

DESIGN RESPONSE

20009DA

104-116 REGENT STREET
REDFERN

09 JUN, 22



ANTONIADES
ARCHITECTS
...



DESIGN RESPONSE

BUILDING HEIGHT

STAKE HOLDER COMMENTS

DPE

Reduce the height of the building to comply with the 18-storey height limit (noting the proposal currently reads as a 19-storey building) and ensure roof top plant is integrated into the design of the building or appropriately screened

CITY OF SYDNEY

The site prescribes a height of buildings of 18 storeys under SEPP (State Significant Precincts) 2005. The proposal does not comply with the height control and presents a 19-storey development as plant is distributed across the full extent of the tower and contributes to a whole storey of visible bulk and scale. The maximum height is also higher than the development at 90-102 Regent Street, despite being lower in the street due to the fall of the topography.

The City strongly recommends that the maximum height of the tower be lowered to match the neighbouring development, with plant to be designed into an 18-storey tower or substantially setback from the perimeter of the tower to reduce bulk and scale. The development also provides a consistent single height podium, which makes the site appear as monolithic with no correlation to the topography and fine grain character of the locality.

PROPONENT RESPONSE

Significant changes have been made to the siting and design of the roof-top plant and equipment to minimise its potential visual impact and avoid the perception of this forming an additional storey. The proposed changes have included:

- The rooftop plant setback from the perimeter. Refer previous and amended roof plans showing the plant extent in grey (refer to figure 2)
- Parapet height reduced from 3.55m to 1.5 m(refer to figure 1)
- Metal louvre screens provided to conceal the visible portion of the plant equipment behind.

The change has also brought the height of tower lower than 90-102 Regent St (refer to figure 1)

Further to the above, it should be noted that the tower twin form design outcome was based on a strategy of decreasing massing scale to the southern end. South tower rooftop used for landscaped communal space presented a constraint of reduced area. Therefore, all plant equipment needed to be accommodated only on the North tower rooftop.

The southern tower form and height remains unchanged considering it is an appropriate transition outcome providing proportionate massing relationship with the taller northern tower form and the 2-3 storey podium.

Refer to the next page for the podium height changes

KEY

- 1 Maximum height of the tower reduced to be lower than 90 - 102 Regent Street
- 2 Plant recessed from the perimeter of the tower to reduce bulk and scale

FIGURE 1. REGENT ST - ELEVATION

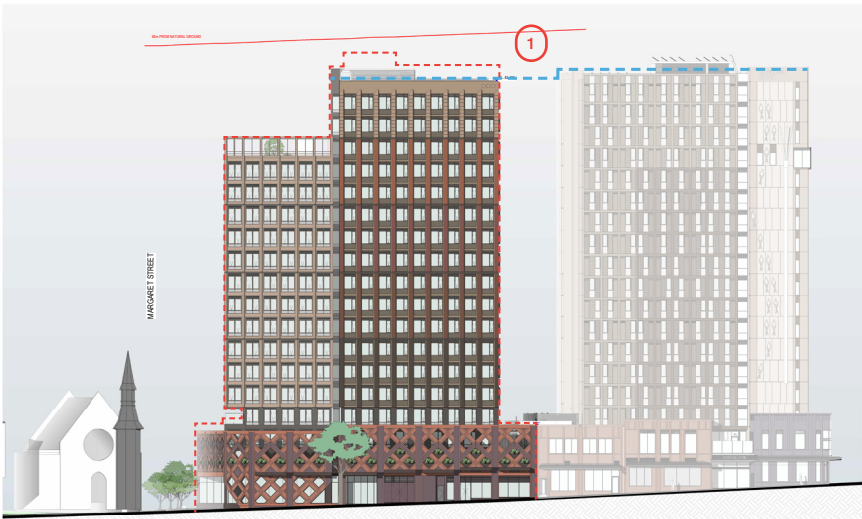


FIGURE 2. PLANT LEVEL - DA SUBMISSION

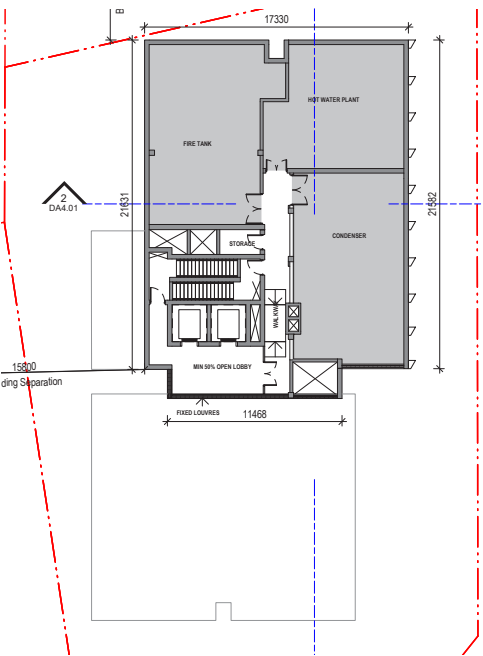
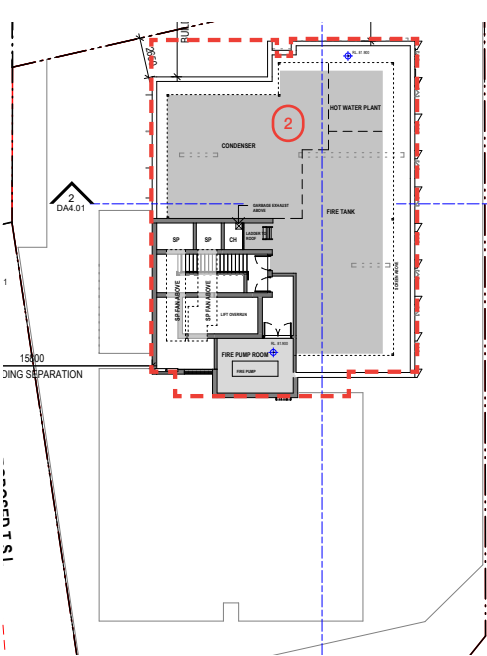


FIGURE 2. PLANT LEVEL - DA AMENDMENTS



LEGEND

- Original Proposal building outline
- Extent of plant

*FIGURE 1 & 2 REPEATED IN APPENDIX ON PAGE 15 & 16

DESIGN RESPONSE

PODIUM

STAKE HOLDER COMMENTS

DPE

- provide further justification for a three-storey podium along Regent Street and amend the podium to step down in height towards the Church

CITY OF SYDNEY

The podium height is recommended to step in elevation to relate to the topography of Regent Street and the through site link, and to be consistent with neighbouring consents in the streetscape to modulate the scale and bulk.

PROPONENT RESPONSE

The height of podium(2-3 storeys) screen has been developed to reflect the historical context of Regent Street with the following considerations:

- Massing of podium looks to integrate with the finer grain and scale of street scape pattern emerging on Regent Street.
- Emphasises the pattern exhibited in grouping of terraces / parapet alignment across each block with modest stepping to relate to topography. (refer to figure 5)
- Maintains relationship of alignment with the neighbouring development 90-102 Regent Street Podium height both on Regent Street and William Ln. (refer to figures 3 & 4)

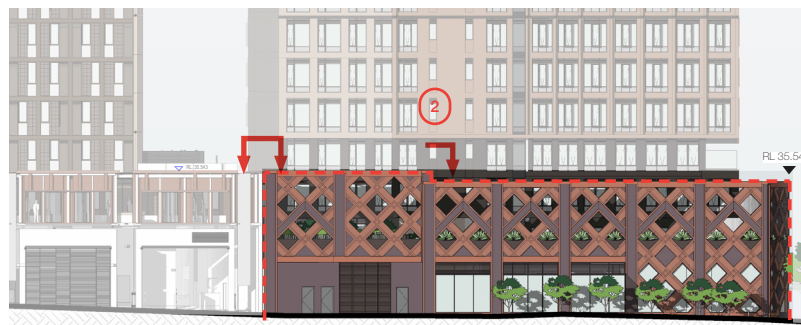
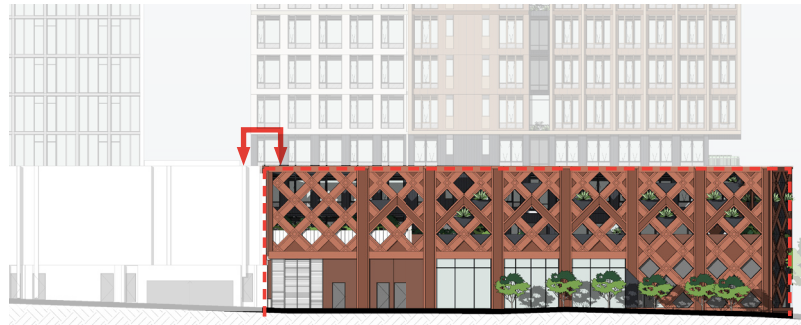
KEY

- ① Podium height stepping to relate to Regent st topography
- ② Podium height stepping to relate to William lane streetscape and topography
- ③ Podium height to follow patterns set by emerging Regent st streetscape

FIGURE 3. REGENT ST - PODIUM WALL



FIGURE 4. WILLIAM LANE - PODIUM WALL



LEGEND

Original Proposal building outline

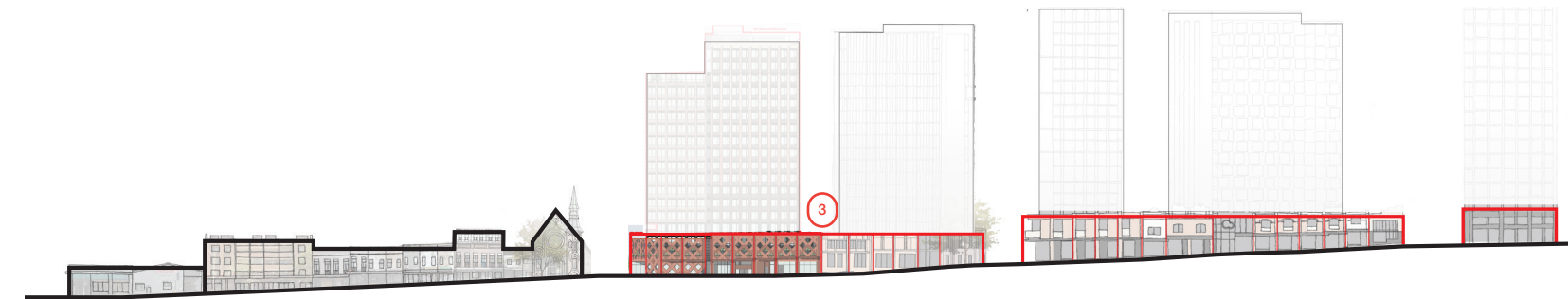
Podium Alignment

Podium Stepping Down

Proposed Awning

Streetscape Awning

FIGURE 5. REGENT STREET PODIUM WALL



*FIGURE 3, 4 & 5 REPEATED IN APPENDIX ON PAGE 17, 18 & 19

DESIGN RESPONSE

TOWER SEPARATION

STAKE HOLDER COMMENTS

DPE

- Increase the podium separation along the western boundary between the proposed development and 13-23 Gibbons Street
- Increase the tower separation along the northern boundary between the proposed development and 90-102 Regent Street.

CITY OF SYDNEY

The tower separation to the north and west do not respond to the recommendations of the RCUDP. The development relies on the building setbacks of neighbouring developments to achieve tower separation. The proposed tower setbacks result in inadequate spacing between buildings in the streetscape, results in loss of view sharing, privacy and acoustic amenity impacts and is not supported by the City.

Specifically, a 9-metre setback is outlined in the RCDP to achieve an 18- metre building separation between developments. At the north-west corner, a party wall condition is proposed with a 0.3m distance from the northern boundary increasing to 4.1m at the north-east. This is the most non-compliant tower separation proposed of the 4 towers on neighbouring sites located within this respective block. The fundamental tower massing strategy was a matter consistently raised by the State Design Review Panel as being inadequately investigated and proves to be the case in the EIS.

Greater setbacks are critical to the northern and western boundaries to create a tower clearly discernible in the round with sufficient space between towers, with improved amenity and view sharing as recommended by the RCUDP.

Should DPIE support the proposed setbacks, the City recommends the following to improve the outcomes for residents: -

- Install fixed external privacy treatments to north facing corridor windows
- Install operable external privacy treatments to west facing rooms opposite 13-23 Gibbons Street
- Submit revised architectural plans for all levels, elevations, and sections to accurately show built and approved layouts of surrounding development. There are likely multiple separation concerns with visual and acoustic privacy impacts, and loss of view sharing from the proposal which are not apparent due to the insufficiently detailed documentation provided.

PROPONENT RESPONSE

An extensive and diverse range of massing/setback studies were explored from first principles, which together with the review stages of the SDRP, progressively led to the current design proposal. This included the consideration of podium separation along both Margaret Street and William Lane as well as tower separation to adjoining developments. It further guided the outcome of spatial qualities and rationalising of the landscape design in the process for the character of William Lane to be a thorough space with limited potential for gathering/ socialising due to adjacent built form and scale and overshadowing.

The previous intent on the western setback is being maintained and no further change to increase is proposed.

Further the revised design proposal has achieved 2.65m set back at the north-west and 4.2m at the north-east, resulting in circa 11m separation from the neighbouring tower. The outcome is considered appropriate when considering other tower separation along Regent streetscape ranging from 11.2m - 17.6m (refer figure 6 -8 showing building separation)

The room windows are mainly facing east and west therefore there was a merit in considering an increased south set back over the north allowing public domain at the southern end.

The redesign has suitably addressed improvement of visual privacy to 90-102 Regent Street facing room windows with the following treatment

- a corner window removed at the north- west,
- privacy fins provided to the window retained at the north-east end.

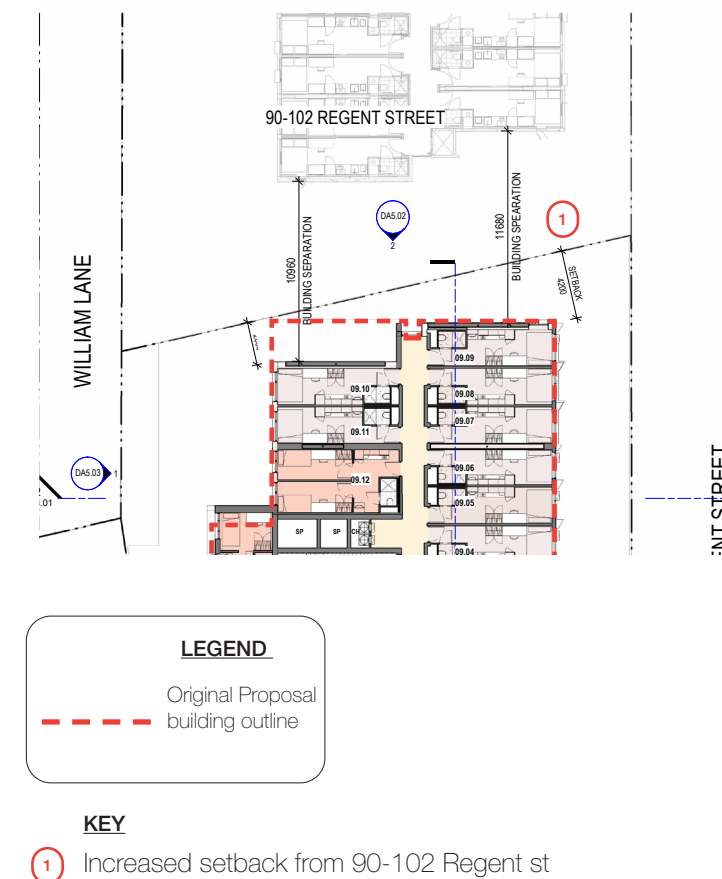
The positive design outcomes of the revised proposal include:

- Maintaining reduced bulk to the south with increased podium and tower separation to Margaret Street considering proximity to heritage listed church. The proposed setback of 5.6m to the tower form, is greater than 4m compliant setback.
- Maintaining the tower massing decreasing in scale to the southern end with reduced height of southern tower form which is appropriate outcome and provides compatible massing relationship with the podium and northern tower form.
- Efficient floor plate with proportionate service area to floor plate.
- Improved northern tower separation
- Podium wall stepping down to relate to the topography

Set of revised architectural plans includes details of surrounding development.

Further refer figures 8-12 for view analysis to surrounding buildings and range of privacy hoods treatment

FIGURE 6. BUILDING SEPARATION



DESIGN RESPONSE

TOWER SEPARATION

STAKE HOLDER COMMENTS

[Comments on Previous page](#)

PROPONENT RESPONSE

FIGURE 7. ORIGINAL PROPOSAL

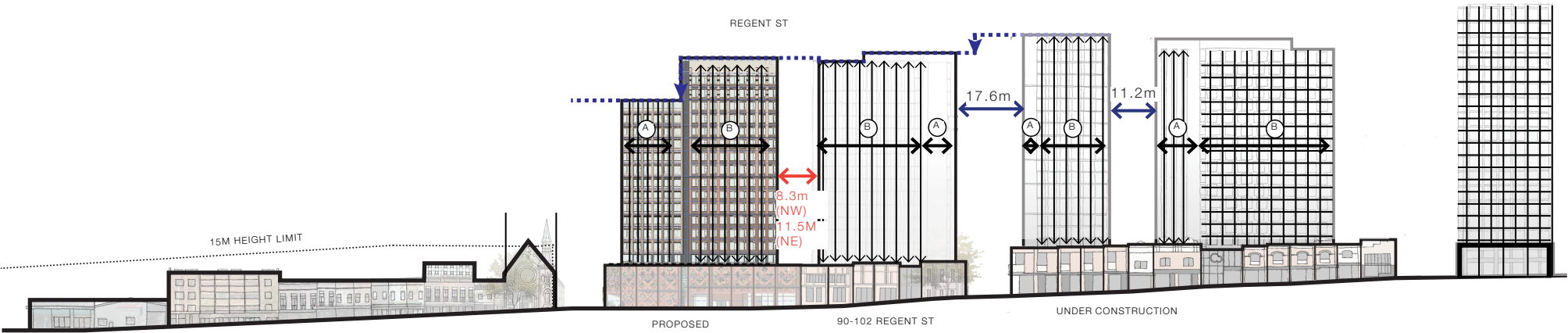
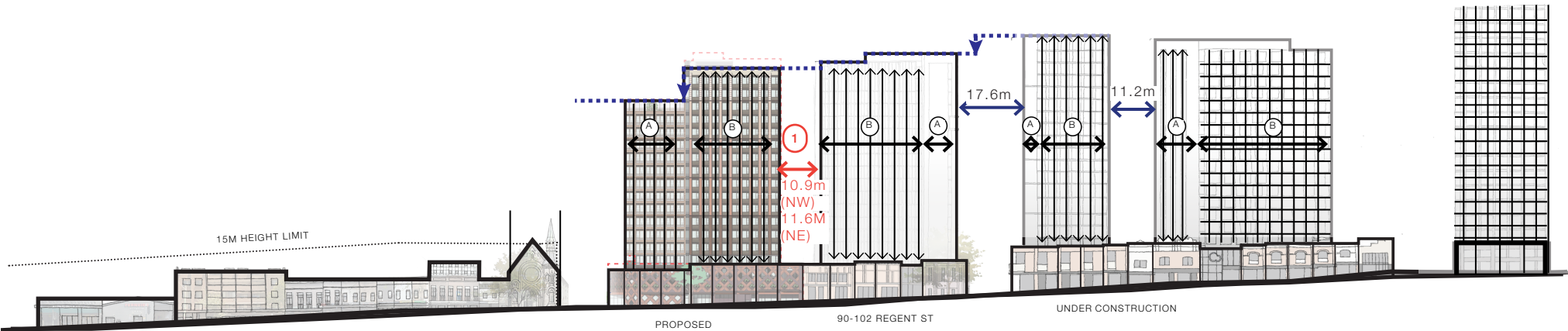


FIGURE 8. AMENDED PROPOSAL



LEGEND

--- Streetscape step down

KEY

① Streetscape Tower separation increased

DESIGN RESPONSE

TOWER SEPARATION

STAKE HOLDER COMMENTS

DPE

- Install appropriate privacy treatments within the northern and western elevations of the proposal

CITY OF SYDNEY

- Install fixed external privacy treatments to north facing corridor windows
- Install operable external privacy treatments to west facing rooms opposite 13-23 Gibbons Street

PROPONENT RESPONSE

The redesign has suitably addressed improvement of visual privacy to 90-102 Regent Street with below changes. (Refer figures 9 - 11 for view analysis and treatment)

- One Corner window at the north west being removed.
- However the retained corner window at the north-east allows articulation to the the part of North facade visible when travelling down the Regent Street.
- Further, external privacy screen to this north- east window for privacy to the habitable space looking out from the corridor of 90-102 Regent Street.

KEY

- ① External privacy louvers installed to North facing bedrooms opposite 90-102 Regent st

FIGURE 9. NORTH FACADE - PRIVACY LOUVRES - VIEW ANALYSIS

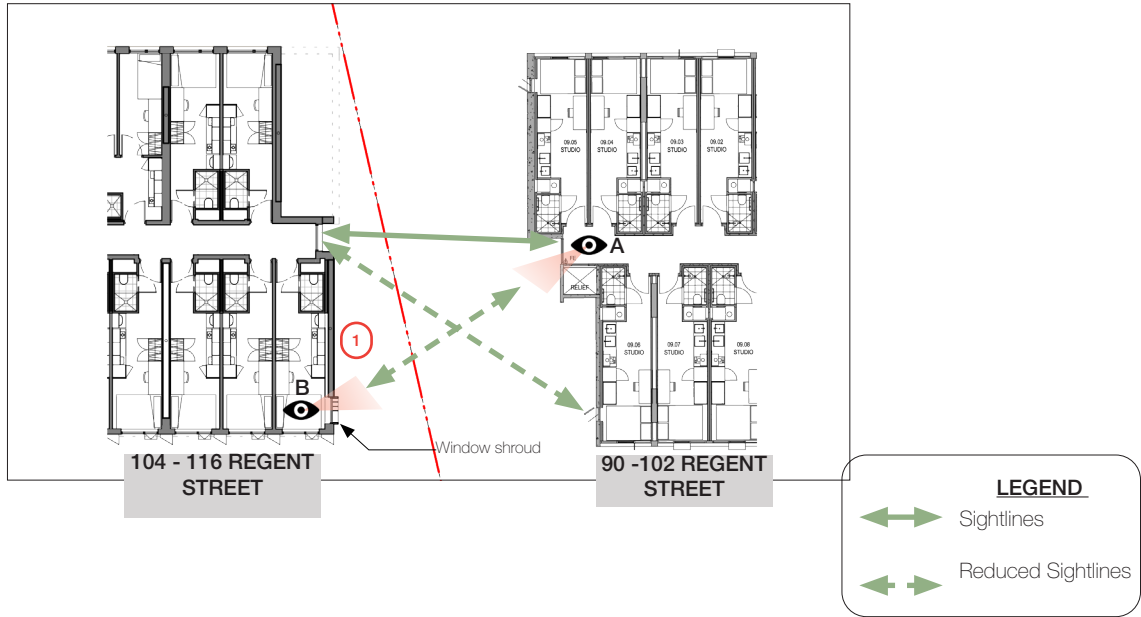


FIGURE 10. PRIVACY LOUVRES - 3D

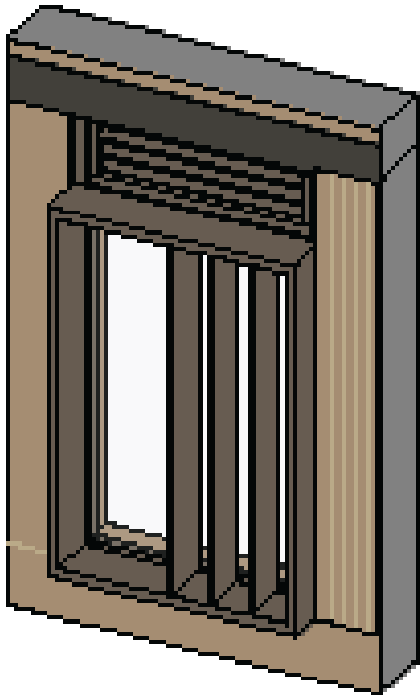


FIGURE 11. A. VIEW FROM 90-102 REGENT ST



FIGURE 11. B. VIEW FROM 104-116 REGENT ST



*FIGURE 9 REPEATED IN APPENDIX ON PAGE 20

DESIGN RESPONSE

TOWER SEPARATION

STAKE HOLDER COMMENTS

CITY OF SYDNEY

PROPONENT RESPONSE

Further view analysis from the room out towards 13-23 Gibbon St for West facing privacy hoods as were proposed previously, Figure 12 demonstrates the achieved screening.

- KEY**
- 1 External privacy louvers installed to West facing bedrooms opposite 13-23 Gibbons Street

FIGURE 13. PRIVACY LOUVRES - 3D

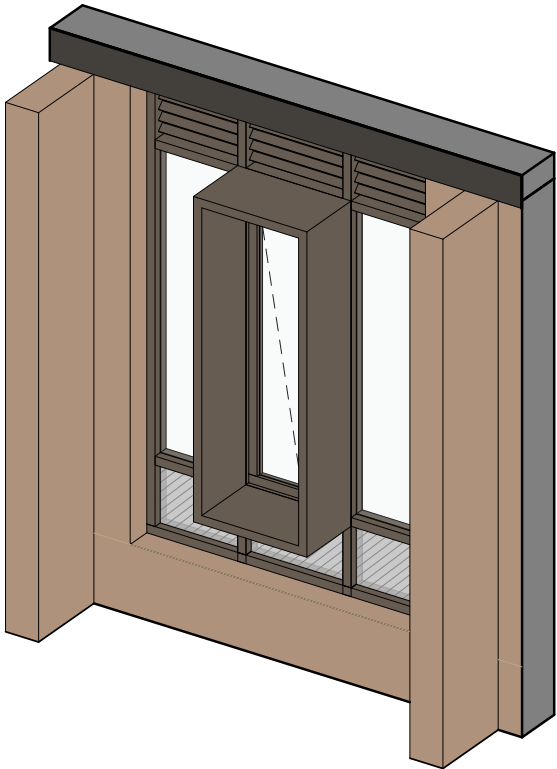


FIGURE 12. WILLIAM LANE - PRIVACY LOUVRES

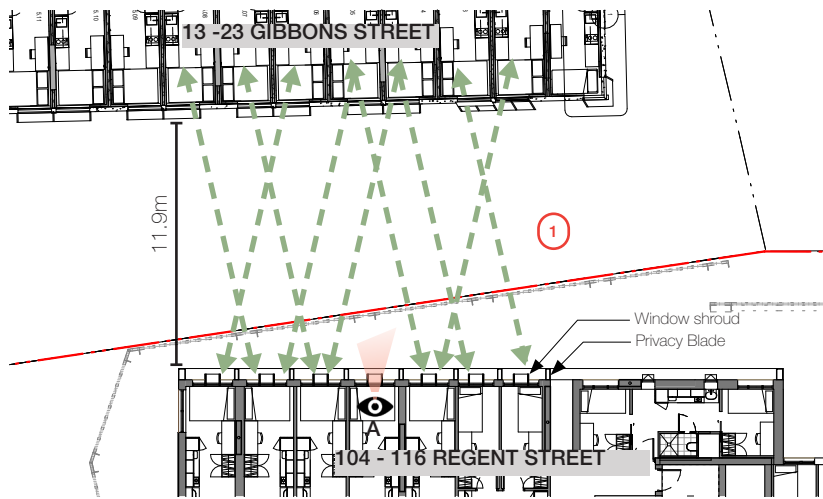


FIGURE 14. VIEW FROM 104-116 REGENT ST



LEGEND

- Sightlines
- Reduced Sightlines

*FIGURE 10 REPEATED IN APPENDIX ON PAGE 21

DESIGN RESPONSE

OVERSHADOWING

STAKE HOLDER COMMENTS

CITY OF SYDNEY

The overshadowing analysis confirms that the proposal would cast a large shadow over properties to the southwest, south and southeast in mid-winter. The analysis does not consider the specifics of any overshadowing on individual properties nor does it capture the full extent of the overshadowing impacts with cropped shadow plans omitting the full shadow extent.

The impact must be quantified, in terms of both the measurable criteria in the RCUDP controls, and any impacts justified of particular concern is the impact to 1 Margaret Street and the playing field at National Centre of Indigenous Excellence at 160-202 George Street.

Additional information, which quantifies resulting solar access, the overshadowing impact, and adequate justification is required for these sites in half hourly views from the sun.

LEGEND

- ADDITIONAL OVERSHADOWING 104 -116 REGENT STREET
- OUTLINE OF NEIGHBOURING BUILDING OVERSHADOWED

KEY

- 1 Additional overshadowing from amended proposal has minimal impact on 1 Margaret street overshadows only at 9am on 21 June
- 2 Additional overshadowing from amended proposal overshadows the field starting overshadows only at 2:30pm
- 3 Additional overshadowing from amended proposal overshadows 160-202 George Street starting at 2:30pm

PROPONENT RESPONSE

Additional information of half hourly views provided with extended view to capture the south east shadowing. Refer architectural drawings DA 6.02 and DA 6.03 (refer appendix on pages 22 & 23). The proposed built form has been designed to avoid unacceptable shadow impacts to surrounding developments and public domain.

The shadow analysis of proposed development on 1 Margaret Street and 160-202 George Street offers the following assessment :

- Additional overshadowing from amended proposal has minimal impact on 1 Margaret Street , overshadows only small corner area on the south eastern corner outlined in blue (refer to figure15)
- Additional overshadowing from amended proposal overshadows a portion of the playing field at National Centre of Indigenous Excellence only between 2.30 -3.00pm

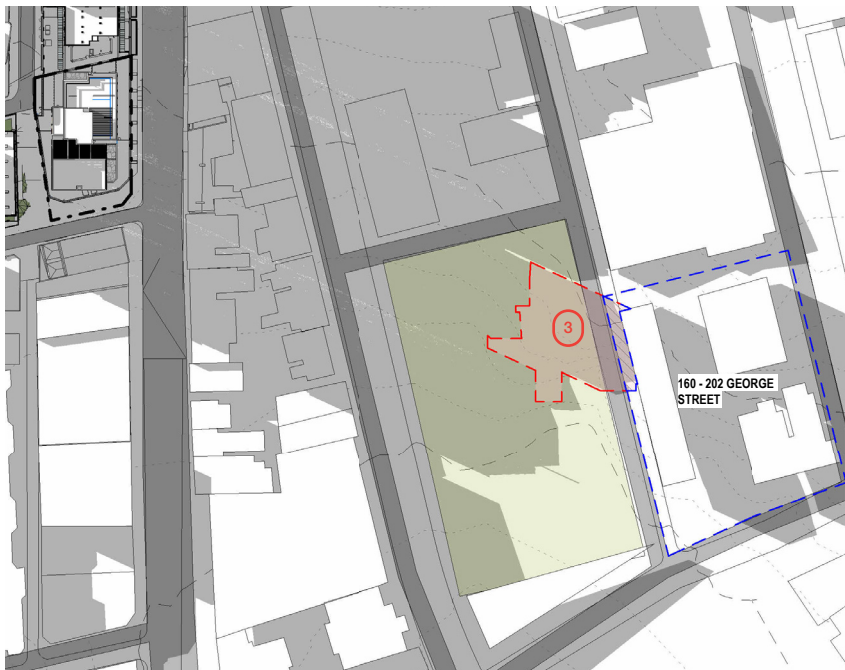
FIGURE 15 -1 MARGARET ST - OVERSHADOWING



FIGURE 16 - 160-202 GEORGE ST - PLAYING FIELD- OVERSHADOWING - 2:30PM 21ST JUNE



FIGURE 16 - 160-202 GEORGE ST- OVERSHADOWING - 3PM 21ST JUNE



*FIGURE 15 & 16 REPEATED IN APPENDIX ON PAGE 22 & 23

DESIGN RESPONSE

ACTIVE FRONTAGES

STAKE HOLDER COMMENTS

DPE

Provide enhanced active street frontages with good levels of passive surveillance

CITY OF SYDNEY

The proposed development has frontages to Regent and Margaret Streets as well as the future through site link and provides opportunities for street activation. However, the development does not provide a genuine active frontage with good levels of passive surveillance. The Regent Street entry provides minimal passive surveillance as a result of the location of the bicycle parking facilities that occupy the majority of frontage. It presents areas of concealment with Crime Prevention Through Environmental Design (CPTED) concerns for both residents and the public.

A small area of retail is located on the north-east corner. It provides a 3.8 metre floor to floor height and 2.8-metre-high window, which presents a more residential scale than commercial and does not maximise a genuine active frontage. A large fire booster cabinet is provided on the Regent Street elevation and does not adequately integrate with the façade. The Margaret Street facade includes a recessed secondary entry, which sits in an under croft of the podium. This fails to positively reinforce the street edge, would receive no natural light due to its orientation, and creates CPTED concerns for both residents and the public. The though site link facade also includes large areas of services with no entry point for activation.

The City recommends that these street frontages be redesigned to create safe and welcoming entrances with good passive surveillance, which positively contributes to the street. A more generous provision of retail area to the Regent Street frontage is also encouraged to increase genuine activation with increased floor to floor heights and glazing.

An entrance point is recommended to be investigated on the through site link frontage to assist in activation of William Lane along with some food and beverage offering which has significantly more appealing acoustic environment away from traffic noise from the heavy traffic corridors of Regent Street and Gibbons Street.

LEGEND

- INDOOR / OUTDOOR RELATIONSHIP
- VISUAL INTERFACE

PROPONENT RESPONSE

The bicycle parking has been split to allow access from both William land and Regent St. This maximizes the active frontage(refer to figure 17) The redesign includes relocation of Administration/ Office to occupy the frontage. The Games area has been relocated on the Ground level for further activation of the communal area on ground floor, whilst the study rooms have been relocated to the quieter level 02.

In addressing CPTED concerns the ground floor layout has been reconfigured to mitigate any area of concealment around the bicycle parking entry (refer to figure 17)

Skylights have been introduced above the Margaret Street entry to allow natural light to spill onto the public domain along Margaret Street (refer to figure 20)

Fire booster cupboard finish has considered the quality of facade treatment with metal claddded tongue and groove pattern on the door (refer figure 18)

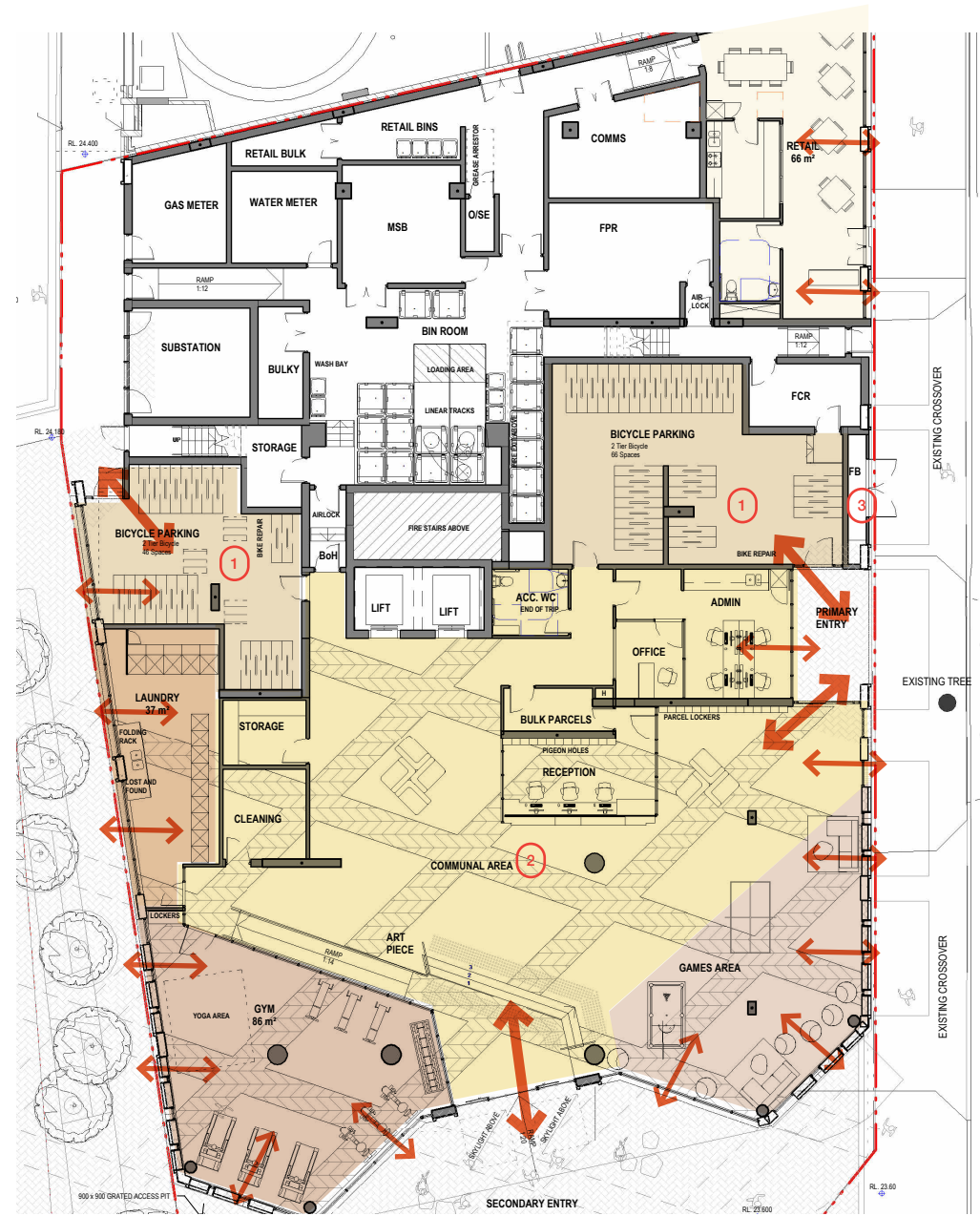
KEY

- 1 Bike parking reconfiguration and split in two
- 2 Internal spaces reprogramming - Office and Games for enhanced visual interface and activation
- 3 Metal cladding treatment to fire booster cupboard to intergrate with quality of facade

FIGURE 18 - LEVEL 1 - FIRE BOOSTER INTEGRATION



FIGURE 17 - LEVEL 1 - ACTIVATION



STREET INTERFACE BENCHMARK IMAGES



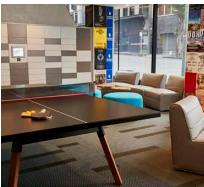
BICYCLE PARKING



LAUNDRY



GYM



GAMES AREA

DESIGN RESPONSE

ACTIVE FRONTAGES

STAKE HOLDER COMMENTS

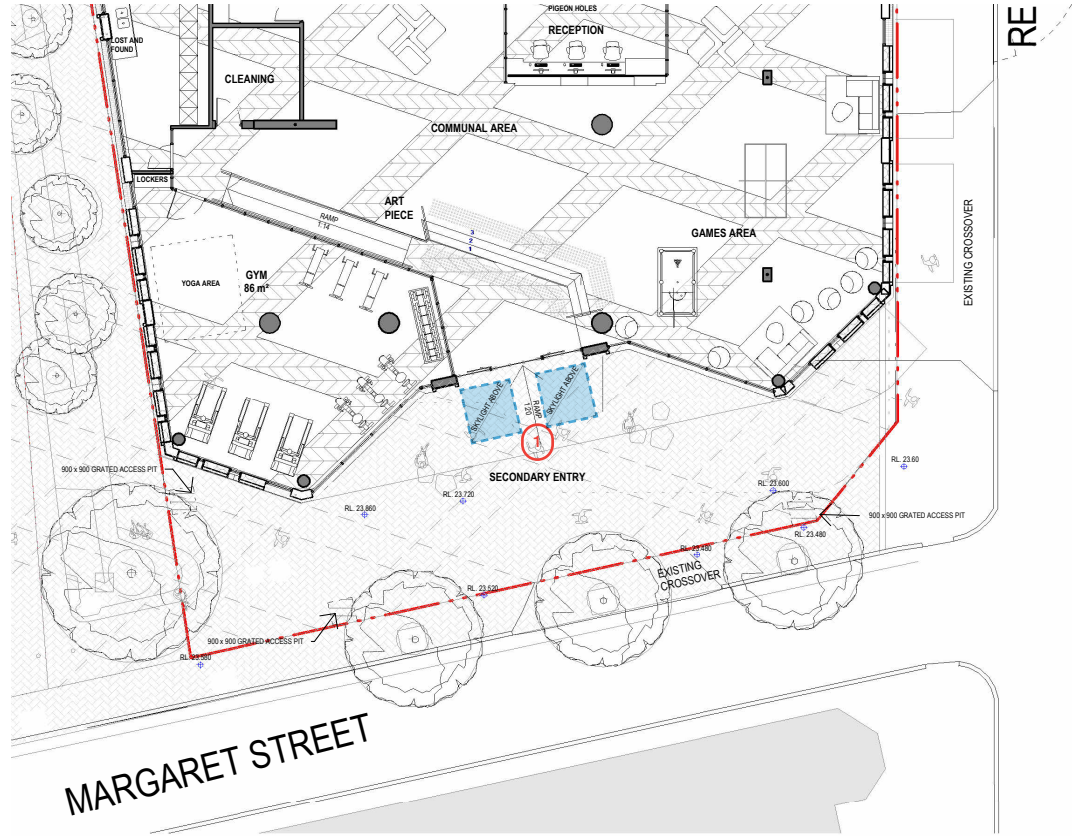
CITY OF SYDNEY

Comments on previous page (p.

FIGURE 19 - CGI - MARGARET STREET SKYLIGHTS



FIGURE 20 - LEVEL 01 - MARGARET STREET ENTRANCE - SKYLIGHT LOCATION



- KEY**
- 1 Skylights introduced to increase natural light at Margaret Street entrance
 - 2 Entry redesigned for CPTED concerns

FIGURE 21.A - BICYCLE PARKING - ORIGINAL PROPOSAL - ACTIVATION

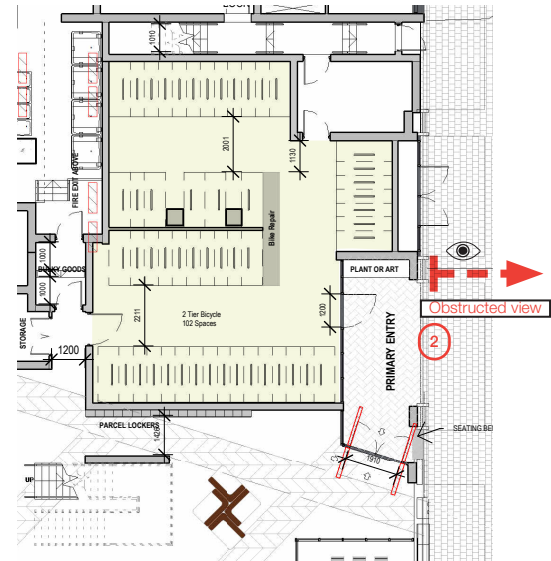
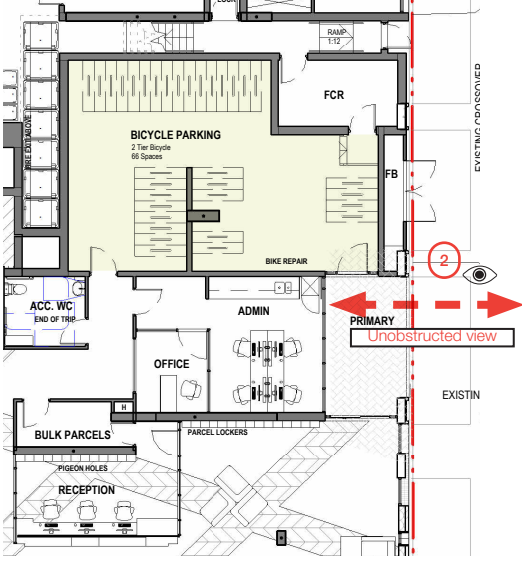


FIGURE 21.B - BICYCLE PARKING - AMENDED PROPOSAL - ACTIVATION



*FIGURE 21 REPEATED IN APPENDIX ON PAGE 24

DESIGN RESPONSE

BUILDING EXPRESSION

STAKE HOLDER COMMENTS

CITY OF SYDNEY

The proposed development presents large expanses of tower to the south and north which are of plain paint finish walls. The site will be the terminating tower of the block, which transitions to much lower scale development to the south.

Therefore, the southern tower walls will be highly visible from multiple long views for the long term and as proposed, do not demonstrate design excellence in architectural design. The building needs to architecturally address the corner, provide greater articulation, and propose improved materiality to the south and the possible incorporation of public art.

Similarly, the northern tower parapet and plant room wall treatment are a painted finish, which appear unintegrated with the tower and are not of high quality. The RCUDP skyline and rooftop design provisions regarding roof mounted plant have not been satisfactorily addressed. The brick podium effectively acts as a screen to empty space behind it on levels 2 and 3, therefore, the design, depth, and detailing of this wall are key to delivering a good outcome adjacent the public domain.

The City recommends that an improved design, articulation, materiality and public art be considered to all south and north facing tower walls that are indicated as paint finish as well as to the paint finish walls at Levels 3 and 4.

Further details is requested in the form of 1:20 wall sections and elevations detailing the brick and construction elements of the podium and screen. The quality, materiality and finishes of all ground level services is recommended to match the façade quality and not be the contrasting paint finish to the brick colour.

PROPONENT RESPONSE

The top floor of the southern tower has been articulated with texture treatment of Reckli formliner pattern which transitions on the top two levels to public art in Reckli pattern, to form part of a very visible public art work undertaken by a local artist from the Country upon which this site is located.

The external treatment to the tower will be undertaken in either an intergrated pigment colour or a mineral stained finish.

Similar treatment would also apply to northern tower parapet and plant room wall treatment

All external wall finishes are mineral stained or integral colour to concrete. North and South façade have additional texture through Reckli pattern.

The materiality proposed for all ground services was of brick face and not paint finish

Refer DA 5.01 and DA 5.03 providing detailing of brick on the elevation and 1:20 wall section.

FIGURE 22 -SOUTHERN ELEVATION -ARTWORK LOCATION / EXAMPLES



DESIGN RESPONSE

SIGNAGE

STAKE HOLDER COMMENTS

CITY OF SYDNEY

The RCUDP requires a signage strategy be prepared for the entire development. The Regent Street podium signage is not supported as it is not in accordance with RCUDP 3.4.2 signage requirements. An under-awning sign would be supported which assists identifying the entry to pedestrians. Two top of building signs are proposed which contribute to visual clutter. The William Lane signage is recommended to be removed as this will be partially blocked by the Gibbons Street towers. The colour of the proposed signage is not supported as it highly contrasts and is not sympathetic with the proposed colour palette

PROPONENT RESPONSE

Refer architectural drawing DA 7.03 for updated Signage zones. The details of the signage is subject to separate DA.

The revised proposal of signage zones includes :

- Under awning signage on Regent street included replacing the previous podium signage.
- New Podium signage on William Lane over the new bike Entry to assist in identifying the entry from William Lane.
- Top of building signage on Margaret Street.
- Top of building signage on William Lane repositioned with visibility considered (refer to figure 23)

FIGURE 23 -SIGNAGE - VIEW FROM GIBBONS STREET



KEY PLAN - PERSPECTIVE LOCATION



DESIGN RESPONSE

TO SEPP CLAUSE 22 (2)

2A) WHETHER A HIGH STANDARD OF ARCHITECTURAL DESIGN, MATERIALS AND DETAILING APPROPRIATE TO THE BUILDING TYPE AND LOCATION WILL BE ACHIEVED

The design seeks to provide respectful and contextually fitting built form whilst contributing positively to an evolving precinct.

The design also looks to integrate with the street scape pattern emerging on Regent Street whilst having regard for both its transitional location and proximity to a heritage building.

Accordingly, the tower form has been redesigned with emphasis on height and setback strategies directing key design responses:

- o tower massing decreasing scale on the southern end and bookending a transitional precinct. The southern tower is fifteen storey high with open roof top communal space positioned on level 16 which provides a more compatible massing relationship with the podium and northern tower form.
- o Increased setback to the southern end of the site had considered increase of visibility and presence of the church.
- o Distinctive and legible twin tower form with refined articulation of a strong vertical emphasis, an interpretative narrative of the terrace rhythm for the podium on Regent Street.
- o Scaling of tower and reducing the bulk through architectural expression with a greater focus at the precincts finer grain character. Vertical blades and recessed shadow gap at every three storeys developed to define and break up the Regent Street façade.
- o The brick weave pattern of the podium providing permeability and landscape integration, its cultural integration to tell the story and connection to Aboriginal traditions
- o Further consideration to the topography, directs the brick weave pattern façade of the podium to step in elevation whilst maintaining the height relationship to the neighboring development where it meets.
- o The increased setback to the northern boundary provides sufficient separation between towers, comparable to other neighbouring developments.
- o The façade treatment of privacy hoods and additional external privacy screen treatments to improve the sightlines outcomes for residents

2B) WHETHER THE FORM AND EXTERNAL APPEARANCE OF THE BUILDING WILL IMPROVE THE QUALITY AND AMENITY OF THE PUBLIC DOMAIN, PUBLIC DOMAIN – LANDSCAPING

- o The streetscape program curated with a range of communal use spaces which achieves activation through the day and night, inside and outside adding a positive addition to the public realm of the precinct.
- o Further, the provision of public domain fronting the building will enhance the urban quality of Redfern. It offers a place of exploration, facilitates local events and micro industry.
- o A stronger connection is formed with the treatment of the gathering space, a feature brick weave pattern on the pavement and the building façade wrapped up and softened by pockets of native vegetation integrated within the podium screen.
- o Provision of spaces and places of gathering provides strong cultural integration, offering engagement and connection between the resident community and the broader community
- o The proposal will celebrate the indigenous landscape integration to other breakout communal spaces located on levels 2 and 16 up the building allowing a range of outdoor spaces including BBQ areas, quiet reading spaces, flexible outdoor cinema space and yoga deck.

DESIGN RESPONSE

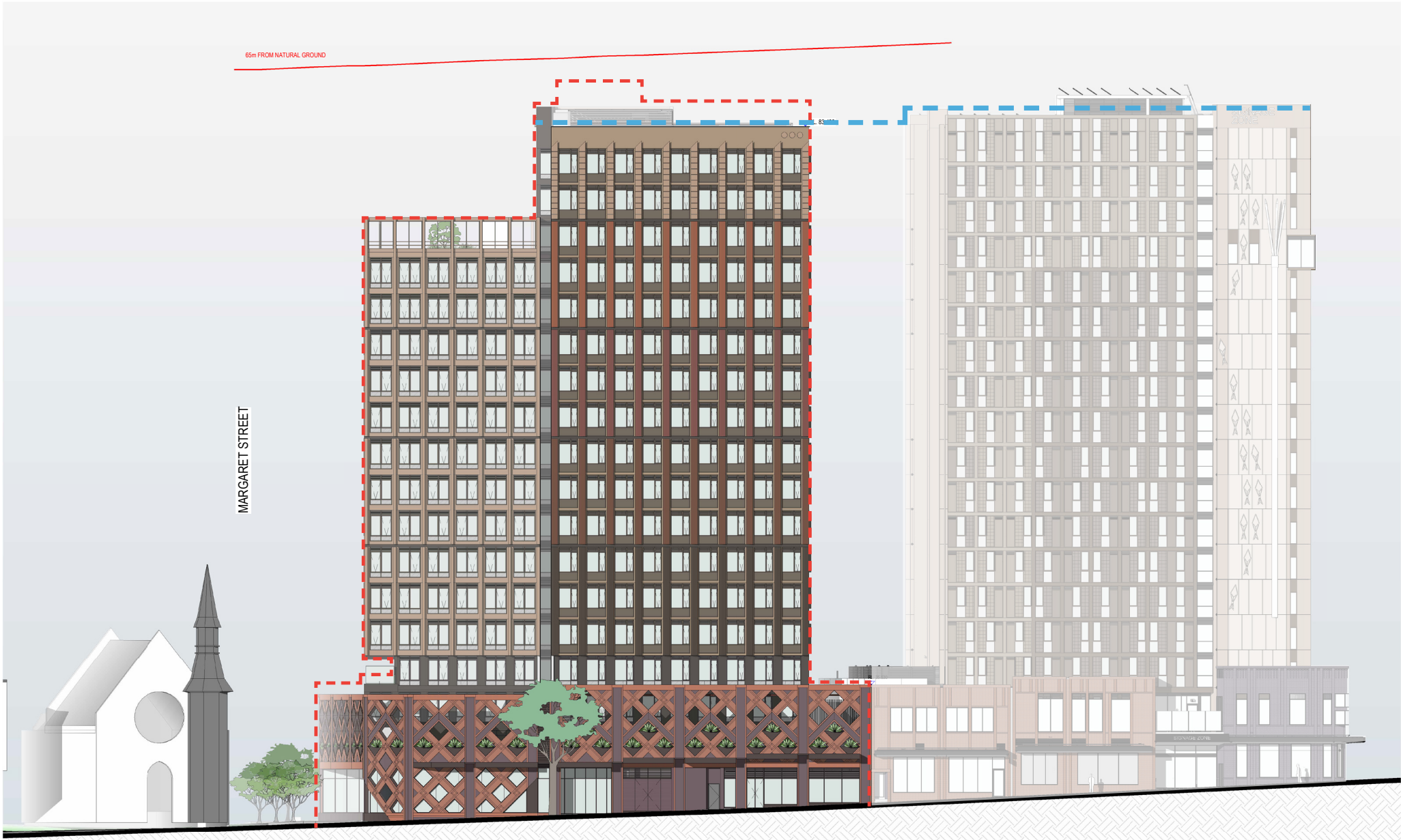
2C) WHETHER THE BUILDING MEETS SUSTAINABLE DESIGN PRINCIPLES IN TERMS OF SUNLIGHT, NATURAL VENTILATION, WIND, REFLECTIVITY, VISUAL AND ACOUSTIC PRIVACY, SAFETY AND SECURITY AND RESOURCE, ENERGY AND WATER EFFICIENCY, SUSTAINABILITY

- o Integrated design approach with considered response to solar access for the façade treatment and accordingly façade elements ranging from vertical blades and hoods have been proposed to limit sun access or for privacy.
- o The cross-ventilation provided with glass louvres at the ends of common area corridors provides natural ventilation.
- o The units have been provided with ventilation design assessed via Dynamic simulation to determine minimum performance requirement with alternate means of ventilation due to external noise conditions resulting in the following improvements:
 - Overall Energy Efficiency
 - Thermal Comfort
 - Age of air
- o Refer Wind Impact assessment prepared by SLR Consulting and various recommended wind mitigation treatment are integrated in the design. The continuous awning along Regent Street and retaining existing tree are additionally included in the design.
- o Refer Reflectivity report prepared by SLR Consulting and adverse glare mitigating features including facade blades and setbacks are integrated in the design
- o ESD report prepared by Vipac with key commitments to sustainability includes
 - Load Reduction
 - Optimising energy, water & material consumption
 - Use of renewable resources
 - Indoor Environmental Quality

DESIGN RESPONSE

APPENDIX

FIGURE 1. REGENT ST - ELEVATION



LEGEND

Original Proposal building outline

Extent of plant

DESIGN RESPONSE

APPENDIX

FIGURE 2. PLANT LEVEL - DA SUBMISSION

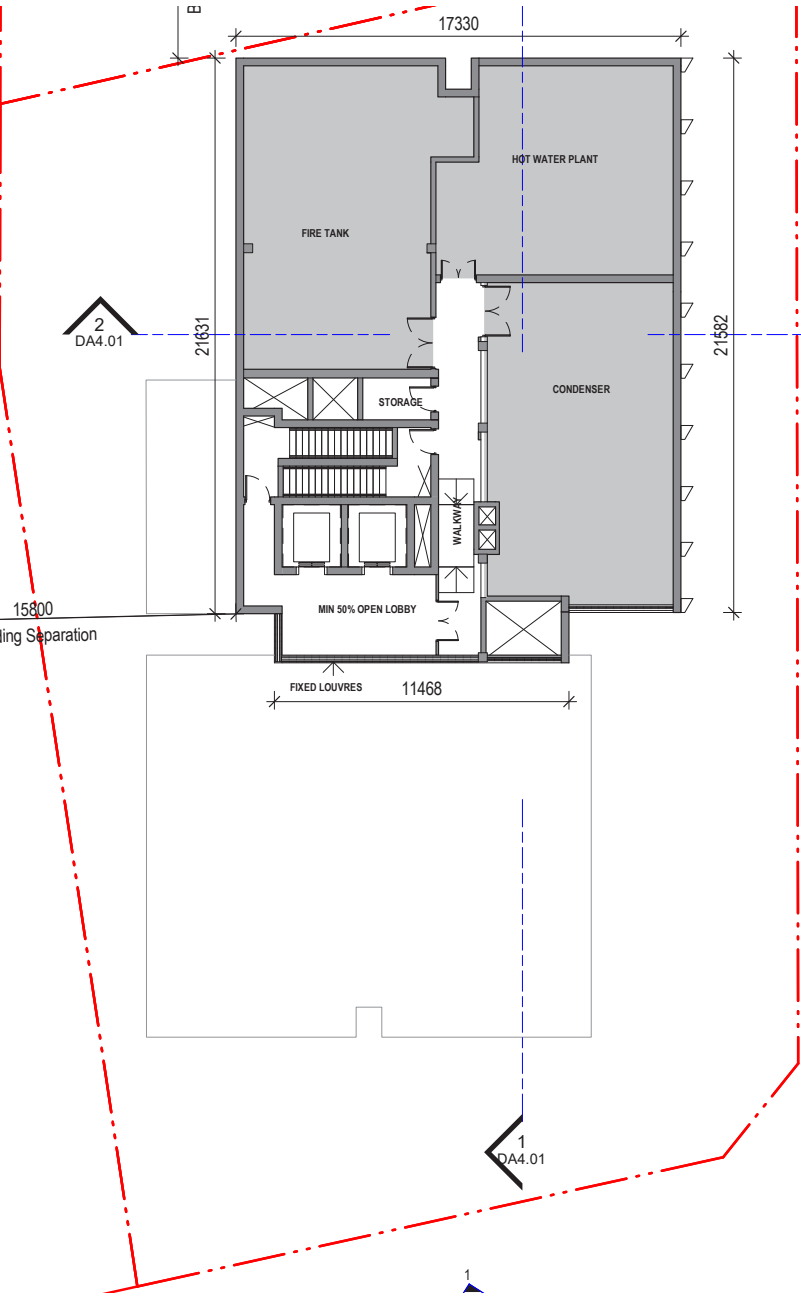
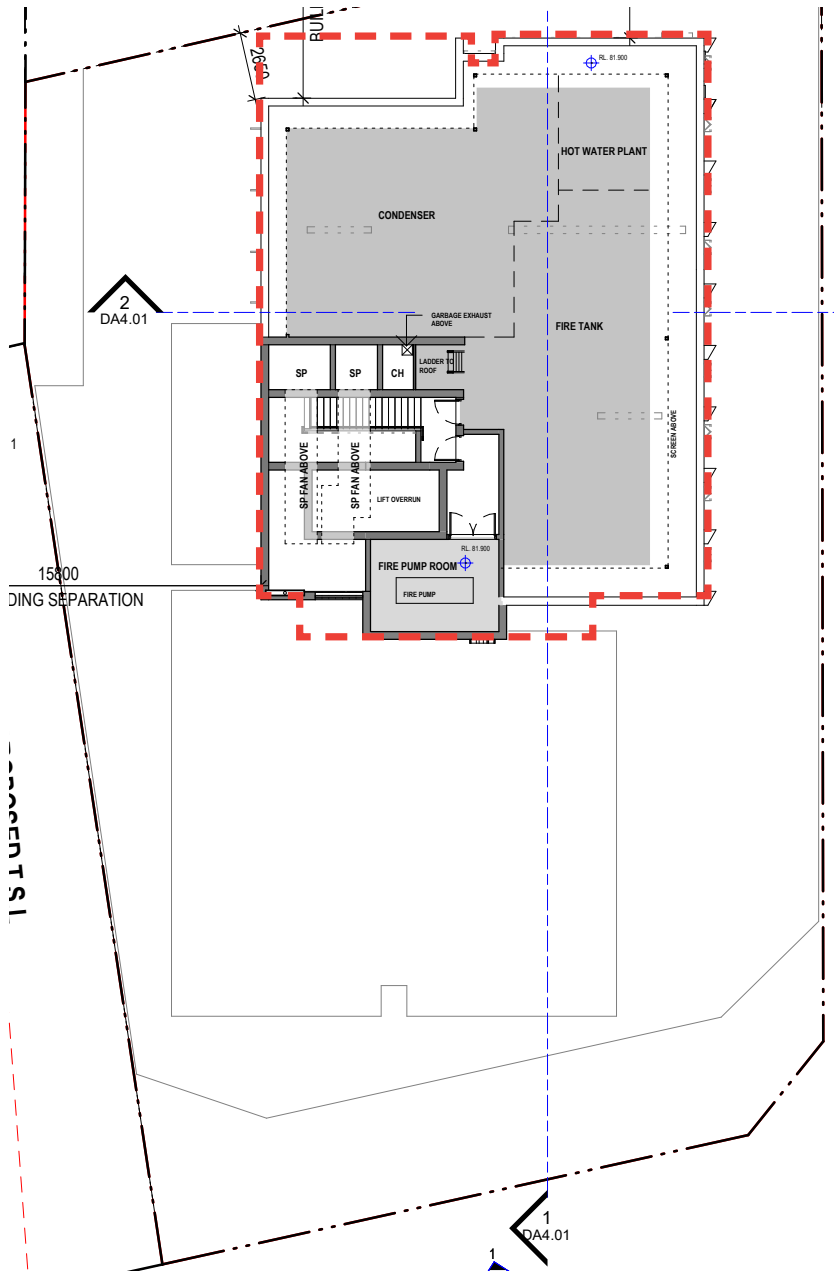


FIGURE 2. PLANT LEVEL - DA AMENDMENTS



LEGEND

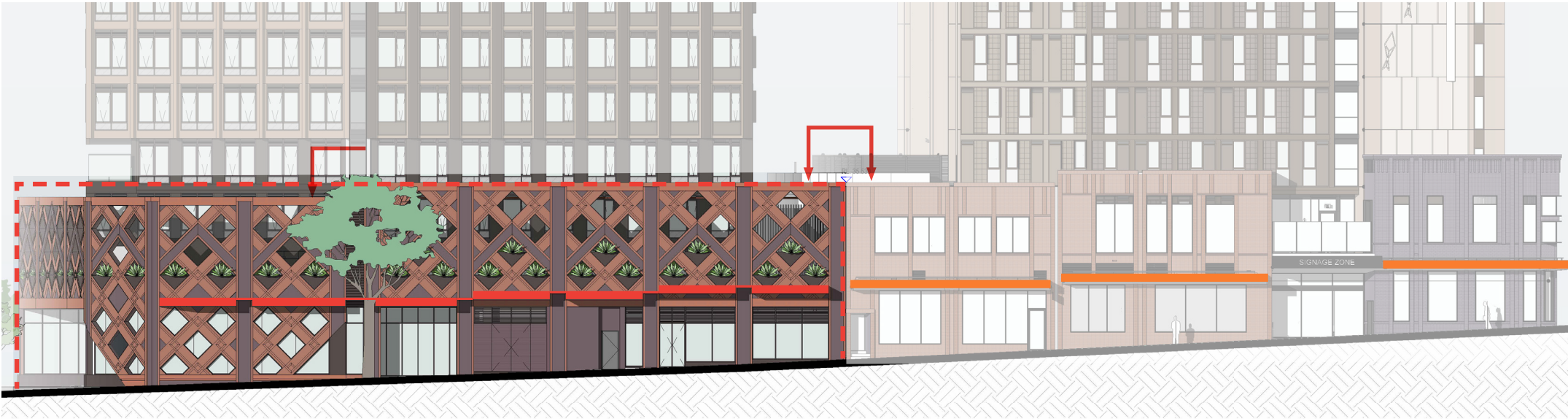
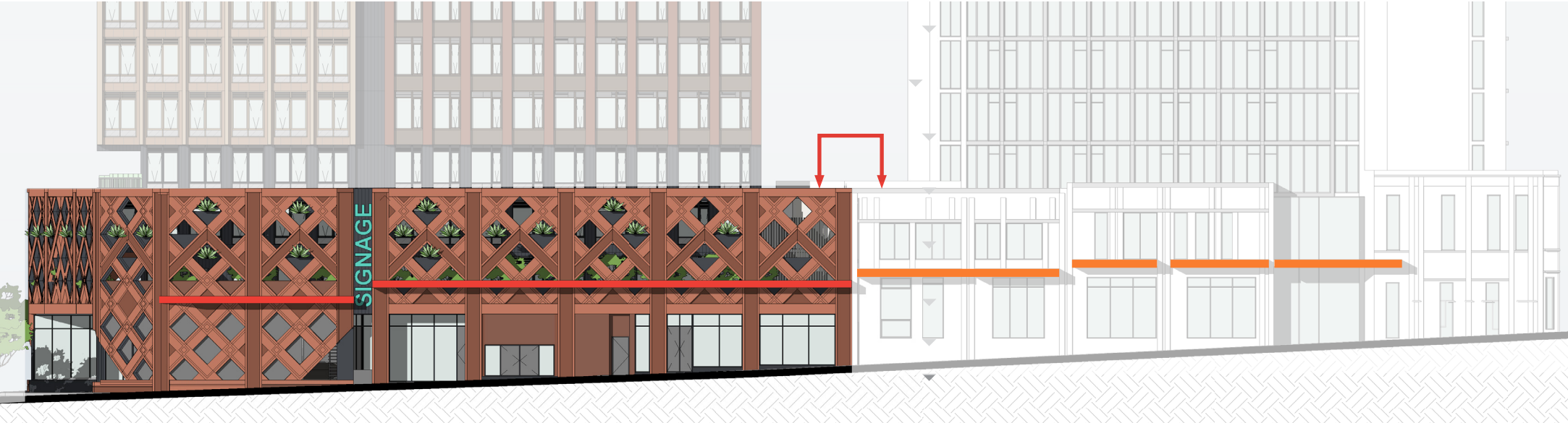
Original Proposal building outline

Extent of plant

DESIGN RESPONSE

APPENDIX

FIGURE 3. REGENT ST - PODIUM WALL



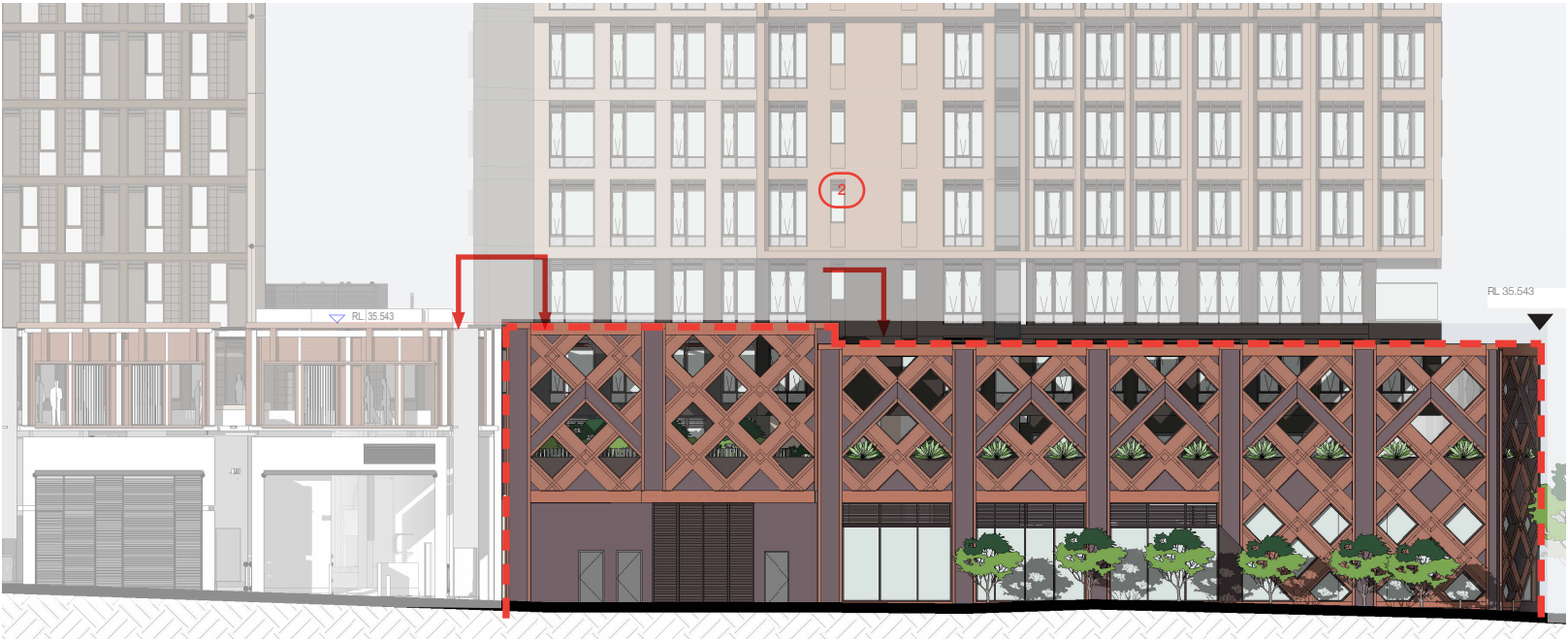
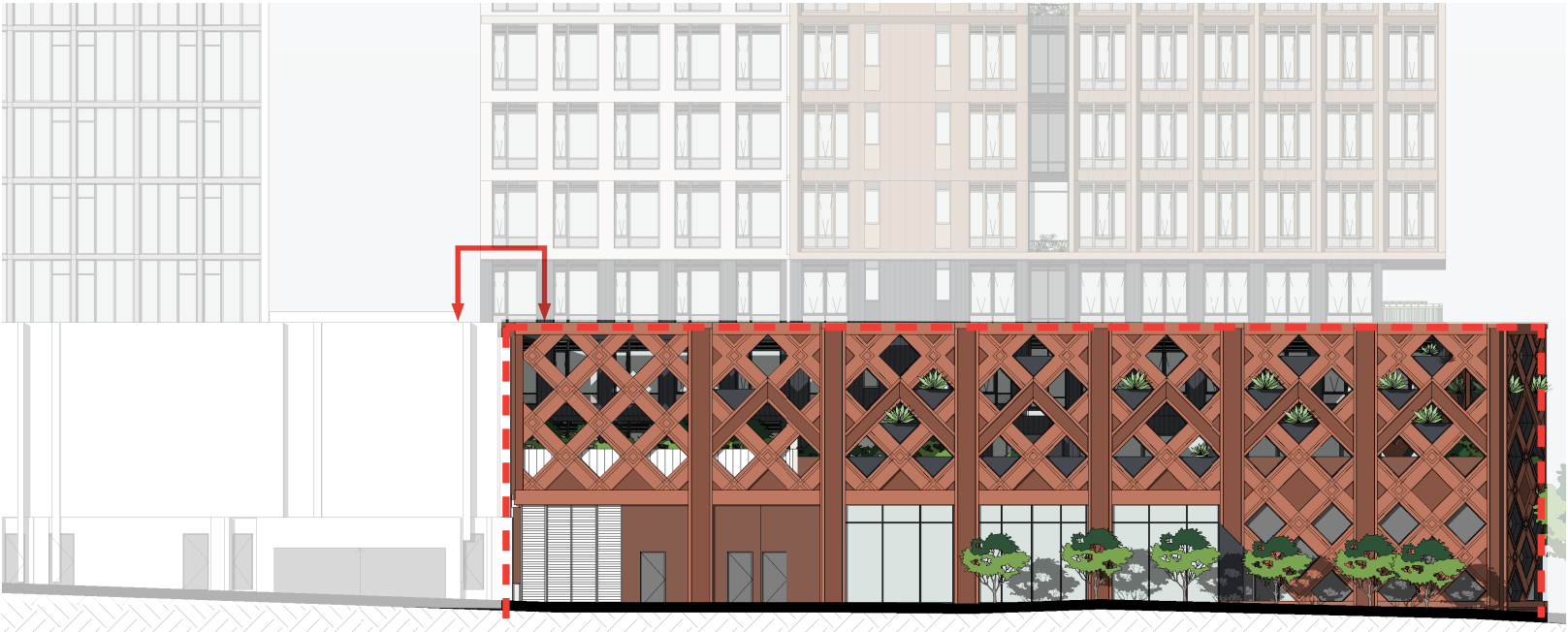
LEGEND

- Original Proposal building outline
- Podium Alignment
- Podium Stepping Down
- Proposed Awning
- Streetscape Awning

DESIGN RESPONSE

APPENDIX

FIGURE 4. WILLIAM LANE - PODIUM WALL



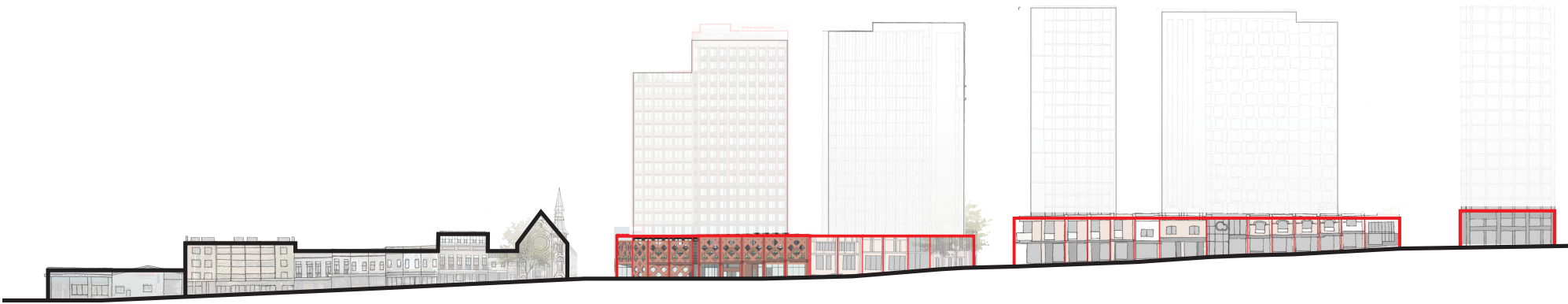
LEGEND

- Original Proposal building outline
- Podium Alignment
- Podium Stepping Down
- Proposed Awning
- Streetscape Awning

DESIGN RESPONSE

APPENDIX

FIGURE 5 - REGENT STREET - PODIUM



LEGEND

Original Proposal building outline

Podium Alignment

Podium Stepping Down

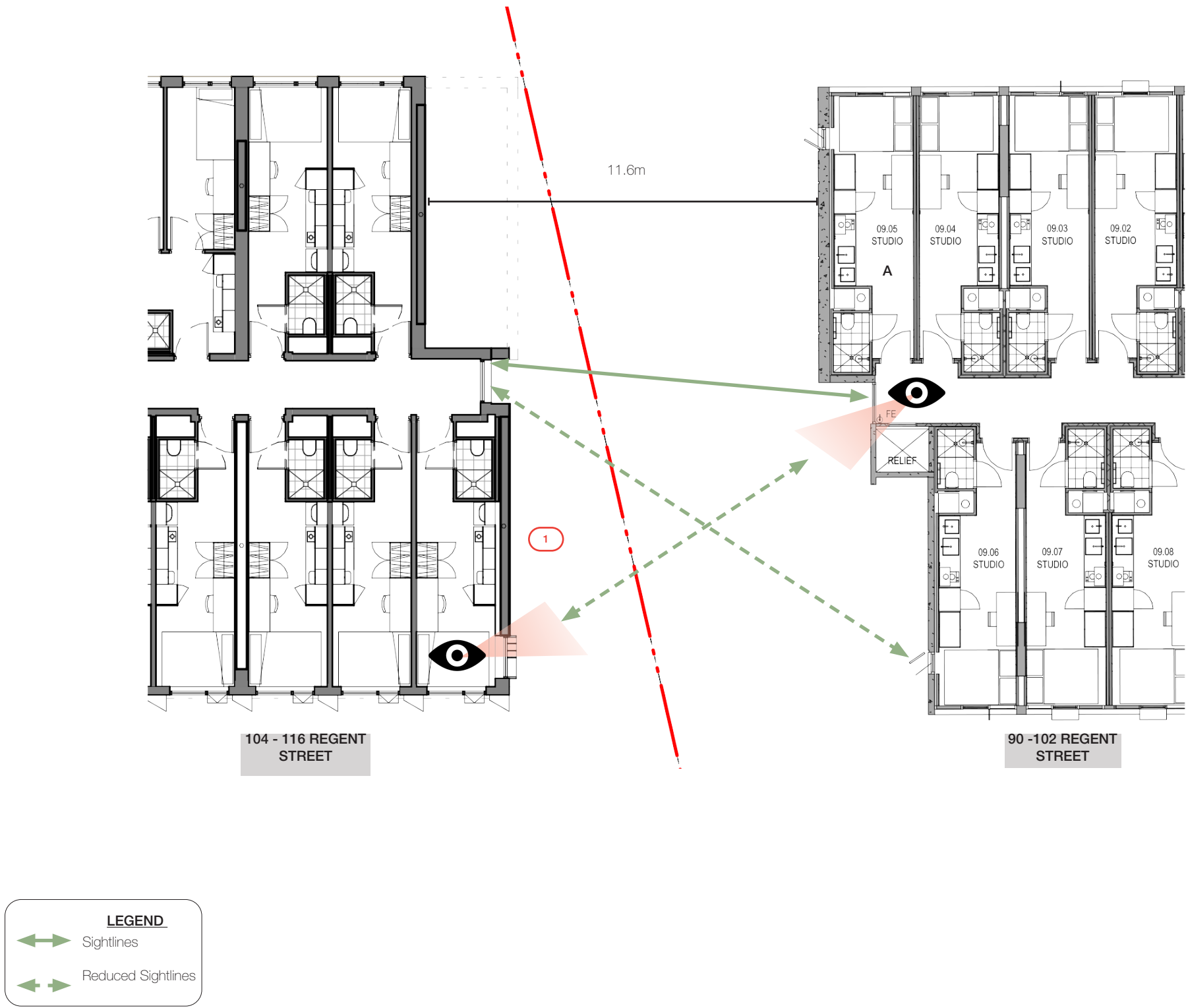
Proposed Awning

Streetscape Awning

DESIGN RESPONSE

APPENDIX

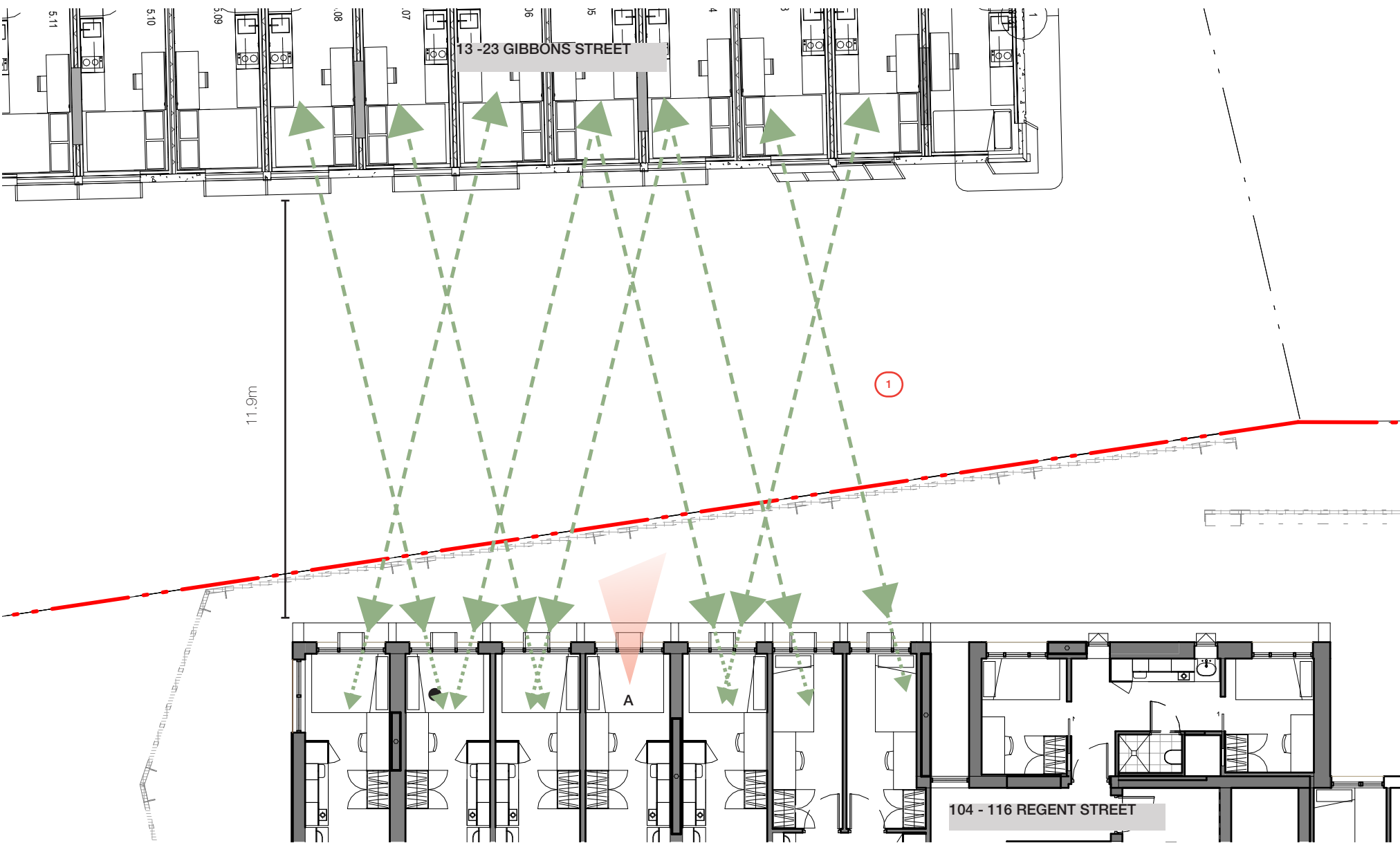
FIGURE 9. NORTH FACADE - PRIVACY LOUVERS



DESIGN RESPONSE

APPENDIX

FIGURE 12. WILLIAM LANE - PRIVACY LOUVRES



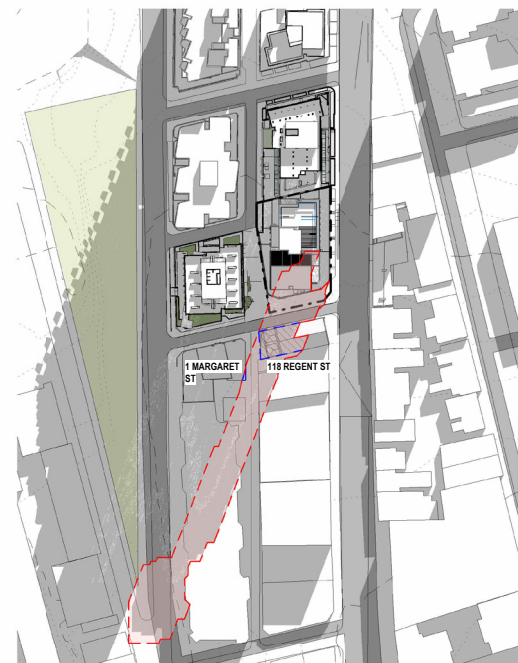
LEGEND

↔ Sightlines

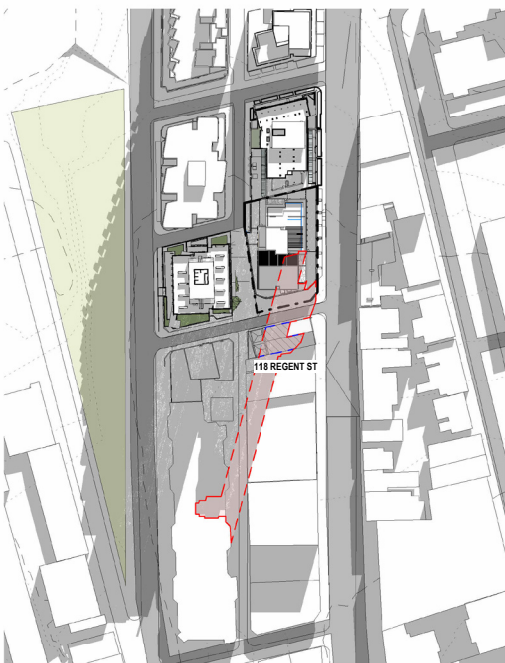
↔ Reduced Sightlines

DESIGN RESPONSE

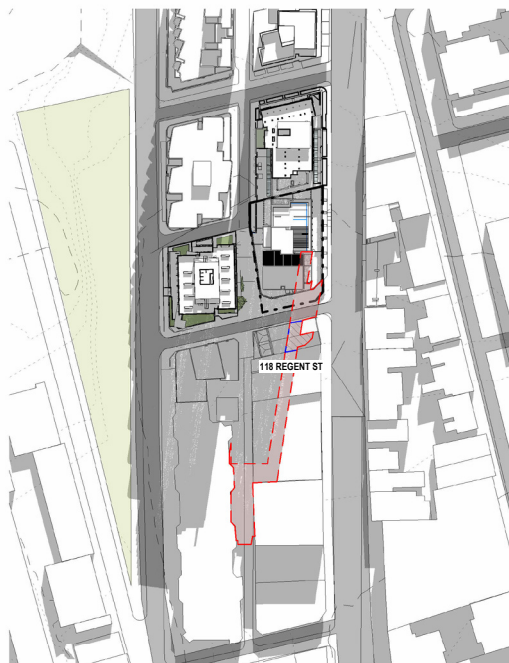
APPENDIX



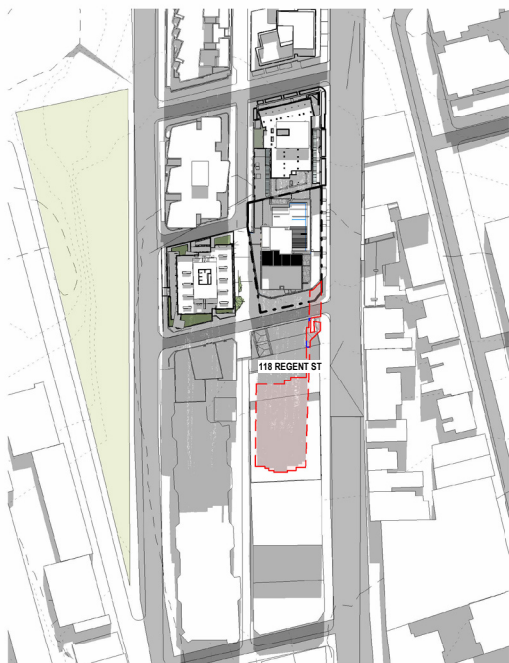
1 SD-JUNE 9AM
Floor Plan 1: 1500



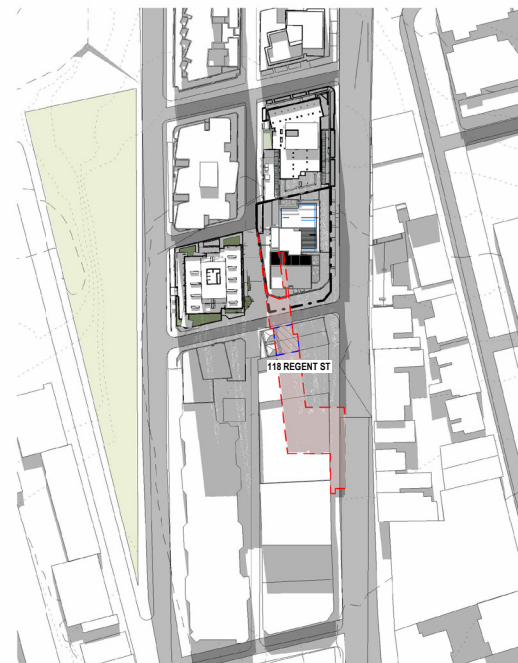
5 SD-JUNE 9-30AM
Floor Plan 1: 1500



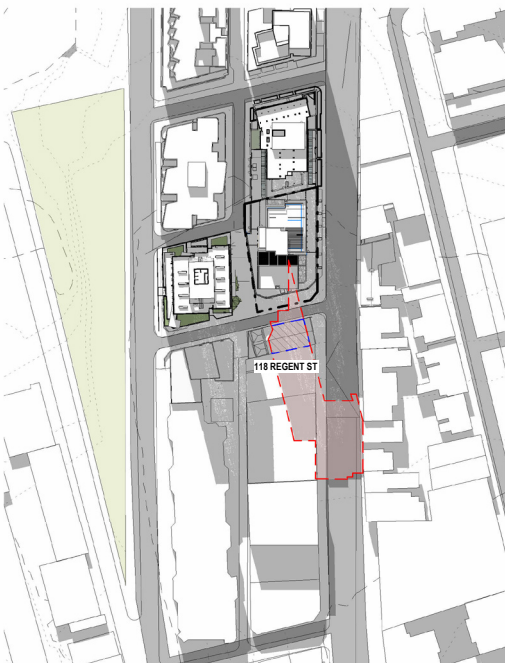
2 SD-JUNE 10AM
Floor Plan 1: 1500



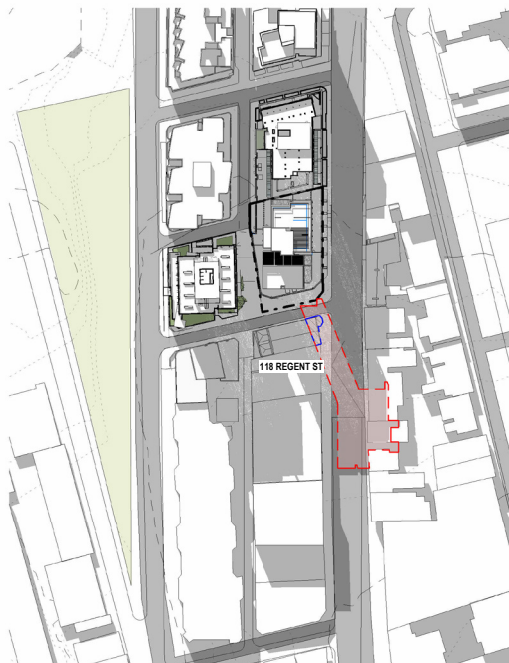
6 SD-JUNE 10-30AM
Floor Plan 1: 1500



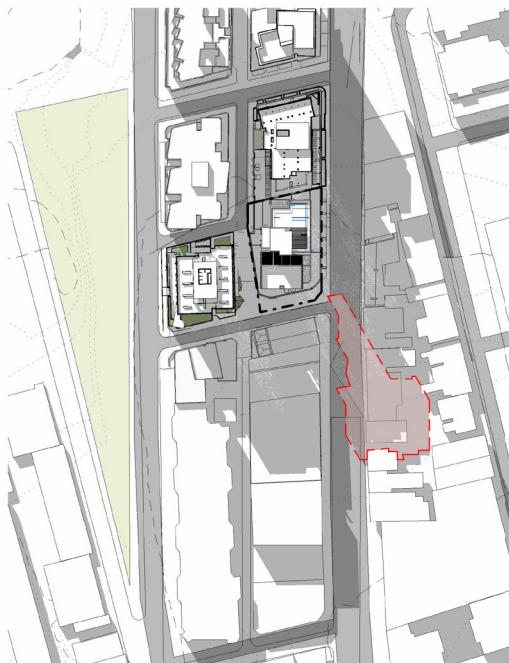
3 SD-JUNE 11AM
Floor Plan 1: 1500



7 SD-JUNE 11-30AM
Floor Plan 1: 1500



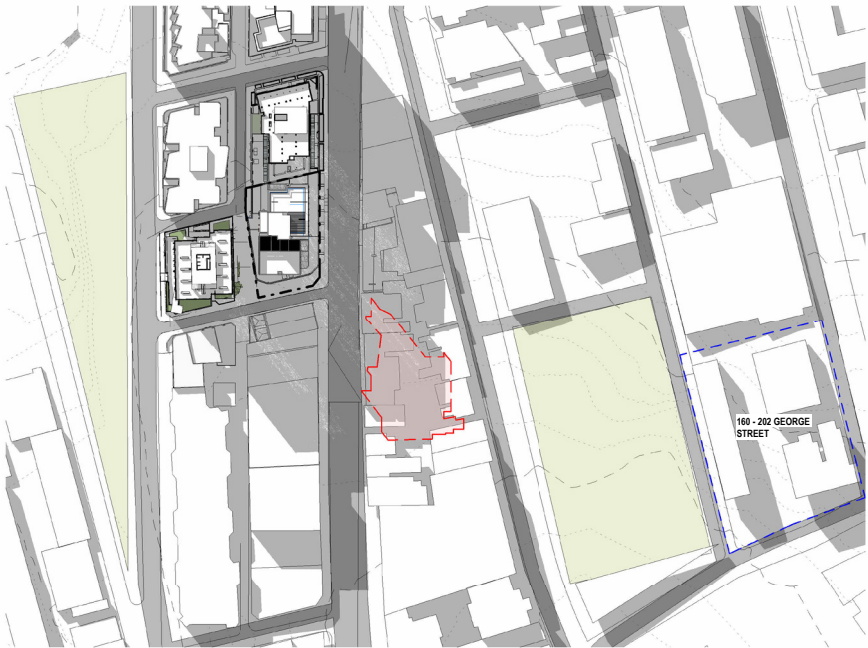
4 SD-JUNE 12PM
Floor Plan 1: 1500



9 SD-JUNE 12-30PM
Floor Plan 1: 1500

DESIGN RESPONSE

APPENDIX



1 SD-JUNE 01PM
Floor Plan 1:1500



5 SD-JUNE 01-30PM
Floor Plan 1:1500



2 SD-JUNE 02PM
Floor Plan 1:1500



6 SD-JUNE 02-30PM
Floor Plan 1:1500



3 SD-JUNE 03PM
Floor Plan 1:1500

DESIGN RESPONSE

APPENDIX

KEY

2 Entry redesigned for CPTED concerns

FIGURE 21.A - BICYCLE PARKING - ORIGINAL PROPOSAL - ACTIVATION

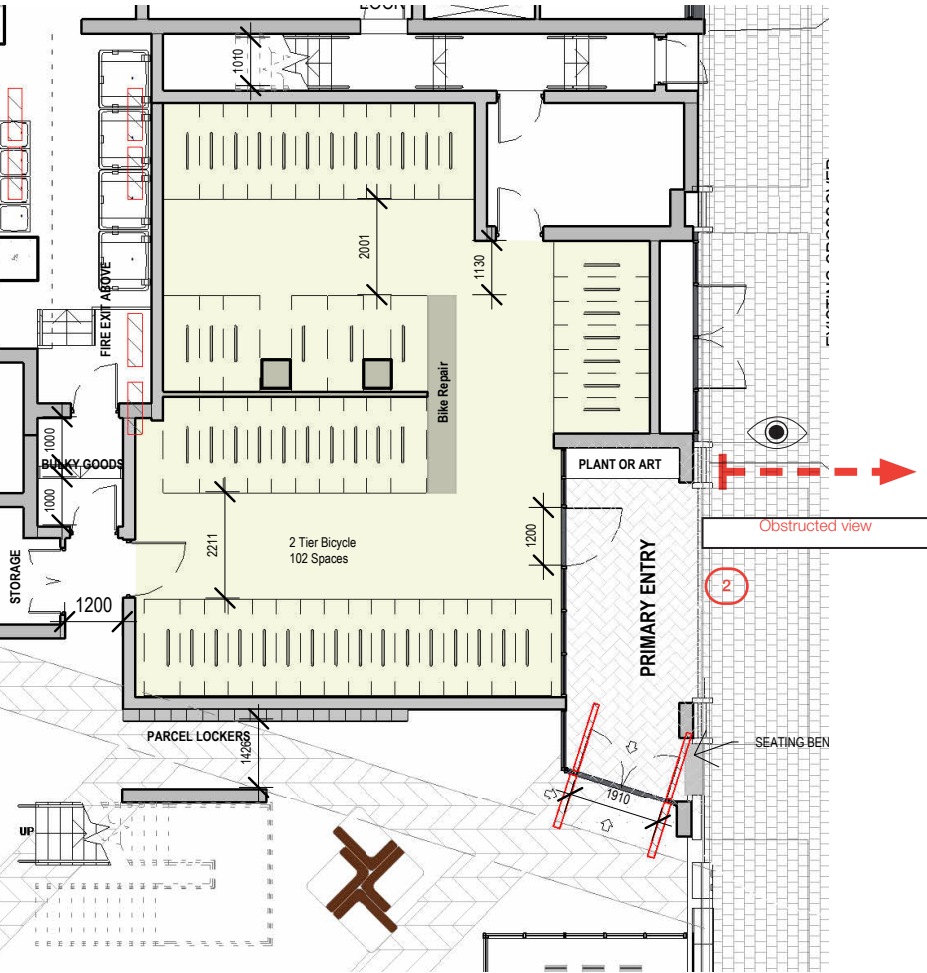


FIGURE 21.B - BICYCLE PARKING - AMENDED PROPOSAL - ACTIVATION

