

7.0 MATERIALS + FACADE ELEMENTS

7.4 TOWER FACADE

Conceptually the façade has been designed to capture the sense of the sites edge condition between Olympic Park & Bicentennial Park, being where the city meets nature.

The tower facade has been designed as a curtain wall system allowing for an efficient construction sequence. The design is characterised by horizontal terracotta banding around each slab edge, which has a subtle eucalyptus colour pattern. The base condition of the spandrel is two 150mm deep horizontals spaced 400mm apart concealing the floor slab zone. The vertical face of the spandrel is always the medium eucalyptus colour – giving a consistency to the façade from a distance, however the top and bottom horizontal edges of the spandrel shift slightly in colour between light, medium and dark on a single storey scale – creating a fine grain pattern of colour texture which only becomes apparent upon approach towards the building.

All living spaces are located at the facade to maximise views and natural daylight throughout the year, whilst bedrooms are generally set back behind a balcony to maintain privacy. Where living rooms meet the outer façade there is an upper and lower horizontal fin. The lower fin is 300mm deep and raised 450mm above the floor. This fin provides shading to the window and defines an awning window that admits low level natural ventilation. The upper fin is 600mm deep and provides the main façade shading; as well as creating a zone for an upper level awning window for high level natural ventilation.

The fine horizontal fins vary according to the apartment condition. As the apartment mix changes throughout the 5 floorplate types, living room and bedroom locations change, creating a fine grain varied façade that delivers high levels of amenity and solar performance while being a direct and honest expression reflecting the complexity of the building planning.

This approach has been further developed from the competition scheme through the number of greens being reduced to 3, and the large scale colour pattern being removed. We feel that the expression of a tower building should be refined and elegant yet be clearly legible and perform with richness at 3 different scales:

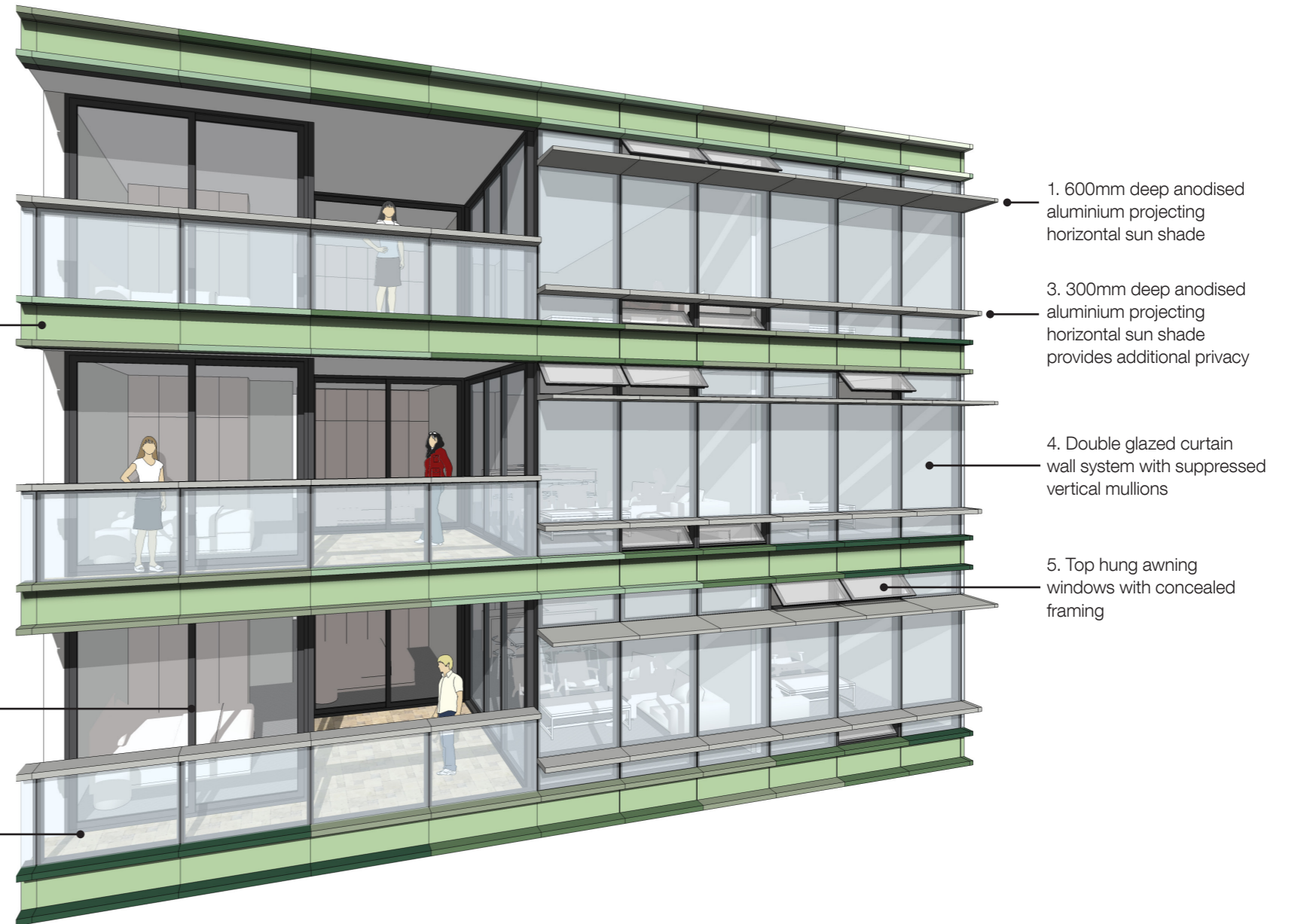
1. City Scale: (500+ metres) Massing articulation created through the shifting slots, stacked volumes, changes in apartment types and balcony locations on different floors is visible and creates a significant degree of articulation at a city scale.
2. Approach Scale: (100 metres); Glazing pattern applied to the garden slots becomes legible, as does the fine pattern of varying depths and heights of the warm silver anodised horizontal fins, creating a fine play of shadow, texture and depth.
3. Intimate Scale (10-20 metres): The top and bottom horizontal edges of the spandrel shift slightly in colour between light, medium and dark on a single storey scale – creating a fine grain pattern of colour texture which is only visible at an intimate / pedestrian scale.

The curtain wall facade is double glazed to reduce heat loss in the winter, and minimise heat gain in the summer, as well as reducing the amount of ambient noise entering the apartments.

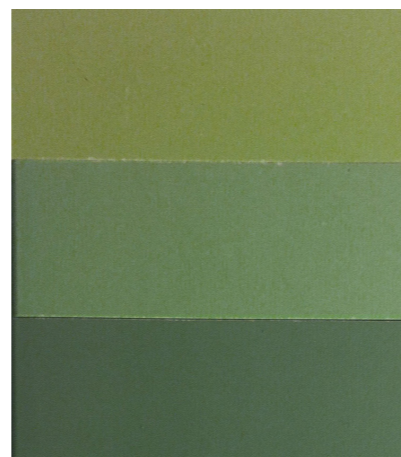
1. Terracotta spandrel panels, in natural, eucalyptus inspired hues

6. Warm black/charcoal coloured anodised aluminium glazing frames

Glazed balustrades to balconies maximise views from bedrooms and living areas. The horizontal fins generally also serve to provide visual privacy when viewed from below, as can be seen in image 1 below.



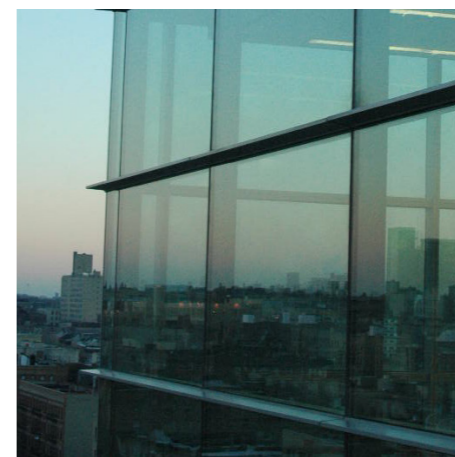
1. Horizontal sunshades



2. Terracotta Panels



3. Anodised aluminium sunshades



4. Double glazed curtain wall with suppressed vertical mullions

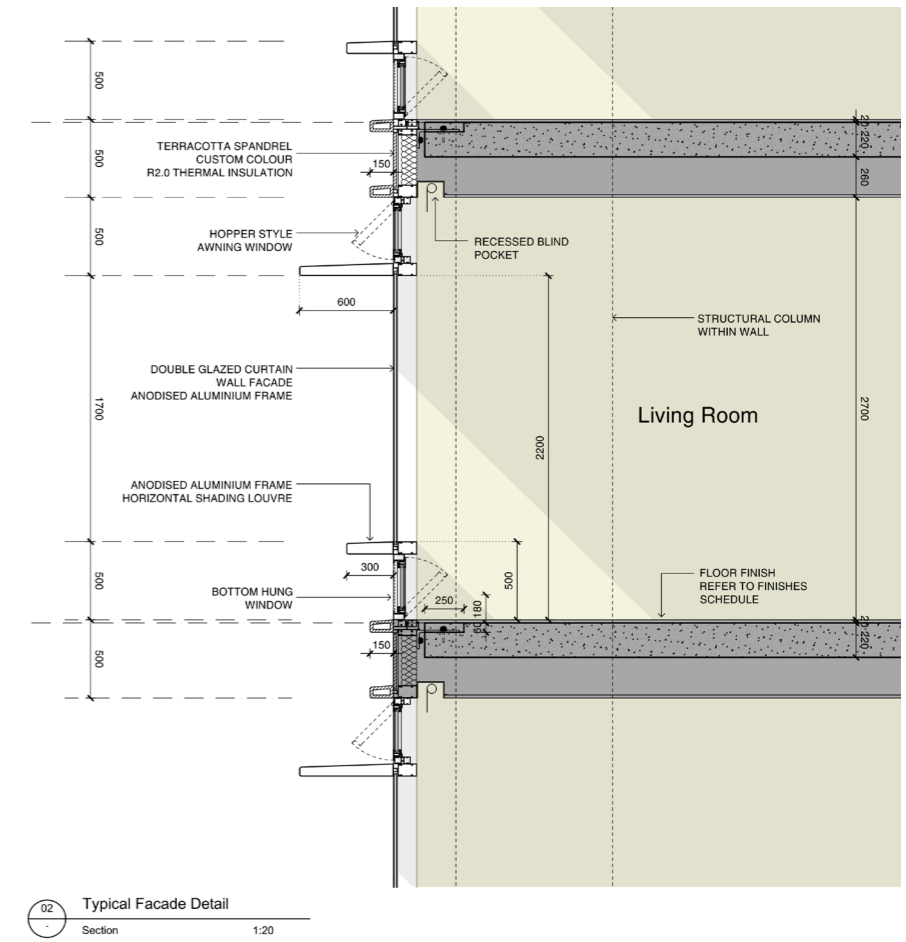
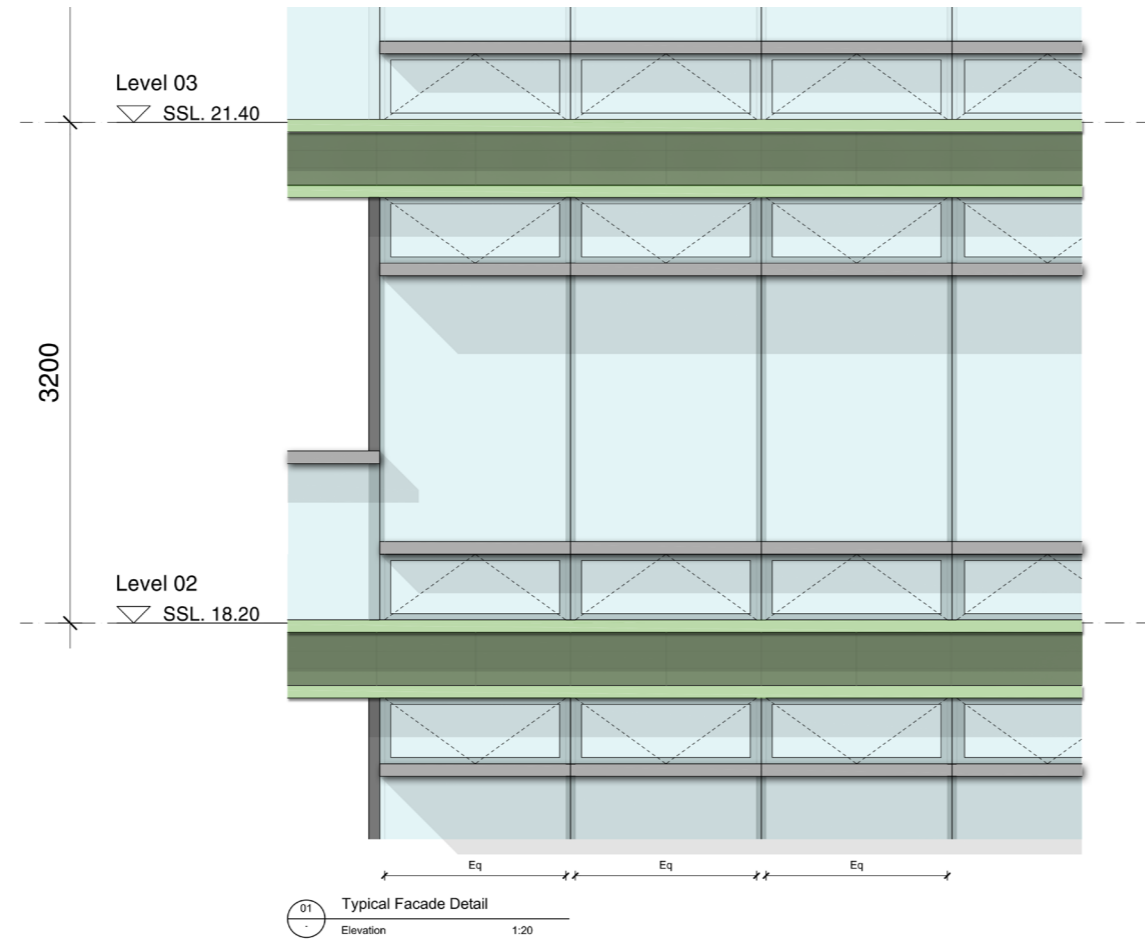


5. Awning Windows

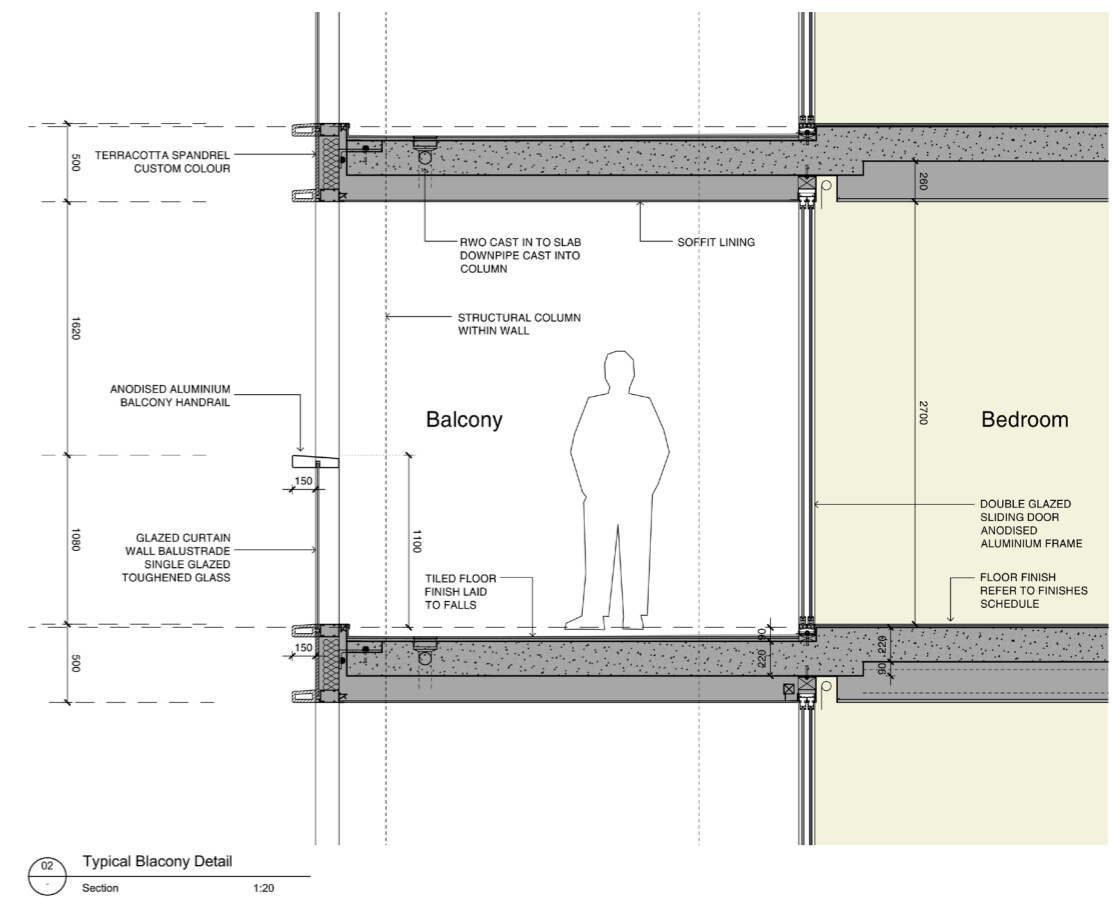
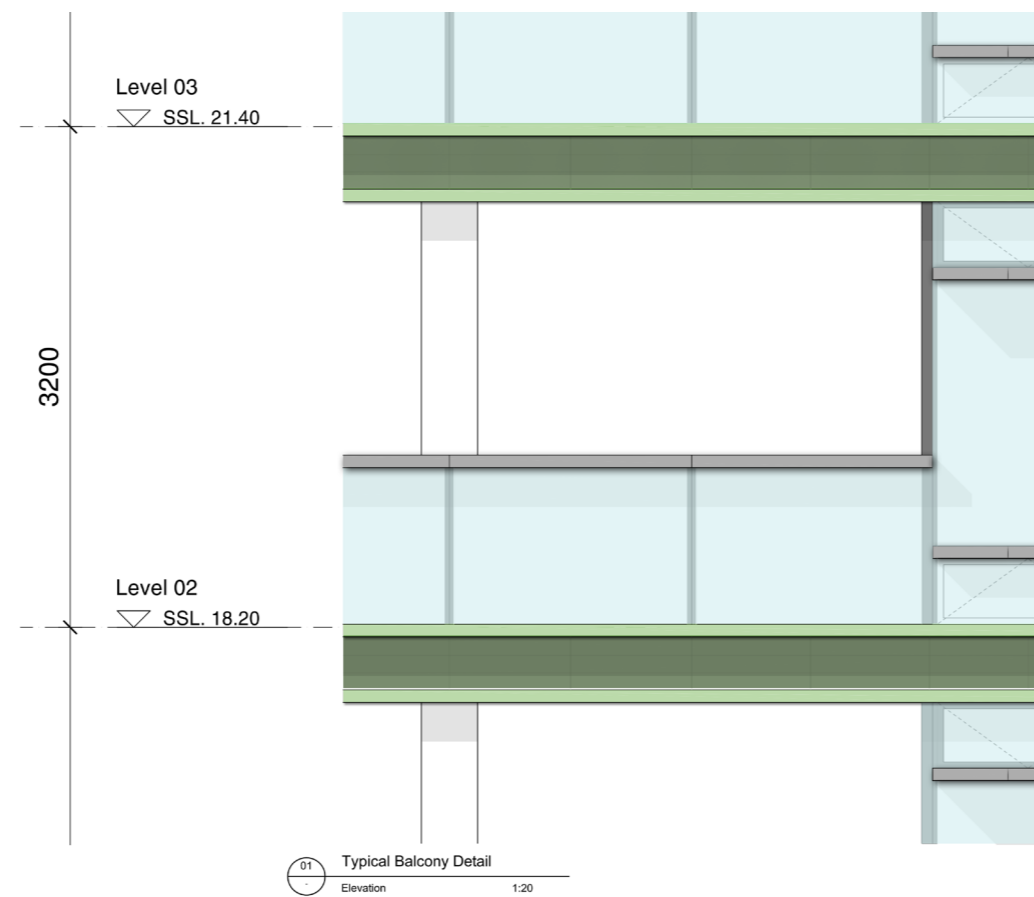


6. Window frames

7.5 TYPICAL FACADE DETAIL



7.6 TYPICAL BALCONY DETAIL



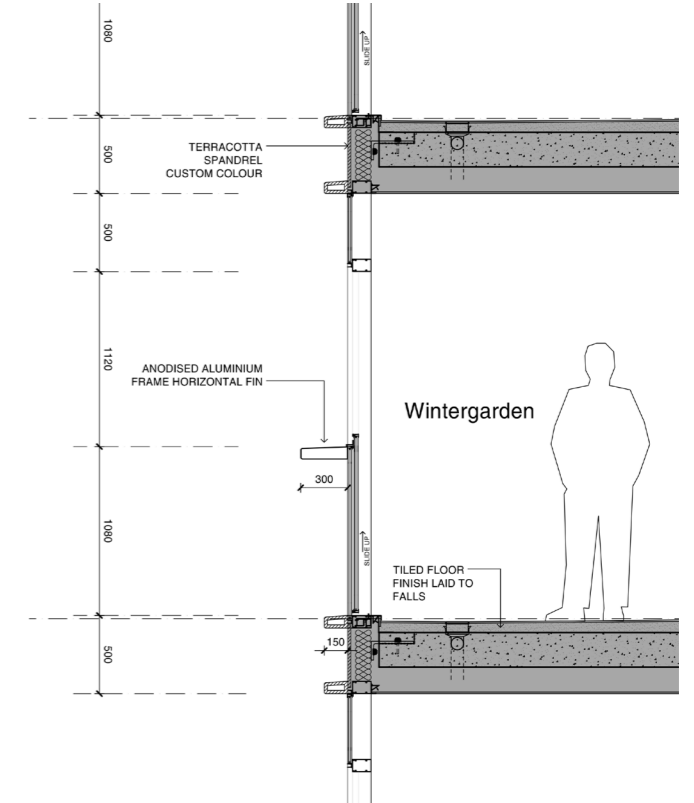
7.0 MATERIALS + FACADE ELEMENTS

7.7 TYPICAL WINTERGARDEN DETAIL

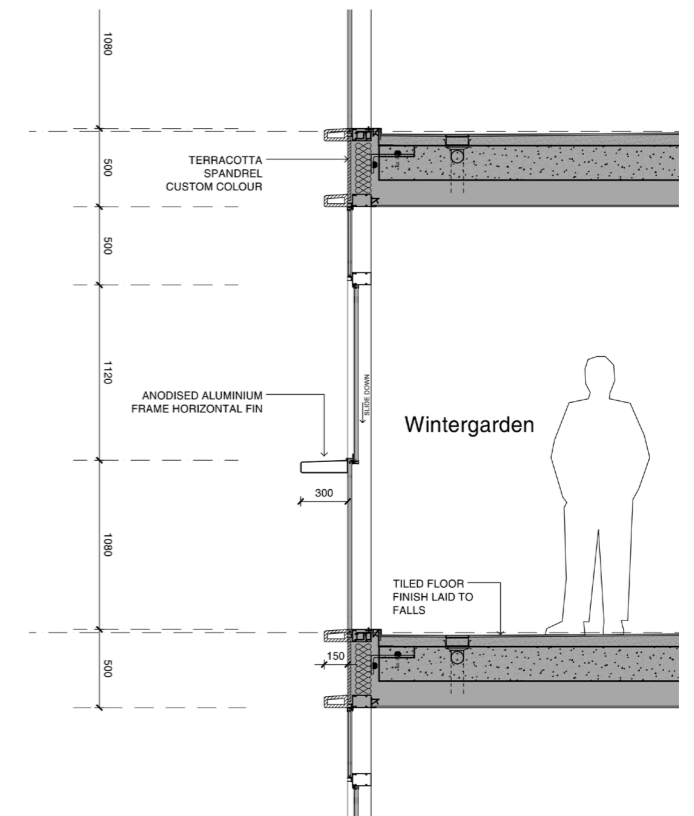
Wintergardens are typically located on the corner apartments in lieu of traditional balconies. Wind modelling has determined the curved corners of the building are susceptible to significantly increased wind speeds when compared to the linear portion of the building facade, meaning traditional open style balconies would not be suitable in these locations.

The wintergardens consist of a vertically sliding window system which allows the facade to be opened from balustrade height up to a level of 2200mm above floor level, maintaining the natural ventilation and sensation of an outdoor space similar to a balcony.

In high wind conditions, when closed, the wintergarden benefits from protection from the wind while allowing views and access to sunlight to be maintained.



Section through Wintergarden facade with glazing open



Section through Wintergarden facade with glazing closed offering protection from strong winds and driving rain

