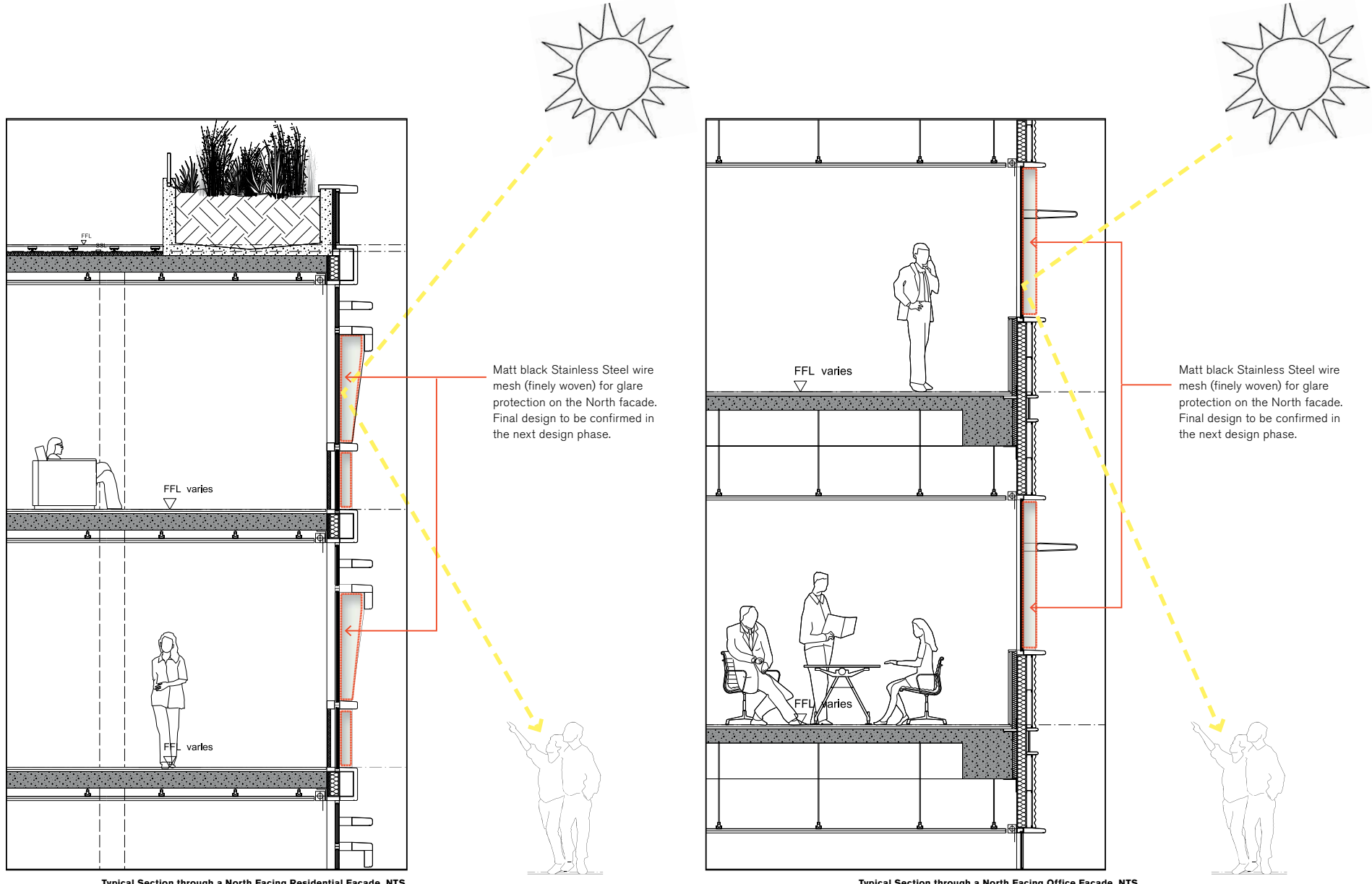


Reflectivity - Façade Design

Revised Tower Façade Design - North Facade Glare



Reflectivity - Façade Design

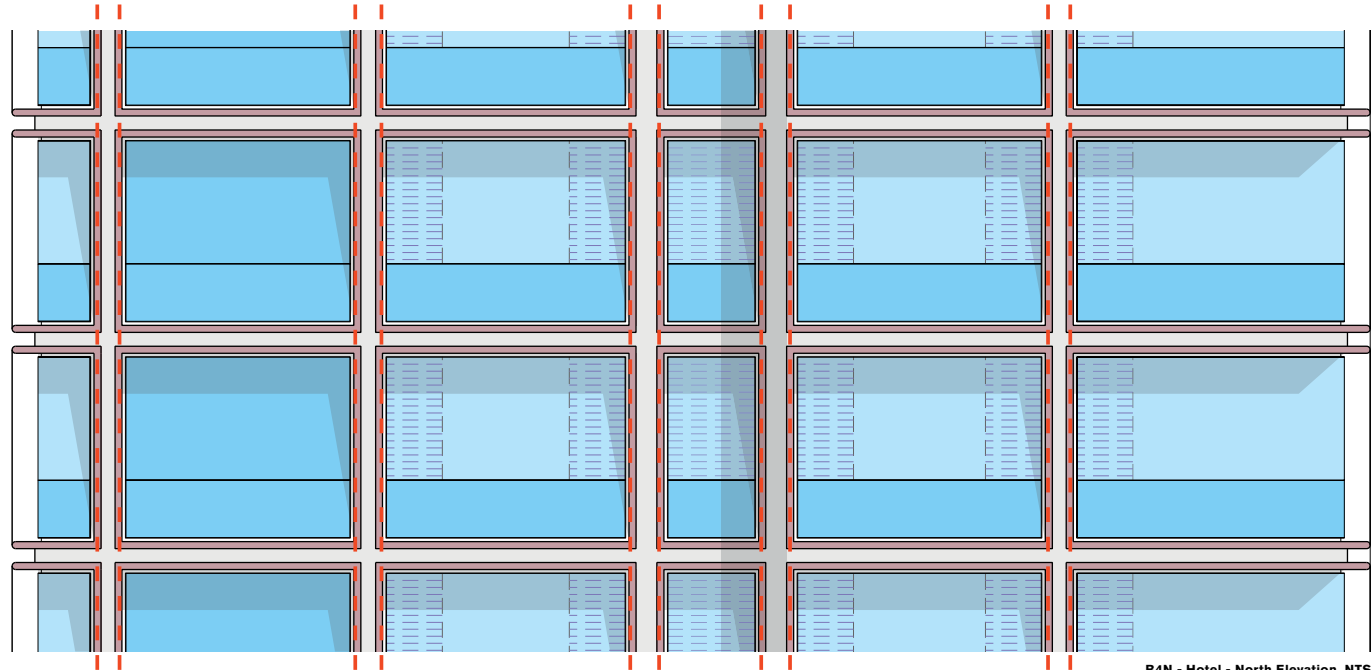
Revised Tower Façade Design - North Facade Glare

6.1

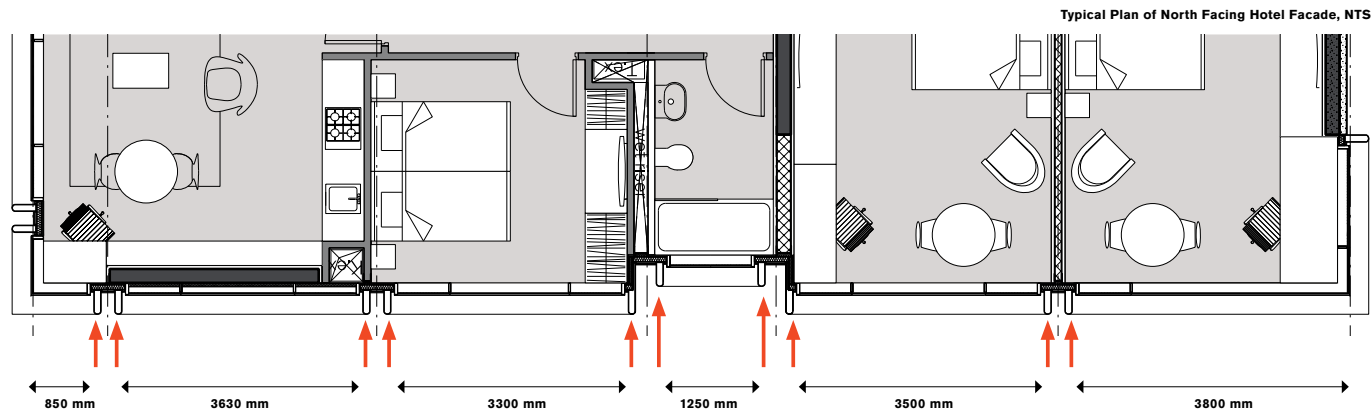
Response to Glare issues on the hotel North Façade

On the northern façade, vertical fin elements to the glazing have been recommended to intercept morning and afternoon solar rays reflecting onto Broadway (see Solar Reflectivity Assessment 4946 for Frasers Broadway, submitted in March 2009 by CPP). Anti glare measures have been incorporated within the cladding module of the hotel itself as each individual unit has been separated from the other by a double vertical fin which protrudes from the outer glazing line.

Please also refer to Solar Reflectivity Assessment information by Consultants



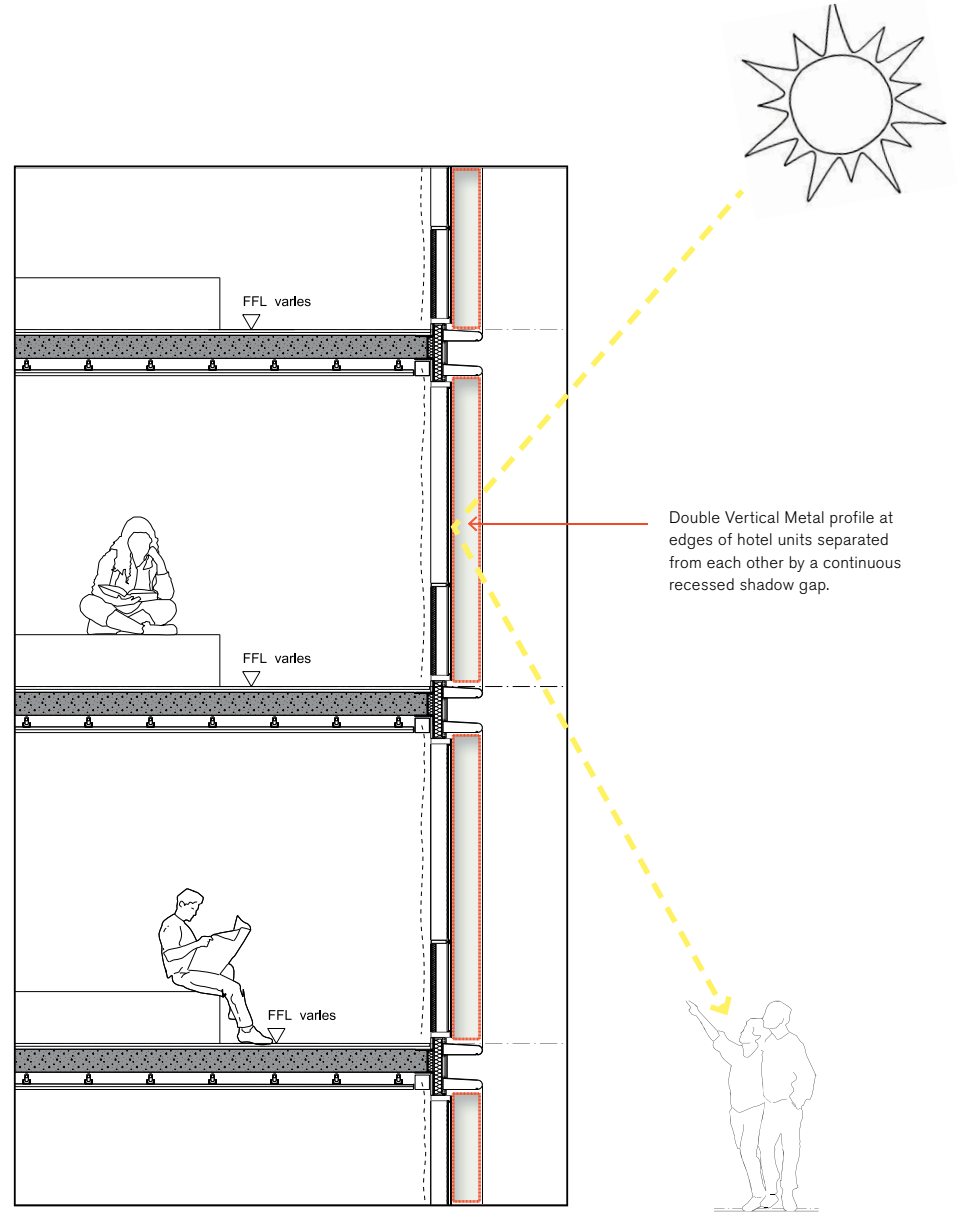
B4N - Hotel - North Elevation, NTS



Typical Plan of North Facing Hotel Facade, NTS

Reflectivity - Façade Design

Revised Tower Façade Design - North Facade Glare



Typical Section through a North Facing Hotel Façade, NTS

This chapter looks to clarify the overall design of the Heritage Courtyard, specifically the relationship of the Heritage Buildings with the design and tectonic qualities of the internal western facades of Block 4N as requested within the DoP&E response letter. The following pages indicate the location in plan the proposed finishes in addition to a series of 3D design development studies explaining the relationship between the Heritage Buildings and the new Block 4N.

Heritage Proposed Materials and Finishes

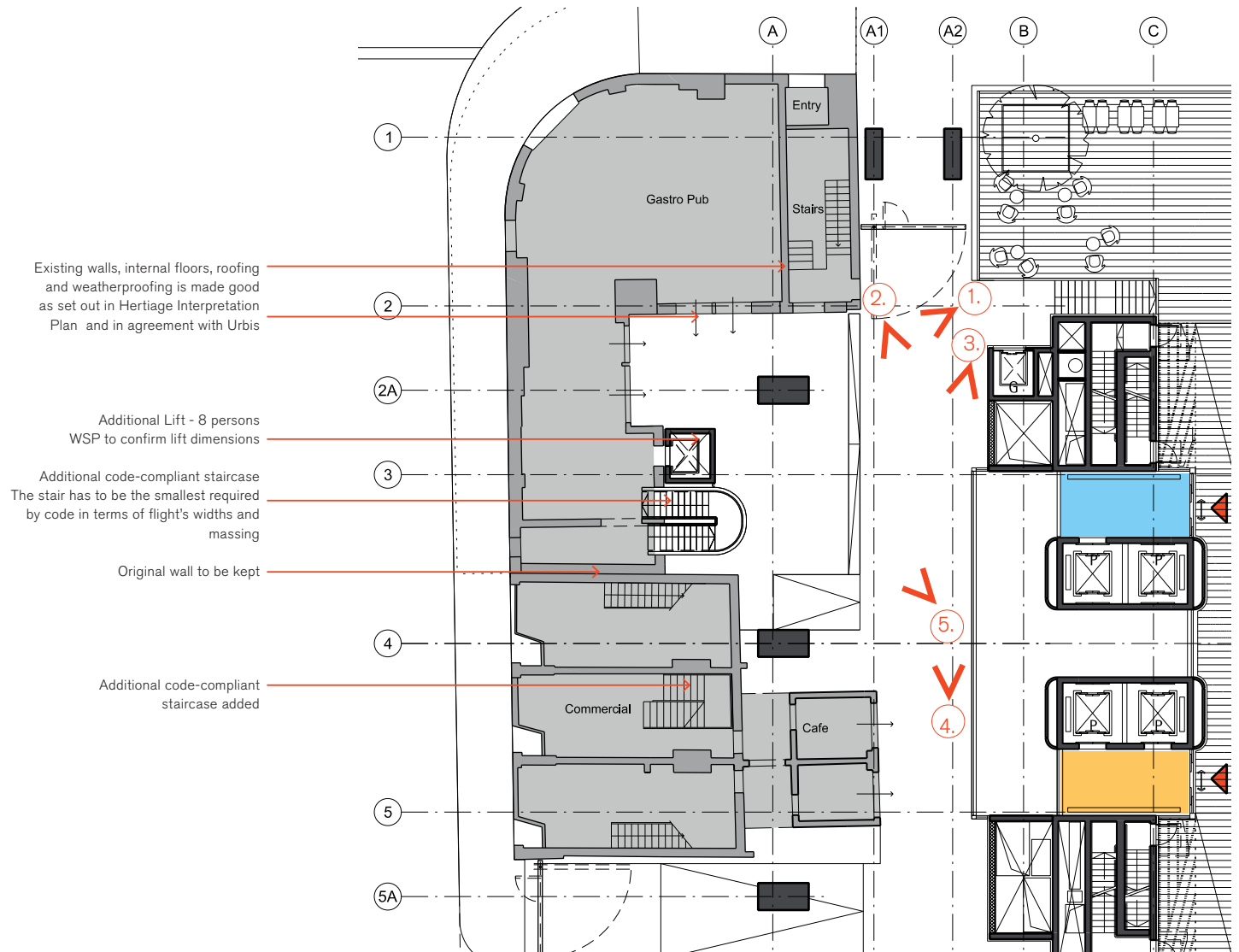
Key Plan

It has always been seen that the rear of the Australian Pub and the historical Terraces was to be embraced as part of the design of this space of the building – the Heritage Courtyard. The proposed design for the commercial entrance lobby for Block 4N has been developed with the intention that the Heritage Courtyard is an extension of the commercial entrance lobby and the lobby read as part of the courtyard. This is expressed in deliberately blurring of the boundaries between the two space (lobby and Heritage Courtyard) through the continuation of the materiality of the stone floor finish between the two. Though the material finish may vary (polished and honed), this connection helps to unite the space and to read the overall volume together. A subtle change in level is required however to delineate the rear terrace of the Australian Hotel from the main thoroughfare and circulation route to the office lobby. The commercial and childcare lobby is then defined by “the glass box” which weaves between the structural concrete elements of the main core and transfer structure which supports the commercial and residential accommodation above the Heritage Buildings. The use of a glazed design for the lobby was also important to ensure natural daylight illuminated the space, particularly the “passageway,” as well as ensuring good visual connection within the space and between the various levels.

In the case of the Heritage Buildings, it is intended to restore the fabric of the Australian Hotel and the adjacent Historical Terraces in agreement with Urbis and their recommendations set out in their Heritage Interpretation Plan for these buildings. Where parts of these historical buildings are missing, it is intended to reconstruct the facades to compliment the existing restored facades of the respective buildings. With the intended use of the Australian Hotel to be a “gastropub”, the restored facades will be designed to allow the proposed bar and restaurant to spill out into the courtyard and enliven the space. This will also allow for an “at-grade” accessible entrance into the building which the current listed Broadway elevations currently won't permit. The restoration will also require a compliant egress stair and lift to be newly constructed to bring the restored building in line with current building regulations. This is proposed to be a simple and modest intervention which again compliments the materiality of the hotel and terraces. This is set out more clearly in the annotated, diagrammatic design studies on the following pages.

The proposal provides a degree of honesty and simplicity between the old and new but also aims to ensure the final façade design complements that of the Heritage Buildings.

Please note that this section should be read in conjunction with section 7 of A-SK-0790 of the development application report.



Current Condition of the Buildings

The Australian Hotel and adjacent Terraces which partially occupy the site for Block 4N were some of a series of heritage buildings which were located on the original CUB site and influenced the approved Concept Masterplan. This led to the introduction of the "city datum line" into the planning conditions which manifested itself as the Podium in the final scheme completed to date and are proposed in the proposed schemes for Block 1 and Block 4N.

The photos on this page and opposite highlight the current condition of these historical buildings and the extent of restoration required. The following pages summarise the new proposals to restore them and introduce new life into their future by integrating them into the design of the new Block 4N by way of creating a Heritage Courtyard space while retaining their prominence at the corner of Broadway and Abercrombie Street.



View of the north-west corner of the Australian Hotel



View of the rear of the Australian Hotel



View along Abercrombie Street of the historical Terraces

Current Condition of the Australian Hotel and Terraces

Site Photos



View of the rear of the historical Terraces



View the demolished extension to one of the Terraces



View of the demolished staircase to the Australian Hotel



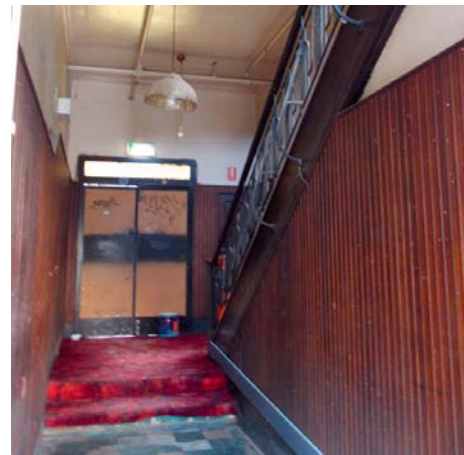
View of the rear of the Australian Hotel



View of one of the doorways to the Terraces



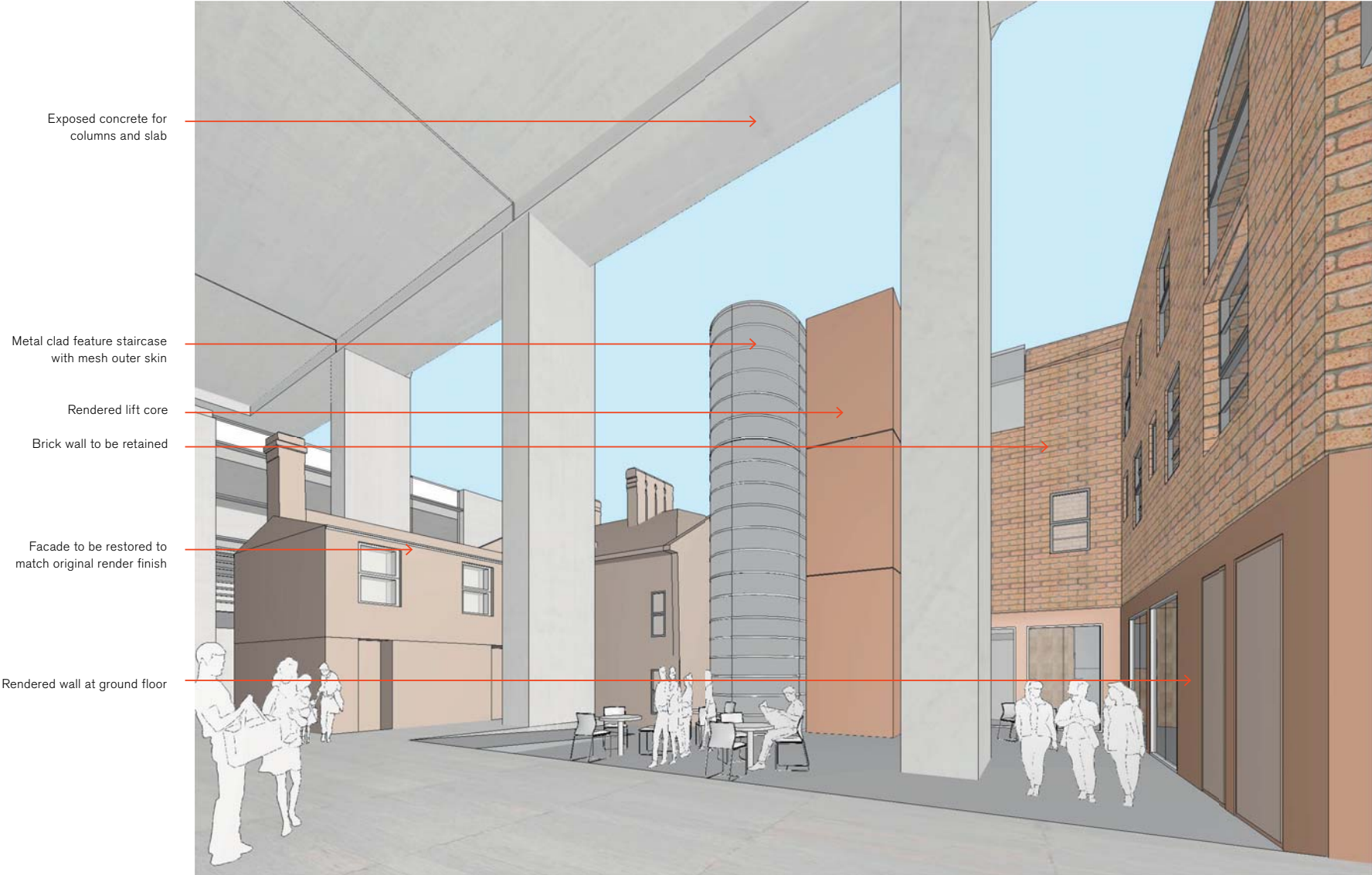
View of one of the internal shop areas of the Terraces

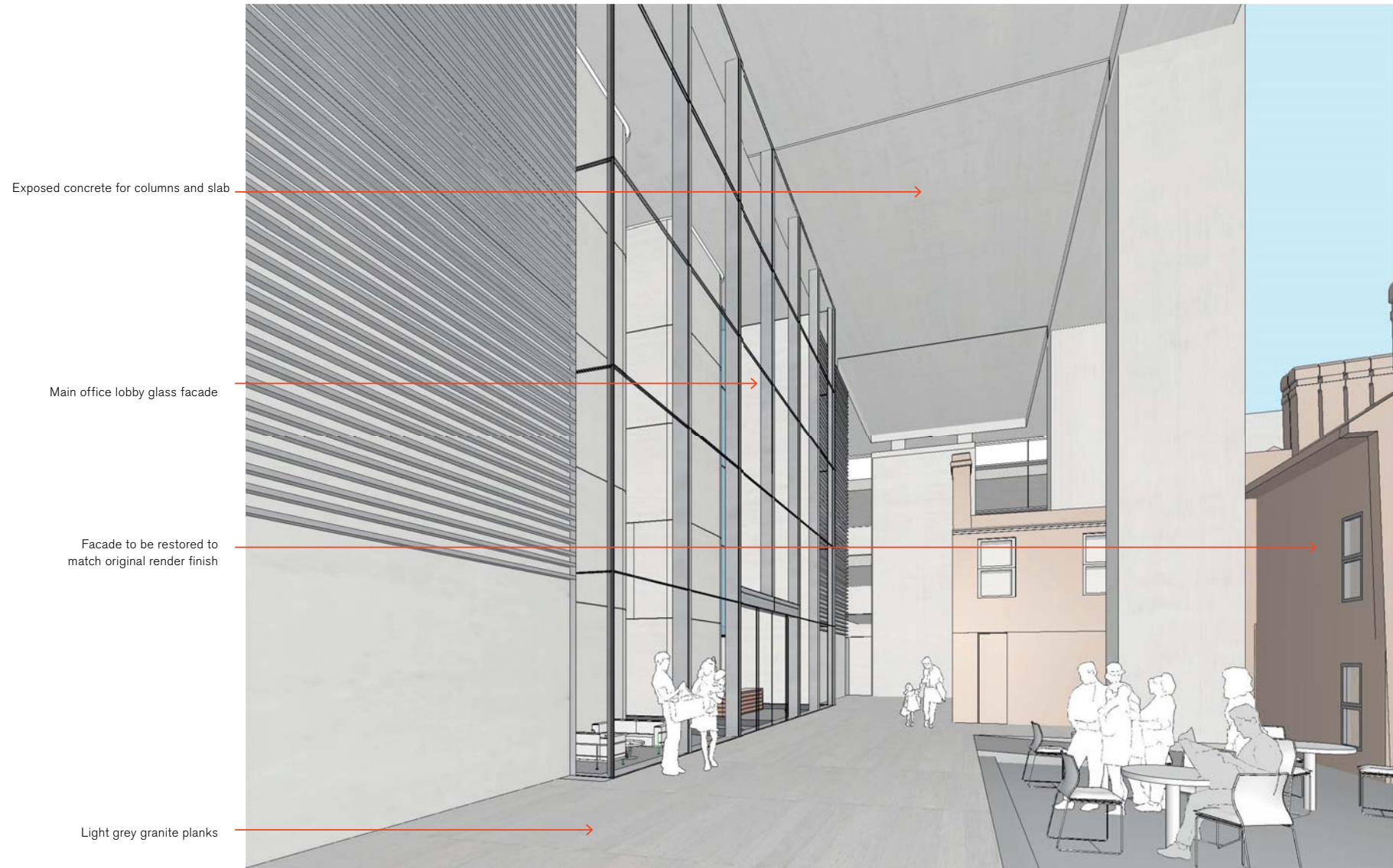


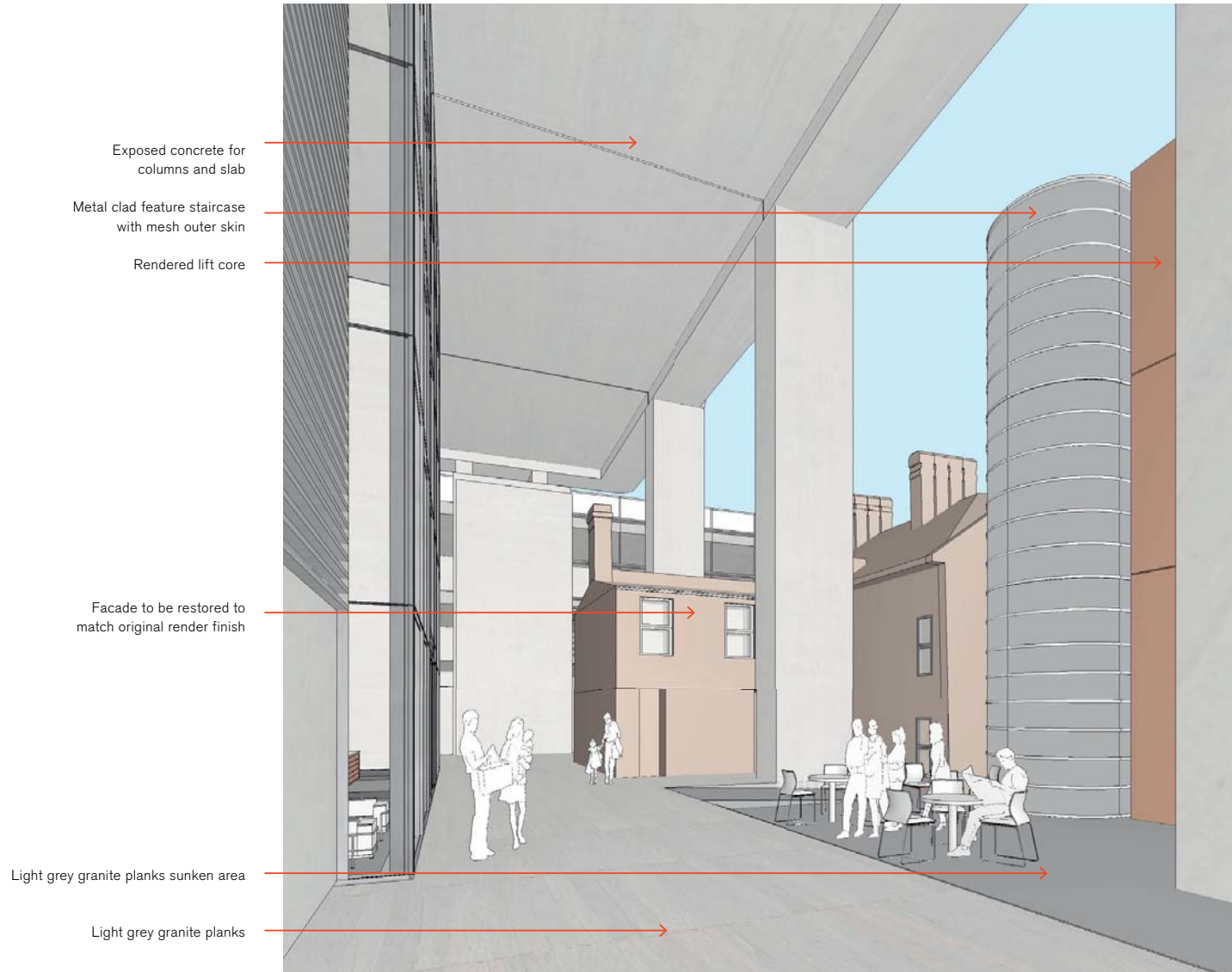
View of the historical staircase within the Australian Hotel



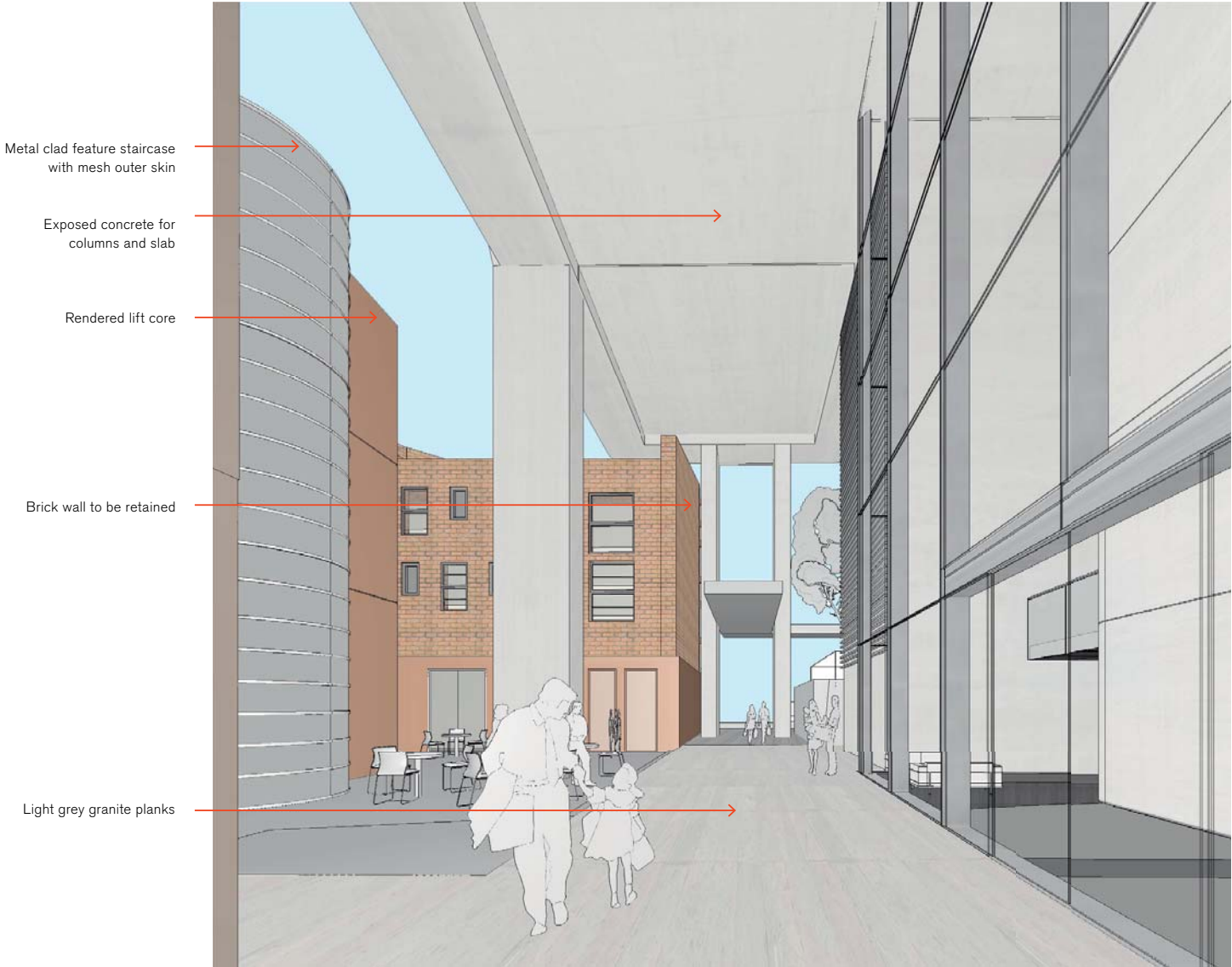
View of one of the corridors on the upper floor of the Australian Hotel

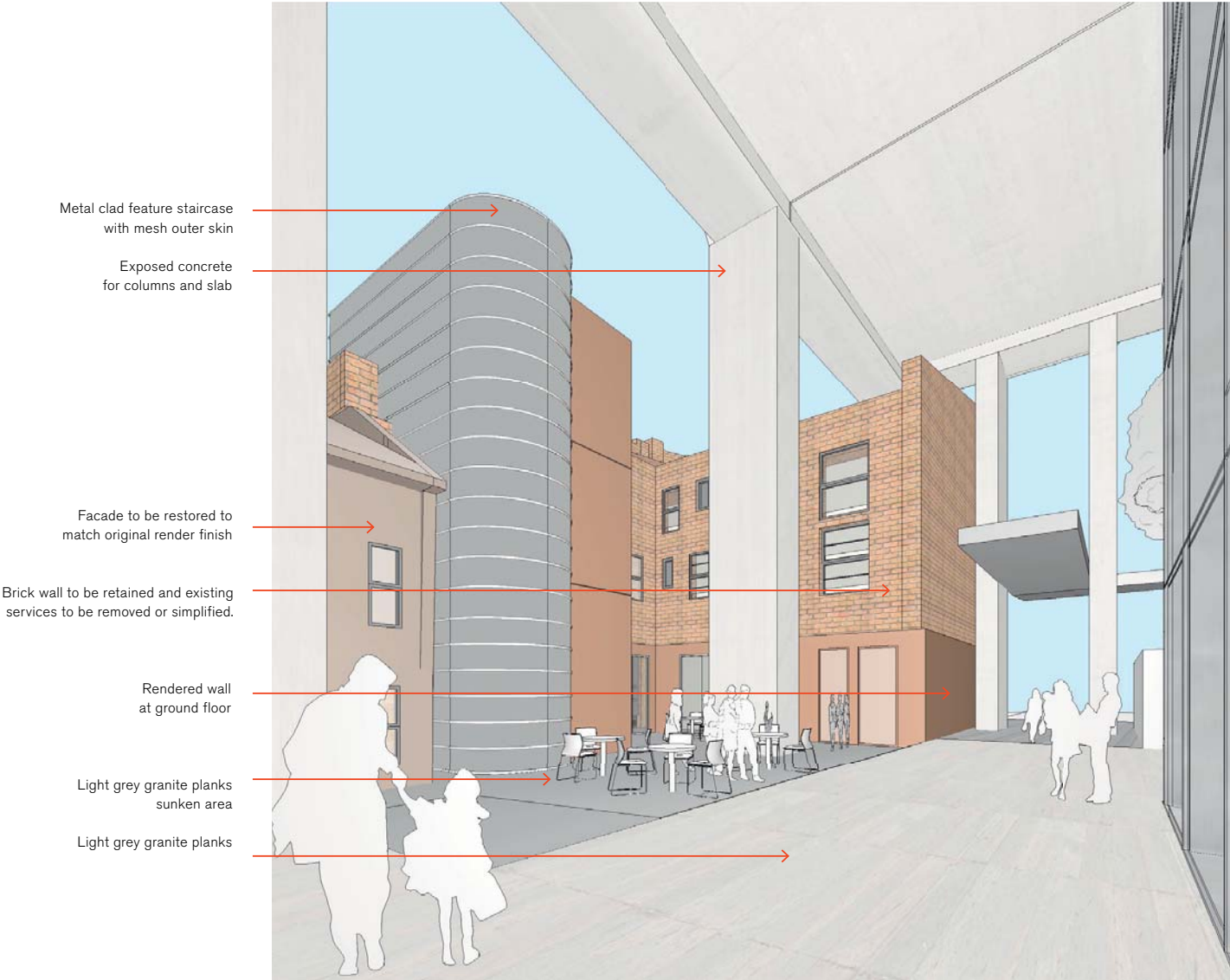






View 4





The more detailed swept-path studies and design development of the drop-off design is explained within a separate report prepared by GTA within the PPR documentation for Block 4N. Please refer to the JBA cover letter in the first instance for the correct reference. The following pages briefly illustrate how the revised design has been incorporated within the wider landscaping design around Block 1 and Block 4N. The proposed solution incorporates three new drop off bays on Central Park Avenue in front of Block 1 & Block 4N.

It is also proposed that the 3no. parking bays to the east of Block 4S further along Central Park Avenue will revert to additional drop-off bays during peak hours in the morning and afternoon when required. This will be clearly signposted.

SSDA Scheme

The illustrated plan on this page shows the current landscaping around Block 1 and Block 4N and the design proposal along Central Park Avenue which raised the query relating to the drop-off provision for the hotel and childcare within the DoP&E response letter. The plan also highlights the kink in the transition of the kerb line to the drop-off and parking bays at the corner of Central Park Avenue.

Kink within current landscape design

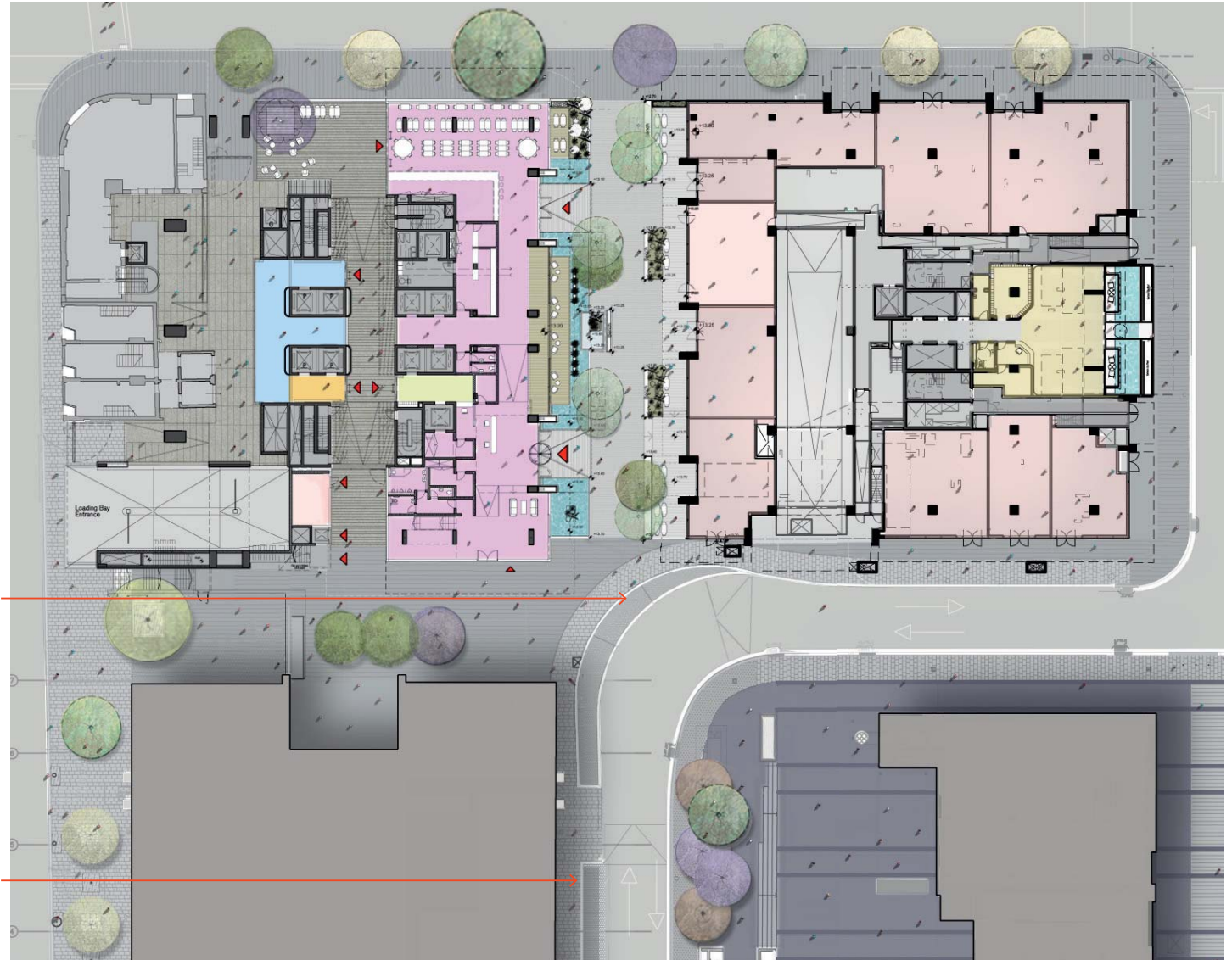


Revised PPR Scheme

The revised design along Central Park Avenue addresses the concerns of the drop-off for the hotel and childcare through the introduction of three new parking bays. The new proposal also looks to address the geometry of the Central Park Avenue and the kerb line to ensure a smooth tangential transition from the pavement kerb into the parking bay/drop-off. The landscape design also illustrates the rationalised application of paving materials around both Block 1 and Block 4N. This is explained further in the next chapter within this PPR Summary Report.

- Kerb revised to smooth transition from road to drop-off bays.
- 3no. drop-off bays introduced on to Central Park Avenue.

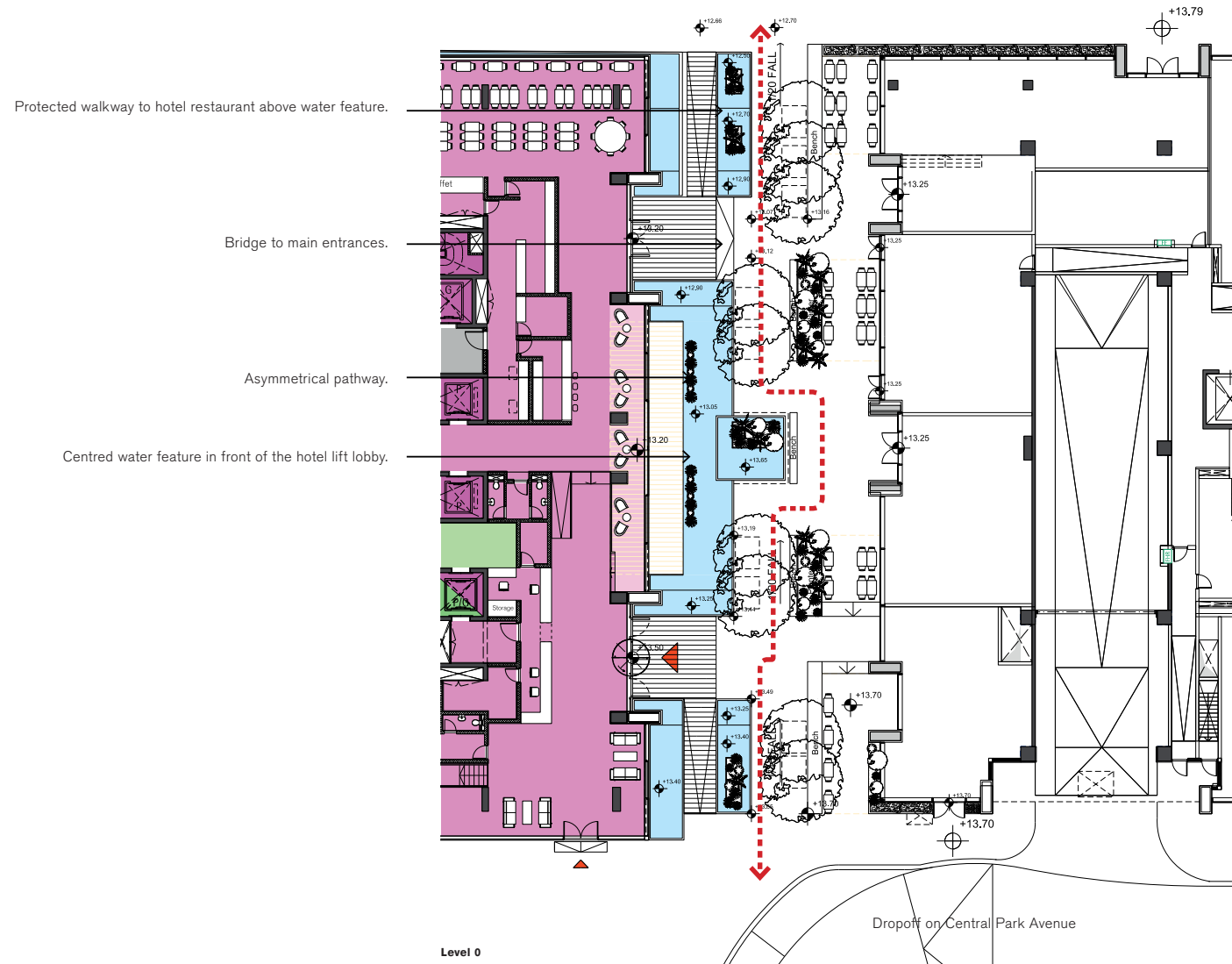
- Existing 3no. parking bays to be used as additional drop-off bays during the peak morning and afternoon hours.



This chapter provides a general update regards the design development of the landscaping around Block 4N and particularly the Pedestrian Link between Block 1 and Block 4N. A previous chapter has already addressed the landscape proposal for the Heritage Courtyard in conjunction with the proposed design of the adjoining western facades with that of the Australian Hotel and adjacent Historical Terraces.

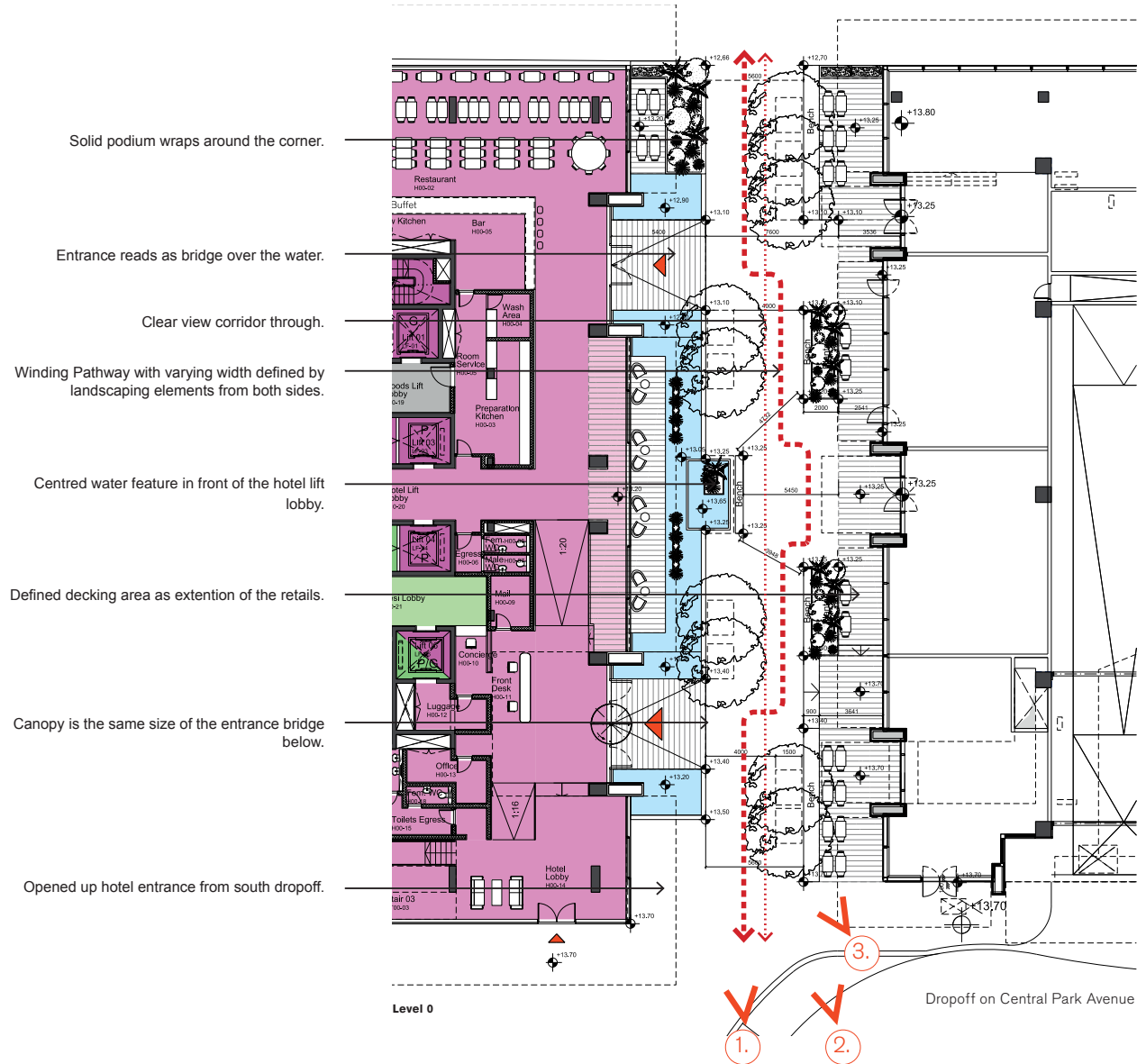
Since the SSDA submission, the design of the pedestrian link between Block 1 and Block 4N has been refined to simplify the circulation within the overall space. The design now looks to have access to both the retail within the podium of Block 1 and the hotel restaurant and reception to Block 4N off a central circulation route. This has also allowed for the external terrace or decking areas to the Block 1 podium retail units to be more defined in the design with the areas to be expressed more clearly in the treatment of the surface finish. The revised design has also looked to address the revisions to Central Park Avenue and the clarification of the drop-off design for the hotel and childcare facility and provide a more significant "frontage" to the hotel entrance in the south-east corner.

SSDA Scheme



The layout has also been revised within the hotel lobby and reception at the ground floor in the south-east corner to address the change in level between the lobby and the external landscaping in a more satisfactory manner. The previous SSDA proposal proposed an external ramp on the south façade. Upon review, the ramp has been incorporated internally within the hotel lobby to define the reception space at ground level to the conference facility at Level 01 which is accessed from a feature stair to the south of the hotel reception.

Revised PPR Scheme



- Hotel
- Hotel Lift or Stair
- Residential Lift or Stair

Landscaping Design of Pedestrian Link

4S Pedestrian View
View 1

SSDA Scheme



Revised PPR Scheme

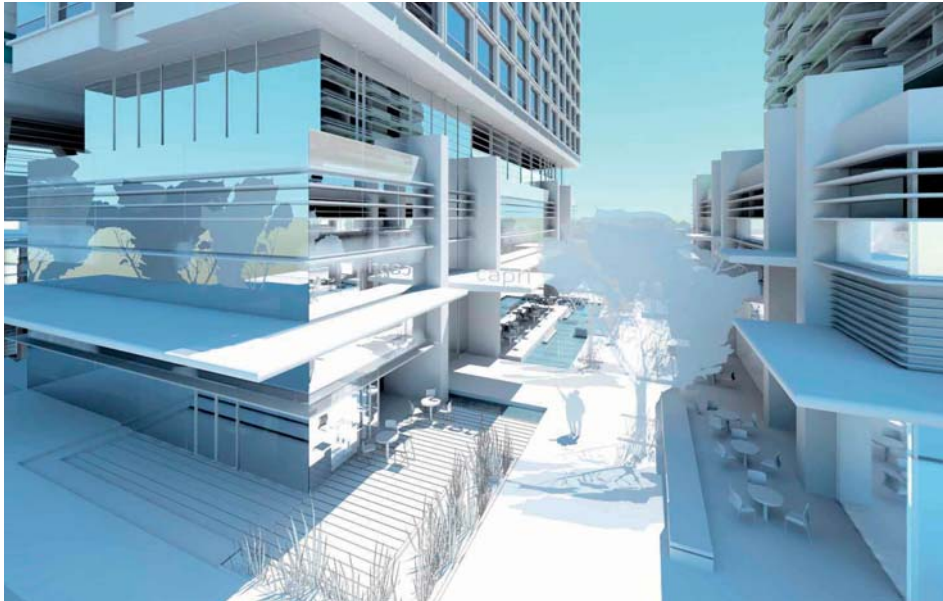


Landscaping Design of Pedestrian Link

South Corner View

View 2

SSDA Scheme



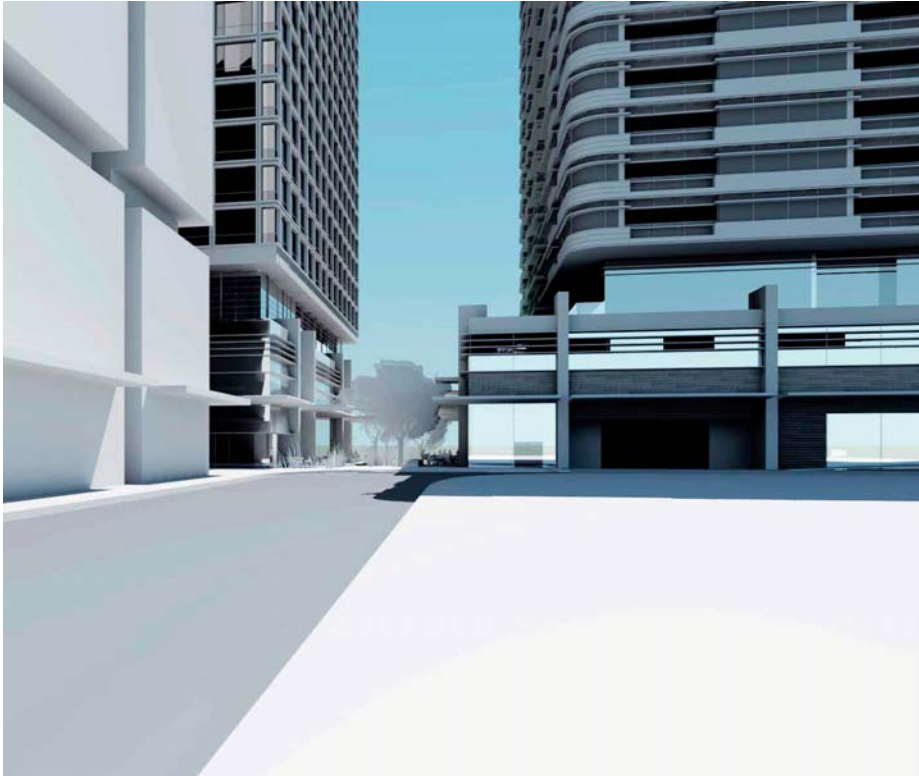
Revised PPR Scheme



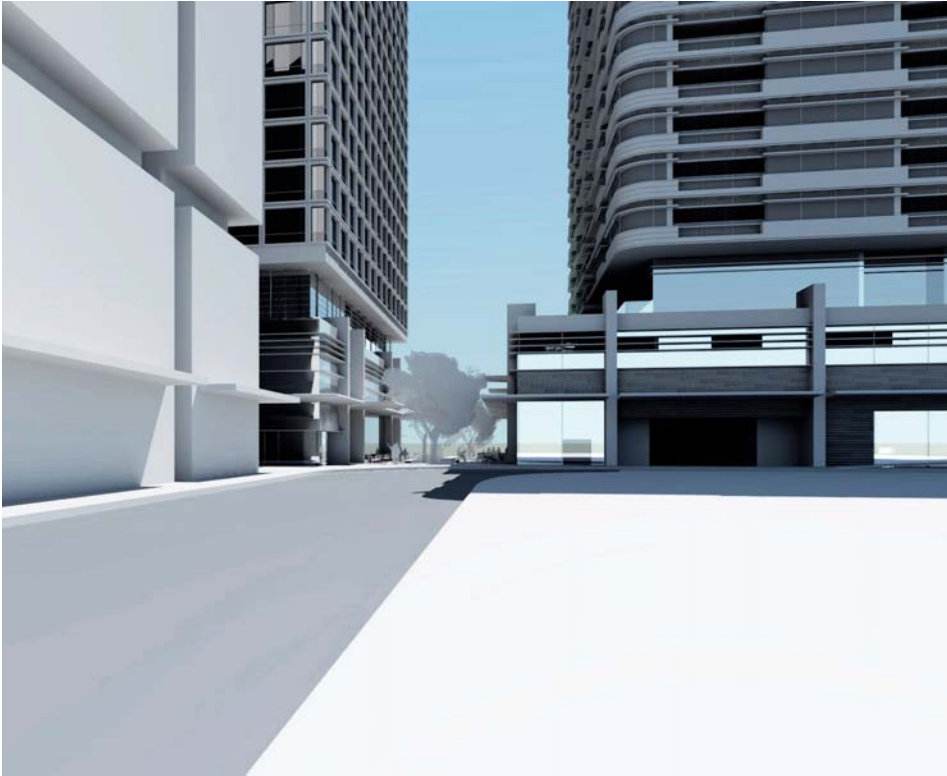
Landscaping Design of Pedestrian

Approaching View
View 3

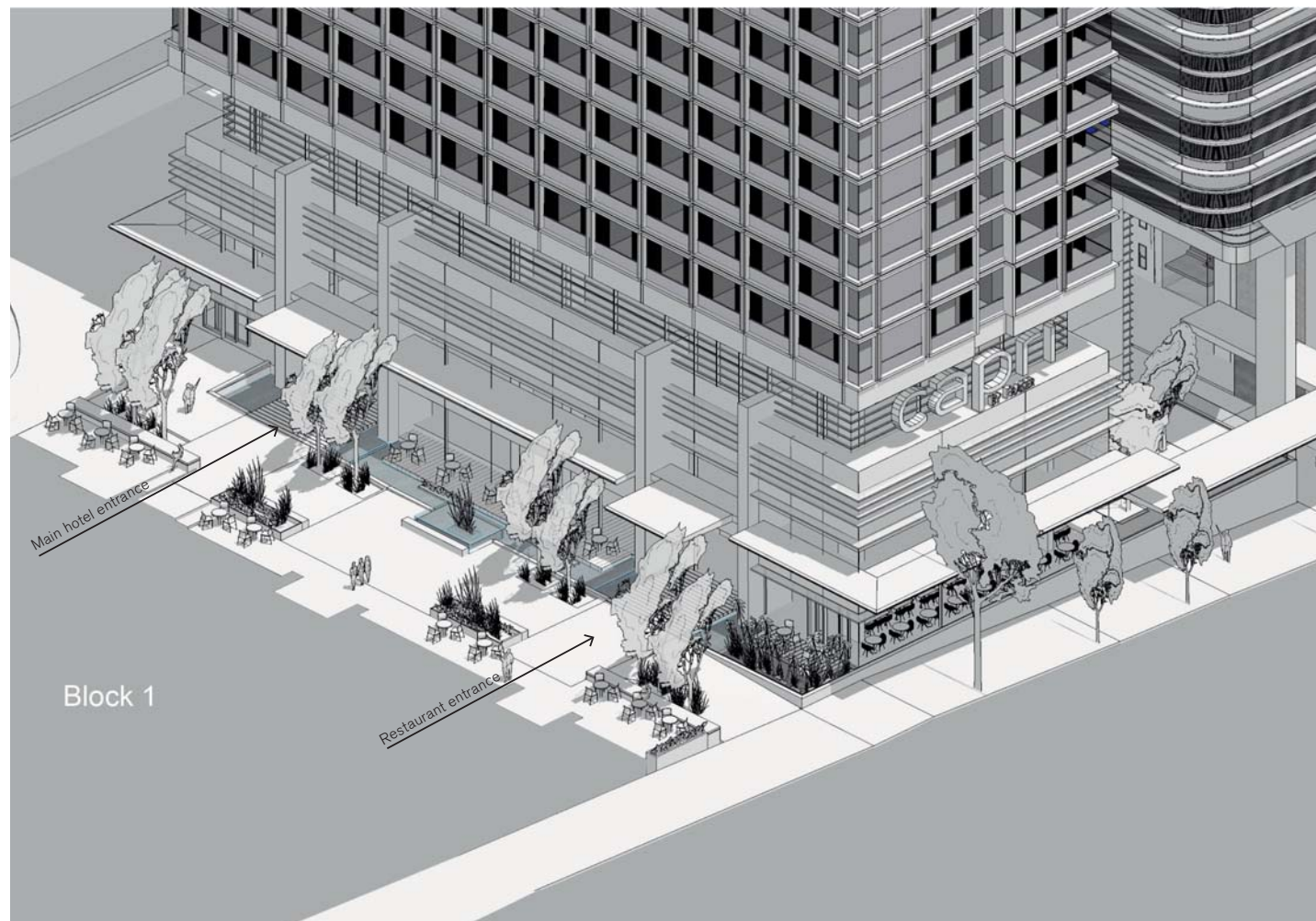
SSDA Scheme



Revised PPR Scheme



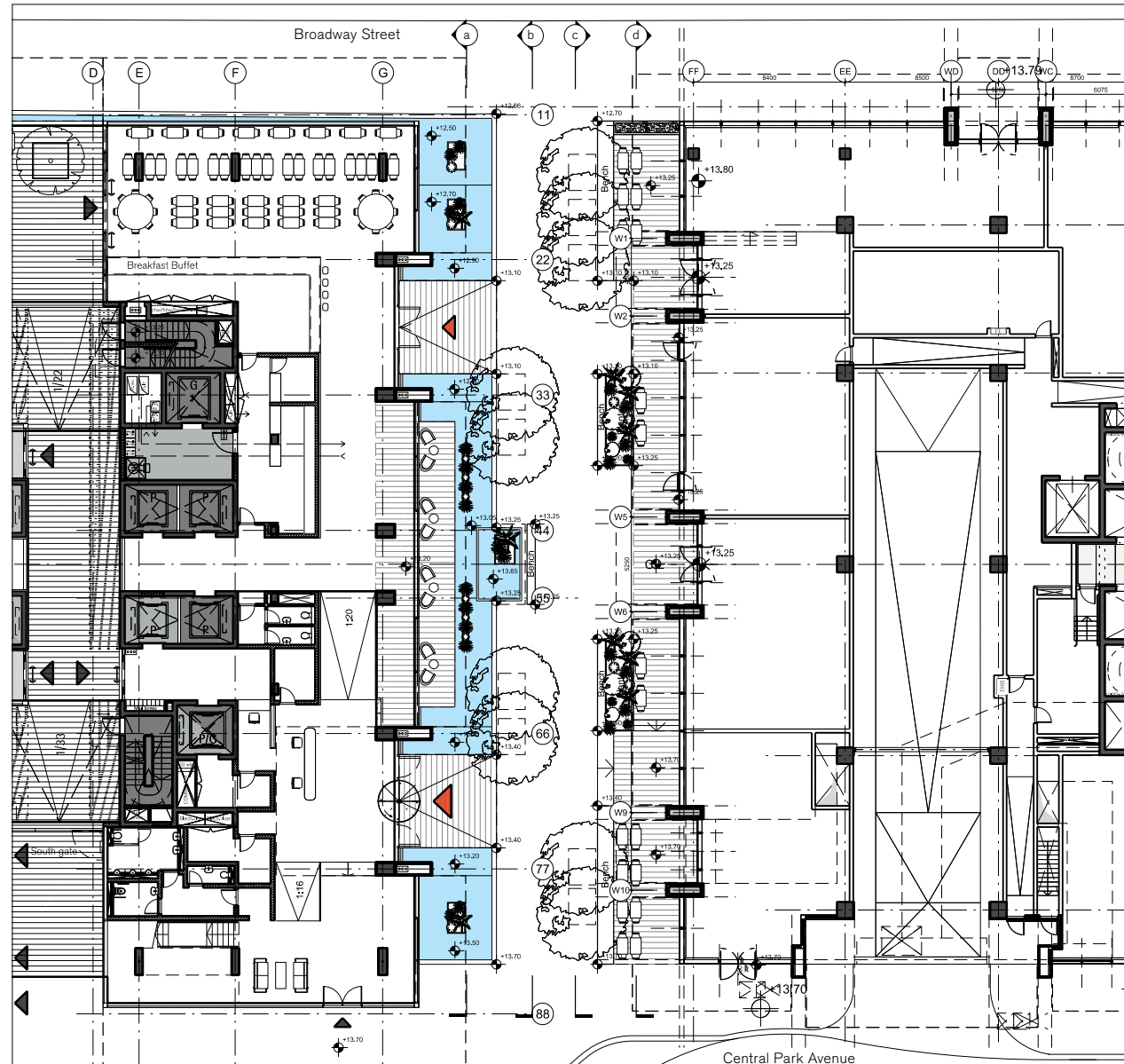
Revised PPR Scheme



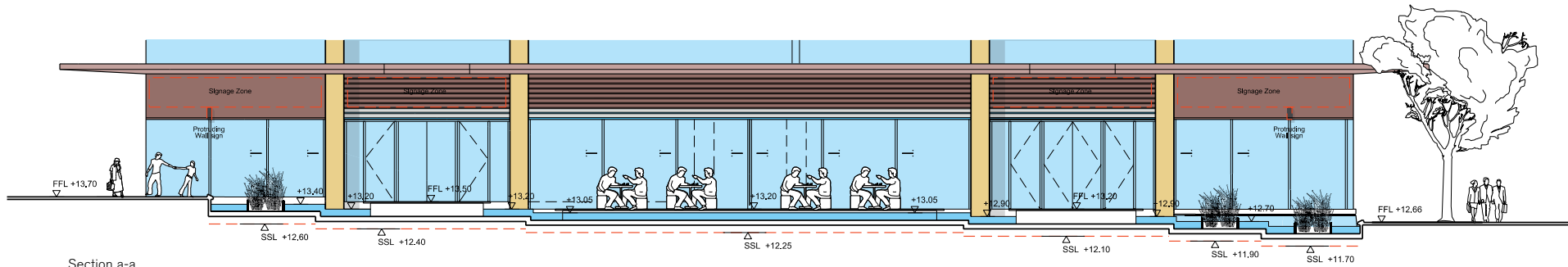
Landscaping Design of Pedestrian Link

Sections

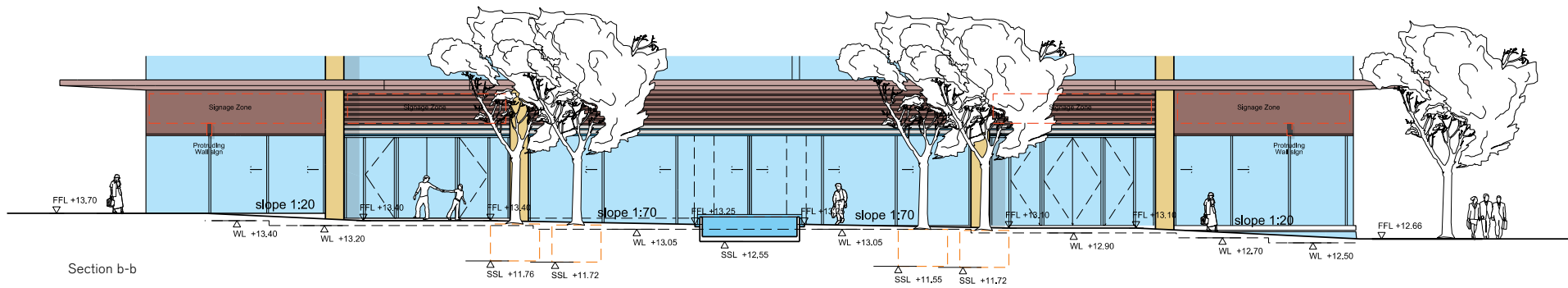
SSDA Scheme



SSDA Scheme



Section a-a



Section b-b