

The design of the commercial office space was driven by how this building use was grouped with the other proposed uses in the mixed-use design of Block 4N. In this case the commercial office space was grouped with the childcare and the residential apartments to form the western massing of Block 4N over the Heritage Buildings on Abercrombie Street. The floorplate was primarily developed based on finding an office space planning module which aligned with the planning module of 7.5m used for the apartment layouts from Level 11 upwards on a north-south axis. For the east-west axis, the space planning module had to be able to work with the most efficient structural clear span between structural columns.







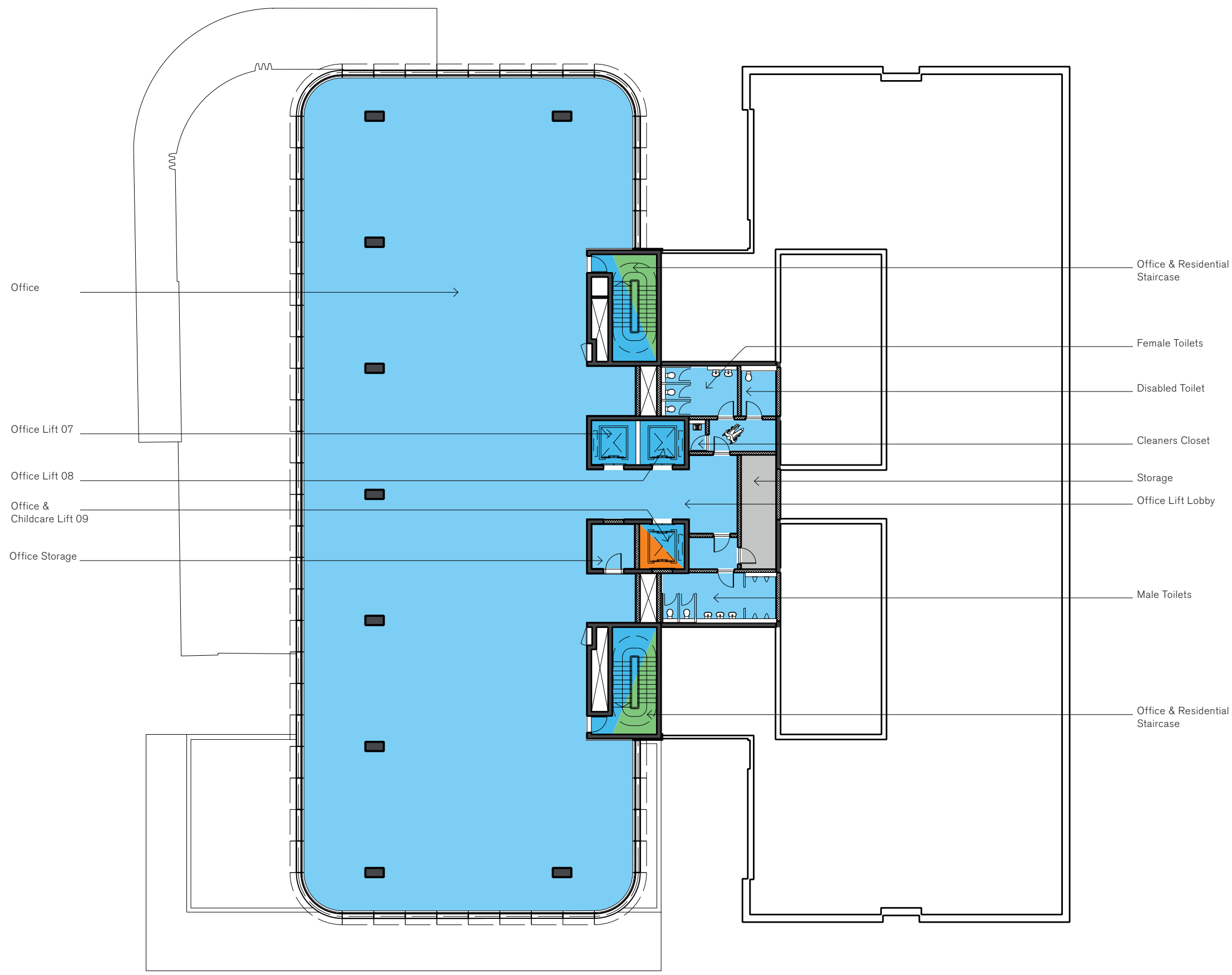
**Modularity**

Several modules were tested for both directions that worked to these initial criteria and were later refined to align with the proposed cladding module to allow internal partitions to easily coordinate with mullions. The table illustrates some of the studies conducted to test and find a suitable module.

NORTH-SOUTH AXIS		
Planning Grid	Less than 3m wide Offices	3m+ wide Offices
1.25m (6 modules per structural bay)	<p>Desks can only be orientated facing the wall due to shallow depth</p> <p><b>Office Area:</b> 11.3m<sup>2</sup></p>	<p>Offices larger than necessary for one occupant</p> <p><b>Office Area:</b> 17.0m<sup>2</sup></p>
1.5m (5 modules per structural bay)	<p>Offices are standard and a good proportion, however, 1 in 3 has an intruding column</p> <p><b>Office Area:</b> 13.6m<sup>2</sup></p>	<p>Offices are uneven widths. 1 in 2 offices are larger</p> <p><b>Office Area:</b> 13.6m<sup>2</sup> - 20.4m<sup>2</sup></p>
1.875m (4 modules per structural bay)	<div><div></div><p>N/A as one module too narrow</p></div>	
		<p>Larger planning grid does not allow much flexibility in office size</p> <p><b>Office Area:</b> 17.0m<sup>2</sup></p>

**Preferred Module**

EAST-WEST AXIS		
Planning Grid	Structural Grid Spacing Option 1	Structural Grid Spacing Option 2
1.25m	<p>8 modules <b>Office Area:</b> 12.5m<sup>2</sup></p>	<p>9 modules <b>Office Area:</b> 18.8m<sup>2</sup></p>
1.5m	<p>7 modules <b>Office Area:</b> 13.5m<sup>2</sup> - 20.3m<sup>2</sup></p>	<p>8 modules <b>Office Area:</b> 13.5m<sup>2</sup></p>
2.0m	<p>5 modules <b>Office Area:</b> 16.0m<sup>2</sup> - 24m<sup>2</sup></p>	<p>6 modules <b>Office Area:</b> 16.0m<sup>2</sup></p>

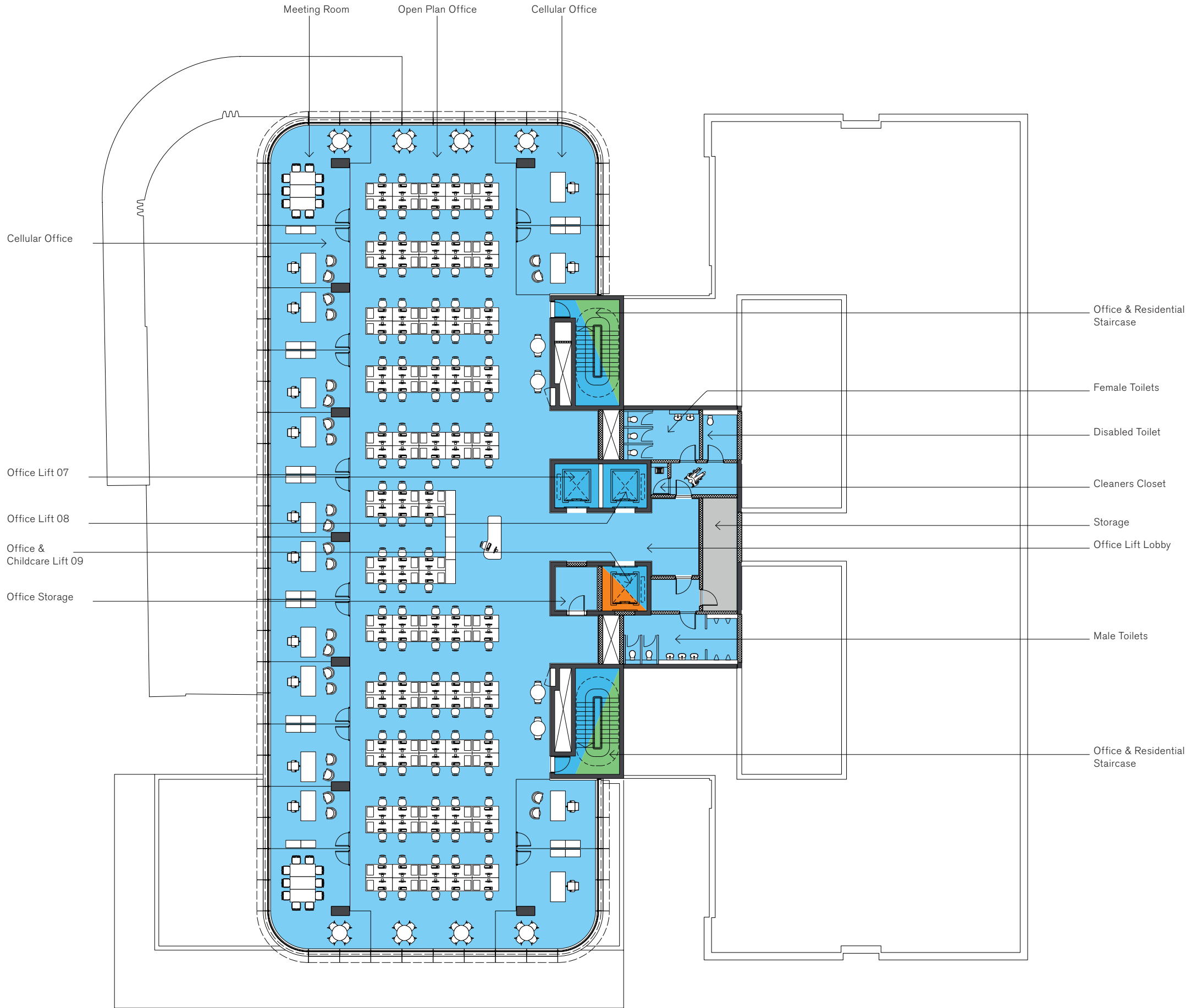
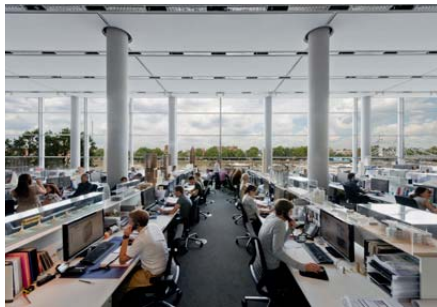


Planning

Office - Open Plan Fit-Out

Open Plan Fit-Out

The proposed design is based on a 1.875m office space planning module for the north-south axis and the east-west axis. This design strategy allows the Client to now provide a flexible open-plan office space with cellular offices along the east and west perimeter as shown or subdivide the floorplate further to provide much smaller "strata" tenancies of four or eight as shown on subsequent pages.

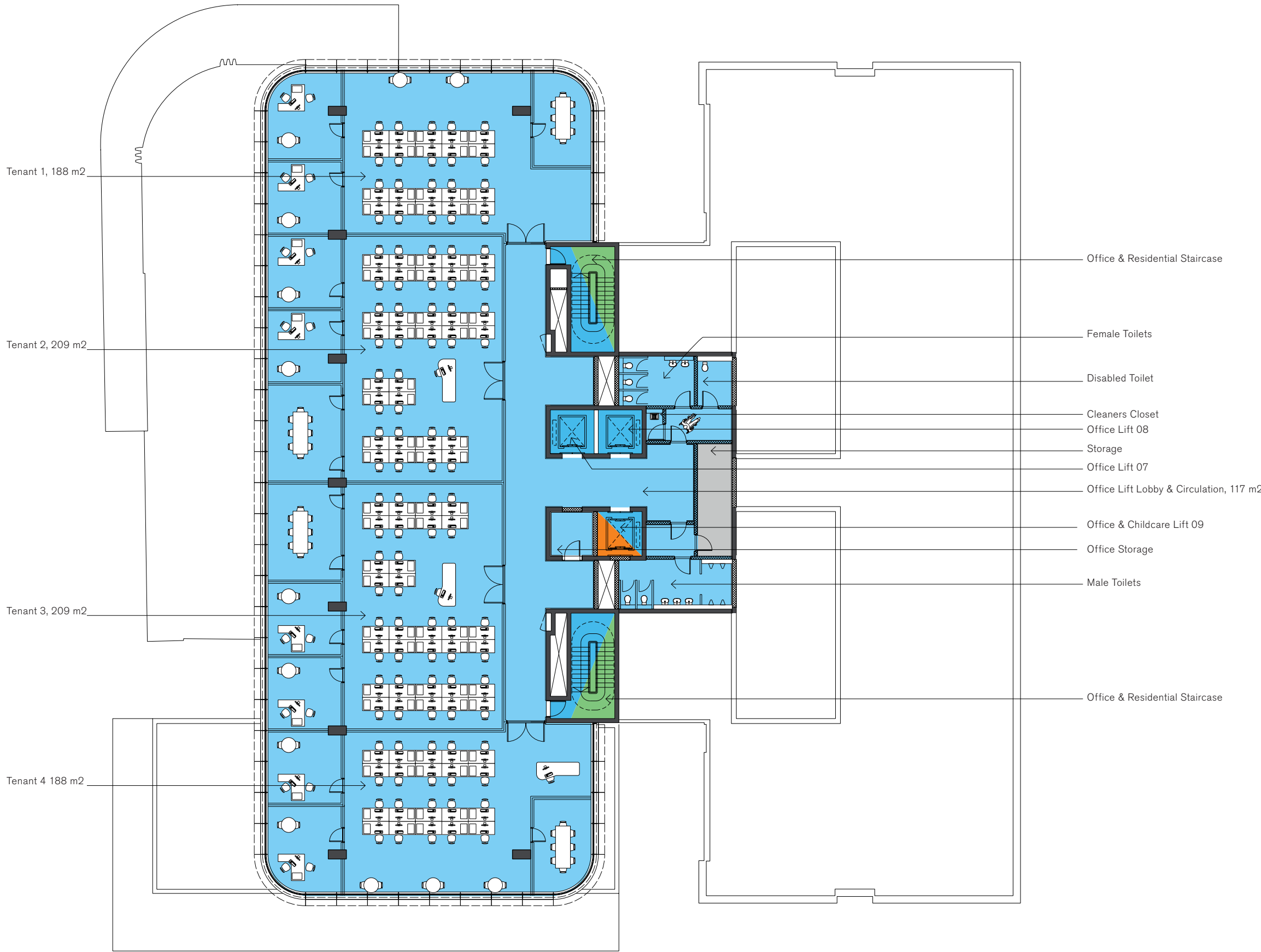


Office - Cellular Fit-Out - 4 Tenancies

4 Tenant Subdivision

A single office floor can be subdivided between multiple tenants. The floorplate design comfortably accommodates four tenants as shown.

Each tenant has flexibility to fit-out their occupancy as appropriate. Here, open plans are mixed with perimeter cellular offices.



Planning

Office - Cellular Fit-Out - 8 Tenancies

**8 Tenant Subdivision**  
Smaller tenants can be accommodated within the floorplate design.

