

**BLOCK 4N CENTRAL PARK – Section 96 Submission  
ARCHITECTURAL DESIGN STATEMENT**

20th January 2016

**INTRODUCTION**

The proposed amendments to the design have been made with the intention of maintaining and enhancing the architectural expression of the building design (specifically the Ground-plane, Podium, Tower and Landscape elements). The amendments maintain the character of the approved design for this interesting mixed-use building. The proposed changes include some small revisions of the massing and materiality, have been reached through an in-depth design review process undertaken by Foster + Partners.

**LANDSCAPING & GROUND PLANE**

The pedestrianised street between Block4N and Block1 is intended to be a key focal point between the two buildings, and is also an integral element of the whole Central Park urban design precinct. Following our recent additional design studies, the proposed modification to the SSDA design is to replace water features with additional soft landscaping> The specific design details and planting proposals are as shown in the landscape design documentation provided by JAAA+TDS.

The new landscaping elements along the Block4N hotel entrance facades, consist of raised garden beds with dense shrubs (Japanese Aralia, etc) and with natural gravel used as a groundcover along their edges. The carefully designed soft landscaping elements will define the space and maintain a degree of separation and privacy. The additional planters are proposed to be raised up from the ground in some areas. Careful selection of plant species that can grow tall, will provide the adjoining Hotel terraced areas screening and visual interest from the rest of the landscaped footpath areas used by the general public.

Together the raised fixed seating elements with complementary feature paving, and the feature trees and shrubs proposed allow this landscape design to continue to define the distinctive character of the 'Pedestrian Street' between both Buildings.

**FORM & BUILDING MASSING**

**Tower** The tower retains its articulation of distinct volumes; rectilinear volumes with curved corners on the residential and commercial components, and distinctive strong, straight edges with individual boxed-out volumes for the Hotel component.

The facades of the residential levels (levels 14-18) have been slightly revised, by omitting the glass down stand façade panels and horizontal continuous louver at high level. This revision increases the daylight access to the recessed façade enclosure of the apartments behind.

Additionally, the 'halo' at roof level of the building has been reduced in size and now only appears above the main 'hotel' massing component on the East side of the building.

**Podium** At the building 'podium' and recessed 'neck' area level 3 the design of certain areas has been revised in terms of the use and as a consequence we have made revisions to the massing, general arrangement and composition of the facades in order to provide a more suitable layout to cater for the updated Hotel Brief. The internal levels of the first and second floor have been amended to suit the increased conference room facilities and their requirement for larger ceiling voids. This has resulted in a reorganisation of the location of the clear vision glass zones, shadow boxes, spandrel panels, canopies and horizontal metal louvers throughout the height of the podium facades to better suit the updated hotel room functions and layout behind.

In order to facilitate an increase in the hotel area requirements, a new 'minimal' glass bridge has been incorporated to link between the main hotel podium and the south-western pavilion on Abercrombie. This bridge will provide direct links between the conference facilities on level 01 with new sanitary facilities within this annex, and has the remaining area split between a dedicated hotel administration areas and a small Gym. On level 02 the hotel and conference facilities will now also have a connection out onto the external roof terrace of the annex. Please also note that taller glass balustrades have been incorporated on the South-Western corner to mitigate any potential negative wind effects.

A small addition to the massing is also included on the Northern side of the building. This has been located where the previous external terrace for the hotel was positioned. This areas has now become enclosed to cater for an increased internal area requirement for the restaurant.

In order to create a column-free, and 'see-through' transparency; Clear glass facades on the North and South are substituted with a full height concrete wall on the West supporting the roof structure which is placed in line with the retail canopy on Broadway.

## MATERIALS & EXPRESSION

### Tower

Although the proposed design changes are some minor amendments to the expression of certain façade elements, the materials and colours of the tower has remained unchanged since the last SSDA Submission for Block4N.

Some small adjustments have been made to the total number and height of horizontally protruding elements, such as sunshades and louvers within the commercial and residential facades in order to allow for a greater daylight access to the floorplates. Please note that their overall depth, distance from the glazing and proposed finishes have in fact remained unchanged.

A final amendment can be found within the façade system enclosing the external Childcare terraced areas on level 4; where the glass tubes above the textured glass parapet have now been suggested to become thick glass louver blades instead.

### Podium

The podium facades are to remain an elegant mix of stone, metal and glass cladding systems. The sole change in materiality can be found at the base of the podium and more precisely at the hotel and restaurant entrances, where the sandstone clad fin walls have now been revised to become 'off form concrete'.

Yours sincerely,



Ross Palmer

*Partner*

*Foster + Partners*

[rpalmer@fosterandpartners.com](mailto:rpalmer@fosterandpartners.com)