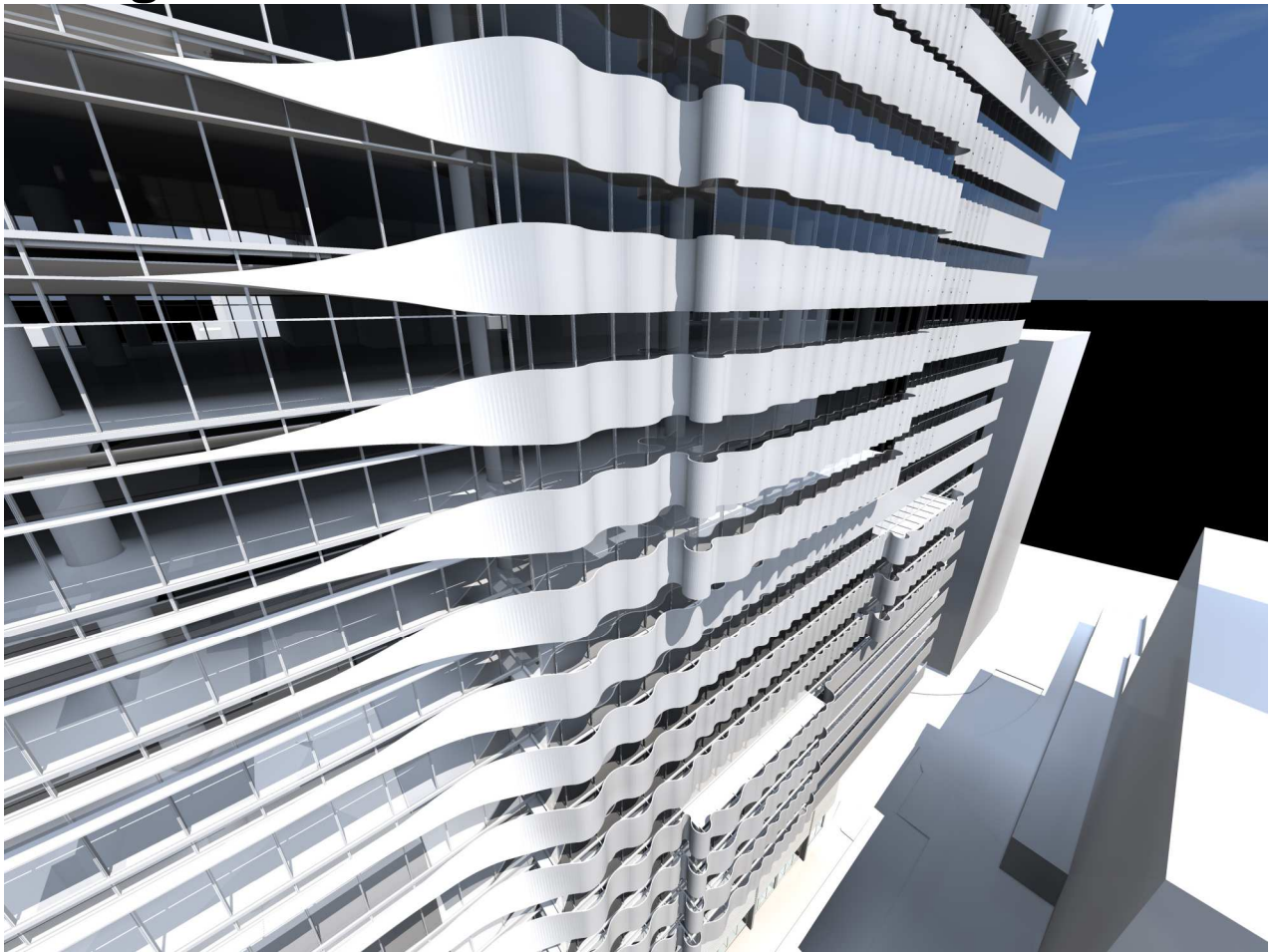


88 Walker Street, North Sydney

Design Statement



Sect 75W SUBMISSION

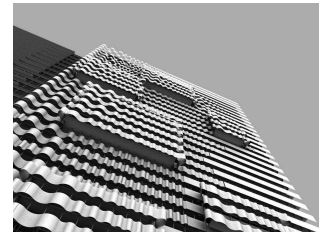
July 2010

Design Change Strategy

Following the reduction in height that resulted from the DoP's approval and the subsequent changes in proportion to the commercial tower we have reviewed the façade design with the intent of improving the overall look of the amended building and redefining the aesthetic.

The Tower Facades

To this end we have amended the long western elevation to be read more distinctly as two elements. To achieve this we have pushed the southern section of the building out to give a defined line that corresponds with the core on the opposite side and elongates the perceived proportions of the long elevations. This is also the point at which the sunscreens twist from horizontal (to the north) to vertical on the southern end of the façade to best optimise solar protection and views from all aspects of the building.



The form of the sunscreens is conceived as fluid reacting to the changes in the façade plane similar to water in a stream reacting to rocks with a ripple effect. This logic is followed over the projections in the façade giving the building a dynamic fenestration, which differs from floor to floor due to the differing obstacles each screen has to overcome.

A similar approach is achieved on the eastern elevation with the core acting as a starting point for the twist from horizontal to vertical causing a ripple that continues to the south with all individual shades finishing at the southern end of the façade as vertical and parallel to the facade.

By treating the sunshades as a series of independent elements rather than one large screen the east and west façades takes on a more dynamic quality changing from north to south and from floor to floor. This dynamism entices interest and invites curiosity as to the whole, which is particularly important given it is generally viewed only behind or beyond other buildings and lacks an address point on a prominent street.

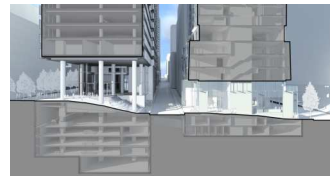


The ground Plane

At ground plane the lobby of the building is inspired by the curved form to the sunscreens and its size has also been amended due to the relocation of the car park lifts back into the main building core. This change came about due to the redesign of the core to respond to the new building height. By moving the car park lifts the lobby's function has been simplified and the area reduced to allow the steps that mediate the cross fall of Spring Street to be pushed further north and the view through from Walker Street to be at grade rather than up steps.



The lobby has also been lowered due to changes to the loading dock height below allowing for less steps and a better connection from inside to outside.



The changes to the ground plane have resulted in extra public domain area and a more transparent lobby connecting more directly to the public realm together with better distance views through the public domain.