



Central Park block 8

June 2013

Concept Design Proposal

prepared for

Frasers Property

SECRET GARDEN

design statement

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- urban context
- site analysis
- masterplan analysis

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- level 7 floor plan
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- level 9 floor plan
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apartment layout

- studio apartment / 1 bed + study / 1 bed
- 1 bedroom apartment perspective
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- penthouse apartment perspective

basement plans

- basement 1
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shadow diagrams

- march
- april
- june

area schedule

structural approach

ESD principles

compliance table

Working within the building mass and overshadowing constraints determined in the Concept Plan, the design explores opportunities to meet and enhance the objectives of the brief. The primary design concept was to create a building which responds to its siting adjacent to the park and draws on the design elements of the existing buildings established in the Central Park precinct to contribute positively to the urban landscape.

Priority is given to the park orientation and sections are cut out of the mass to enable the sense of the park to flow up and into the building through a series of green sky villages and a central atrium.

The 2 storey sky villages become an important and unique landscaped feature which provides semi-indoor / outdoor passive recreational area to promote social interaction between residents.

The creation of the central atrium is re-enforced by the planning of the typical floors which combined optimum apartment depths with the hierarchy of apartment types to maximise usable apartment GFA, solar aspect, view opportunities and economic return. This resulted in apartments located to the perimeter of the mass, and a logical void area to the centre, delivering an overall efficiency of NLA to GFA of 81%.

The "green" atrium becomes the breathing heart of the building and contributes to apartment amenity by providing cross ventilation and solar access into the centre of the building.

The atrium design solution also allows 4 independent structural grids which combined with the central core, provides an efficient and rational structural system which extends through the building to the car park level, this minimizing any transfer structure.

The residential floor to floor heights have been reduced to 3.1m to enable the inclusion of a rooftop recreational area within the maximum building height.

The apartment types and mix reflect Frasers' desire to provide a wide range of product and affordability. The location of apartments within the building has been determined with the same consideration. The larger (2+ 3 bed) more valuable apartments are located facing the park and on the corner of the building, and on the upper floors. The 1 bed / 1 bed + study apartments are orientated to the north to maximise solar aspect. The more affordable studio apartments are located facing Abercrombie Street.

The stacking of the apartments to the majority of the floor plans is regular, which allows vertical service risers to be easily coordinated. The apartments benefit from the central atrium as a source of light and cross ventilation.

A front "gate" and screened vestibule allow each apartment to remain secure, while the front door can be opened to take advantage of this valuable amenity and reduce the demand on air conditioning.

The external building character is simple and elegant.

The elements of expressed slab edges and floor to ceiling glass facades complements the architectural language of the other residential buildings in the precinct. By combining a palette of glass balustrades, loggias and operable window glazing to different facades, the building responds to the different orientation opportunities and constraints resulting in subtle textural changes to a unified façade treatment. Internal blade screens provide privacy and shading as required.

The precinct interfaces at ground level maintain the general design principles of the Concept Plan, but have been modified based on relevant site parameters and likely commercial viability. As a result, the main retail areas have been located along Central Park Avenue to take advantage of the park context, solar access, to provide shelter and desirable opportunities for indoor / outdoor dining. The retail areas extend along the park frontage to the edges of the site to activate the critical corners of Irving and O'Connor Street. The residential entry lobby has also been located opposite the park to provide a visual connection to the park and to establish a prestigious address.

A small retail area has also been included to the corner of Abercrombie and O'Connor Street to activate this highly visible corner and interface with the surrounding urban context. Residential apartments are also included along O'Connor Street to reflect the variety of uses on the other side of the street.

In the same way, the corner of Irving and Abercrombie Street will be activated visually by a raised gym which forms part of the residential amenity. The remainder of the Abercrombie Street frontage is proposed as small, affordable studio apartments to reflect other residential uses along Abercrombie Street. These apartments will be raised above street level and screened by the proposed landscaping and foot path widening to Abercrombie Street.

The Irving Street frontage combines both active and passive uses with servicing and car park entry which is in keeping with the retail uses of the student accommodation building opposite.

site analysis



hyde park



sydney cbd

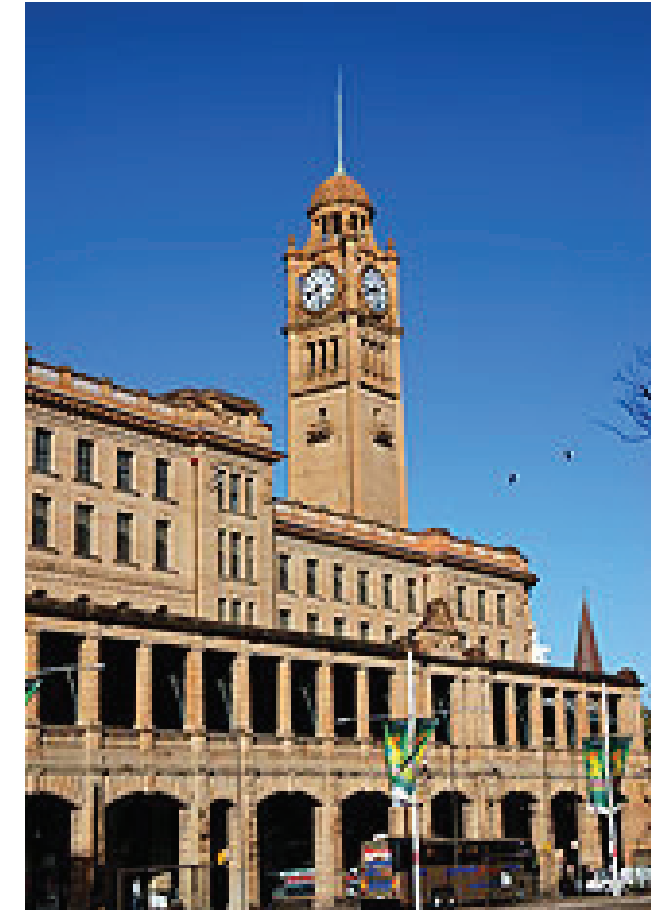
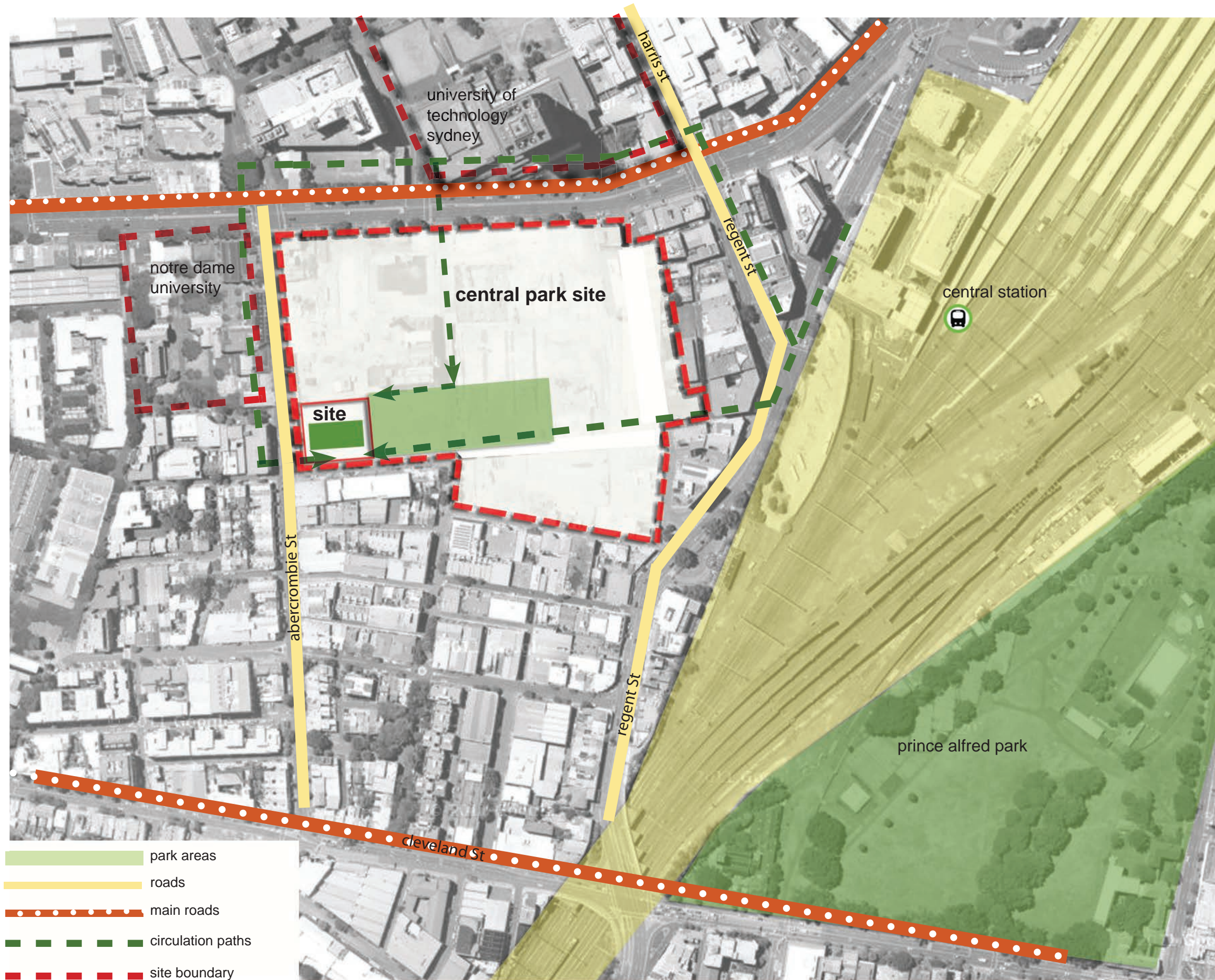


sydney university



domain





central station

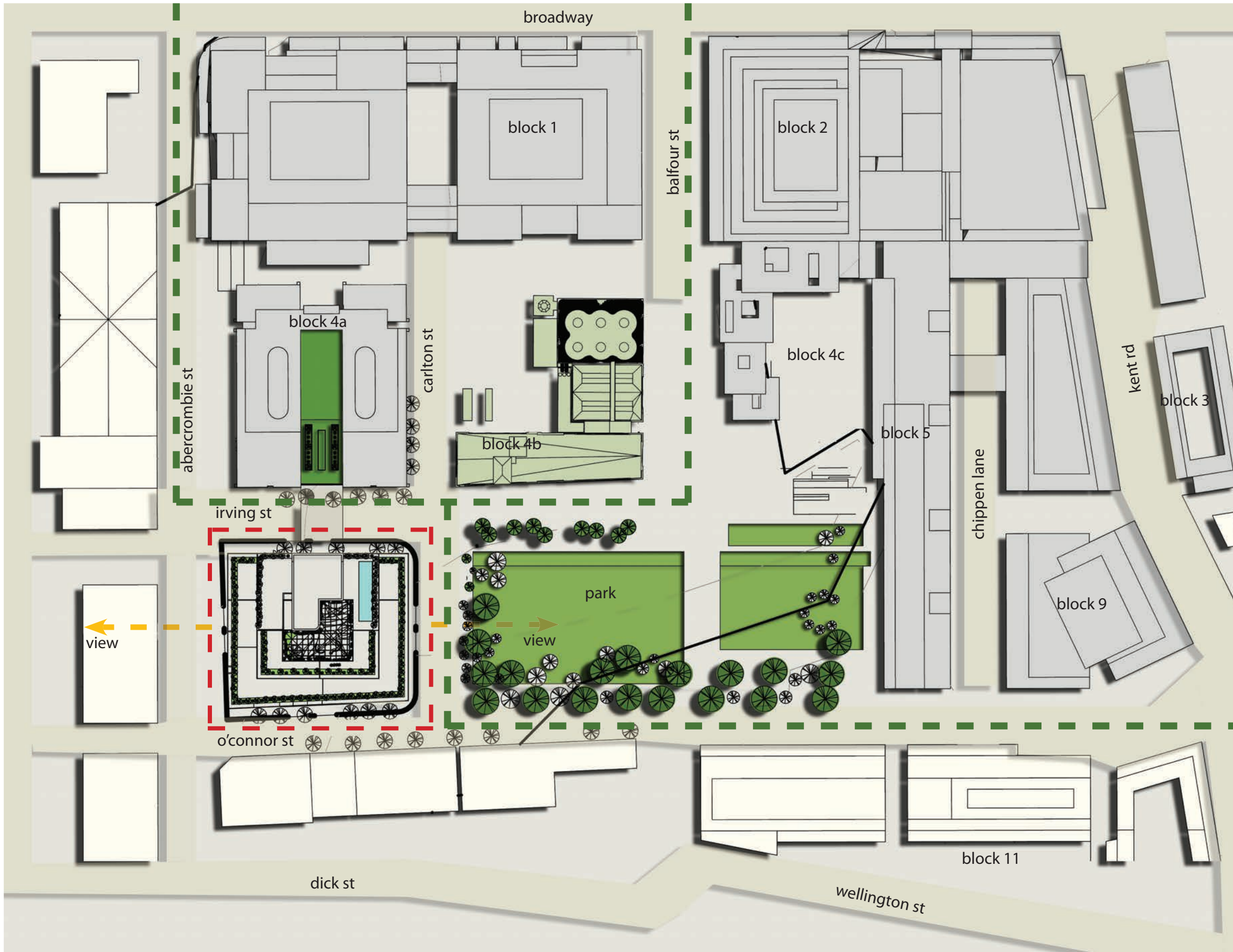


prince alfred park



uts





central park & sydney cbd



central park



central park

- - - - - circulation paths
- - - - - site boundary
- - - - - → view



concept diagrams



The big green area of the park at the centre of Central Park is being connected into this new development.

Simple and elegant glass façade is cut out by big entry garden and sky terraces which are creating communal space for residents whilst bringing the green into the central atrium 'secret garden'. This atrium will be covered with lots of green to become a sanctuary to the residents where natural and artificial lighting will grow the plants.

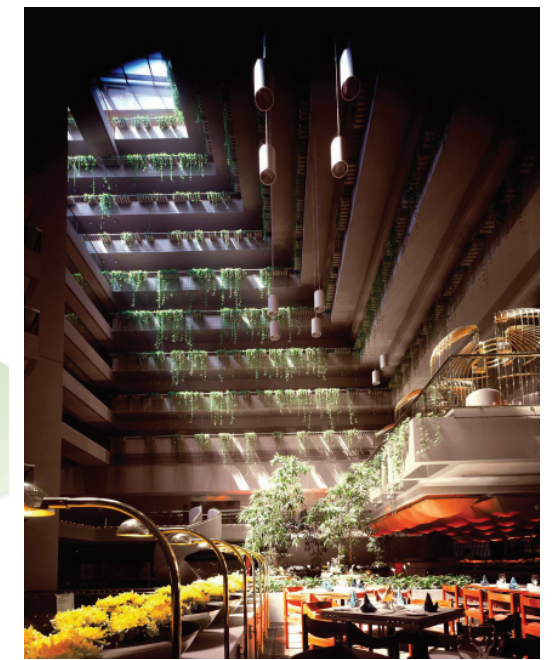
In contrast to One Central Park vertical green walls, this building will have an internal garden which acts as a sustainable space for natural ventilation, visual comfort and solar access.



green terrace



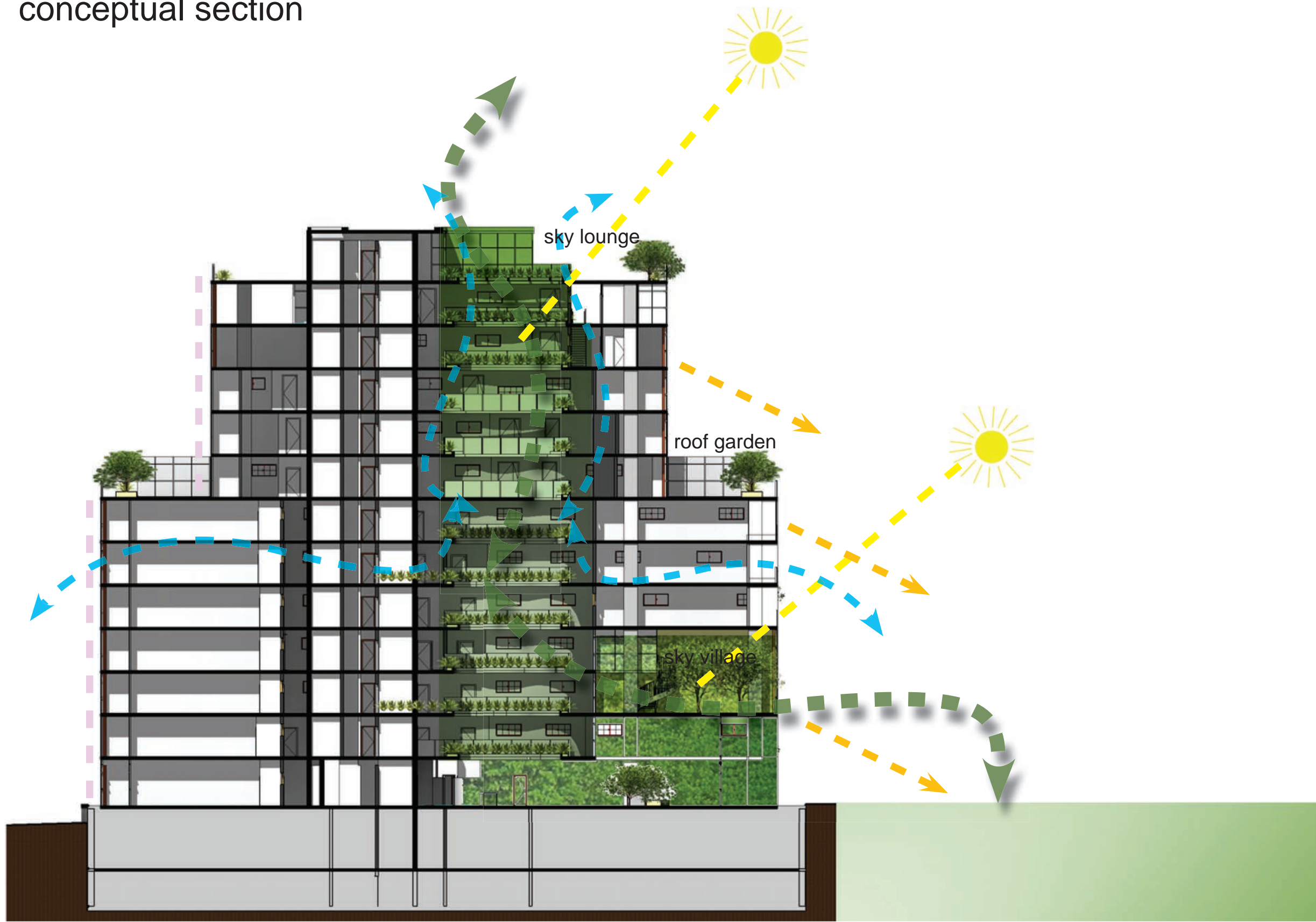
stepped garden



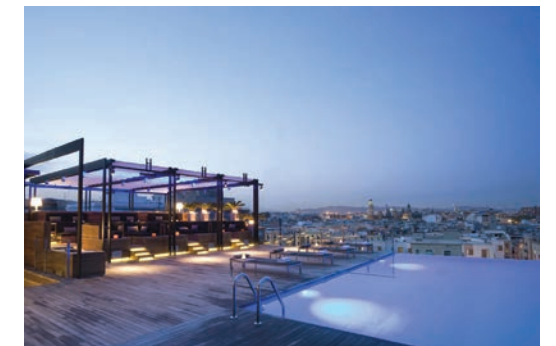
green atrium

secret garden

conceptual section








atrium skylight



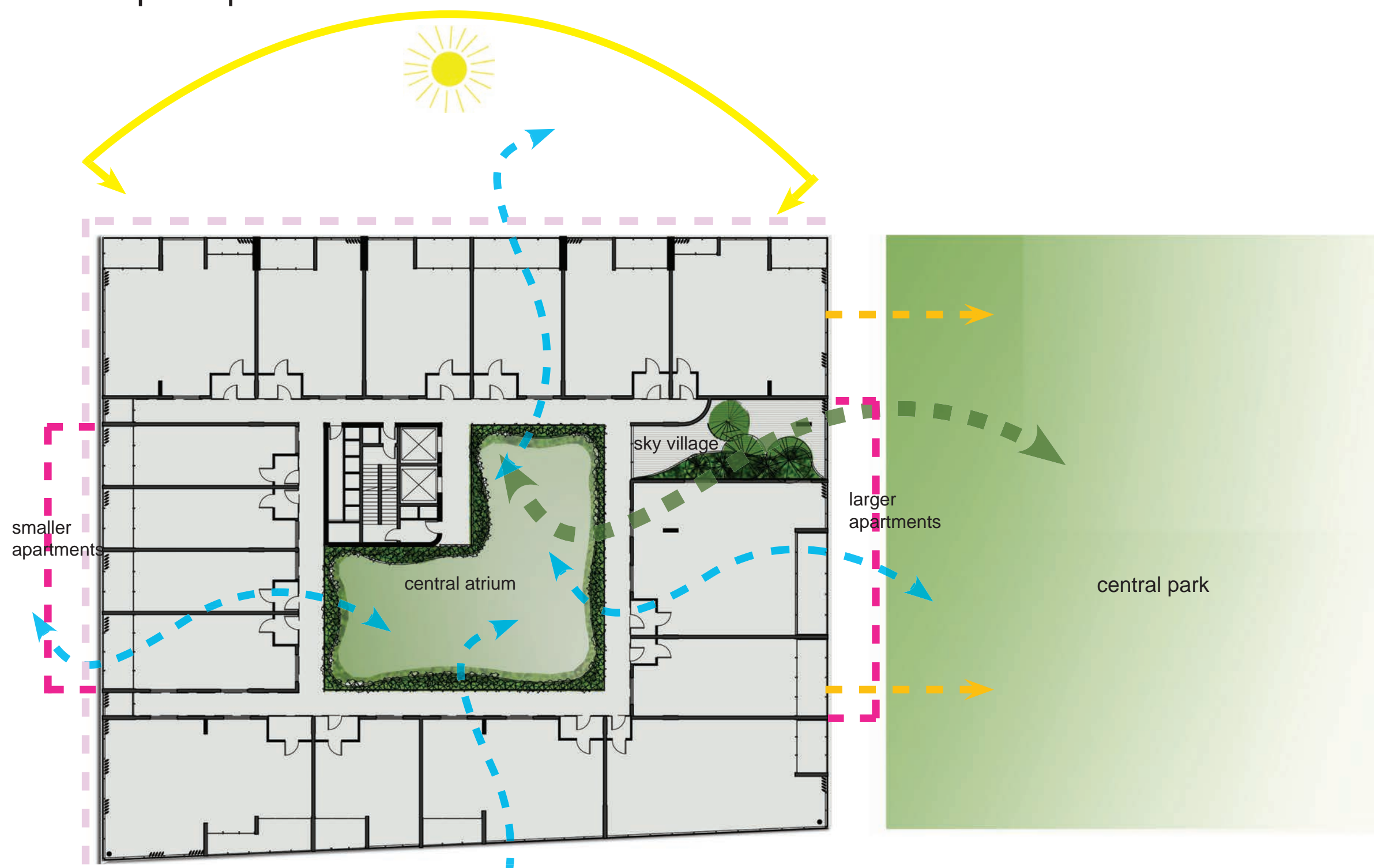
sky lounge



green facade

-  enclosed loggia
-  sunlight
-  cross ventilation
-  green connection
-  view

conceptual plan



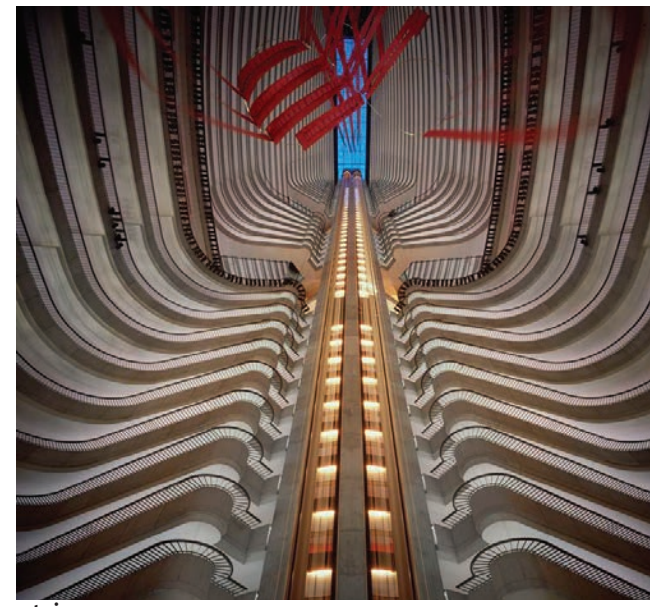
- enclosed loggia
- sunlight
- cross ventilation
- green connection
- view



green void



sky village



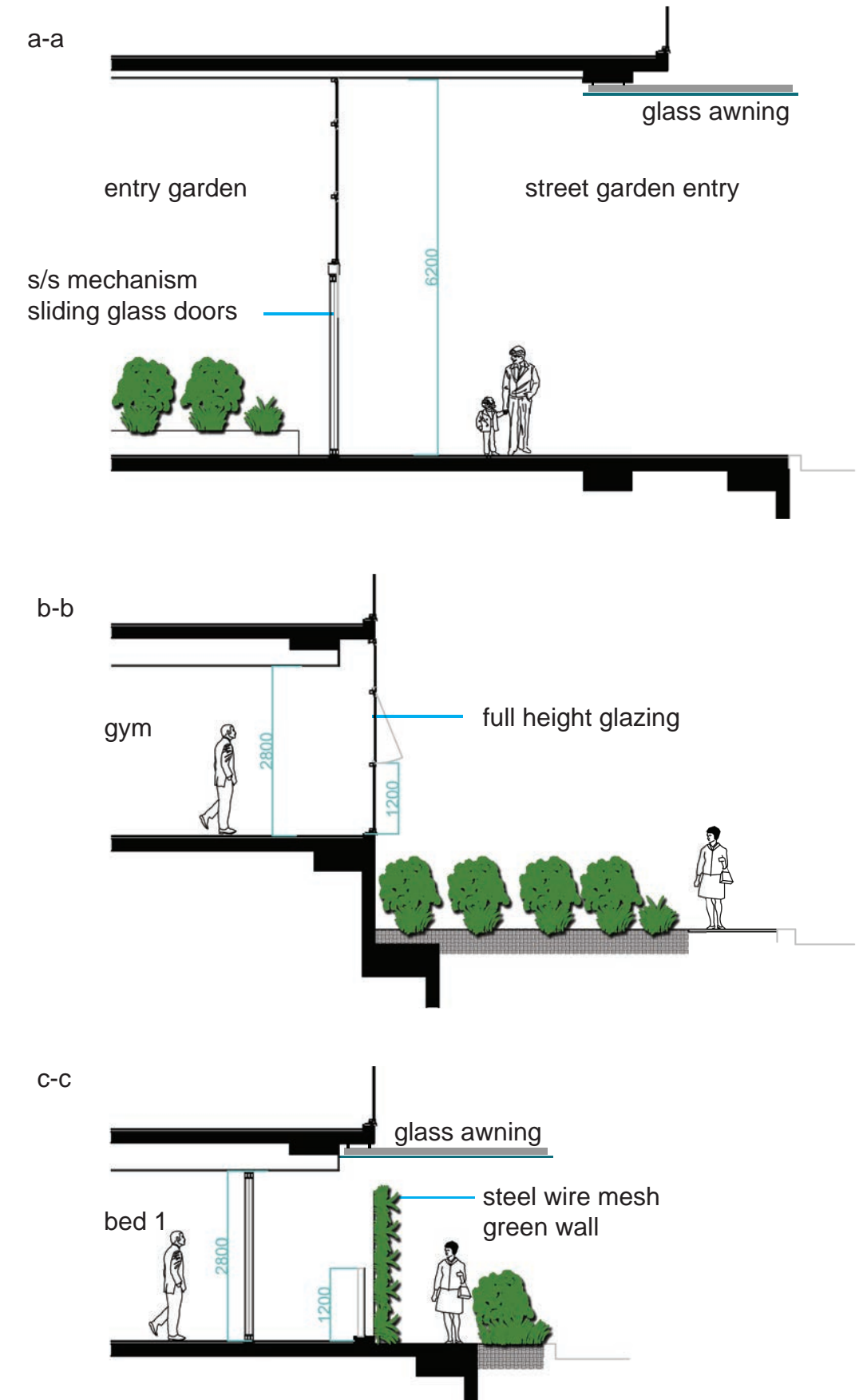
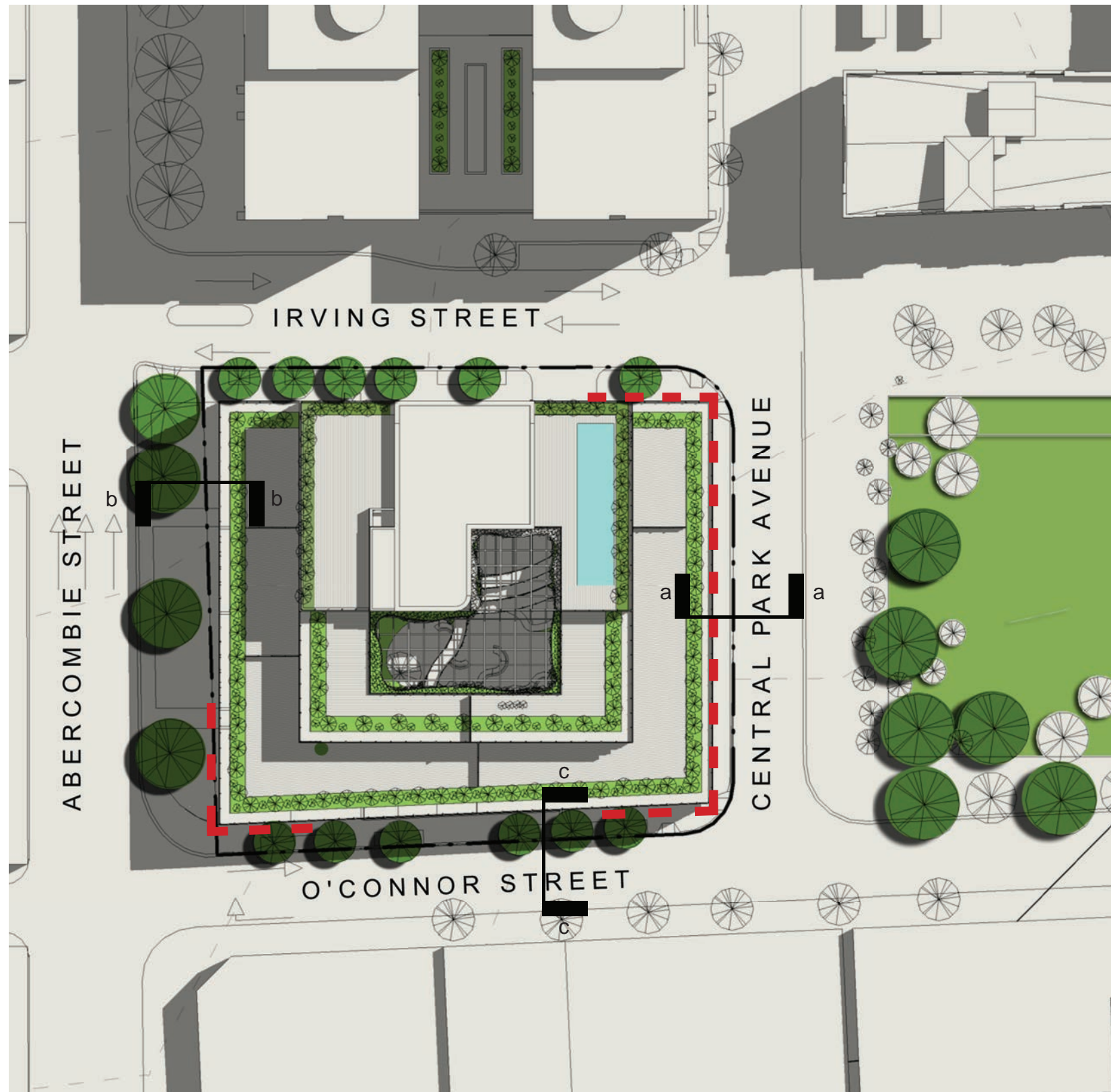
atrium



sky village



planning approach



--- active street frontage



