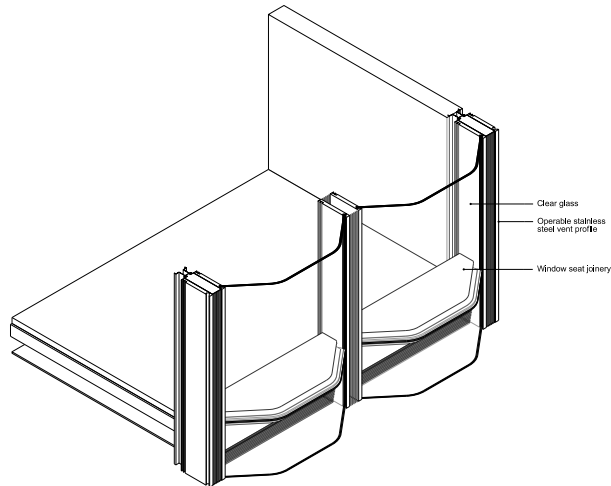
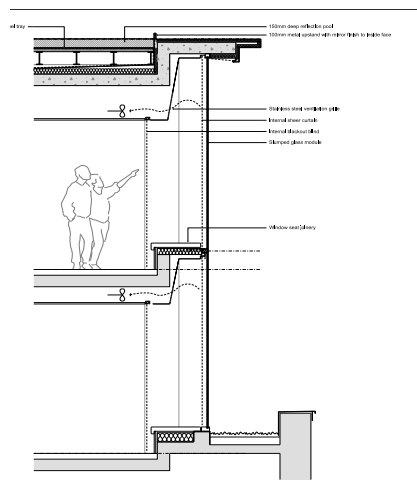
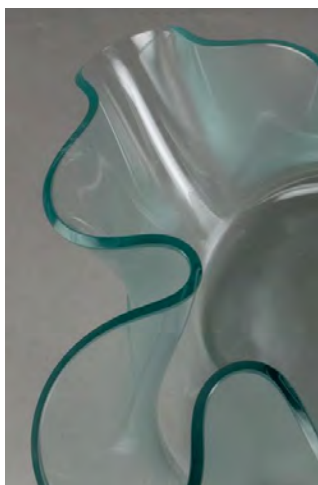
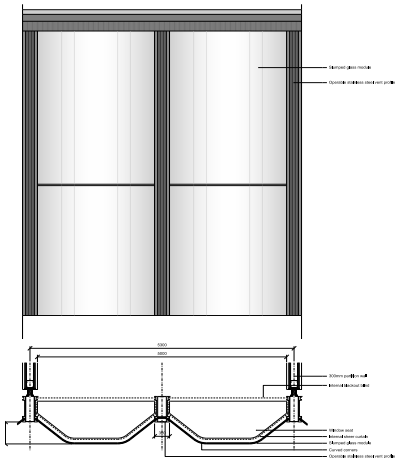


Roofscape

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Conceptual approach

- The bay window
- The projecting cornice
- The curving corner
- The garden terraces



The sandstone bay

- At the junction between the two original building phases, the architect placed a projecting sandstone bay.
- This element acts as a bridge, celebrating and suppressing the differences between the two building phases.
- Thus for the roof extension, where the third phase of the building is to be played out, the projecting angled bay will be utilised once more.

Rhythm and proportion – the new bay

- In the proposals, the bay is rendered not in sandstone but a sinuous bay of slumped, clear glass.
- The new glazed bay takes the proportion of the existing sandstone bays and join them over two levels (the seventh and eighth floors) to create a vertical proportioned bay.
- This element will then be repeated around the perimeter, forming an undulated rhythm across the facade.
- To retain the simplicity, each bay will be held apart and given definition by a vertical bead-blasted stainless steel panel.
- This spacer will provide a solid backing for partitions and an opening for baffled natural ventilation.



A strong cornice

- The new composition will be locked into the building by strong cantilevering cornices and roof elements.
- The straight line will provide a foil to the soft lines of projecting bays, each accentuating the form of the other.
- The cornice will be clad in a profiled metal to marry into the existing lead flashing to the sandstone cornices.
- The upper level nine will be set back to disappear in street views, while the cantilevering roof will provide privacy and shade.



The curving corner

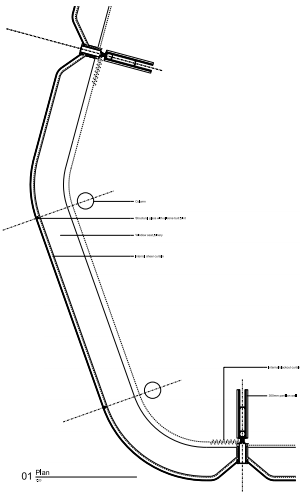
- The bold sandstone corner will be repeated in curved glass within the extension at the seventh and eighth floor levels.
- The sweep of the glass will be strengthened by contrast with the angled metal cornice above, and the angles of the rendered sixth floor section behind.
- These architectural components will allow the bays to flow visually around the perimeter and, by its softness, allow the cornice to more emphatically terminate the composition.
- In these near views from Farrer Place, it is not possible to see the ninth floor.



Facing page:
Illustrative view from the southern end of Young Street
Note: The eastern tower component within the building silhouette marks the point on Young Street where the two building phases met, and also the extent of the roof extension.

Above:
Testing of the relationship of cornice and glazed bay

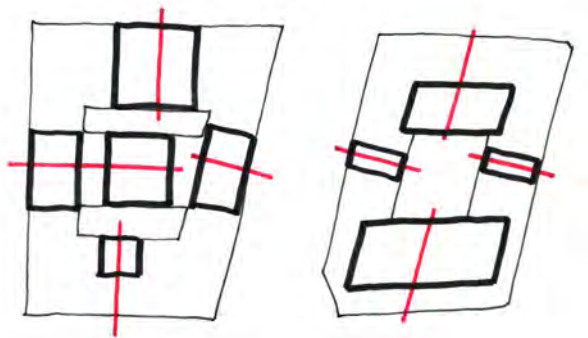
Near right:
Illustrative setting of the south-western glass corner, showing structural glass junction with internal mullion between the three sections



Roofscape

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Relationship with the Lands Building



Setting up a dialogue

- The Lands Building has a very rigorous arrangement of domes and towers, each symmetrical to its respective elevations but given a seemingly random form by means of the trapezoidal site footprint.
 - The result is akin to a picturesque village from Renaissance Europe.
 - The Education Building, by contrast, is in its existing state functional and unengaging.
 - The proposals break the massing of the Education Building into five distinct character areas:
1. The southern garden wing, which will stretch horizontally where the clock tower rises vertically and pulls back from the street views where the tower rises to claim the sky;

2. The eastern Young Street tower;
3. The western Loftus Street tower, which will anchor the new composition and give a logical termination to the Stage 1 DA massing envelope, relating to the projecting stone bays that mark the junction between the two building phases;
4. The northern wing, a faceted jewellery box that will be visible in long views along Bridge Street, clear and confident but set deep within the plan; and
5. The central garden court, an open, rectangular space that acts as counterpoint and contrast to the secure, enclosed form of the Strong Room.

Roofscape

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The garden terraces

The fifth facade



Concept

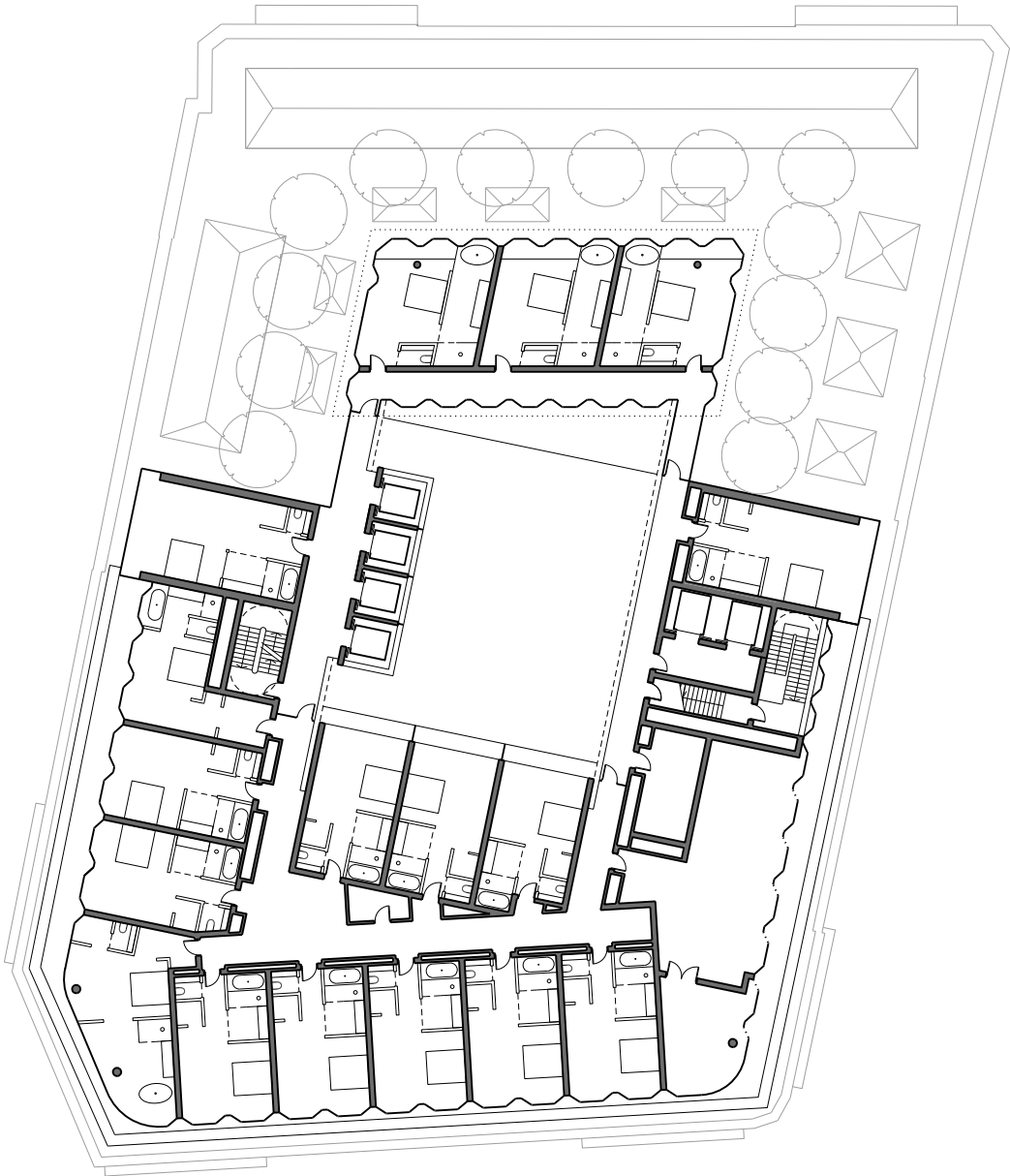
- Eschewing a roof of built forms, the roof of the Education Building will be a series of terracing gardens, lawns and pools.
- It will appear as a landscape rather than a building – a place to discover.
- From the neighbouring buildings, the contrast to the existing will be potent.
- Through a mixture of accessible and inaccessible areas and active and quiet nature areas, biodiversity will be maximised and the positive urban heat island issues addressed.

Precedent
Oakland Museum, CA
The roof of this museum is a cascading series of gardens and terraces, some accessible, some for visual enjoyment only. The beauty and joy of the building have been a direct reference for the proposals.

Roofscape

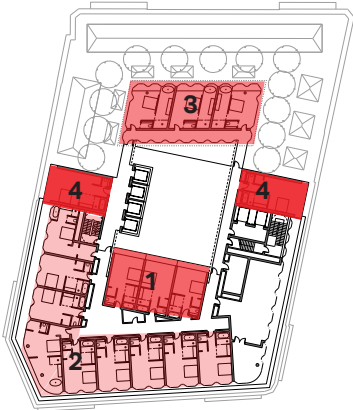
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Seventh and eighth floors



Proposed floor layout

- The floor will be used wholly for guest rooms and plant.
- The rooms will have four characters:
 1. The courtyard rooms with the conservatory, which continues from the courtyard below.
 - In this location, the conservatory acts also as an environmental buffer.
 2. The glazed bays to the south and west;
 3. Three large suites to the north within a separate faceted wing; and
 4. The east and west towers, each housing a single room per level, capitalising on the best views within the building.



The window seat

- All the rooms will enjoy the amenity of a window seat on the perimeter.
- Internally the floor of the bay will be elevated to create a deep window seat within the room.
- This will create a lounging area adjacent to the glass and views, and above, a raised soffit to the room below.
- Apart from the amenity and use given to the room, the window seat will also:
 1. Echo the winter gardens of the lower levels.
 2. Maximise views of the sky.
 3. Provide space for blinds and mechanical services.



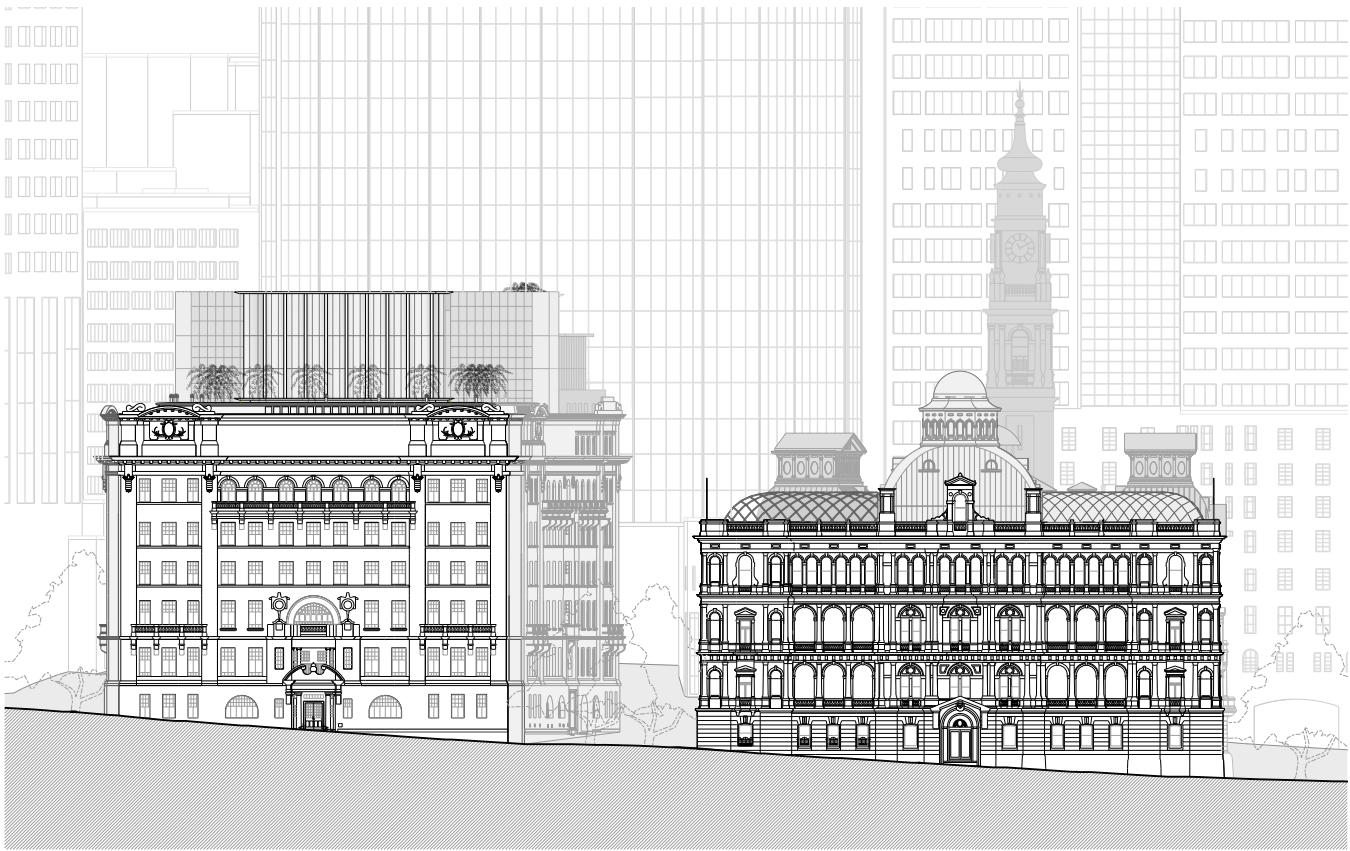
Plant

- The building plant will be located on the east face, directly opposite the Governor Phillip Tower ventilation grilles.
- Arranged over three floors, the layout will make full use of the available height.
- Plant for both the Lands and Education Buildings is located here.
- Situated next to the goods lifts and escape stair, access will be possible without affecting the operation of the hotel, and risers can be focused into one service shaft.

The northern wing

- With some of the best views east and west within the building, and afforded privacy by means of the Stage 1 DA massing, the northern wing of guest rooms will occupy the area where the former caretaker's apartment sits.
- The glazed bays of the southern extension will be combined to make a faceted casket or jewellery box, sitting clean and confident, rising from the landscaped sixth floor terrace.
- Glass interlayers and sheers will provide privacy and environmental protection.





The Education Building

The glazed bay

Components

Glass bay

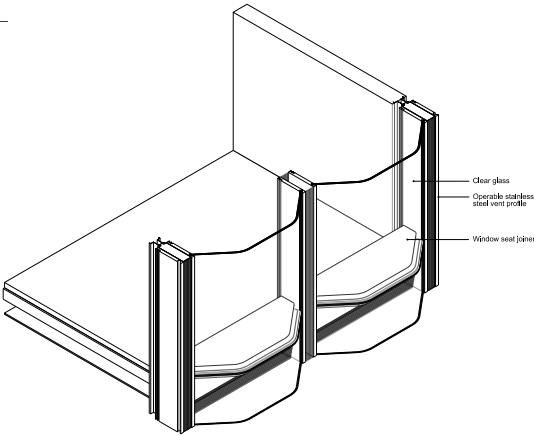
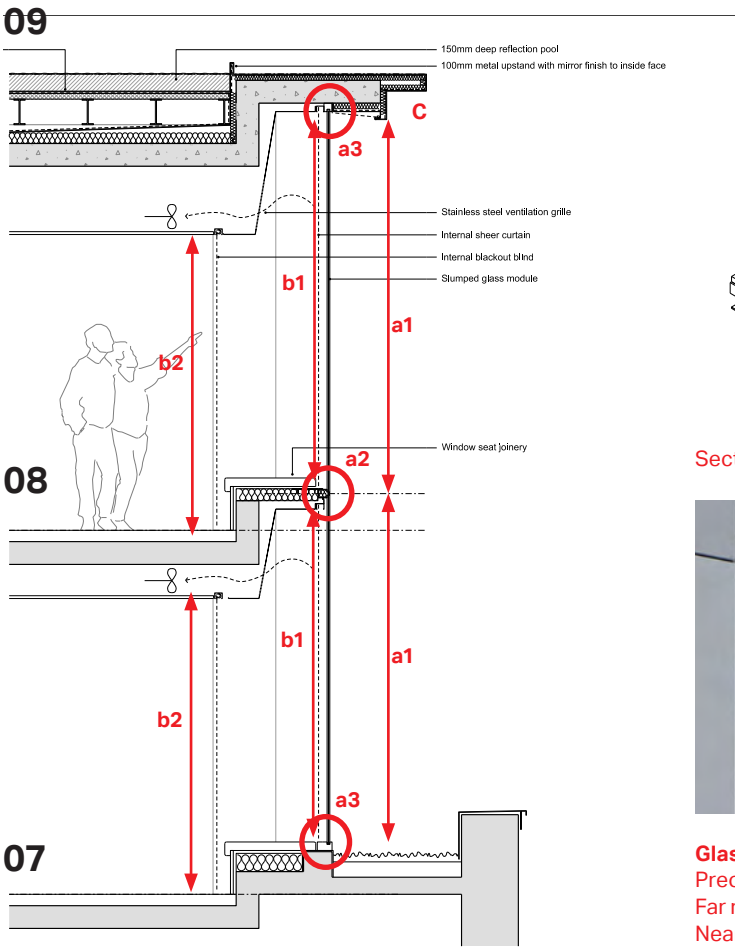
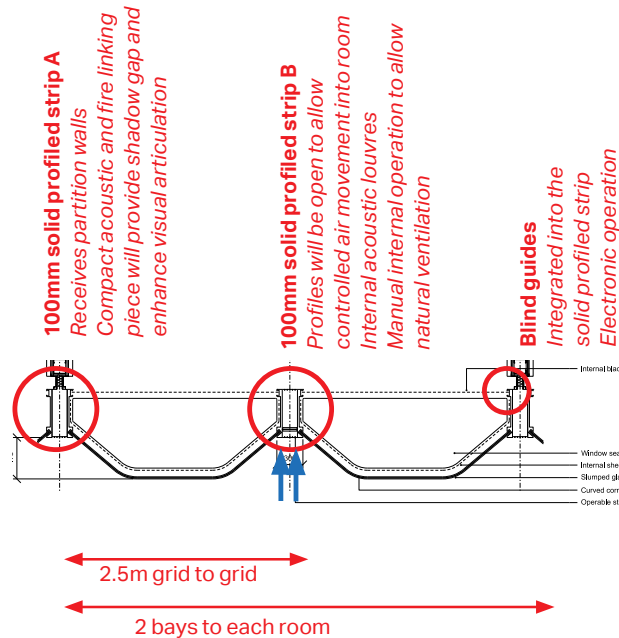
- Each bay will be formed of a single-glazed slumped glass panel, with continuous radius angled corners.
- The glass will be laminated, toughened and high-performance.
- The external coatings will control thermal performance and reflectivity.
- The glass will be low-iron, with excellent colour rendering.
- The bays will be arranged over seventh and eighth floors only, with each floor made from its own bay.
- The panels will be fixed where they meet horizontally, with movement taken up at the head and base of the two-storey module.
- The glass will be structurally bonded at the floor level.

Profiled metal transom

- Each bay will be separated by a metal insulated panel.
- This panel will house the vertical mullions holding the glass in conjunction with structural transom, located inward of the glass.
- The transom will be in a bead-blasted stainless steel finish to provide longevity and allow light to be visually 'held' within the surface rather than over-reflective or matte. This will allow the surface to be successfully lit at night.
- The panel will fulfil three further functions:
 - Providing a solid panel against which the room partitions can fix.
 - This way acoustic and fire separation can be easily provided, and there will be no interruptions of the external glass bays.
 - Providing on the non-partition line a baffled ventilation opening, allowing natural ventilation of the rooms through a simple active section.
 - Integrating into the panel blind tracks and wiring for the black-out and sheer.

Blinds

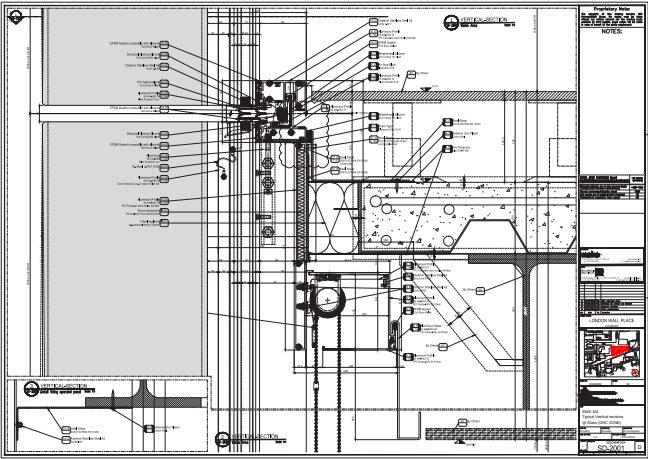
- Two internal blinds will be installed, both fed on integrated guide rails.
- The outer blind will be black-out and have a consistent solar-reflective coating.
- The inner blind will be an enhanced sheer to maximise environmental performance.



Sectional axonometric view of twin bay, with window seat.



Glass to glass junction
Precedent project: London Wall Place, City of London, by Make
Far right: **Fabrication drawings**
Near right: **Photograph of detail in construction**
Structural bonded glass-to-glass junction at floor, fabricated by Permasteelisa, with fire and acoustic separation



A- Glass bay

- Storey height slumped glass bay (a1)
- Structural glass junction at level 08 floor junction (a2)
- Movement tolerance at top & bottom of bay unit (a3)

B- Room blinds

- Enhanced inner face sheer, following line of bay (b1)
- Black-out, solar reflective coating to inner face (b2)
- Electric-operated black-out, with link to room keys

C- Parapet

- Metal-clad parapet.
- Visual references to lower-level cornice and parapet cladding within existing building.