

# Design Modification Report

## Regiment Mixed-Use Redevelopment Project

July 2017



THE UNIVERSITY OF  
**SYDNEY**

# City Road and Darlington Road Corner Treatment and Modified Façade Articulation

## FACADE NARRATIVE

This report outlines the key features of the modified design proposal which responds to feedback received from the Government Architect NSW on the submitted SSDA, in particular façade articulation and detailing, and the treatment of the City Road and Darlington Road corner.

The plan arrangement and the building massing generates a façade language that is stepped and planar. Its strength originates from the concept of the layering of different skins:

- An inner veil of metallic grey, and
- An outer protective mask of floating brick planes with simple and crisp articulation and fenestration

The principle of the floor plans opening up views to the CBD and down King Street to the west from student social spaces remains unchanged, and is a defining characteristic of the design, whilst opening up internal spaces and meeting zones. The aspect upon which the modified design presents an improvement is how the language of internal spaces communicate with the outside.

The articulation of the brick planes has been simplified and the expression of the window elements is now more 'punchy' and proportionally less complicated. These brick planes now contain expressed horizontality by the use of raked coursing, and now incorporate only two main expressions:

- A top band of square, well-shaded, expressed 'pop-out' window elements, and
- A middle layer of 2 storey high recessed windows that sets up a vertical rhythm

These two expressions combined with the lower levels that create a visually permeable and activated frontage to communal areas, the overall façade articulation is now more legible and more successfully binds the building together as a whole.

The corner treatment and western Campus gateway statement has been modified from a vertical angular edge to a more classical curved approach. The use of a metallic curved mesh screen acts as an inner veil to the spaces inside, and appears to reveal itself from behind the brick planes. This screen also acts as a transitional element between the different scales of the City Road and Darlington Road facades and successfully 'turns the corner'. Providing solar protection and privacy during the day by hanging in front of the curved glass corner, at night this screen becomes a delicate light beacon whilst also providing activation through the movement of occupants within the social spaces behind.

A green edge is also introduced at the corner by three storey high vertical trellis planting from the ground level footpath to the underside of the curved screen, further enhanced by a bench seat that follows the corner curve and encourages social interaction and a point of rest.

We believe that the modifications expressed in this report addresses the GANSW feedback and contributes to a much improved and robust architectural solution.

## List of Key Design Changes

### City Road and Darlington Road Corner Treatment

## AN URBAN MARKER

### City Road and Darlington Road Intersection

The proposed built form celebrates the importance of campus gateway. The curved corner engages with the intersection context, with the brick work planes peeling away to reveal the unifying visually permeable screen. The veiled screen provides the opportunity for a unique and memorable urban marker.



# The lantern

At night the semi-transparent nature of the screen reinforces the building as a visual marker along City Road. The wrapped screen protects the residents from the urban environment of City Road in one direction, and in the return, allows visual permeability and solar protection to the communal spaces within. Colour, activity and movement will be visible behind the screen.

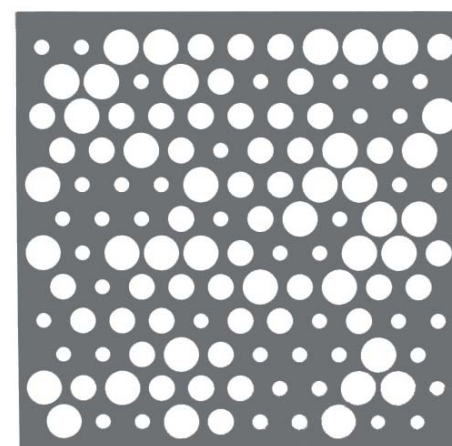


## Corner expression

The wrapped screen provides an opportunity to incorporate artwork responding to the University Wingara Mura Design Principles. The University has engaged Barbara Flynn to advise on this element of the building.

Indicative examples below.

- Light weight curved screen incorporating Interpretive Artwork.
- Artwork will be integrated through the use of perforations customised to graphically describe the artwork.
- Visually appealing, iconic and textural screen engages the public as a memorable corner treatment.

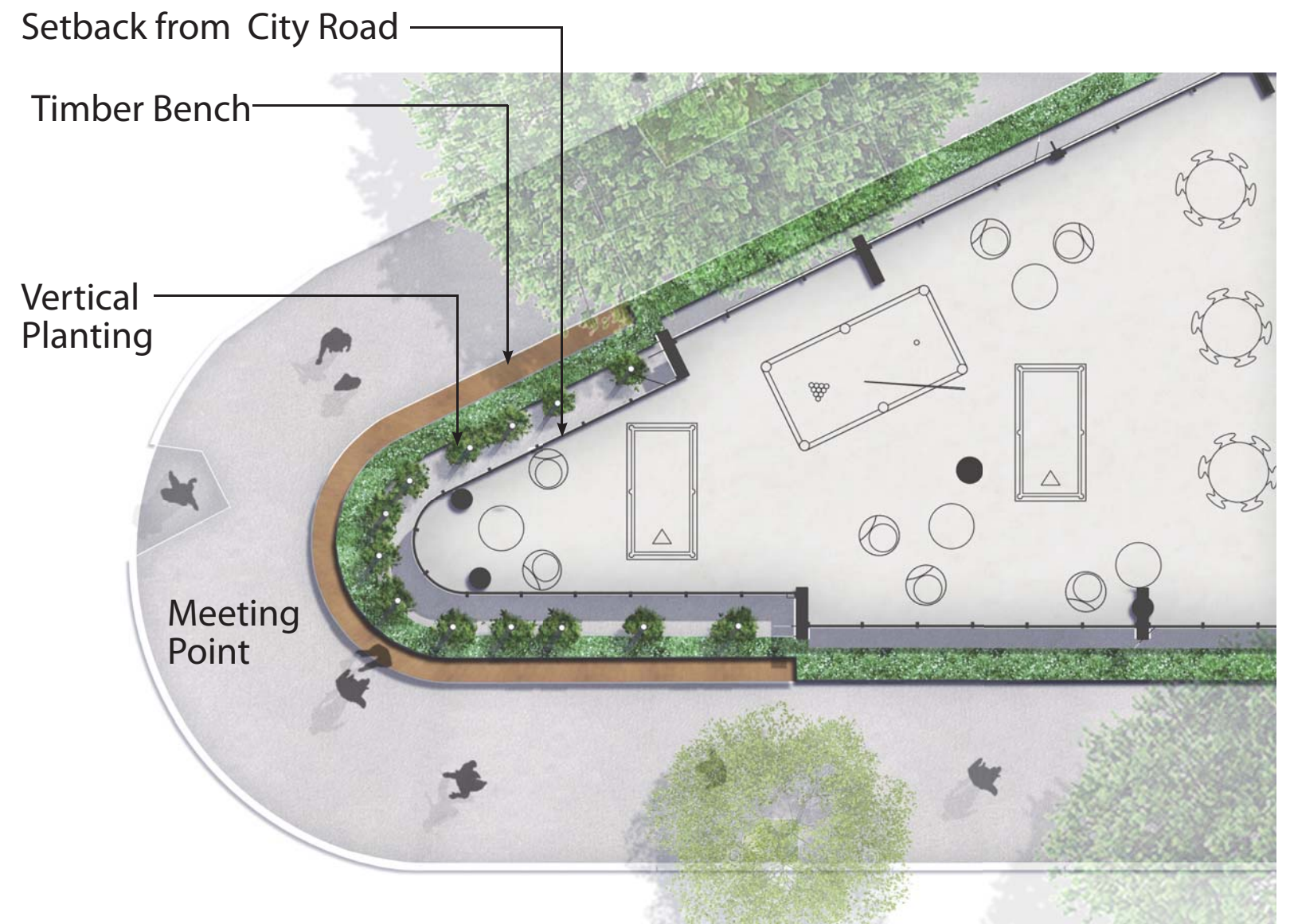


# Creation of a Green Edge and Public Meeting Place

The curved glazed facade is recessed back from the site boundary to create a green edge and opportunities for street activation the corner. The screen finishes at Level 3 to reveal an active and transparent recessed curved glass facade below. The transparent three storey glass facade is set back from the main building line above and integrates low level screen planting and vertical trellis planting to respect and remember the garden which formally occupied the corner.

Incorporated within the setback at street level will be curved timber seating to create a distinct meeting point. This will be a clearly identifiable street corner for students or the public to meet when walking to or from the Sydney University campus. At night the seating will incorporate lighting to enhance the safety and activation of the corner.

- At the lower levels, the corner treatment is a softening of the edge condition.
- The glazed façade recesses back to provide a more generous landscaped edge condition and a vertical green veil opportunity.



Level 1 (Street Level)

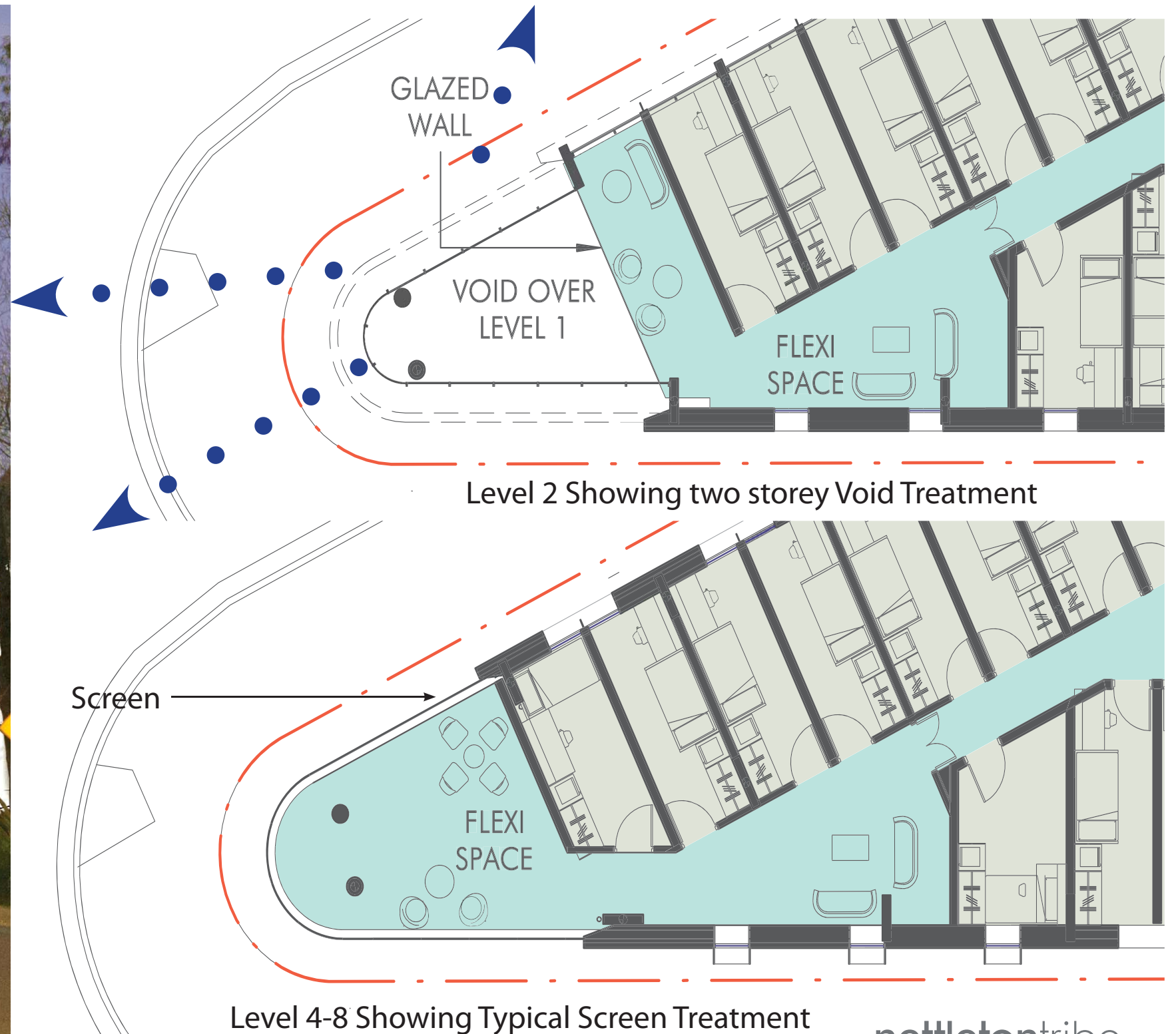
Showing soft green edge and timber bench seating treatment.



# Activated Street Corner

The combination of the transparent curved glass facade, soft planting, seating and ambient lighting will create an inviting place to meet and rest within the urban context of City Road. This meeting point also reinforces the gateway experience.

- The incorporation of seating around the perimeter, creates an illuminated meeting place at the gateway to the active Newtown restaurant and retail area.
- Architectural lighting will be incorporated into the corner to provide night time safety and activation.



Level 2 Showing two storey Void Treatment  
Level 4-8 Showing Typical Screen Treatment  
Privacy and Solar Protection is offered by Screen

## List of Key Design Changes

### Facade Articulation

# The facade

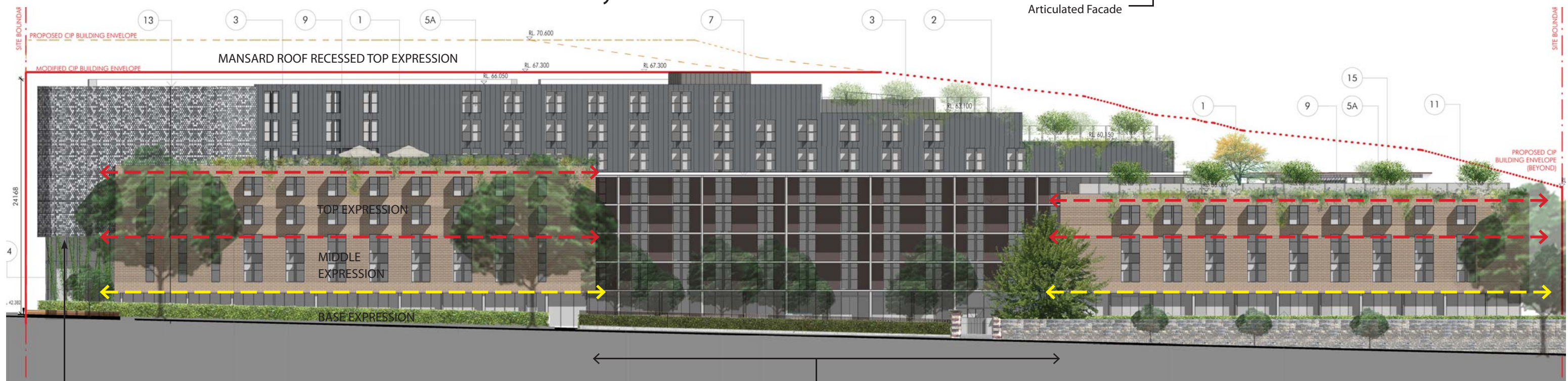
The façade engages with the important landmark corner, and steps back from the City road edge to provide a landscaped buffer between the footpath and the building, as it moves east from Newtown.

The floating brick façade is articulated as a contemporary protective plane, with expressed window surrounds penetrating through the brick skin. The window proportions reduce at the upper levels providing a contemporary expression and rhythm.

The brick course joints are racked to provide vertical transition and detailing.

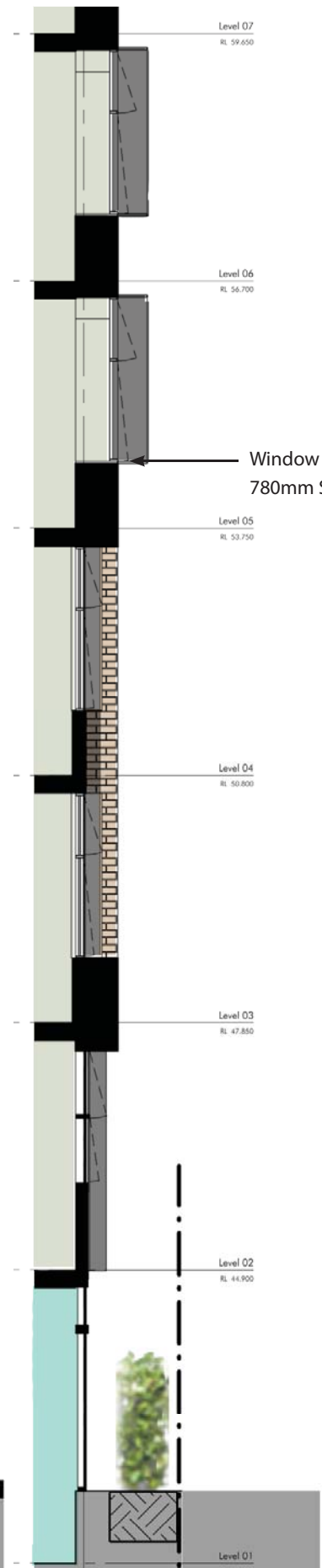
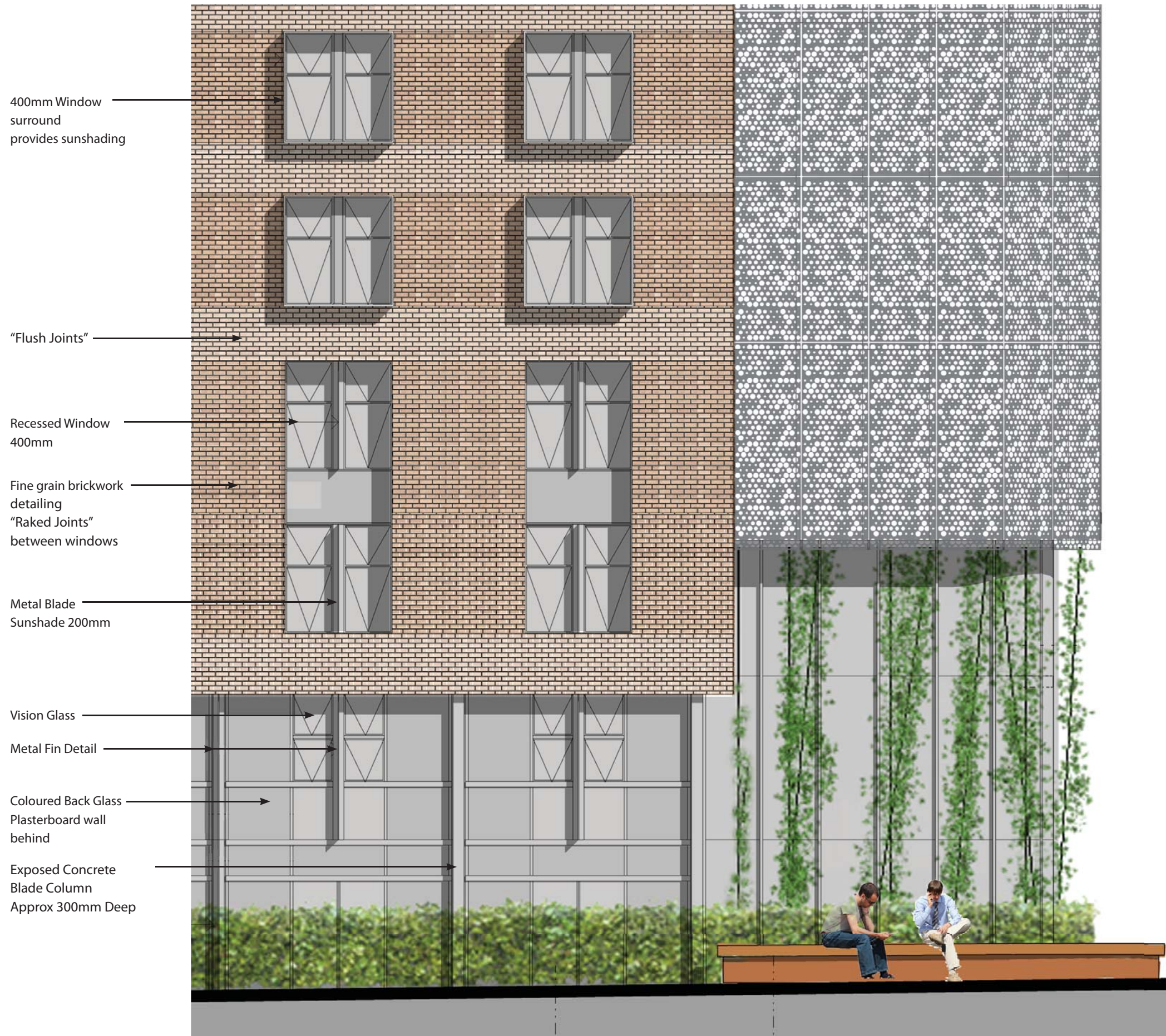


City Road Facade

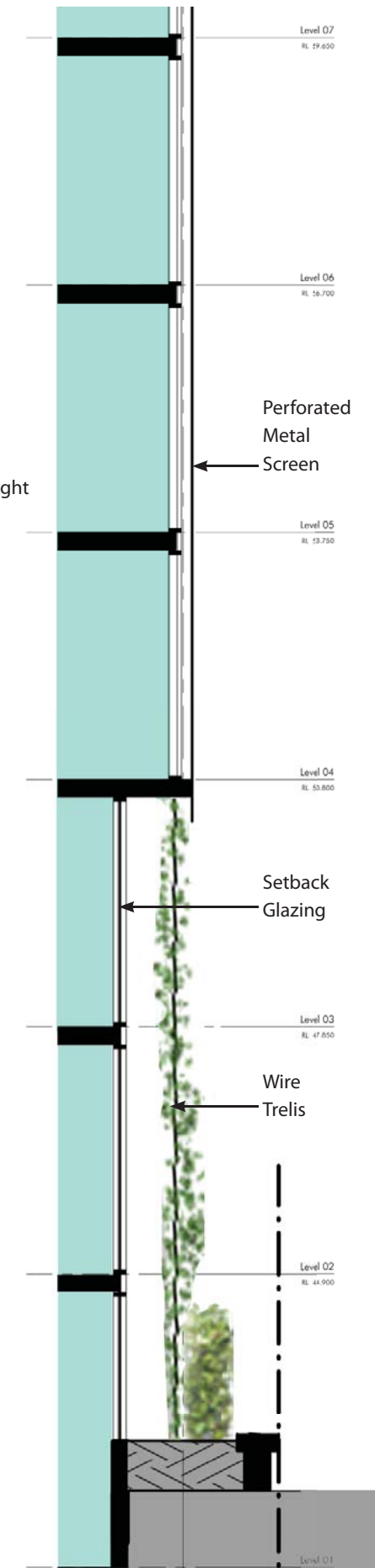


Darlington Road Facade

# Facade Detailing



Section at Brickwork



Section at Screen

Brick Facade Detailing: "Contemporary, crisp, textural and articulated facade"



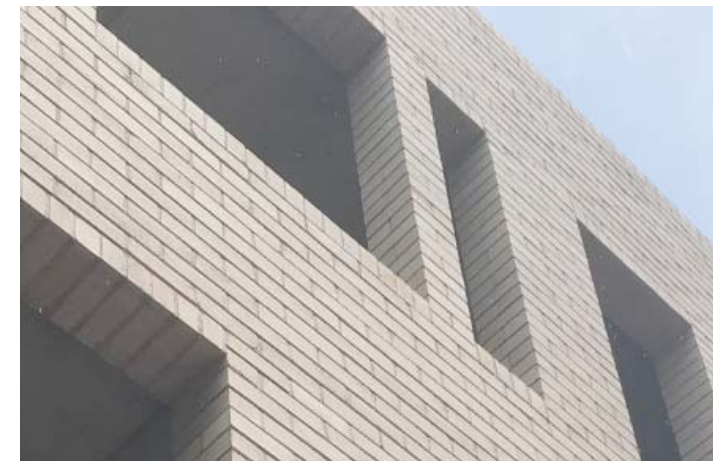
## View from Institute Building forecourt

The planar brickwork walls to City Road, peel away to the east revealing active communal spaces, with views into the gardens and back to the city. Darker brickwork is incorporated into the façade behind the Superintendents house, to provide a more recessive back drop to the heritage building



## Facade Materials and Detailing

- The material palette is kept minimal to create a classic, contemporary design.
- Brick is the predominant material and is selected for its robust and durable character.
- Brick references the historical masonry walls and features on the site, and the historical brick making in the Newtown Area.
- Metal windows and mansard cladding details are complementary and recessive to the main light brick facade accentuating the planar Architectural language.
- Darker Brickwork is used behind heritage buildings as a recessive backdrop.



## View West along Darlington Road

The length of the building has been visually reduced with the change of alignment, architectural treatment and articulation of the central portion of the building. The introduction of trees within the central set back provides an increase in 'greening' of the street.

The proportions of window penetrations along Darlington Road façade reduces in scale, responding to the lower and more residential nature of the street.



## View East along City Road



SSDA Corner



Modified SSSDA Corner

Comparison of SSSDA and Modified SSSDA from Corner of City Road and Darlington Road