

89 GEORGE STREET PARRAMATTA



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INTRODUCTION

The proposal for 89 George Street, Parramatta, seeks to mediate between the immediate context and the city by creating a strong identifiable and defined building character.

The proposed design has been determined by focusing on four key generative ideas:

Valuing Heritage

The site is located adjacent to Perth House and presents a great opportunity to provide a focal point for the design and ground itself in the local history. Perth House is the focal point required to create a strong sense of place for both the site and the surrounding precinct. The design responds to Perth House in its form, dedicated public areas, materiality and view lines. This is currently non-existent.

Enhance Open Space

The site presents an excellent opportunity to provide an active and attractive fourth edge to a square around Perth House. This has been enhanced by the inclusion of a substantial colonnade with key services located in the colonnade. This promotes use by improved access and permeability both visually and physically. This is currently unavailable and not promoted.

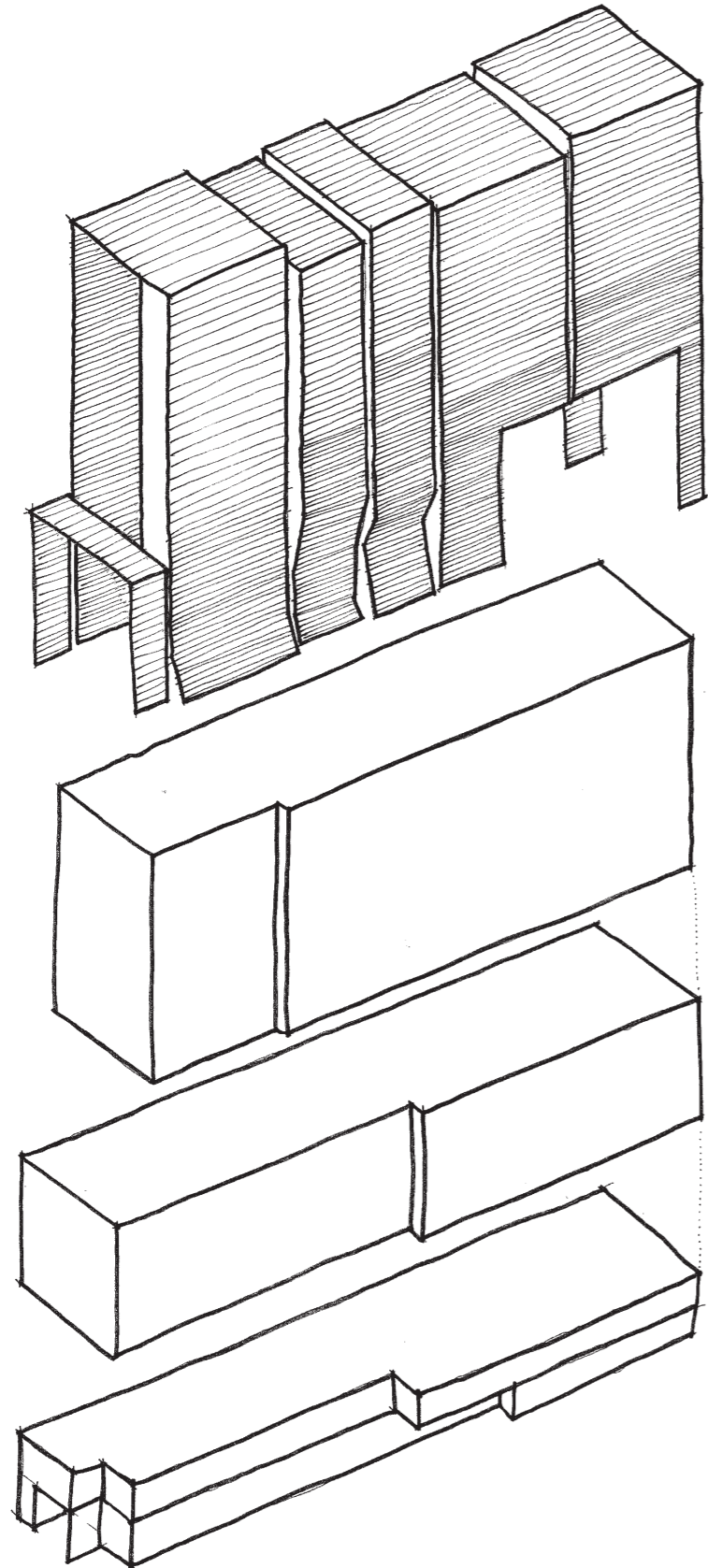
High Quality Workplace

The Parramatta CBD area has commenced to establish high quality workplace building stock. This is evidenced in the Law courts Precinct, the Sydney Water building and the Parramatta Police which have set strong benchmarks. The proposal at 89 George Street seeks to continue this trend. The proposal will provide a building that meets Property Council of Australia (PCA) A grade rating and Green Building Council of Australia (GBCA) 5 star rating considered as Australian Excellence. The proposal includes voids and balconies throughout the building providing access to outdoor space, gardens and abundant daylight on all floors.

Relationship to City

The prominent site location provides the opportunity to address the broader urban context and the city by creating a building that is in dialogue with its surrounding at a city scale. The roof form can be accentuated to express its height. The proposal creates a modulated and vegetated architectural roof feature that addresses the city scale and context. The roof feature will become a reference point in the Parramatta CBD skyline.

01



The VEIL

context: CITY

context: BACKDROP

context: PERTH HOUSE

INTRODUCTION

The architectural response consists of a three tiered solution which addresses the broad context of the city, the immediate backdrop vicinity and the adjacent inclusion of Perth House. The building design includes a facade treatment as a “veil”; a device to control the design complexities of the site and to maintain an appropriate focus on Perth House and the immediate surrounds and courtyard.

The “VEIL”

The “veil” is a facade louvre system to providing subtle control of scale and a visually consistant backdrop that protects the facades from solar heat gain, forming an important contribution to the sustainable design of the project.

Context: CITY

Level 6- Level 12 responds to the super scale- the city and the city skyline. The response to the broad scale of the city consists of an articulated roof form to provide a “roof feature” that is varied in height and includes vegetation to animate the city skyline.

Context: BACKDROP

Level 2- Level 6 responds to Perth House and the George Street precinct. The essence of the backdrop consists of balconies and winter gardens to activate the facade and visually connect the proposal to George Street. The “veil” presents a consistant spaced facade treatment to provide a subtle visual backdrop within the urban context with a focus centred upon Perth House

Context: PERTH HOUSE

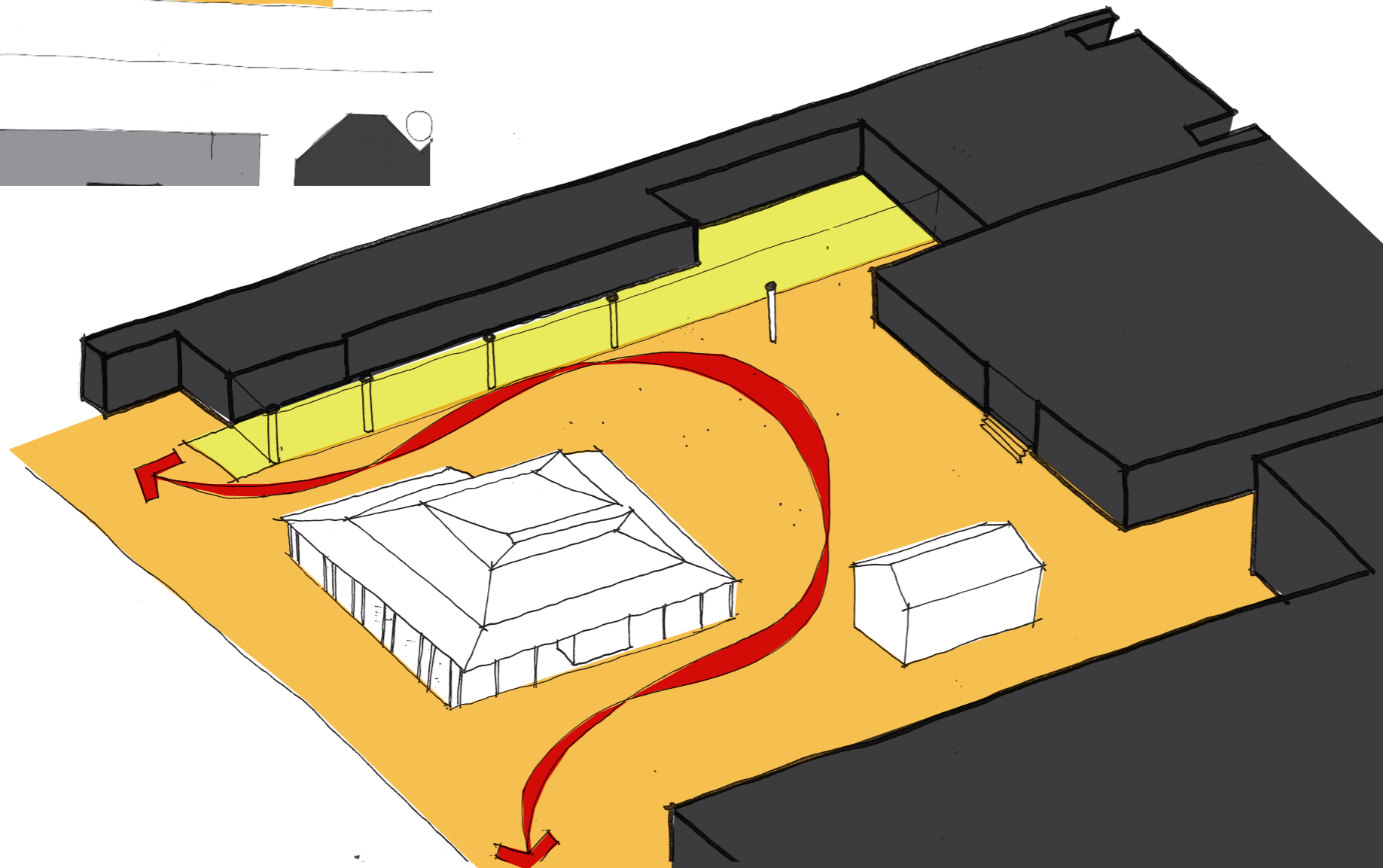
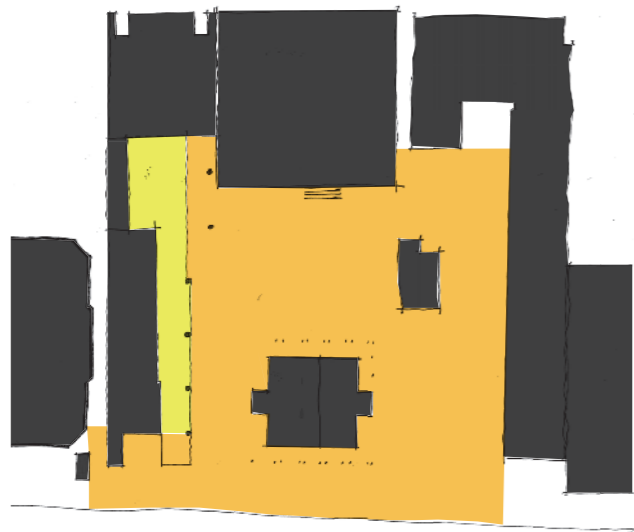
- Ground to Level 1 responds directly to the siting and scale of Perth House making the House the focus and the primary element in making the space a “place”. The response introduces a colonnade generous in height and width and a Cafeteria/ Lobby area to activate the eastern edge of the courtyard.

02

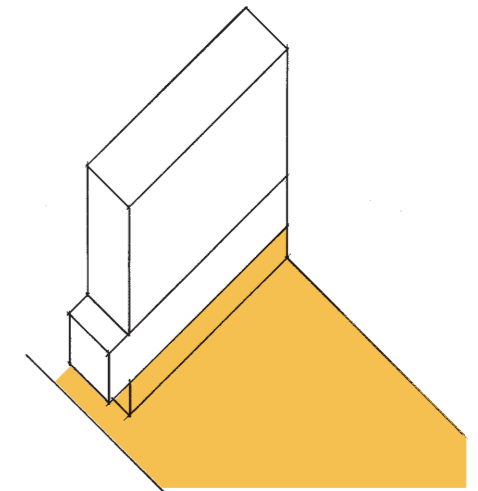
ARCHITECTURAL RESPONSE



02



CONTEXT PERTH HOUSE



Ground to Level 1 responds directly to the siting and scale of Perth House making the House the focus.

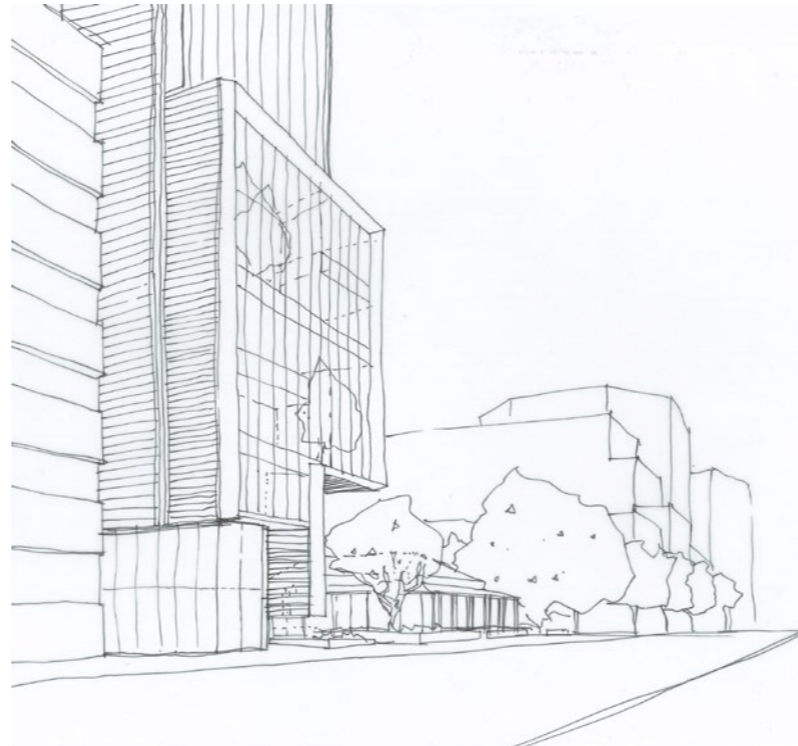
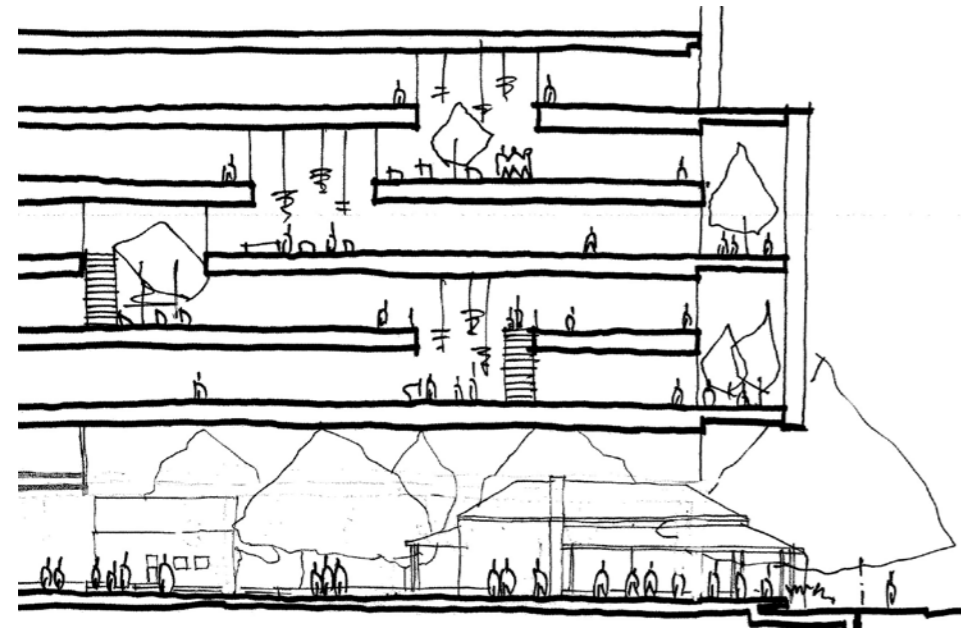
The response to Perth House by the proposal is reflected in the setbacks, in the scale of the spaces adjacent to the house, in the introduction of view corridors to Perth House from George Street and in the selection of tactile materials.

The proposal aims to enrich and activate the area with the introduction of a colonnade generous in height and width to reinforce the fourth edge of the square.

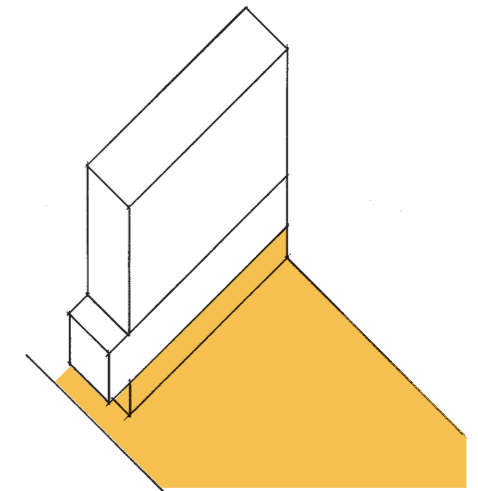
The colonnade will contain a Lobby/ Cafeteria area to define a visual link and provide activity from George Street to Perth House defining and activating the eastern edge of the courtyard and creating a visual link the courtyard.

The Ground Plane and the associated colonnade allows pedestrians access adjacent to Perth House and so appreciate Perth House "in the round".

02

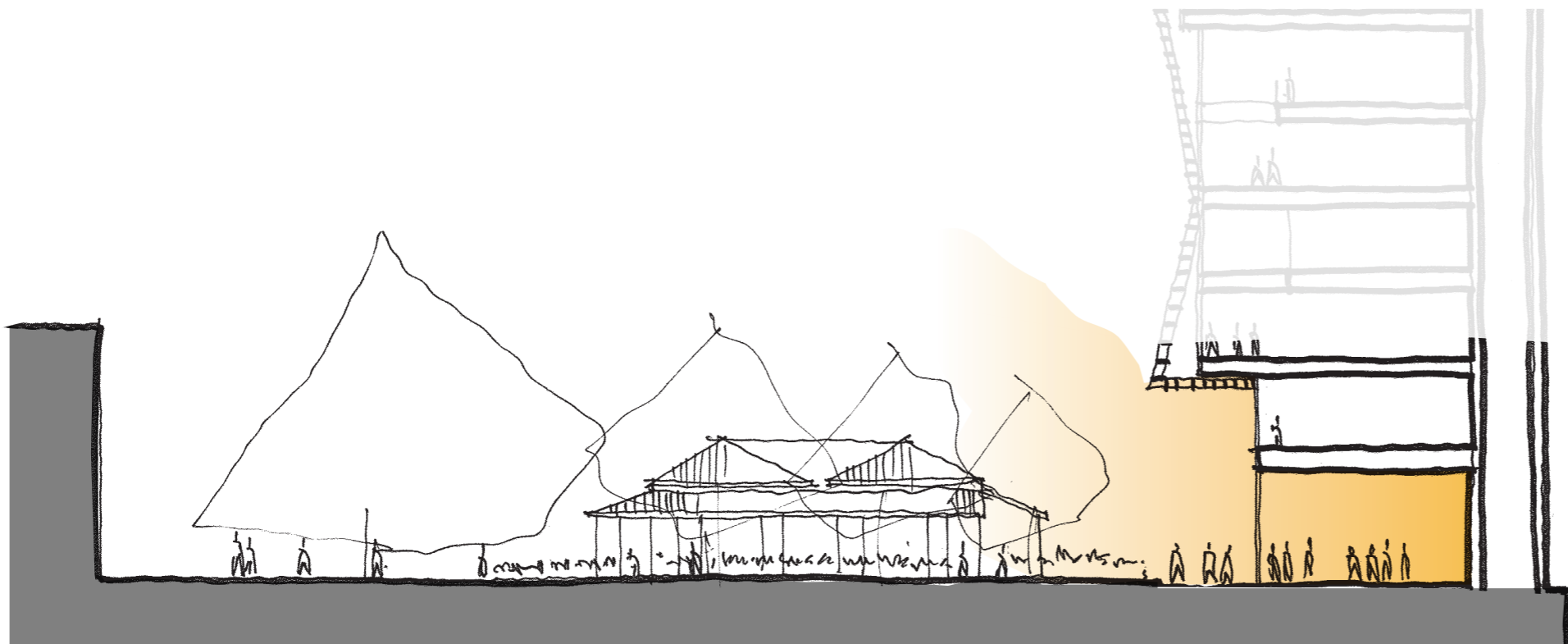


CONTEXT PERTH HOUSE

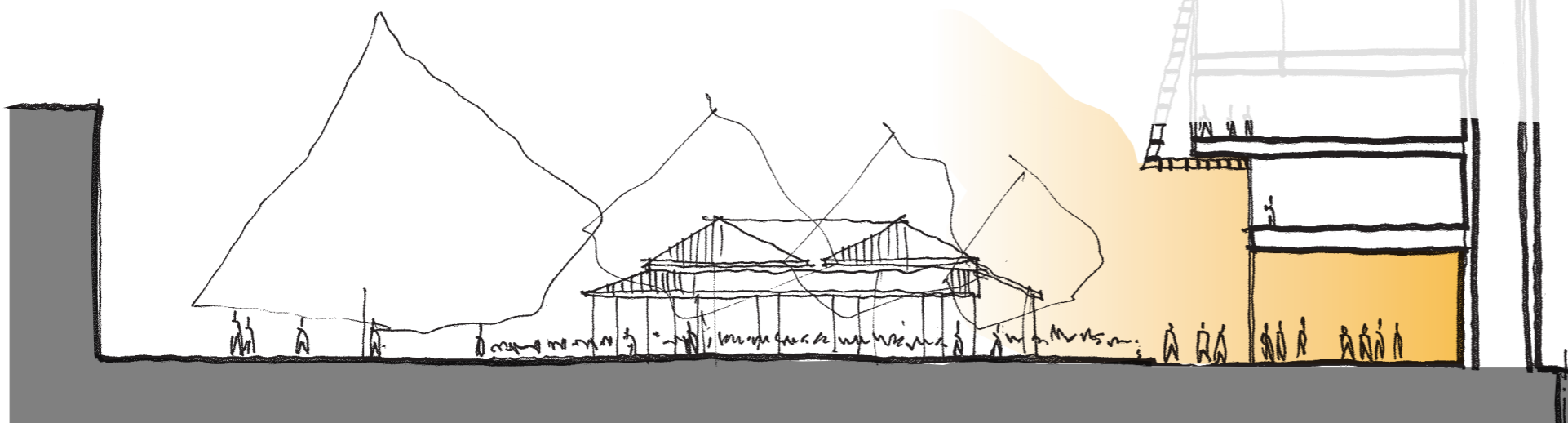
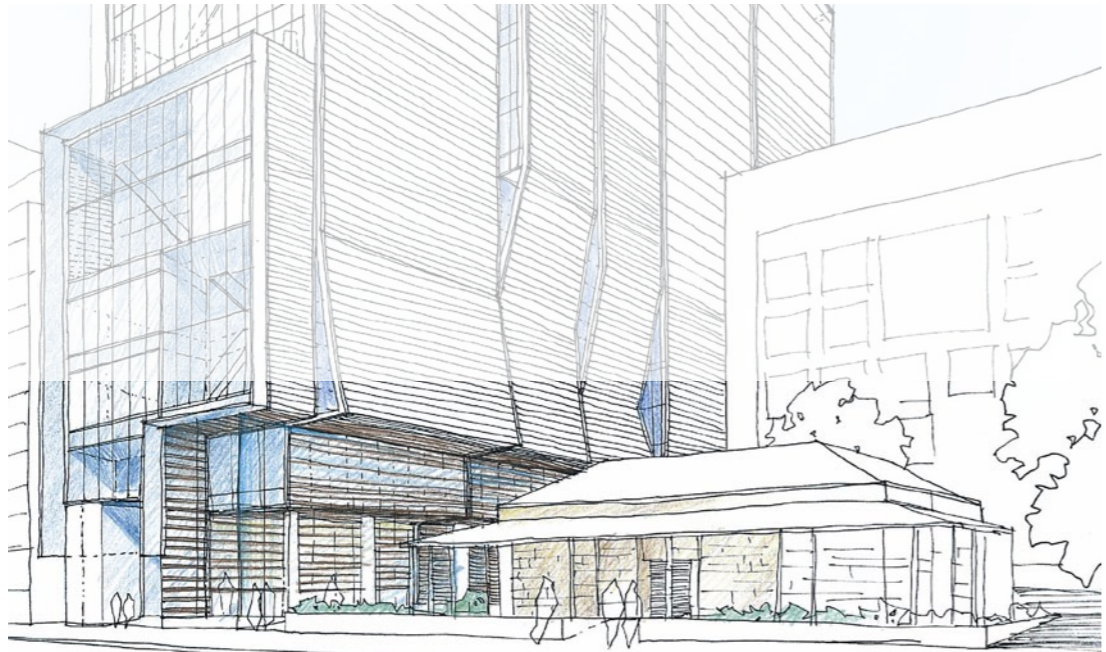
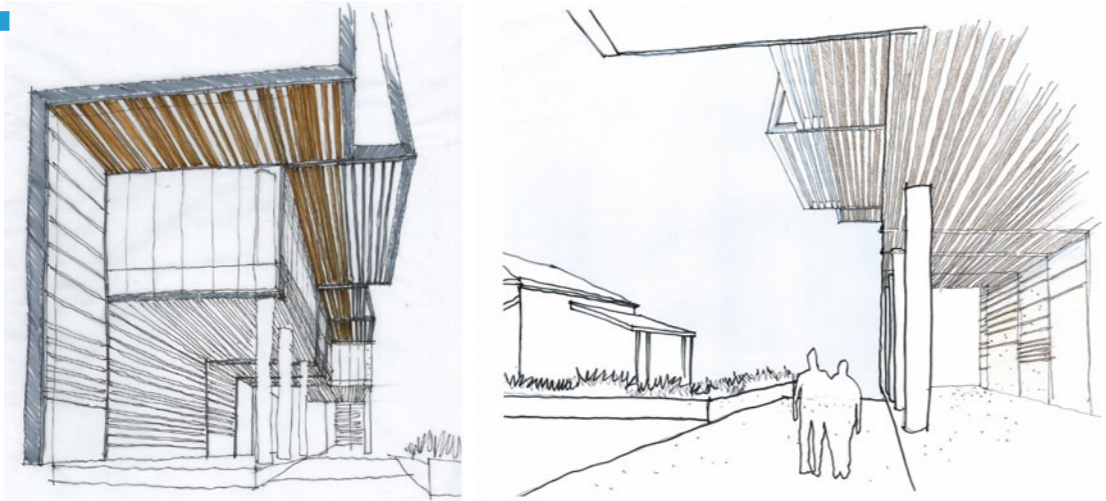


The Colonnade is generous in height (approximately 10m) and steps away from Perth House and George Street to enhance the visual link between Perth House and its open space and the colonnade.

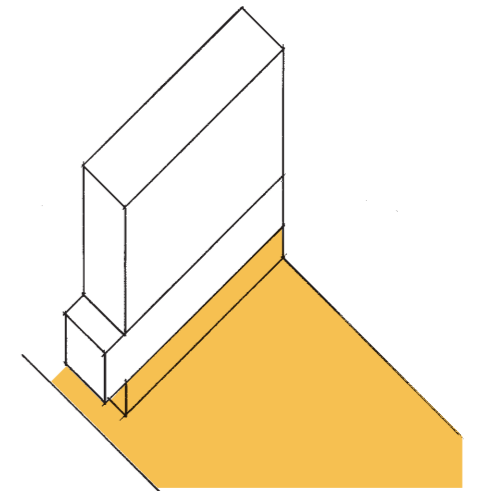
The design completes the open area about Perth House allowing it to be viewed from all sides and provides for a much enhanced Eastern view of Perth House from George Street.



02



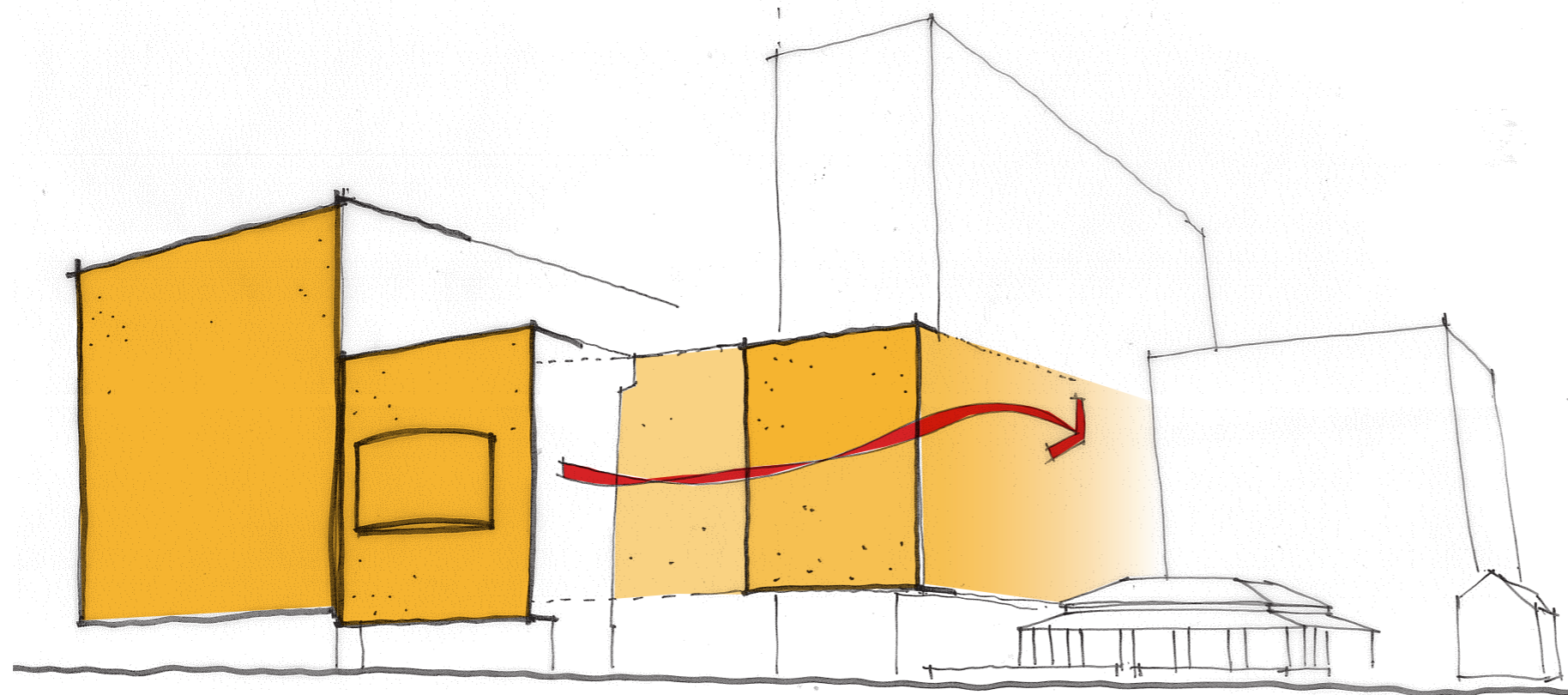
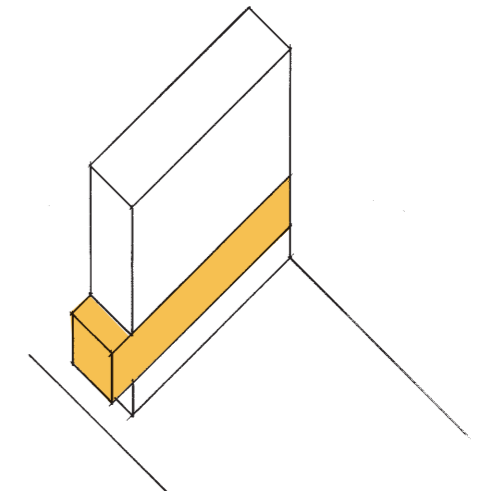
CONTEXT PERTH HOUSE



The Colonnade to 89 George Street defines the east edge to Perth House and encapsulates Perth House as the main view and focus.

The generous height minimises visual interference and allows sun access into the colonnade area.

CONTEXT BACKDROP



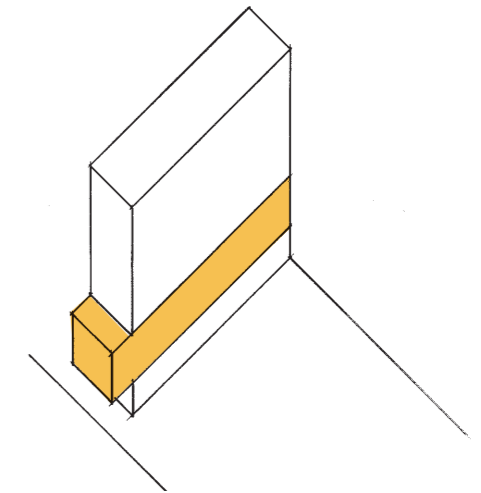
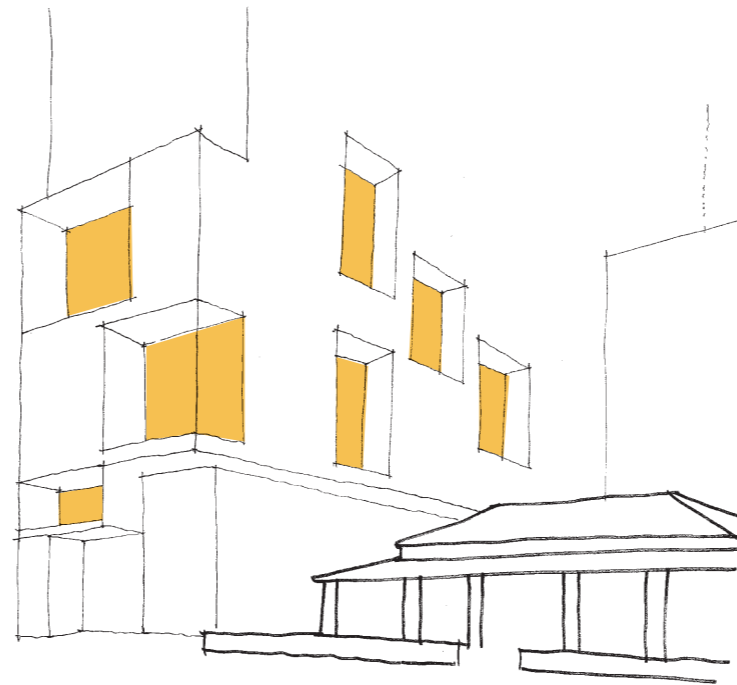
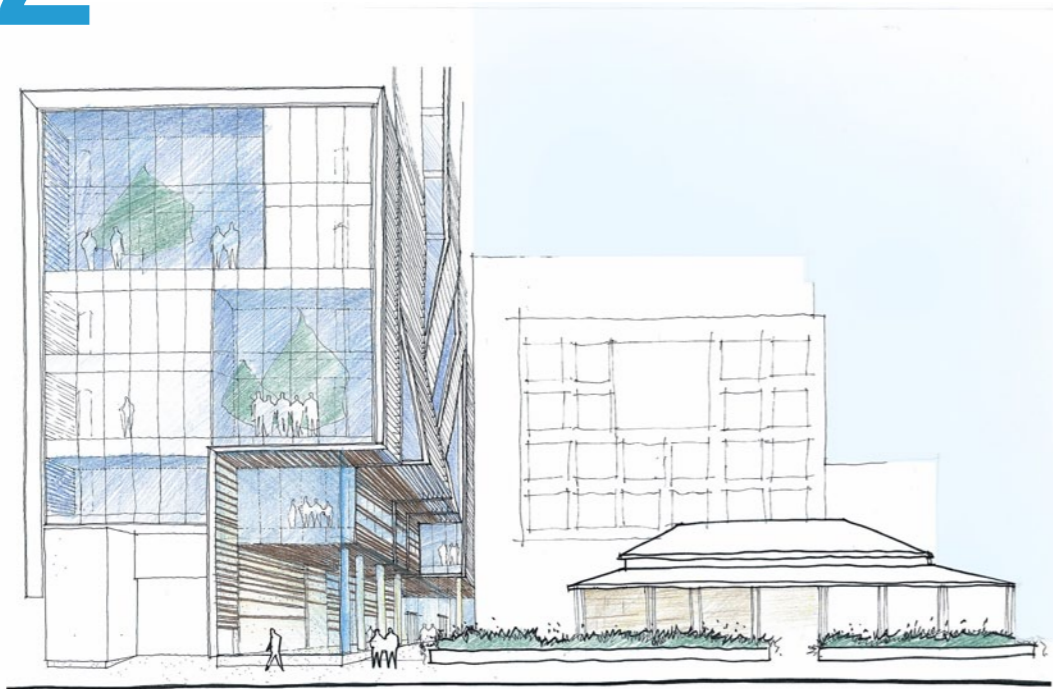
Level 2 to Level 6 responds to the street alignment of adjacent buildings and forms the corner of the greater courtyard area about Perth House.

The urban form turns the corner to address George Street, the corner, Perth House and the courtyard.

The proposed design of 89 George Street reinforces the enclosure of the space about Perth House whilst providing an appropriate street address and three dimensional solution to the project design.

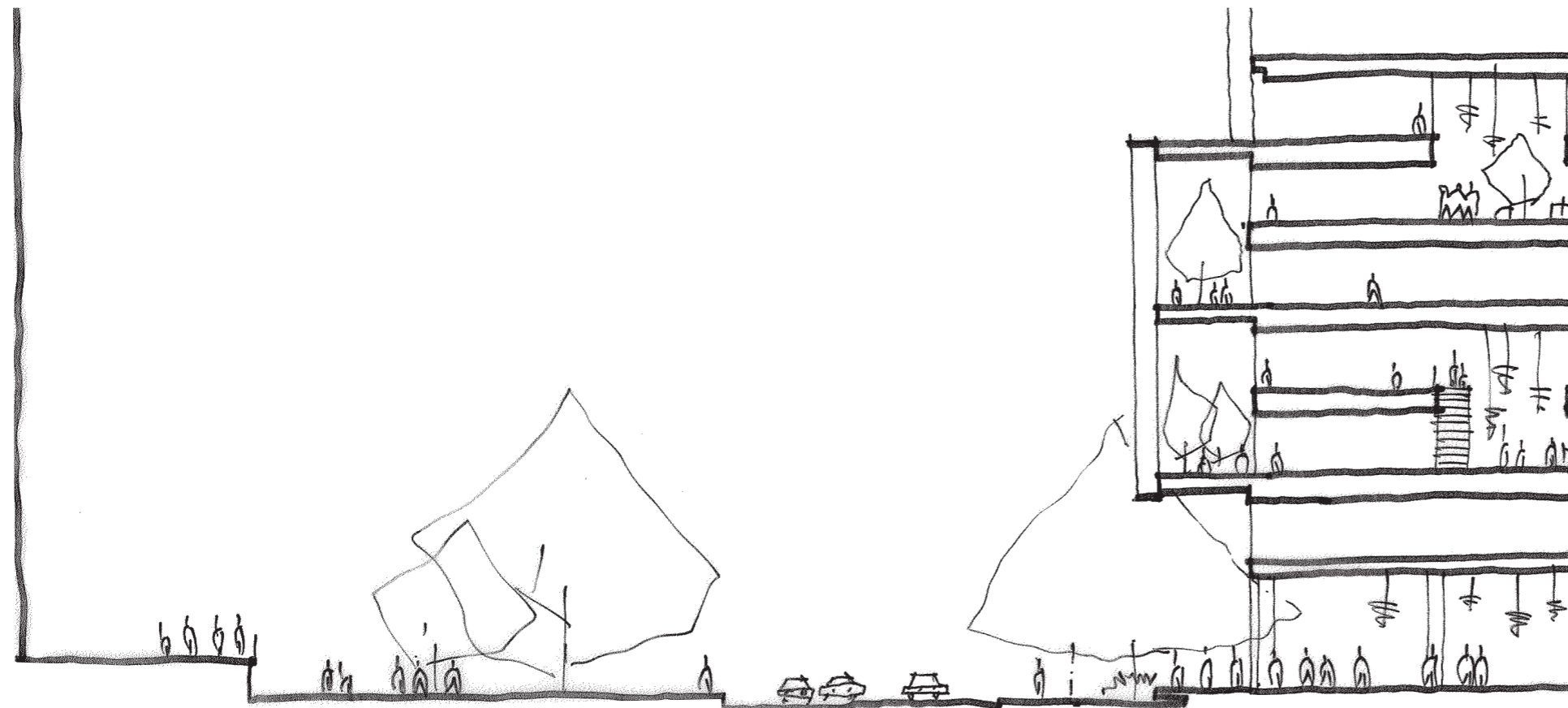
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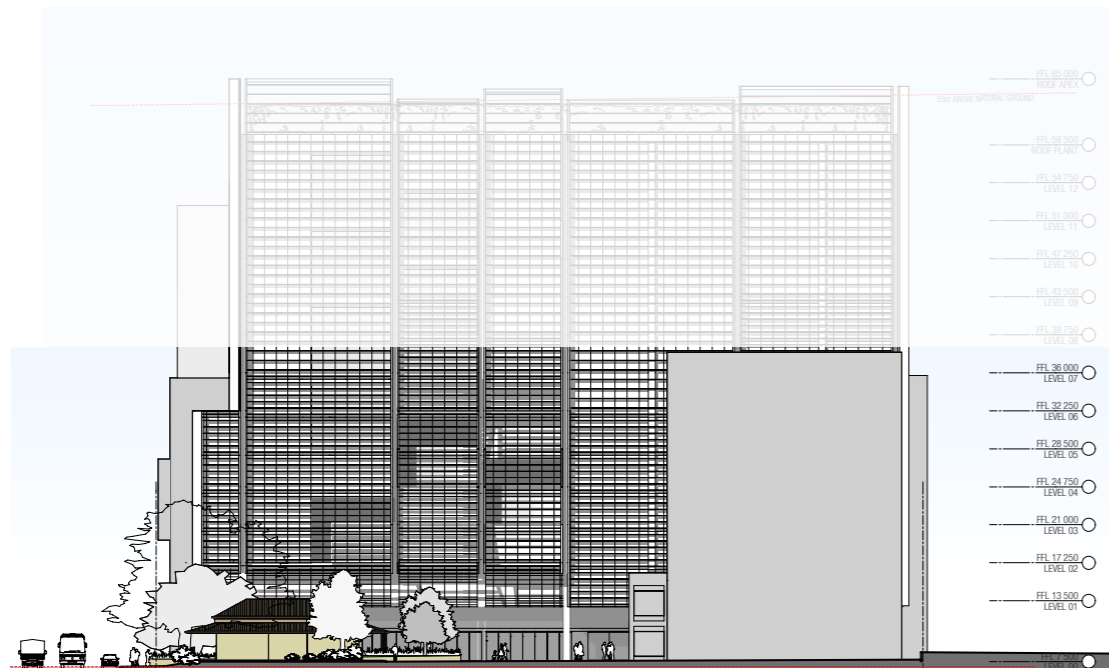
CONTEXT BACKDROP



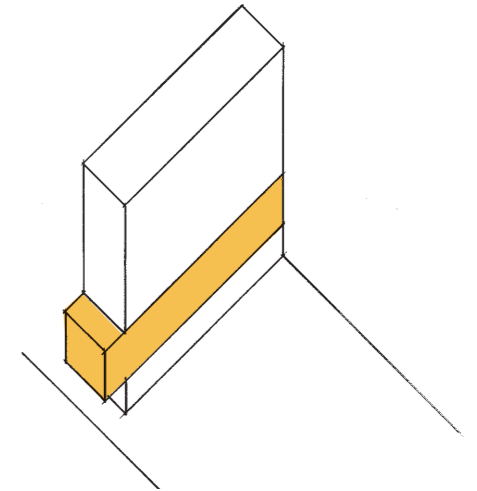
Double storey winter gardens and balconies on the North and West facades promote visual connection and interaction between the street, the courtyard and the building occupants providing for a visibly active facade.

The winter gardens and balconies provide access to daylight, fresh air deep and vegetation on all levels. These spaces will provide significant environmental benefits and visual interest to the street and surrounding context.





CONTEXT BACKDROP



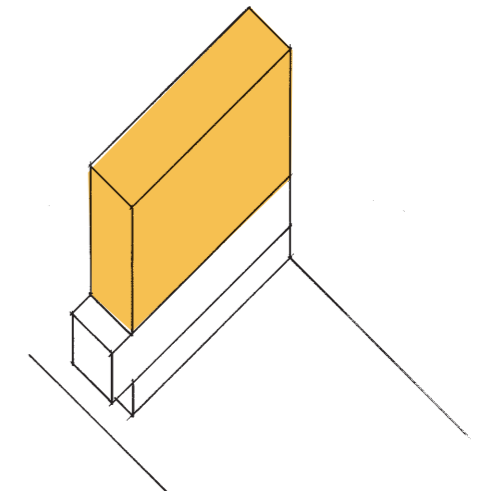
The “veil” , firstly, responds to the Perth House setting and, secondly, protects facades from solar heat gain.

The lower portion of the building presents a denser and constant spacing of the “veil” shading louvres.

The constant spacing allows for a uniform and unobtrusive visual backdrop to Perth House, when viewed from George Street, minimising visual complexity and allowing Perth House to be the focus.



CONTEXT CITY

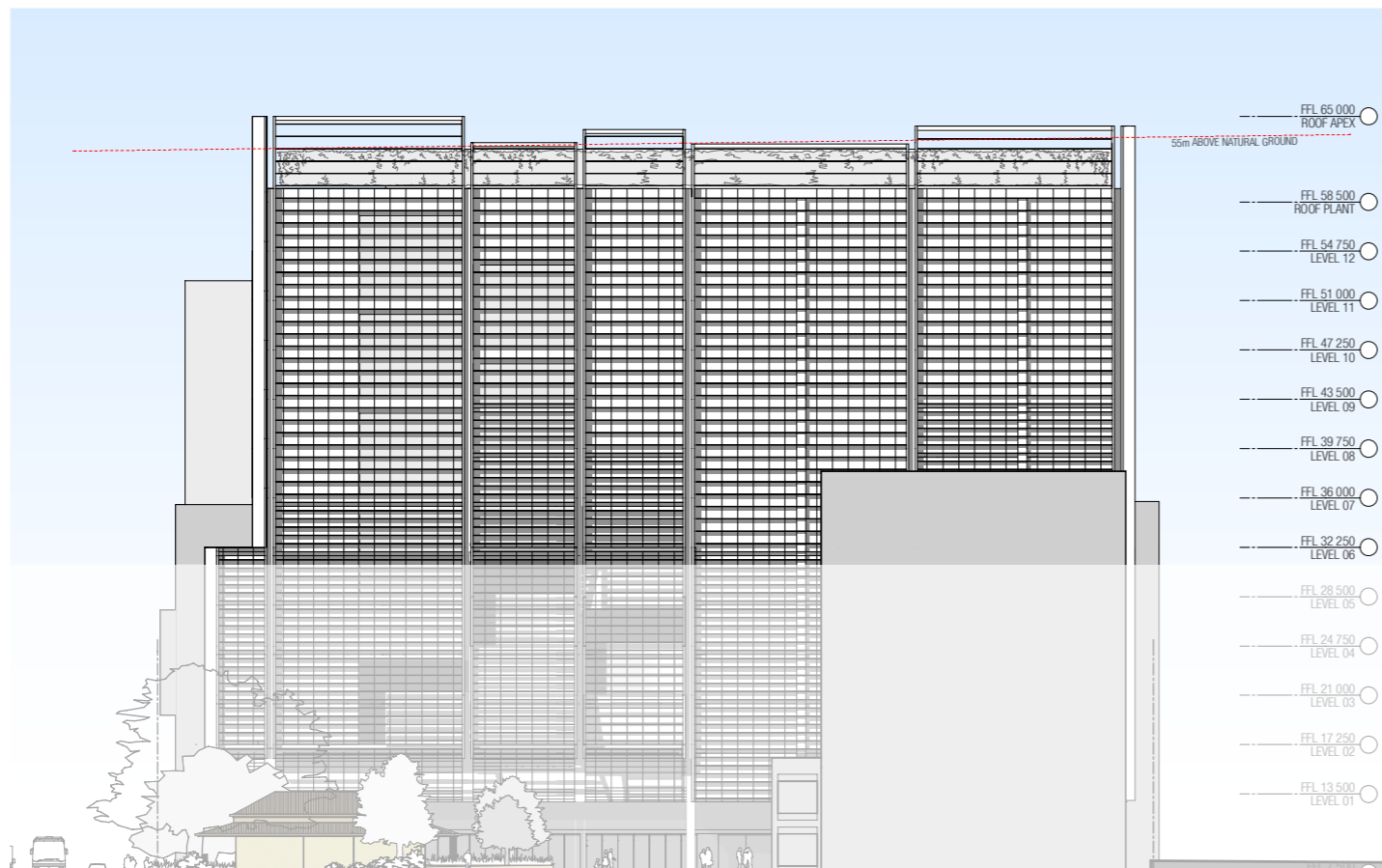


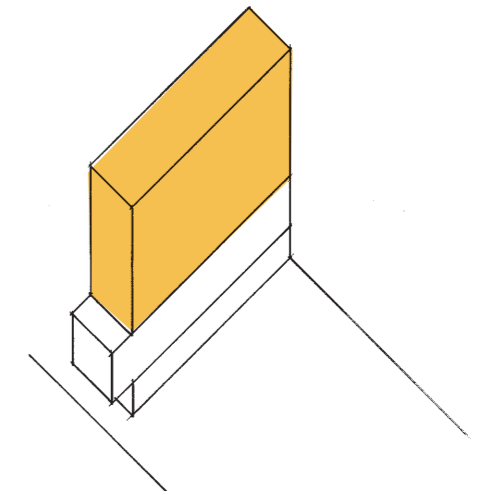
The facade louvres, the “veils”, are articulated in vertical bands that extend to various heights expressing separate individual volumes to create a breakdown of the long western facade.

The George Street corner volume is the tallest portion defining the street alignment and corner condition.

The varying heights of the volumes provide an articulated roof line reducing the apparent length of the elevation and providing scale.

The louvre spacing within the “veil” is increased as the building progresses in height to respond to the city scale and to create a visually lighter and permeable expression at the upper levels providing a sense of reduced scale of the building.





VIEW FROM WESTFIELD SHOPPING CENTRE

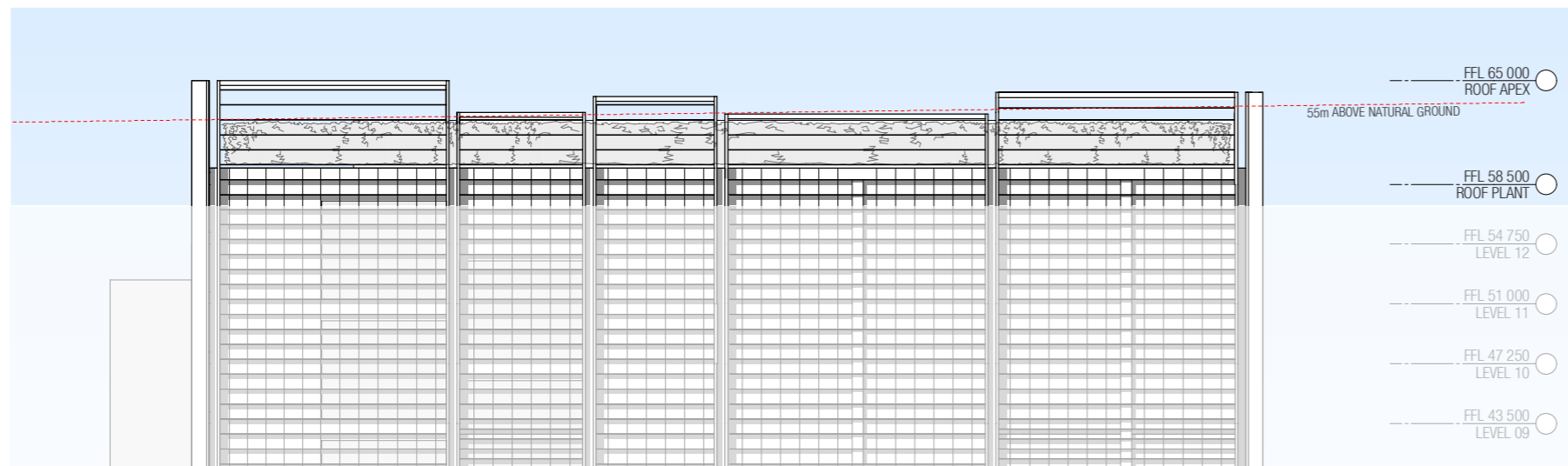


VIEW FROM BARRACK LANE

The varying heights of the “veil” break down the building length and roofline animating the city skyline, clearly visible from distant vantage points.

The city skyline is further enhanced by providing roof top vegetation to provide visual interest both in the daytime and the night time condition.

The roof responds to the city scale providing a roof feature which creates a new icon in the skyline and a reference point thus creating a dialogue between the building and the city.

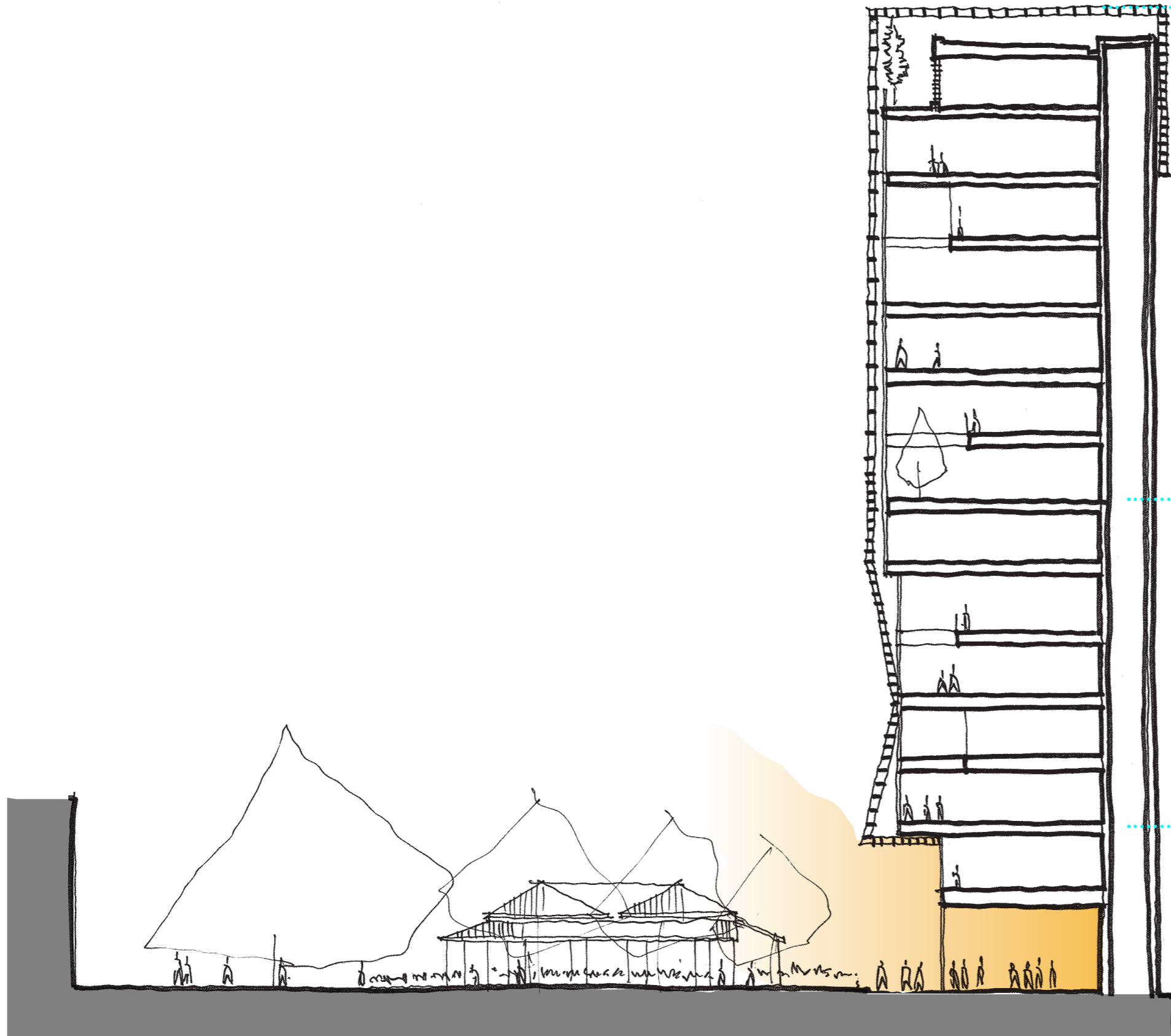


03

MATERIALS & ANALYSIS



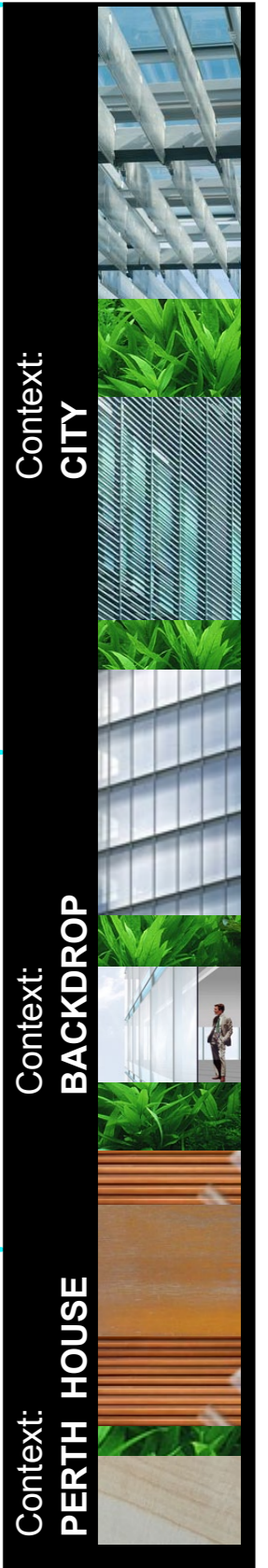
CONTEXT MATERIALITY



- LIGHT
- TRANSPARENT
- HIGH VISIBILITY
- ROOF GARDEN
- VARYING WEAVE PATTERN

- LIGHT
- TRANSPARENT
- SELECTIVE VISIBILITY
- WINTER GARDENS
- REGULAR WEAVE PATTERN

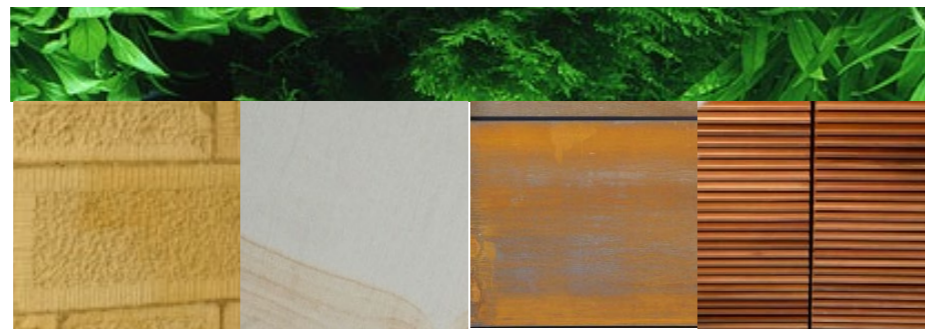
- NATURAL
- WARM
- TACTILE
- ROBUST



Context:
CITY

Context:
BACKDROP

Context:
PERTH HOUSE



rough cut sandstone feature inlay

smooth cut sandstone

weathered steel

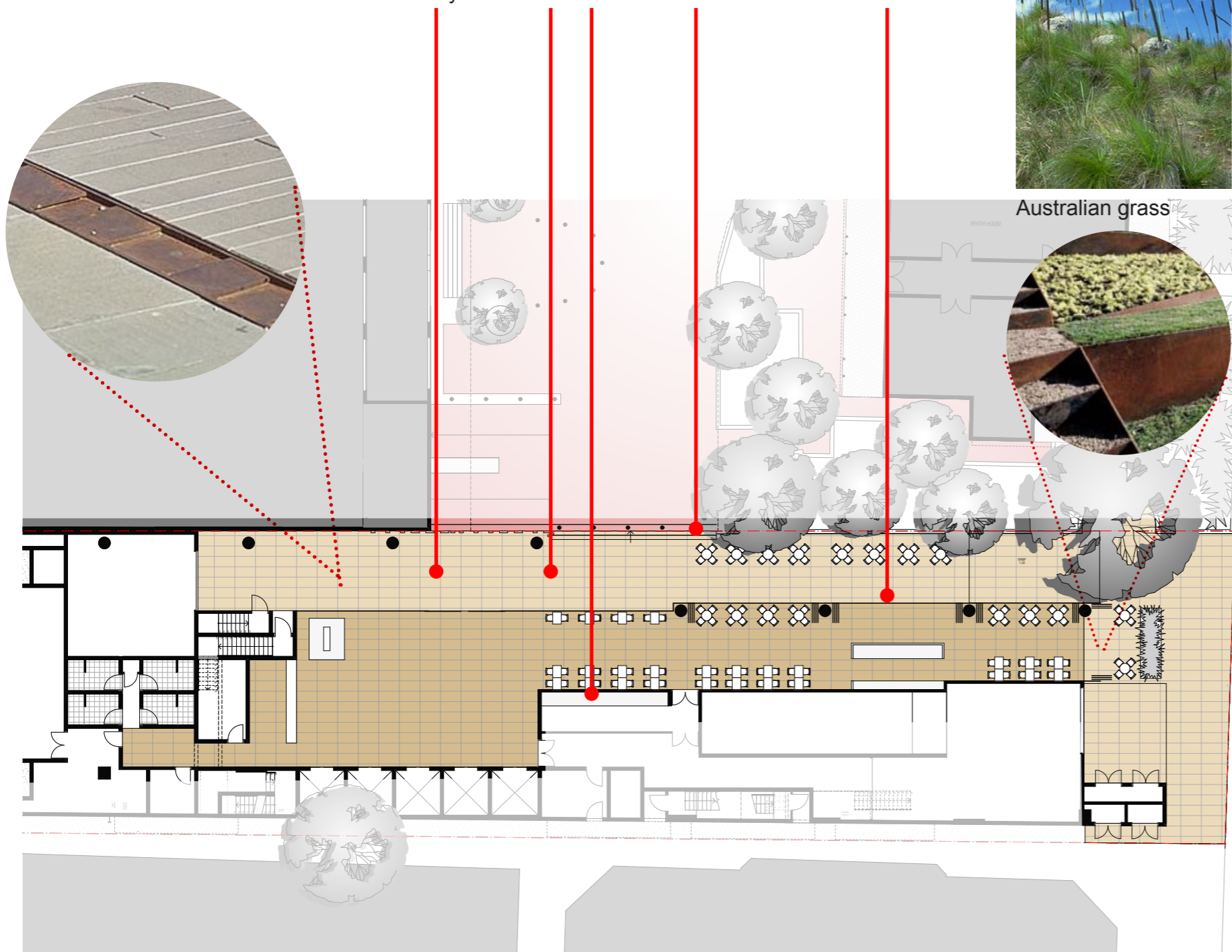
stained timber



Pennisetum



Australian grass



CONTEXT MATERIALITY & LANDSCAPE

CONTEXT: PERTH HOUSE

The proposed material and landscape qualities at Ground Level strives to create a seamless visual integration with the newly created square around Perth House responding with natural, warm and tactile materials.

The rich palette includes rough sawn sandstone, smooth paved sandstone, weathered steel and stained timber. These materials are proposed for both the interior lobby space and the exterior landscape including the colonadde.

The sophisticated palette of high quality finishes are robust responding to the public nature of the space and to exhibit a sense of decorum towards the public realm.

The ground floor contains a small parcel of soft landscaping to the north boundary. It is envisaged that the planting in this location will accentuate the entry point and consist of feature low shrubs to a height of maximum 800mm and soil depth of 600mm to 800mm. Although currently undetermined an indicative species could be a Pennisetum or a native Australian grass species.

CONTEXT MATERIALITY

CONTEXT: BACKDROP

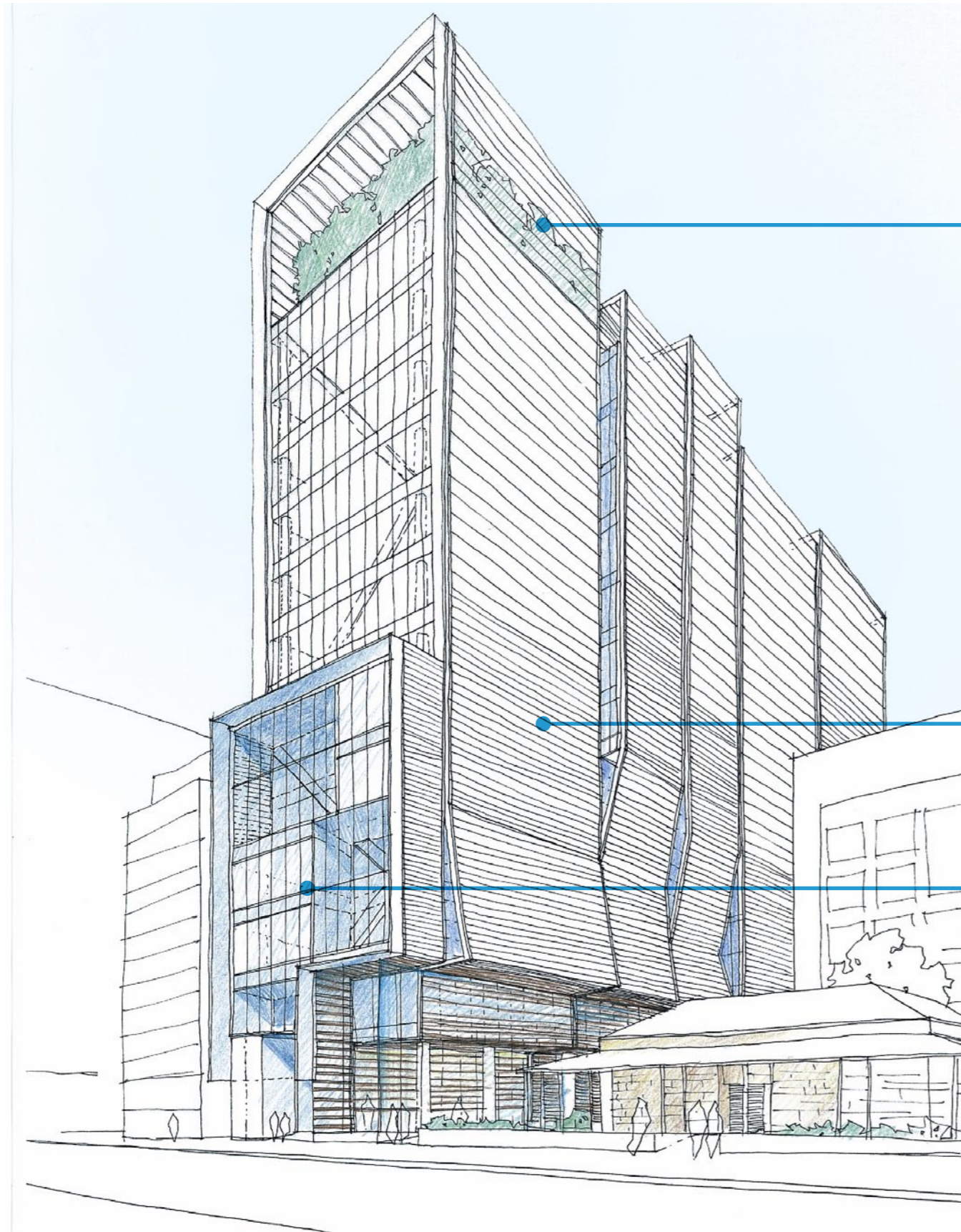
The proposed finishes for CONTEXT: BACKDROP include powdercoated aluminium louvres, painted steel framing and transparent glazing.

The “veil” screen element evolves from the warm tactile timber used in the lower levels to a white aluminium powdercoat louvre providing adequate reflection of light into the office space and also providing a consistency in spacing and finish to ensure the backdrop to Perth House and the courtyard is effective.

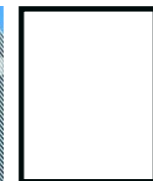
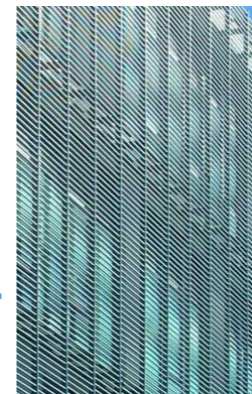
CONTEXT: CITY

The proposed finishes for CONTEXT: CITY include powdercoated aluminium louvres, painted steel framing, transparent glazing and a rooftop garden.

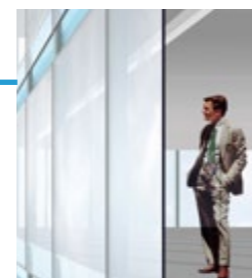
The “veil” screen element are placed at a wider spacing promoting a visual lightness to the building. This is further enhanced with each of the “veils” finishing at altering heights and revealing a highly visible rooftop garden



white powdercoat

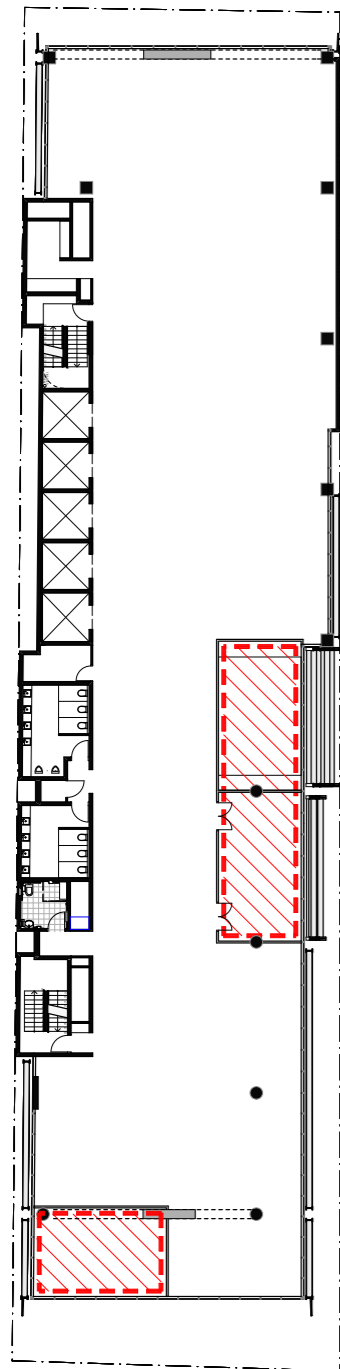


white powdercoat



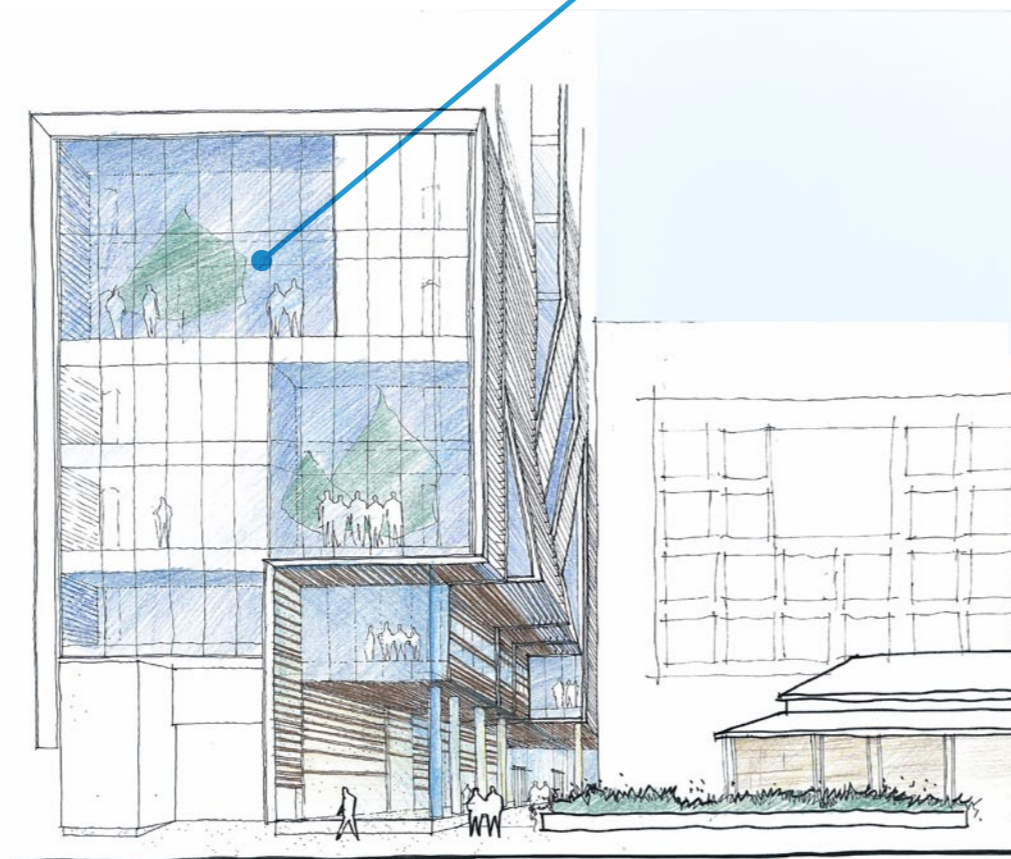
highly transparent glazing

CONTEXT LANDSCAPE



 **PLANTING ZONE**

Typical Office Level



Atrium Planting



Frangipani



Cycas

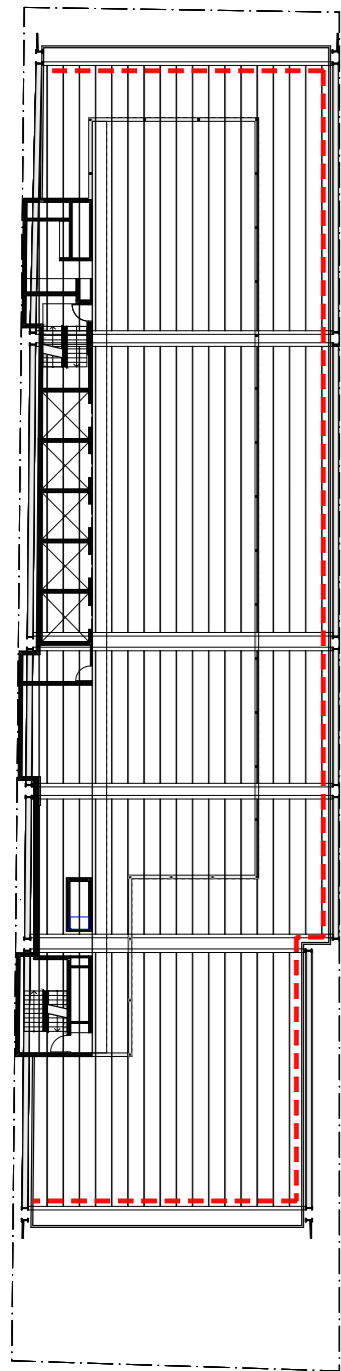


Bamboo

CONTEXT: BACKDROP

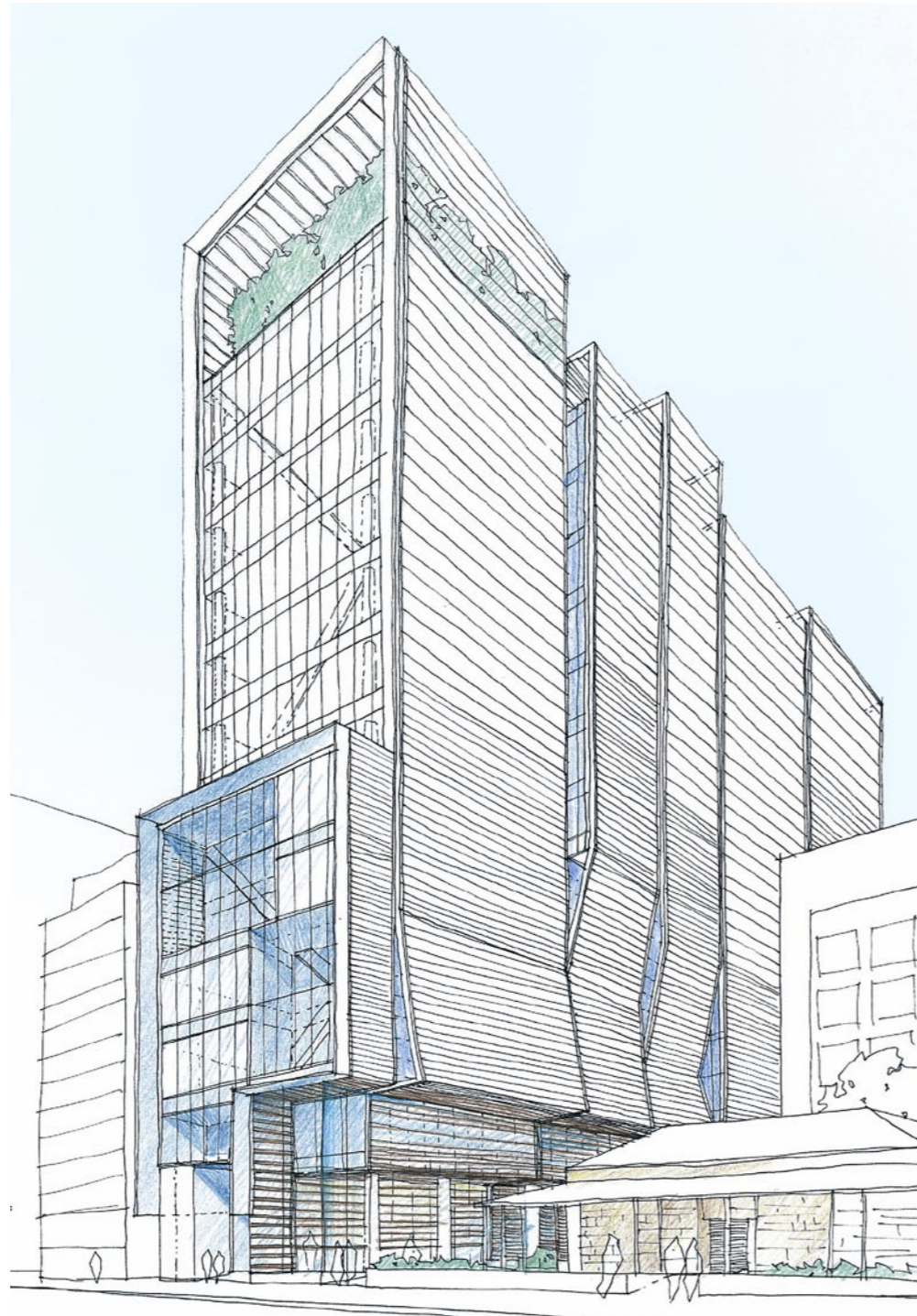
The upper level office areas have voids and two storey atrium spaces to provide daylight and break out spaces for the people occupying the building. It is envisaged that the trees will be planted in large pots and will be connected to an irrigation system. The pots will be sized accordingly to suit the species selected. Although the current species have not been determined indicative species could be frangipani, bamboo, cycas and/or ruffled latan palms.

CONTEXT LANDSCAPE



--- PLANTING ZONE

Roof Level



Roof Planting



CONTEXT: CITY

It is also proposed to provide a visual planted area on the roof of 89 George Street to highlight the roof feature area. The proposed “green wall” will consist of a variety of plants suitable for the application and will be connected to an irrigation system. Although the species are yet to be determined a range of Sedum plants in a variety of sizes and textures are proposed.

04

ROOF FEATURE



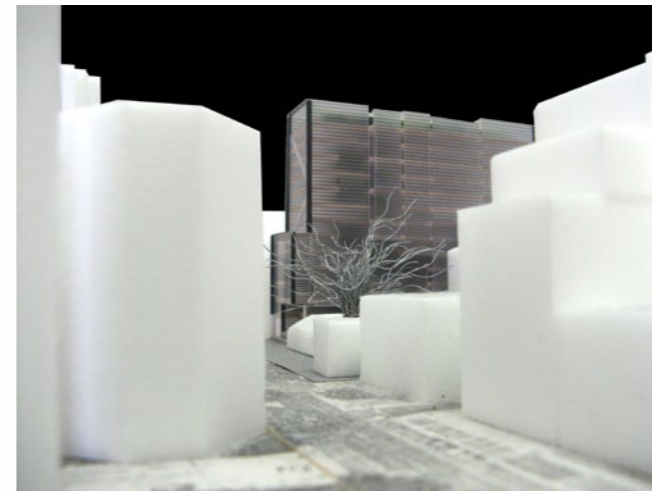
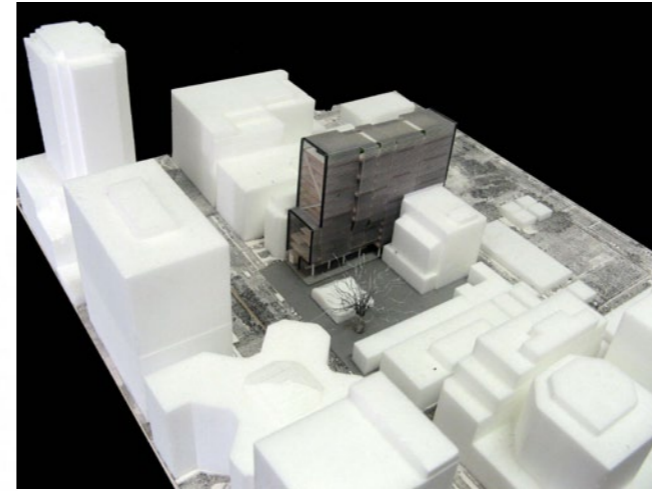
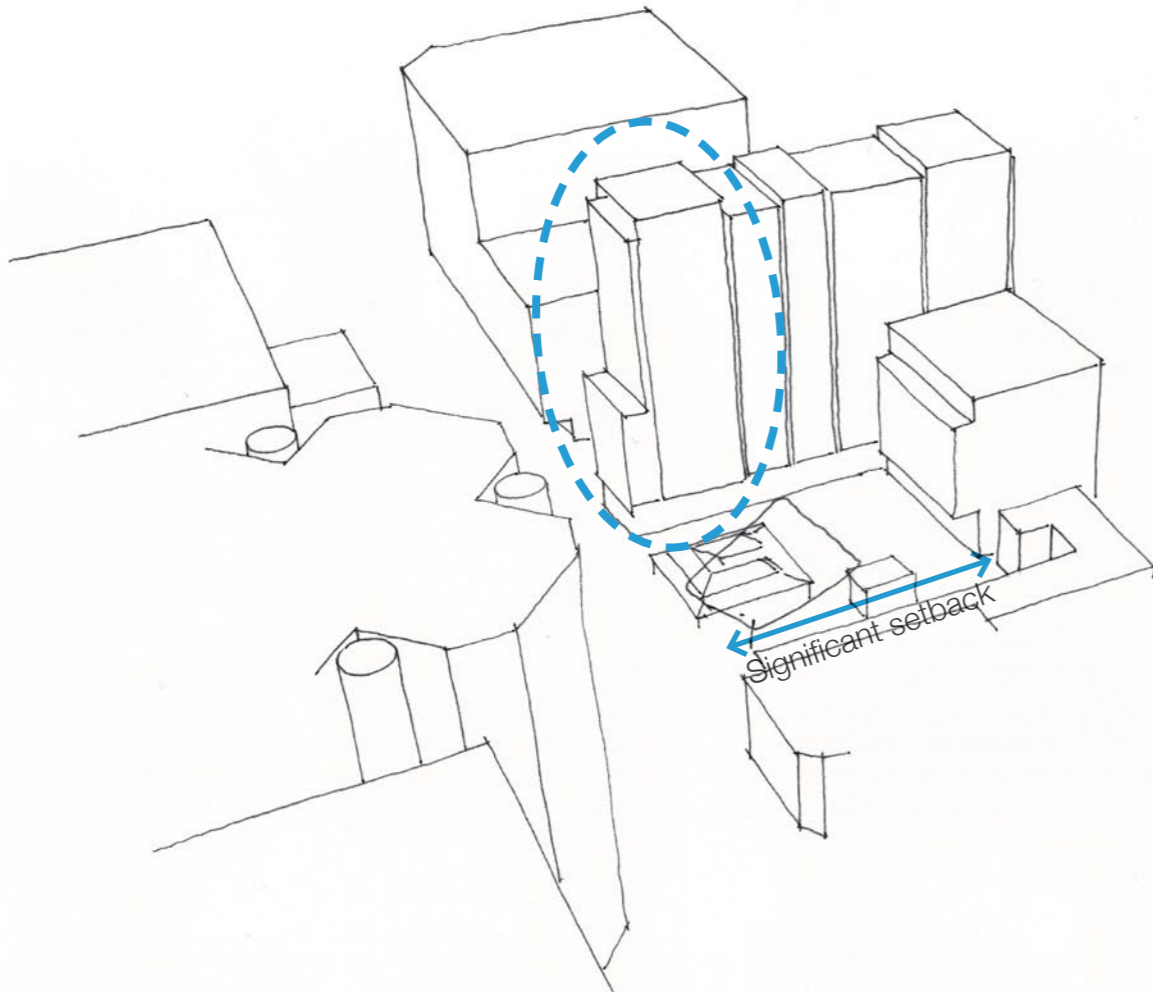
CONTEXT CITY Roof feature - Urban

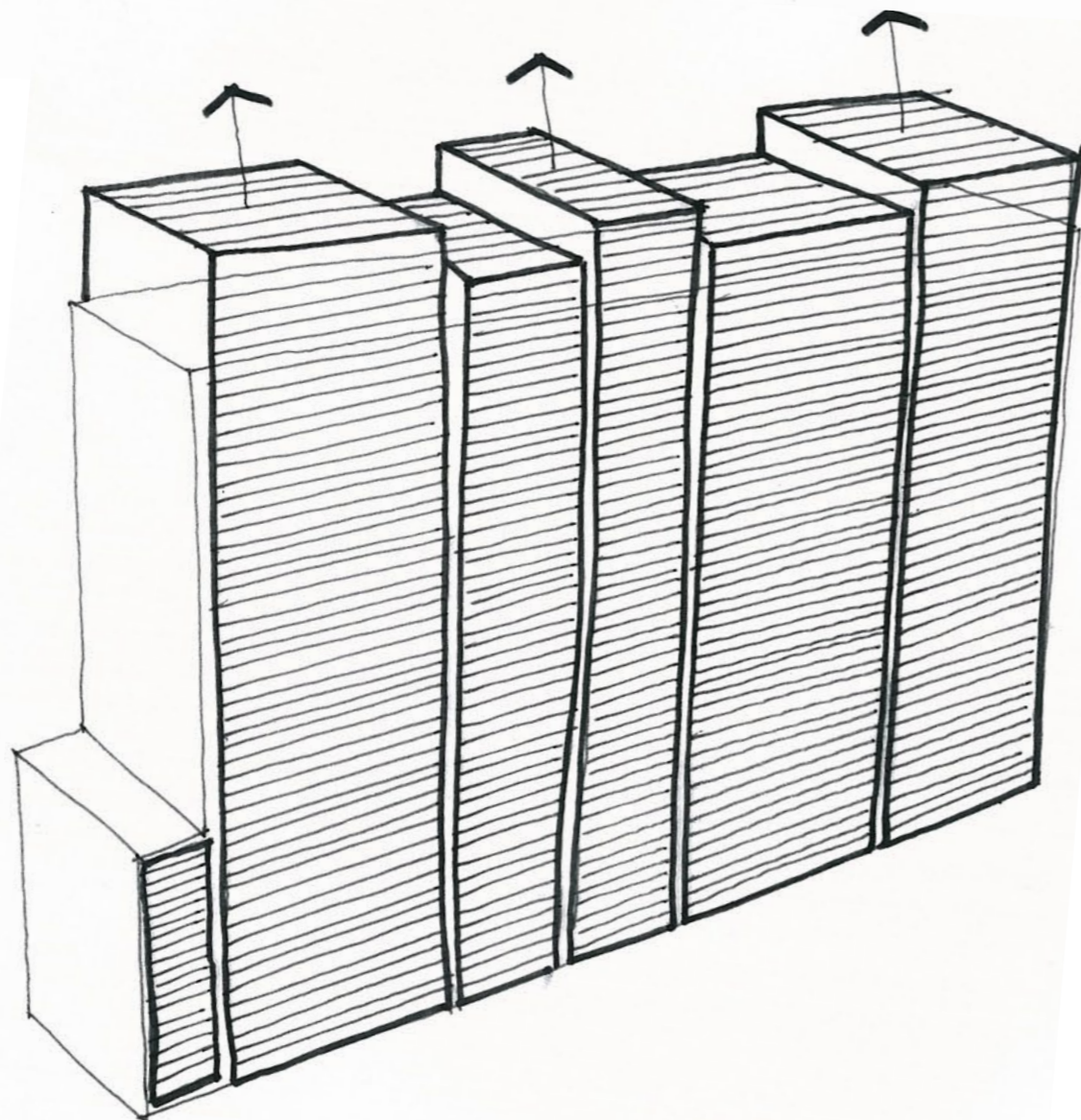
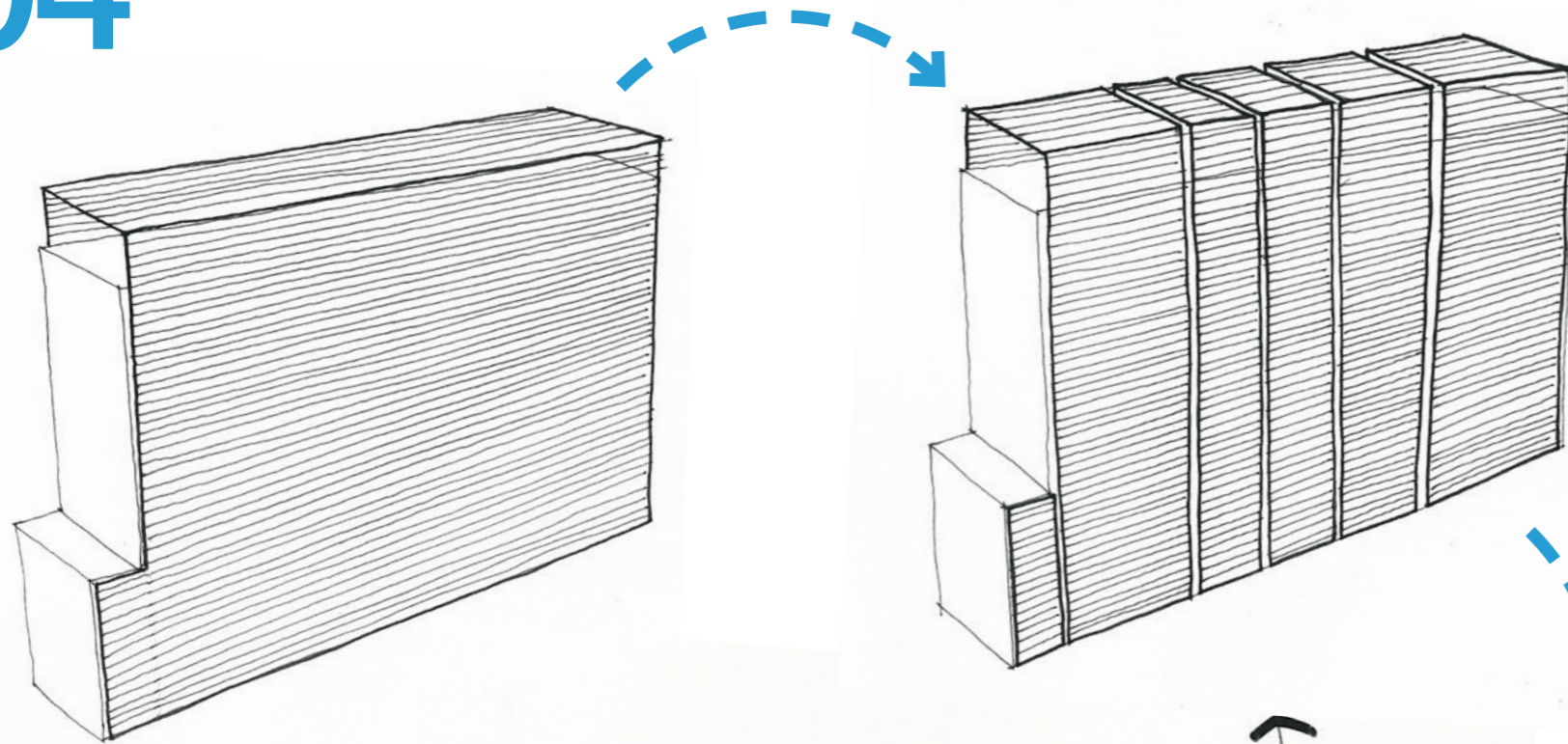
The 'veil' architectural roof feature establishes a relationship with the immediate context and creates a relationship with the other towers in the Parramatta city skyline.

The site establishes a unique corner condition due to Perth House and the setback on 85 George street. The setback of the adjacent buildings provides an accentuation at the corner and establishes a 'square'.

The 'veil' has been articulated to define the turning point of the urban corner by providing a raised component of the roof feature.

The raised gesture creates identity to the context and provides an elegantly proportioned volumetric arch. The arch creates a relationship with the building on the opposite side of George street which also contains a simple arch.



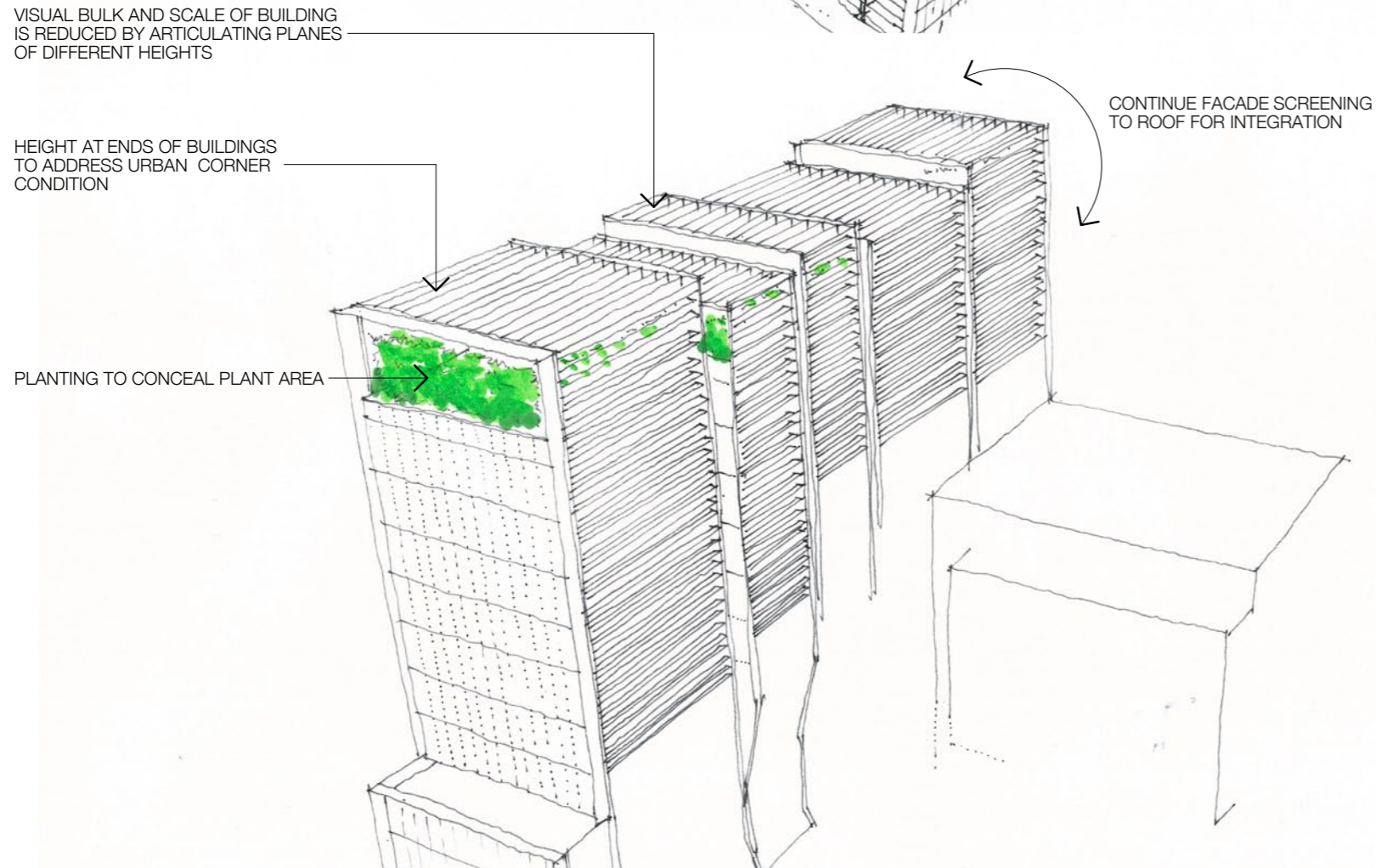
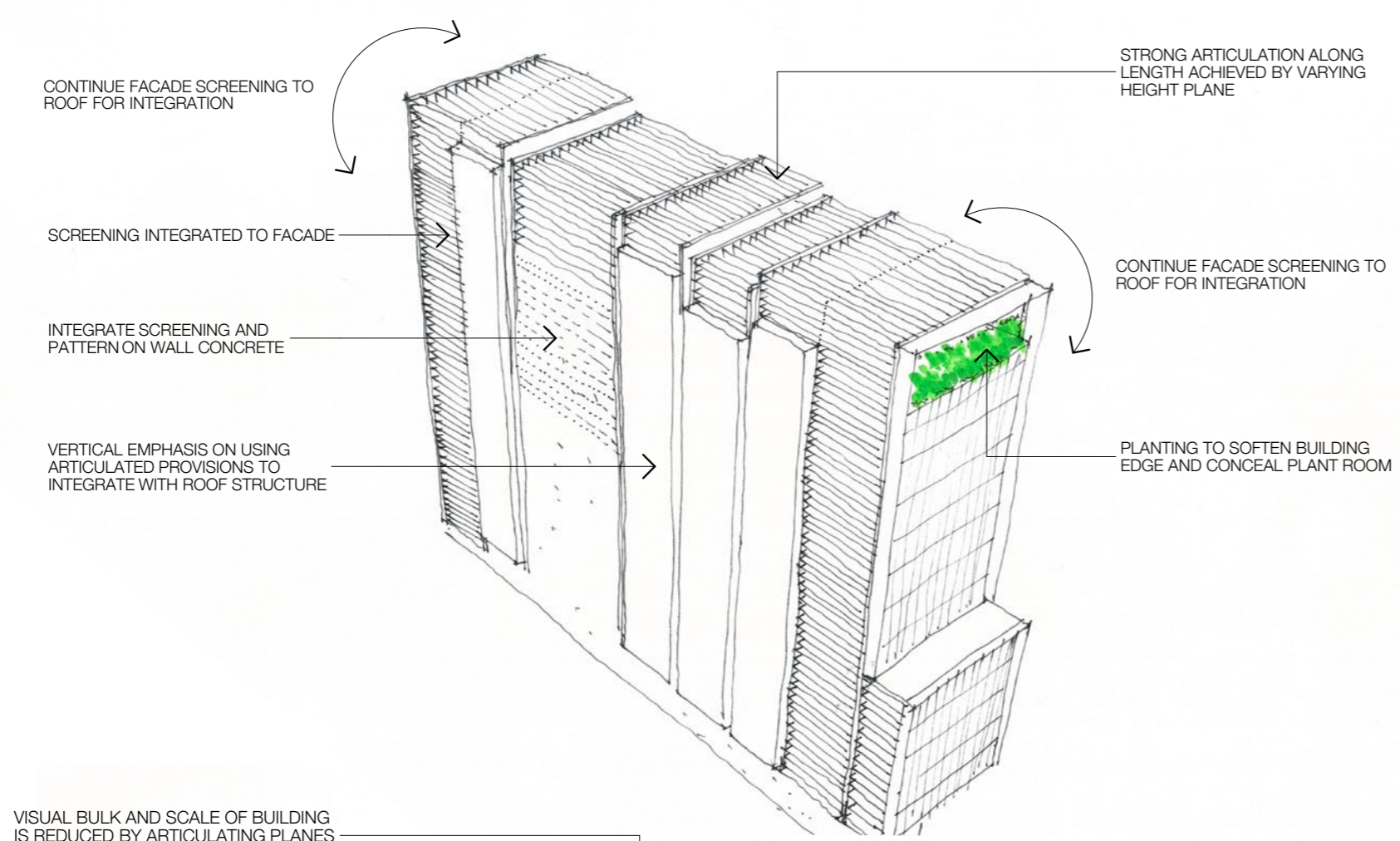


CONTEXT CITY Articulating the roof

The 'veil' architectural roof feature has been designed to reduce the perceived length of the building. The building length is minimised by breaking down the length into numerous vertically articulated sections. The dimensions of these sections is determined by preferred facade grids thus reinforcing the integration into the facade system.

The proposed 'veil' roof feature is further enhanced by shifting the volumes vertically to create a series of planes differing in height. The different roof plane heights break the roof plane to further reduce the perceived bulk and respond to the urban framework previously outlined.

The filigree top to the building is best appreciated by this shift in heights from close proximity and at a greater urban scale.



CONTEXT CITY

Articulating the roof

The integration of the roof feature 'veil' occurs on all sides of the roof. The west facade of the architectural roof feature provides a continuous and consistent louvred articulation.

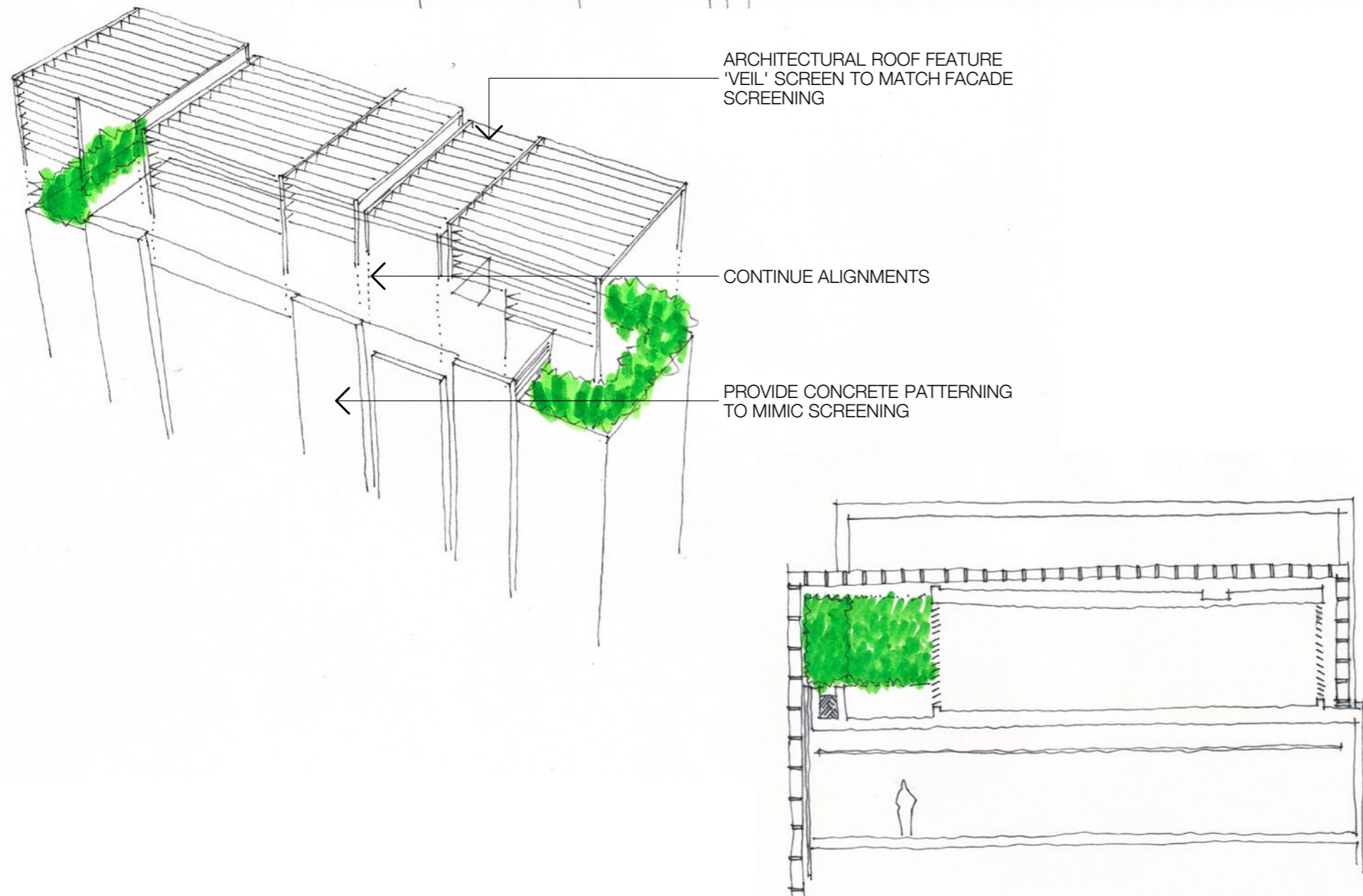
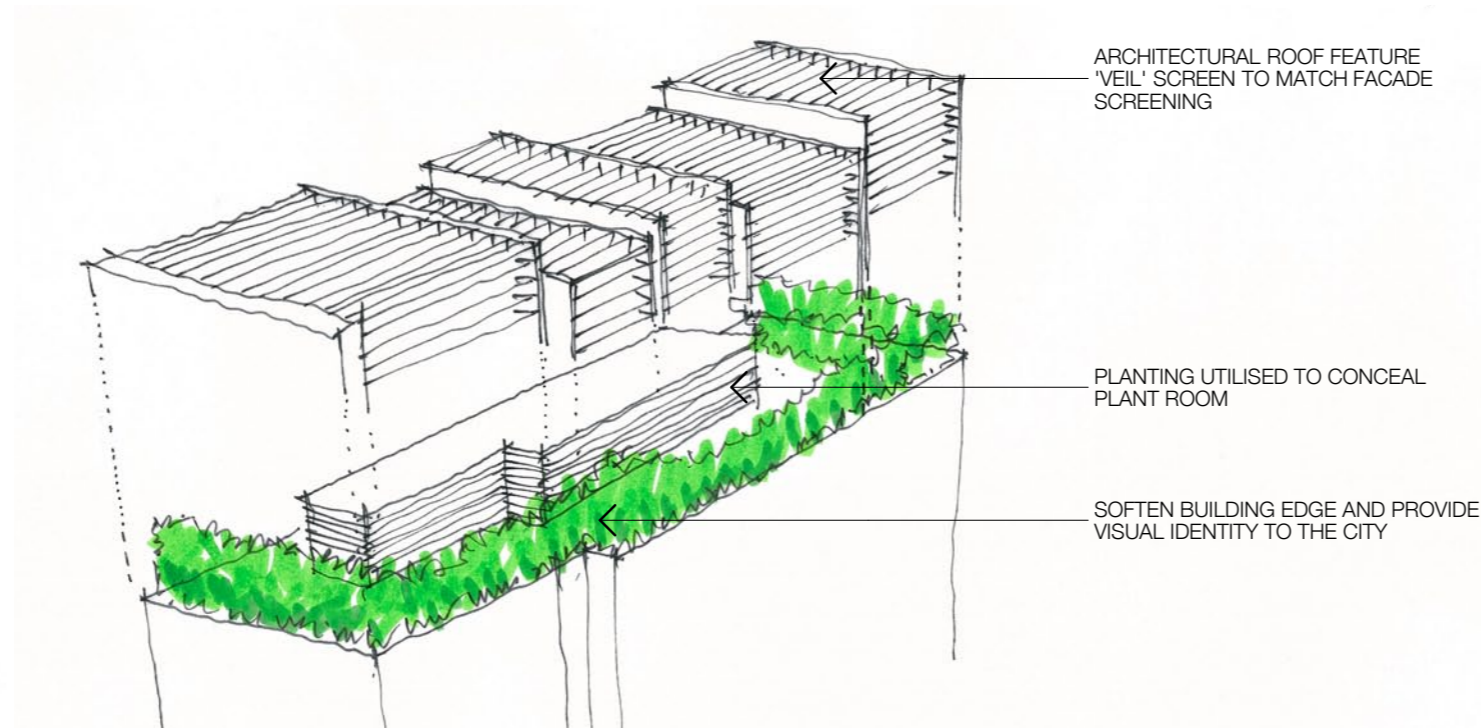
The east facade of the architectural roof feature continues the alignment and articulation of the wall line to the lower portions of the facade.

The roof section is the same louvre profile as the facades and provides a visually light and fine filigree top to the building.

CONTEXT CITY Roof Feature Functional Principles

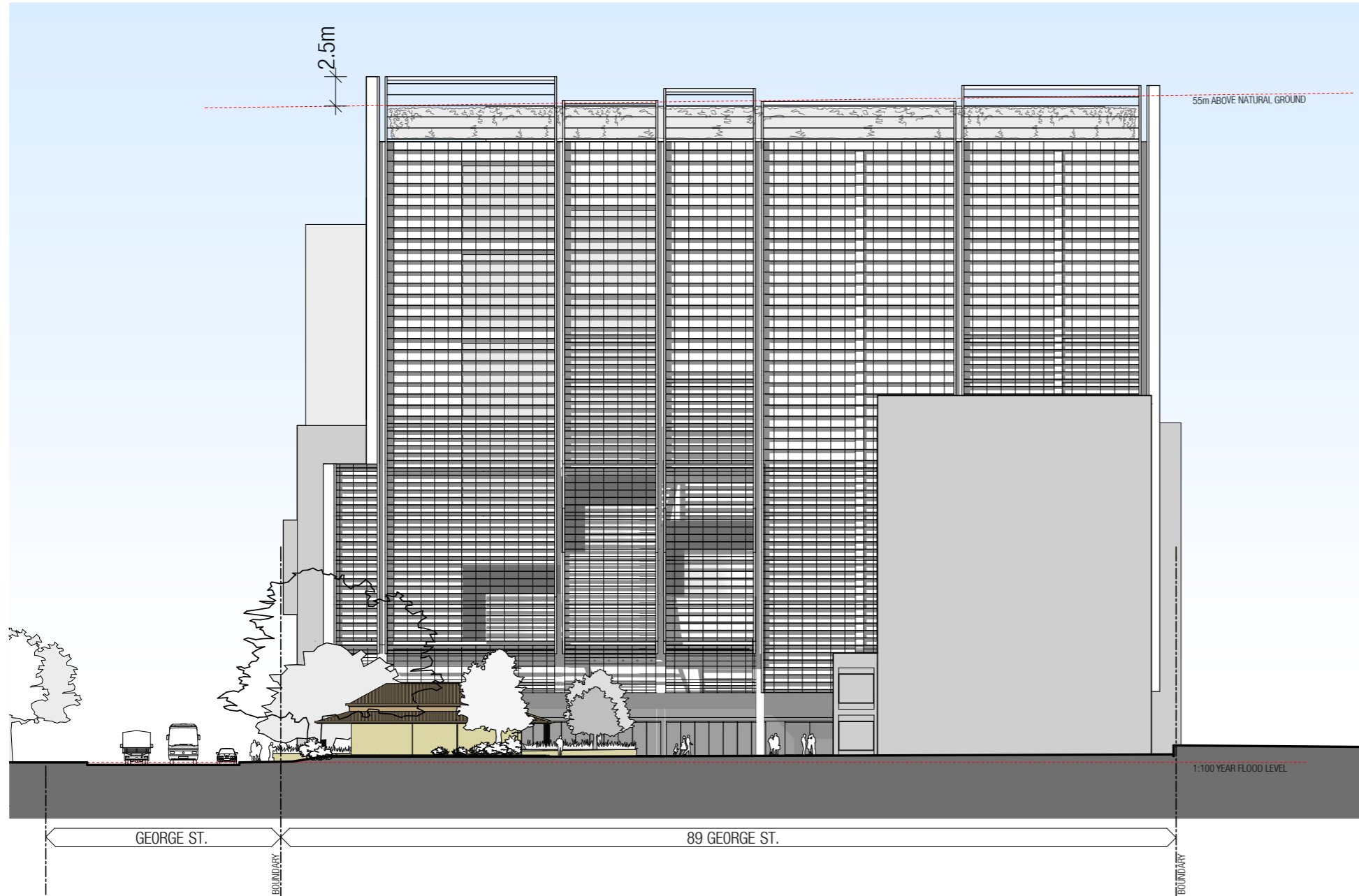
The 'veil' architectural roof feature has been designed to read as a fully integrated element. The integration of this element conceals the plant room area behind screen louvres which match the facade louvres.

The "veil" has been designed to conceal the plant room roof whilst creating an architectural roof feature to the top of the building.



CONTEXT CITY

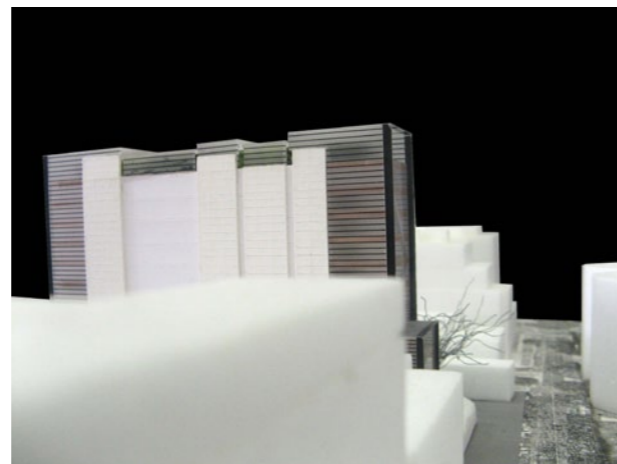
Defining the breach



The proposed breach in height has been kept to a minimum. The proposed breach is considered to be essential to providing the 'veil' architectural roof feature which provides a top to the building that responds to the complex conditions presented by the site.

The largest breach in height is 2.5m.

The fully integrated roof feature successfully addresses the micro scale issues of the immediate context and addresses the macro scale issues with the wider Parramatta city.



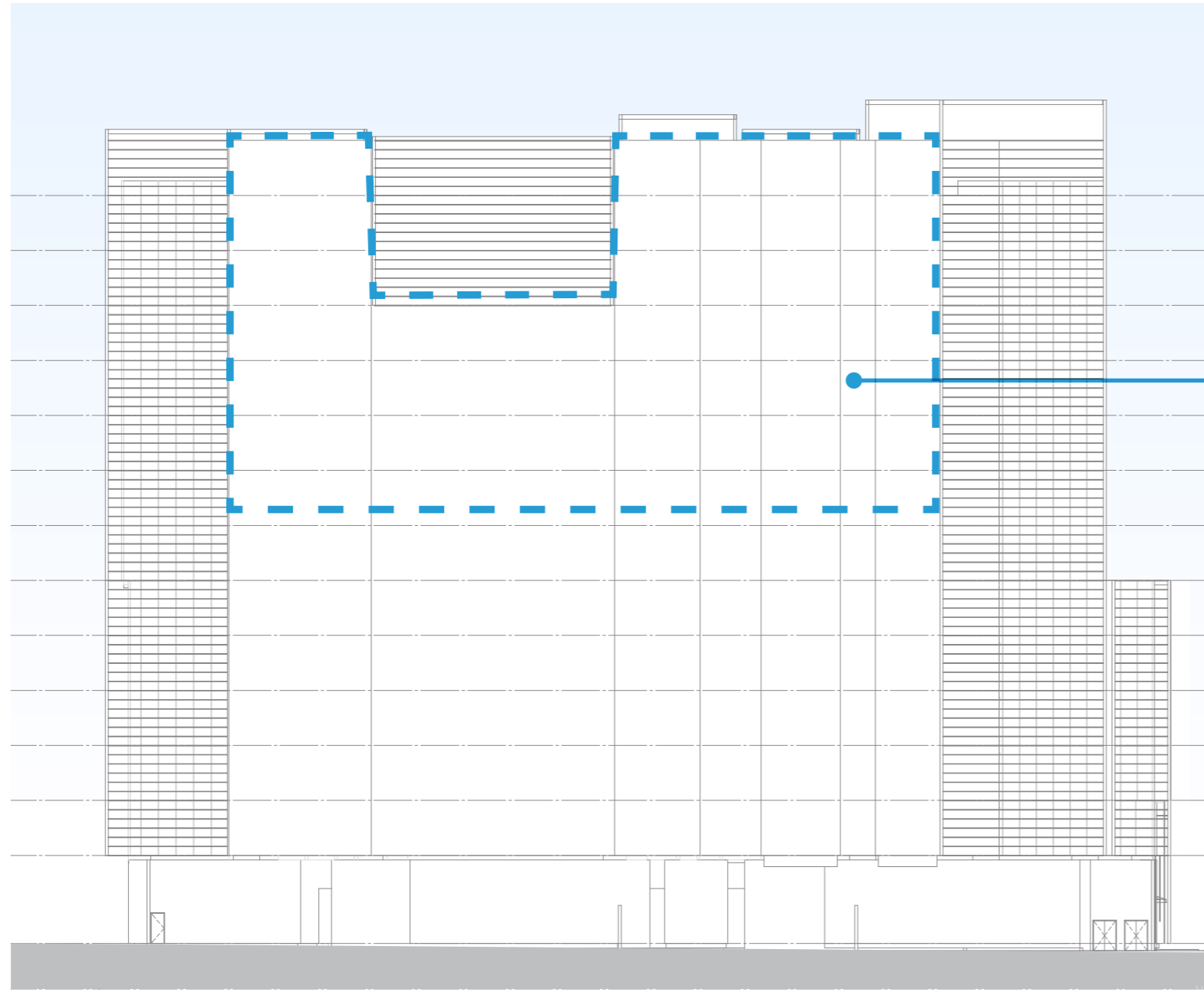
05

PUBLIC ART



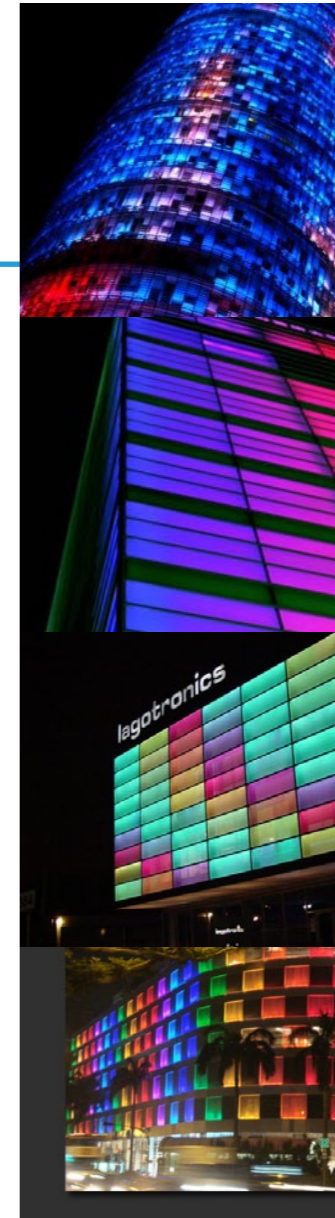
POSSIBLE PUBLIC ART LOCATION

The proposal seeks to incorporate public art and presents numerous distinct opportunities for its incorporation. The following suggestions indicate where the art could be located and some of the qualities that the art could comprise.

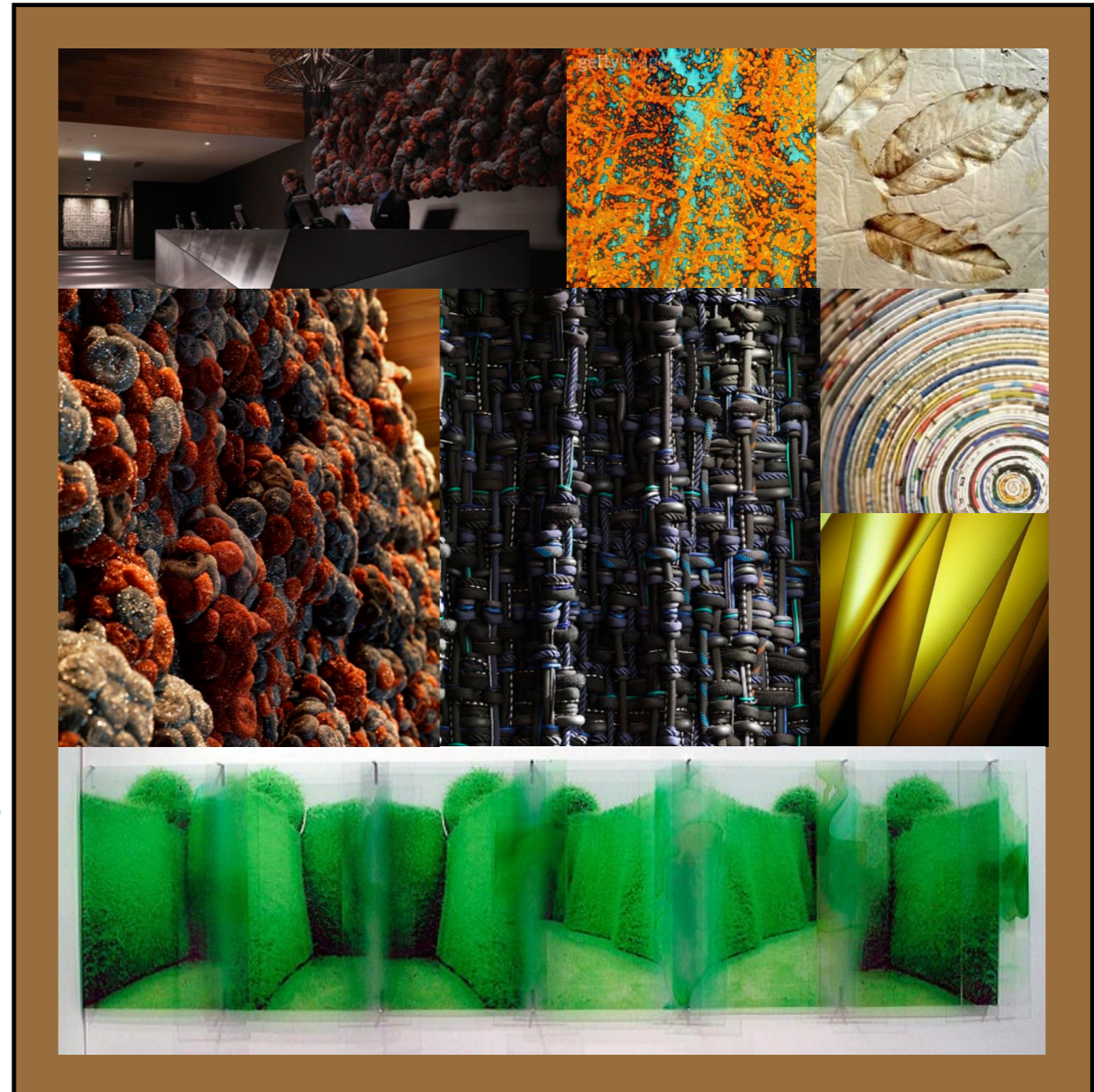
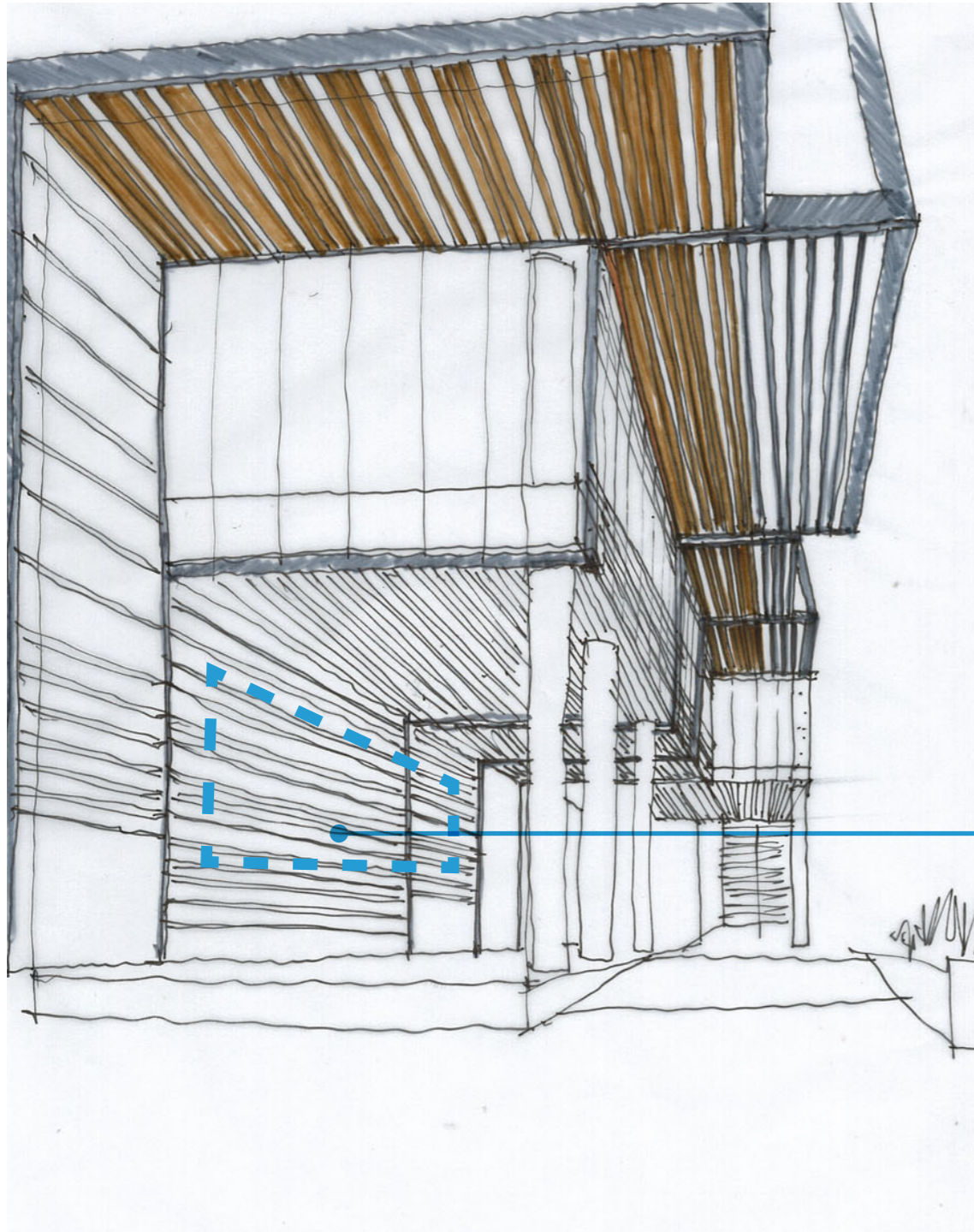


פנחס גולדנברג - צבי גולדפילד - יצחק גולדשטיין
 דוד גולומבוביץ (מורובן) - אמנון גלי - יהודה גולן - יצחק גולן (גלדראון)
 מרדכי גונדבי - אלי גוני - דניאל גוסלקר - ראובן גופר
 ברוך (ורדון) גורנוף - נחאל גורן - עמירם גורן - אליהו גושן
 יהודה גוז - יהושע גייסט - יוסף גילאי - עוזר גינסברג
 אליהו גל (גיגין) - דודו גלבוש - דניאל דני גלבוש (גולדברג)
 יחזקאל גלבוס - אליעזר גלבוש - אהוד גלוסקא - יצחק גילוי
 מרדכי (מרסון) גלטי - שמחה גלניץ - אמנון גלעדי
 גבריאל גבי גלעדי (קליין) - שמעון גלר - יוסף גמר - סימון טוב גנה
 אברהם גנדן - אברהם גטר - שאול גוראג - אמנון גרוזניק
 יצחק גרוסמן - מרדכי גרזי - יוסף גרין - אליהו גרינברג
 אביטל גרינהוט - אביגודו גרינשפן - עוז גרסטמן - דוד גרסי
 דפאל דואן - סמי דאוד - יצחק רבאח - מאיר דבורי
 יעקב טובי דבח - שאול דביסקו - אברהם דגן - יהושע דגן
 יצחק דגן - דוד דגני - עזרא דהאן - דוד דהן
 אליהו (אלי) דויש הכהן - אבי דוד - ישראל דוד - ליאון דוסטיס
 הרצל דוסטר - יאיר דורפצאון - חוד דטנר - חיים דים
 גיא (דוד) דיסקר - אהרן יצחק - אברהם דינאל - חיים דנינו
 גור רסקי - אליהו רישי - יעקב רורו - איל דרורי - נח דרורי

POSSIBLE
PUBLIC ART
LOCATION



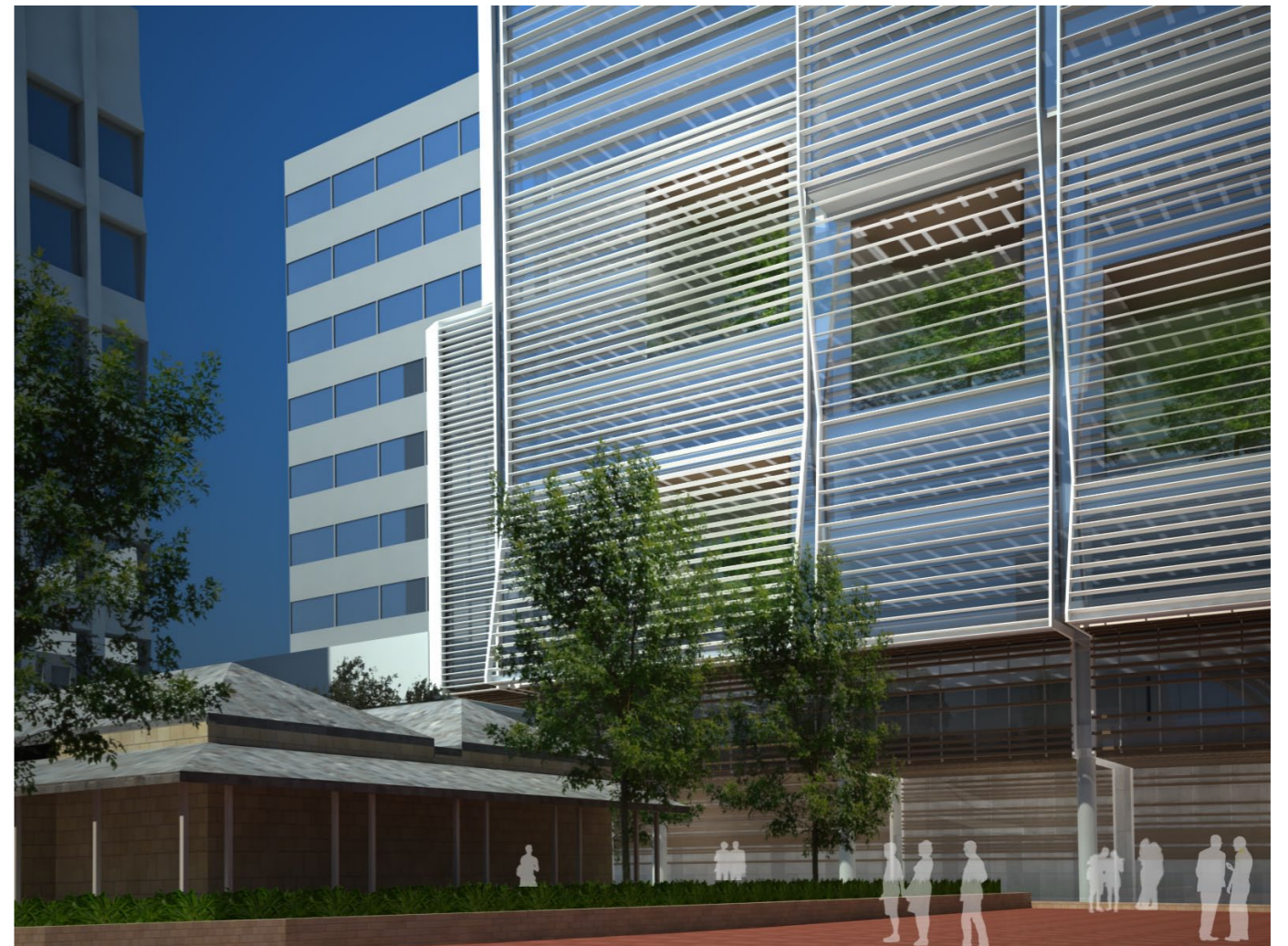
POSSIBLE PUBLIC ART LOCATION









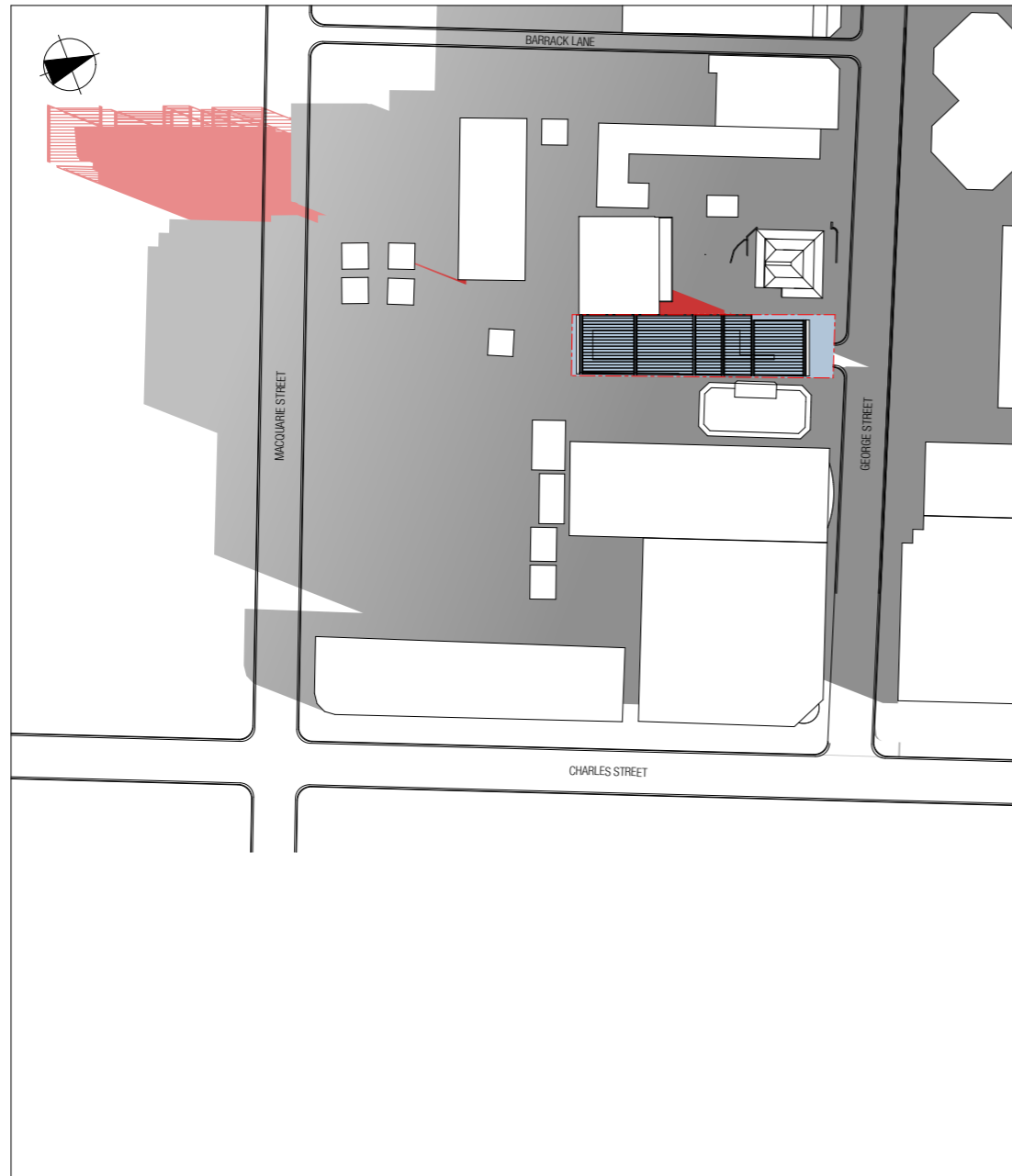


07

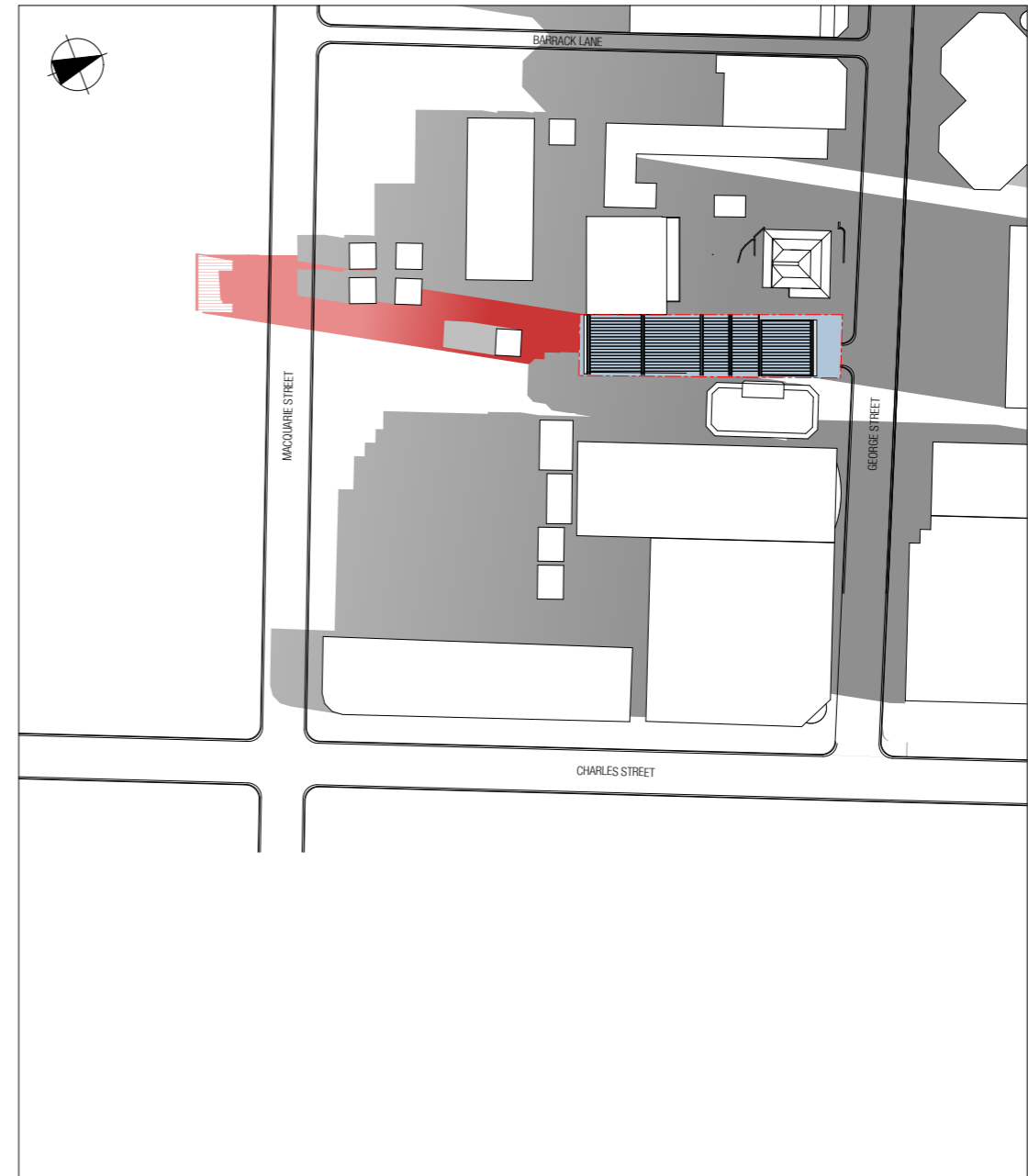
SHADOW DIAGRAMS





JUNE 21ST 9:00



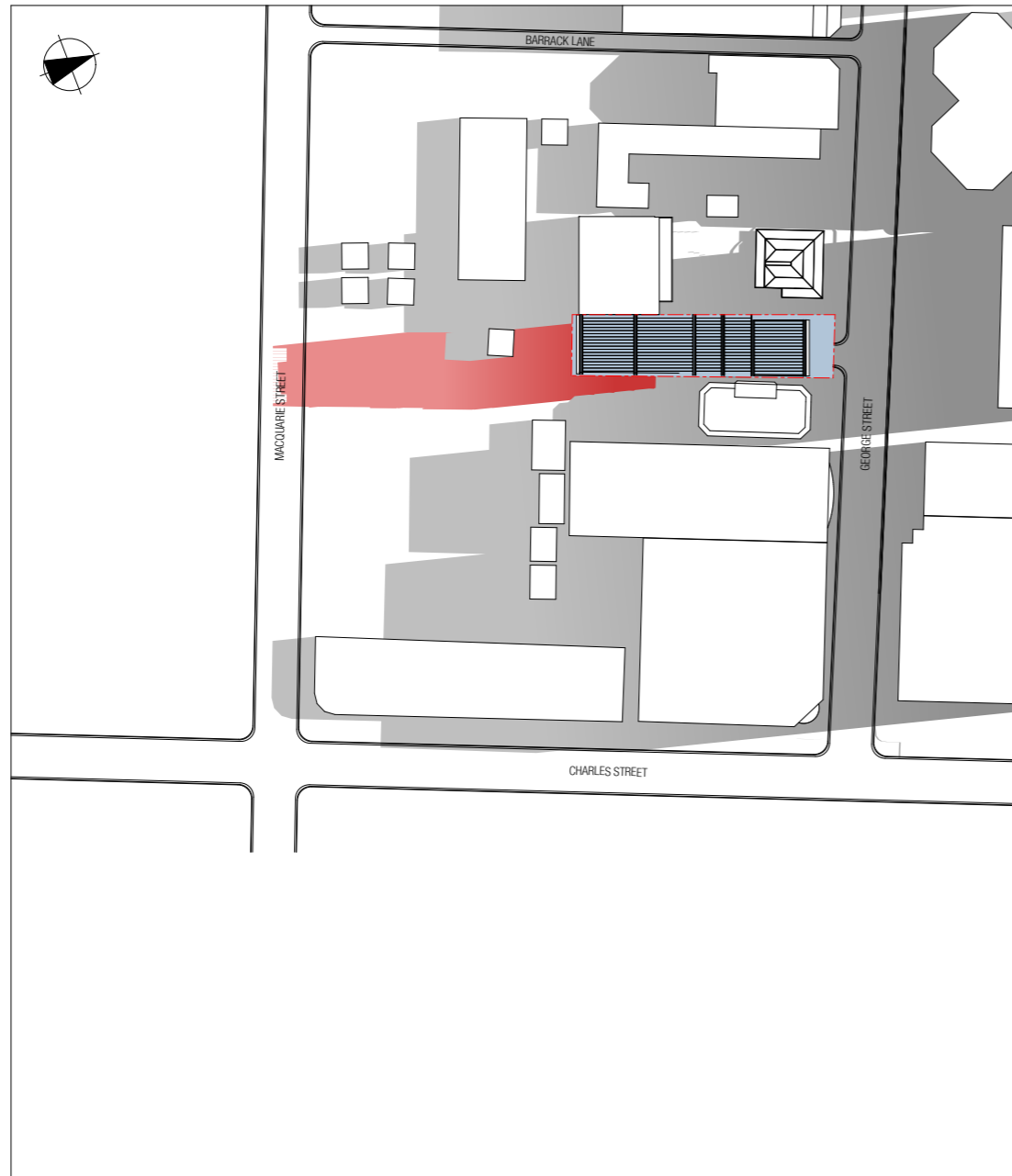
JUNE 21ST 10:00



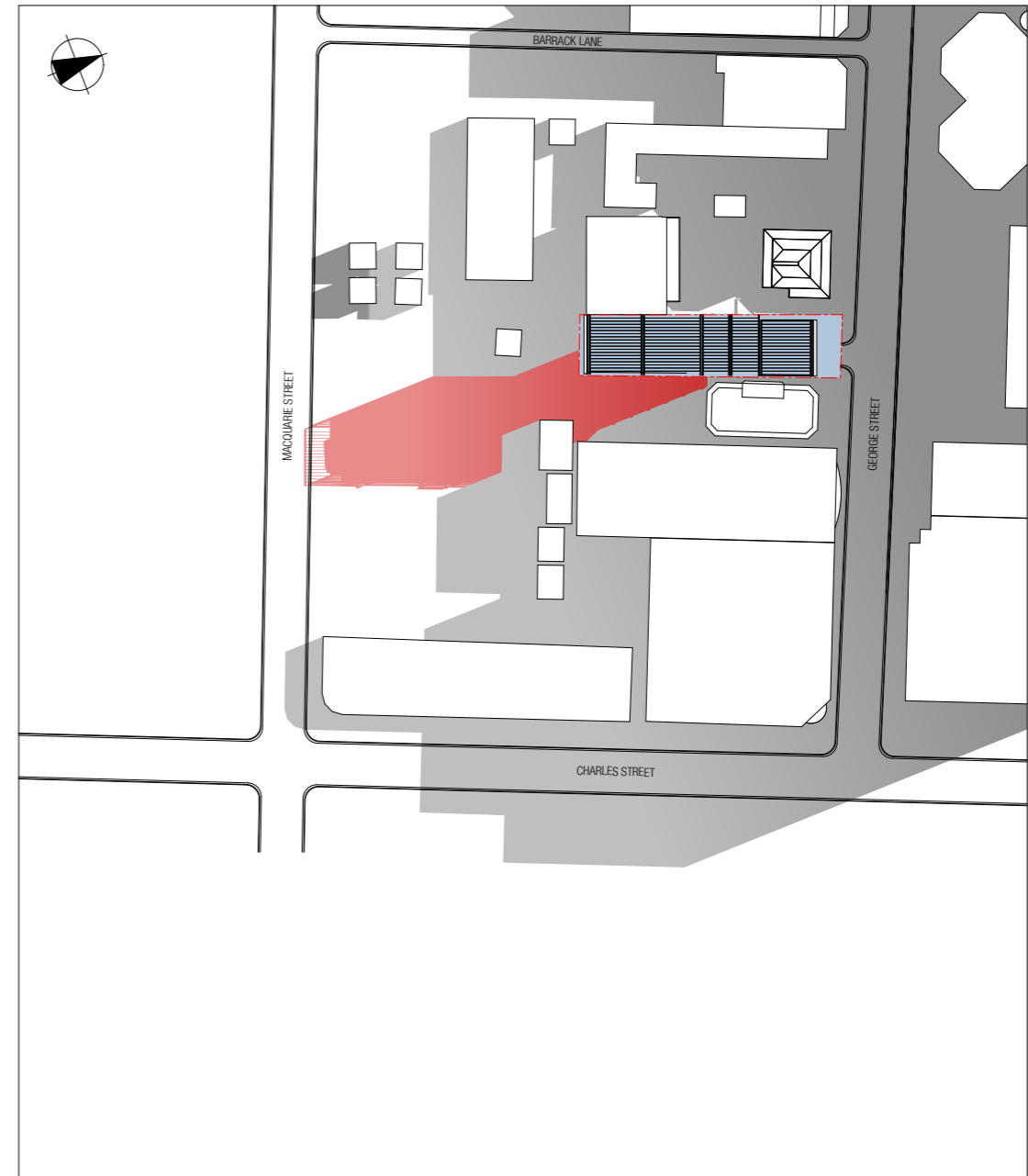
LEGEND

-  SHADOW OF EXISTING BUILDINGS
-  SHADOW OF PROPOSED BUILDING



JUNE 21ST 11:00



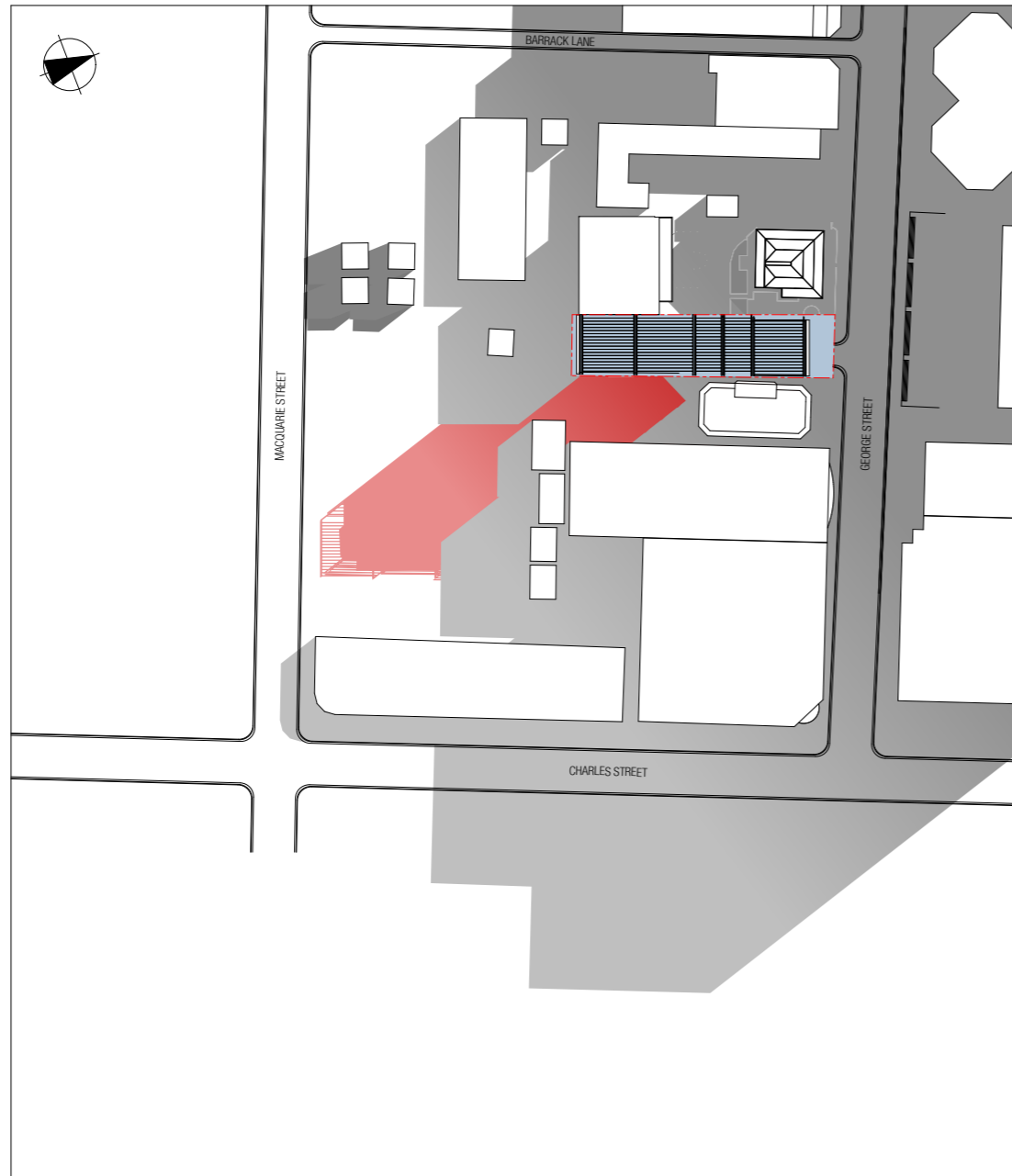
JUNE 21ST 12:00



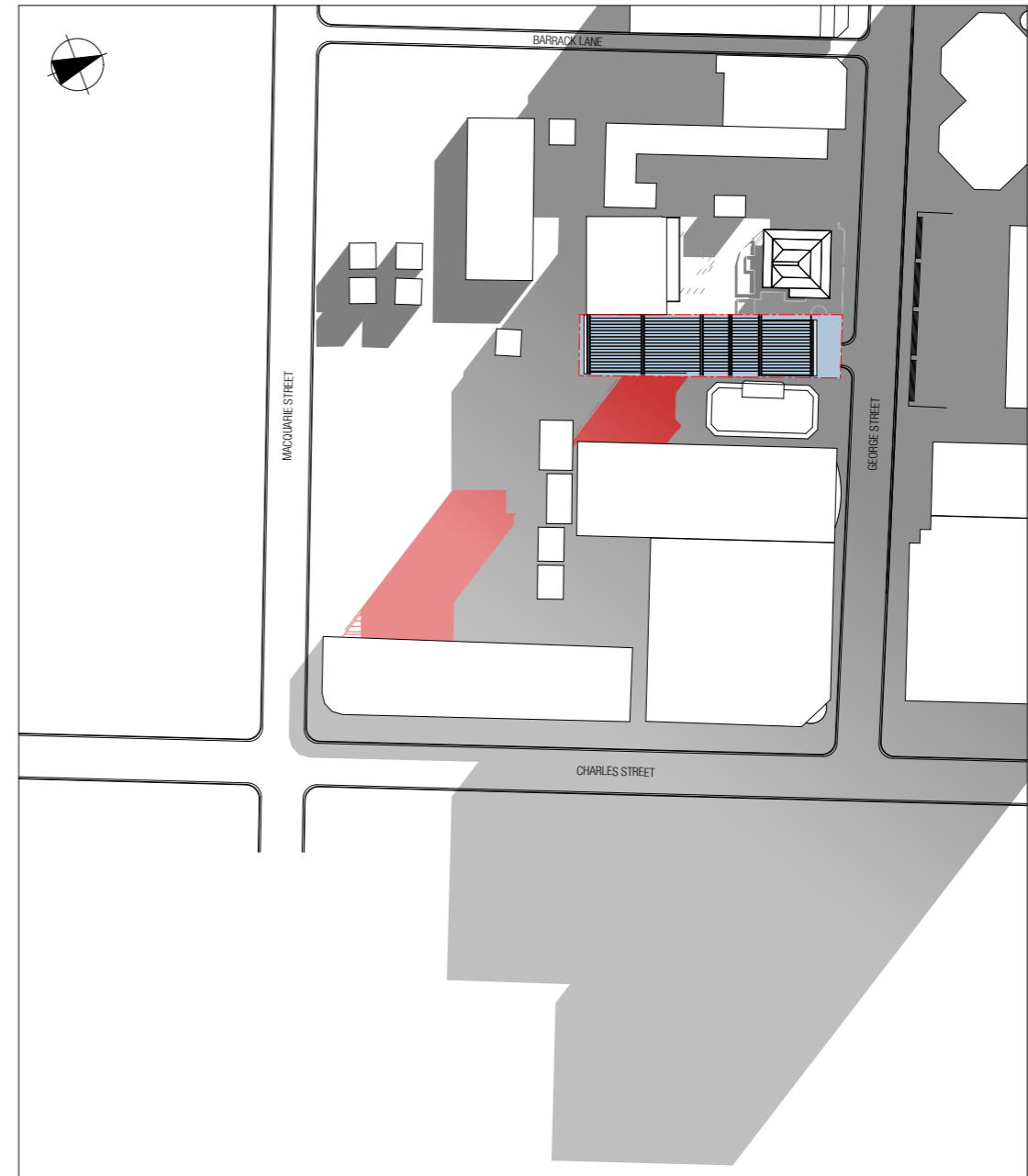
LEGEND

-  SHADOW OF EXISTING BUILDINGS
-  SHADOW OF PROPOSED BUILDING



JUNE 21ST 13:00



JUNE 21ST 14:00



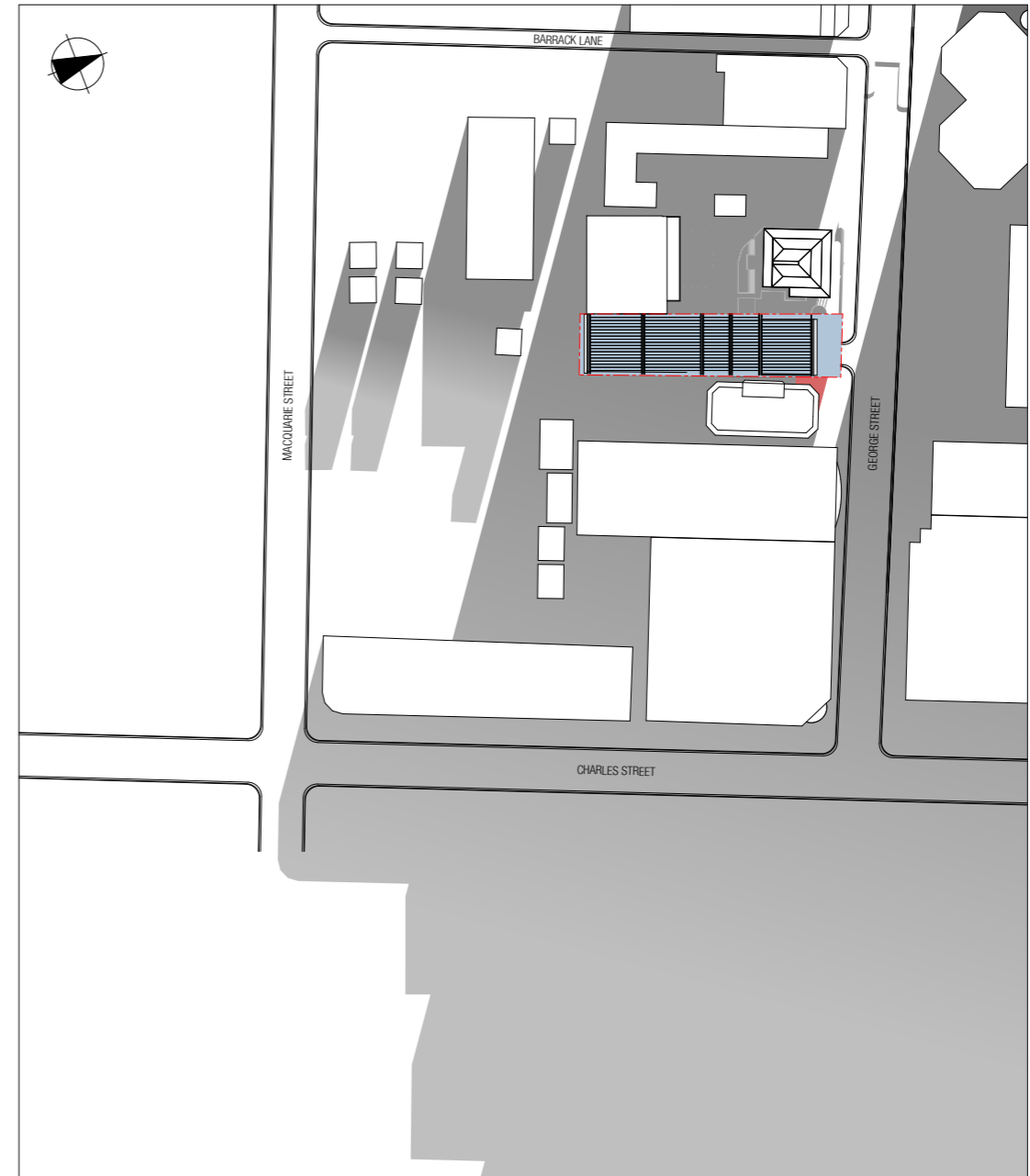
LEGEND

-  SHADOW OF EXISTING BUILDINGS
-  SHADOW OF PROPOSED BUILDING



JUNE 21ST 15:00



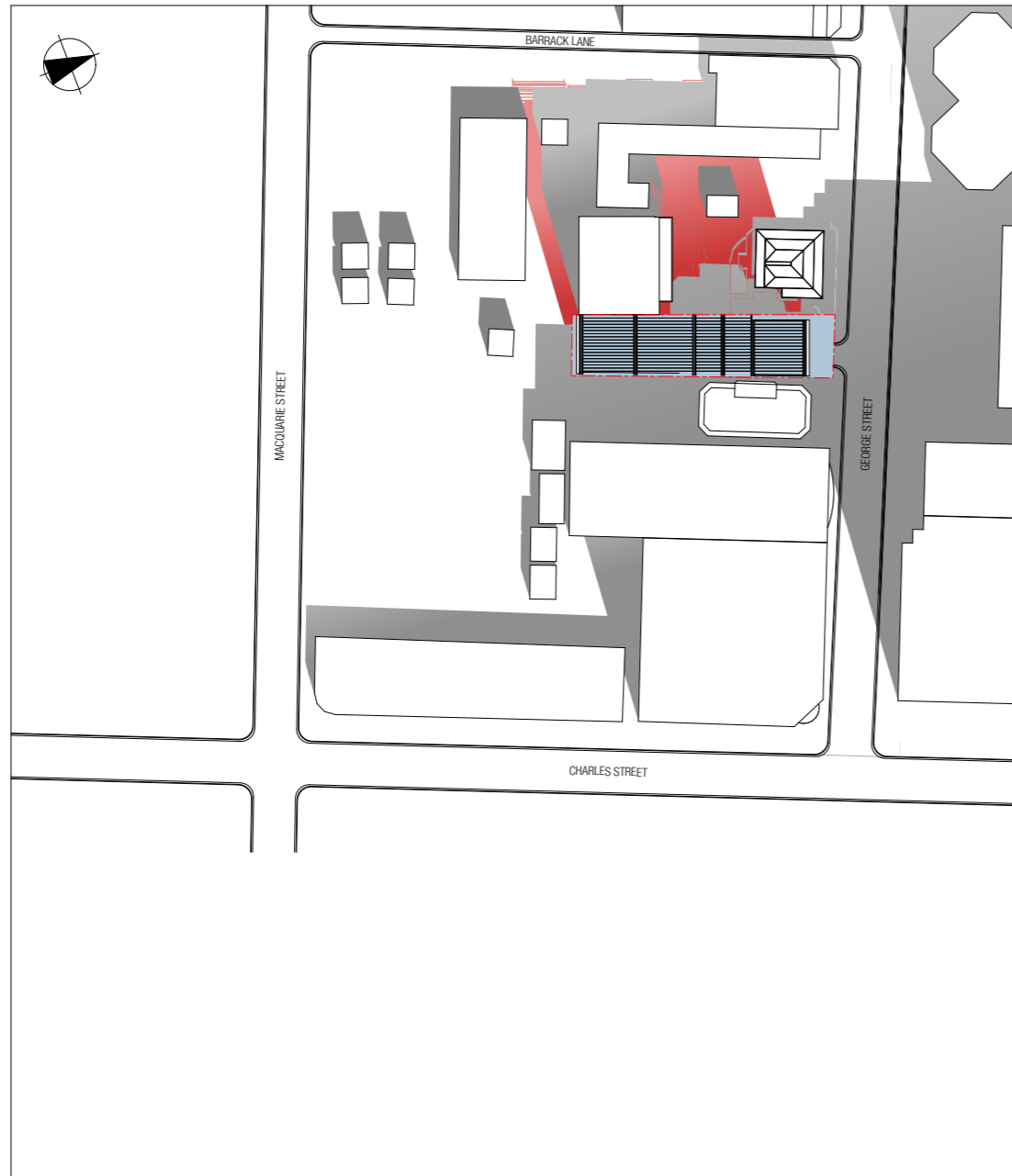
JUNE 21ST 16:00



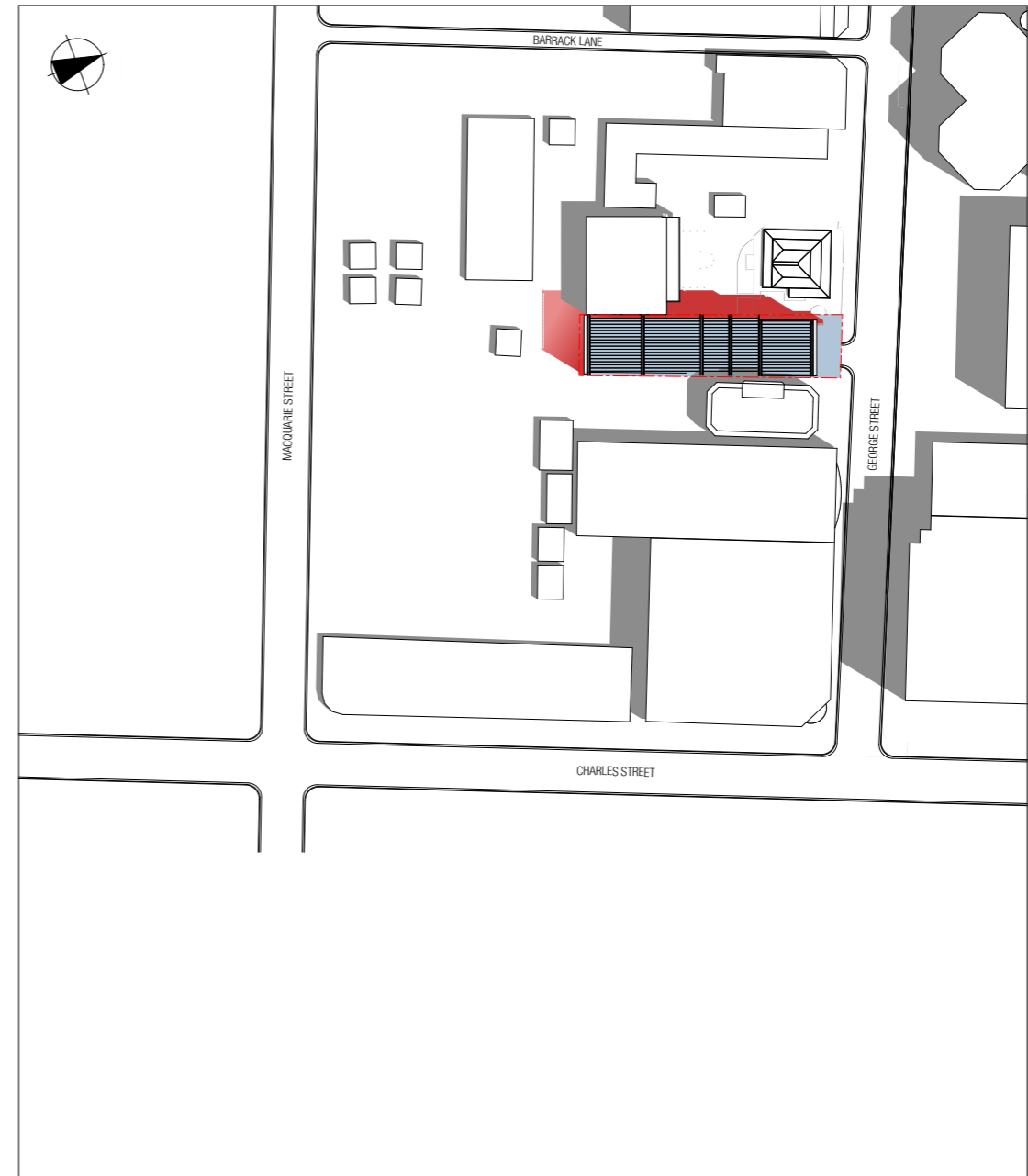
LEGEND

-  SHADOW OF EXISTING BUILDINGS
-  SHADOW OF PROPOSED BUILDING



DEC 21ST 9:00



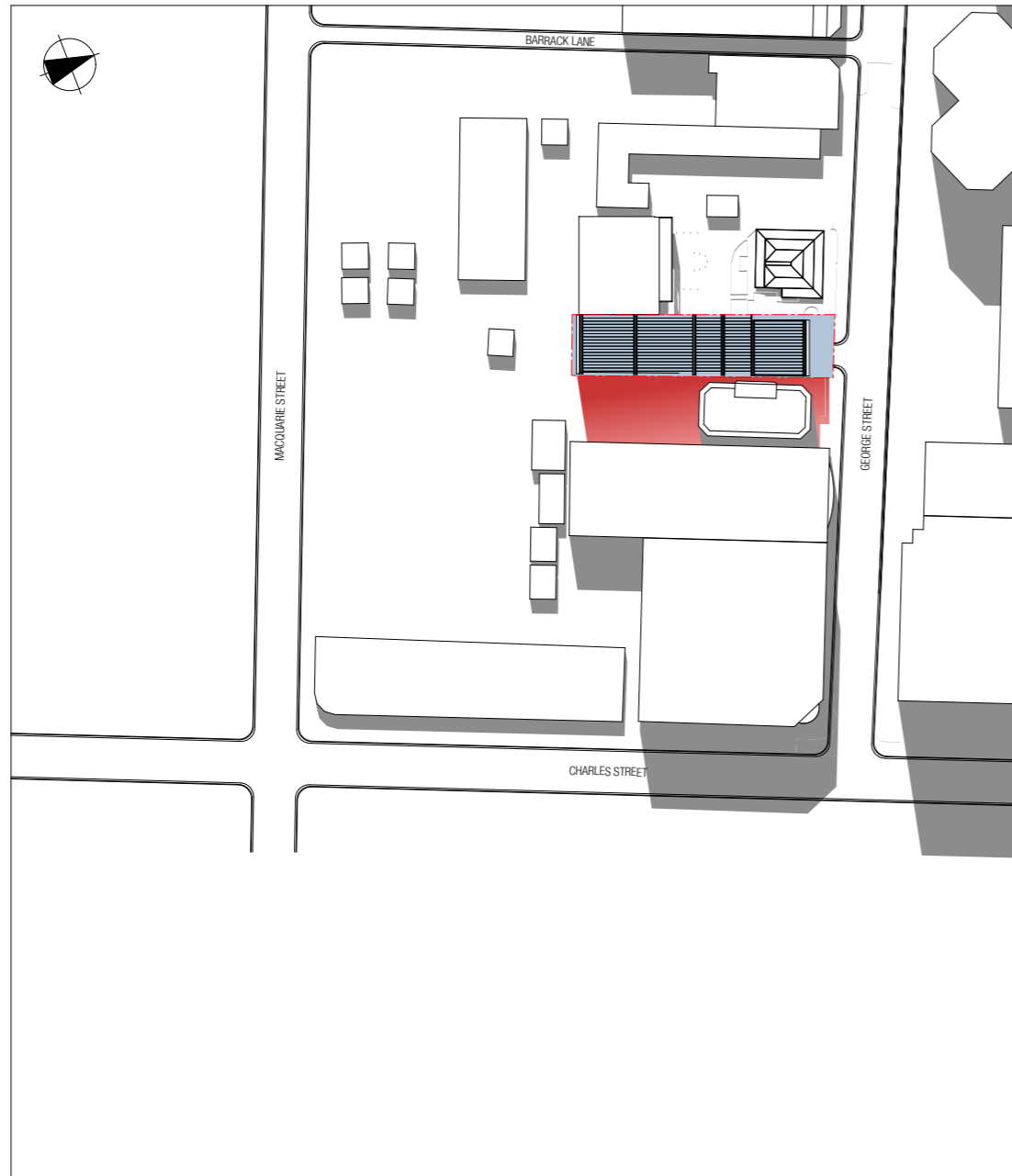
DEC 21ST 12:00





LEGEND

-  SHADOW OF EXISTING BUILDINGS
-  SHADOW OF PROPOSED BUILDING

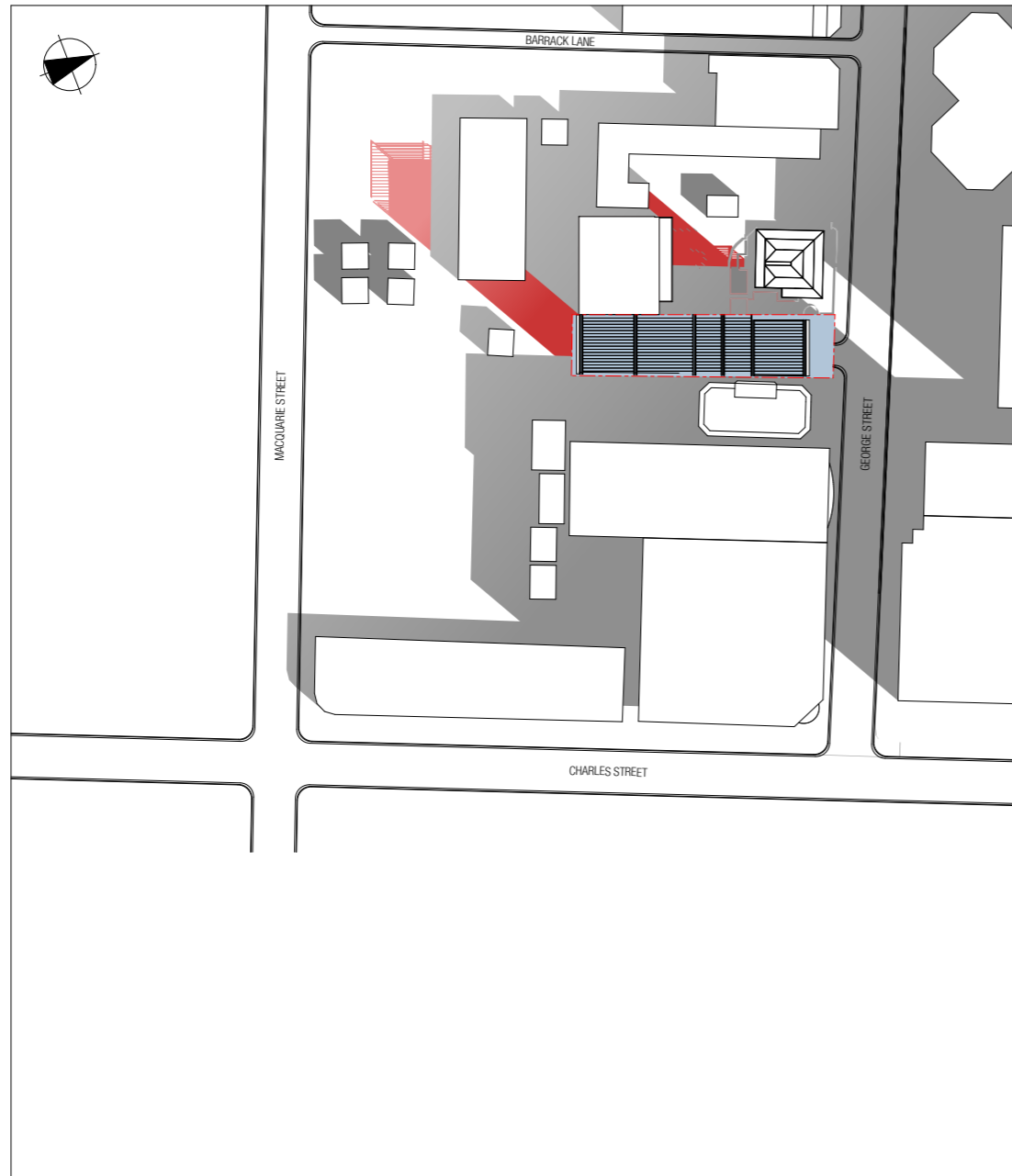
DEC 21ST 15:00



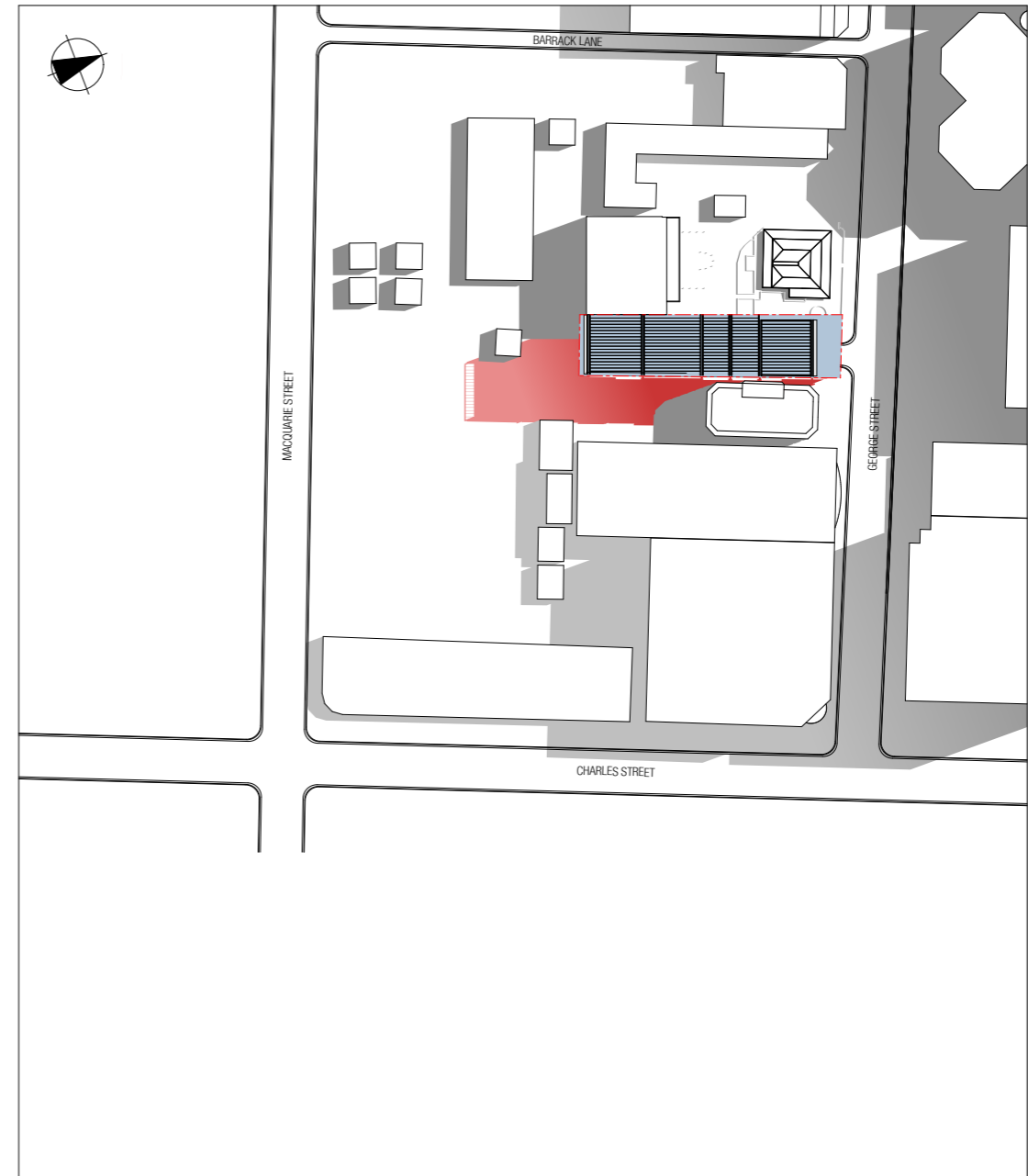
LEGEND

-  SHADOW OF EXISTING BUILDINGS
-  SHADOW OF PROPOSED BUILDING



MARCH/ SEPT 21ST 9:00



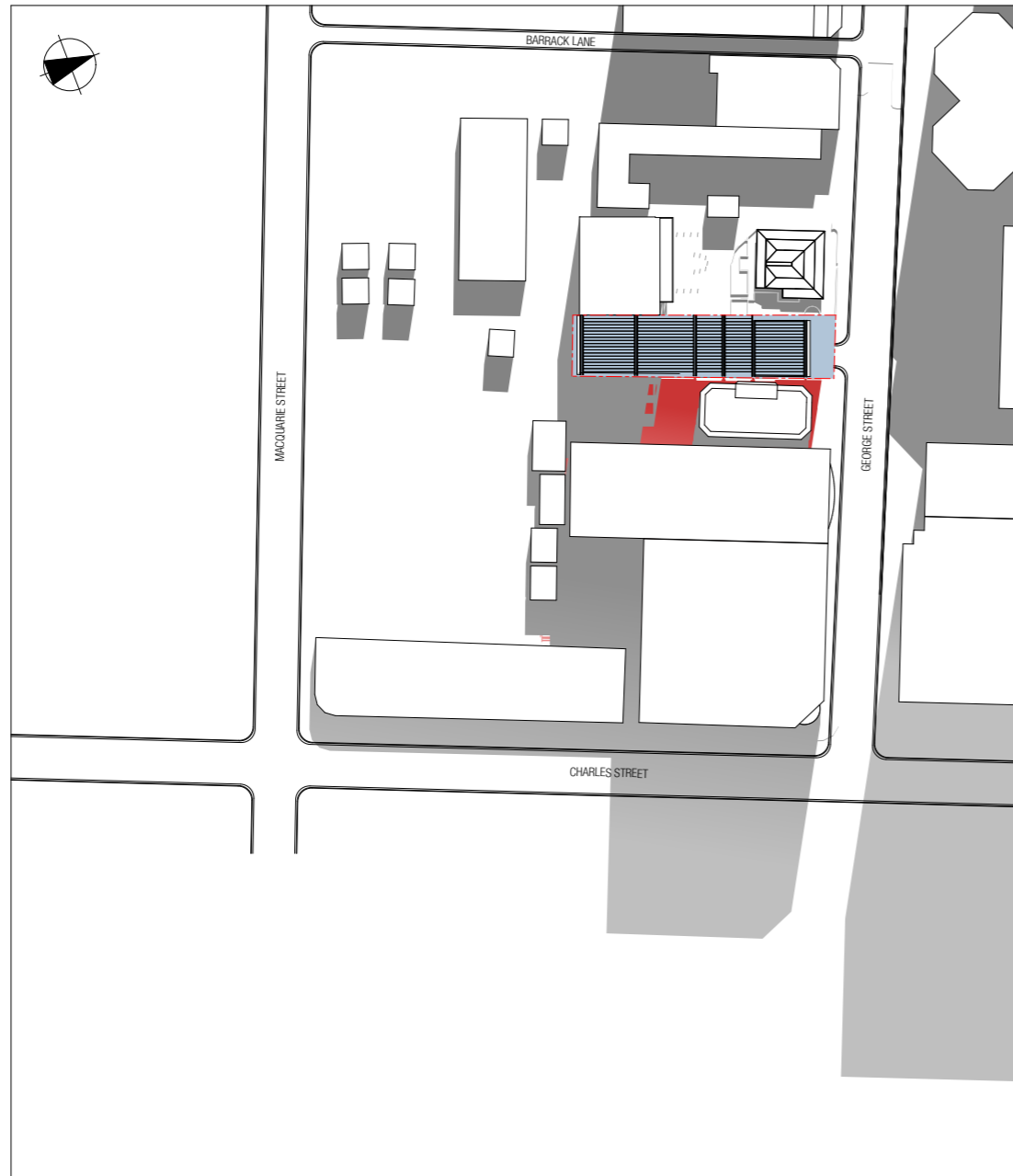
MARCH/SEPT 21ST 12:00





LEGEND

-  SHADOW OF EXISTING BUILDINGS
-  SHADOW OF PROPOSED BUILDING

MARCH/SEPT 21ST 15:00



LEGEND

-  SHADOW OF EXISTING BUILDINGS
-  SHADOW OF PROPOSED BUILDING

