

ONE CENTRAL PARK – BLOCK 2 – FRASERS BROADWAY PTY.

Modifications to Approved Mixed Use Residential and Retail Building and Associated Public Domain (MP09_0078)

Introduction – Scope of Changes

One Central Park has undergone some major and some minor design improvements since the 18 June 2010 approval of the Block 2 scheme. These concern the East and West Tower tops, the nature of the horizontal planters on the South and facing façades of the towers, the podium awnings and façades, the Lower Courtyard to the South of the project and the series of ascending terraces at the South-West of the podium.

1. East Tower Cantilever

Redundancies in the cantilever trusses have allowed us to reduce the last structural bay to a mere diagonal, make the Sky Garden a much more open observation deck and use the load reductions to add several trees. As a result, the Sky Garden will be more visible from afar and the increased foliage will provide better shading and space quality for the users. From afar, the cantilever silhouette loses bulk and appears more elegant.

2. West Tower Top Building Maintenance Unit and Heliostats

The size of the Building Maintenance Unit has to be increased to handle the complex movements required to access areas under the cantilevered roof portions. This change means that the BMU will extend 1.05m above the previously approved level and that the plant room needs to increase in height by 1.2m in order to mask it from the East Tower apartments. These height increases are negligible in relation to the overall tower height and will not impact shadow casts onto the park.

The initially intended number of 44 heliostats on the West Tower has to be reduced to 40, which turns out to be the maximum of units that can be accessed with safe and unobstructed maintenance paths on the given roof surface. The layout has been adjusted accordingly.

3. Horizontal Planters

In order to reduce maintenance and damage risks, two measures have been taken. For one, all the drain pipes of the North, East and West façades have been moved outside of the building. Secondly, the horizontal planters of the South and facing façades have been raised above the slab level. In both cases, clogging and overflow can now be monitored before damage occurs. The raised planters will be minimally perceptible, since they are pulled back by 200mm from the slab edges and will be overgrown with plants.

4. Podium Façade Awnings and Green Walls

The most important and positive Podium Façade change is the relocation of all awnings from the level 1 to the level 2 datum line at the top of the Historical Brewery Gate. In the previous scheme, the awnings ran at mid-height into the Gate, the Retail Atrium entrances and the building's under crofts, which has always seemed like a series of awkward encounters in disproportion with the overall building. The depth of all awnings is now equally consistent with 3m, which allows keeping all trees on Broadway in place without any major pruning.

In order to improve wind conditions for pedestrians on Kent Street, our wind consultant has recommended adding an awning at the same height (level 2) and of the same depth (3m). Because of the overall consistency of the new awning design, this addition is visually unproblematic.

In addition to the clearer datum line at level 2, the new awning location also improves the appearance of the signage. Shop signage can now be installed behind the glass façades and on blades off the slab edge of level 1 where they don't interfere with the lightness of the awning structure. Bringing the green walls down to the ground is a key improvement, since visitors now can directly experience the way they function and are built.

In two instances, the green walls meet the sidewalk on Broadway and their overall quantity hasn't changed. However, it seemed more suitable to avoid situations where signage had to be placed in front of a green wall. For this reason, the façade above the Atrium entrance from Broadway has been cleared and the corresponding green wall area relocated.

The East façade of the Podium has changed to integrate the double height of the East Tower lobby and a retail area at the South-East corner. This relocation of the lobby has improved daylight access for the residents and created an opportunity to activate the corner of the tower with retail. This again is a key improvement over the previous arrangement, in which the 100m long Western side of Kent Street was left without any active entrances and suffered from an unfortunate backdoor appearance.

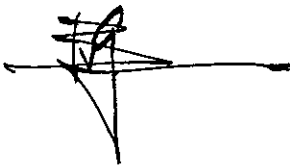
5. Lower Courtyard and Basement

The Lower Courtyard to the South of the towers has always been intended to host a market on the week ends. For this reason it became impractical to occupy its middle with a water feature. Instead, we are now proposing to extend the granite paving and plant eight maple trees to the left and right of the main circulation. These trees are flanked on two sides by cantilevering public benches that function like light canons at night and highlight fallen leaves with a strong blast of light from below the seating across the path. During the day, the reflected sunlight of the heliostatic reflectors will send patches of sunlight onto the terraces of the coffee shops and gourmet grocery stores. These terraces are now protected by a glass awning on the East side, so that the courtyard can be used all year around.

6. Ascending Landscaped Terraces

At the South-West of the podium, the previous scheme had a series of four overlapping terraces that reinforced the conceptual argument that the building brings the park up into the sky by carrying fragments of it up along the façades of the podium and towers. The public was able to experience this physically by walking up or down these four terraces to enter or exit the building at the second level of the podium where the food court is located. While this experience would have been a positive one, the space underneath the terraces would have been too extensive and dark, particularly because grading changes reduced the clearances at ground level. Further, with the relocation of the West Tower lobby to Balfour Street, the space under the terraces would have lacked passive surveillance and would have needed to be enclosed and programmed appropriately to fulfil a positive function.

When it became clear that the means and approvals for such a program could not be established, the design had to change towards a more open configuration. In the current scheme, the terraces have been deleted to give way to an open public space with a kiosk and a pergola roof structure that serve as a support for open air functions. The ascension of the park now progresses along the podium façade in a sequence of mega-balconies that project out into the void over the Park and Lower Courtyard to offer the same spectacular views from the dining tables as the deleted terraces would have. The scale and cantilever of these decks establishes a credible relationship with the cantilever and tower top terraces above, so that the visual experience of a sequence of rising park plateaus remains intact.



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