



161 Sussex Street Redevelopment Executive Lounge and Bar Architectural Design Statement

REV : C 28th May 2015

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1. INTRODUCTION

This statement describes the architectural design intent of the for the GL Investment Co. Pty. Ltd. ATF GL No1 Trust proposal for a new executive lounge and bar on levels 11 and 12 of the Four Points by Sheraton Hotel, located at 161 Sussex Street, Sydney.

The proposed executive club and bar are located above the existing northern hotel tower and connect to the existing hotel on levels 11 and 12 respectively. The Hotel is within the Darling Harbour precinct, which is identified as a State significant site. As the proposed development will have a capital investment value of more than \$10 million, it is declared to be State Significant Development.

The architectural design statement forms part of the EIS and supports the Secretary's Environmental Assessment Requirements for Urban Design and Built Form.

The executive lounge and bar will provide the following outcomes:

- 452 sq.m. GFA for the Executive Lounge on Level 11 with servery and associated kitchen, amenities and plant rooms.
- 475 sq.m. GFA for a partially covered public bar on Level 12 with associated bar store and amenities. Access to both areas is provided via the existing hotel corridor and main lift bank.

Significant redevelopment of 161 Sussex Street is currently under construction as part of the approval of State Significant Development SSD 4972. The architectural drawings submitted for the proposed bar and executive lounge incorporate this approval. It is noted that the architectural drawings also include details of proposed modifications to SSD 4972 including:

- Section 96(2) Modification 4 to SSD 4972 to provide additional commercial levels to the southern tower;
- Section 96(1A) Modification 5 to SSD 4972 to provide a 6th lift to the eastern elevation of the hotel lift lobby.

These modifications SSD 4972 are subject to separate assessment and determination from the Minister for Planning and do not form part of the subject State Significant Development Application for the executive lounge and bar

2. BACKGROUND

The 161 Sussex Street Project is situated on a site within the boundary of lands controlled by the Sydney Harbour Foreshore Authority.

The land is subject to a 99 year lease, ending in May 2087.

SSD 4972 for 161 Sussex Street is under construction and consists of the following:

- Total 905 Hotel Rooms and Suites
- Twenty (25) storey Tower - consisting of new hotel rooms in the lower 14 levels and suites and commercial office space for the seven levels above the Hotel levels.
- Convention space with pre function areas;
- Meeting rooms
- Porte cochere and hotel lobby and restaurant/bar on ground floor.
- A direct, safe through site link to Darling Harbour.

As previously discussed, at the time of preparing this design statement, two modification applications to this consent are currently under assessment from the Department. These modifications have been incorporated into the architectural drawings, however, are not part yet part of the existing approval, or the subject Development Application. They have been included as they contribute to the overall appearance of the tower and allow an assessment of the overall design outcomes for the site, noting that each application is subject to independent merit assessment.

3. URBAN DESIGN PRINCIPLES

The following principles represent the main urban design objectives for the project:

3.1 URBAN CONTEXT

The executive club/bar is located above the existing northern hotel tower of the development.

In the north south orientation the additional volume to the northern tower mediates the ziggurat expression of the existing towers and further enhances the expression of the approved 25 storey tower under construction at the southern end of the site. This tower is intended to frame the key entry into the city with the Darling Park Towers to the immediate south of the site.

This mediation of the ziggurat expression is particularly evident as viewed from the public domain of Darling Harbour and is therefore considered a positive outcome in terms of the buildings contribution to the urban context.

Within the urban context the proposal creates a permeable, transparent volume providing an expressive and active built form above the solid northern tower.

The silhouette of the new bar and lounge when viewed from Darling Harbour, in particular at night time, will indicate a well lit, activated space reducing the solid volume above the tower and creating a rich layering of the built form, which in turn adds to the context within the CBD.

3.2 SCALE/MASSING

The design comprises two curved blocks of appropriately scaled built form, interconnected by a spine of circulation.

The general massing follows the shape and curve of the existing North and South towers which follow a horizontal plane.

The existing stepping of the northern tower from the King Street corner is maintained by the new floors being set back in proportion to the existing built form.

The western outlook is captured by a glass facade at lounge level and an open outdoor balcony area, roofed with operable metal louvres for weather protection on the upper bar level.

The use of a glazing on the west facade creates a positive impact, which aids in reducing the monotony of the existing façade of mostly solid panels. This is visibly lighter and less intrusive, which in turn, achieves a permeable facade overlooking Darling Harbour.

The lounge and bar are finely detailed architecturally and the facades are carefully articulated.

Access to the executive club and bar is integrated into the existing south tower hotel via a glazed bridge from Levels 11 and 12.

Overshadowing by the proposed volume is minimal. The additional impact to the public domain area west of the Aquarium is approximately 1 hour in the early morning hours of mid winter (between the hours of 9 to 10AM).

ARCHITECTURAL DESIGN STATEMENT

More importantly there is no additional impact in the public domain from mid-morning (11AM) and for the lunch time hours of 12 to 2PM.

3.3 INTEGRATION WITH EXISTING BUILDING

The proposal has been designed to be visually recessive to the existing building and integrated within the existing form.

The existing northern hotel tower is a curved 10 storey masonry rendered tower. The hotel rooms are expressed as square window block outs.

The proposed executive lounge and bar volume relates directly to the existing curve of the tower and is set back from the edge of the parapet to distinguish the new form from the existing form.

The material selection noted below references the existing white masonry cladding in a contemporary expression with white coloured composite aluminium with vertical facade expression.

The bulk and volume integrate with the existing hotel tower in form, shape and finishes.

In addition, the transparent framed nature of the western volume creates a permeable and activated volume facing Darling Harbour.

A significant benefit associated with the proposal is the activation of the rooftop of the northern tower, with a transparent and articulated bar/lounge which will provide a positive contribution to the cityscape.

3.4 MATERIALS/ FINISHES SELECTION

The material and finishes selection has been carefully considered to achieve a seamless integration into the existing buildings whilst proposing a contemporary volume above the existing northern tower.

The materials palette consists of:

- Aluminum composite paneling to colour match the existing façade (white),
- a simple neutral grey performance glass for the glazing areas to the west,
- steel columns and framing on the west to match the colour palette of the western façade of the convention and meeting rooms facing Darling Harbour.

The roof material matches the roofing for the convention / meeting rooms and is not visible from surrounding neighboring properties, as the parapet conceals the majority of the roof scape.

The composite aluminum paneling and vertical cladding joints assist in breaking up the scale of the executive club/bar, whilst providing separate zones for the mechanical louvres and glazing for the amenities areas or break out spaces.

4.0 SUMMARY

This architectural design statement has been prepared in support of a new executive lounge and bar on the rooftop of the existing Four Points by Sheraton Hotel.

The provision of the executive bar and lounge in this location has significant design merit as follows:

- mediation of the existing ziggurat expression, to emphasis the new tower element, while maintaining an appropriate stepping of scale and height along Sussex Street;
- activation of the rooftop of the northern tower, which will contribute to the city scape when viewed from Darling Harbour.

5.0 APPENDIX

External Finishes Schedule				
CODE	ITEM	LOCATION	DESCRIPTION	COLOUR
GLP01	Glass panel type 1	Lounge level - West façade	High performance glass	Clear
GLP02	Glass panel type 2	Slot windows - East façade	High performance glass	Clear
GLP03	Glass panel type 3	Entrance ramp	Duble glazed glass	Clear
GLP04	Glass panel type 4	Sliding doors - Level 12 Bar	Glazed framed glass	Clear
GLP05	Glass panel type 5	Glazed Balustrade - West façade Level 12 Bar	Glazing	Clear
LGR01	Automated louvres	Roof above the bar - open area	Louvre Tec spiral pivot system powder coated louvres	Asteriode Pearl Matt
LGR02	Mechanical Louvres	East facade and north facade	Metal louvres, painted to match façade colour	Pearl White Gloss Duralloy
MCC01	Metal Cladding	East façade - West façade Parts of North and South façade refer elevation drawing	Composite aluminium paneling	White M9010 matt finish
MDR02	Metal Deck Roofing	Bar roof	Astro Snaplok Falzonal Aluminium	Light grey
P01	Paint colour	Mechanical louvres	To match east façade colour	Pearl White Gloss Duralloy
PWC01	Steel columns	Bar and lounge level	Powder coated	Urban Shimmer
STF01	Tile flooring	Bar level - Level 12 Bar	Natural Basalt stone/vitrified tile	Charcoal
WIN01	Aluminium Window Frames	Window frames - West façade	Powder coated aluminium	Asteriode Pearl Matt