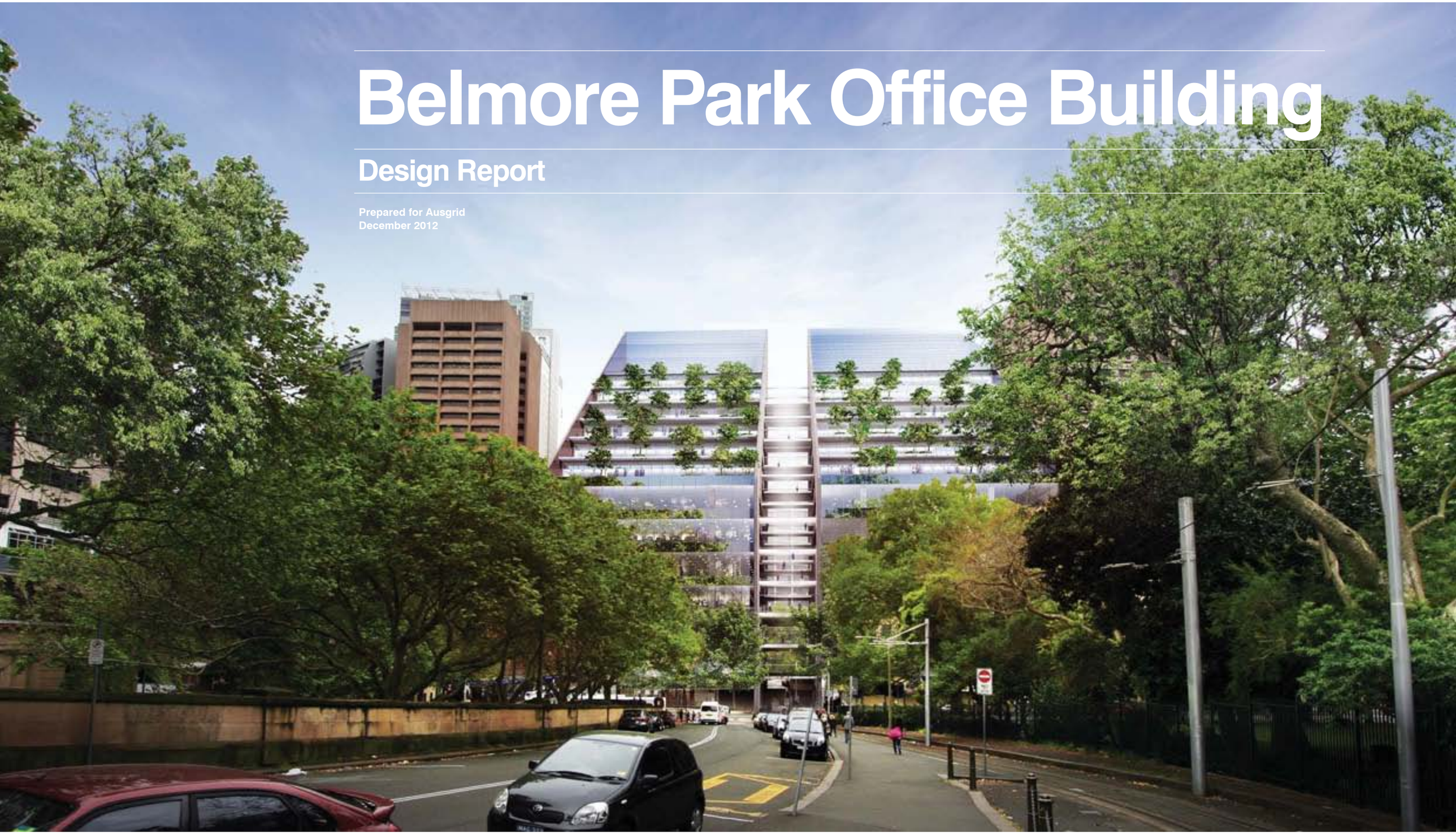
architectus™

Belmore Park Office Building

Design Report

Prepared for Ausgrid
December 2012



Architectus Group Pty Ltd
ABN 90 131 245 684

Architectus Sydney
Level 3 341 George Street
Sydney NSW 2000
T +61 2 8252 8400
F +61 2 8252 8600
sydney@architectus.com.au

Architectus Melbourne
Level 7 250 Victoria Parade
East Melbourne VIC 3002
T +61 3 9429 5733
F +61 3 9429 8480
melbourne@architectus.com.au

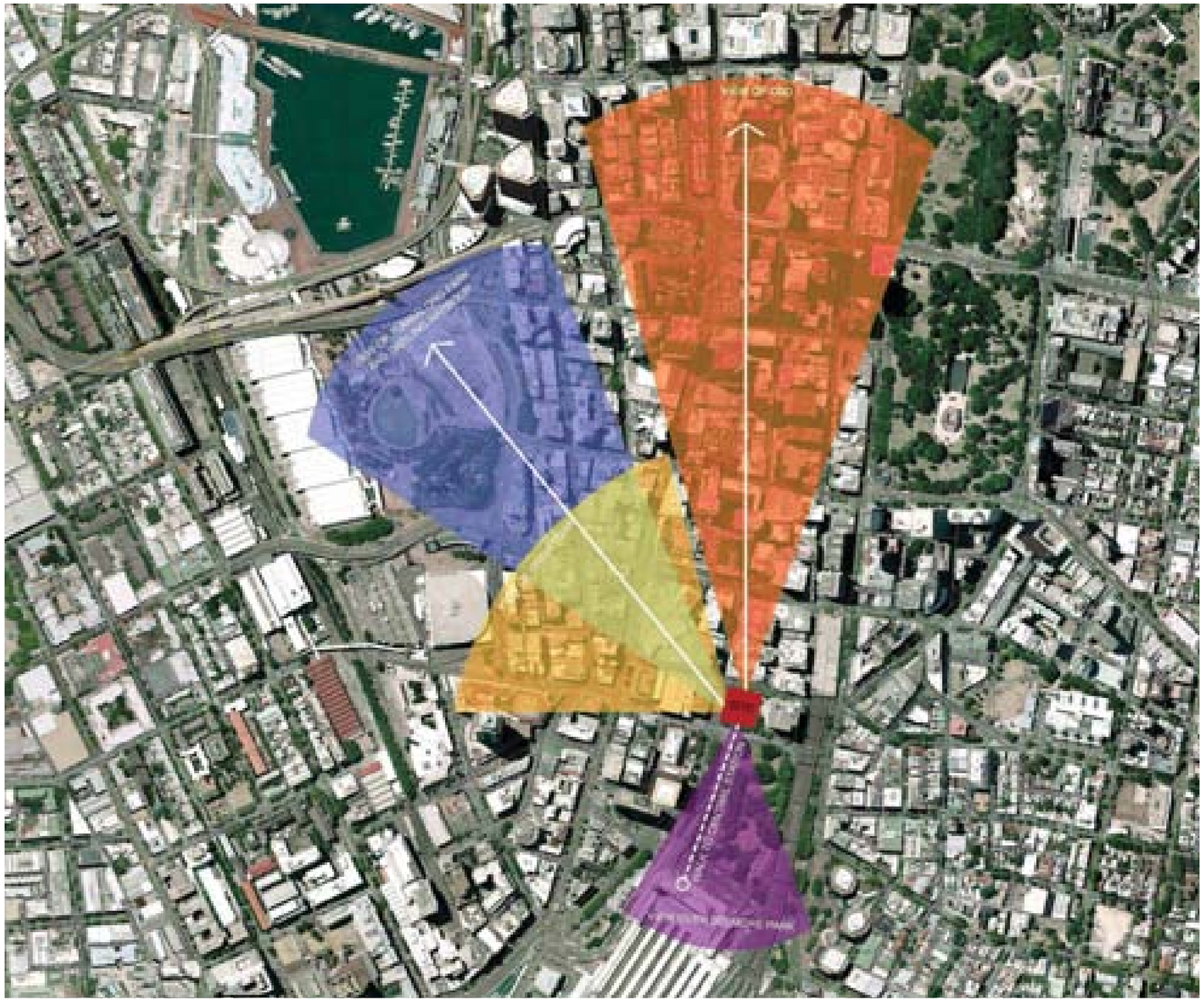
Managing Director
David Sainsbery
Nominated Architect
NSWARB 5551
ARBV 13176

www.architectus.com.au

architectus™

Contents

Context



City Context

The property is located at 430-450 Pitt Street adjacent to Belmore Park with frontages to Campbell Street, Pitt Street and Hay Street. The Site will also accommodate a new Substation to the east.

The Site is located amongst and adjacent to several important heritage buildings and has a strong relationship to Belmore Park offering excellent views to the south across the Park

It is located within 300 metres of Central Station to the south and a short distance to the CBD to the north, Surrey Hills to the East and Haymarket to the West.

The proposed redevelopment will achieve a PCA A Grade commercial property with excellent access to public transport and amenity whilst revitalised this important CBD edge precinct. It will be a highly desirable address appealing to a broad range services institutions, consultancies and other commercial entities.

Site Location

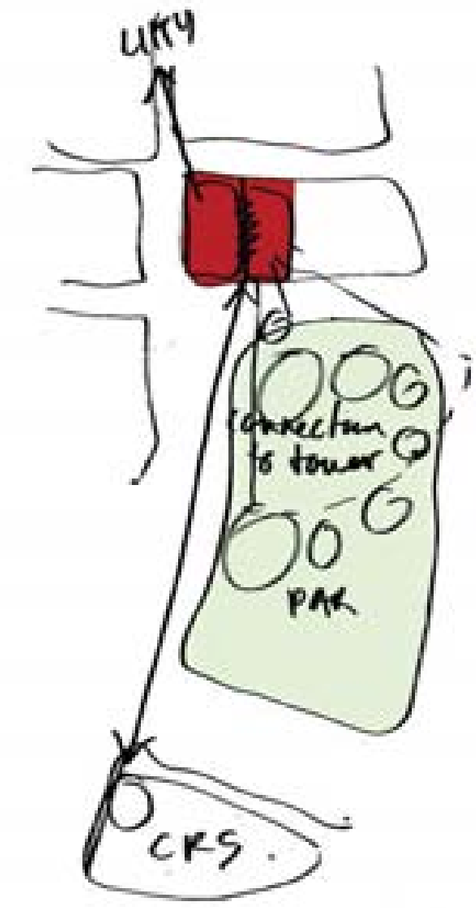
Existing Site

View of Adjacent Belmore Park

Corner of Pitt Street and Hay Street

View of Central Station

View from Pitt Street Looking North



View Analysis and Connection to Context

The existing buildings on the site have been demolished and the Substation is currently under construction.

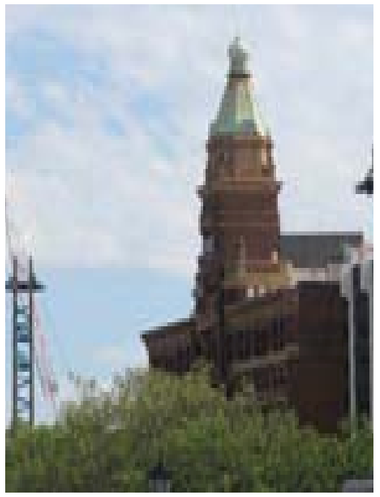
The corner of Pitt Street and Campbell Street offer a good opportunity to create a strong commercial entry statement addressing the CBD, whilst turning the corner into Hay Street and providing an important active edge engaging with the adjacent eateries.

The corner of Pitt Street and Hay Street also offer the possibility to continue a positive active edge with retail space and engage with Belmore Park whilst enjoying the aspect of the adjacent heritage buildings.

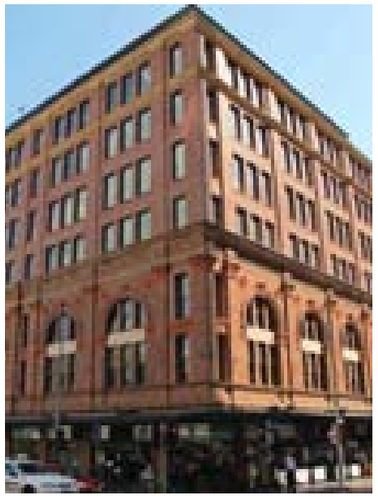
The sites southern aspect over Belmore Park create the opportunity for all the floor plates to enjoy an expansive southern leafy outlook framed by the important Central Station heritage building and clock tower.

Heritage Context

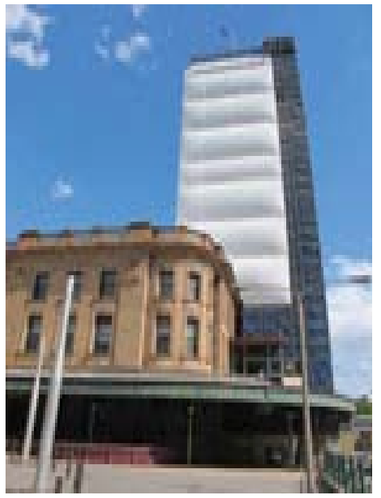
View of Pitt Street and Hay Street



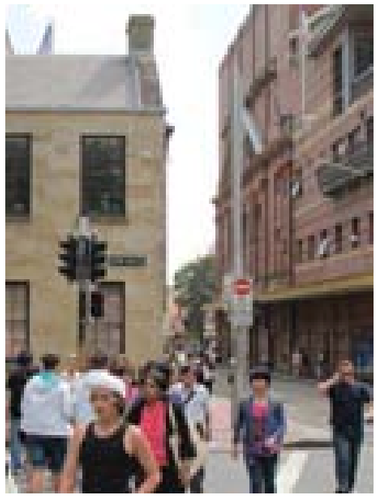
View of TAFE



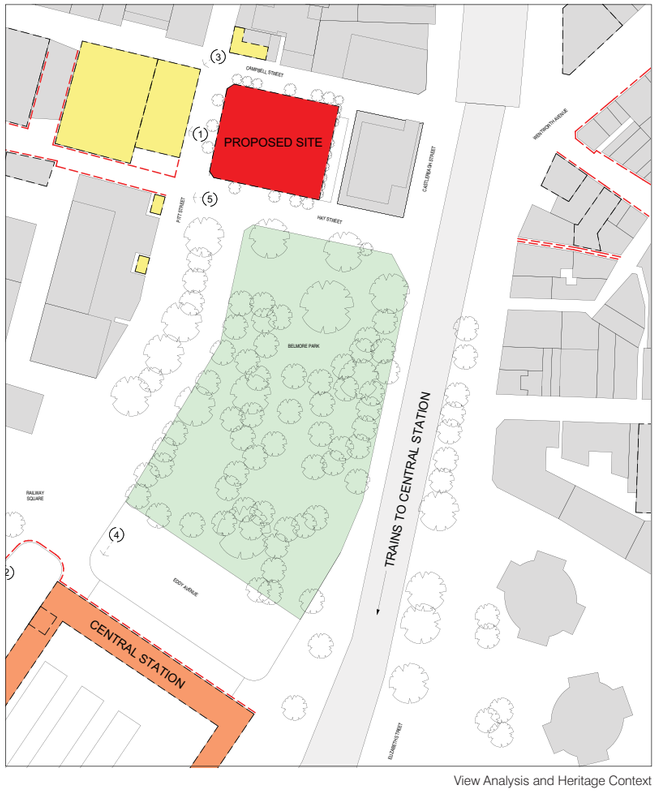
Corner of Pitt Street and Hay Street



Central Station Clock Tower



Corner of Pitt Street and Hay Street



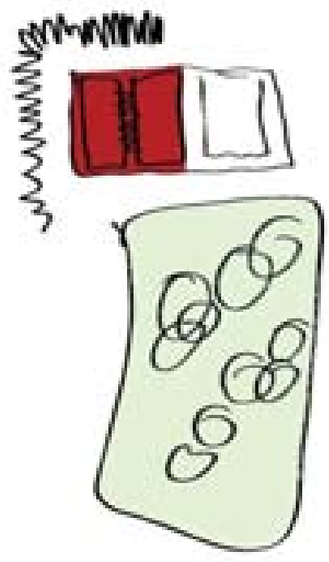
View Analysis and Heritage Context

The Site is flanked by a variety of important heritage buildings streetscapes and Belmore Park ranging in era and style.

To the north and west of the site are impressive red brick buildings creating an elegant heritage streetscape.

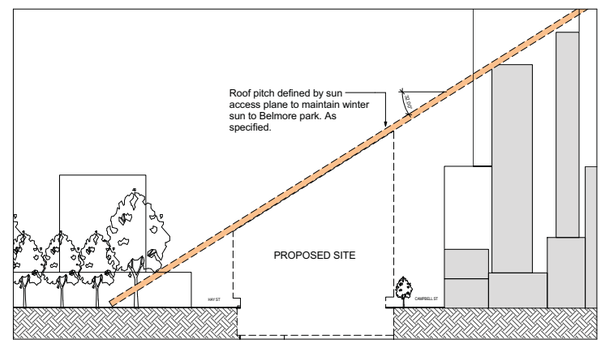
To the south are good examples of early 2 storey sandstone structures and beyond Belmore Parks iconic trees and parkland is the heavily fenestrated sandstone Central Station an important Clock Tower.

- Local Heritage Listed buildings directly adjacent to site
- Stage Heritage Listed building directly in view from site
- Heritage Listed Archaeological/Townscape/Landscape Items
- proximity to site
- Heritage Streetscapes
- Visual Connection to Central Station Clock Tower



Site Analysis

Site Plan



Architectural Approach

The building is strongly defined by its robust proportions and imposed sun planes. We have looked to express the two distinct uses (Office + Substation) as seperately defined volumes. The volumes are seperated by a full height glass atrium. The volumes are expressed as blade walls, creating a strong identiry and character.

Ground Floor:

The ground floor plane embraces an island like character with high quality active edges wrapping around the three street frontages. The ground floor design contributes to the public domain and overal quality of the building. The entry builds a strong commerical address and presence on Pitt Street and its dialog to the CBD. A Retail space has been located to turn the south western corner addressing adjacent pretty heritage buildings and expansive views over the Park. A through site link occurs along the eastern edge.

Typical Floor:

The floorplate has ammenity to expansive views and is capable of supporting whole building tenants through to subdivision, interconnecting stairs and diverse floorplate layout and activity. The core is designed and located to maximise ground floor, floorplate and natural site attribute relationships. Environmental quality and flexibility of work space is considered. An efficient structural grid is implemented, relating to the car parking and substation constraints.

Atrium:

The separating element between substation and office is defined as a glass walled and roofed atria bring important natural light, penetrating views inward and out and amenity to the expansive floorplate.

Facades:

Copper coloured Zinc blade walls are inspired by the adjacent brick heritage buildings. The blade walls have a weight and thickness reminiscent of brickwork with expressed recessed joints bringing a fine grain to this important plane. The windows also maintain a dialog with the adjacent heritage buildings observing their deeply recessed nature and defining rhythm. The windows are deeply recessed, full height and reference on the rhythm in a playful random pattern yet within a system of ABBAABA.

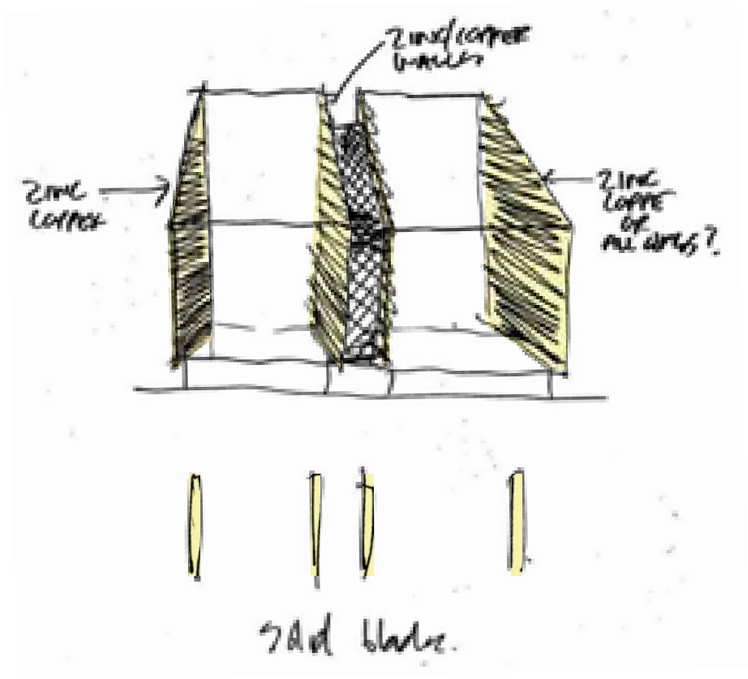
Between the Zinc Walls wraps a glass facade, Mirrored Spandrels to the south reflect the park, while horizontal blades to the North respond to efficient shading requirements.

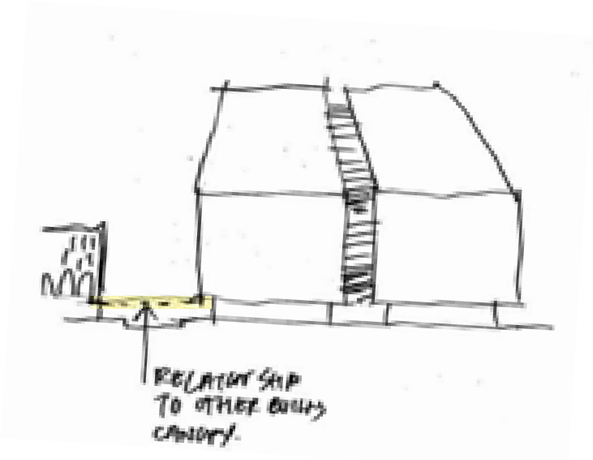
Roof Terrace:

Most floorplates have access to an outdoor terrace with views accross Belmore Park, creating strong and important relationships to the context and also maximises the use of residual space as the envelope slopes 32 degress.

Roof Top:

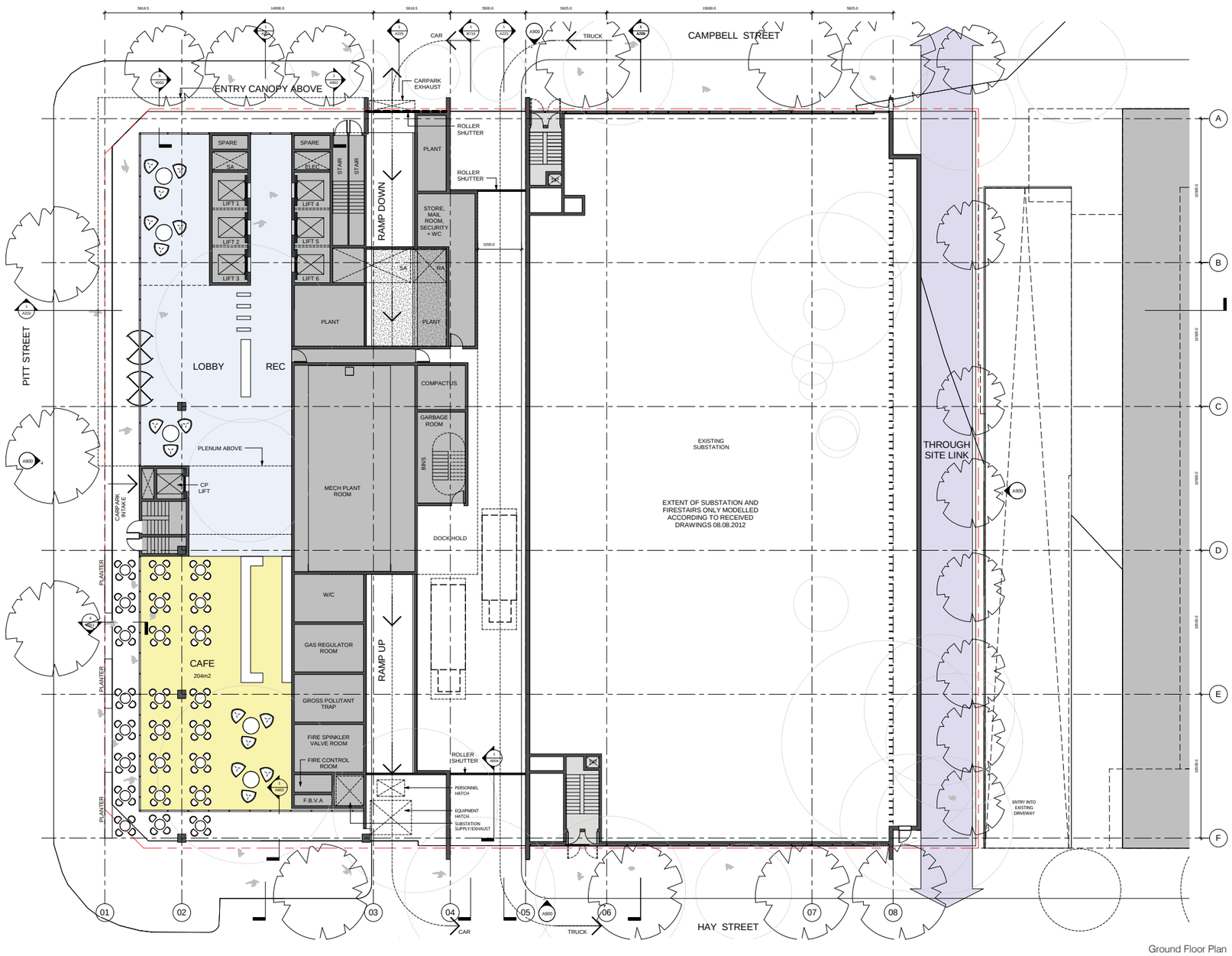
The Roof top creates an important 5th envelope and extends the green characteristics of the park.





Corner of Pitt and Campbell Street

Ground Floor



Ground Floor Plan

The Corner of Pitt Street and Campbell Street create a strong commercial entry and address the CBD to the North. The scheme embraces this aspect with a large double height entry lobby and wrap around glass entry canopy.

The core position lends itself to being a good position for street level building signage.

The commercial entry lobby is compleminted with the adjacent retail space which whilst addressing Pitt Street is also connected internally through the entry lobby.

The retail space continues to activate the Pitt Street edge as it wraps around the corner to Hay Street and over looks the park and heritage building.

The substation has been seperated in function and volumn from the commercial building by the car park and loading dock entry at ground floor and atrium above. Traffic enters from Campbell Street turning left in only and exits left only onto Hay Street.

A landscaped through site link connects Campell St to Belmore Park.

Corner of Pitt and Hay Street

Ground Floor - Commercial Entry

Proposed perspective view from the corner of Pitt Street and Campbell Street

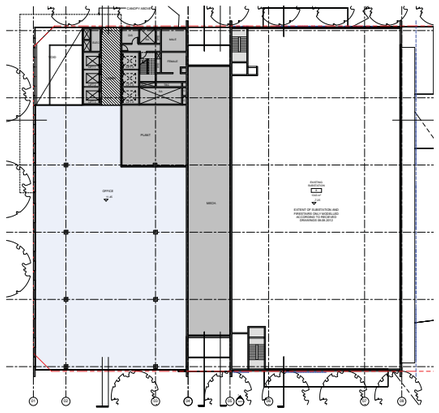
Ground Floor - Retail

Proposed perspective view from the corner of Pitt Street and Hay Street

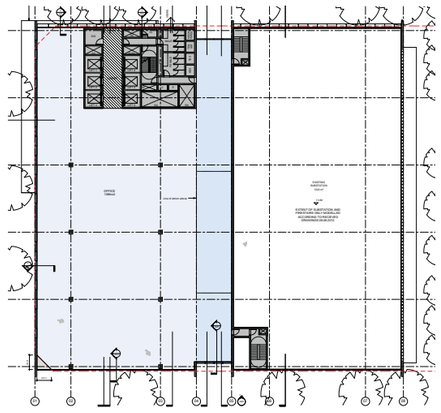
Ground Floor - Through Site Link

Proposed perspective view from Hay Street

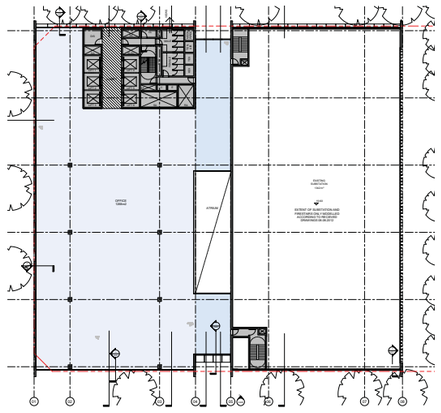
General Arrangement Plans



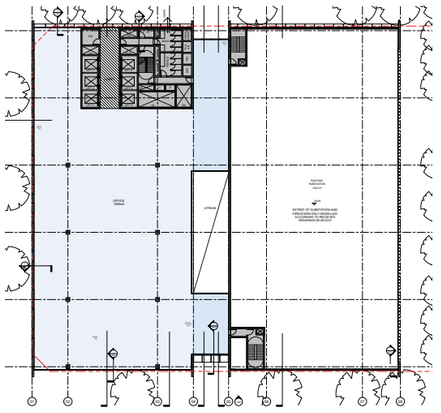
Level 1



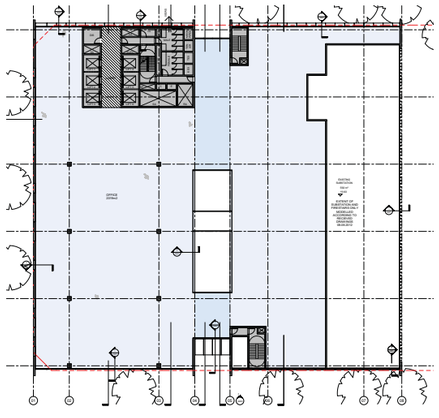
Level 2



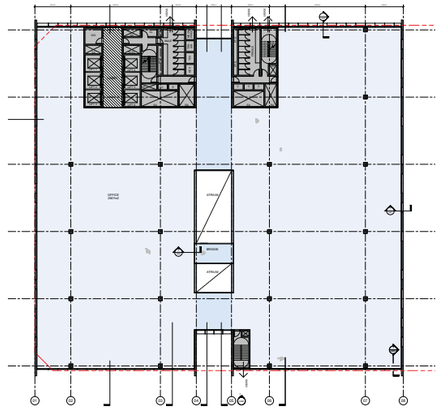
Level 3



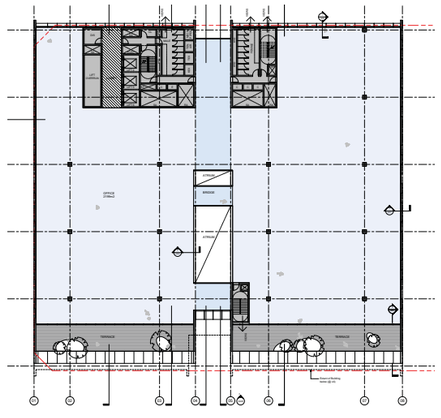
Level 4



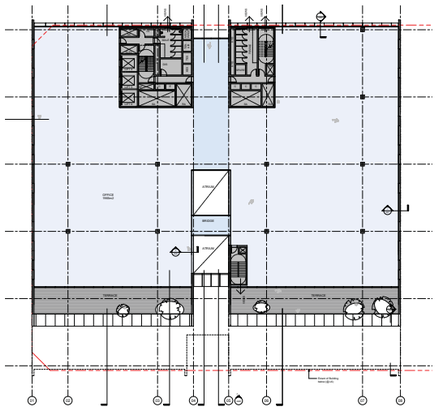
Level 5



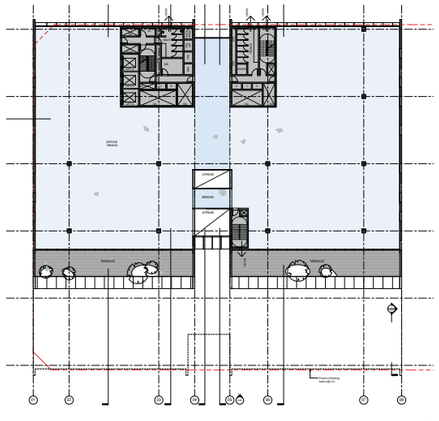
Level 6



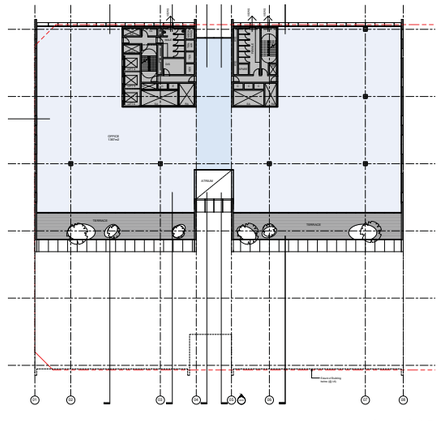
Level 7



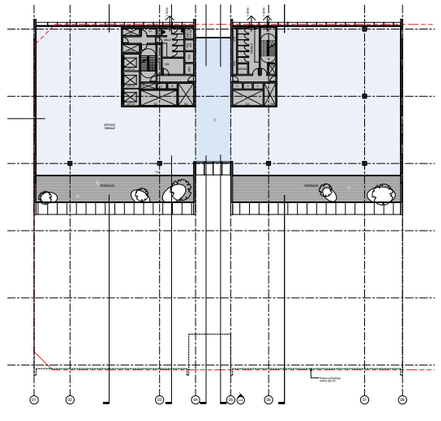
Level 8



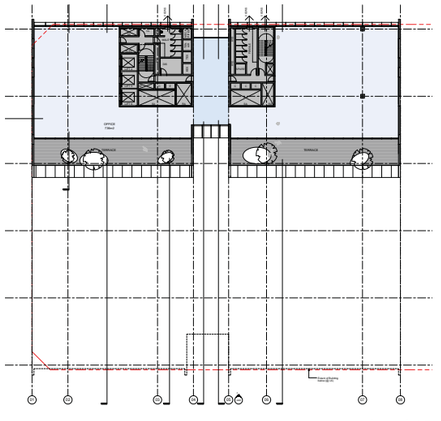
Level 9



Level 10

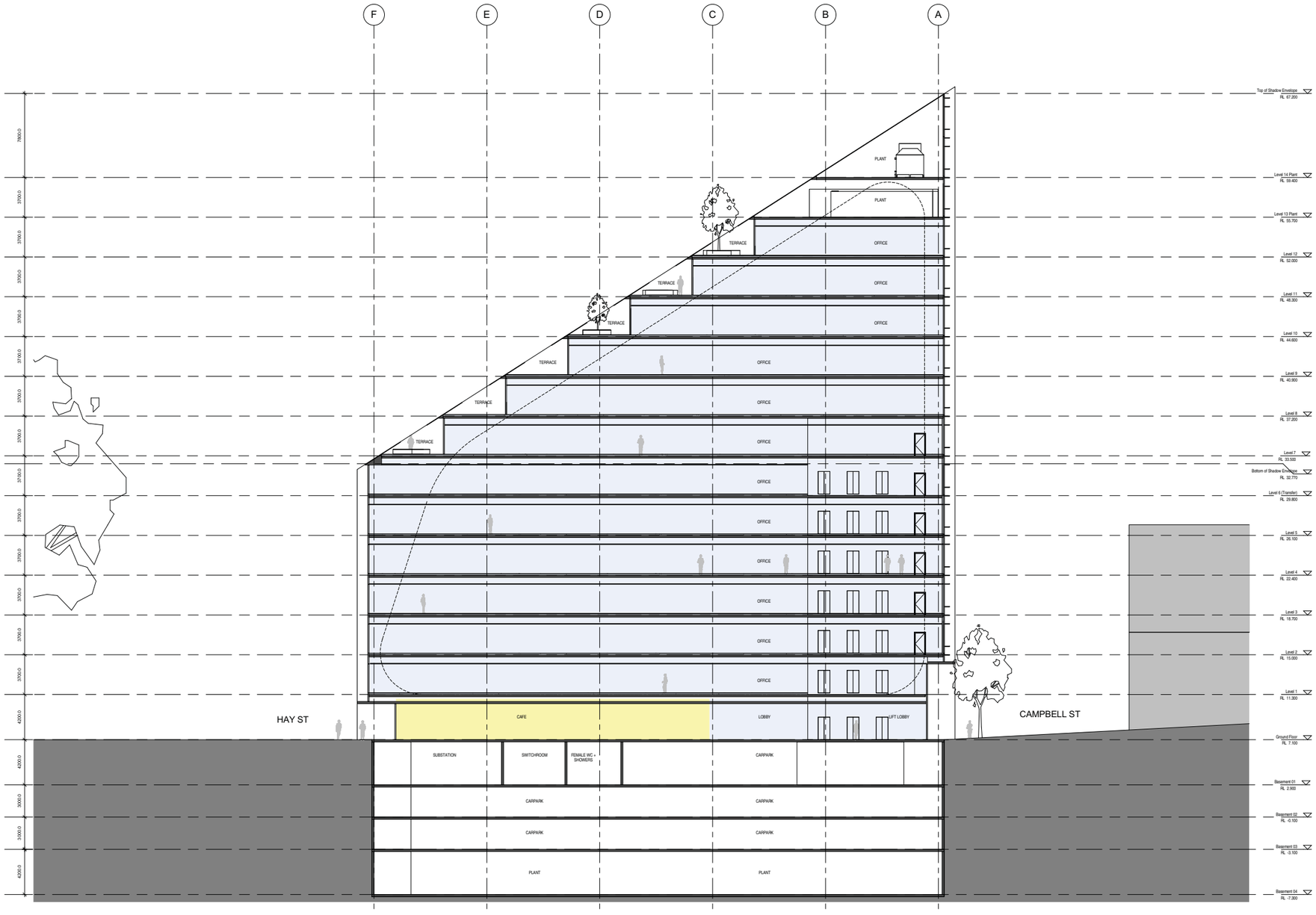


Level 11



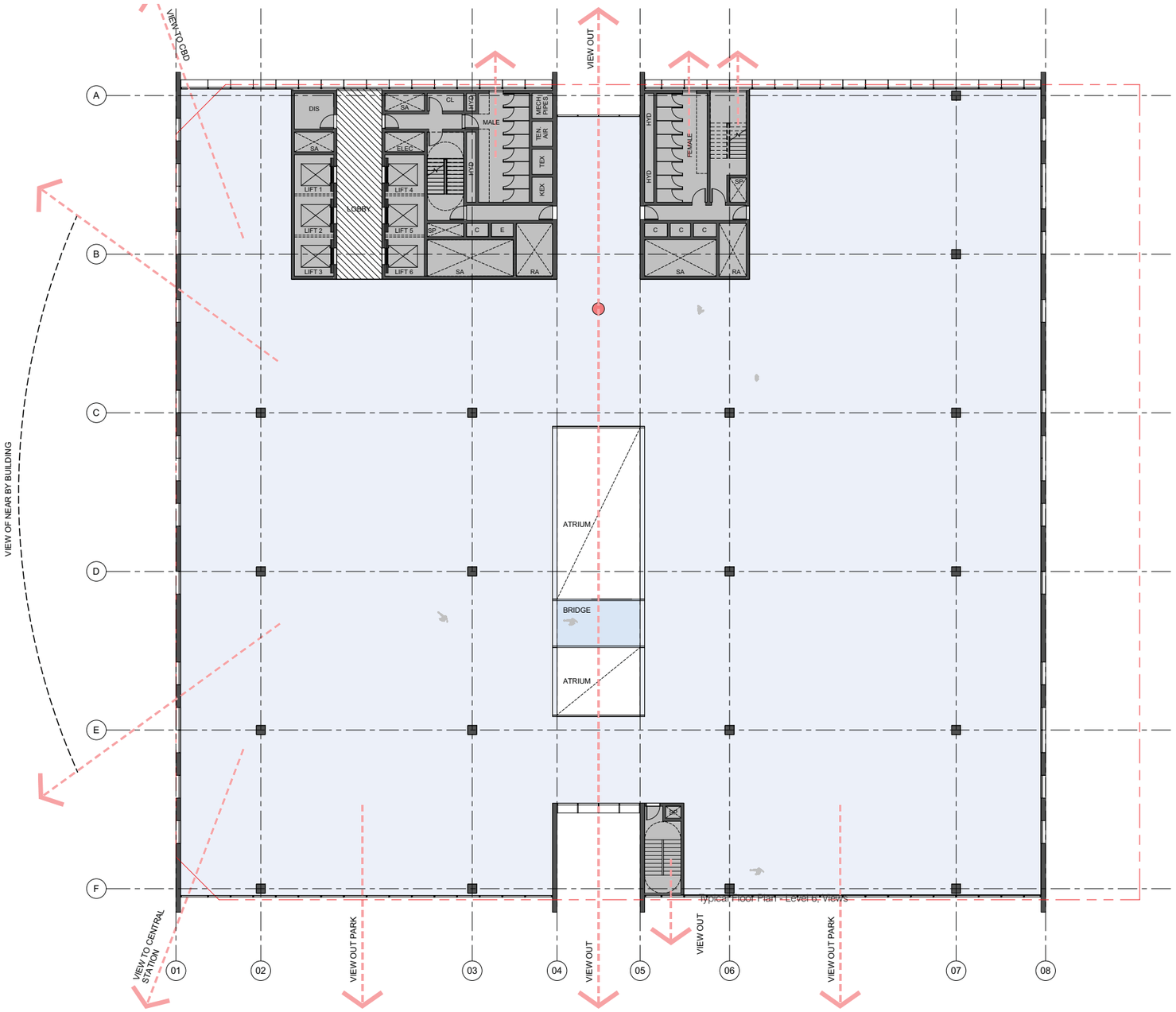
Level 12

General Arrangement Section



Section 02

Typical Floor



Typical Floor Plan - Level 6

The Floor Plate has been designed to achieve an efficient and flexible work place and provide the highest quality amenity whilst harvesting the sites important natural attributes such as expansive views, natural day light and location.

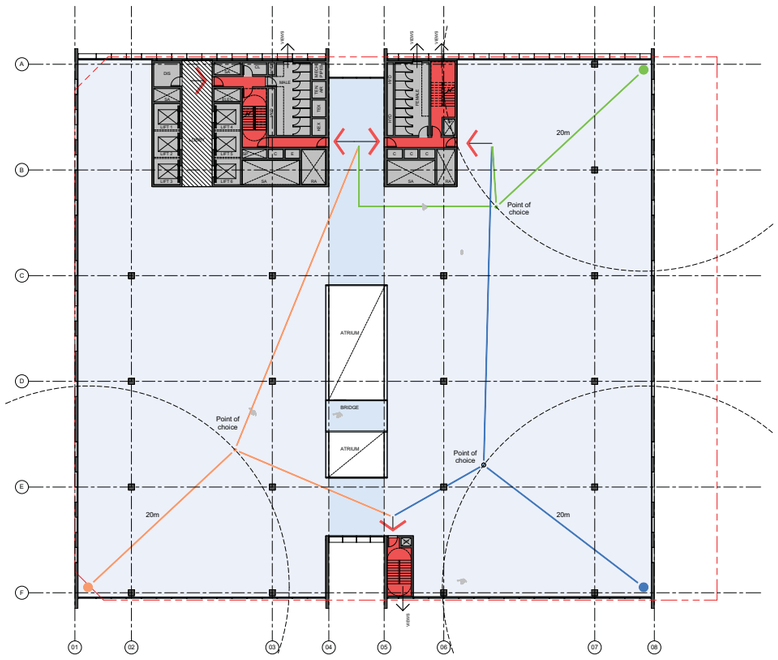
The core has been located to the north providing 6 lifts, service risers, fire stairs and amenities. The lifts have been designed so that when the low rise lifts reach level 6 they drop away to create additional floor space and 3 lifts servicing the upper levels and plant room.

The lift lobby has be aligned to address the northern façade to achieve access to views and daylight whilst allowing tenants to centrally enter the floor plate to the south.

The toilets have similar characteristics and are designed to address the permitter and gain access to views and/or natural daylight whilst also activating the façade.

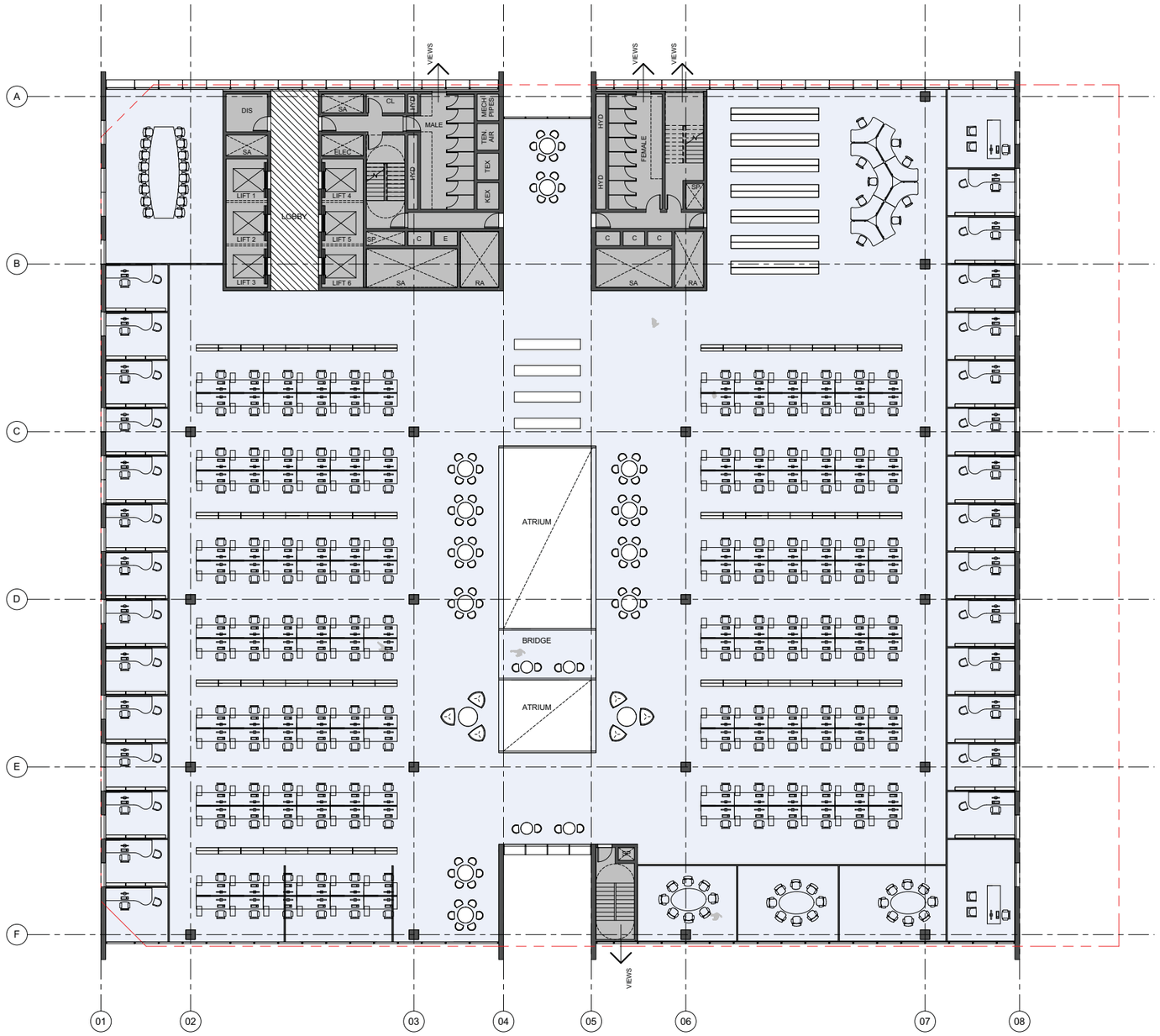
The structure has been rationalised to a 10.5m grid with the columns offset from the permitter with cantilevered beams allowing for a column free façade and permitter offices. It also allows the permitter ceiling to be lifted to improve access to views and daylight penetration, this also reduces the visual depth of the spandrels.

The Atrium forms the heart of the building creating vertical connectivity and access to high quality space in the deepest of floor plates. The atria provides other types of space such as more edge conditions, interconnecting bridges, habitable bridges and opportunities such as interconnecting stairs and efficient subdivision.



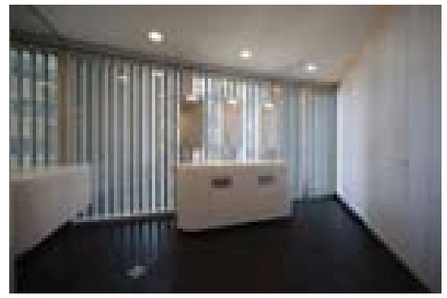
Typical Floor Plan - Level 6, Fire Egress

Typical Floor

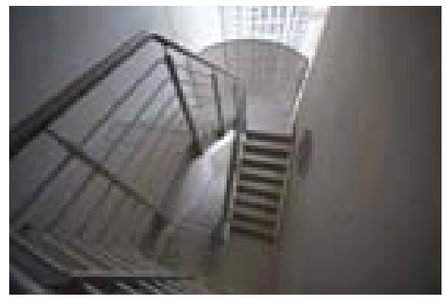


Typical Floor Plan - Level 6

View out from atrium

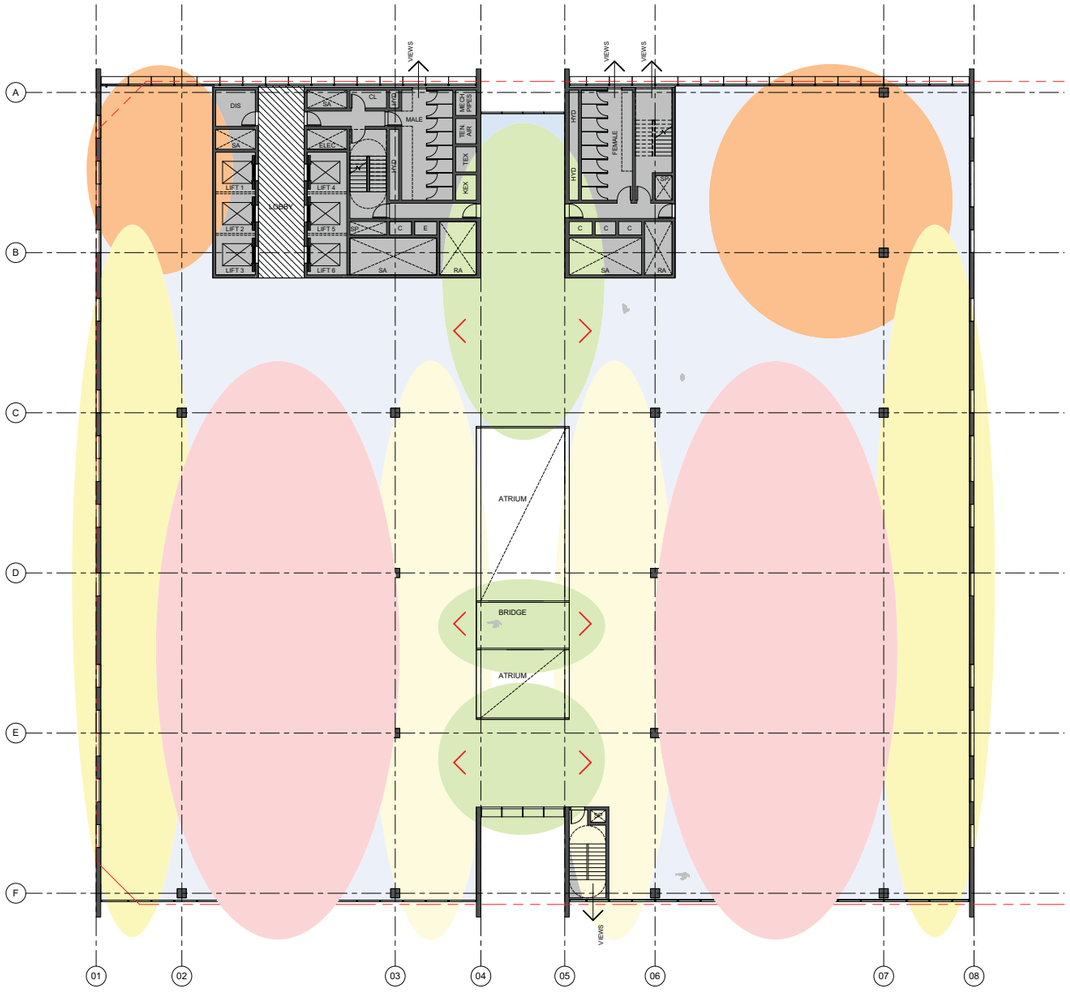


Precedent Study - Views from Toilets - 1 Bligh Street



Precedent Study - Views from Fire Stair - 1 Bligh Street

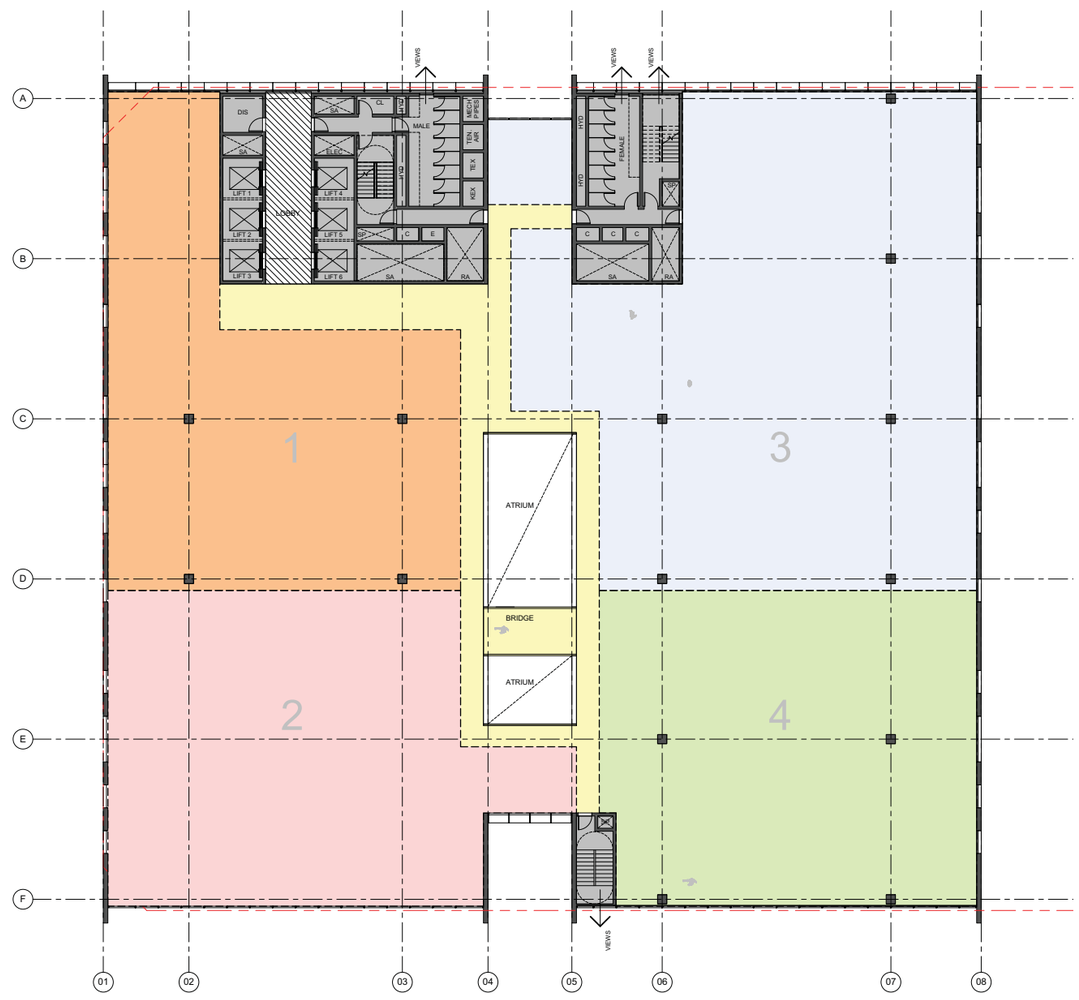
Typical Floor



Typical Floor Plan - Level 6, Floor Plate Zones

LEGEND :

- Perimeter Office Zone
- Still Zone
- Open Plan Zone
- Edge Zone
- Atrium/Bridge Zone
- Core/Services Zone

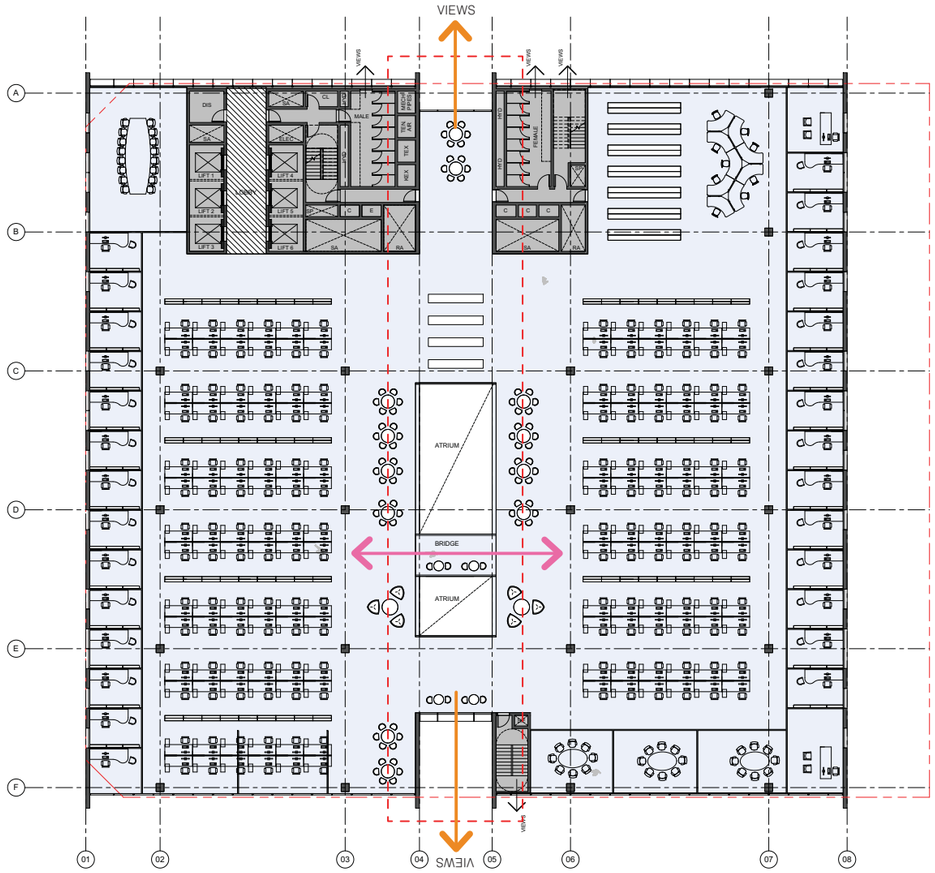


Typical Floor Plan - Level 6, Multipule Tenant Sub-division

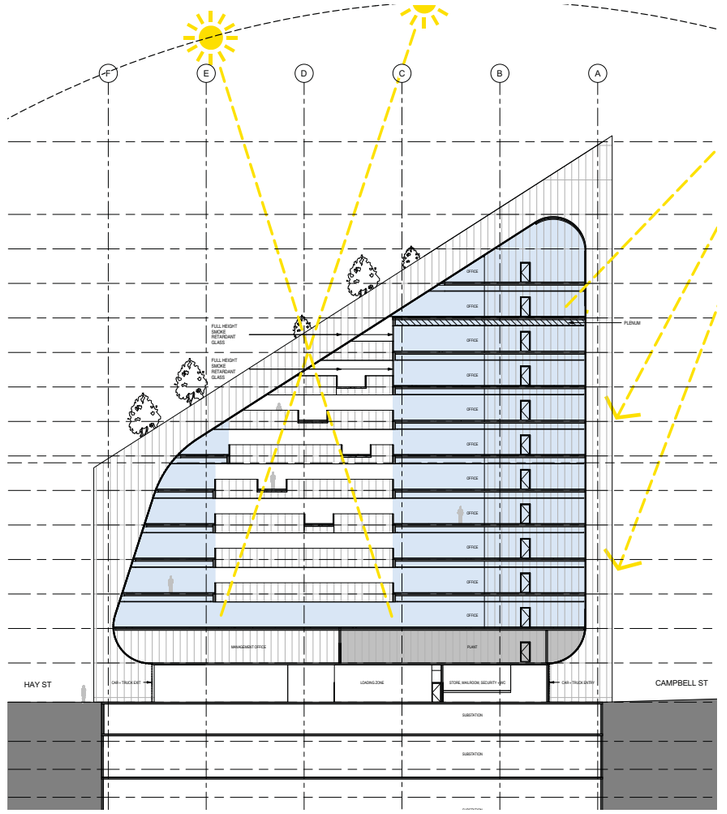
LEGEND :

- Corridor Zone
- Tenancy 1
- Tenancy 2
- Tenancy 3
- Tenancy 4

Atrium



Typical Plan



Typical Section

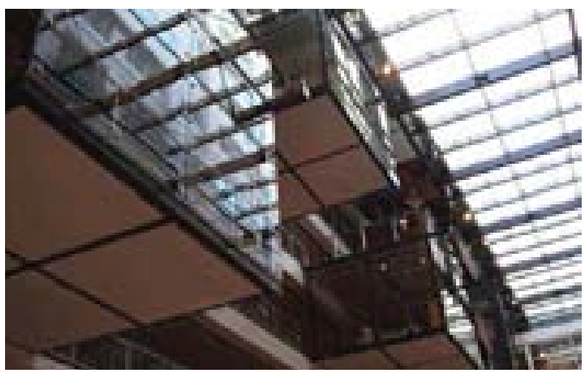
The new central atrium is one of the key features of the building and will make a significant contribution to the success of the proposed redevelopment of the site.

Not only will the atrium provide natural light deep into the centre of the floor plates, improving the amenity of the building, but it will also provide significant interest and activation.

The atrium forms an important part of the floor plate design it brings a diversity to the floor plate with varying types and sizes of spaces and offers a strong connectivity thoughout the building.

The brigdes add to this diversity and strengthen the connectivity between the floor plates and bring a population to this space. Interconnecting stairs could also be imagined within this space.

The copper colour zinc blade walls will flank the atrium and create a clear seperation between the volumns anouncing the atrium. The copper coloured zinc blade walls will manifest themselves into the north, west balustrades and bring a warm and craftsman like quality to the space whilst also masking the large western wall to the substation.

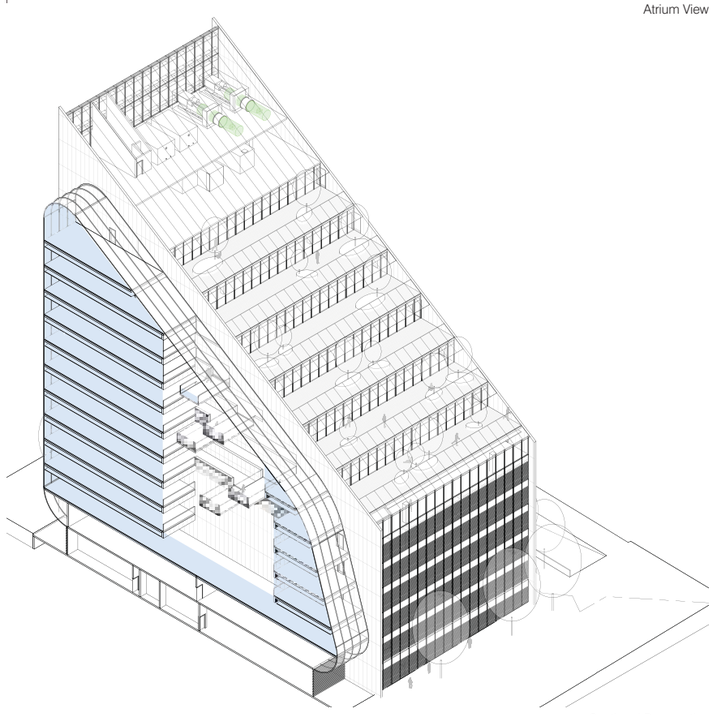


Atrium Precedent Study - The Bond

Atrium Precedent Study - Shelley Street (Macquarie Bank Building)

Atrium

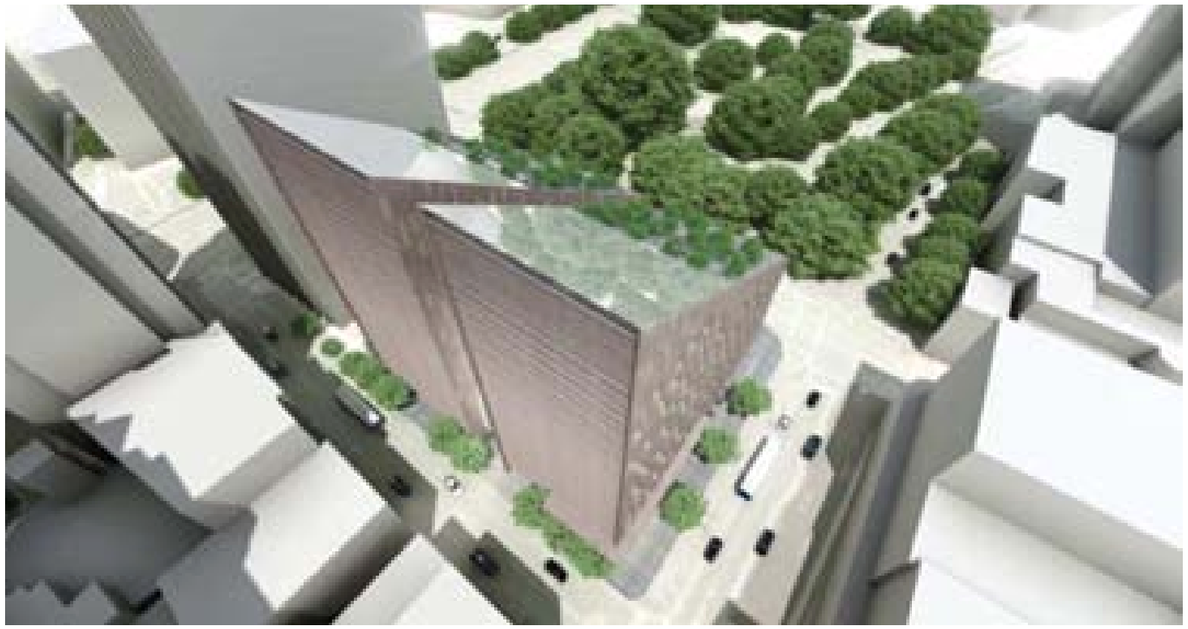
Atrium View



Sectional Perspective

Internal View of Atrium Looking South towards Central Station

Facades

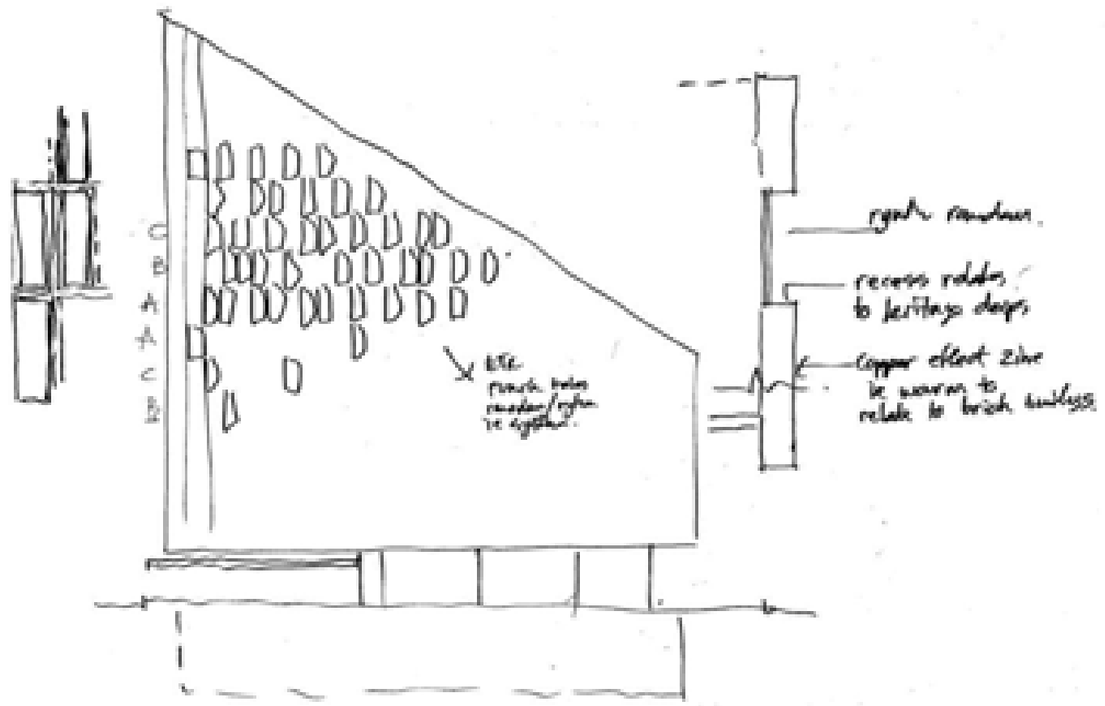


The copper coloured Zinc blade walls have been inspired by the adjacent brick heritage buildings. The blade walls will have a weight and thickness reminiscent of brickwork with expressed recessed joints bringing a fine grain to this important plane. The windows also maintain a dialog with the adjacent heritage buildings observing their deeply recessed nature and defining rhythm. The windows are deeply recessed, full height and reference on the rhythm in a playfull random pattern yet within a system of ABBAABA. This approach also relates and performs well in relation to its environmental context by reducing western sun exposure and thermal protection.

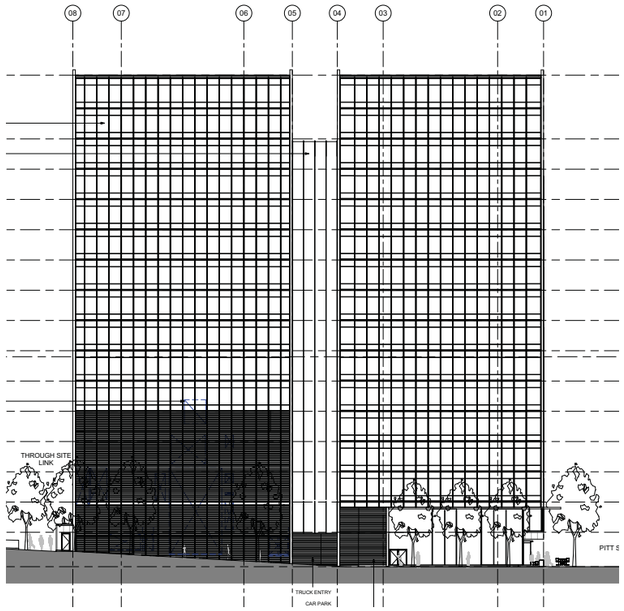
The building is strongly defined by its robust proportions and imposed sun planes, it could be embraced as defining or further refined. We have expressed the two distinct uses as defined volumes and created a clear separation with a full ht glass atrium. We have looked to embrace the separating elements running north south and express them as Zinc blades walls.

The facade to the south will be full height clear glass and glass balustrades to the terraces maximising the views out across the park and to Central Station. Breaking down the barriers between the inside and out. The spandrel panels and cladding to the substation will be a mirrored colour backed glass to reflect the Park and break the flat and solid nature of this element whilst achieving a highly articulated and ever changing surface.

The facade to the north will be full height glass with external horizontal copper coloured zinc louvre blades maximising the views outward and quality of natural daylight inside.

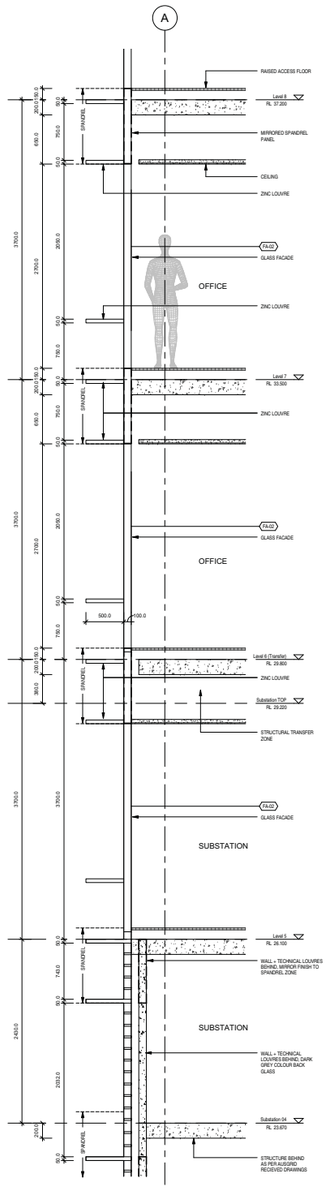


Facades - North

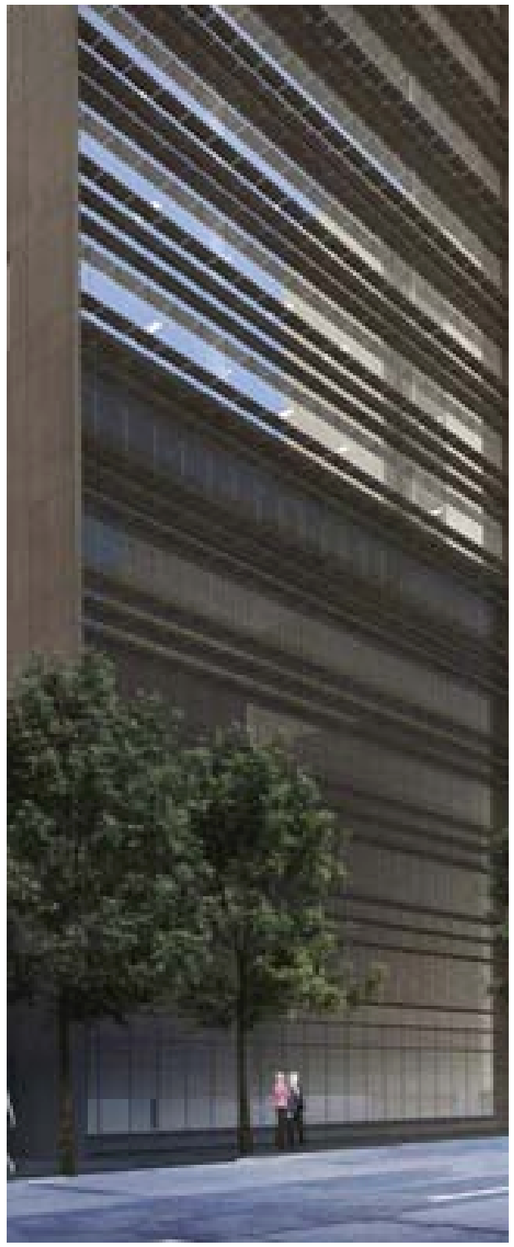


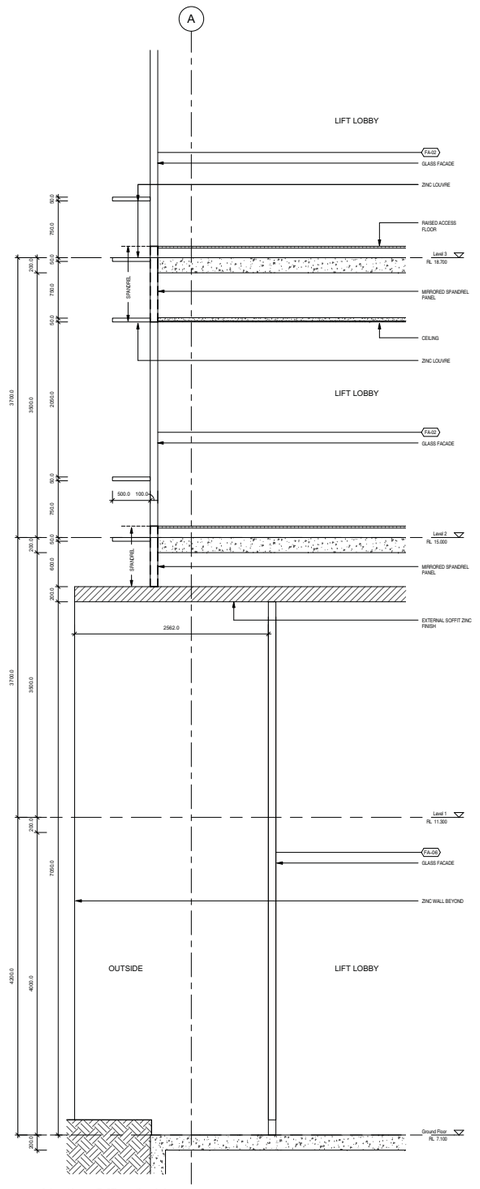
North Elevation

Facades - North



1 North - Office/Substation
1 : 25

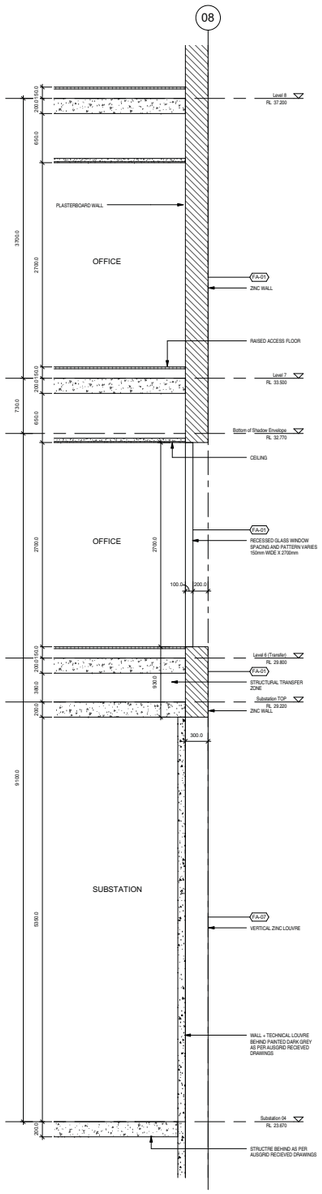




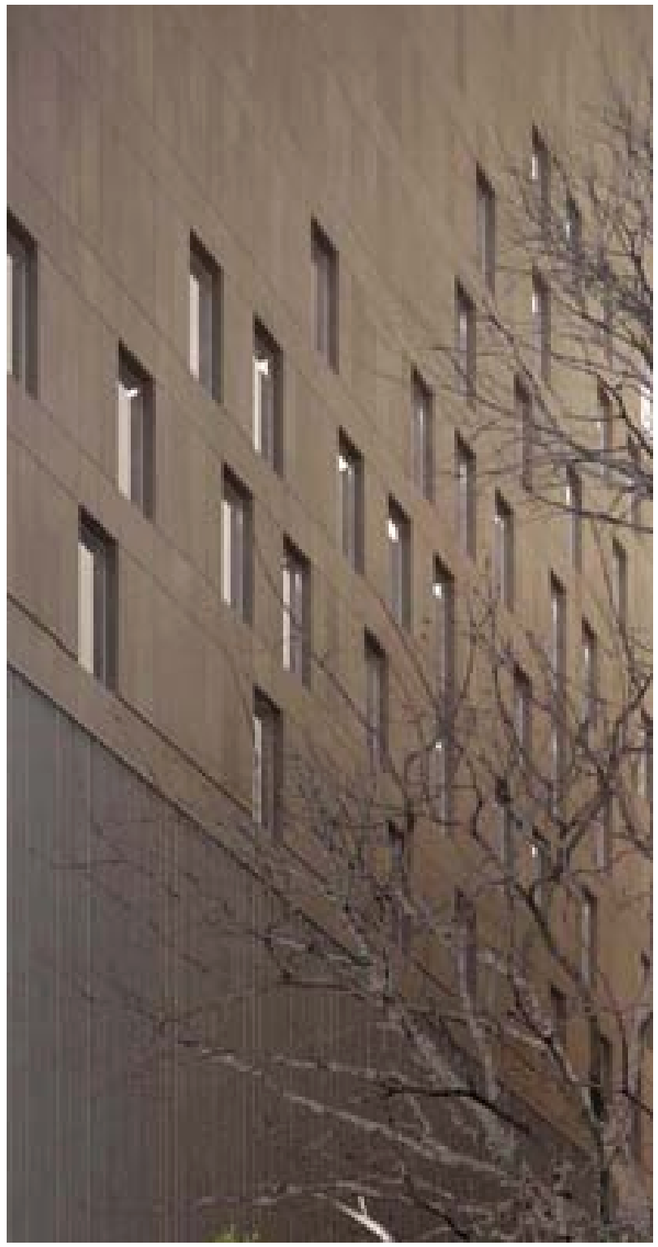
3 North - Office/Lobby
1 : 25

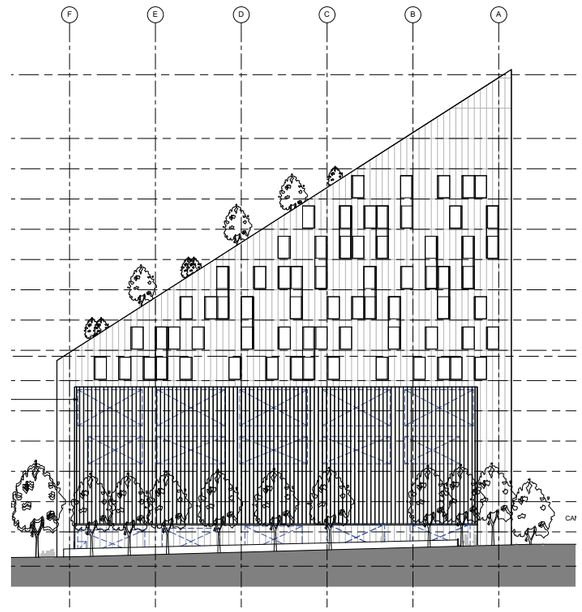
Facades - East

Facades - East



1 East - Office/Substation
1 : 25

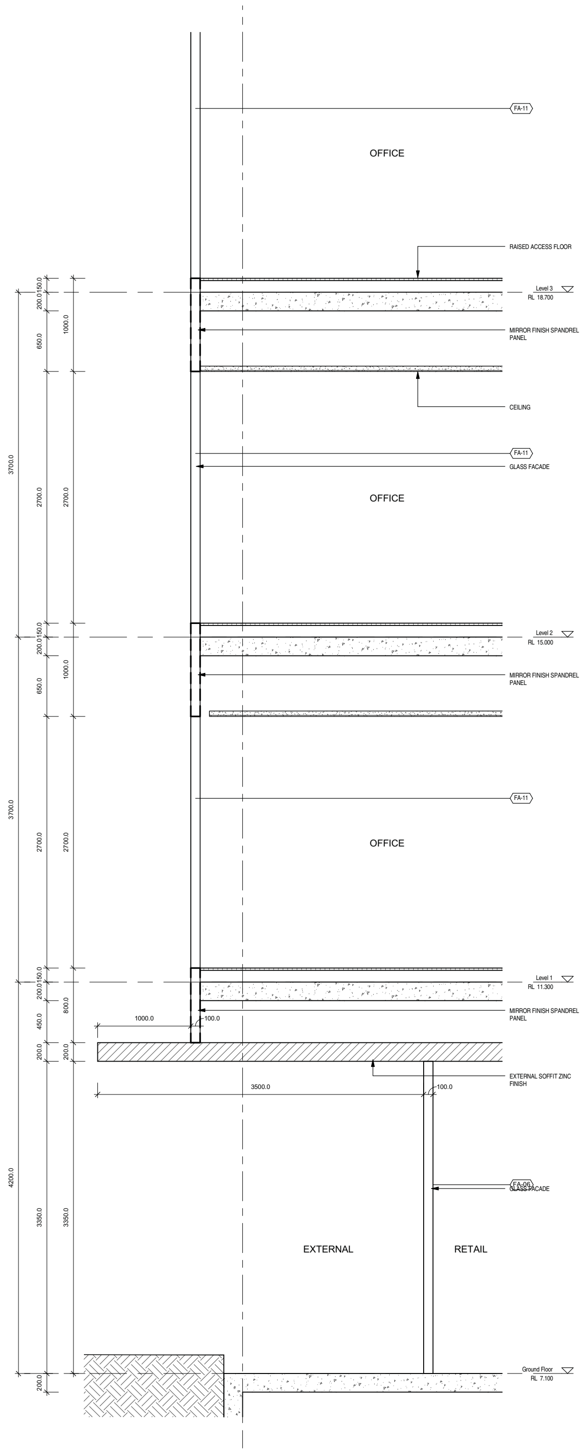




East Elevation

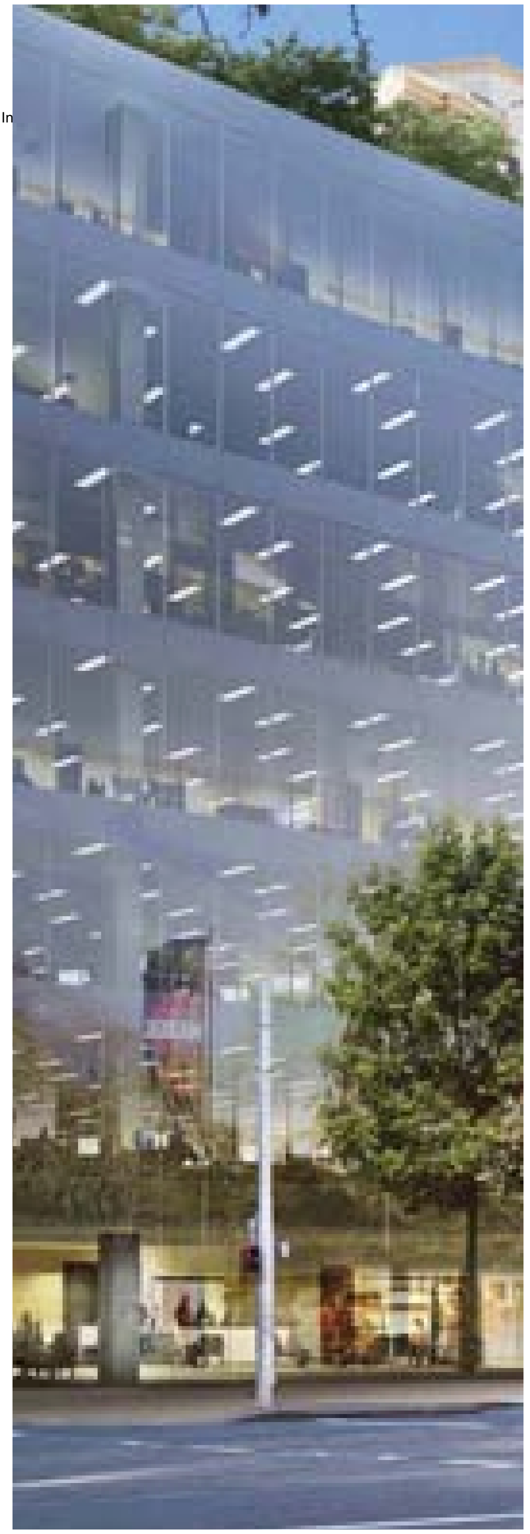
Facades - South

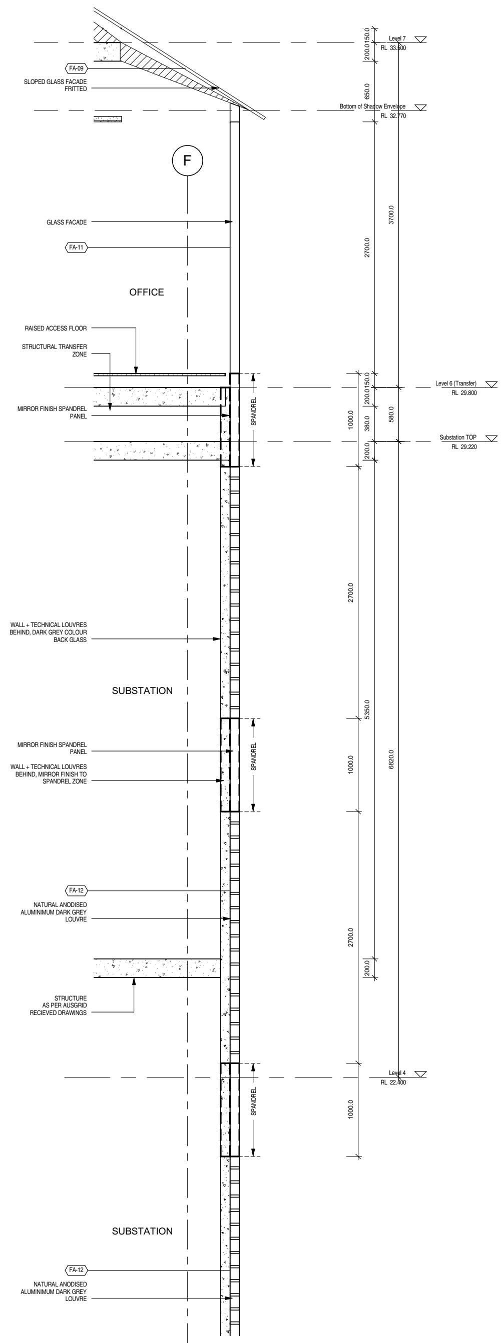
Facades - South



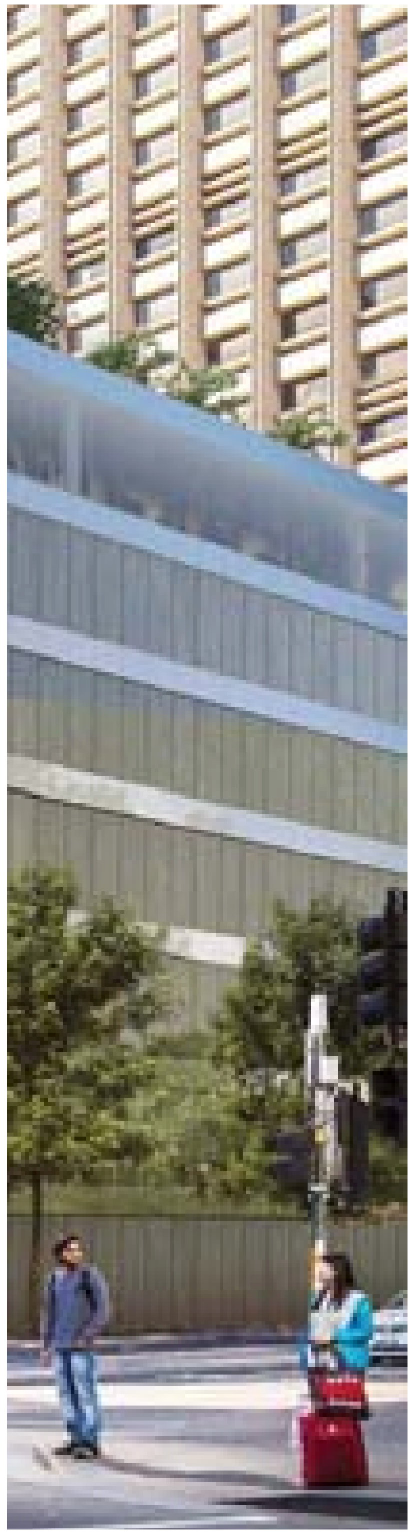
South Office/Ground
1 : 25

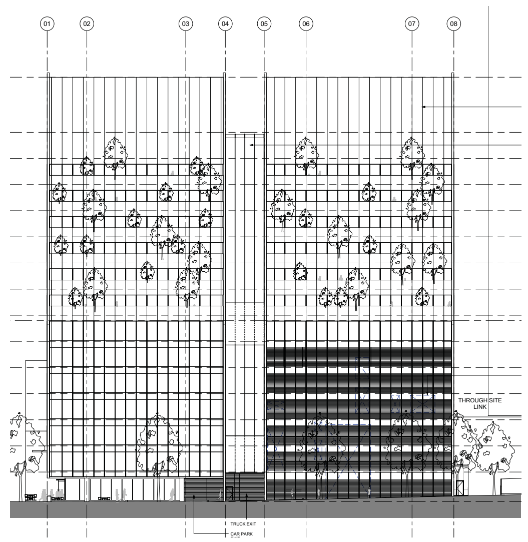
In





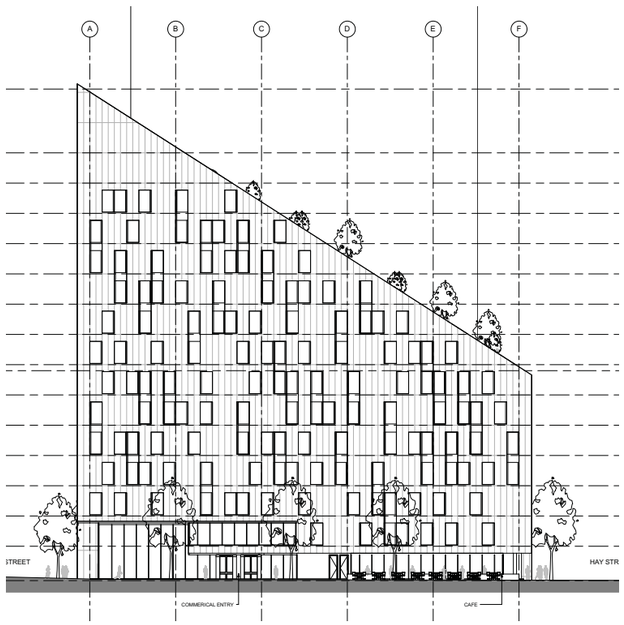
South - Office/Substation
1 : 25





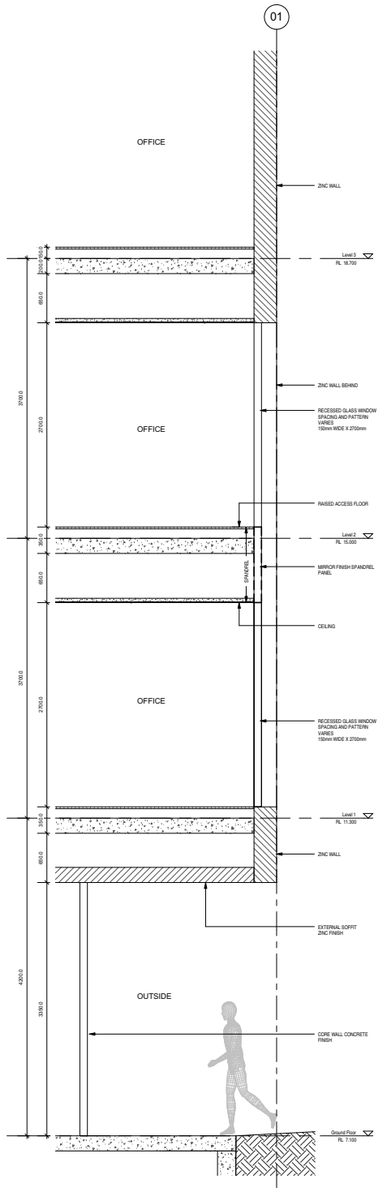
South Elevation

Facades - West



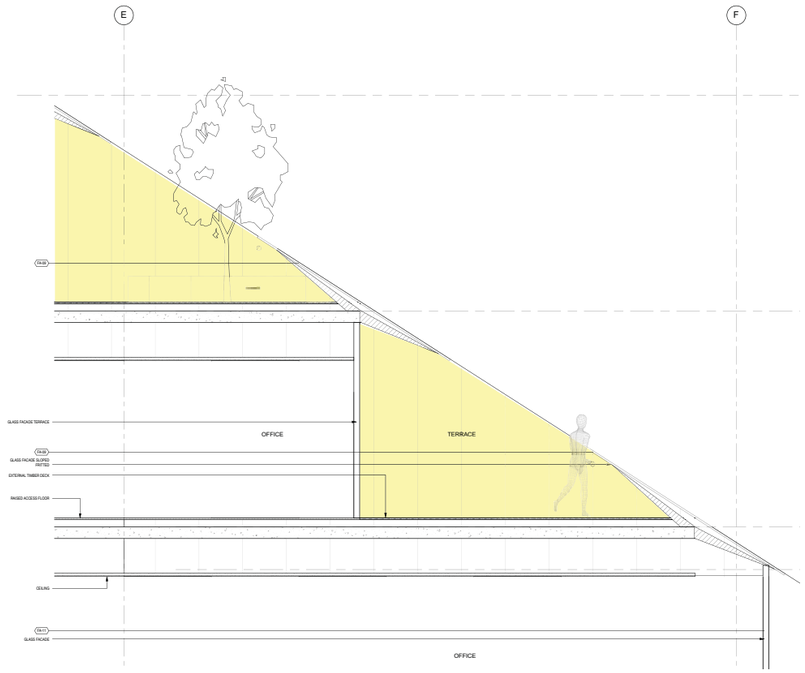
West Elevation

Facades - West



4 West - Office/Ground
1 : 25

Roof Terrace - Facades



Rooftop Section