

ATTACHMENT A

ATTACHMENT A

CURRENT CONCEPT DRAWINGS

331 - 333 GEORGE STREET SYDNEY

331-333 GEORGE STREET, SYDNEY

PROPOSED AMENDMENTS TO DA
SUBSEQUENT TO 10TH OCTOBER 2012 SUBMISSION

27/11/2012

Response to City of Sydney Design Advisory Panel
Comments on Development Application D/2012/696

INDEX
NORTH BOUNDARY CONDITION
MASONRY CHARACTER
PROPOSAL
APPENDIX A - DRAWING SET

GRIMSHAW

ATTACHMENT A



NORTH BOUNDARY

The north facade of the proposed building needs to acknowledge the boundary condition and the impacts a redevelopment of the neighbouring building will have to this project and to the surrounding urban fabric.

The new proposal allows the building to maintain its integrity and simultaneously allow a future building to be engaged.

There are two main parts of the building that contribute to our response strategy:

Corner condition

- + North eastern corner radius has been tightened
- + The corner does not step back, radius remains the same on all levels
- + Curved corner creates an 800mm setback from the George street frontage which will create a formal delineation of the two buildings at ground and also at upper levels. (See adjoining and page 3)
- + The north east corner the building is set-back 280mm from the northern boundary.

Northern facade articulation

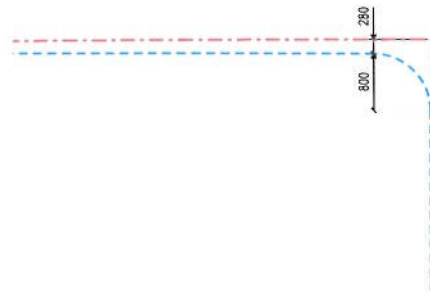
- + The introduction of solid panels within the 1800 facade grid respond by differentiating the north facade condition to the other sides without creating a blank wall



ATTACHMENT A

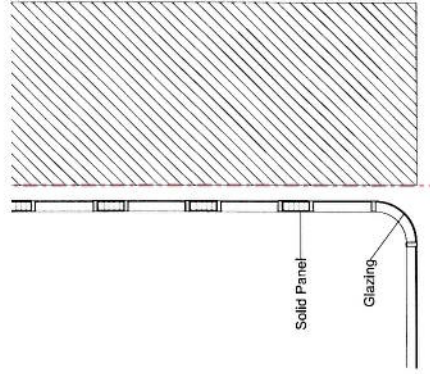
NORTH BOUNDARY

Detail resolution of facade to north boundary in the event that a neighbouring building is built up higher than the three current levels.



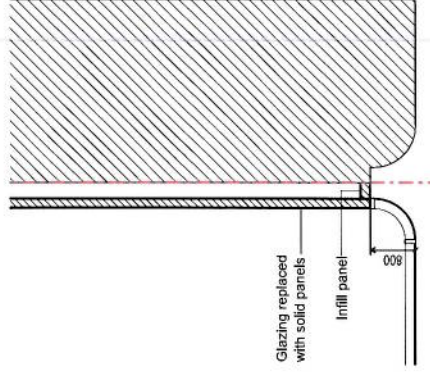
Proposed corner radius

The blue line indicates our proposed building extent, red is the boundary.



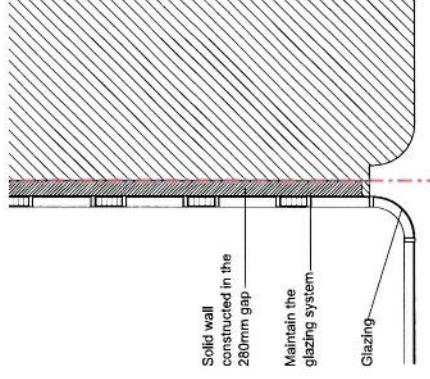
Proposed Condition

Glazed and solid panel system on the northern face.



Potential new building adjoining strategy A

Glazing system is infilled with solid wall

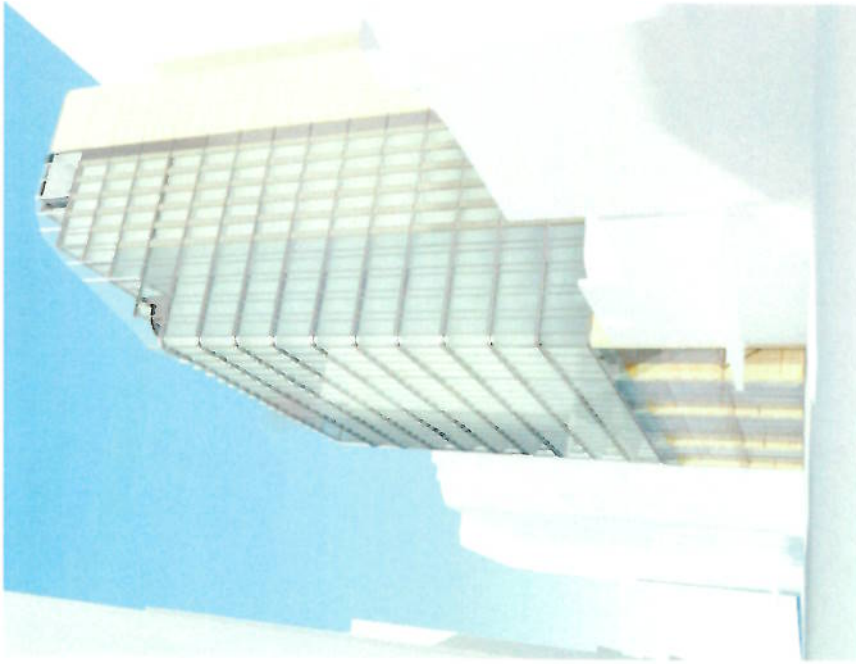


Potential new building adjoining strategy B

Glazing system is maintained and a new solid wall is constructed in the 280mm gap between the boundary and the glazing system.

ATTACHMENT A

NORTH FACADE INFILL PANELS- STRAIGHT ARTICULATION



Infill panels can be solid, sandstone/aluminium or glazed, pending further detail design development.

The image on the right shows infill panels in an even distribution pattern that acknowledges the northern condition. An alternative option is shown in the image above where the panelling could articulate a gradual transition from the solidity of the core to the transparency of glass on the eastern facade facing George Street.

ATTACHMENT A



MASONRY CHARACTER

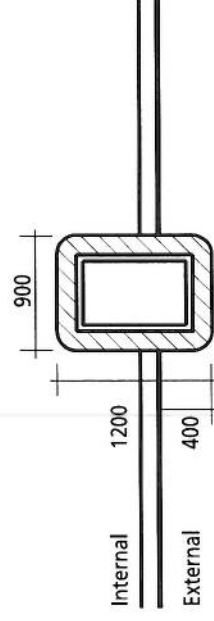
We have investigated a number of strategies to address the heritage context.

The constraints considered:

- o The three story height order of the Bank of NSW building to the south and other heritage buildings within the vicinity
- o Consideration of the masonry qualities of these buildings
- o Maintain the integrity of the proposal that relates to these historic buildings without design mimicry
- o Formally define an appropriately scaled entry to the proposed building
- o Create a practical and functional retail frontage
- o Stay within the project's feasible economic limits

The final proposal will be further refined during design development

ATTACHMENT A

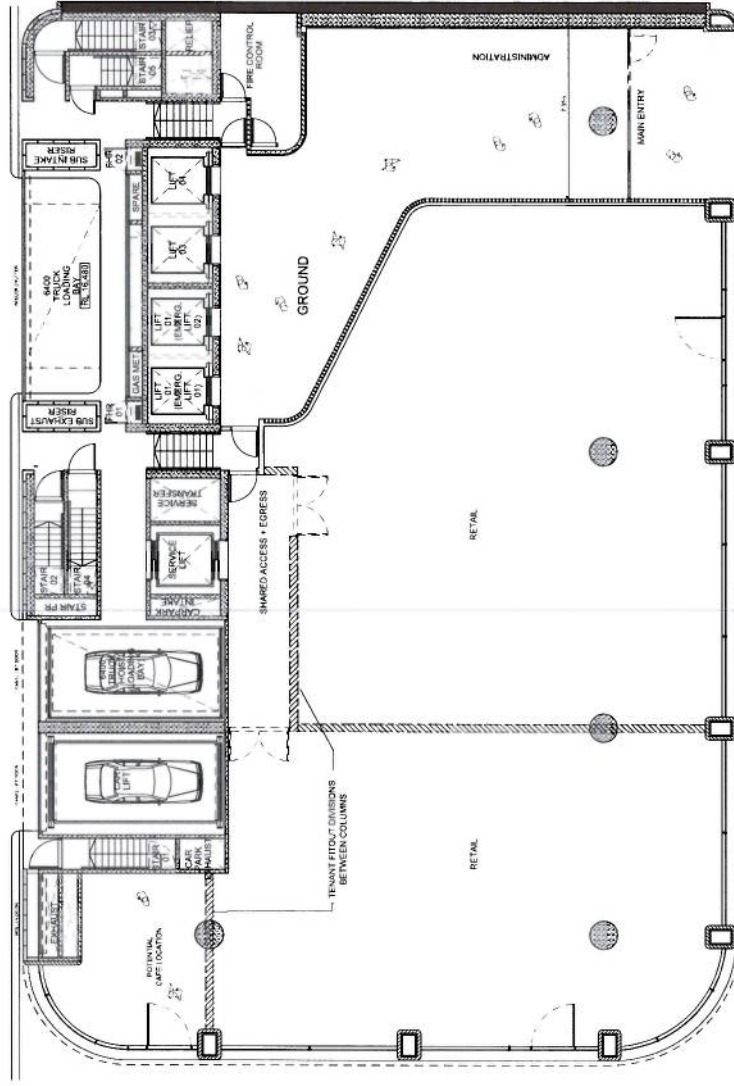


COLUMNS PROJECTING THROUGH GLAZING

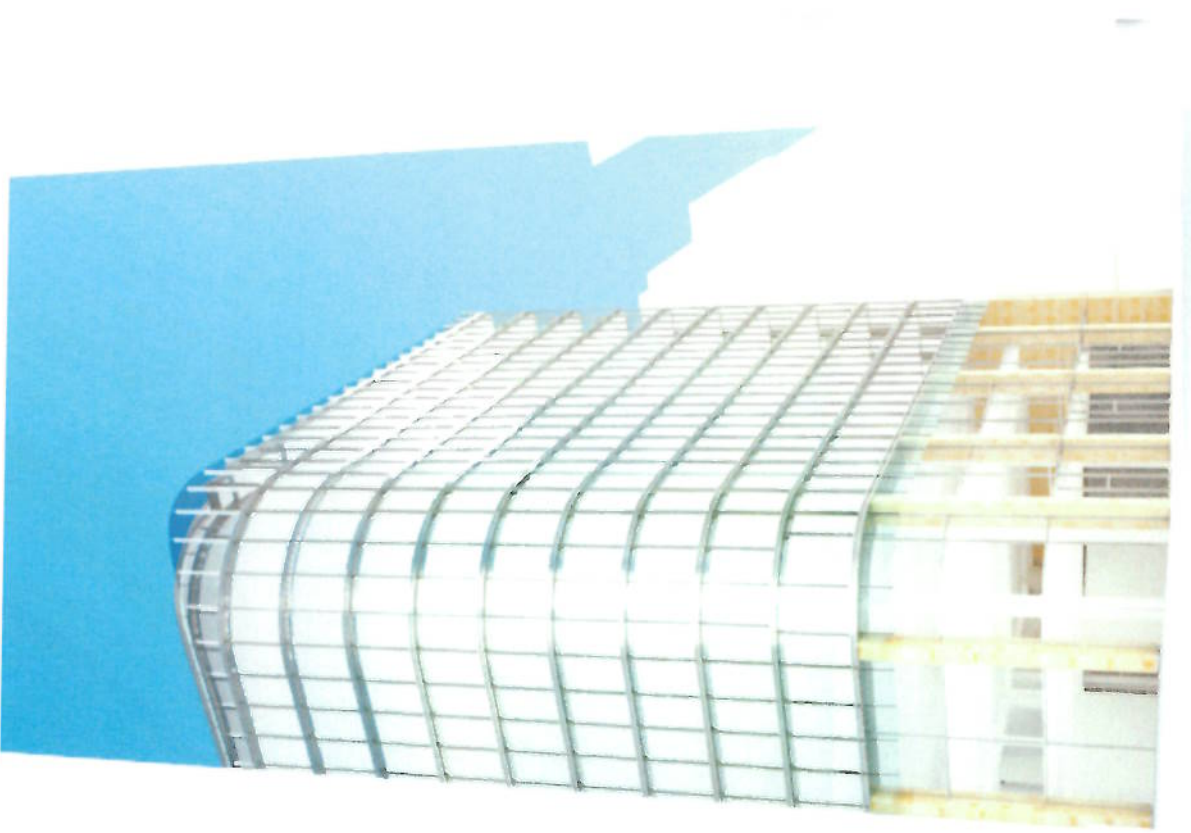
ATTACHMENT A



ATTACHMENT A

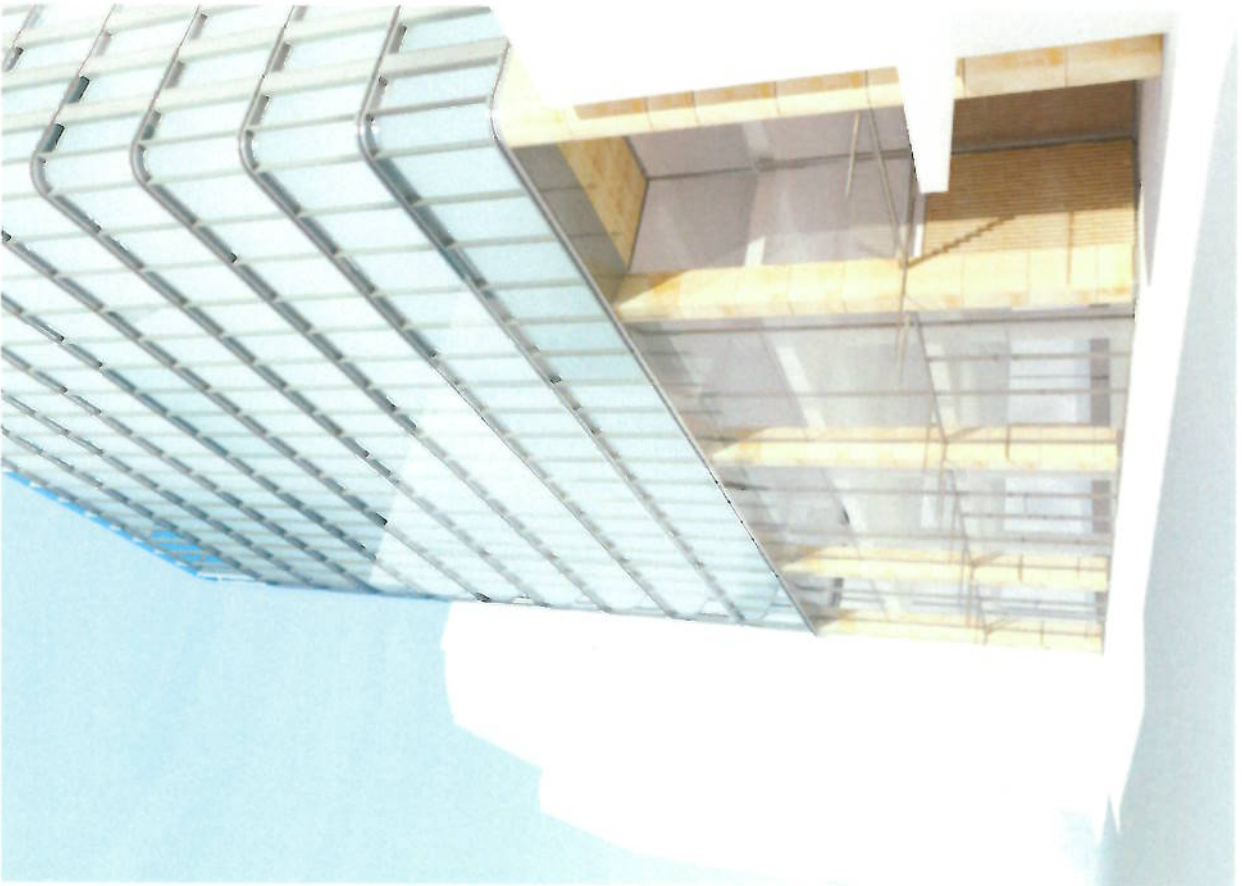
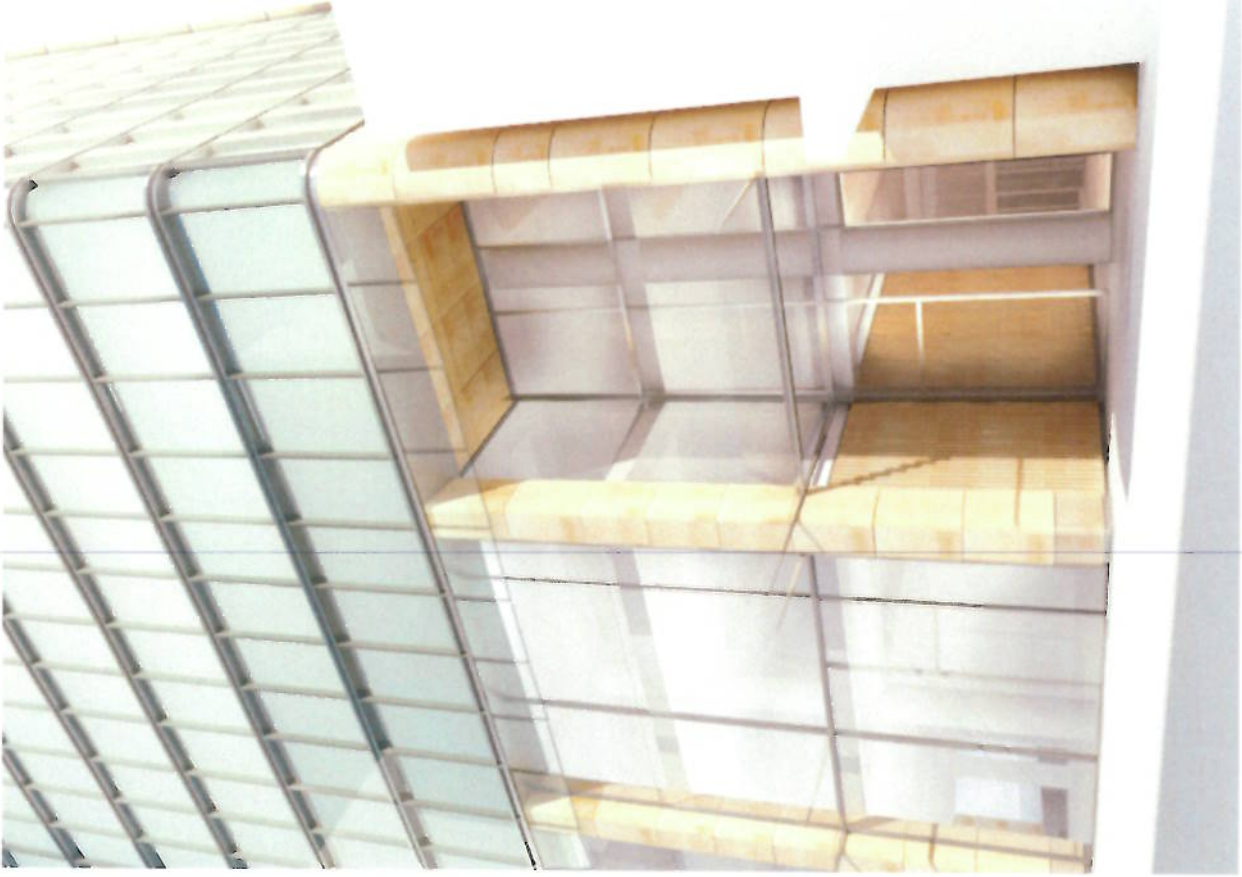


COLUMNS PROJECTING THROUGH GLAZING



MARTIN PLACE

ATTACHMENT A



COLUMNS PROJECTING THROUGH GLAZING

ENTRY

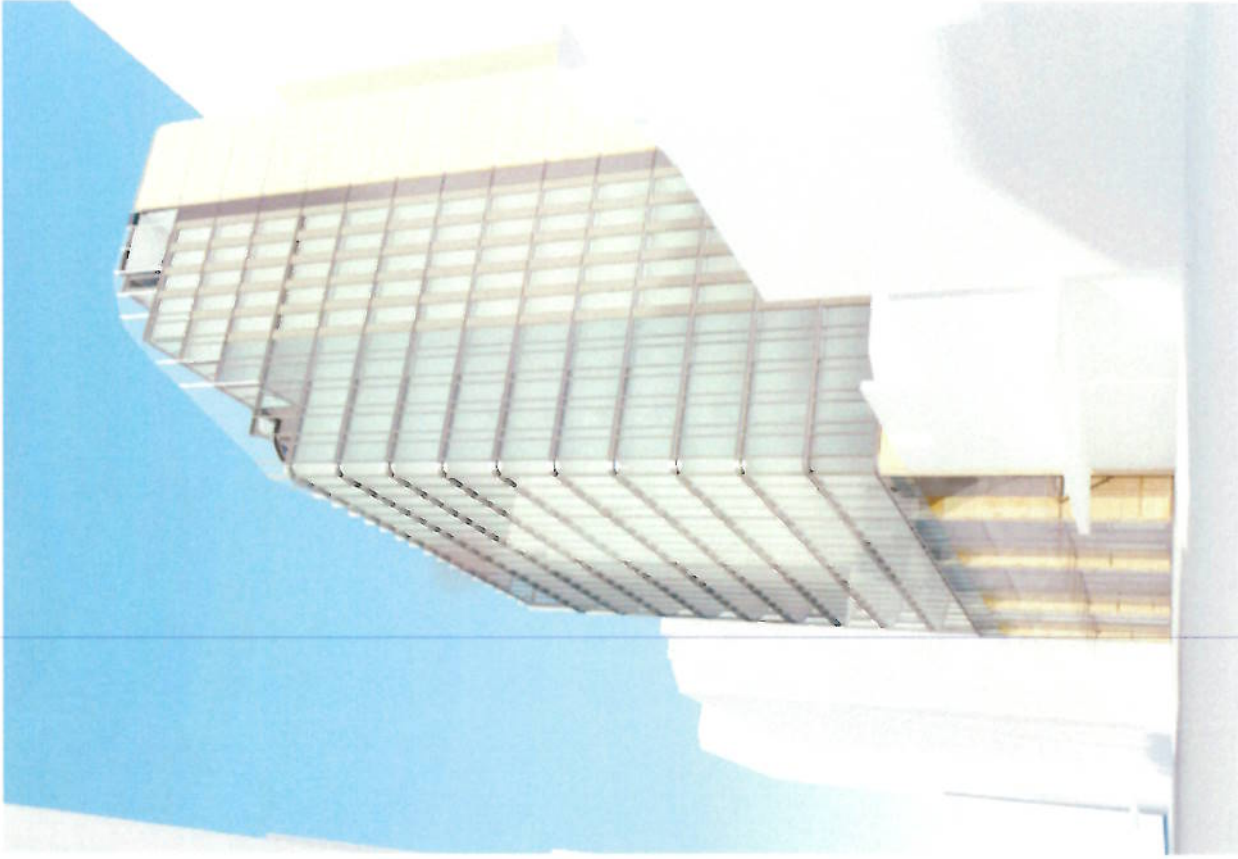
ATTACHMENT A

COMERCAIL AND RETAIL FACADE ARTICULATION



FACADE TYPE

HYBRID STRATEGY THAT CREATES A SKIRT THAT
CARRIES THE FLUSH GLASS FROM L3 TO L2



VIEW FROM NORTH

ATTACHMENT A

