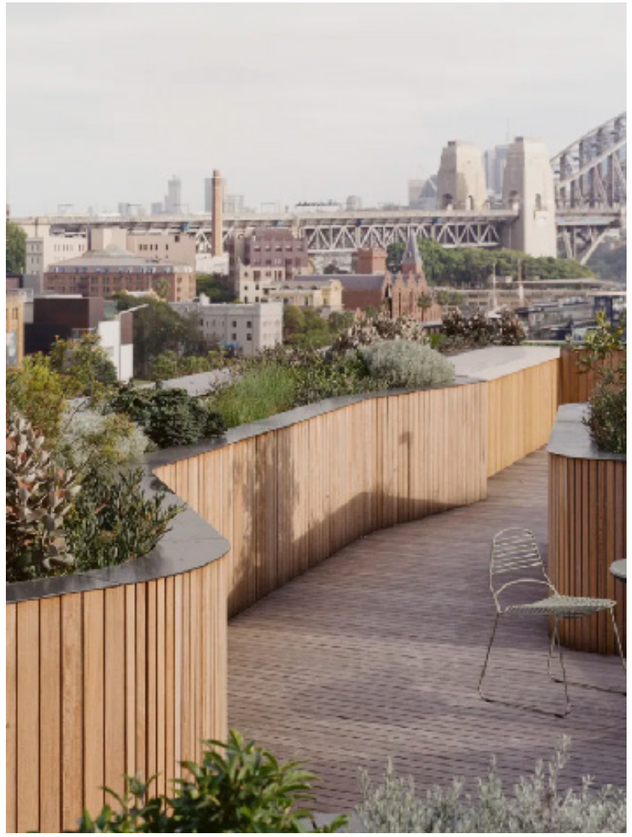
EOT ENTRANCE

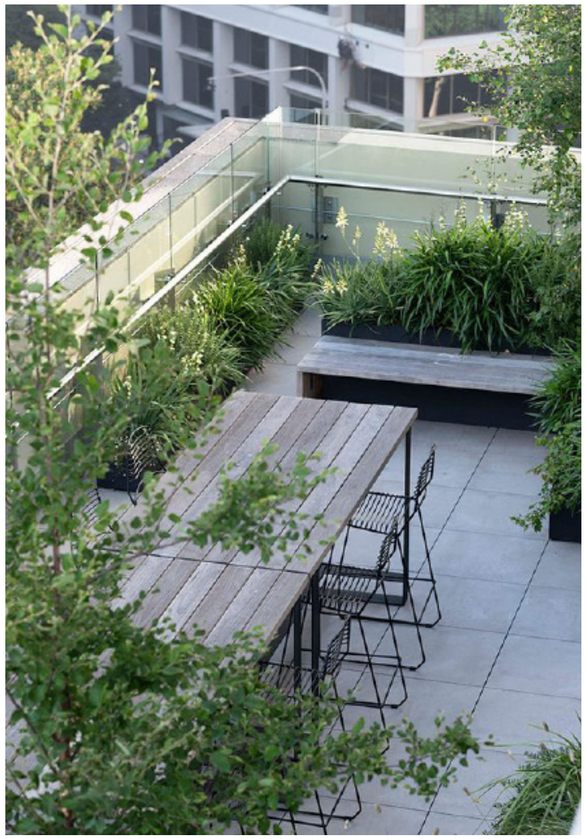
FINE GRAIN RETAIL

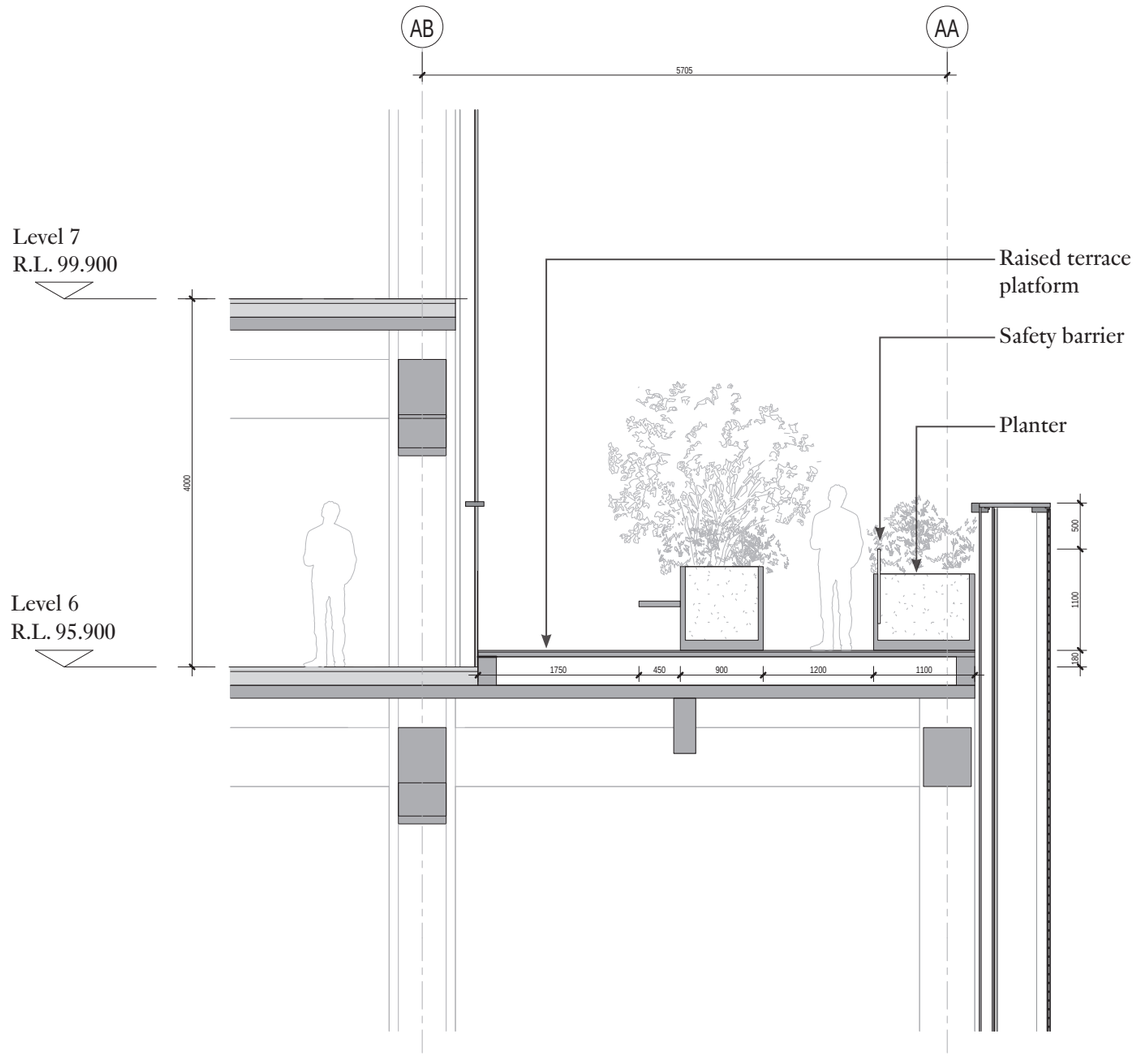
FRONTAGE - ABBEY ST & EOT ENTRANCE

FRONTAGE - ABBEY STREET CORNER









LANDSCAPED TERRACES

- LEGIBLE LANDSCAPE EDGE FROM SURROUNDING STREETS
- OCCUPIED EDGE - GREEN SPACE
- TENANT OUTDOOR AMENITY
- SHARED AMENITY OFFER

FACADE ARTICULATION - TYPOLOGIES & PRECEDENTS

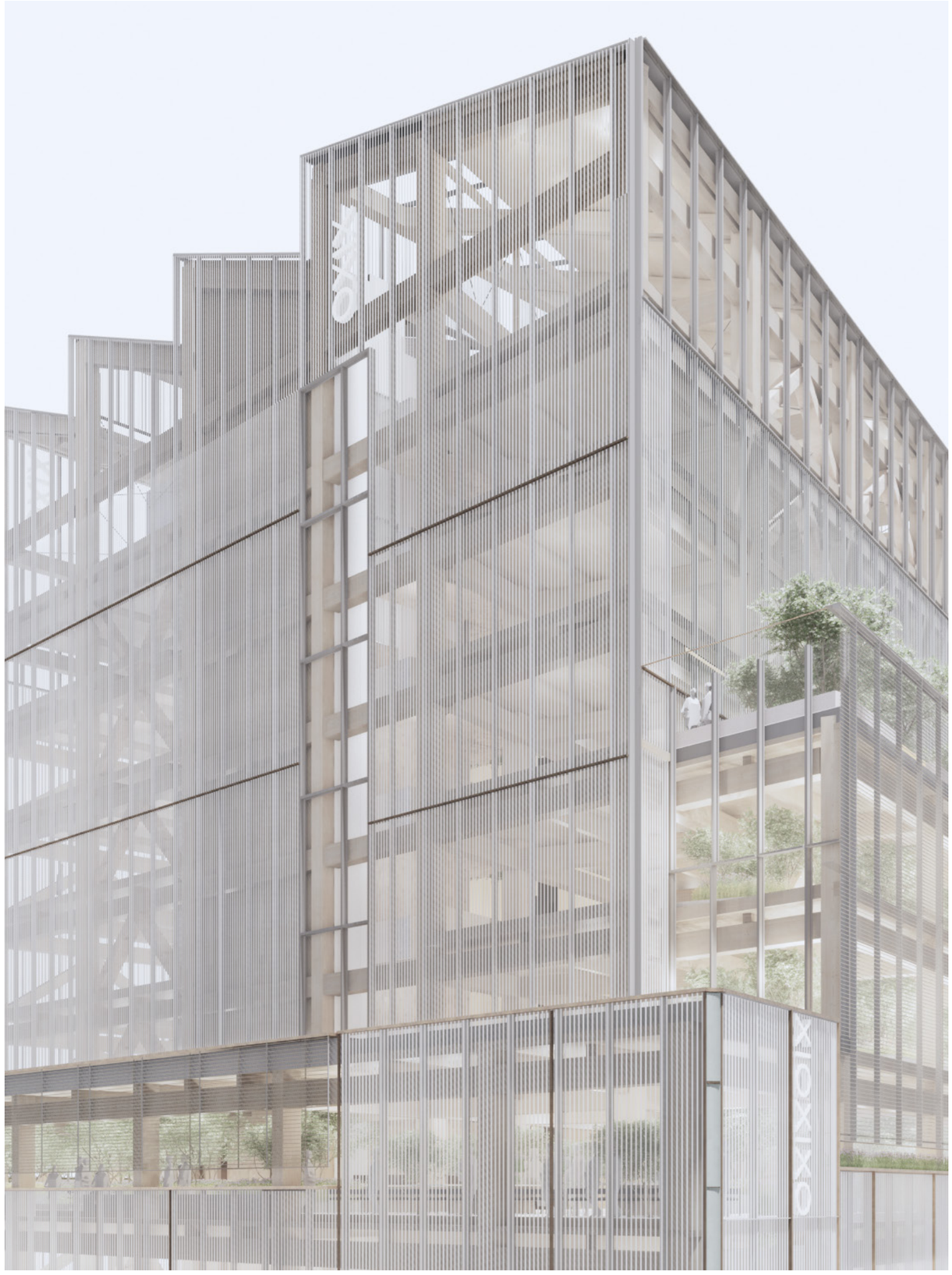
UDP FEEDBACK

- "IDENTIFIES RELEVANT ARCHITECTURAL DESIGN PRECEDENTS THAT DEMONSTRATE THE QUALITIES BEING SOUGHT IN REGARD TO FAÇADE ARTICULATION/MATERIALITY AND DETAIL IN THE PROPOSED DEVELOPMENT."
- "THE PANEL NOTES THE RISKS ASSOCIATED WITH RELYING ON FAÇADE ARTICULATION BY WAY OF ELEMENTS INSIDE THE GLASS LINE. IN ORDER FOR THIS STRATEGY TO WORK, THE GLAZING WILL NEED TO ACHIEVE A HIGH LEVEL OF TRANSPARENCY."

EXTERIOR - LANGUAGE & ARTICULATION

FACADE TYPOLOGIES

- FACADE TYPE 01 - BODY / VEILED MASS
- FACADE TYPE 02 - APERTURES
- FACADE TYPE 03 - LOGGIA / WINTERGARDEN
- FACADE TYPE 04 - WESTERN CONCRETE PANELS



TYPOLOGY 1 - VEILED MASS

FACADE TYPE 01 - BODY / VEILED MASS

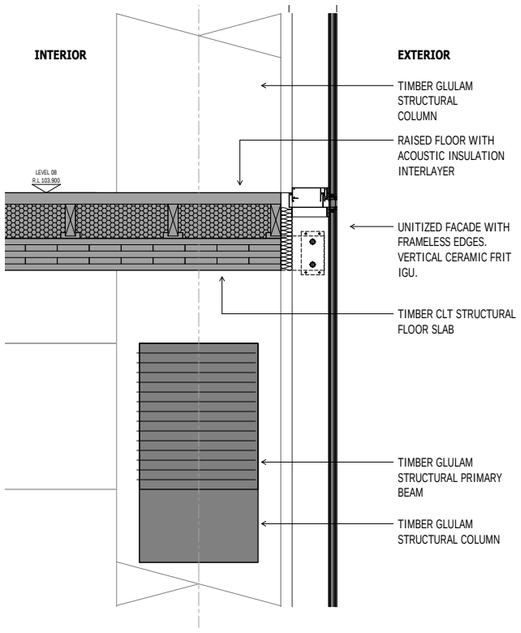
PROVIDE A SURFACE TREATMENT TO THE FACADE THAT WILL PROMOTE A MASSED AND VEILED BUILDING FORM, AND THROUGH SURFACE FRIT FORM, ENSURE A VISUAL CONNECTION BETWEEN EXTERIOR AND INTERIOR IS MAINTAINED.

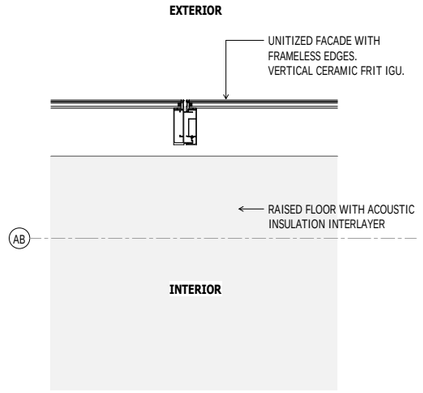
A CERAMIC FRIT TREATMENT APPLIED TO THE EXTERNAL GLASS TO ACHIEVE AN EXTERIOR MATTE FINISH, AS WELL AS RESPOND TO ENVIRONMENTAL PERFORMANCE REQUIREMENTS.

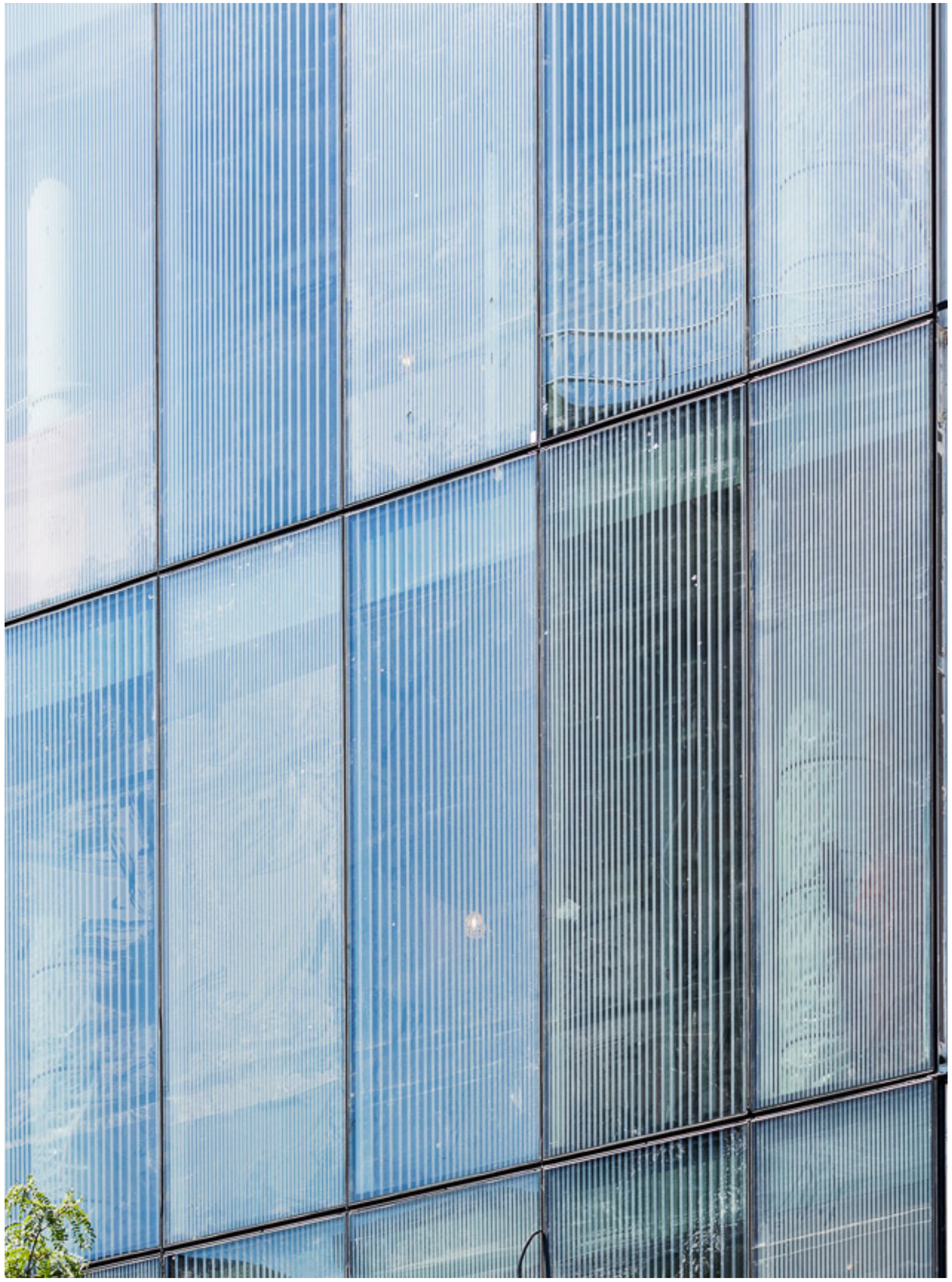
TALL & NARROW PANEL MODULES WITH FRAMELESS EDGES/FLUSH JOINTS.

TECHNICAL SPECIFICATION INCLUDES:

- ALUMINIUM UNITIZED FACADE SYSTEM WITH FRAMELESS EDGES TO ALL FOUR SIDES.
- EXTERNAL IGU (INSULATED GLASS UNIT) PANEL WITH FINE VERTICAL CERAMIC FRIT TREATMENT. TARGET 30%-50% FRIT COVERAGE.
- INTERNAL IGU PANEL WITH CLEAR GLASS.







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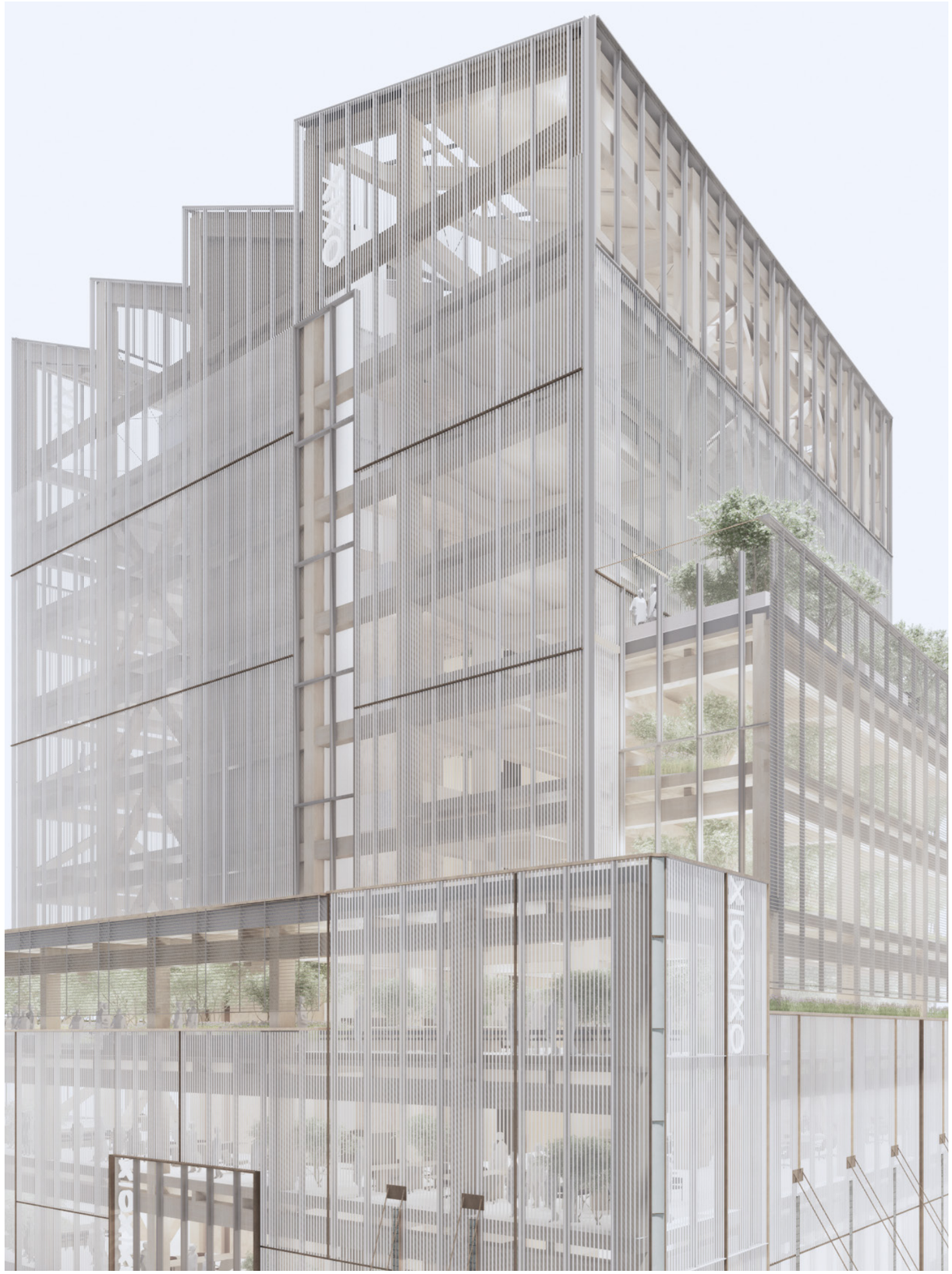
DETAILED DESIGN PRECEDENTS

- CLEAR GLAZING
- USE OF VERTICAL FRIT TO ACHIEVE VARYING OPACITY



TYPOLOGY 2 - APERTURE

FACADE TYPE 02 - APERTURES

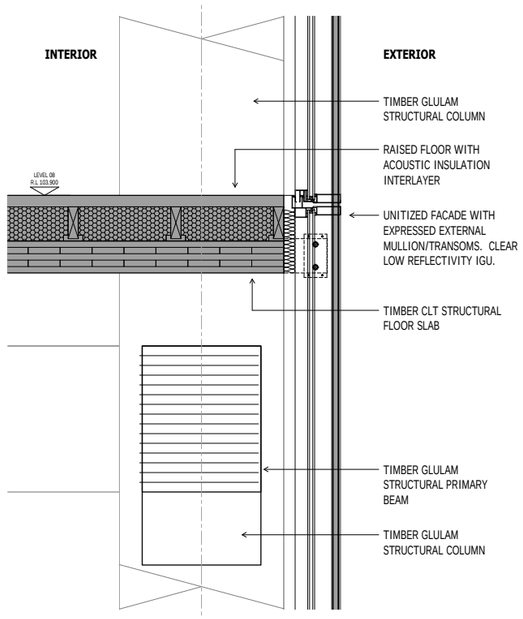
BREAK-DOWN AND PUNCTURE THE MASS OF THE BUILDING, WITH VISIBILITY INTO THE BUILDING TO REVEAL BUILDING OCCUPATION.

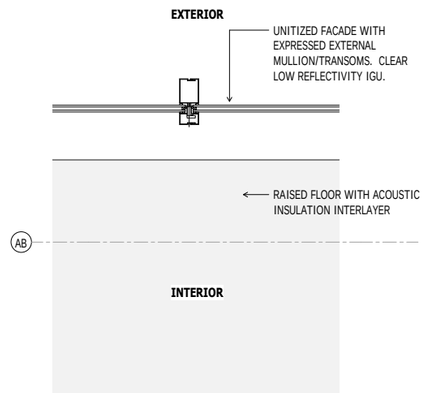
SCOPE LIMITED TO EXTENT OF COMMON AREAS OF THE FLOOR PLATE.

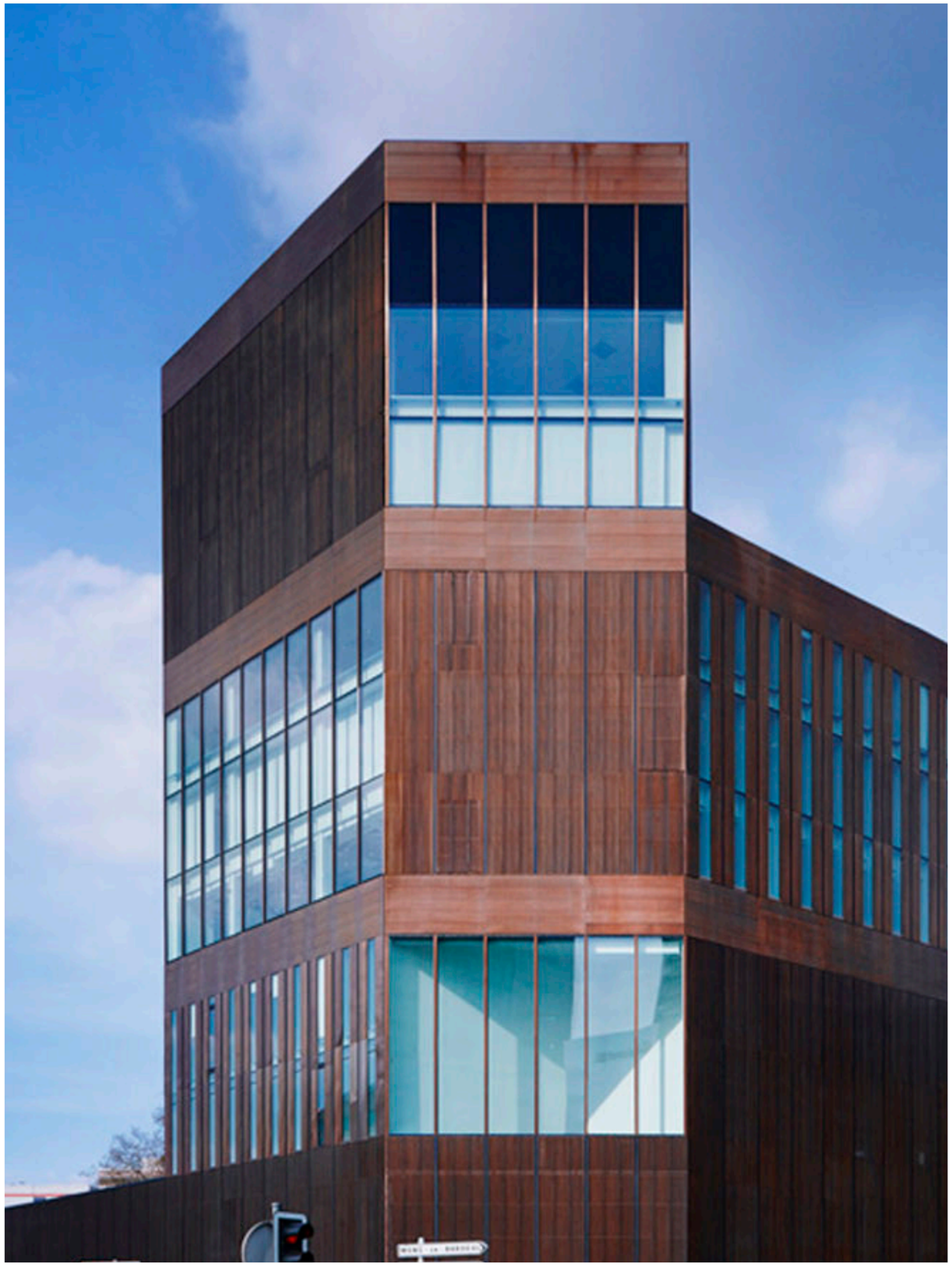
TALL & NARROW PANEL MODULES WITH CLEAR, LOW REFLECTANCE GLAZING.

TECHNICAL SPECIFICATION INCLUDES:

- ALUMINIUM UNITIZED FACADE SYSTEM WITH EXPRESSED EXTERNAL VERTICAL MULLIONS.
- LOW-IRON HIGH PERFORMANCE IGU'S (INSULATED GLASS UNITS)
- LOW REFLECTIVITY GLASS SPECIFICATION TO OUTER IGU PANES - TARGET 7-13% EXTERIOR LIGHT REFLECTANCE LEVELS







LILLE OFFICE - LILLE, FRANCE - LAN ARCHITECTURE

MORGAN LIBRARY - NYC, USA - RENZO PIANO

DETAILED DESIGN PRECEDENTS

- CLEAR GLAZING
- EXPRESSED MULLION DEPTH

VALENTINO FLAGSHIP - NYC, USA - DAVID CHIPPERFIELD

MORGAN LIBRARY - NYC, USA - RENZO PIANO

DETAILED DESIGN PRECEDENTS

- CLEAR GLAZING
- EXPRESSED MULLION DEPTH

TYPOLOGY 3 - TRANSPARENT & POLISHED

FACADE TYPE 03 - LOGGIA / WINTERGARDEN

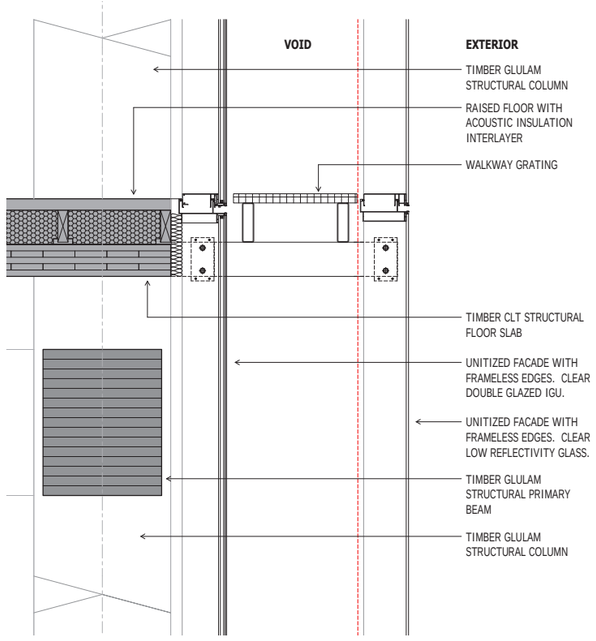
A PLANAR SURFACE FLOATING OFF THE BUILDING'S MASS TO APPEAR AS A BEAUTIFUL TRANSPARENT CRYSTALLINE SURFACE.

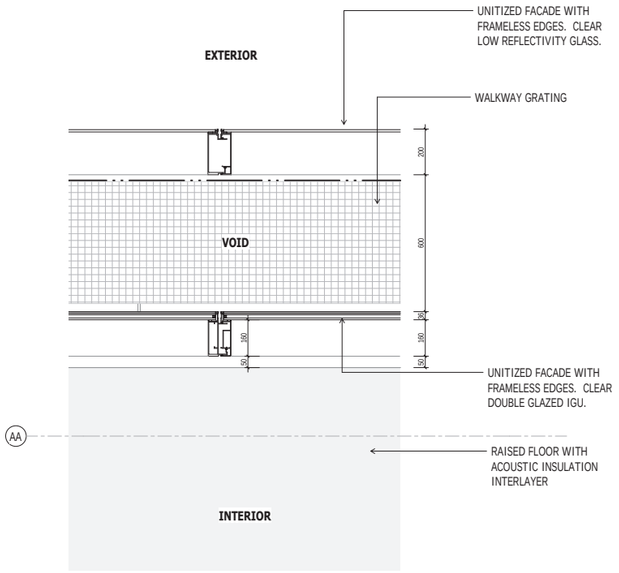
A DOUBLE SKIN FACADE SYSTEM TO ENSURE VISUAL CONNECTION BETWEEN EXTERIOR AND INTERIOR IS MAINTAINED, AS WELL AS PROVIDE ENVIRONMENTAL PERFORMANCE REQUIREMENTS.

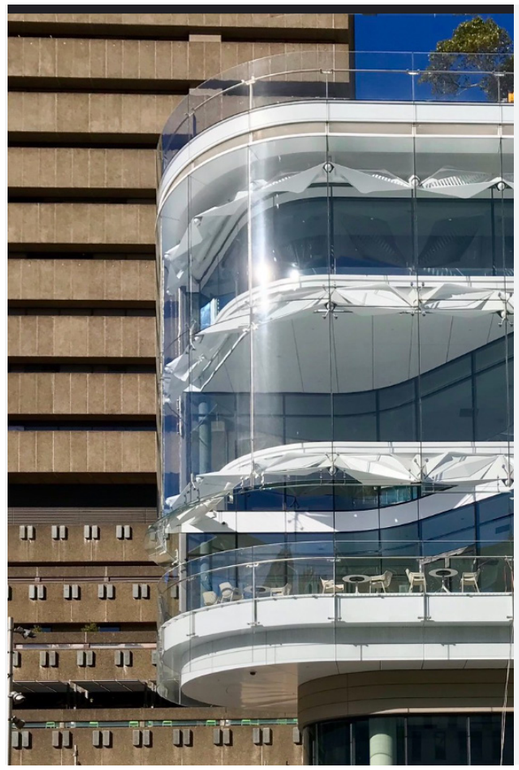
TALL & NARROW PANEL MODULES WITH CLEAR, LOW REFLECTANCE GLAZING.

TECHNICAL SPECIFICATION INCLUDES:

- DOUBLE SKIN FACADE SYSTEM WITH 600MM INTERNAL CAVITY.
- FLUSH JOINT
- ALUMINIUM UNITIZED FACADE SYSTEM WITH FRAMELESS EDGES TO ALL FOUR SIDES.
- EXTERNAL IGU (INSULATED GLASS UNIT) PANEL WITH LOW REFLECTIVITY GLASS SPECIFICATION - TARGET 7-13% EXTERIOR LIGHT REFLECTANCE LEVELS
- INTERNAL IGU PANEL WITH CLEAR GLASS.
- INTERNAL AUTOMATED HORIZONTAL FINE METAL BLIND BLADES, WITH AUTOMATION BY BMS - SUN TRACKING AND SHADOW MANAGEMENT.







MODA HEADQUARTERS - PARIS, FRANCE - RENZO PIANO

UTS CENTRAL - SYDNEY, AUS - FJMT

DETAILED DESIGN PRECEDENTS

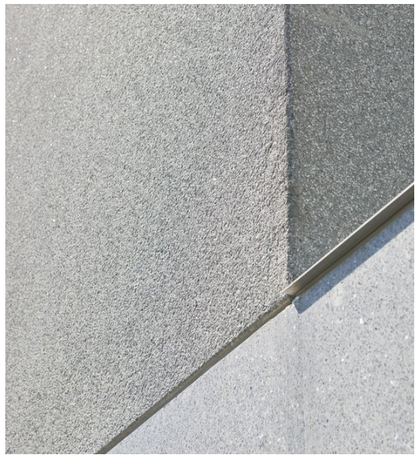
- CLEAR GLAZING
- VISIBLITY OF STRUCTURE & INTERIOR OCCUPATION
- EDGES EXPRESSED AS LIGHTWEIGHT PLANE
- LATERN/BEACON EFFECT IN EVENING
- CRYSTALLINE/TRANSPARENT APPEARANCE THROUGHOUT THE DAY
- FINE AUTOMATED SHADING DEVICE VARIES THROUGHOUT THE DAY

FACADE TYPE 04 - WESTERN CONCRETE PANELS

SIMILARLY TO THE GLAZED FACADE TYPES, MODULATION AND VARIATION HAVE BEEN DEVELOPED TO THE WESTERN CONCRETE PANELS TO ELEGANTLY BREAK DOWN THE SCALE & MONOLITHIC APPEARANCE, THROUGH A COMBINATION OF TALL & NARROW PROPORTIONS, PANEL ARTICULATION AND TEXTURE, TO GIVE THE FACADE INTEREST, DEPTH AND 3 DIMENSION.

TECHNICAL SPECIFICATION INCLUDES:

- CONCRETE PANELED BOUNDARY WALL, STEPPED IN AT UPPER-MOST LEVEL TO SLIP BEHIND LOWER AREAS OF GLAZING (FACADE TYPE 01) TO TOP EDGE OF SAW-TOOTH ROOF TO ADDRESS FIRE RATING REQUIREMENTS. UPPER GLAZING AS A TRANSPARENT VEIL TO SHEATH THE CONCRETE PANELS, CREATING A LANTERN LIKE EFFECT AND PROVIDES OUTLOOK FROM WITHIN THE FLOORPLATE AND VISIBILITY OF THE INTERIOR FROM THE WEST, TO ANIMATE 'GATEWAY' EDGE.



DECEMBER 21ST - SUMMER SOLSTICE

10 AM

11 AM

12 AM

13 AM

14 AM

15 AM

JUNE 22ND - WINTER SOLSTICE

10 AM

11 AM

12 AM

13 AM

14 AM

15 AM