

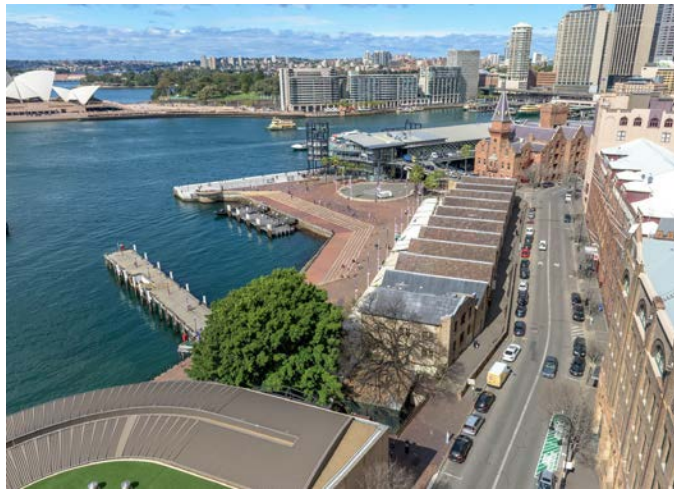


Figure 6.1
Existing site photograph showing the continuous street wall of the streetscape



Figure 6.2
Existing site photograph showing view from street level
> The roof gables are read obliquely as a continuous streetwalls
> the parapet streetwall height is relatively consistent for the length of the street (highlighted in blue line)

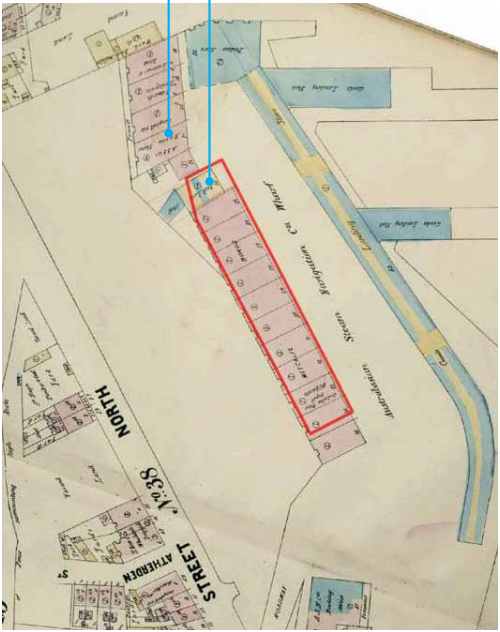


Figure 6.3
Site Photograph circa 1870. Evidence of a changing Historical Streetscape that was continuous from around 1870 - 1915 before demolition of the Historic buildings to the north of the site (on the site now occupied by the Park Hyatt Hotel).
(right) 'Dove' plan with Archaeologist's redline overlay showing existing extent of Campbell's Stores.

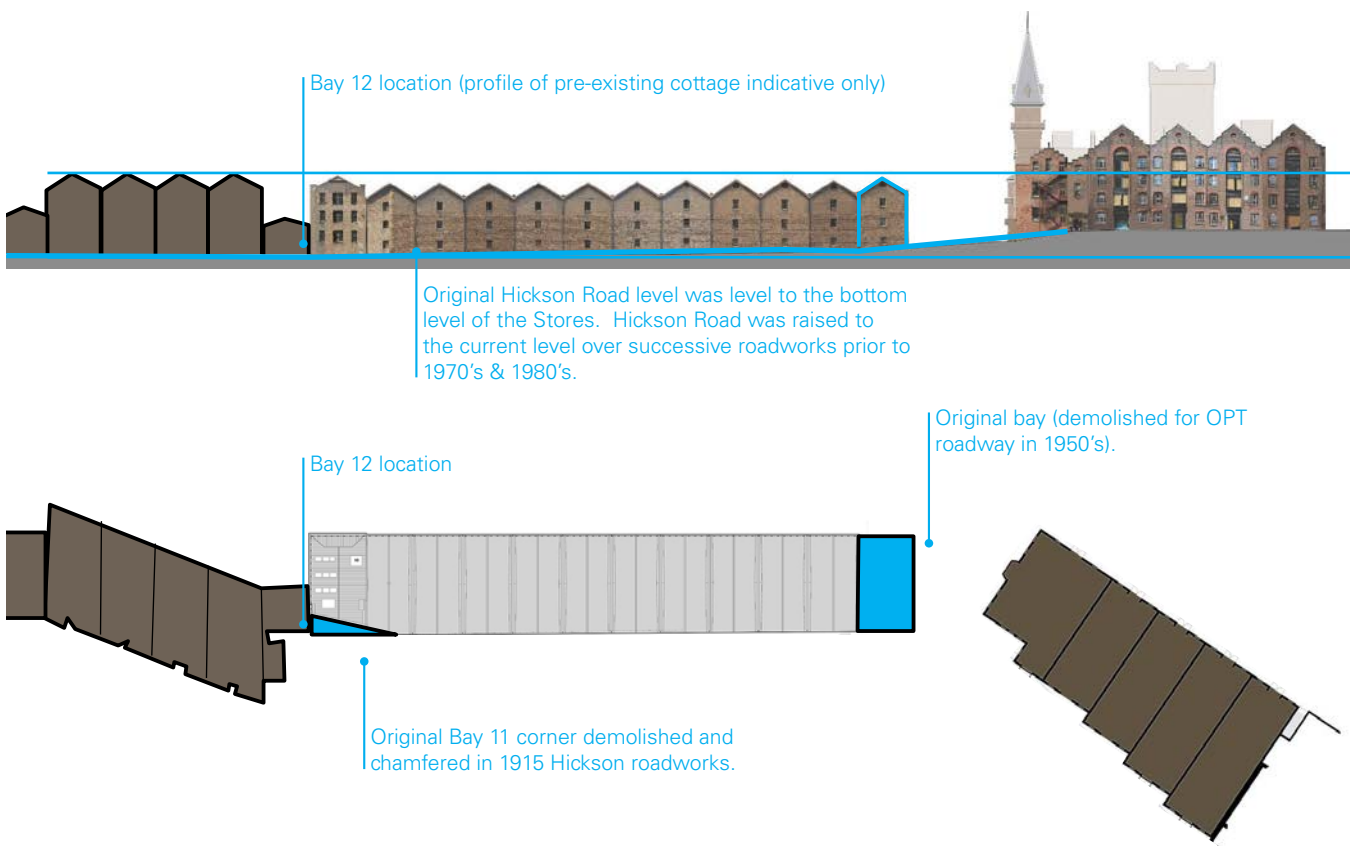


Figure 6.4
Indicative elevation and plan of the streetscape, showing Hickson Road in its original, lower position revealing the full 3 storeys of the original facade and the original 'Bay X' later demolished. The Campbell's Stores were part of a continuous Streetscape extending to the north.

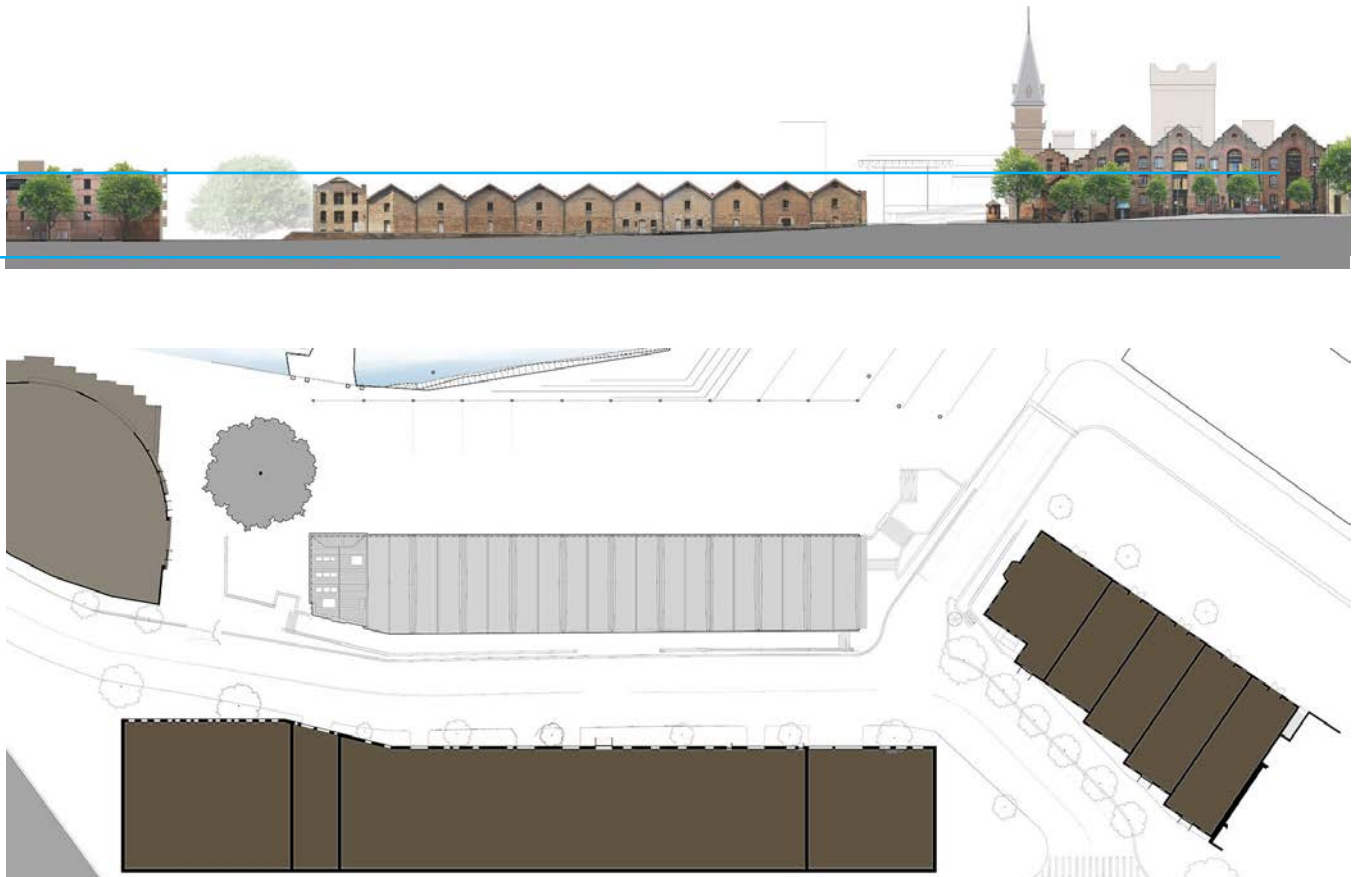


Figure 6.5
Elevation and plan of existing site

6.3 Bay 12

Appropriateness of an Infill Building

6.3 What form should an infill building take?

The form of any infill building in Bay 12 needs to be based on reasonable, sound urban design and heritage principles (refer CMP Section 6.4.1).

The basis for the proposed massing of Bay 12 is that any new building should be contemporary in nature, should reinforce the streetwall height as experienced from street level, and be set back from the heritage building in order to reveal the original facade.

The design team (JPW & GBA Heritage architects) have studied a range of infill options to derive the proposed massing. The fundamental urban design and heritage principles upon which this is based are summarised as follows:

> An infill building in this location is a small insertion within the larger context of the site and Rocks precinct (refer Fig. 6.0A). The quality of the building is important aspect to enhancing the world-class presentation of the precinct.

> An infill building should be guided by the principles outlined by the Heritage Council of NSW document [“Design in Context: Guidelines for Infill Development in the Historic Environment”](#) (2006)”

> A direct and/or vernacular addition to Bay 11 (Fig. 6.7) that attempts to mimic the original building will not be a satisfactory approach as it will completely obscure the north elevation of Bay 11 and is not consistent with the CMP, which contemplates a contemporary addition (refer section 6.4.1).

> A contemporary infill building should be setback from Bay 11 to clearly delineate between the buildings, each reflective of its time (CMP Policy 18)

> Raising the building up will allow views and pedestrian connections through to the harbour (Fig. 6.8, 6.11) and align the facade to the highest point on Campbell's Stores (Bay 11 adjacent, RL 16.00).

> The infill building's quality and materials need to be part of the family of 'jewel-like' contemporary insertions to the precinct, with high-quality materials and detailing.

JPW
JOHNSON PILTON WALKER



Figure 6.6 STREETScape (with proposed base-building modifications)



Figure 6.7 VERNACULAR OPTION
Vernacular infill building mimicing the heritage buildings



Figure 6.8 PROPOSED MASSING
Diagrammatic elevation showing setbacks and widths of the new building as they relate to the Campbell's Stores



Figure 6.9
Illustrated street elevation indicating proposed materials and tones that relate to the existing Campbell's Stores, with streetscape planting

6.4 Bay 12

Recommended Infill Building Parameters

6.4.1 Conservation Management Plan Summary

Policy 18

>“...New work should be clearly identifiable as such and should, wherever possible, be capable of being removed without damage to significant fabric or spaces.”

Policy 18 Guidelines:

>“The existing, temporary structure at the northern end of Campbell’s Stores should be removed and replaced with a new structure that responds to the qualities of the existing building, including materials, rhythms and scale.”

When a new function is being introduced, a new architectural vocabulary of details and materials may be adopted to complement the existing architectural character.”

6.4.2 Recommended Infill Building Parameters

JPW conclude that the infill building should adhere to the following parameters:

> **Scale & Proportion:** The scale & proportion should reinforce the street grain by aligning to the height of the gables to reinforce and complete the existing streetwall, as viewed from within the street.

> **Materials:** Contemporary materials should be used as counterpoint to existing. All of the materials should be within the same family of contemporary interventions across the site. These materials should be ‘warm’ in tone in order to relate sympathetically to the Campbell’s Stores building.

> **Views, vistas, Public domain:** The building should be raised to improve vistas and pedestrian connections at ground level

The following chapters outline how the design develops these parameters in further detail.

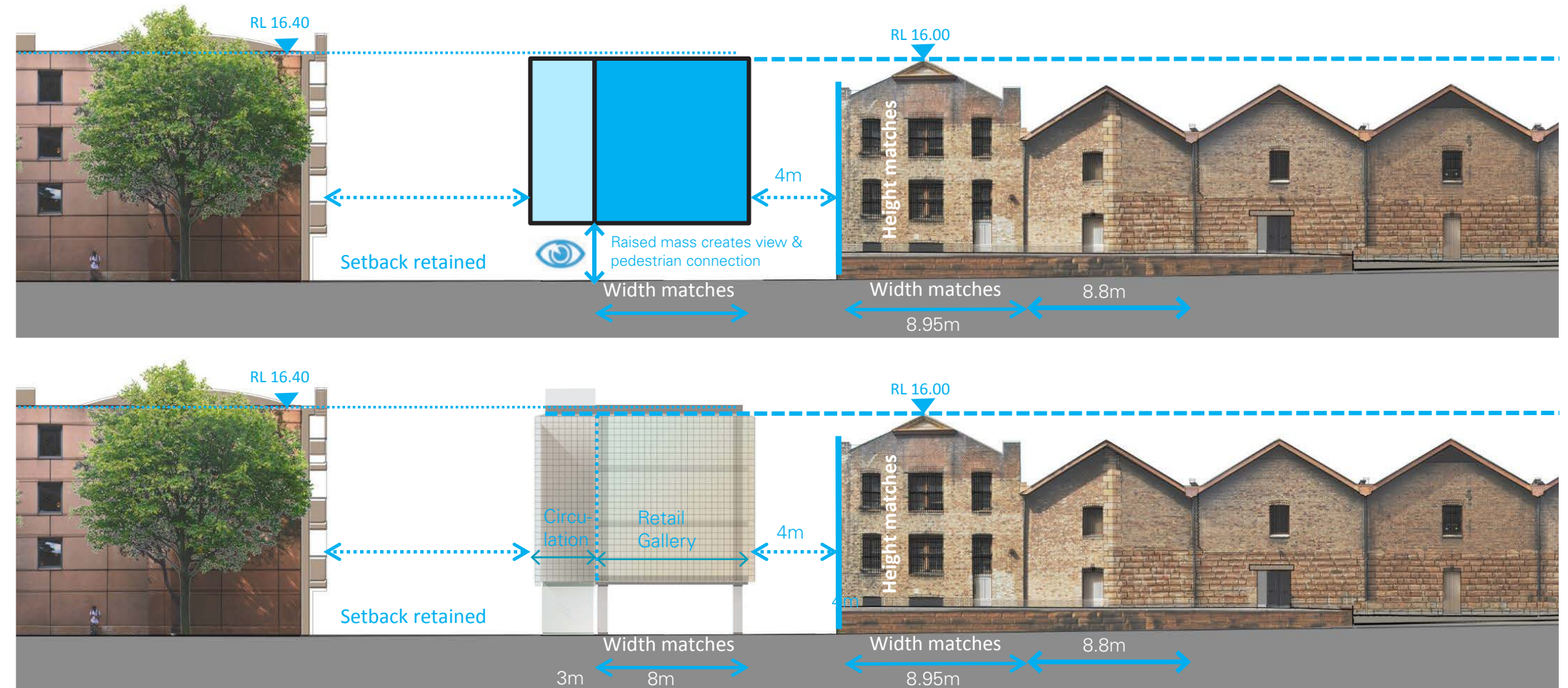


Figure 6.10
Diagrammatic elevations describing the alignments of the proposed building heights to Bay 11 of the Campbell’s Stores (NTS)

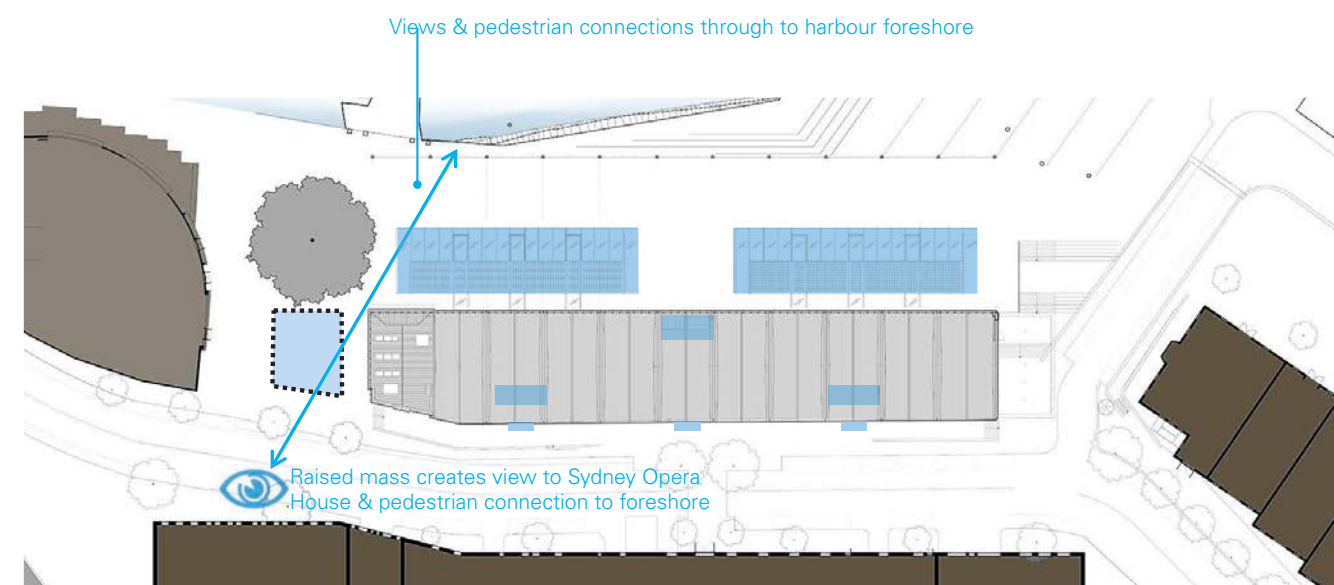


Figure 6.11
Diagrammatic plan (NTS) showing setbacks and views under building to harbour, and pedestrian connection to foreshore. Blue highlights indicate new, contemporary work, of which the new building is part.

6.5 Bay 12 Design Refinements Height & Proportion

6.5 Scale, Height & Proportion

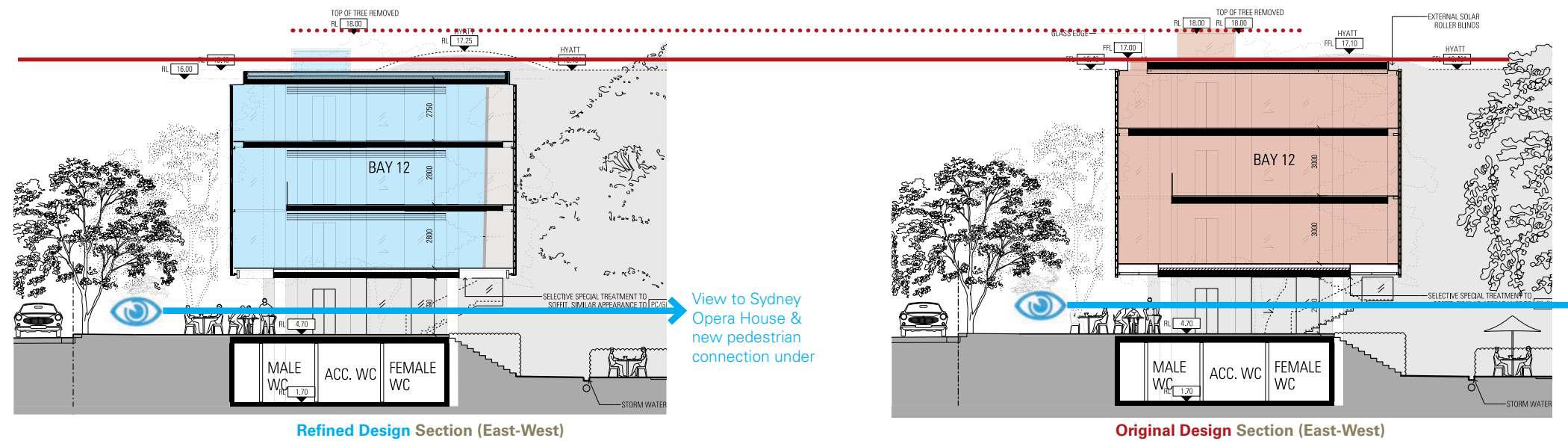
The scale, width & proportions of Bay 12 relate to the surrounding streetscape and Campbell's Stores. This is followed-through in the internal planning of the building, which differentiates the circulation space from the internal retail gallery. This is enclosed with a bronze glass to help to emphasise these proportions in the elevation. As discussed in section 6.1, the design refinements are listed as follows and per the attached explanatory diagrams:

> The height of the building has been reduced by to reinforce the relationship to the Campbell's Stores.

> The facade has been lowered by 400mm to align to the high point of Bay 11.

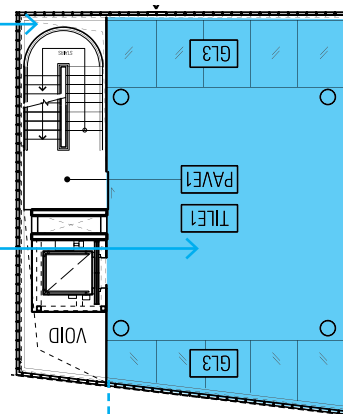
> The roof and lift overrun have remain setback from the street, and have been lowered by 600mm, aligning to the streetwall height of the Hyatt. The SCRA diagram has been modified accordingly (Refer Appendix 3).

> The building plan & elevation emphasise the street grain, with an enclosed 'retail gallery' style floor plate that matches the existing stores dimensions, and open circulation area to the north.



Circulation Space:
External circulation area articulated separately from gallery to emphasise proportional relationship to Stores

Retail Gallery
Floor plate width relates to the existing Stores. The floor plate is enclosed in bronze glass that is visible behind the glass blocks externally to emphasise the proportion to the street.



Refined Design Plan

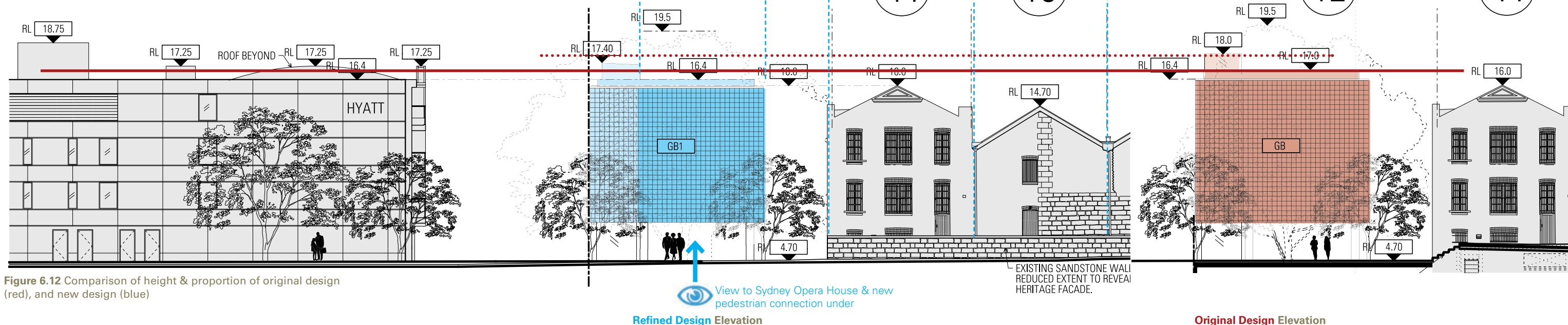
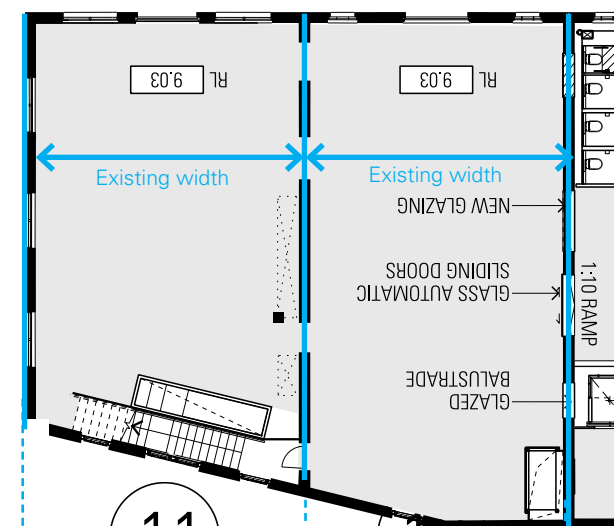


Figure 6.12 Comparison of height & proportion of original design (red), and new design (blue)



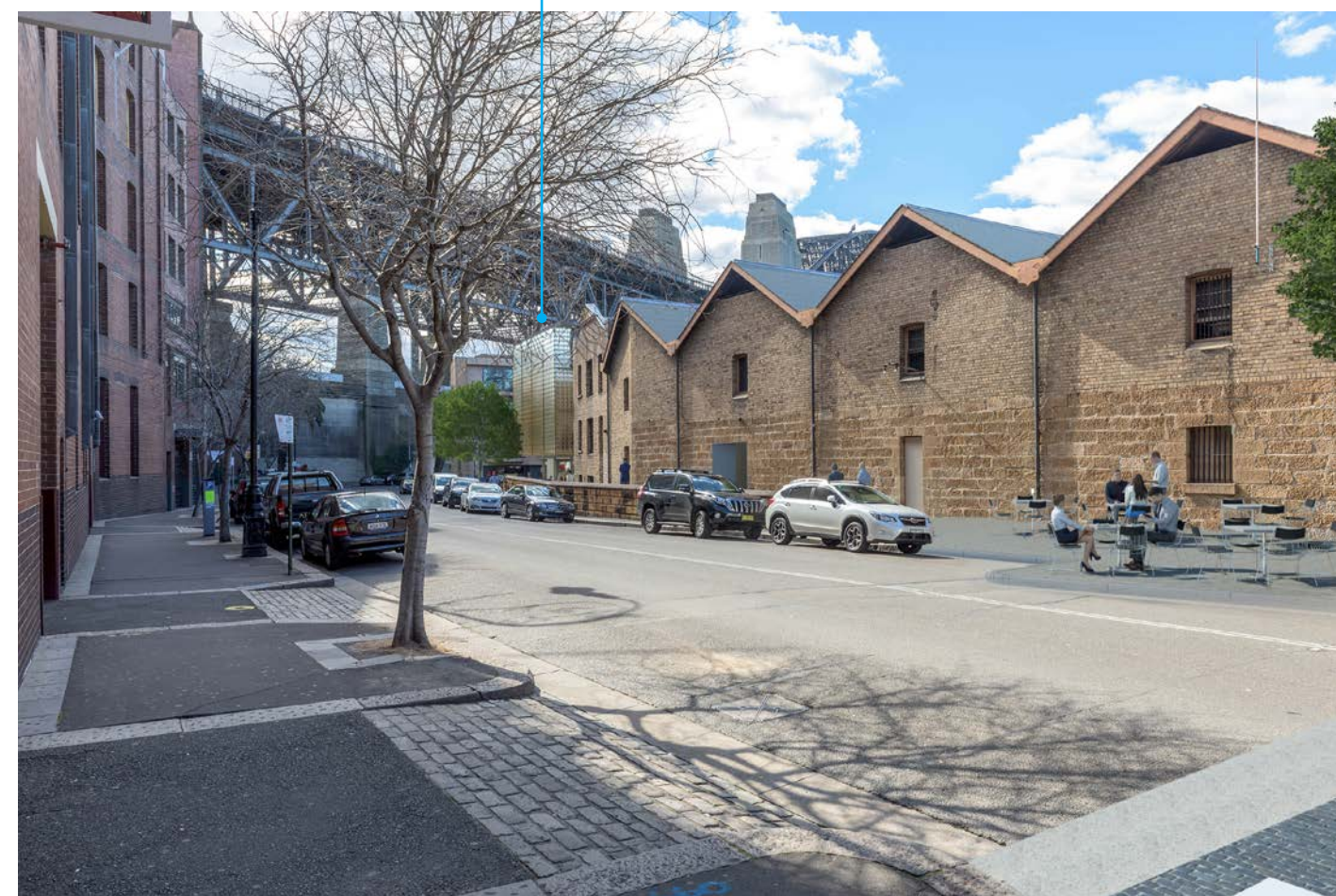
Figure 6.13 Refined design showing warm materials and lower height



Figure 6.14 Original design showing roof & facade higher than Campbell's Stores



Figure 6.15 Renderings (supplied by Virtual Ideas) showing refined design showing lower roof (RL 16.4), and facade (RL 16.00) reinforcing the continuous streetwall



6.6 Bay 12 Design Refinements Materials

6.6 Materiality

As discussed in section 6.1, the detailed design of the materials demonstrates high-quality finishes and assemblies, suitable for this significant site. Design refinements are listed as follows and per the attached explanatory diagrams:

- > Warm materials have been used to strengthen the relationship to the Campbell's Stores heritage building. This has been achieved in detailed design of the materials.
- > Warm coloured aggregates and sand mix will be used to the exposed concrete soffit to relate to the existing Stores building and to create a quality and attractive space for public use
- > The 300 x 300 glass blocks will use a bespoke, non-standard, specially made paint colour to the edges to relate to the warm tones of the existing brickwork and sandstone.
- > A warm-coloured grout will be used for the glass blocks to relate to the colour tones of the existing stores.
- > Privacy to the Hyatt Hotel is achieved with the use of obscure glass blocks on this facade.

Recent, contemporary examples of glass blocks and glass floors used in heritage contexts are provided in Figures 6.17 - 6.20. Glass block technology and assembly methods have evolved considerably in recent years, and are increasingly used in heritage contexts internationally.

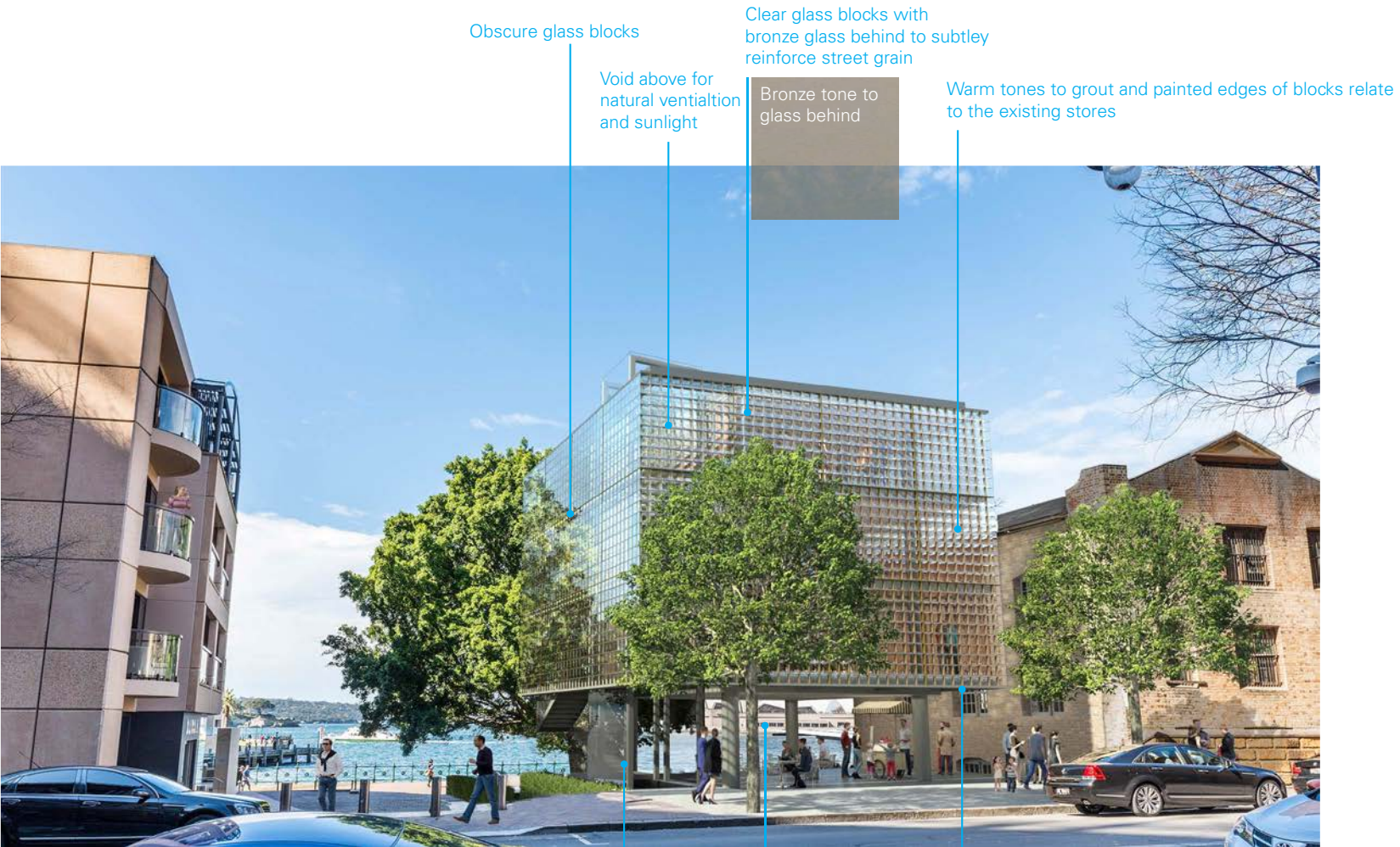


Figure 6.16
Warm tonal palette of materials relating to the existing stores

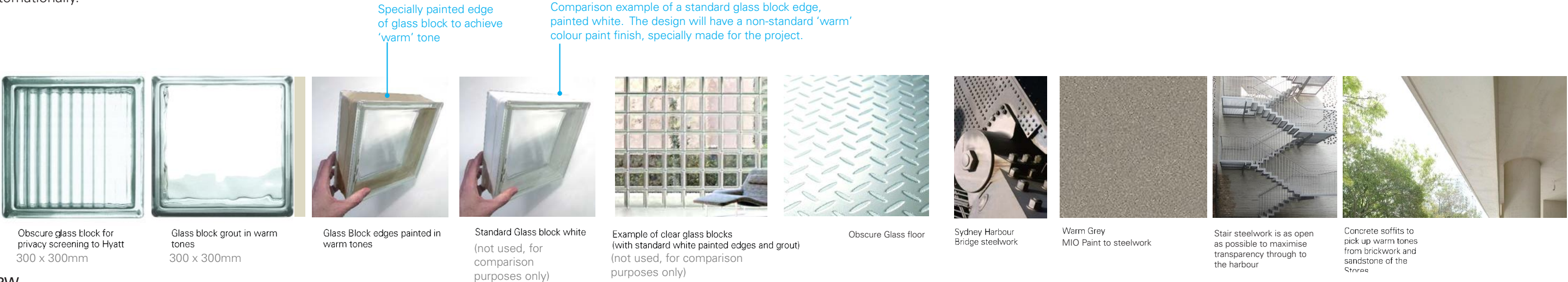




Figure 6.17 Contemporary use of Glass Blocks (5 Martin Place lobby, by JPW Architects)

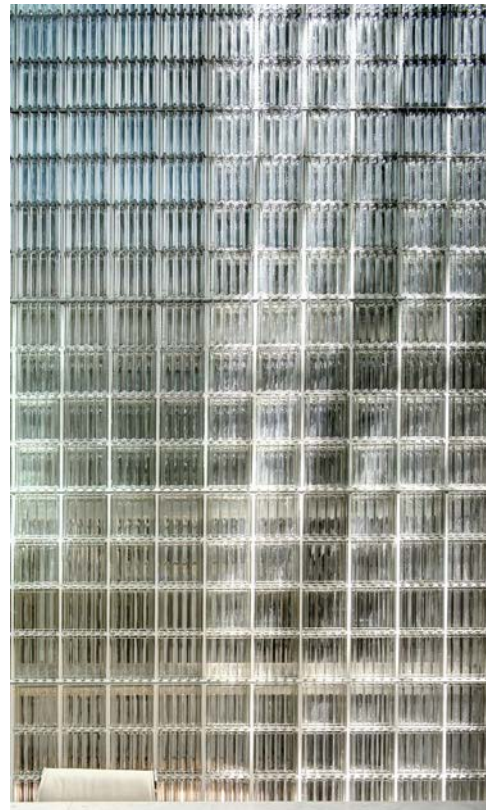


Figure 6.18 Contemporary use of Glass floors (50 Martin Place lobby, Macquarie Bank by JPW Architects)



Figure 6.19 Chanel "Crystal House" in Amsterdam is in a heritage context using glass bricks (MVDRV Architects)

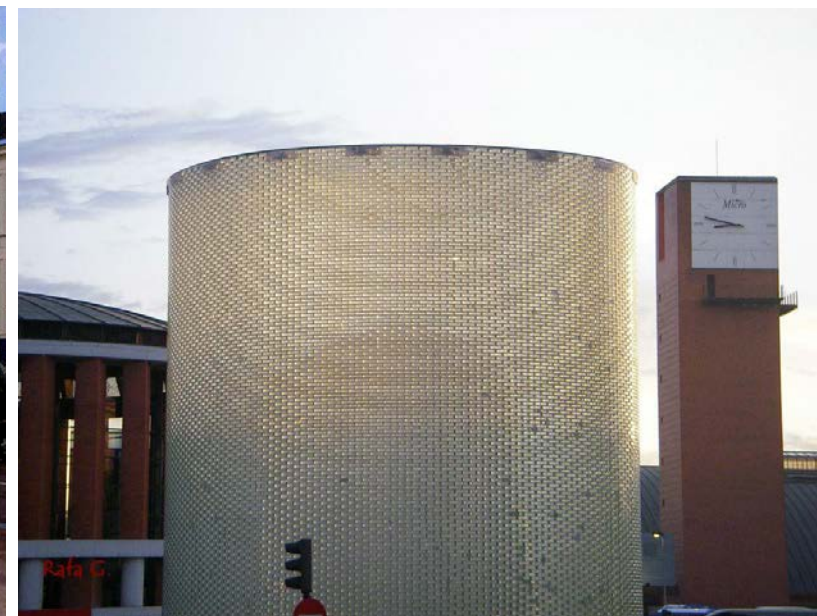


Figure 6.20 Madrid March 11 Memorial (FAM Arquitectura y Urbanismo)

Contemporary examples of glass block & glass floors in heritage context

6.7 Bay 12 Design Refinements

Public Domain

6.7 Public Domain

A key aspect of Bay 12 is the need to activate the public domain in this area. This site has a unique opportunity to provide high amenity for the general public via improved accessibility and activation of the foreshore.

The design provides for a new laneway and undercroft space with high-quality, warm and attractive finishes and lighting that will be activated by a coffee/ice-cream cart to encourage and attract a broad cross-section of the public - rather than create an exclusive space. The space will be freely accessible and open to the general public. Informal public seating space is provided on the stairs, overlooking the fig-tree and harbour views.

The undercroft soffit has been designed to require no services (4 x thermal detectors only) and be subtly uplit at night so that it is clutter-free and attractive. Interest and activity is provided also by the obscure glass floors above, that will allow dappled light through to the public space below. The following diagrams, Architectural Drawings in Appendix 1, and materials schedule in Appendix 2 demonstrate:

> Further detail has been provided on the quality of finishes of the public domain, and

> Further information has been provided on how the building components visible from the public domain '5th elevation' (soffit, glass floor) have been designed to avoid the clutter of services (eg. uplighting provided in-ground). The soffit design breaks the undercroft space into well-proportioned spaces in plan and section.

> The roof plan (6th elevation) continues the street grain, emphasising a solid roof with glass skylights. Final selection of the glazing to the skylight will ensure no reflectivity issues.

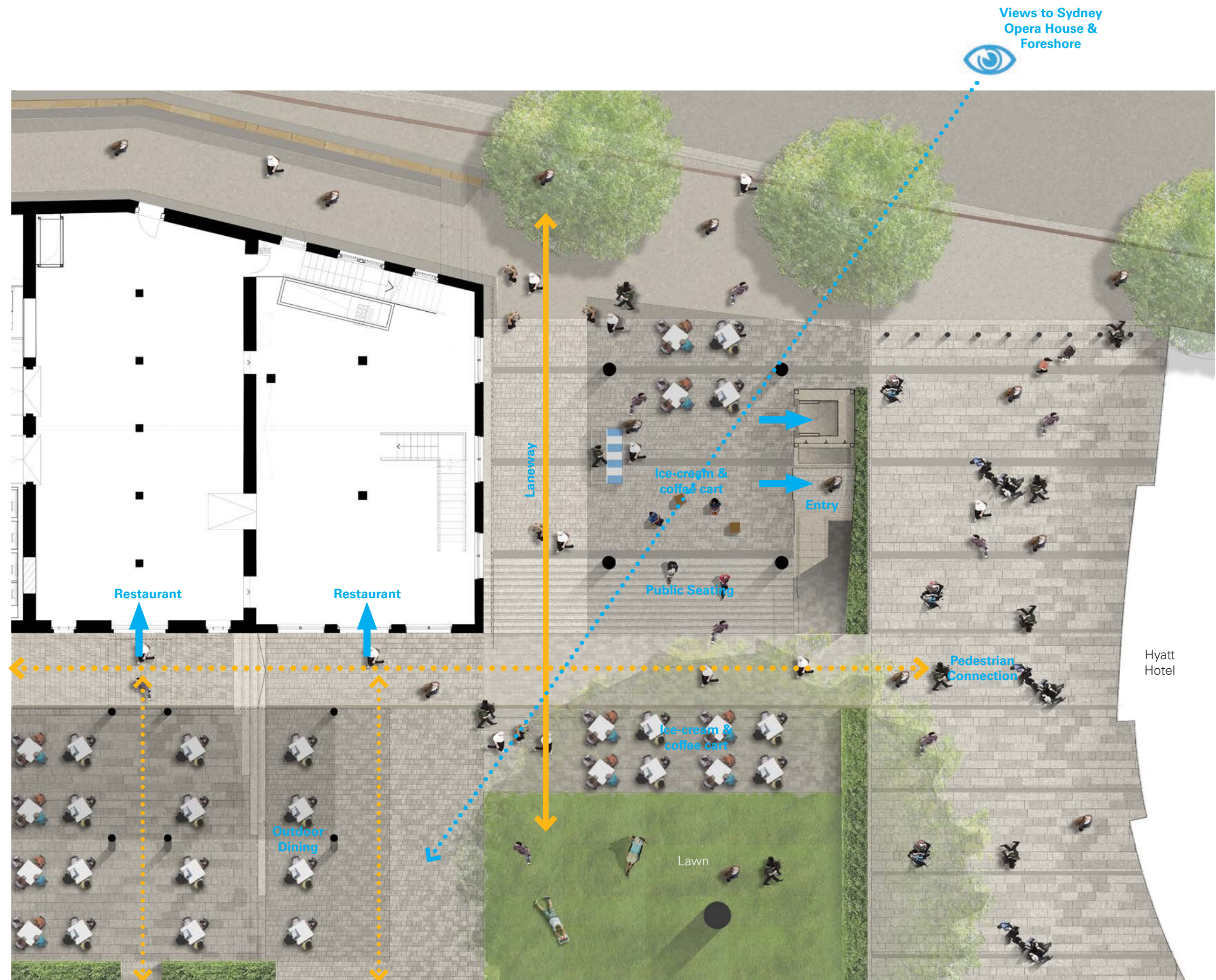


Figure 6.21 Rendered Ground plan (NTS) describing the Bay 12 public domain as it connects to future works by SHFA.