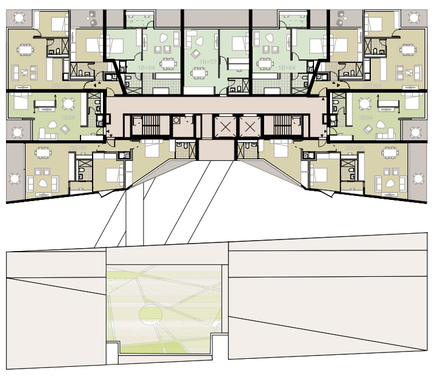
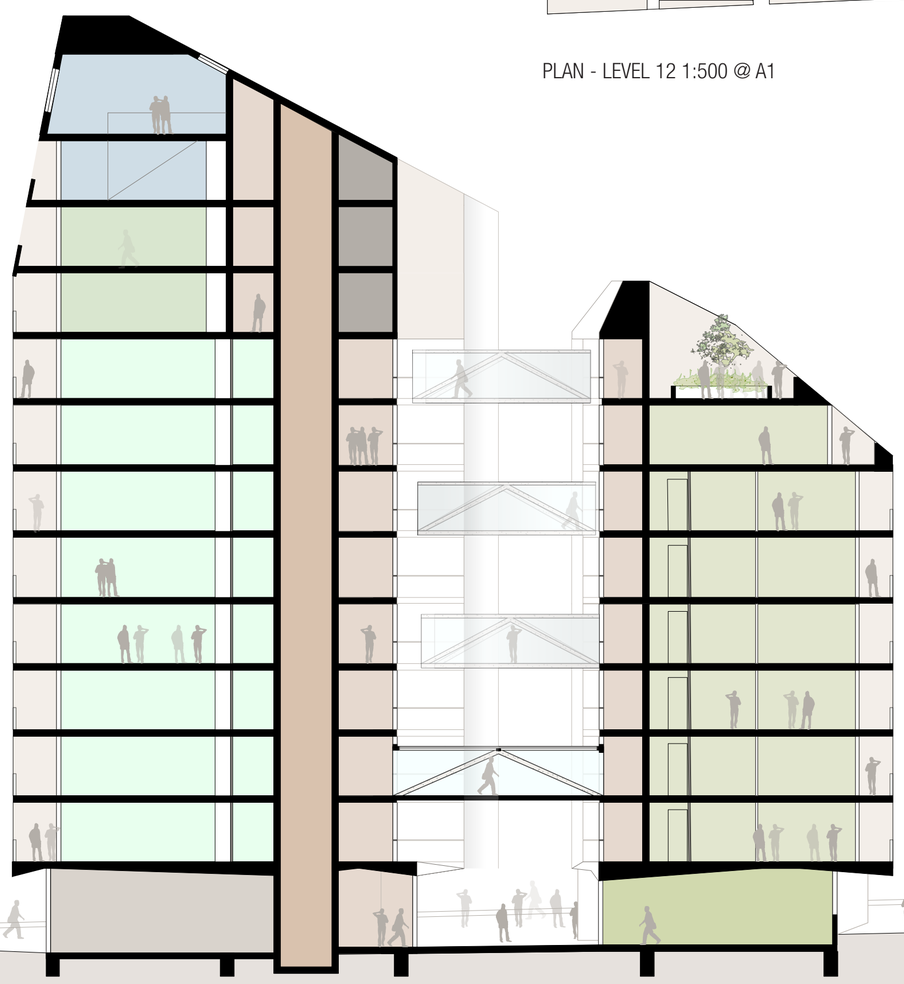
TYPICAL FLOOR PLAN - LEVELS 3-8 1:200 @ A1

PLAN - LEVEL 09 1:500 @ A1



PLAN - LEVELS 10-11 1:500 @ A1

PLAN - LEVEL 12 1:500 @ A1



SECTION - 1:200 @ A1

THE CONCEPT DESIGN – KEY IDEAS

TCA have devised a conceptual design strategy that creates a distinctive architecture reconciled with the commercial brief targets and an interpretation of the building envelope constraints.

We felt that the envelope as currently described - an inherently boxy, squat form with a smaller box mounted axially on top – creates a kind of formalised, “wedding-cake” architecture as opposed to a more visually arresting and contemporary idea of slender forms arranged to gain access to natural light, air and permeability.

We therefore decided to interrogate the envelope; to understand the principles that informed it and if changes were to be considered then they would need to ensure that these principles remained intact. The primary intentions of the building envelope appear to be threefold:
- to build the edges of the building to the boundaries, that is to create street-defining built form,
- to ensure a defined level of solar access to existing development to the south and new parklands to the west,
- to provide a transition in the scale of built form, descending from higher and bulkier in the north towards the lower and more finely grained existing development to the south.

The latter two intentions are prescribed in the controls by solar access planes and façade setbacks. We therefore felt that if we constrained all new built form to within the solar planes and developed a reasoned architectural strategy for scale transition, we could make a good argument for variation to the envelope provided improved public domain and residential amenity outcomes could be demonstrated.

This approach has resulted in a quite different built form concept. Instead of a 7-storey “box” to the entire Abercrombie Street frontage with a secondary setback above, the design proposition is to split the building envelope east to west, into two distinct forms of 12 and 7/8 residential levels. This creates a vertical slot or chasm through the building, dramatically revealing the common circulation elements located centrally within the plan. Importantly, it also articulates the building form into two parallel elements that suggest both residential typology and the possibility of public movement between the street and the new Park.

This passage within the building is a kind of hybrid, multi-valent space. It is essentially public and open 24/7 at ground level for building and retail access, but is also the organising spatial element at each level of the building. The primary core containing lifts, services and fire stairs is located in the taller northern form, with bridges at each of the lower six levels providing access to apartments in the lower southern form. Part of the roof of this lower piece is planned for residents communal open space and activities.

The building is cleaved to comply with the solar planes as they slice through its basic prismatic volume. This creates a sculptural expressiveness at the upper levels and is amplified by the weaving vertical surfaces of the passage cut through the building to the Park.

An expressive approach to surface and materiality will re-inforce the basic architectural parti of the building. The street facades are planar, taut metallic skins punctuated by a lively pattern of openings to windows and terraces. The passage is treated differently: it has more complex surfaces of solid and void, open to the sky but punctuated by bridges. Strong colour is proposed to accentuate its arterial, almost visceral function at the heart of the building.

We also felt that this building and site would be suited to an alternative approach to the customary handling of the built form to ground plane relationship – that it did not need to bond resolutely with the city floor at the boundary, but rather that its primary forms could float over the gently sloping terrain tracing the sites natural topography, thereby inviting public access into and through the site.

This strategy opens up vistas and creates a stronger sense of connection between Chippendale and the new Central Park. It is a welcoming gesture to the existing community to the west, instead of presenting the Abercrombie Street face of the building as a barrier.

RESPONSE TO PLANNING BRIEF

The planning controls for this site have evolved over time and are complex. We understand the primary planning instrument in relation to building envelope and floor space for the Block 8 site to be DoPI Modified Concept Plan Approval No. MP06_0171.

It is noted in the Design Brief that compliance with the Modified Concept Plan is required, unless AN ALTERNATE concept can be justified. The TCA Concept Design seeks to vary the building envelope on the basis of improved outcomes in urban and architectural design, whilst ensuring that the solar access required by the Modified Concept Plan envelope is preserved - refer to Section 3.0 of this Design Report and supporting diagrams.

The development must also comply with the statutory requirements of LEP2005 and SEPP65, and consider the objectives and requirements of the primary supporting controls being Sydney DCP1996, Sydney DCP2012, and the Residential Flat Design Code (RFDC). It is noted that Sydney DCP 2012 was gazetted four years after the key Master Plan Controls for the CUB site were established, and therefore detailed compliance should be considered in this context.

For the purposes of this competition we have referred to the “Preferred Project Report – Modification to Concept Plan”, prepared by JBA Planning and dated October 2008, to understand the current planning context and constraints. This document supplies the following key requirements in relation to BLOCK 8:

- Total GFA of 14,500sqm with 13,500/1000sqm allocated for residential/commercial uses respectively.
- Amendments to the approved envelope, including additional floor space being required to be fully contained within the solar height planes.

The Foster+Partners Appendix A Final Plans forming part of the approved Modification establish the revised Block 8 envelope and its underlying rationale. These documents have been analysed and interpreted in the TCA Concept Design, to ensure that the solar access provisions to the south (across O’Connor Street), to the east (the new Central Park), and to the west (across Abercrombie Street) are achieved, as follows:

- To the south and east the TCA Concept Design built form is fully constrained within the solar plane control (dwg SEPP-1002), to ensure the required solar access to O’Connor Street buildings and the new Park is achieved.

- To the west, a variation to the envelope is proposed along the northern portion of the Abercrombie Street frontage, where it is considered reasonable to build to the street alignment to the full envelope height whilst maintaining acceptable RFDC-based solar access to commercial buildings on the western side of the street. Importantly, this also reinforces the broader urban objective of stepped form from north to south.

- To the north the Concept Design follows the envelope alignment on the Irving Street frontage. This creates a building separation that complies with DCP1996 separation recommendations, but varies from the general RFDC Rule of Thumb (24m) for the upper four floors (Levels 9-12). This is considered acceptable, given that detailed envelopes have been formulated for the precinct and any visual privacy impacts able to be addressed in the detailed design of façade openings.

SEPP65 AND RFDC

The Concept Design complies with the objectives and intent of SEPP65 and the RFDC, to ensure that it will meet the levels of residential amenity that are achievable on a site of this nature.

Challenges for this compliance include:
- minimising south-facing apartments
- provision of winter solar access to north facing apartments where higher development is located directly across the street.
- provision of natural ventilation on a square site with a high percentage of small apartments. The central passage through the site is important in addressing this: it is intended to cross ventilate single aspect apartments with fan-assisted “nostrils” across the common corridor to this central open air space.

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