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Dear David

Section 96 - MOD 6 Architect Statement

The following statement is to provide some context and background into the proposed Section 96 modifications. These are summarised into separate issues but are interrelated to make a holistic design. The amendments focus around the tower elements with the updated documents encompassing the previously approved Section 96 application. This includes the podium which together with the tower updates now becomes a comprehensive design.

In summary the key amendments are listed below.

1. Refined Tower Envelope

The overall envelope of the tower has been adjusted for a number of technical requirements as outlined in the Ethos Urban planning report. The key points to note are as follows with a more detailed description is covered in the Urban Design Report.

Rationalisation of Tower Geometry.

The geometry was reassessed to refine the curvilinear form to accommodate a perimeter Building Maintenance Unit (BMU) and some out of place projections.

Inclined Louvres

The horizontal louvres were amended to vertical to provide improved sunshading on the east and west elevations. The amended form reinforces the concept of the nested curves.

Northern Façade Modification

The setout of the North Façade has been amended to address the technical requirement of solar focusing. The geometric setout becomes more parabolic than radial. The perceptual impact is insignificant.

Integration of BMU Rail

The geometric set out has been revised to provide a BMU system that maintains RMS clearances and integrates a perimeter edge detail that can accommodate a partially concealed BMU rail. The BMU perimeter rail was considered to be the safest option given the location and site constraints for façade maintenance and glass replacement. The rail has been holistically integrated into the design.

Alteration of Transom Mullion Pattern

The site between the roadways was considered high risk. Glass replacement was identified as a safety in design risk and the floor to floor glass system was amended to accommodate a manageable size of 2m x 2m. Where possible the glass panels could be changed internally. This has resulted in an amendment to the façade and transom layouts. The pattern has now been updated to reflect a pattern based around concentric forms. This approach is more refined in response to the curved nature of the building.

2. Provision of Rooftop Pool Area

An open air pool area provides a better amenity and experience for the hotel users. Architecturally, the envelope of the building is implied on the roof with a solid edge

housing the BMU rail and a series of louvre elements that are appropriately scaled to define the pool form at the roof, while maintaining the sense of an open pool.

3. **Internal Room and Facility Configurations**

With a Hotel Operator engaged the internal planning has been amended with no impact on the exterior architectural design. Hotel Unit and Serviced Apartment mix remains unchanged from Section 96 Mod 5. Hotel units 450 and Serviced Apartments 143.

4. **Revised Signage Provision**

Signage zones allocated to blank areas of façade on the south to add visual interest. Detailed signage to be issued as a separate application.

5. **External Façade Lighting**

With the introduction of the BMU along the roof edge, an opportunity is available to articulate the ribbon edge with lighting. The additional specialist lighting will add to the quality of the building and the public domain.

Conclusion

Section 96 Mod 6 has taken a series of technical and aesthetic issues and has coordinated them into a holistic solution. We would therefore consider the Design Integrity has been maintained and improved with the development of these design issues.

Regards

A handwritten signature in black ink, appearing to read 'Eric Lee', with a long, sweeping horizontal stroke extending to the right.

Eric Lee
Senior Associate

Cc Vass Anastasiou, Glenn Scott