

PTW Architects

Design Report
S75W Modification 6
Thomas Street Car Park

Prepared for
Meriton

May 2013

PTW



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Introduction

The intention of this report is to describe the treatment of the above ground podia proposed for this project, with a particular focus on the interaction with the public domain in terms of scale, articulation, colour and architectural expression.

The proposed podium will improve the scale relationship between the large buildings of the site and their immediate context. The podium will contribute to the character and amenity of the adjacent streets and provide a colourful and animated architectural expression.

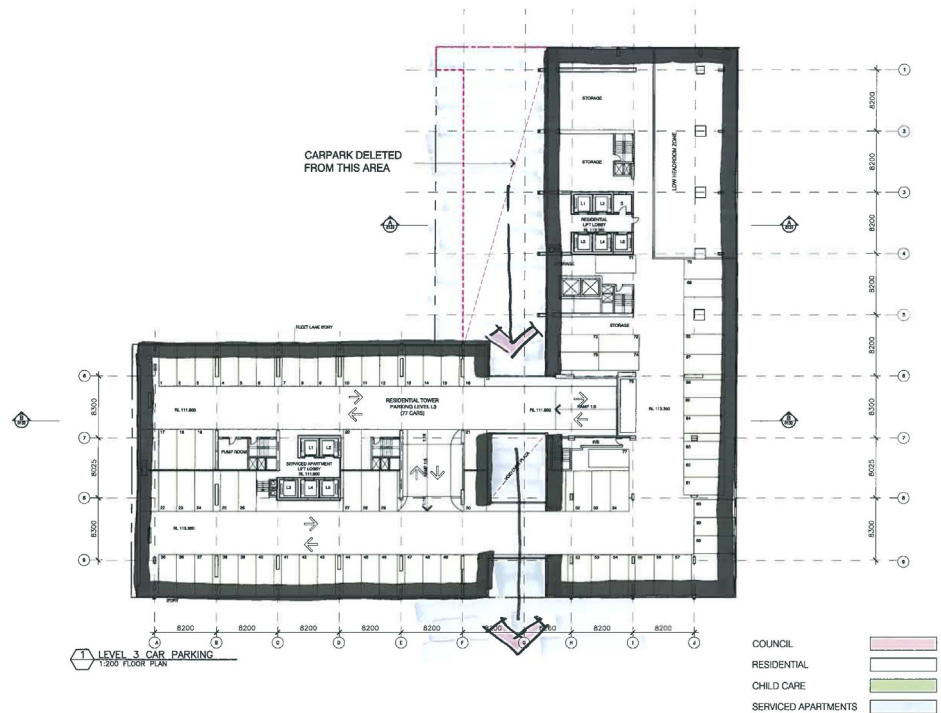


THOMAS STREET CARPARK PODIUM

Scale and Contextual Relationship

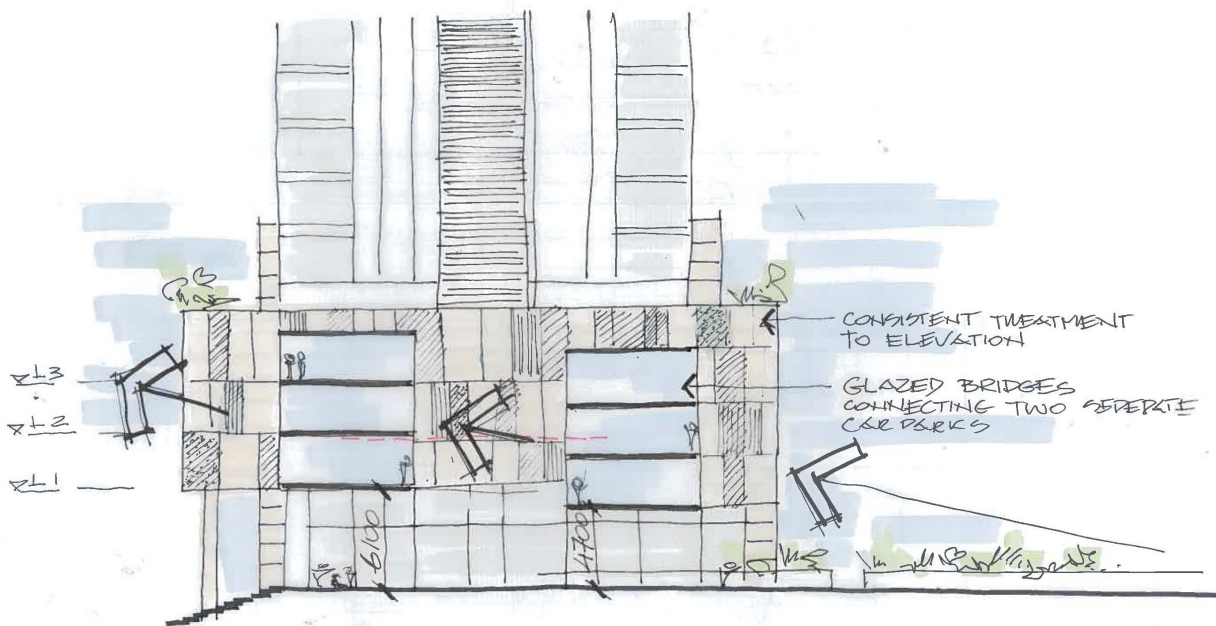
The design proposes a 3 to 4 storey podium aligned with the Albert Avenue boundary to the south and Thomas Street to the north. This podium helps mediate between the scale of the taller buildings and that of the street and neighbouring properties. The podium aligns with the street boundaries of adjacent properties and helps compose a more cohesive 'street space'.

The podium is broken into two parts; east and west. These will be separated by minimal bridge like elements. This break helps define the cross site link. The elevated podium creates covered colonnades along Thomas Street and Albert Avenue offering sheltered access to the cross site link and opportunities for retail and street activity.



The Cross Site link

The cross site link will create a bright open space. It is generally open to the sky with light and views through fine, glass walled bridges linking the car park areas over.



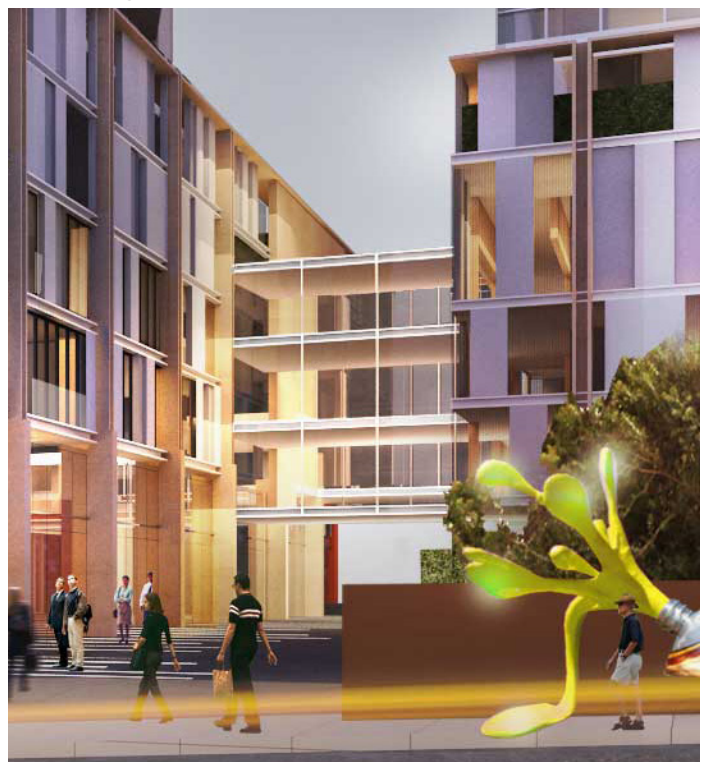
North South Section

Reference image



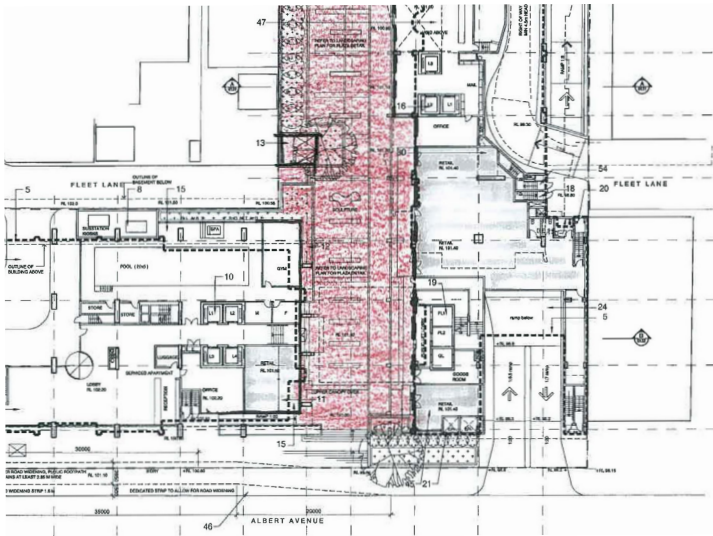
THOMAS STREET CARPARK PODIUM

Rendering of proposal

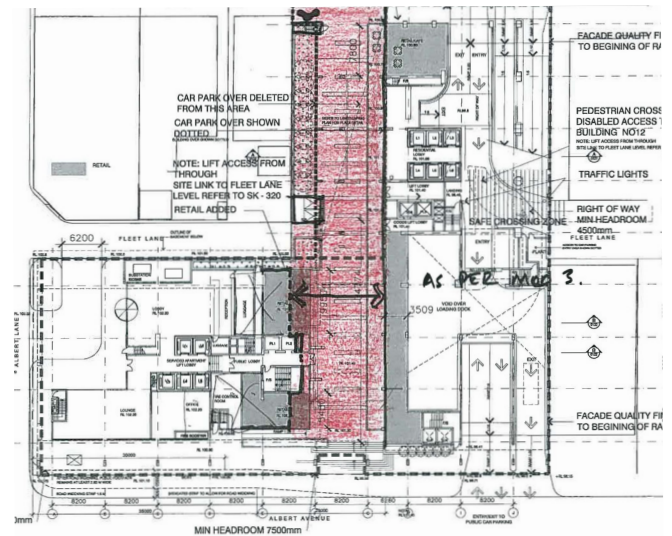


The Cross Site link

The alignment of the cross site link has been straightened to improve visibility through the site and to maintain a constant width of 14.4m. The link is lined on both sides with active uses; retail, foyers, lobbies etc.



Approved Alignment



Proposed Alignment



Architectural Expression

The link will have a colourful animated character appropriate considering colour and activity generated by the large amounts of people moving to and from the city centre and railway station. The rich materials palette, decorative lighting elements architectural expression and landscape design will contribute to this character. Large works of public art will define the entry points from the north and south.

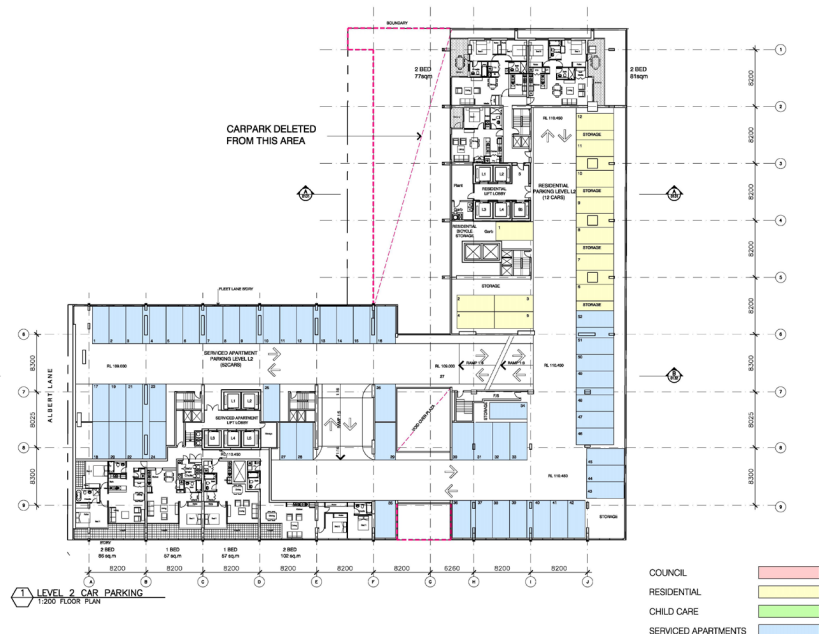


THOMAS STREET CARPARK PODIUM

Architectural Expression

The lower two levels of the car park have apartments facing Albert Avenue and Thomas Street. The upper level carparking areas will be completely visually and acoustically sealed. It will be difficult from surrounding areas to discern parking from non apartment areas. This approach is common to many projects both within Australia and around the world due to the complications of deep excavation.

The podium will have a detailed and patterned façade, achieved through a combination of surface modulation, recessed balconies, projecting blades and coloured and textured materials such as perforated anodised metals, tinted glass and solid panels. This same facade treatment will apply to the whole podium, regardless of functions within. This approach is similar in concept to the randomised panelled expression of the tower above, though using a warmer colour palette of bronze, bone and amber.



Reference Images

Above ground car park reference images



