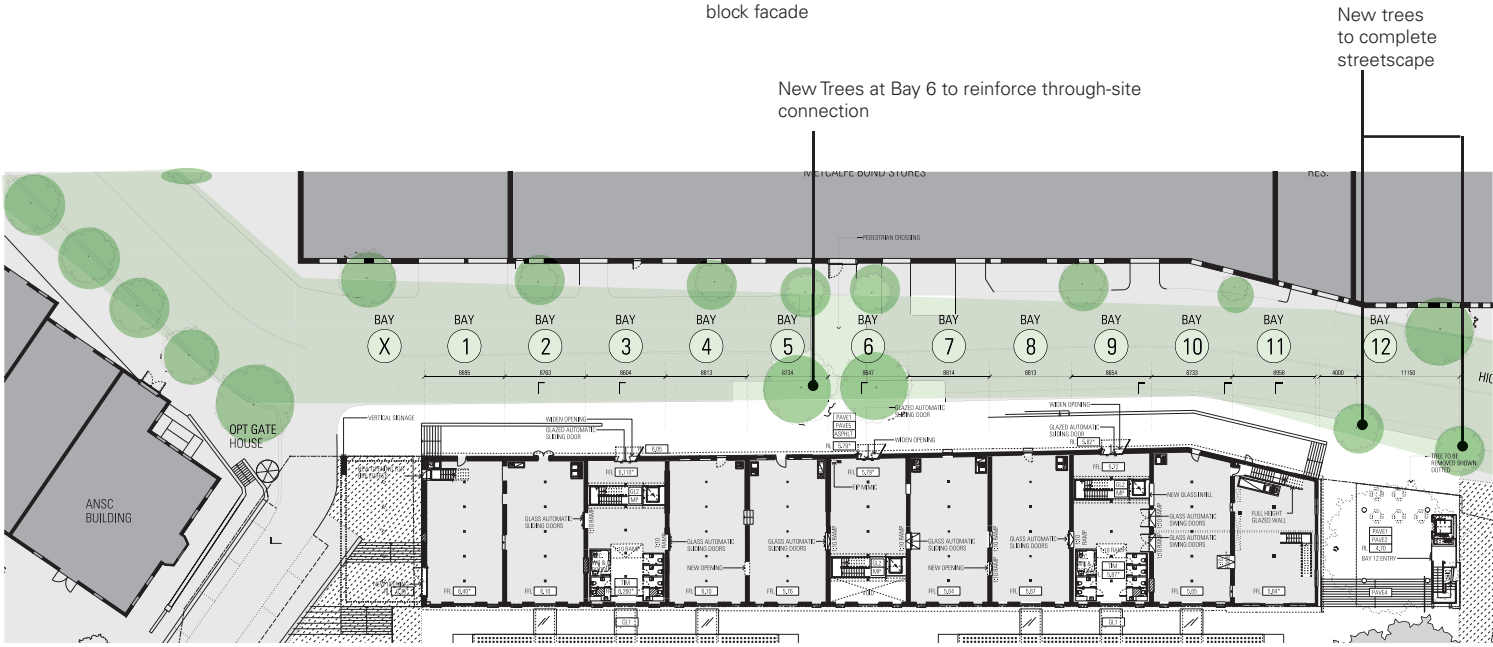
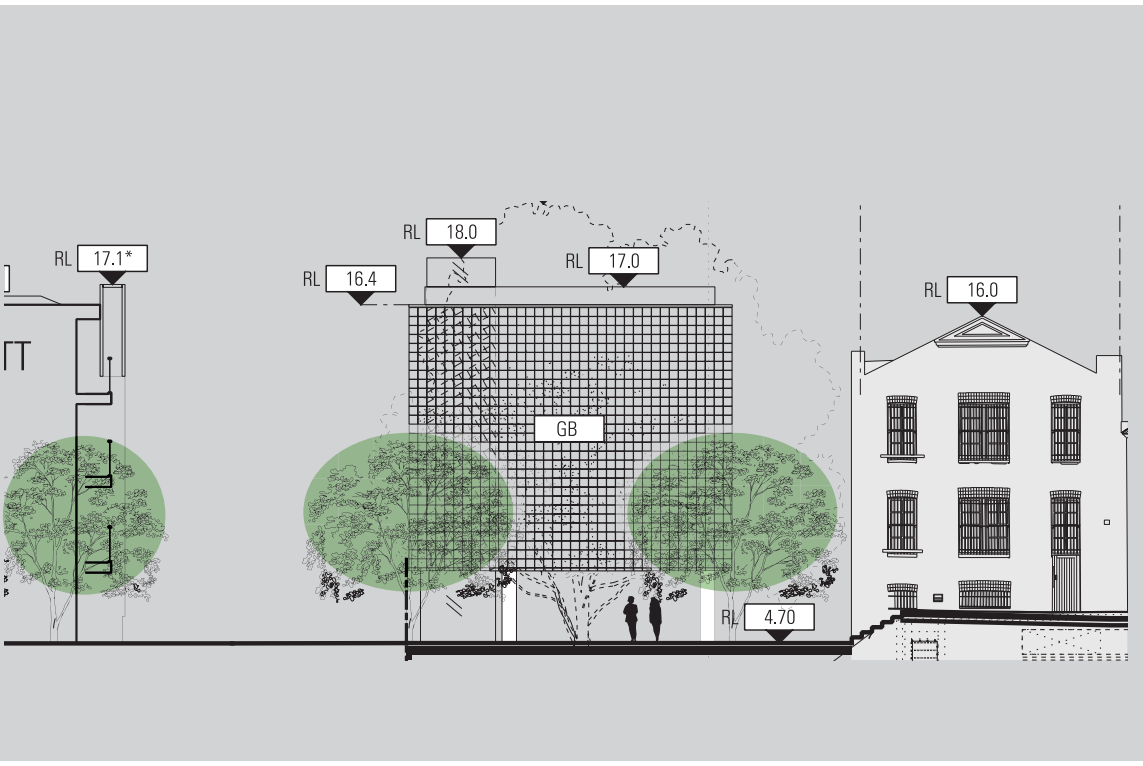
Design Components
Bay 12
Streetscape

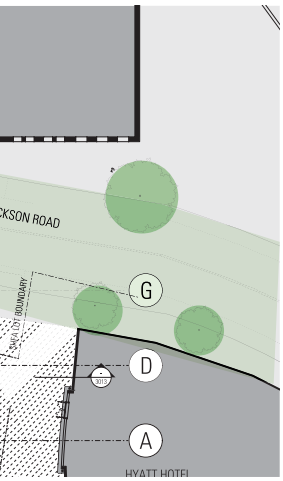
CONCEPTUAL RENDERING showing streetscape with tree canopy



PLAN (NTS) showing intention for consistent streetscape



ELEVATION (NTS) showing tree line and rhythm in streetscape.



Streetscape

It is proposed to compliment and extend the existing street tree arrangement to create a more complete and consistent streetscape along Hickson Road.

The street trees help to define the public domain and pedestrian space. An additional benefit is the management of visual privacy and amenity to soften the views towards the new building for adjacent residents.

The vision is to create a more unified streetscape to help define the precinct as a lively and revitalised street for Sydney.

Design Components
Bay 12
Public Domain

CROSS SECTION SHOWING IMPROVED AND NEW PUBLIC DOMAIN CONNECTION AT GROUND LEVEL

Treatment to underside of soffit similar to perforated precast pattern of Awnings

CONCEPTUAL IMAGE
Showing Undercroft with views to Sydney Opera House and Harbour

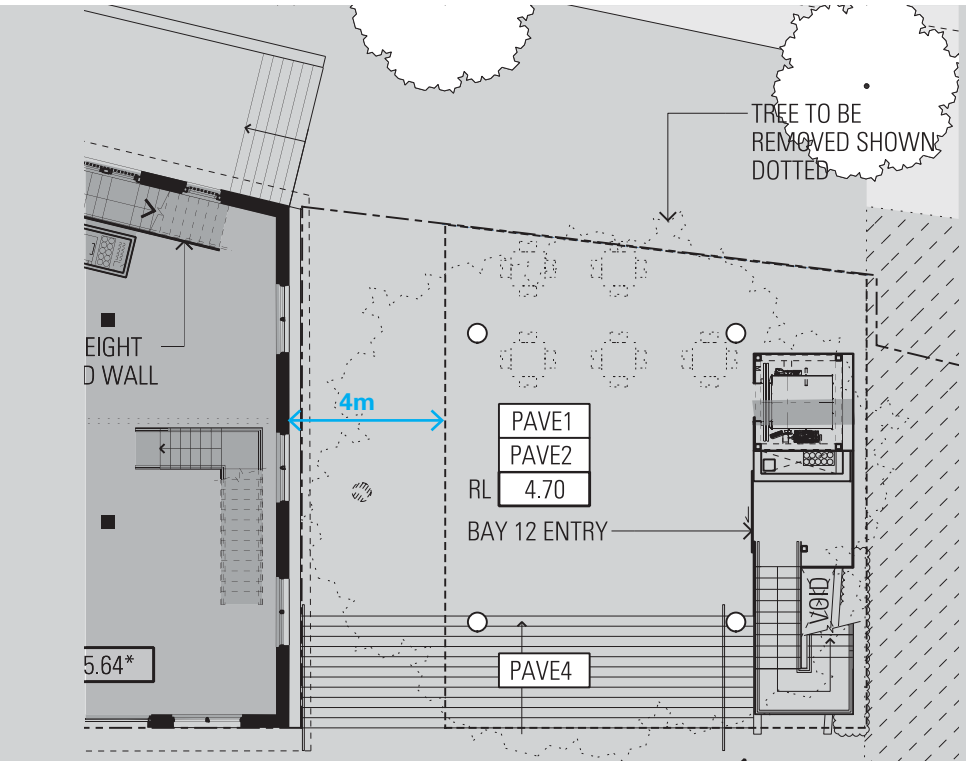
Views are afforded under the building and fig tree canopy to the Sydney Opera House & Harbour

Public Domain

The building provides for a new through-site and visual link to the foreshore. This space is intended to be activated by cafe seating and a new laneway adjacent the building.

Quality soffit finishes, lighting and paving will be carefully considered to provide a welcoming and attractive space during day and night time.

Design Components
Bay 12
Laneway & Terrace Lawn



PLAN (NTS) SHOWING NEW, 4M WIDE LANEWAY

CONCEPTUAL IMAGE SHOWING LANEWAY. The 4m setback from the heritage building will allow daylight and direct sun into the lane.

NORTH ELEVATION (NTS) SHOWING PROFILE OF LANEWAY AGAINST EXISTING BUILDING. The design proposal is to close-off the openings in a manner similar to those on Hickson Road. *Refer to GBA Heritage Report for further commentary.*

CONCEPTUAL IMAGE
External Seating under the tree, and visual connections back up to Hickson Road, via the new terrace steaps

Lawn & Terrace Area

The undercroft of the buiding is designed to enable interaction between the first floor of the building and the public terrace, as an additional measure to activate the area.

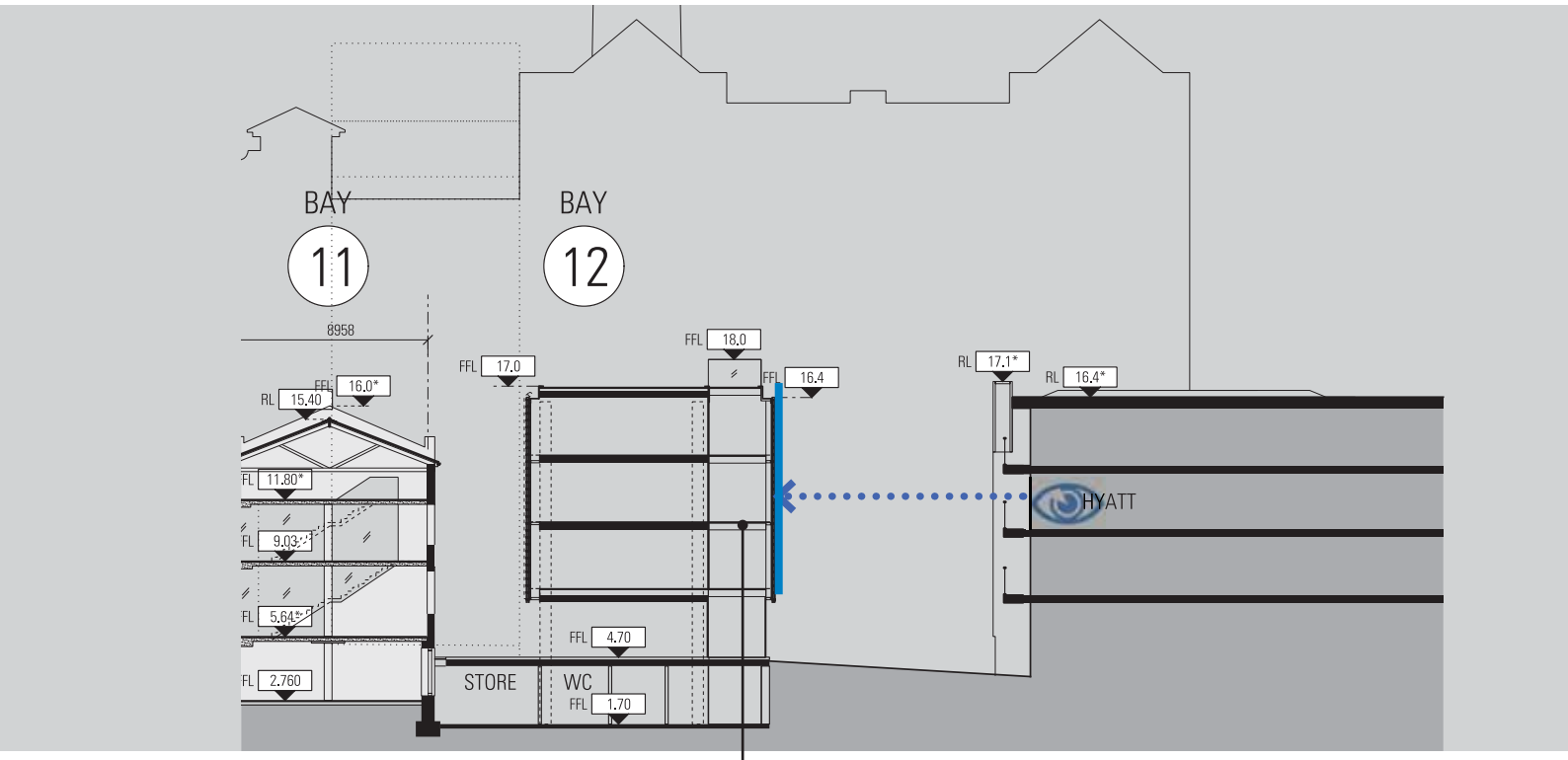
Terrace steps are provided as a public thoroughfare, and a pedestrian north-south link is provided to connect to the north. Lawns and cafe seating will be provided underneath the fig tree.

Laneway

A new 4m wide laneway allows the public to experience the building up close for the first time in decades. With daylight and solar access, the through-site link is an attractive space, to be activated by future cafes.

High-quality floor treatments are designed to integrate with the surrounding public domain.

Design Components
Bay 12
Visual Privacy

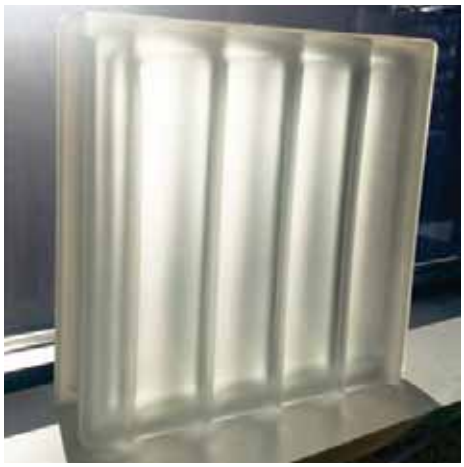


LONGITUDINAL SECTION showing relationship of Bay 12 to the Park Hyatt

Lift core and stairs help to provide visual privacy and separation between the tenancy and Park Hyatt patrons

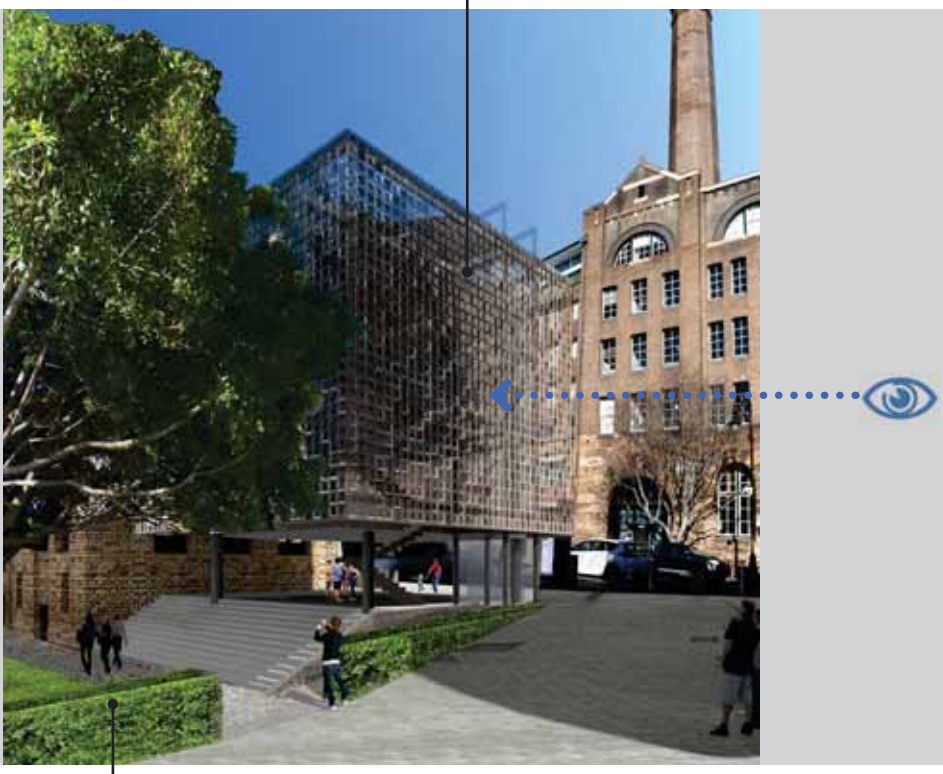
GLASS BLOCK
Clear, ribbed block with chrome-finish edges

GLASS BLOCK - Clear or 'watery'
Clear or watery finish to obscure vision through



GLASS BLOCK - Frosted
Frosted finish

Glass Block material selection to provide visual privacy to the Park Hyatt and adjacent residents by using frosted, obscured and a variety of finishes, as well as clear blocks



Hedges provide visual privacy and wind-protection

CONCEPTUAL IMAGE
Showing Northern Facade of Bay 12

GLASS BLOCK - Clear and Obscure

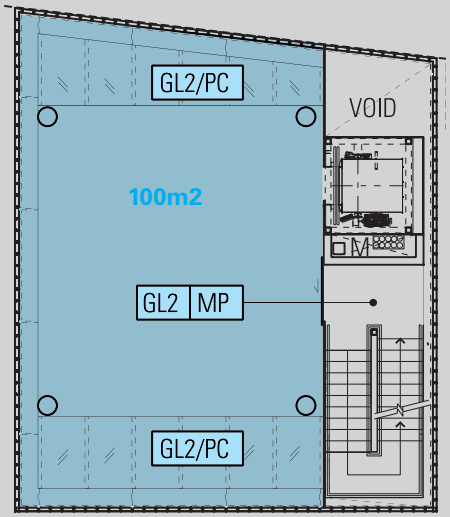
Visual Privacy

The glass block facade allows flexibility in block treatments to resolve specific visual privacy issues to the Park Hyatt and residents. This variety of treatments can also provide interest and patternation to the facade.

Bay 12 has been designed so that the circulation elements are located to the north (Park Hyatt side), so as to provide a barrier to the internal tenancy. The hint of movement of the lift, and people circulating on the stairs will provide a level of interest to the facade, without becoming a nuissance to neighbours.

Design Components
Bay 12
Interior

CONCEPTUAL RENDERING showing double-height volume, with slot window views out to the Sydney Opera House, and views to the heritage building Bay 11

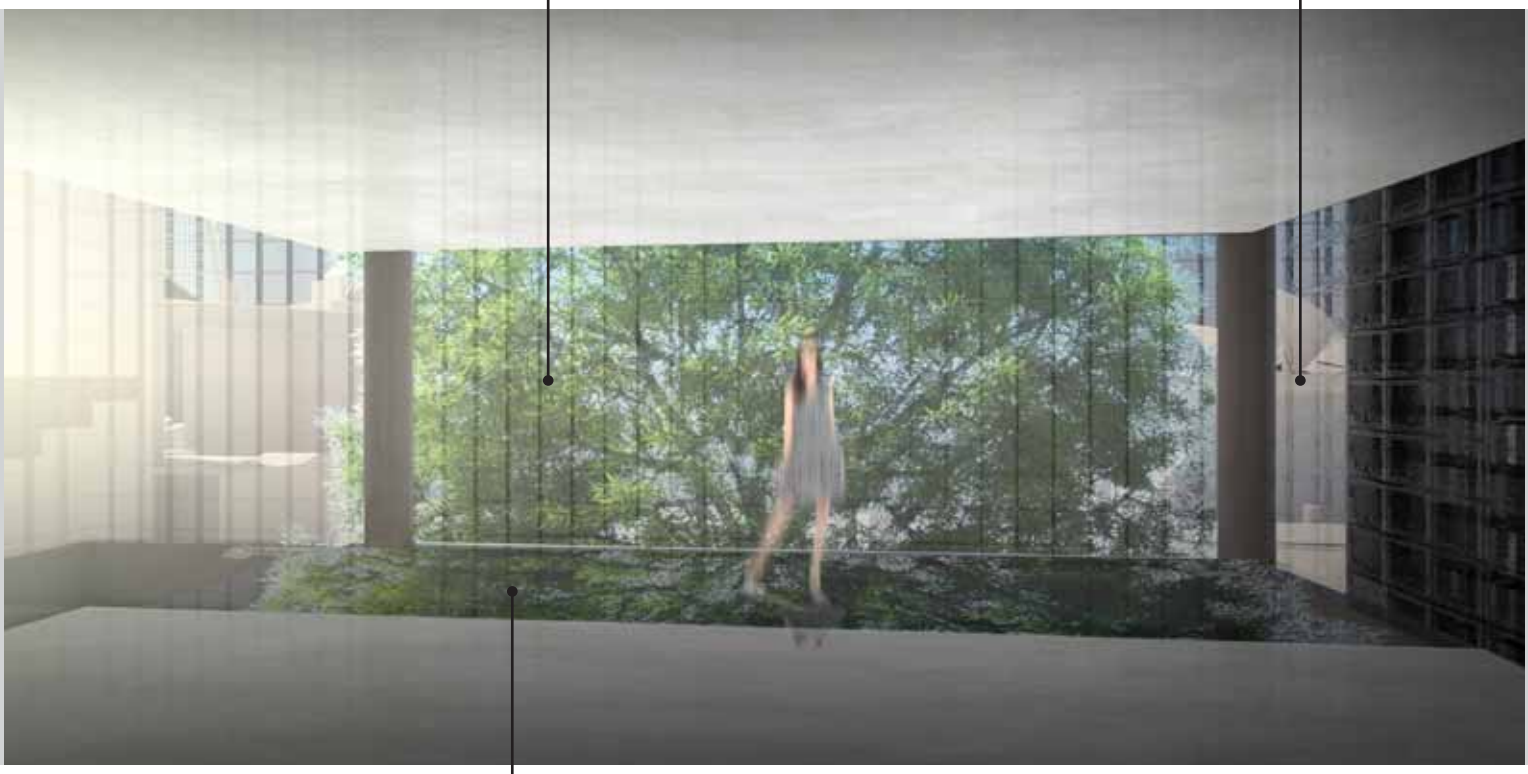


PLAN (NTS) showing small floor plate size, smaller than the inside floor plates of the Heritage Bays in Campbell's Stores.

CONCEPTUAL PRECEDENT
Stair detailing to be minimalistic and light-weight steel for maximum transparency at ground level.

CONCEPTUAL PRECEDENT
Internal finishes

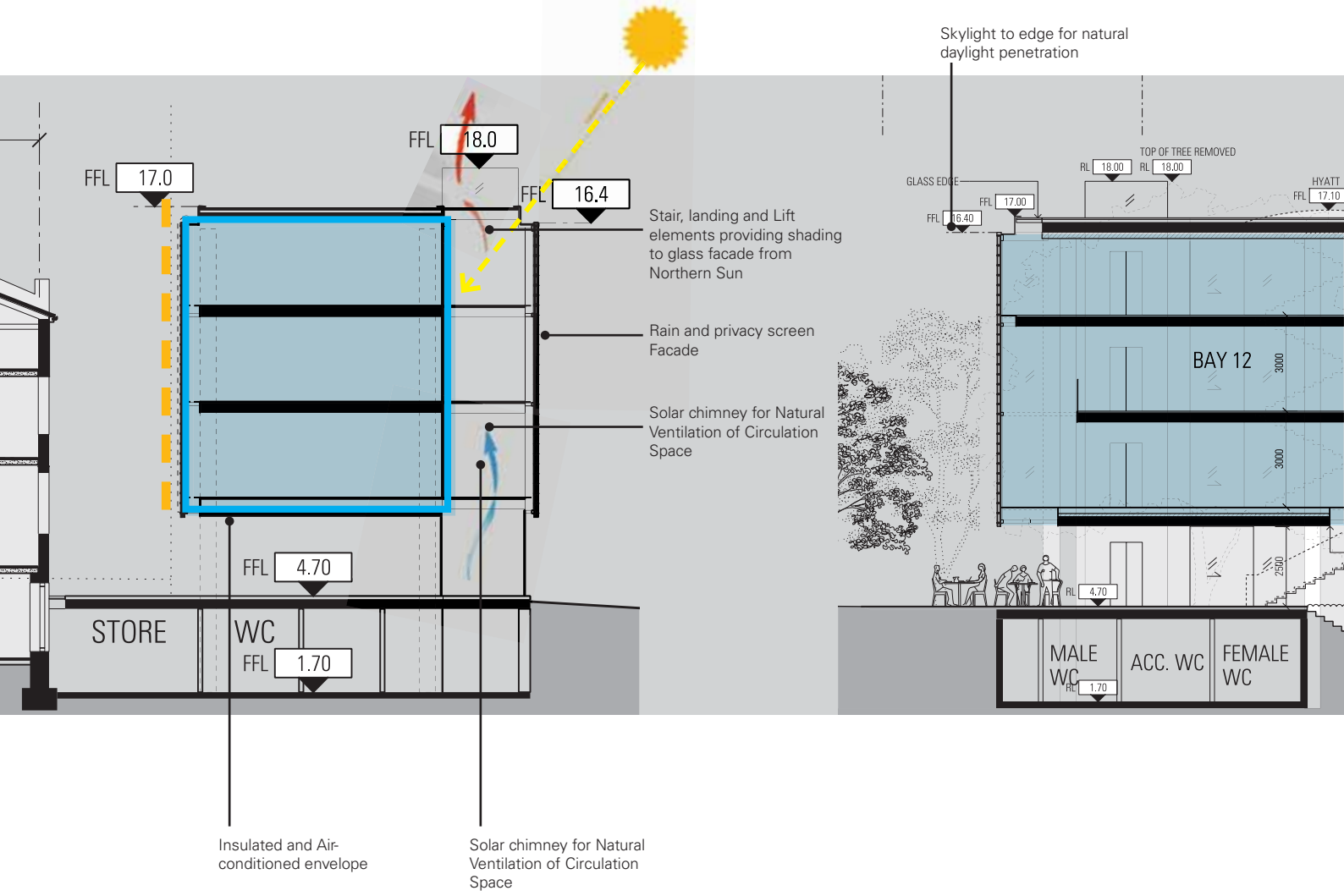
CONCEPTUAL PRECEDENT
Internal soffits and lighting.

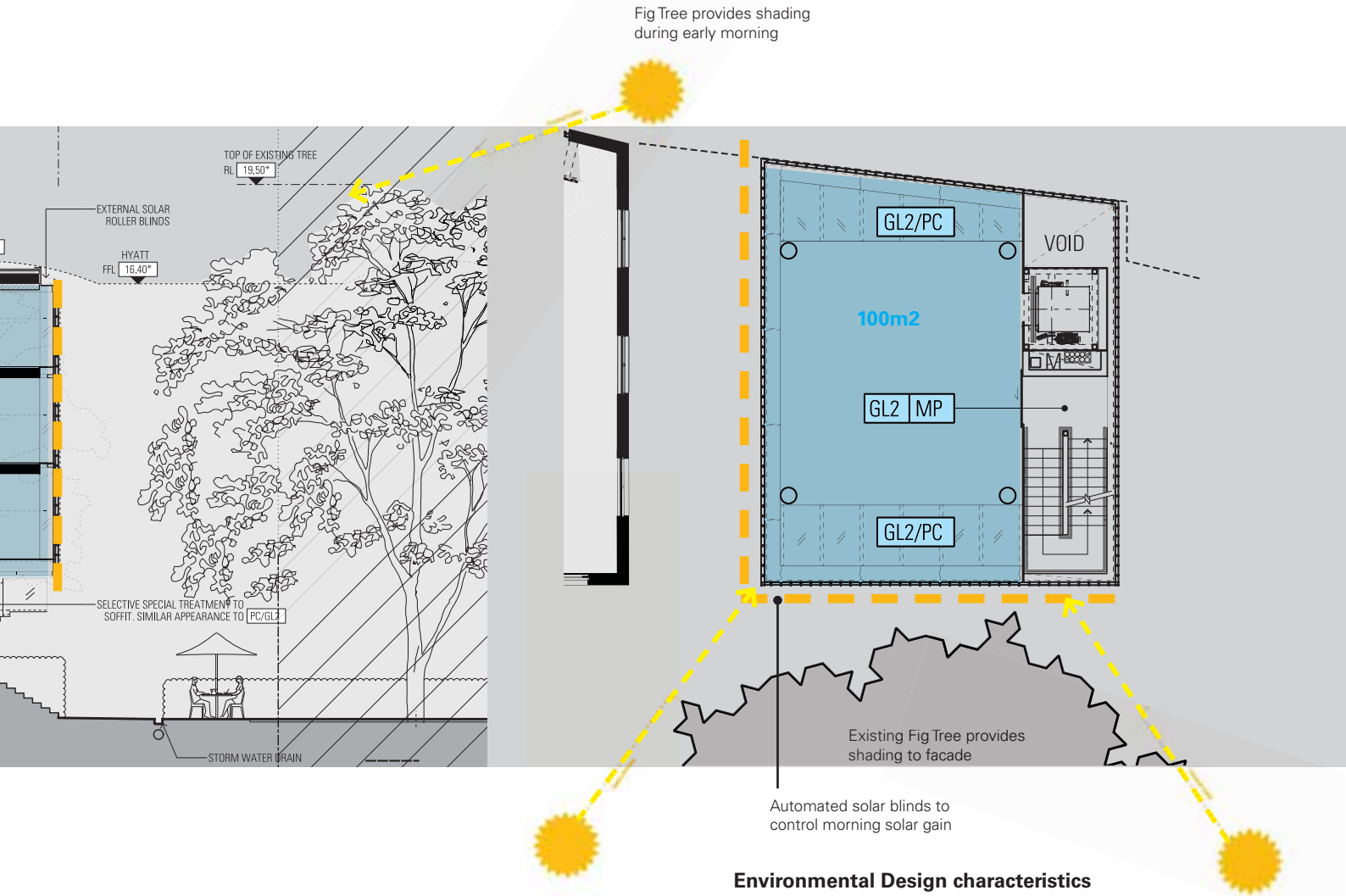


Interior Planning & Concept

Bay 12 is designed to suit up-market, high-end users. The interior floor-plates are approximately 100m2, which is smaller than the existing stores, at 130m2 per bay. The proportions are respectful of the original building, and transparency of the materials provides an excellent internal quality. The building is a small, highly finished, intimate & bespoke 'gem'.

Design Components
Bay 12
Environmental Design





Environmental Design characteristics

Bay 12 is designed to minimise the air-conditioned floor-plate and to provide excellent daylight light transmission. Early morning solar gain is handled via automated external blinds to compliment the thermal insulative properties of the glass block facade. The surrounding heritage buildings to the west of Hickson Road and the Sydney Harbour Bridge provide shading protection to the South-west facade later in the day.

The circulation elements are placed on the northern side to shade the interior from the northern sun. The facade to the air-conditioned space is setback from the main rain and privacy screen to the street. This space also doubles as a solar chimney, encouraging natural and stack ventilation.

Additional measures such as openable slot windows and skylights to the facade edge will be developed further during detailed design to further expand the environmental design characteristics of the building.

4.13

Design Components
Sustainability
Conservation Management Plan Principles

CONCEPTUAL DIAGRAM - Public Bays
Natural Ventilation opportunites

CONCEPTUAL DIAGRAM - LEVEL 1-2
Natural Ventilation cross-flow ventilation opportunities through existing openings & Public Bays

CONCEPTUAL DIAGRAM - GROUND
Ground level Natural Ventilation opportunities through existing openings

4.13.1 Conservation Management Plan (CMP) Principles

The fundamental tenet of the conservation plan is to maximise the potential for passive solar design of heritage buildings. Extracts of the Conservation management plan are provided (right) for reference. These references have been used as an important guide for the project design. This chapter should be read in conjuction with *4.13 Building Engineering Services.*

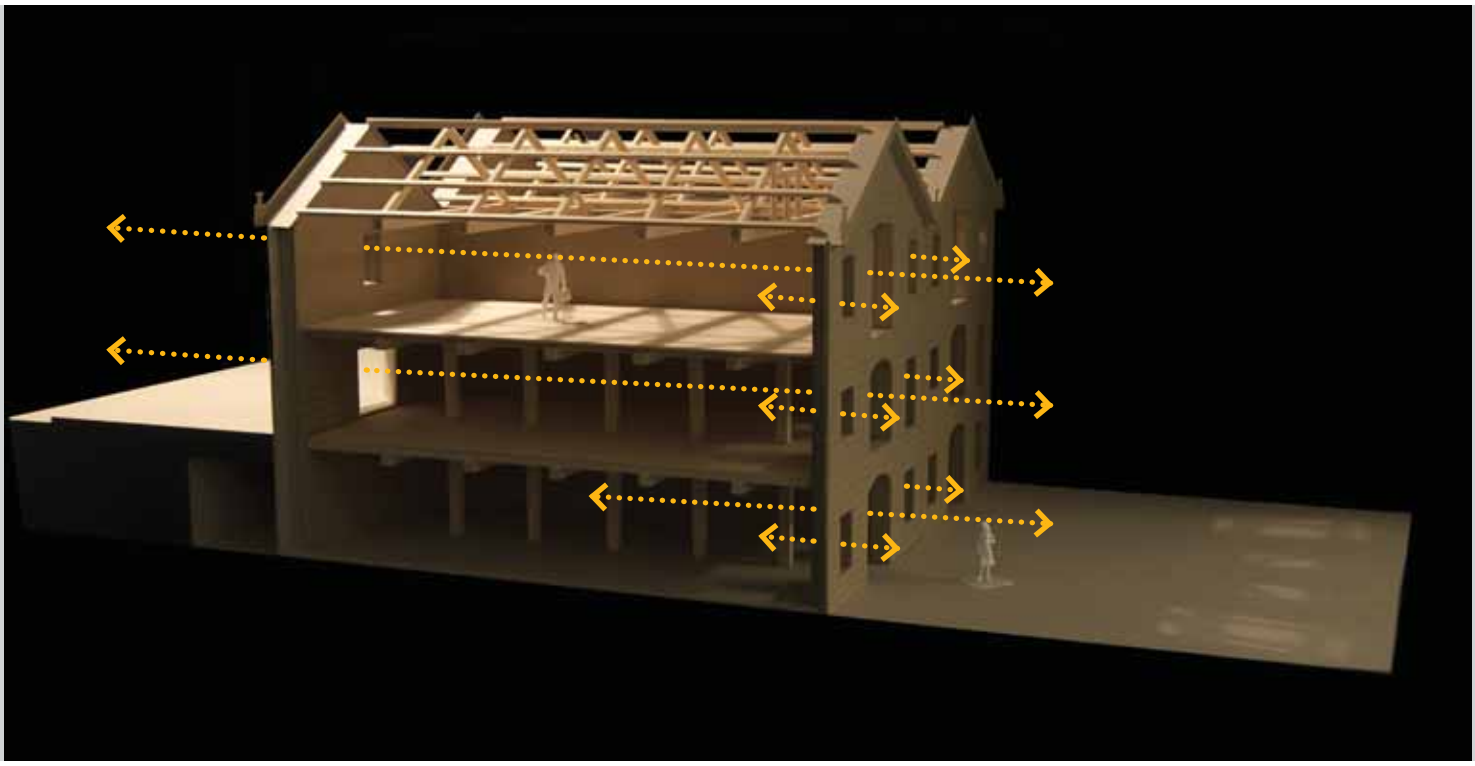
For further detail refer GBA Heritage Report.

4.13.2 CMP Extracts

7.8.1 Passive Solar Design
Background
Historically, buildings were designed, constructed and sited to maximise the effectiveness of passive solutions, using the seasons to provide for thermal comfort needs. Historic buildings also often have thermal properties that need little modification to maintain good thermal comfort levels for the majority of operational hours.

Policy 27
Full and mixed mode mechanical ventilation systems in heritage buildings will not be considered by Sydney Harbour Foreshore Authority unless it can be demonstrated that passive solutions and the inherent properties of the building envelope cannot provide comfortable thermal environments throughout the majority of the seasonal calendar.

Design Components
Sustainability
Natural Ventilation



CROSS SECTIONAL MODEL:
Cross-sectional Model diagram describing the use of existing windows to achieve cross-flow ventilation

"...For much of the year it will be possible to take advantage of moderate ambient conditions and operate the building in passive/natural ventilation mode... Thanks to the inherent passive features of the building,... building occupants will be able to enjoy the space with the windows open and air conditioning systems turned off."

Northrop Engineering Design Statement

Refer Section 4.14 for further detail