

09039

## **'Parkview Place'**

7 Parkview Drive\_Sydney Olympic Park

Design Response> EA Submission

7 June 2010

### **'Brick Pit Park' Elevation to the North**

We provide the following response regarding the building form and articulation, in particular, the appearance of the Northern portion of the building as viewed from the Brick Pit Park.

The composition and character of the northern façade is driven from a desire to provide a cohesive response to the building and site whilst providing functional internal spaces with a high level of amenity.

#### *Façade Materiality & External Shading*

Taking on the hues of the geological profiles found on the site, terracotta inspired façade panels above ground level provide horizontal bands of varying natural colours between clear vision panels. The horizontal nature of the façade is further reinforced where fixed horizontal louvres, 'extruded out' of the building form, provide solar protection.

#### *Outdoor Balconies + Bay Windows*

Dispersed across the northern façade deep balconies provide a break in the horizontal banding of the terracotta façade panels. The balconies, positioned to respond to internal group work space areas, permit outdoor activities, whether private or communal and assist in reinforcing the connection to the park. Jump scale 'bay windows' positioned at the corners of the façade frame views across the park.

#### *'Solid' Base*

Although our response is focused on the northern façade, typically the building is viewed 'in the round' i.e not one elevation is ever viewed in isolation.

As demonstrated in the perspective images accompanying the EA submission the solid base wraps around the building and is sculptured to respond to the changing ground plane condition and movement patterns around the site. Given the change in levels, on the northern side the building base forms the sill to the ground level rather than the larger visible portion to Murray Rose Avenue or the 'cutting' to the east.

#### *Ground Level Glazing*

Ground level windows sit on top of the building base and are articulated vertically. Full height uninterrupted panels provide relief between the heavy base and the horizontal banding to the upper levels. Furthermore, clear glass is used in lieu of the various tones of tinted glass over.

This treatment to the building articulation is used around the entire perimeter of the building to provide a clearly defined 'gap' between the base and upper portion of the building.

#### *The Proposed Building*

With consideration to the above the proposed building creates an innovative urban design solution that is robust in both design and detailing.

We believe that the suggestion to provide a recessed ground level is unnecessary given the overall approach to the design including the clearly defined base, the 'gap' between and the variety of horizontal banding to the upper levels.