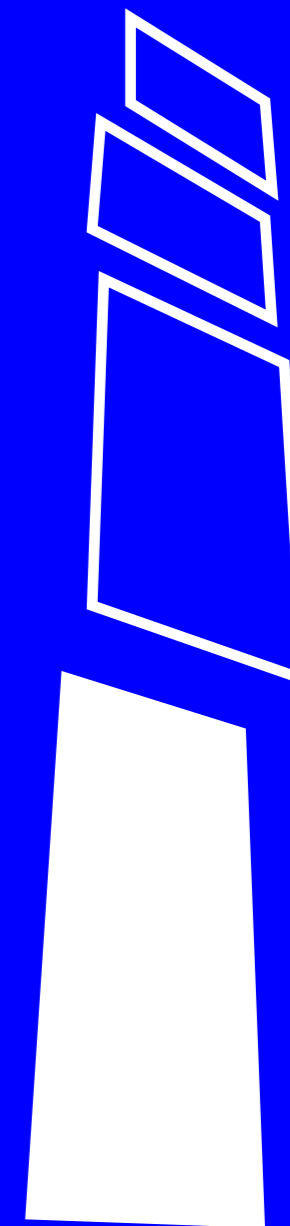


Appendix H

# Architectural design statement

Fitzpatrick + Partners



Bligh Street Tower

Design Statement  
September 2011

fitzpatrick+partners



# Introduction

A building of international quality for Sydney. It adds positively to the skyline, it strengthens the existing street alignment, vistas and patterns of the city.

It creates a point of difference, its own expression, yet it is a good neighbour to the surrounding buildings.

It bridges the surrounding commercial hubs of Sydney, by providing a mid block link, an important amenity for the users of the city and building. It allows filtering and movement through the site, continuously activating the streetscapes.

The innovative approach and careful proportioning of the entry element adds a new and innovative character to the streetscape, but closely relates to the neighbouring heritage buildings in colour, material, scale and detail.

The form of the tower maximises the opportunity offered from the site without impacting on surrounding buildings, and the amenity of the area. The tower becomes identifiable from afar, yet sits comfortably in the city skyline. The facade, creates a visually rich screen of constantly changing

patterns of light and movement, expressing its internal functions whether plant, workspace, breakout or lobby, adding an ever changing layer of visual delight to the cityscape.

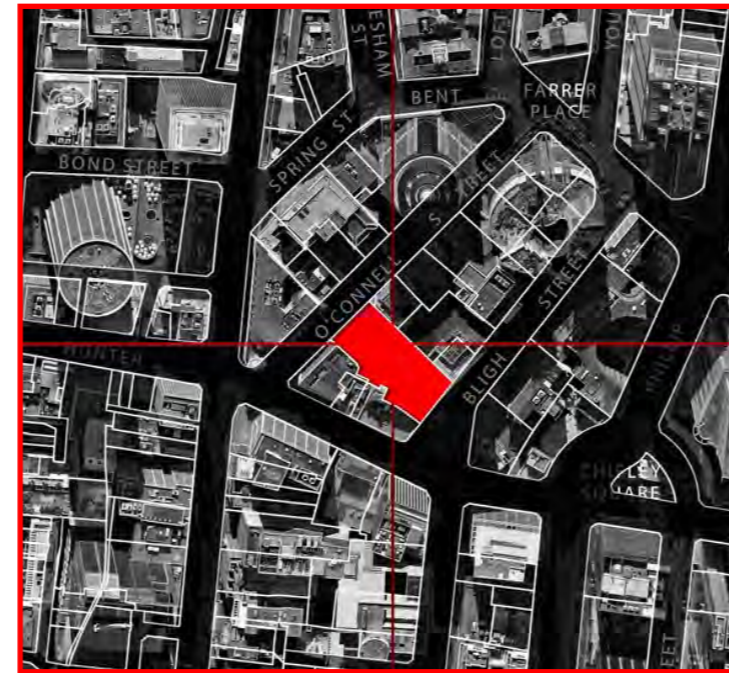
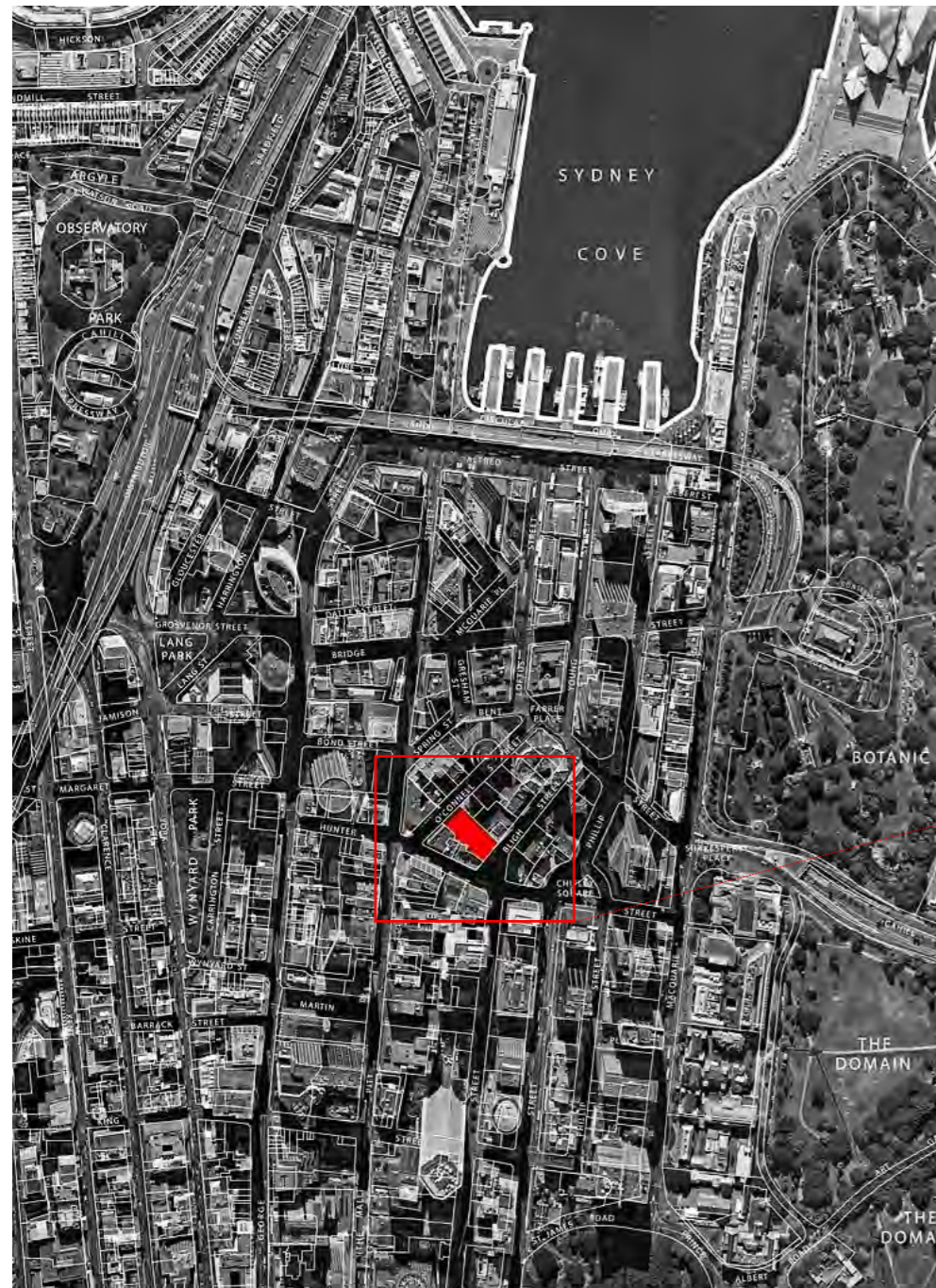
Service, parking and cycle access are carefully considered, providing simple and secure facilities without impacting on the pedestrian movements through and across the site.

A simple palette of materials detailed carefully, creates an impression of quality and longevity. The lack of applied decoration masking the design is clear. Decoration is applied through the layering of light and shadow over the building.

A solution inspired by a massing, formulating a structural response, creating a visual expression, responding to the urban fabric.

Understated, elegant

# Context Analysis



Aerial view of the site showing the site boundary and the infill nature of the development.

33 Bligh Street is located in the heart of the Sydney CBD, with excellent connections to primary transport interchanges at Circular Quay and Martin Place.

The site's main facade fronts Bligh Street, with secondary frontage on O'Connell Street. It sits within a mixture of low rise heritage buildings, mid rise 60's buildings, bordered with commercial high rise towers.

The site provides the opportunity for an important mid block link.

The complexities of incorporating a major substation into the base of the building allow only small opportunities to engage with the ground plane or streetscape and this opportunity has been maximised.

The future redevelopment of Richard Johnson Square additionally presents the opportunity to create a public active space within the tight city grid.



View of the site from Milsons Point

# Wider Urban Context Analysis

33 Bligh Street separates itself from the traditional infill buildings by the way it sits both in the localised urban fabric and the city skyline.

The surrounding and existing buildings capture the site; it is not a corner site, nor does it have a large amount of ground floor space. Its localised exposure is seemingly limited, yet it is visible from vantage points within the city.

The building must sit comfortably with neighbouring and surrounding buildings. In this period of Disneyfication, it must not be tempted to mimic, or to replicate. It must respect as a neighbour, the scale, the material, the patterns, and the history. The building must be prepared to show its own credentials, to be considered a suitable addition to the street, the precinct, and the city.



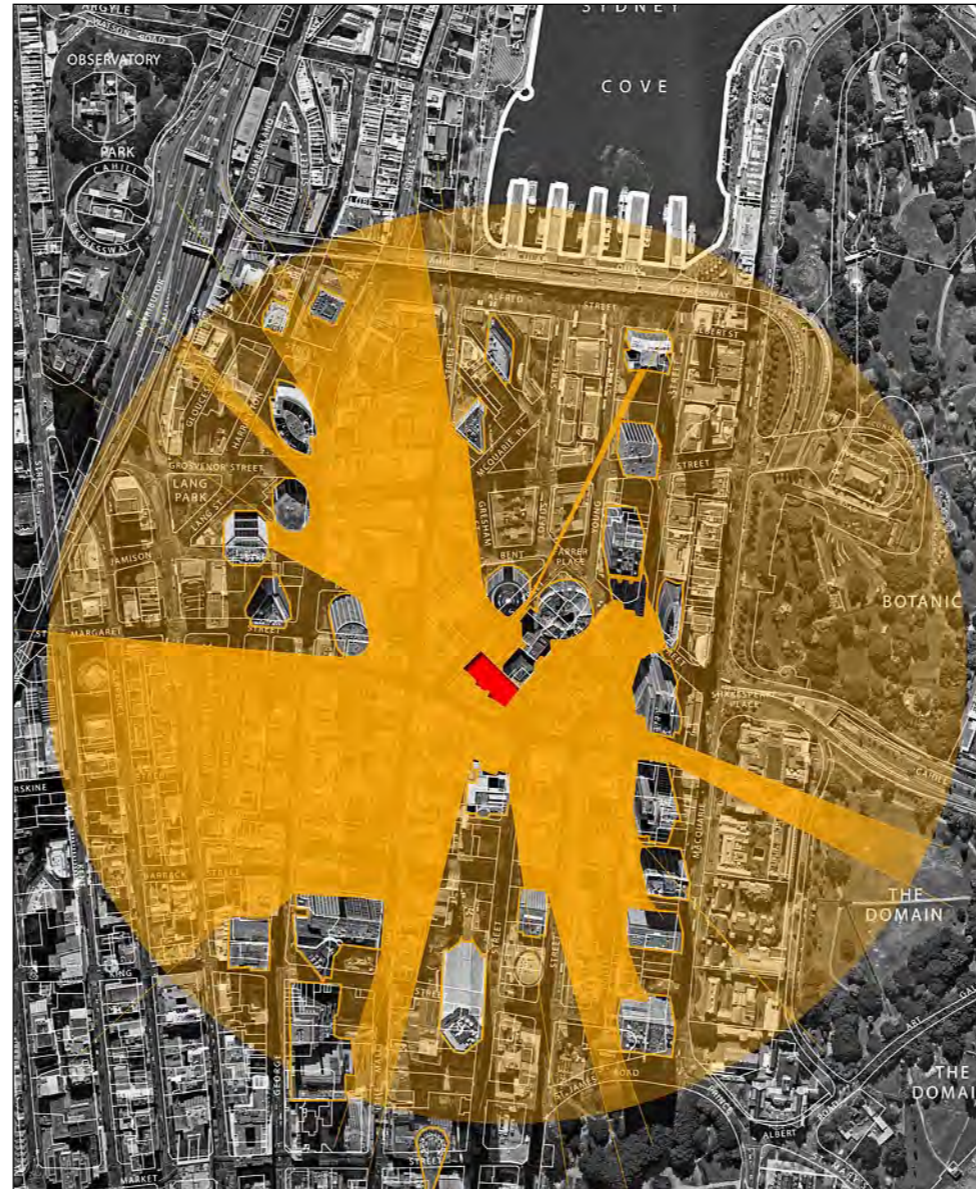
The site benefits from being within easy walking distance to green spaces and parks within the CBD. The site is equidistant from Wynyard Park and the Botanical Gardens



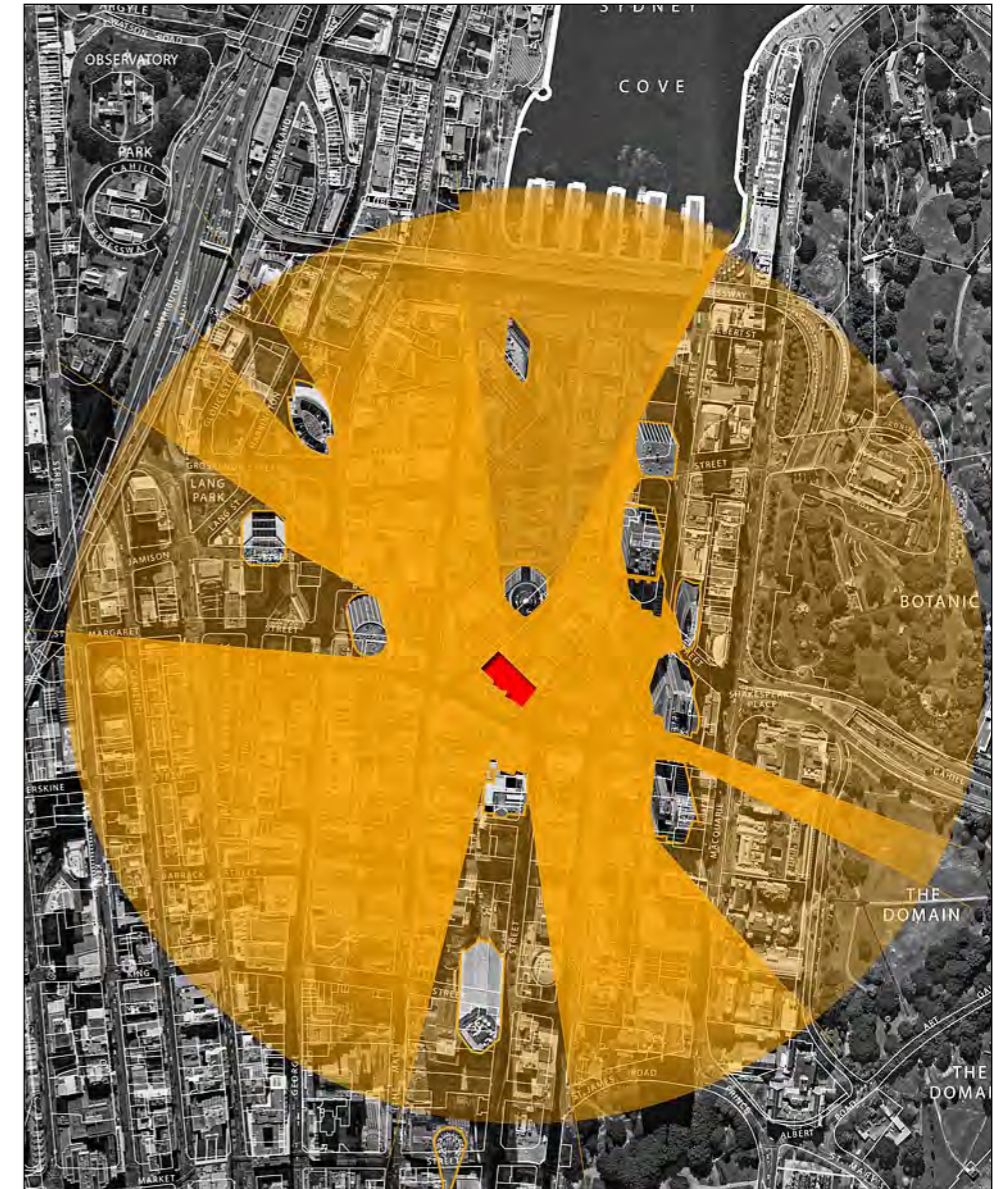
The site benefits from being within the heart of the CBD with close proximity to other major commercial buildings and institutions



The site benefits from being within close proximity to two major transport interchanges in the CBD; both Circular Quay and Wynyard Park are within 350m of the building



Low rise view corridors from the building



High rise view corridors from the building

# Site Analysis



View along Castlereagh Street



View along Hunter Street



The site benefits from spectacular views across the city on the higher floors; north to Circular Quay and the North Shore, north west towards Paramatta, west towards the Domain and south.



The site is located within the heart of the CBD



Townscape and landscape items located in the vicinity of 33 Bligh Street



Annual Wind direction and speed diagram at 9am



Annual Wind direction and speed diagram at 3pm



Heritage items located in the vicinity of 33 Bligh Street



Street level viewing corridors to the building



Sun path diagram for the building



Location of reinstated mid block link connecting Bligh Street and O'Connell streets

# Workplace Analysis

## The Next Generation Workplace

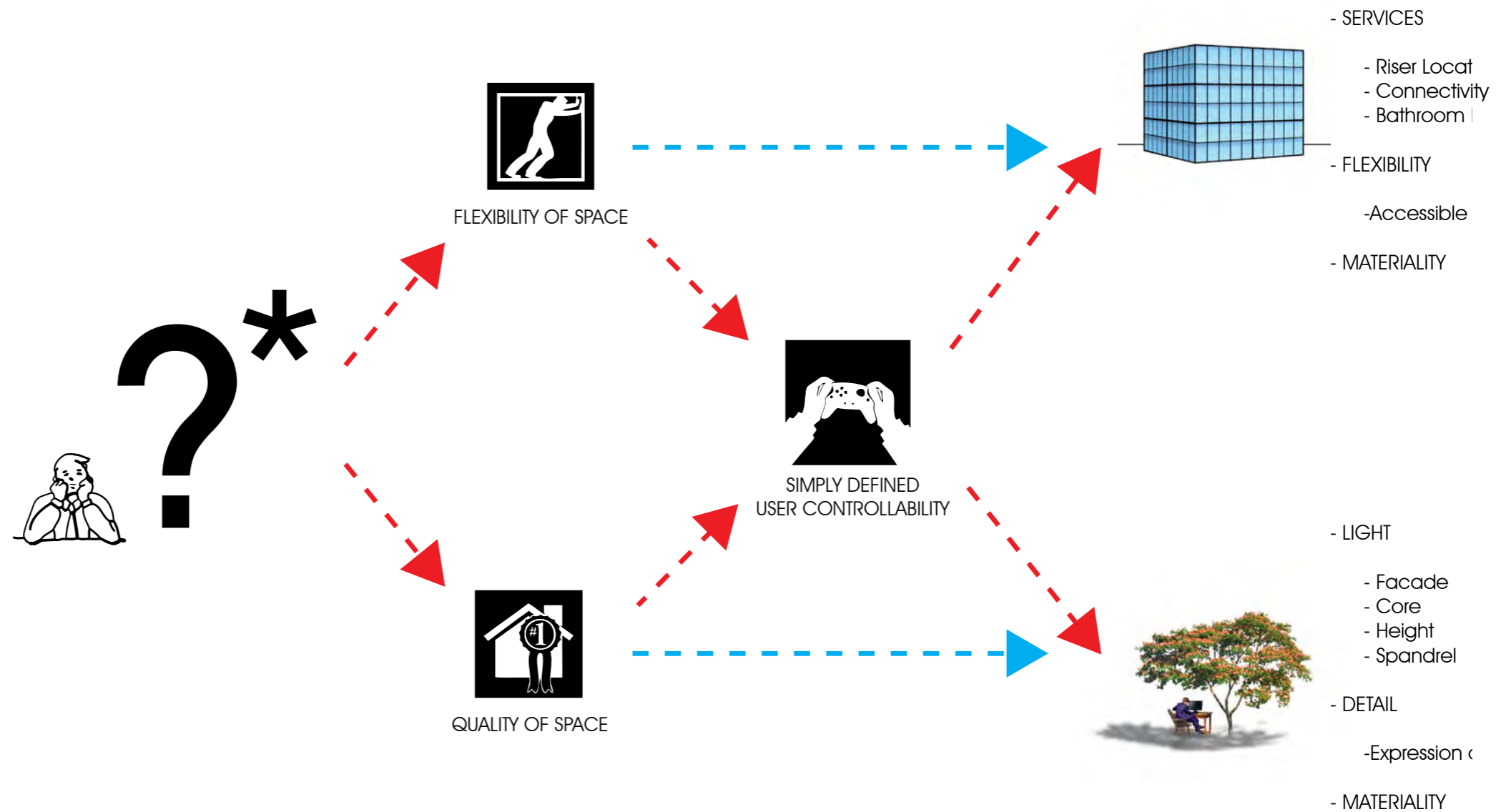
The definition of "work" has undergone a transformation at every generational change over the last century. Whilst the transformation has traditionally been informed by the imprint received through a localised and paternal based education system, the latest generational change is defined primarily by the easy access to information through technology.

With this greater freedom of information, questions are more freely asked, with copious amounts of reference and support data readily available to counter or support any position.

- Maximise income, minimise time, continual stimulation?
- Location of workplace related to the potential for professional and social engagement?
- The ethical and moral value of the work, whether political or environmental?

....all issues which must be addressed by enterprise as they embrace this new generation workforce.

The built form of our cities cannot address all these issues alone, but the quality of the workspace does incite a proposal, which can be negative or positive, and directly contributes to these key drivers.



1985 HSBC BUILDING:



2011 >



WHATS NEXT ?



1981 PC RELEASED



AT&T 1984



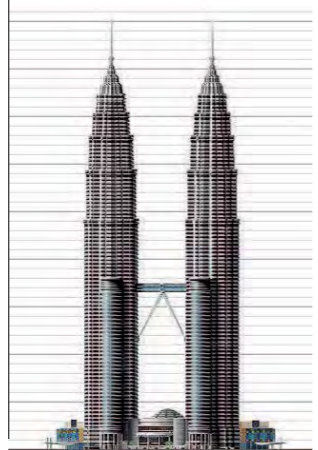
1973 NY WORLD TRADE



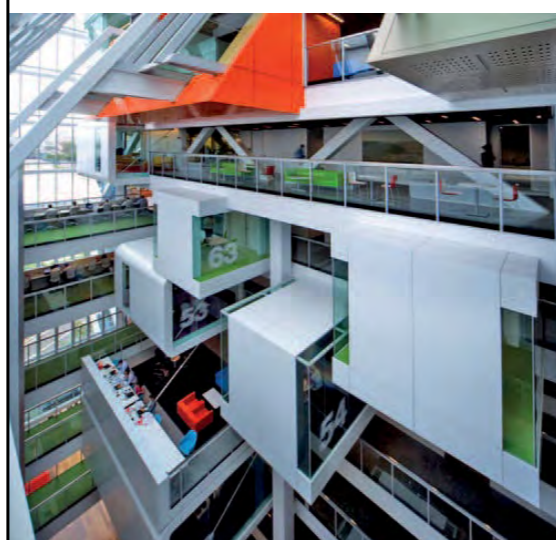
1986 LLOYDS OF LONDON



SWISS RE 2004



1998 PETRONAS TOWERS



2009 KING STREET WHARF BUILDING:

# Workplace Analysis

## Defining The Next Generation Workplace

The proposed workplace design of 33 Bligh Street is a response to this pattern of generational change, learning and accepting from the best of the past, and challenging the interpretation of the workplace of the future.

The analysis identifies the separate developmental paths of qualitative and technical office space over the last 150 years. It also demonstrates that in the drive to maximise the design opportunities of these spaces, the simple elements of what a space needs to deliver to exude comfort and "pleasantness" has maybe been down rated in importance.

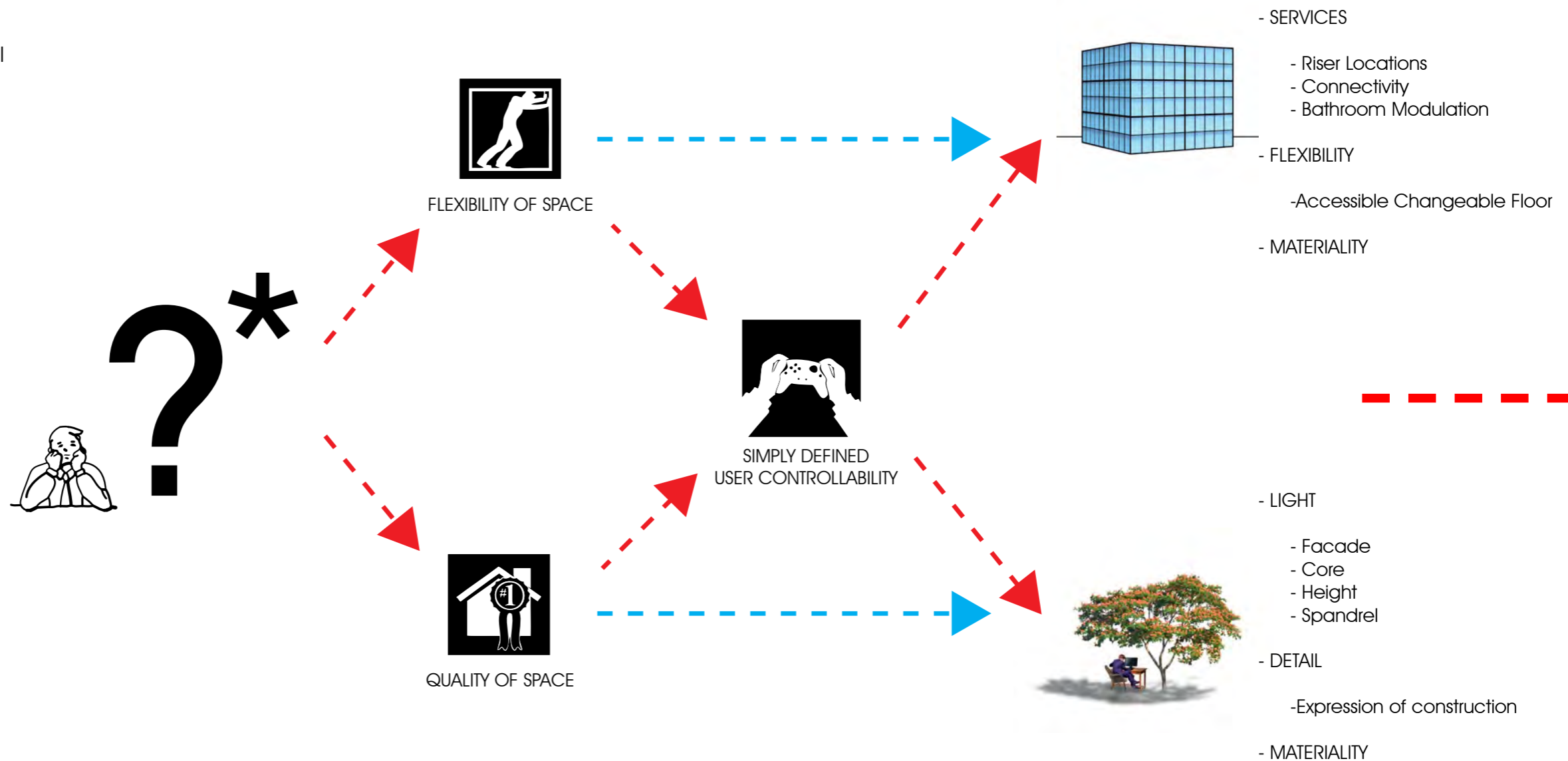
Simply, the workplace needs to provide enclosure and protection from the elements, yet offer the opportunity to simply adapt or modify this envelope to allow one to experience these elements at varying amplitudes.

The design solution proposes to promote the experiencing of natural changes to weather and season. It proposes an analogue or manual process of control, where the user can modify their workplace simply in response to these changes, creating an environment which responds to their needs, which in turn forms a pattern or use and informs the aesthetic of the built form.

The building demonstrates an understandable logic and order through all levels and components of the design. It removes all unnecessary decoration, application or wrapping, and introduces natural and replicable materials into the workplace, reinforcing the connection and delight of our natural surroundings.

Through this process, the building achieves maximum flexibility and efficiency of structure, services, planning and workplace.

it dares to re-introduce delight to our workplace.

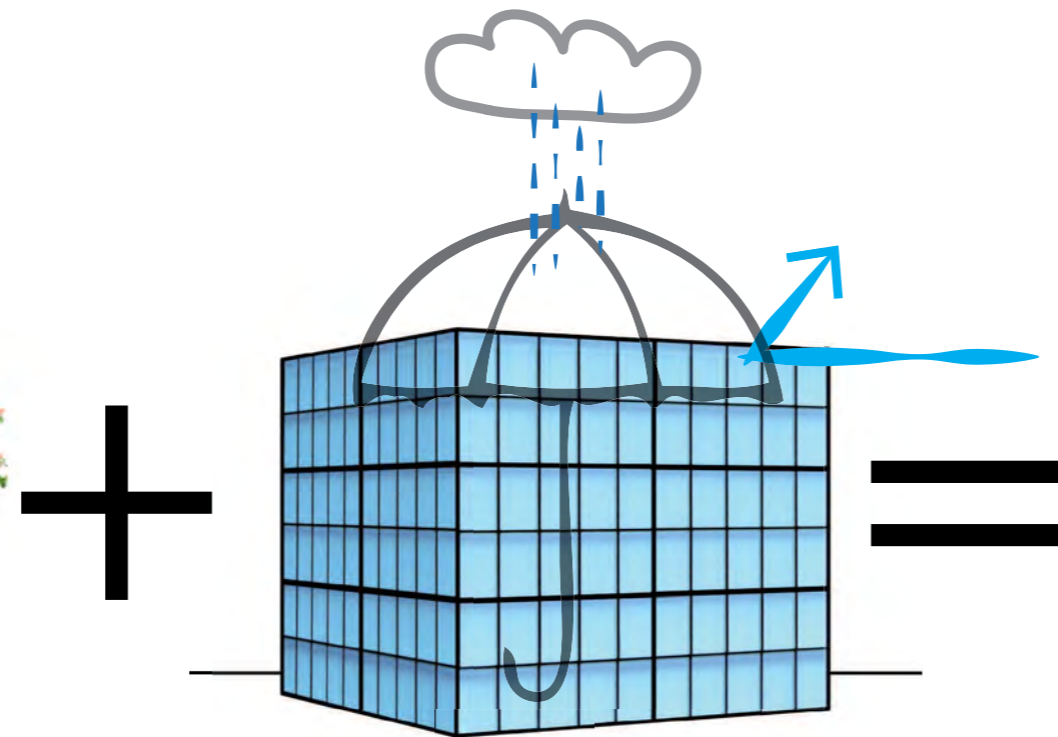


NATURE



LIGHT, DETAIL , NATURE  
CONNECTIVITY,  
MATERIALITY AND  
FLEXIBILITY

BUILT ENVIRONMENT



CONTROL, PEOPLE  
CONNECTIVITY,  
SERVICES AND  
PROTECTION

FUSION

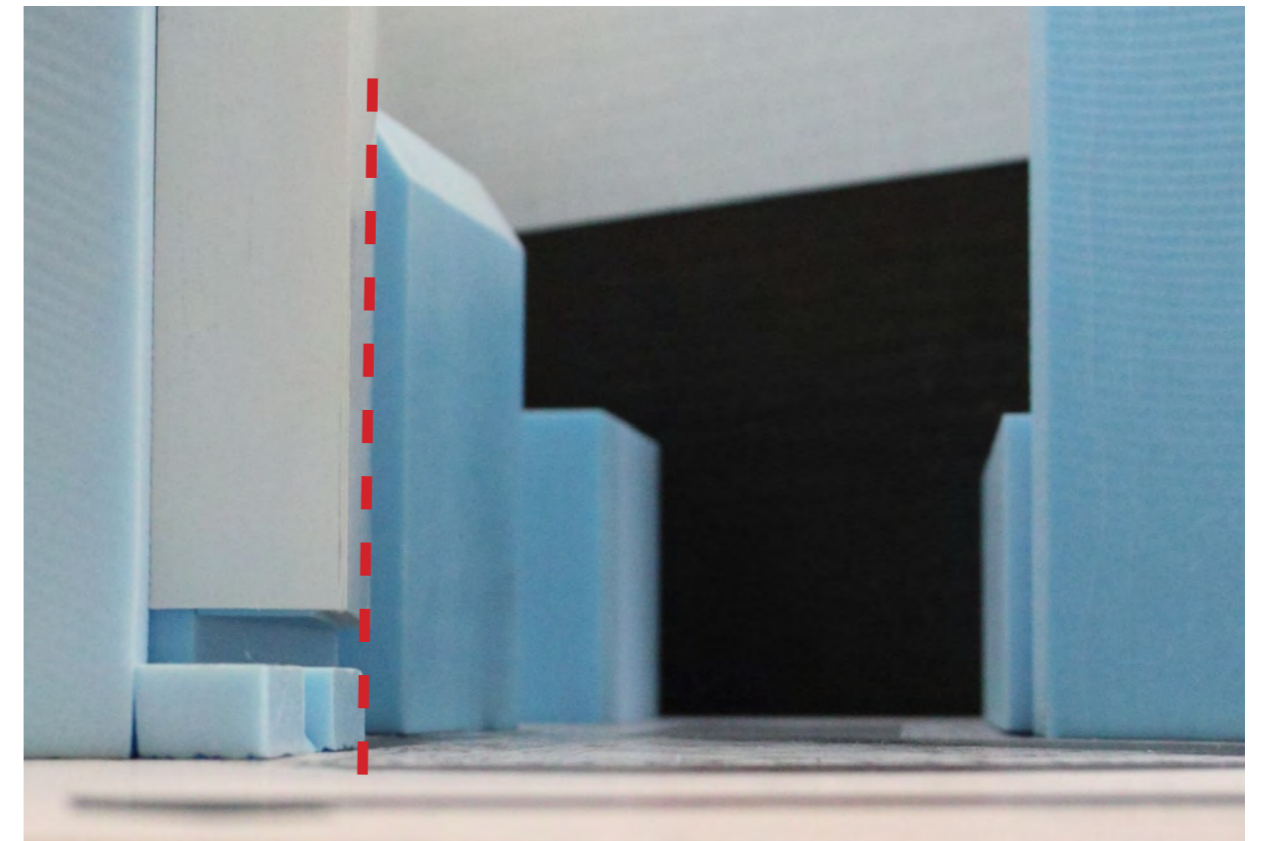


LIGHT, DETAIL ,  
MATERIALITY FLEXIBILITY  
CONTROL,  
CONNECTIVITY  
SERVICES AND  
PROTECTION

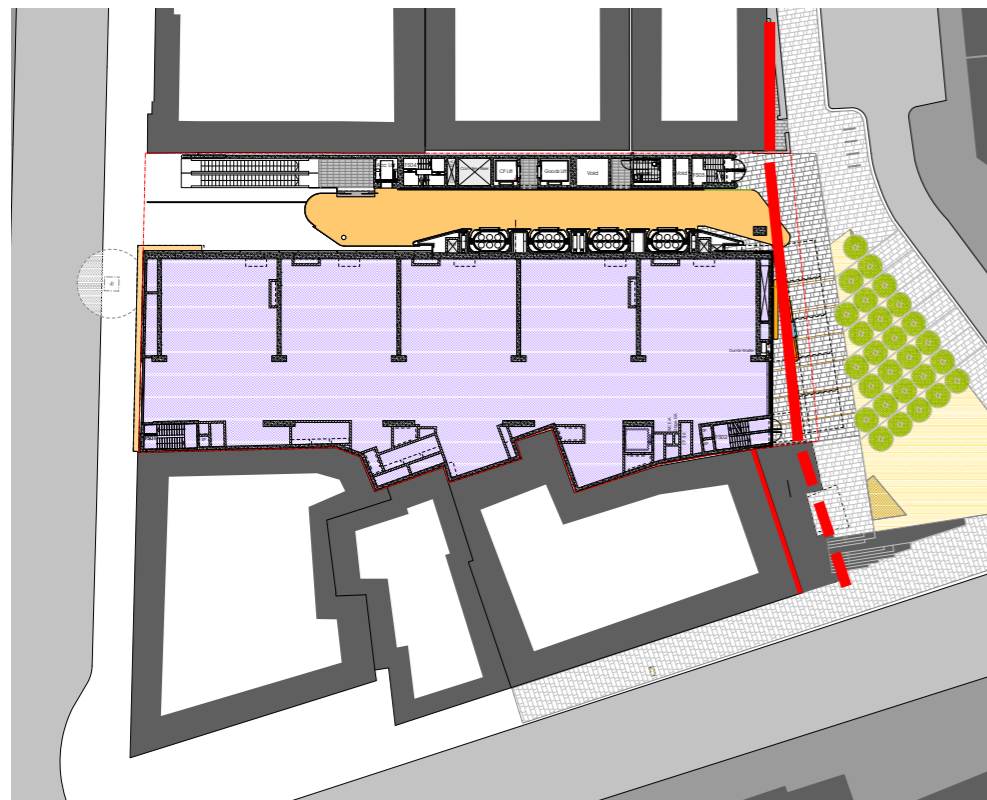


The Lowy Institute heritage building located to the north of the proposal at 31 Bligh street was originally part of a continual street wall of similarly scaled buildings.

Richard Johnson Memorial and Square in the 1935  
(Source: State Library of NSW)



The Lowy Institute heritage building corner is revealed by the new substation facade as shown in this development model.



Bligh Street : Proposed alignment

## Bligh Street Elevation

The proposed building podium vertical scale, detail and pattern of use as defined by its internal configuration and function is a significant departure to that of the original and subsequent structures on this site.

Creating a solid built mass abutting this building which is significantly different in scale, fenestration will alienate this neighbouring heritage building from a significant part of its original context and risk

the lessening of its value as a participant in the urban street wall or enclosure of the locale.

The alternative concept of creating a vertical curtilage around the Lowy Institute Building facade similarly risks removing the contextual street pattern in which this building was originally viewed, resulting in a presentation of it as a museum piece isolated from any context.

The proposed solution resolves this issue by a careful play of proportion, alignment, level of detail and materiality to achieve a result which successfully respects and retains the integrity of the Lowy Institute Building in an appropriate contextual framework.

The main mass of the podium is constrained to the southern portion of the site. The cross site link slot is left open as a negative space on the Bligh Street frontage. Its vertical overhead enclosure is setback from the podium street alignment, and reduced in vertical height. This separator is clad in deep vertical metal slots, visually absorbing light through self shadowing, creating a visually deeper vertical slot.

The precast concrete stair is again setback from the podium street alignment, and continues as an open stair the full height of the building. Its jointing and open stairwell creates a pattern of light and dark, adding a further layer of detail against the northern neighbour.

This solution reveals the edge and return of The Lowy Institute building as one enters Richard Johnson Square from Hunter Street West.

As you move through this space approaching the proposed building entry or through site link, the view corridor is tightened and the vertical scale of the tower becomes less of an issue due to its sepa-

ration from the podium structure. The visual layers of heritage and new detail begin to come into focus.

These layers, including the tower support structure, vertical stair elements, recessed negative joint enclosure, and their connection to the northern heritage building slowly reveal themselves, due to the changing perspective and setback from the street alignment, creating the visual connection and continuity of the streetwall built form, reinstating the original contextual nature of this part of the streetscape.

The commercial office tower major plant is located directly over the top of the zone substation, offering the most flexible positioning of services, as well as creating flexibility for the core placement of the tower over. It also vertically lifts the location of the sky lobby closer to the top of the southern neighbouring buildings, increasing the amount of daylight penetration into this space. It visually removes the solidity that otherwise would have been suspended above the lobby space, creating a heavy object suspension against the light boxes over. It allows the tower to float over the podium further breaking down the visual mass of the development from the street.

The stone skirt is terminated at street level with a glass wall housing the café space overlooking and opening out onto the refurbished Richard Johnson Square. This glass wall tilts vertically to the open position to become a canopy over the external seating areas, offering weather protection for the users of the space. The fire stairs are finished in white sand, white cement, precast concrete components - expressing their functional, construction and assembly sequences as a further layer of visual detail to the development.

# Form Generation

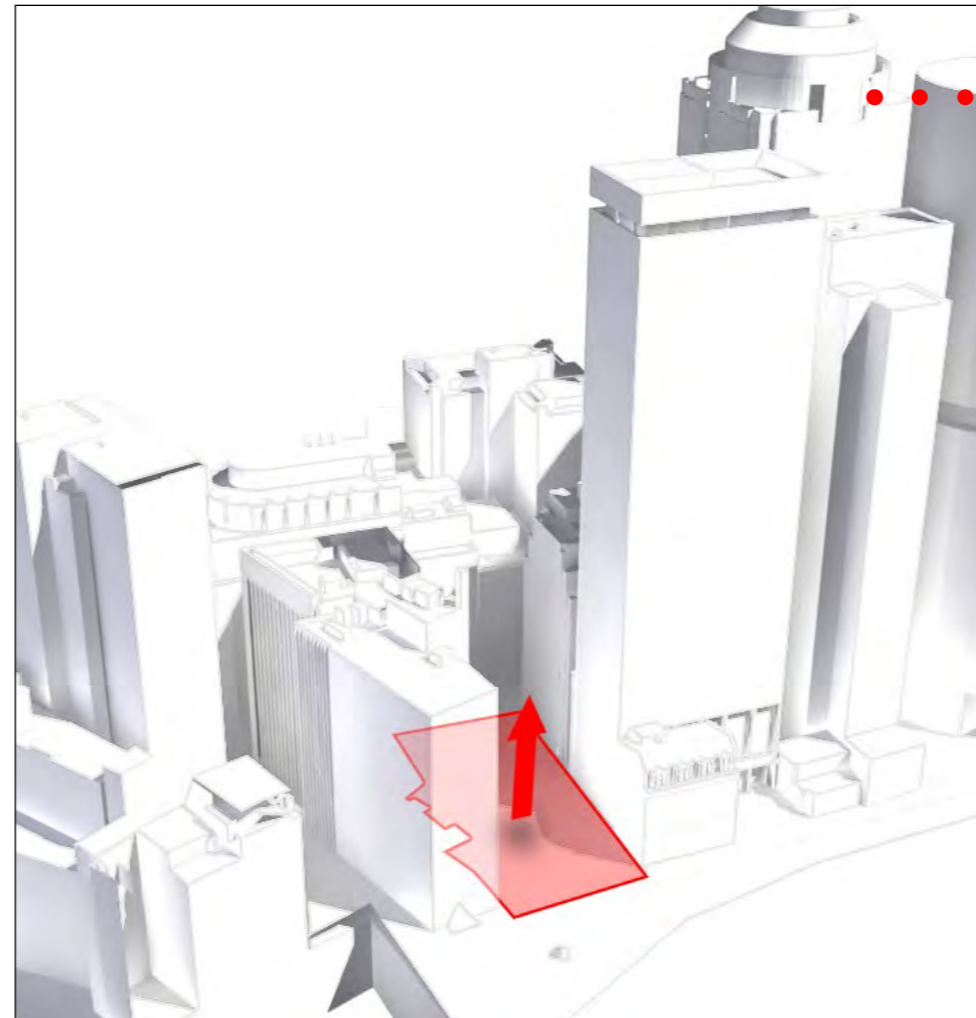
## Form Generation

The form of the building is generated by the simple rules of logic and order applied to the programme. The programme is defined as the melding of the tangible elements of the brief, being

- The Market
- The Technical Parameters
- Planning Controls
- Urban Design

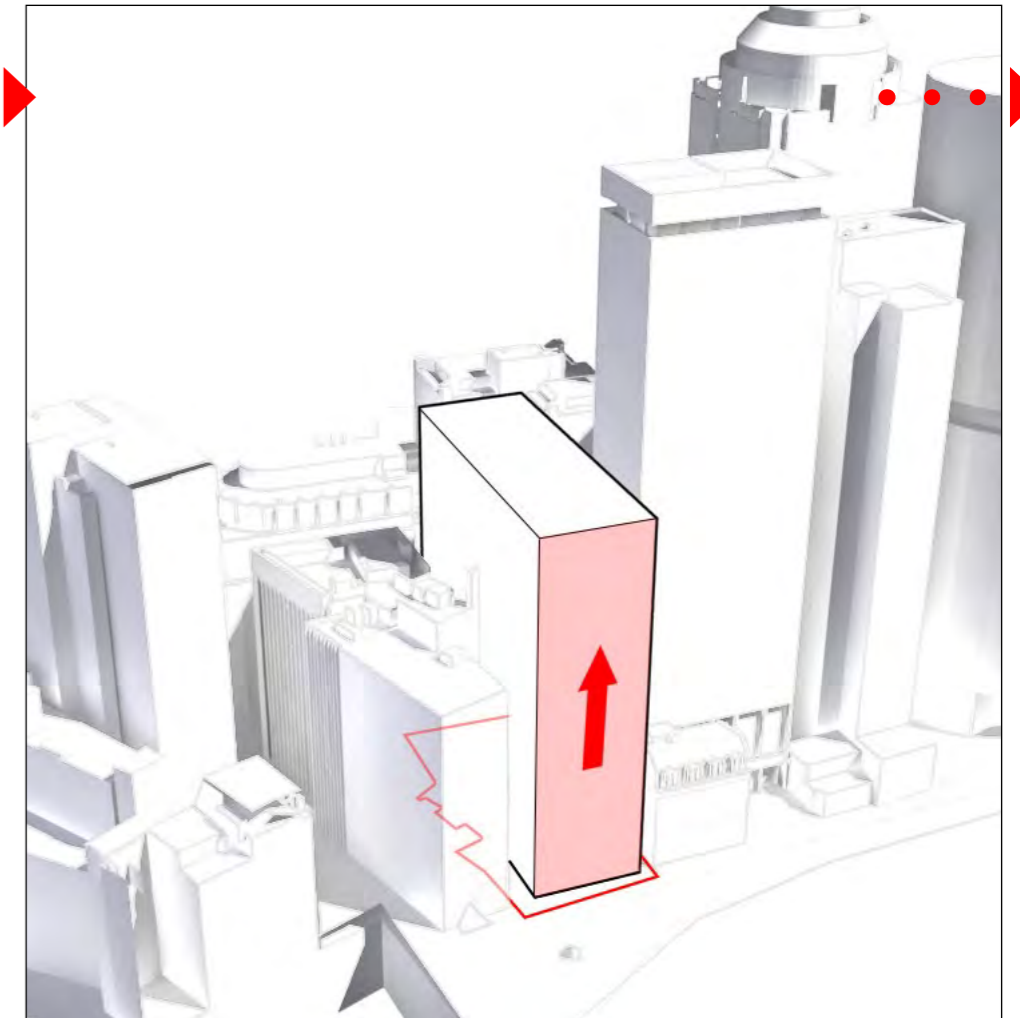
...combined with the manipulation of the sensual elements of proportion, enclosure, colour and delight.

A.

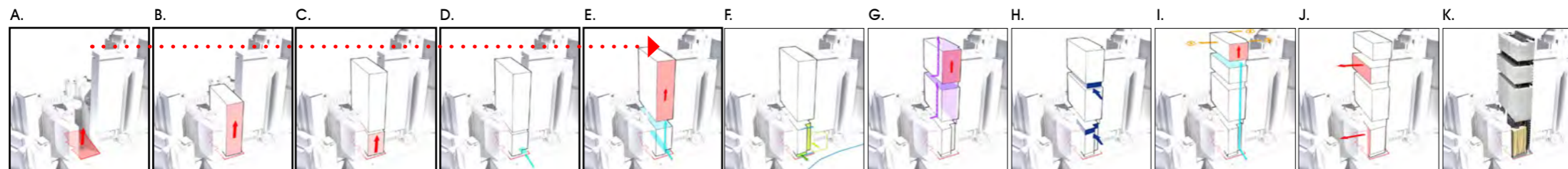


Existing site footprint

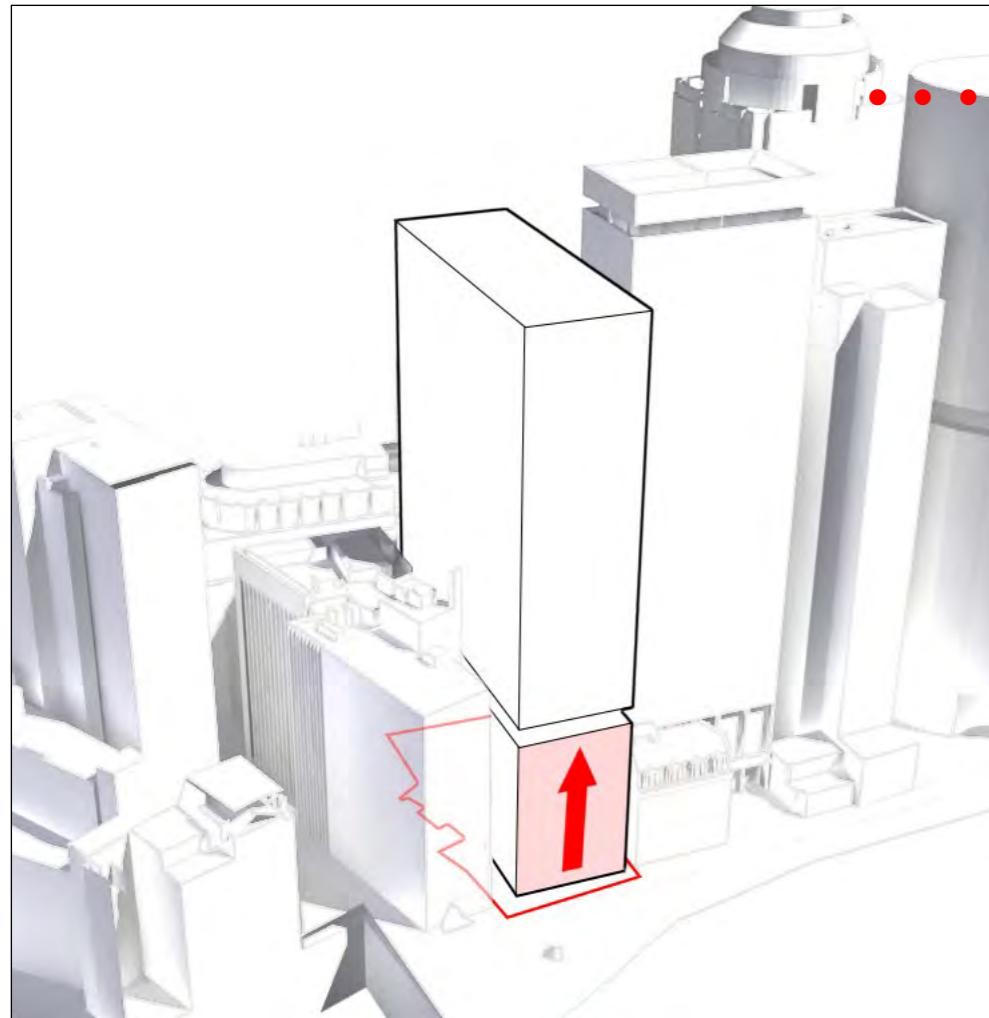
B.



The massing of the commercial tower accommodation without the substation

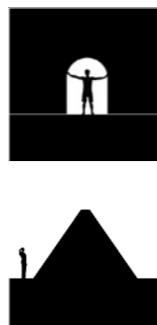
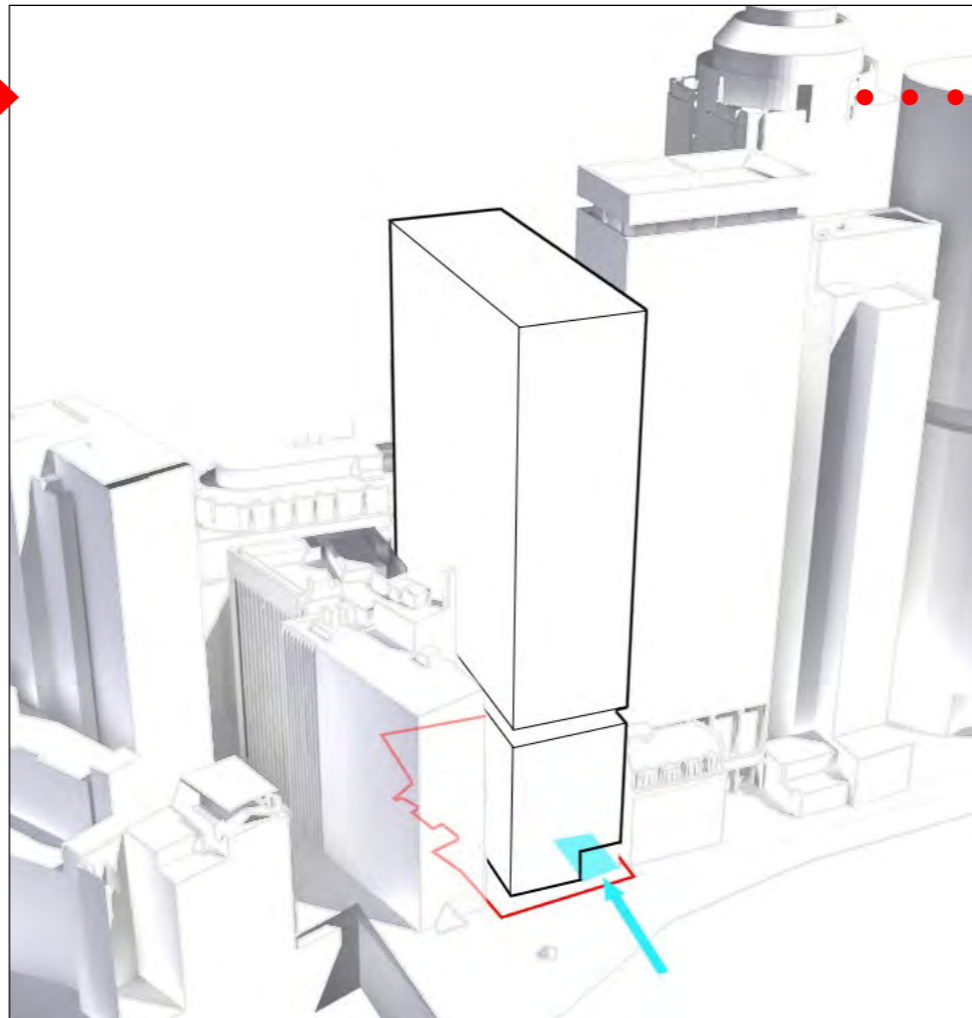


C.



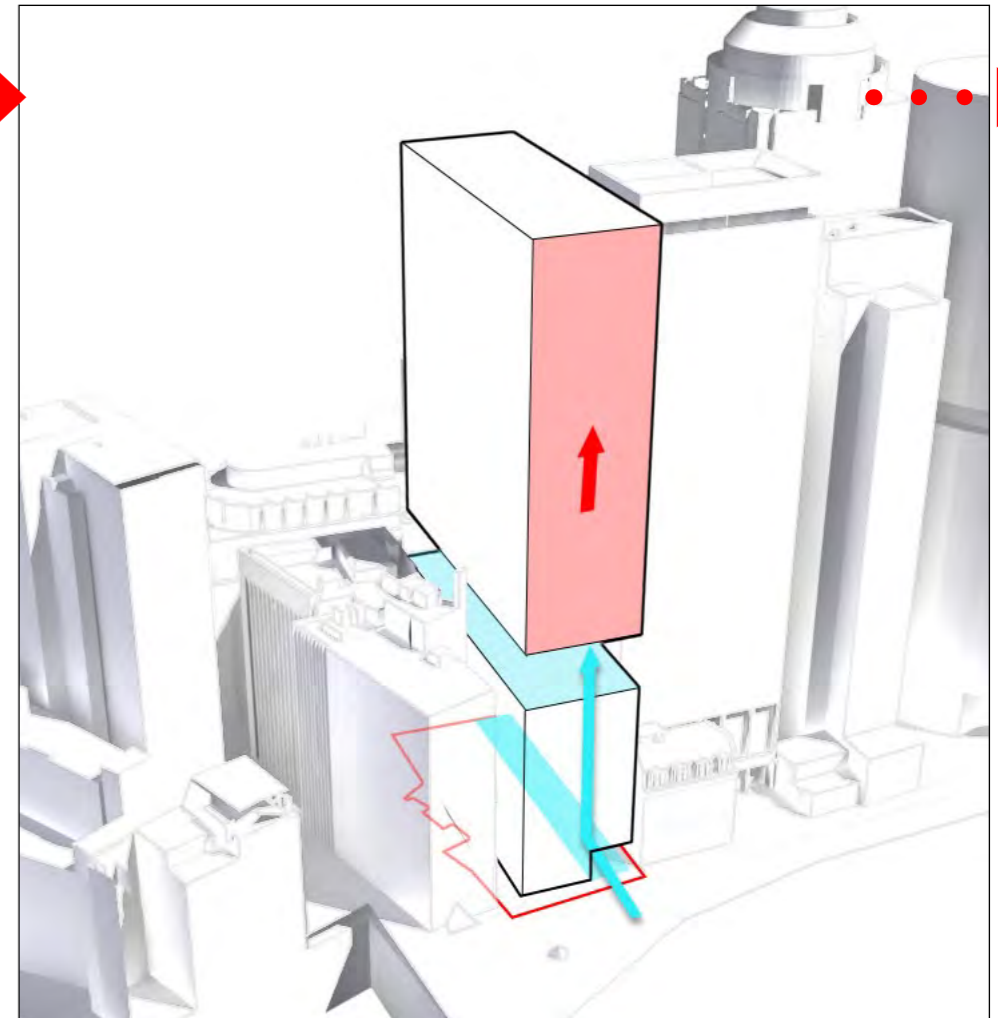
The massing of the substation plus the commercial tower accommodation

D.



Locating the commercial tower lobby at ground floor level where space is limited and overshadowed by the podium massing would be a similar experience to entering a cave. Our proposal is to raise the 'lobby' up above the podium base where space can be day lit and generous in both scale and proportion.

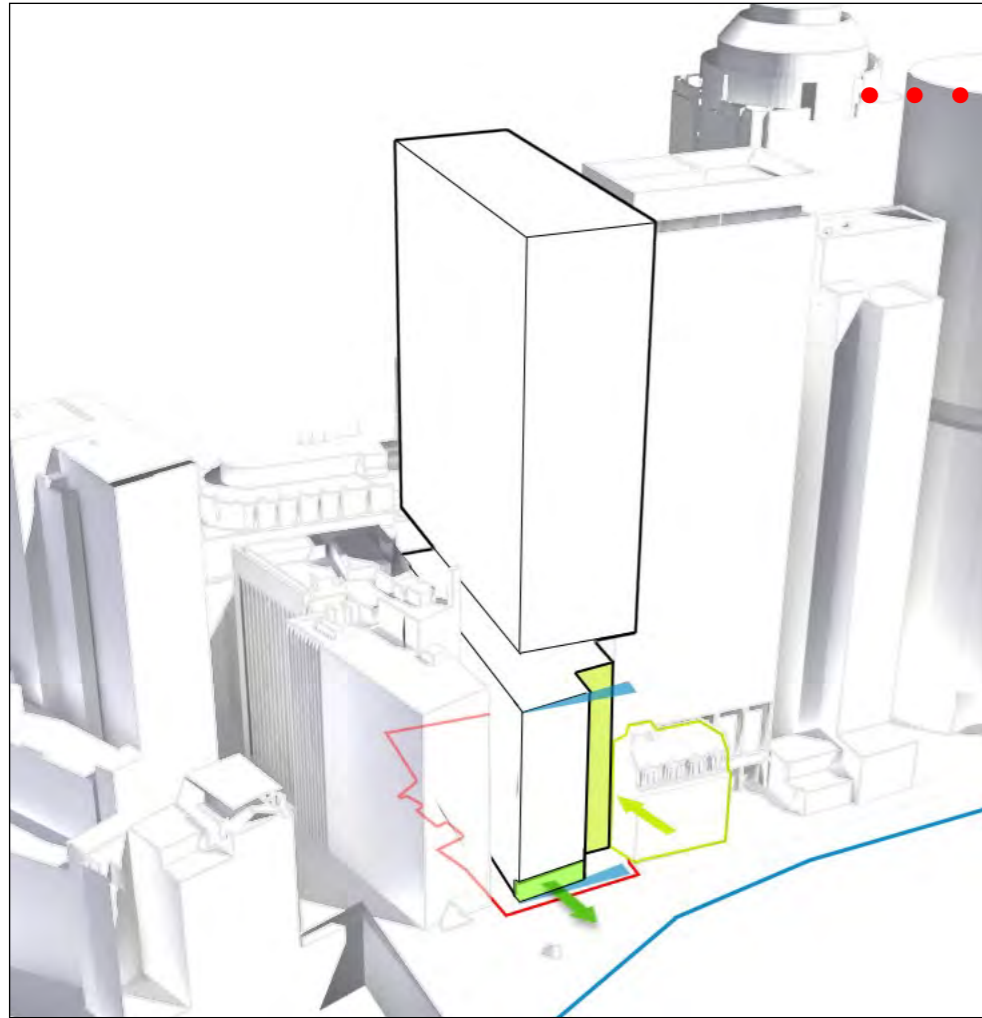
E.



Raising the lobby up not only allows the space to be day lit and generous but gives opportunities for planting. Removing these uses from the ground floor allows us to reinstate the existing mid block link. The link connects via transporter shuttle lifts to the Sky Lobby level (located above the podium), where the low and high rise lift banks originate

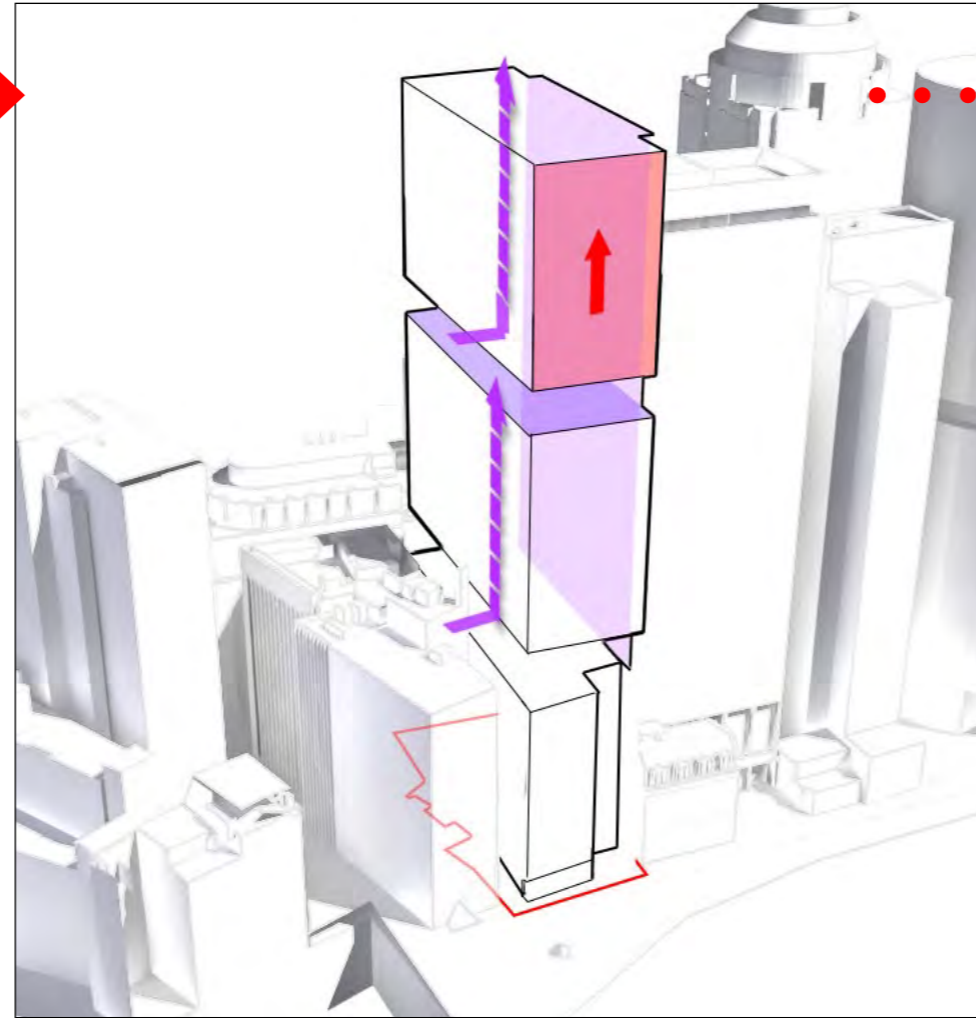
# Form Generation

F



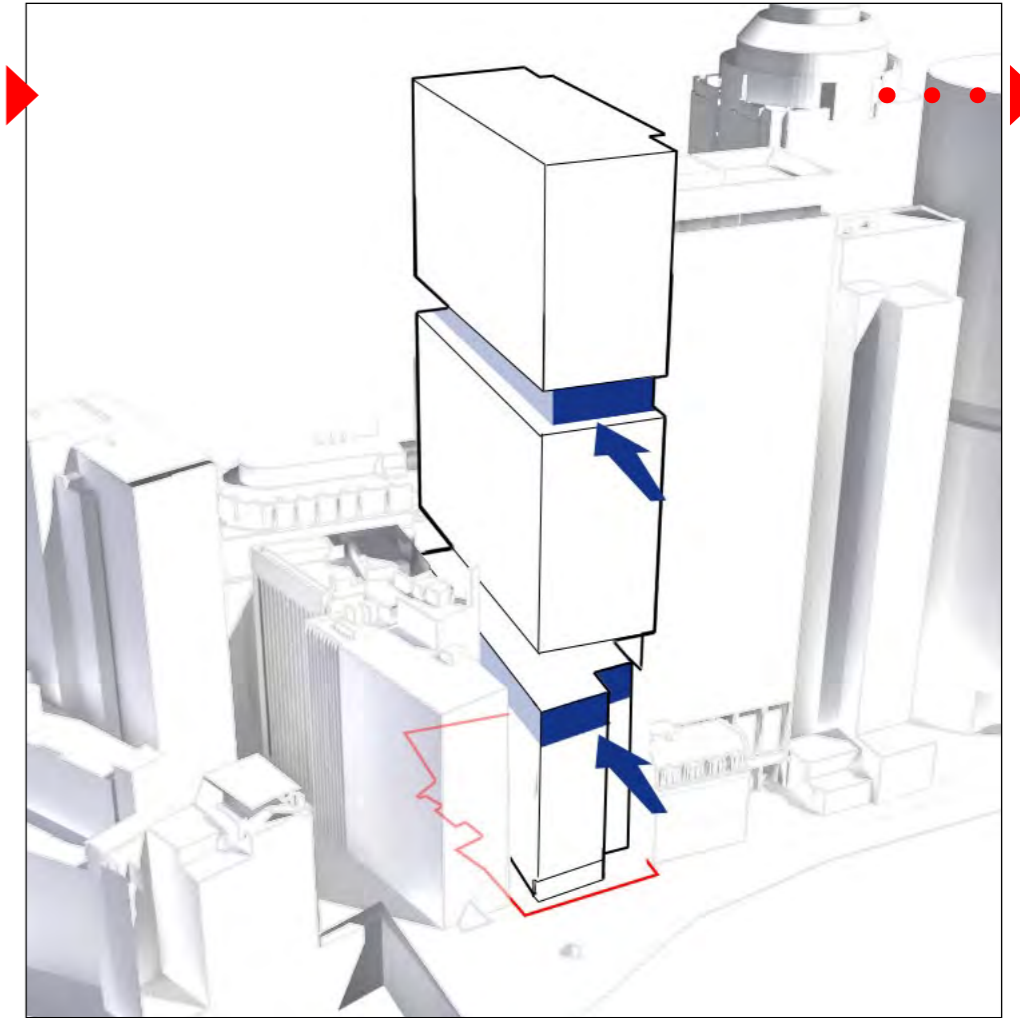
The vertical slot runs the full height of the substation base to pull the new facade away from the adjacent heritage properties. The base is then cut back adjacent to Richard Johnson Square to allow the creation of a ground floor cafe/retail unit opening out directly onto the refurbished square.

G.



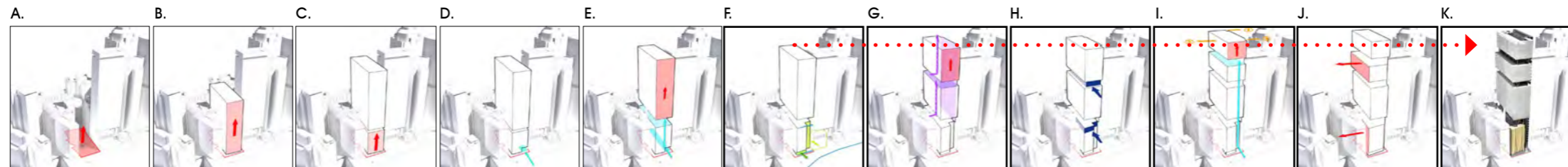
The vertical transportation strategy for the commercial tower is that at Sky lobby level two banks of high speed lifts (low rise and high rise) can be accessed that feed half the floors each. The lift over runs and motor rooms are located within the tower plant rooms for maximisation of FSA efficiency.

H.

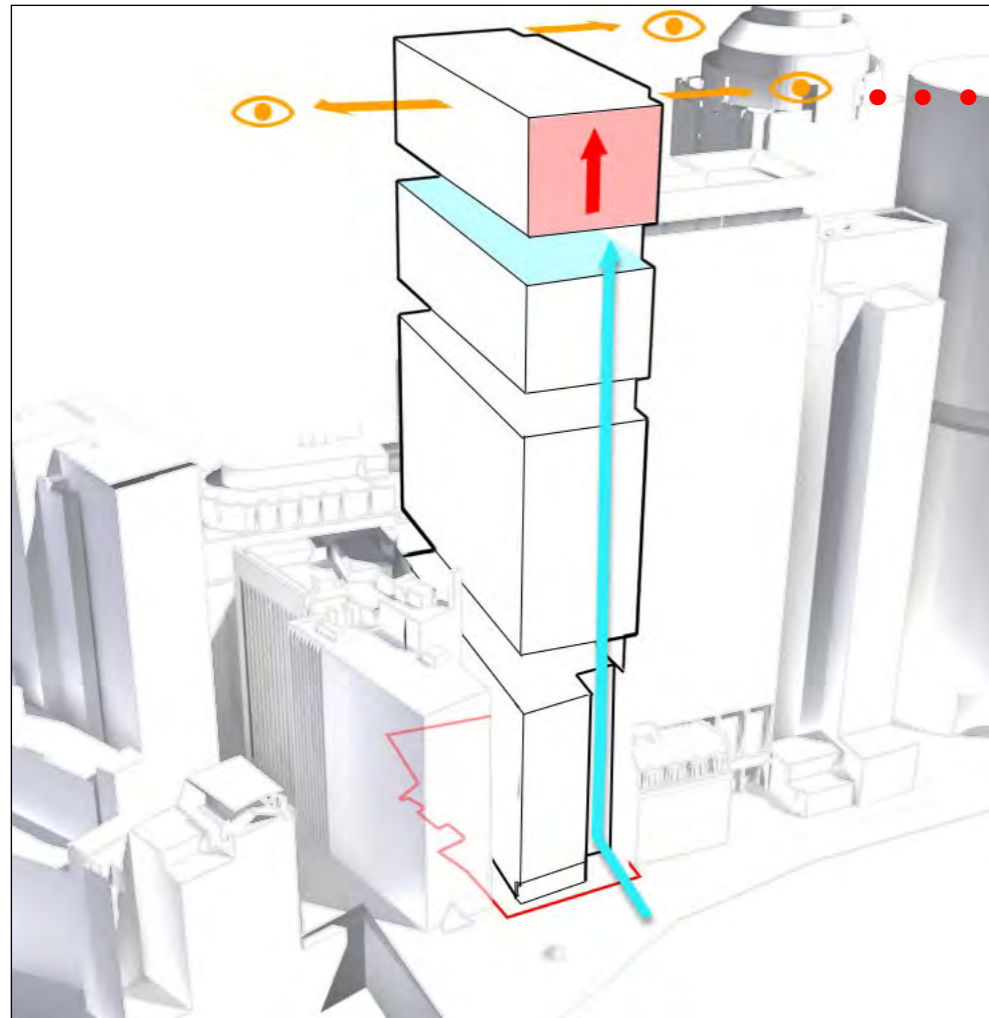


The servicing strategy for the building is that the commercial tower plant rooms are to be combined with lift overrun/plant rooms. These plant rooms are to be located in two locations that coincide with breaks in the building massing and feed half the floors each as follows:

- Plant Room 1 located above the sub station feeds the Sky Lobby and levels 1-11
- Plant Room 2 located between floors 11 -12 feeds floors 12-20

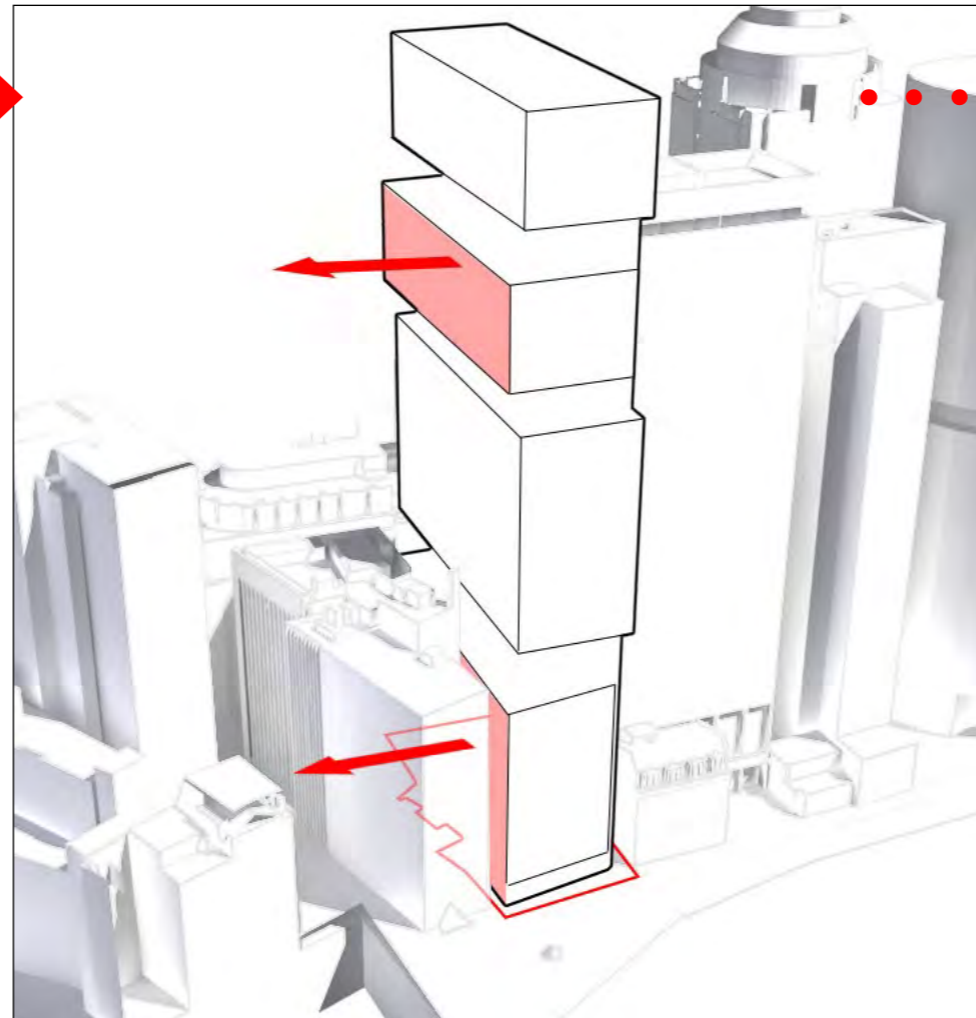


I.



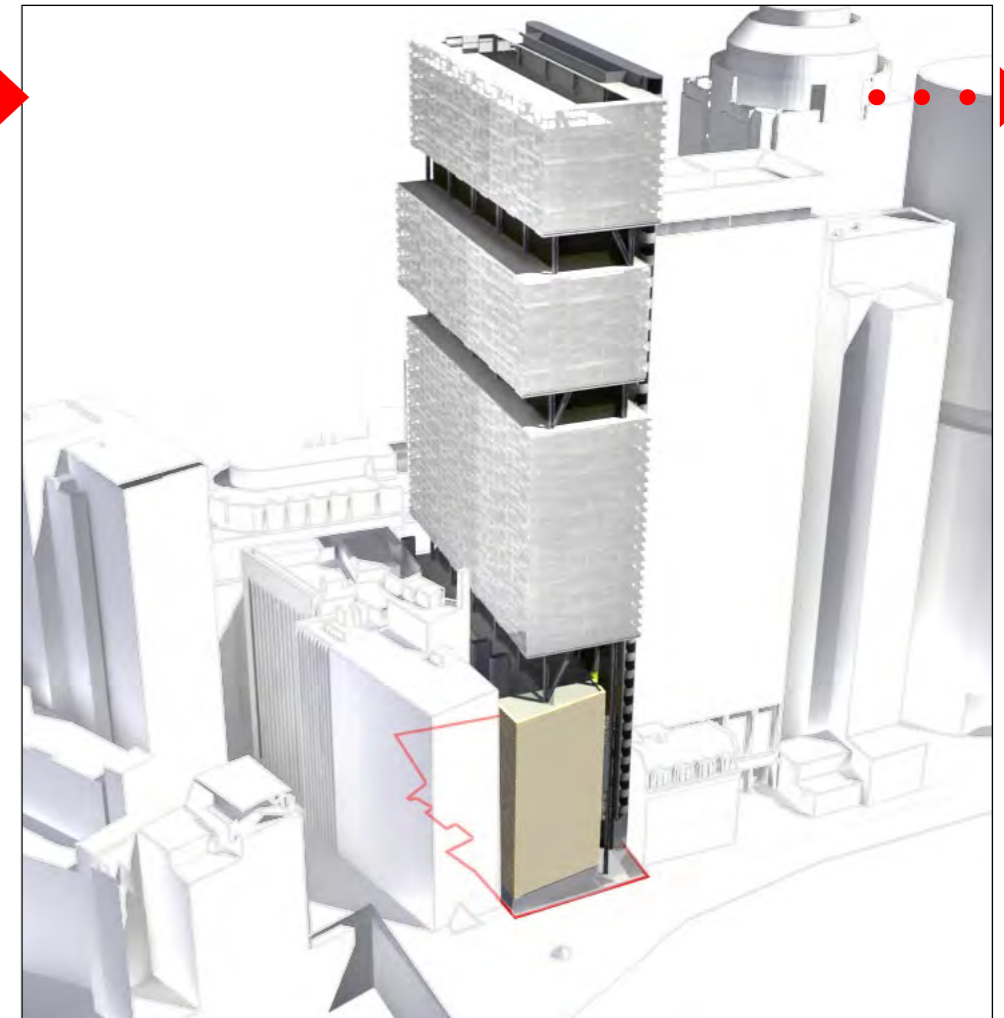
The scheme offers the opportunity for creating a public accessible space for night time use at Sky Garden level. A separate and secure dedicated access point will be provided via a high speed lift direct from the Bligh Street level. The upper floors affording fantastic views of the Sydney skyline as the building rises above the adjacent Mulpha building.

J.



The alignment and scale of the sky boxes has been manipulated to offer subtly different types of floor space; different in scale, enclosure, outlook and scale. The podium fills the site to maximise the efficiency of this technical space, forming the 'plateau' for the major internal/external landscape space of the building.

K.



The building massing is reflected in the choice of materials for the facade. The substation base is clad in sandstone louvres to reflect the adjacent heritage property and to screen the intake and exhaust vents.

Whilst the commercial floors are clad in fritted glass, incorporating a moveable spandrel panel system that allows user control. The fritted glass compliments the massing articulation by emphasising the sculptural quality of the 'light boxes'.

The splayed structural columns are visible at the breakpoints in the form and tie the base to the tower above.



# Urban Response



The varying functional and spatial brief requirements for the site define a significant challenge in creating a positive contribution to the urban form of the city. The design response therefore must successfully address the following:

- Create a commercial office building, minimising the negative perception of the association of being over a zone substation
- Create the appropriate scaled entry aesthetic for a commercial office tower
- Address the sensitive context, achieving a design outcome which sits comfortably with a mix of building types and characters
- Addresses the heritage characteristics of the precinct
- Creates an active, interesting and engaging streetscape.

The proposed design solution resolves these issues by:

- Defining the main bulk of the podium to the southern boundary.
- Create a slot and pedestrian connection through the site against the northern boundary.
- Leave this link open on Bligh Street, only closed at night with a glazed screen.

- Allow the above ground vertical enclosure of this slot to be setback, and reduced in vertical scale, reading as a separator and step in scale against the sensitive heritage buildings on the northern boundary.
- Reflect the scale, cornicing, alignment and materiality of the surrounding buildings in the cladding of the podium base.
- Alter the alignment of the podium on Bligh Street to subtly address the change in street and building alignments.
- Introduce an active street use in the guise of a café to the base of the Bligh Street podium.
- Allow the café to spill out into the redeveloped Richard Johnson Square, generating activity & engagement with the building and public space.
- Maintain all traffic entry points off O'Connell Street.
- Develop a sculptural overlay to the podium cladding as a significant backdrop to Bligh Street, mirrored and related to the façade treatment on O'Connell Street.
- Continue the honest expression of services structure, circulation and function through all parts of the design to allow for a visual understanding of the built form.

# The Building

## O'Connell Street Elevation

The proposed podium continues with the same urban response and architectural language as used on the Bligh Street elevation. The cross site link slot is positioned against the core towards the northern boundary. This slot houses the external escalators which address the 6m level change between Bligh and O'Connell Streets. This level change is also bridged with a glass enclosed lift, clearly visible from the public domain. The slot provides access to the lower level car park and loading dock facilities, with the public domain finishes continuing down the ramp, deep into the building. This single way ramp utilises a traffic light indicator system for ingress and egress.

The constraints on the scale and location of the podium on the site are defined by its internal configuration and function. As such, only a cladding zone is provided between the site boundary and the structural concrete/louvred wall of the zone substation. This zone is used to replicate the cladding detail identical to that proposed for the Bligh Street facade.

The solid paneled base of this wall incorporates the exposed "New York" style fire booster valve assemblies.

The required access to the substation is defined as two gate elements. The lower level entry metal gate is setback into the solid stone base, providing access for general maintenance vehicles. Should the high bay access be required, the high level gate is operated. This door is over clad in the louvres, such that in the closed position it all but disappears from sight.

The cross site link, fire stair and tower finishes mirror that of Bligh Street, reinforcing the single architectural expression for the development.

A derivative of the relief sculpture to the Bligh Street podium facade is proposed, reinforcing the visual and spatial connection between Bligh and O'Connell Streets.

Any proposed corporate signage would be placed on this wall, towards the entry slot, reinforcing the visual link to the building front door.

## Car Parking / Loading and Service Zone

Service access to the commercial tower loading dock is combined with the car parking access. However as a result of specific technical requirements for providing emergency access to the transformers it is necessary to have a second dedicated Ausgrid vehicular access on O'Connell Street.

It is proposed that the ramp to the combined service entry/exit is controlled by an appropriate signal system.

Both vehicle entry points will have high quality finishes and concealed services and the crossovers are detailed to prioritise pedestrian movement over vehicular. In particular the transformer access point, owing to the infrequent nature of its use will be discreetly detailed. With a low level automated gate for general service access and a high level gate for infrequent high vehicle access.

## The Lobby

The ground plane is defined by the existing volumes of the adjacent Heritage Buildings, 1960's commercial buildings and the substation podium.

The proposal turns the restriction on ground level space resulting from the substation into an opportunity by creating two spectacular spaces:

- A retail/cafe space opening directly out onto Richard Johnson Square
- A Sky lobby located above the substation podium

The Sky lobby is accessed from Bligh Street via an entry lobby and transporter lifts. The Sky lobby is a changeover floor where the commercial tower main passenger lifts terminate.

From O'Connell Street the entry lobby is accessed via escalators or by disabled lift.

Direct access to the lobby is provided from the car park and service area below.

## Sky Lobby

The sky lobby concept will create a unique building lobby experience. The theming is derivative of the elevated landscape plateau, where the fractured ground plane creates a combination of textures – waterpond, low level greening, and finally the establishment of larger plantings.

The vertical separation of this lobby from the ground plane offers the building users security and access control not typically available within the city.

On arrival at the lobby via the glazed vertical transporters from the ground entry zone, one will be immediately aware of their arrival within an oasis, well above the bustle and atmosphere of the city street below.

The fully naturally ventilated lobby is enclosed with operable glass louvers maximising the benefits of the Sydney climate and minimising the reliance on air conditioning. The main corporate space houses the reception, directory, low and high lift lobbies and corporate meeting spaces, all linked with the central timber boardwalk. The lift lobbies sit on the edge of the precipice, look down into the landscaped "separator slot" or valley. This offers incidental views down to the street below. The semi enclosed pergola space to the south eastern corner incorporates the café which also opens fully out onto the plateau.

This external space maximises the exposure to morning and late afternoon sun, providing optimum informal meeting, and evening relaxation spaces.

The sky lobby offers opportunities to engage outside in a landscaped park environment, close to the workplace environment hovering above.

# The Building

## Typical Floorplate

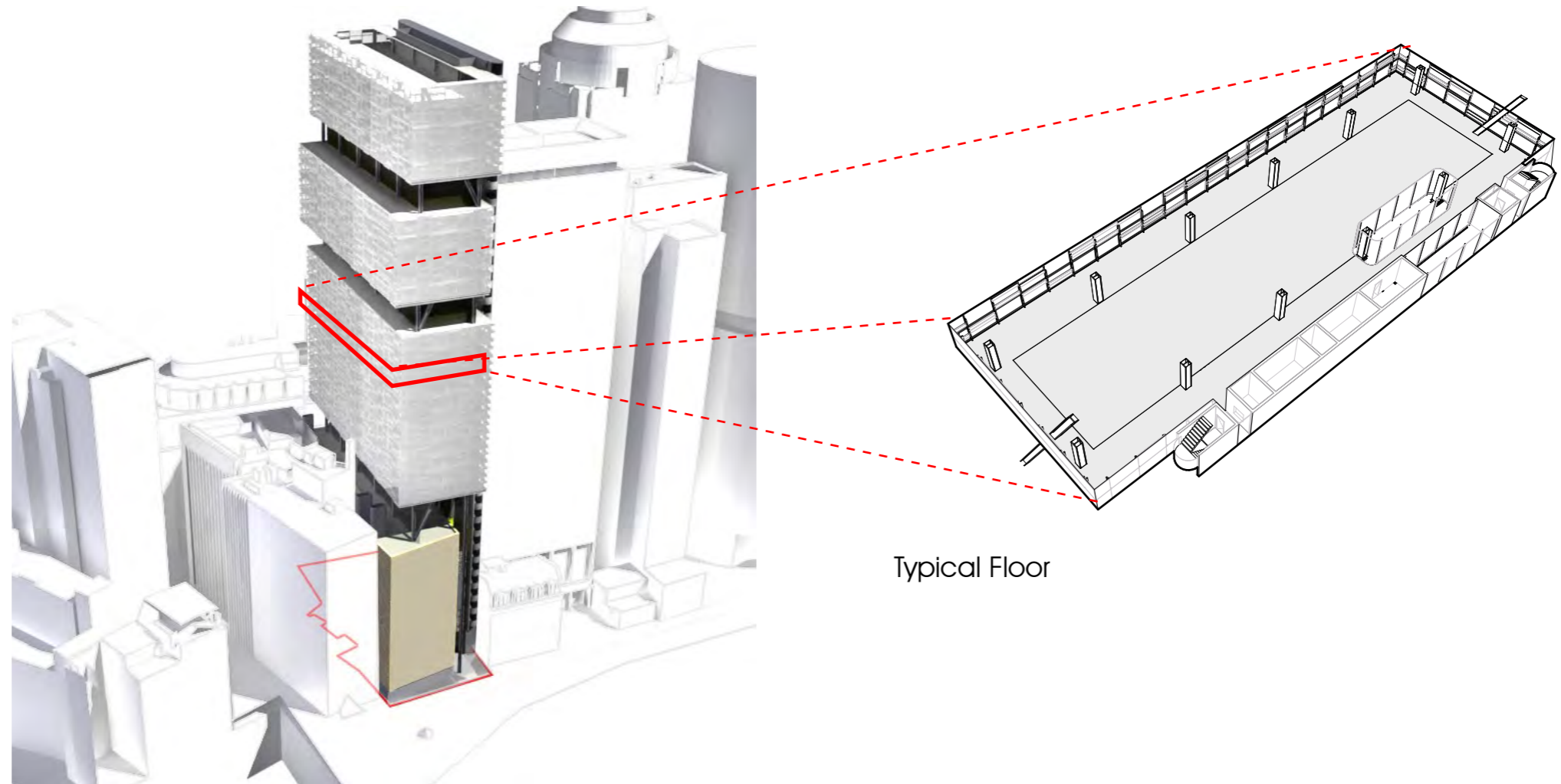
The floorplate is designed to provide the maximum efficiency for the design of the workplace. It removes as many constraints as possible, offering flexibility for a multitude of configurations, subdivisions and building user typographies.

It is logical and obvious in its planning. It maximises and filters the external elements. It integrates systems that are designed to allow variation and change. It introduces a natural and raw base building material palette.

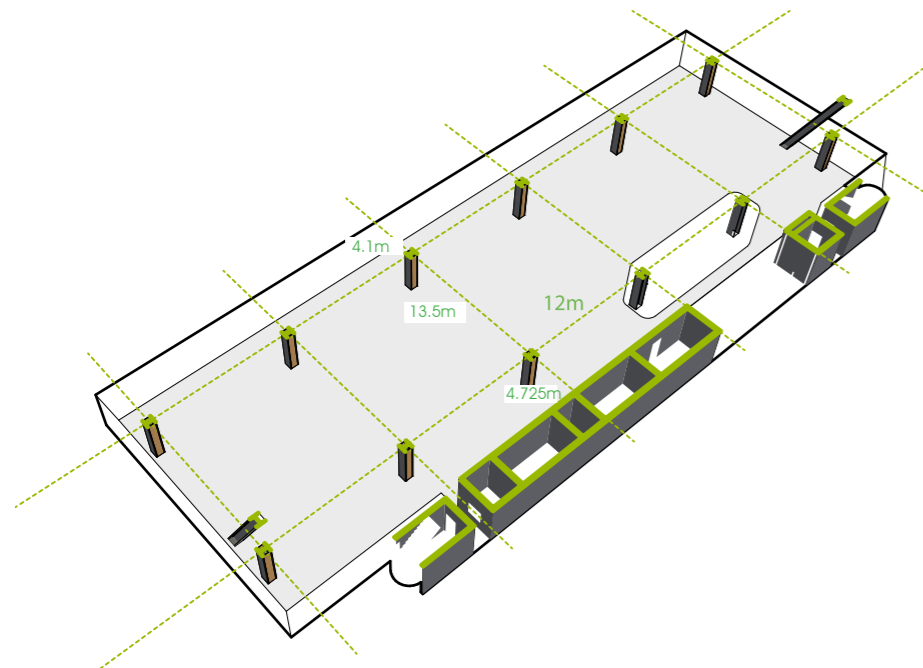
## Service core

The concrete core is located on the northern boundary of the side and is broken into 4 components separated by vertical glazed slots. The two end components incorporate the open fire stairs and the primary hydraulic risers. Maintaining open stairs removes the need for stair pressurisation fans and risers.

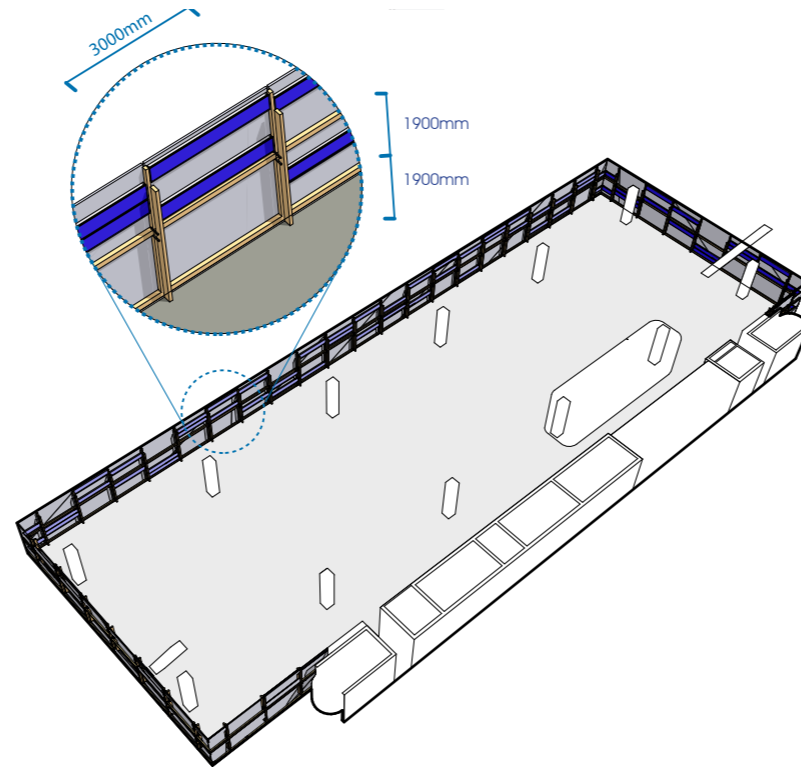
The remaining two solid components incorporate the on floor accessible toilet facility and the primary service risers including the goods lift. The solid service riser component of the core sits against the side of the Mulpha Building. The glazed separators provide light to the fire stair/accessible toilet and the fire stair/goods lift lobbies. The remaining glazed separator is the rear glazed wall of the high rise lift shaft. The internal lift shaft wall and the lift cars are also glazed. This provides penetration of northern light deep into the floor plate, minimising the reliance on artificial lighting.



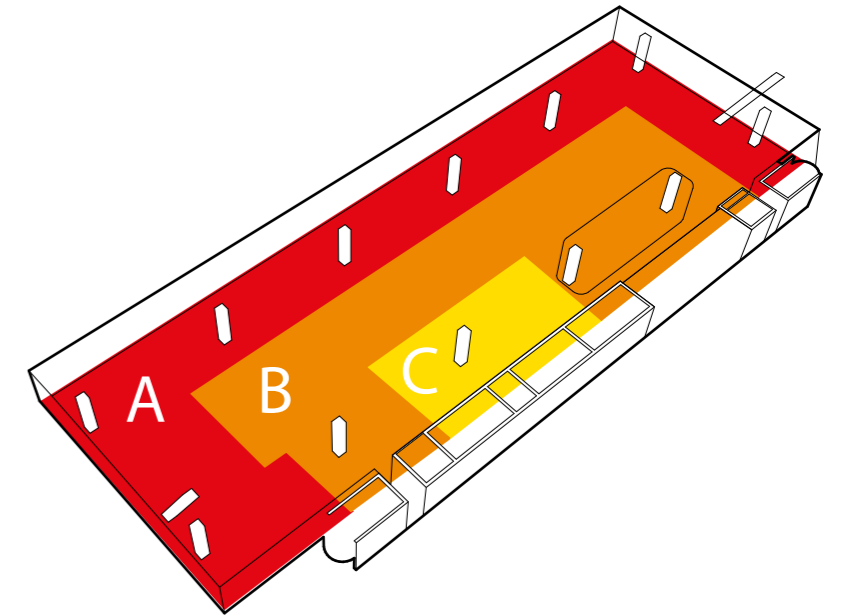
Typical Floor



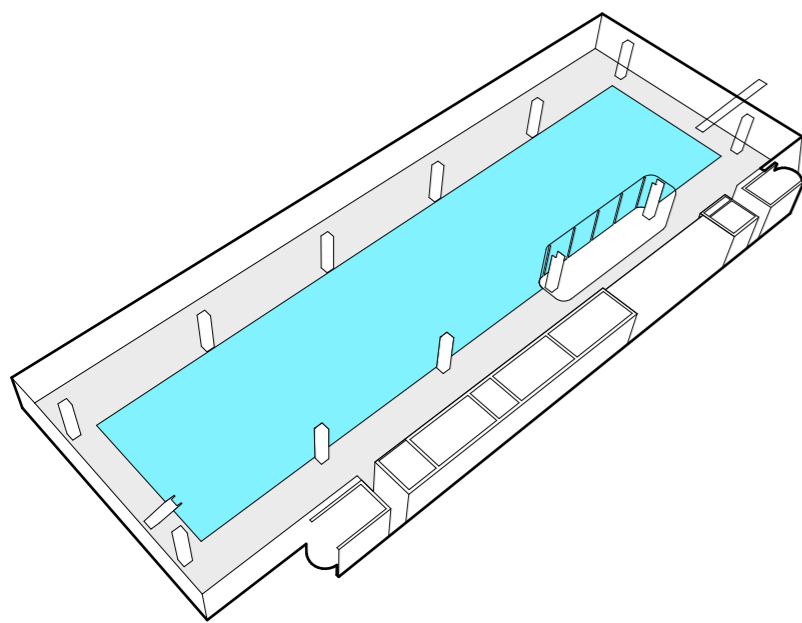
Structural Grid



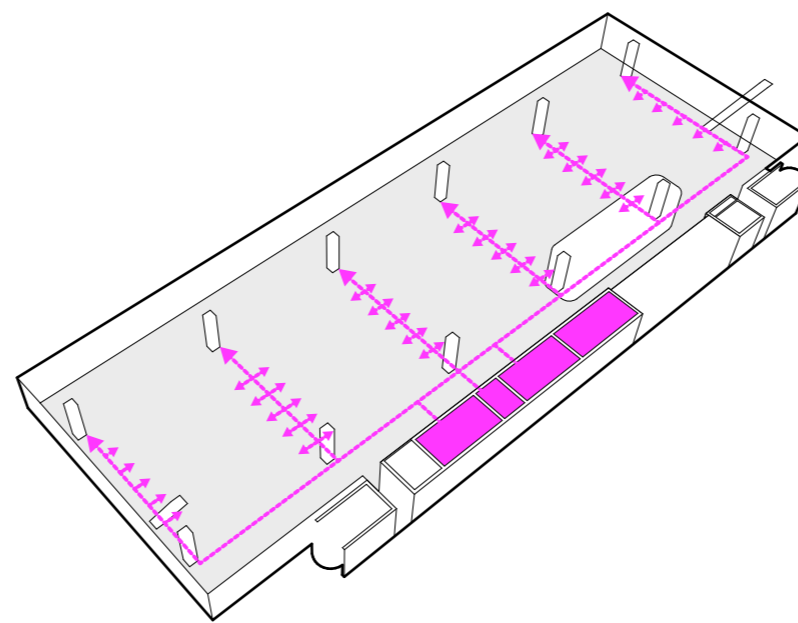
Moveable Spandrel Panels



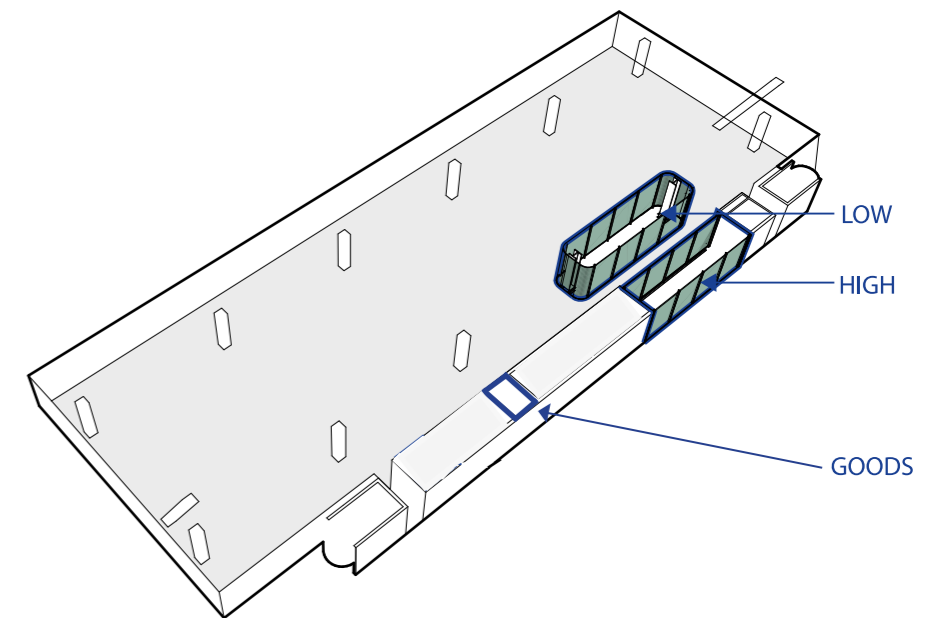
Depth of Space



Flexible Floor Zone



Ceiling Servicing Strategy



Lift Core Locations

# The Building

## Sky Garden



Roof Top Cinemas Melbourne



Limes Hotel Bar Brisbane



Odeon Towers Singapore

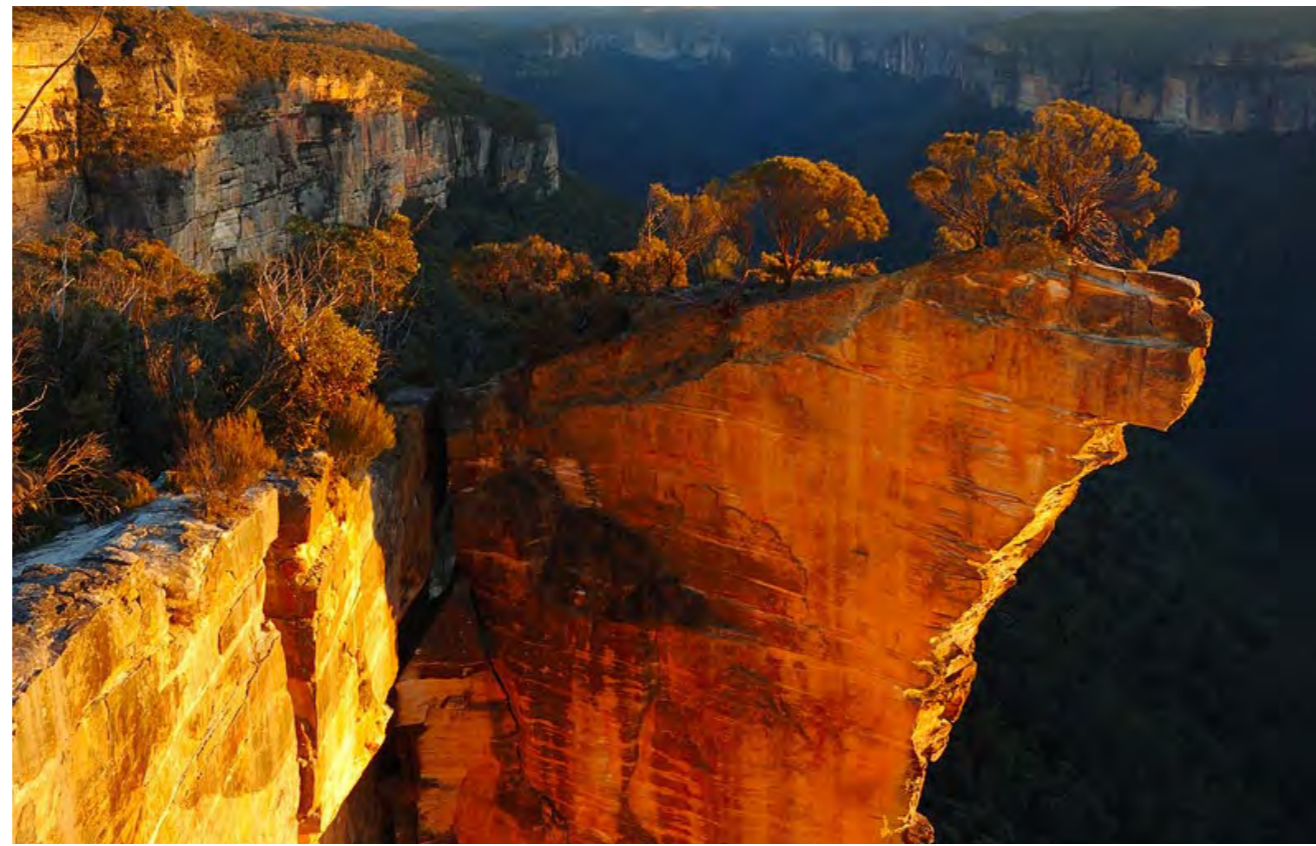
Located midway through the high rise bank, and aligning with the top floor of the Mulpha Building, this space has been designed to be used as a naturally ventilated semi enclosed or wintergarden space by the building tenants or public.

This space will be designed to maximise user fitout flexibility, and to create another vibrant sky oasis within the building.

For a significant or full building tenant, this floor is able to be used as a staff facility floor, linked by the high rise elevators as well as through the tenant installation of voids and interconnecting stairs. The facade is setback from the typical floors and is constructed as an operable glass louvre system, creating panoramic view corridors around the city. Further uses could be installed in this space including flexible meeting or training spaces, tenant or building gymnasium, reception areas etc.

In a multiple building configuration this floor has the opportunity to be configured as a significant public space. Concepts include an open air sky cinema and bar, sky fitness centre, restaurant or gallery space. The semi enclosed space, or winter garden is again wrapped with an operable glass louvre wall.

# The Artwork



# The Artwork



## Design Statement

### Bligh & O'Connell Street Sculpture Walls

The design intention for the Bligh and O'Connell Street sculpture walls is to pay homage to the city's history of stone by gracing the façades with the easy rhythm and natural majesty of our earliest landscapes. Indeed, many of the buildings in the Bligh and O'Connell Street area have been cut from local sandstone. This impulse echoes the real, but it's important to acknowledge that the design scheme is also due to an unformed idea that shimmers, in my subconscious in an area of the brain that retains the imagery of shapes and experiences acquired over time. The Bligh Street façade has a harmonious rhythm, and hints at the geological slips and fissures of a rock face. O'Connell Street presents a more vertical scheme, but echoes geological patterns that run deep into the earth. Yet, while the façades trace the past memory of Sydney sandstone rock faces, they also live in the present, and look towards the future, for this raw material is the essence of an organically thriving and inspirational cityscape.

There is a strong dynamic to the structure of the design that manages to work within the limitation of the substation venting system. The needs of the substation demand a certain percentage of open area, and the stone slats provide an aesthetically pleasing solution. The slats will be up to 500 ml deep and up to 250ml wide, wrapping around the corner to give a rock edge effect. Important also is the texture. The lowest section of the Bligh Street wall will be a smooth saw-cut stone finish, the middle section above, a rougher finish, leading to the top section that echoes a craggy rock face. Standing at street level, looking up, a passerby will be engaged by the interesting play of light and shadow that result from the varying textures. From a distance, the viewer will be caught by the elegant line-drawing simplicity of the design scheme. The building itself will reflect a merging of art and design pertinent to the intellectual and cultural aspirations of a twenty-first century city.

Gary Christian

