

ATTACHMENT A

APPENDIX A: ARCHITECTURAL DESIGN REPORT

PREPARED BY FITZPATRICK + PARTNERS

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QUEST

boutique hotel

65 - 79 SUSSEX STREET SYDNEY NEW SOUTH WALES
AUSTRALIA

BUILDING CONCEPT + DESIGN

FITZPATRICK+PARTNERS

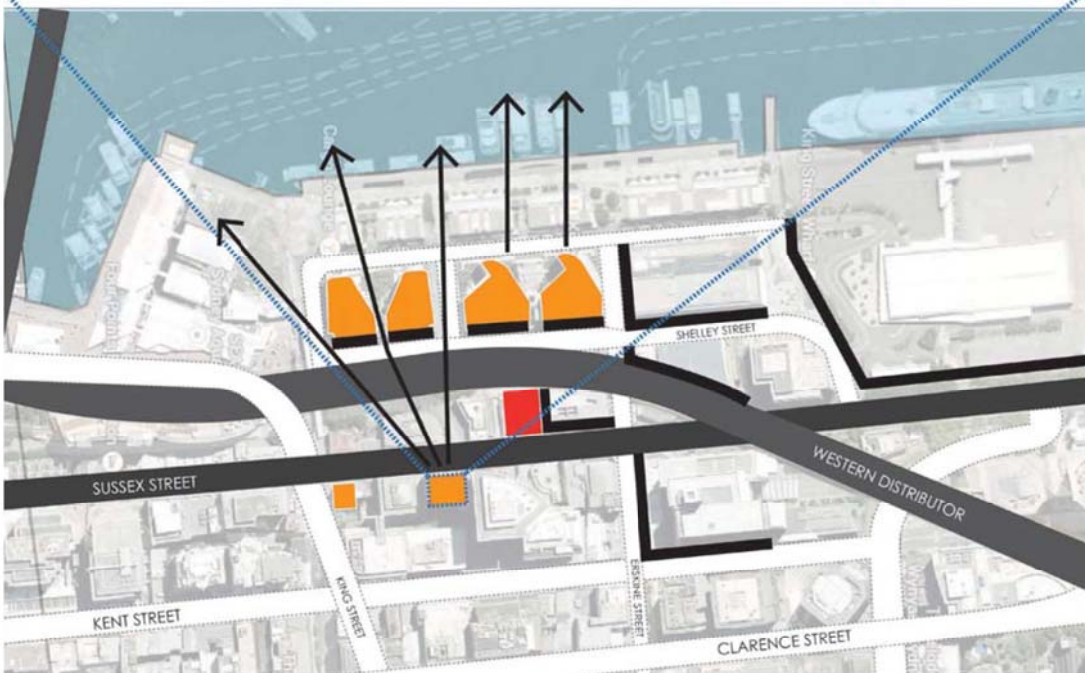
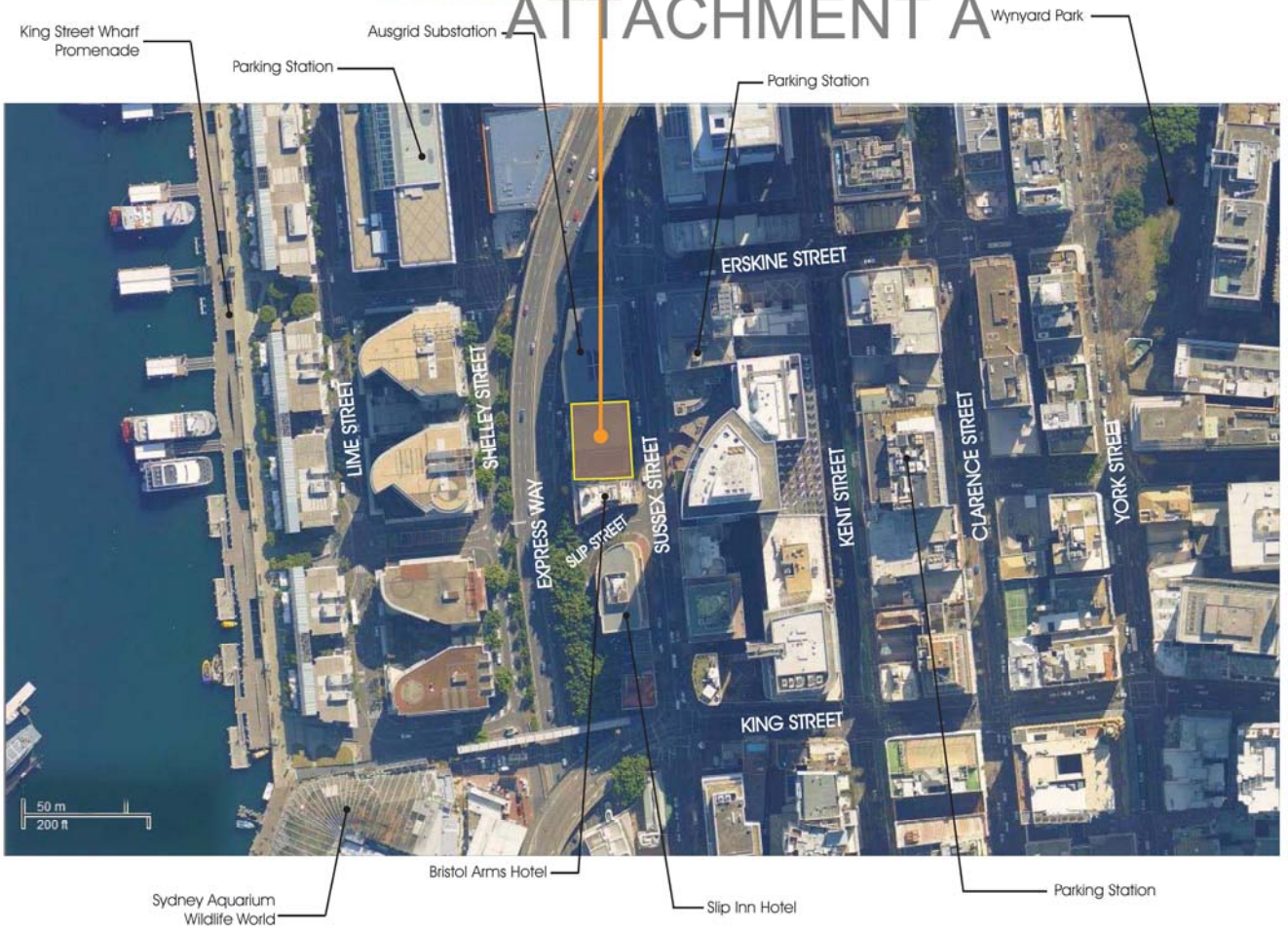


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... "favourite business hotels are found in the heart of busy metropolis' throughout the world, where sprawling urban environments offer reliable access to city splendors, historic sites, and convention centres. These hotels maintain their effervescent glow at night as they shimmer with the warm lights of luxury and class"



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SURROUNDING RESIDENTIAL DEVELOPMENTS - VIEW CORRIDORS

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THE SITE

The site is 65–79 Sussex Street, Sydney, located on the western side of Sussex Street, marking the western fringe of the city centre.

The site is in close proximity to the King Street Wharf precinct as well as the core retail and business hub of the CBD. The development of the Barangaroo precinct, with Erskine Street acting as one of the major pedestrian feeders to this zone, marks this site as opportune for a boutique hotel offering.

The site is positioned in the centre of a small block containing three properties. To the north on the corner of Sussex and Erskine Streets is a recently completed Ausgrid Zone Substation, and to the south on the corner of Sussex and Slip streets is the Bristol Arms hotel. This hotel straddles two buildings, the circa 1898 structure on the corner of Sussex and Slip Streets, and the 1980's concrete and brick structure to Slip Streets.

The site was previously owned by Ausgrid and is currently occupied by a decommissioned powerstation - No. 781. Alfasi Group purchased the site through an EOI in 2014 with the intent of developing a boutique hotel offering.

The site has an area of approximately 1,176sqm and has an approximate frontage of 39 metres to Sussex Street and to a rear shared access way (Formerly Day Street).

The site sits amongst predominately low rise buildings on the western boundary of Sussex Street.

To the west, the expressway provides a separation from the King Street Wharf Portside residential towers which results in an unobstructed elevation to the western distributor.

The site offers the best of both worlds; connection to the city centre and all its services. It is within walking distance to the waterfront and surrounding King Street Wharf entertainment precincts.



SUSSEX STREET VIEW



SUSSEX STREET VIEW



SUSSEX STREET VIEW SOUTH



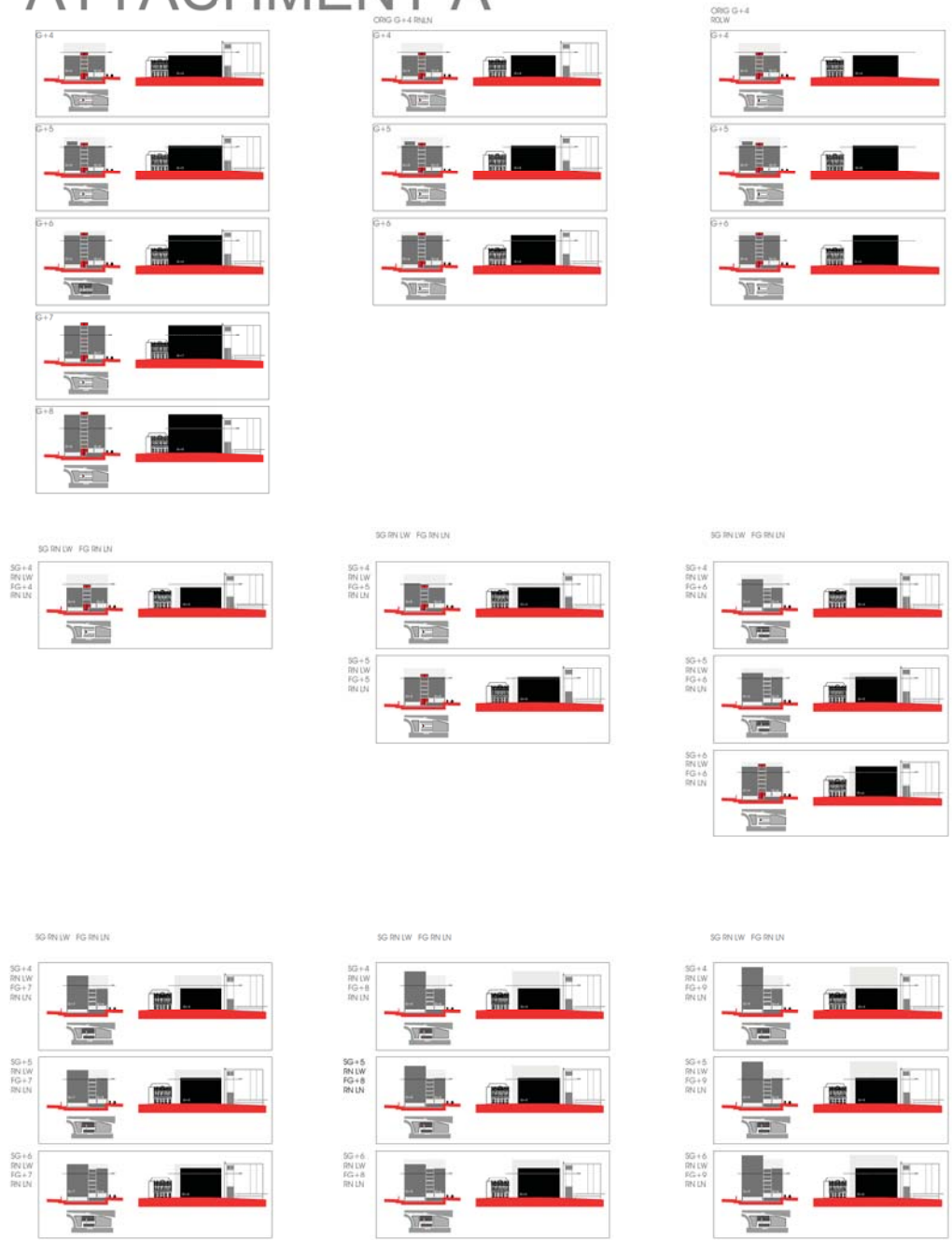
WESTERN DISTRIBUTOR VIEW NORTH

THE CONCEPT

The proposed building needs to:

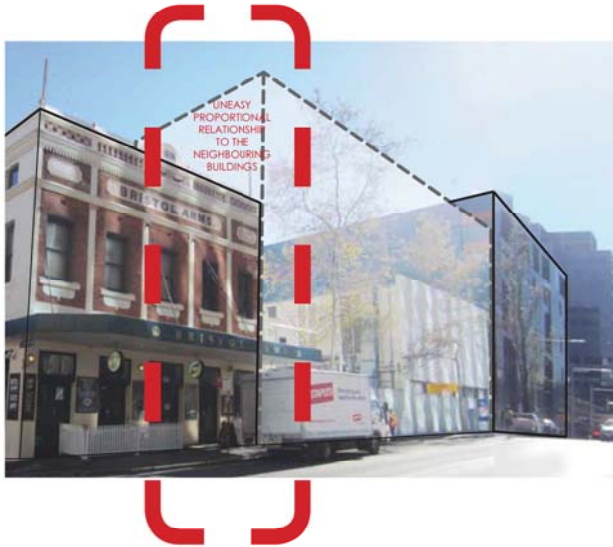
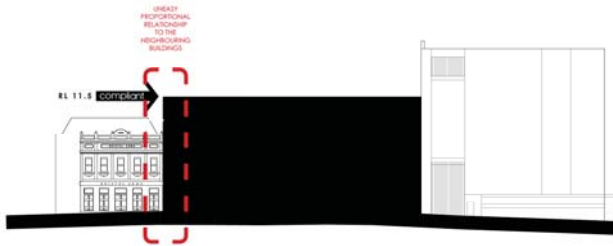
- Sit comfortably between the two neighbouring developments
- Comfortably manage the transition in the streetscape wall heights from the lower southern neighbour to the higher northern neighbour
- Respect the scale and proportions of the streetscape
- Assist in the rebuilding of an Active Sussex Streetscape by providing an engaging and activated building, particularly to its ground floor presentation to the street
- Provide an identifiable architectural language for the building form which is immediately recognisable from wherever the building is seen
- Provide a level of amenity, particularly addressing the issues of privacy, acoustics and light.
- Achieve a positive commercial density of use for the site as a boutique hotel.

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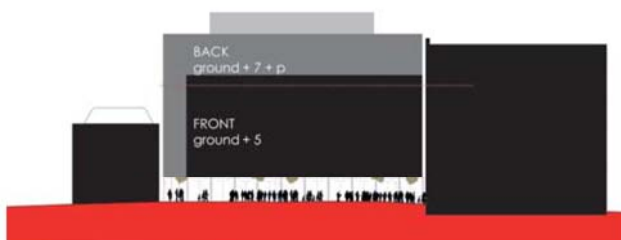


STUDY OPTIONS

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COMPLIANT HEIGHT FORM
PREVIOUSLY APPROVED DA



PROPOSED SOLUTION

THE BUILDING IN CONTEXT

The proposed building solution needs to manage the multiple contextual issues of height, scale, proportions, materiality, activity and heritage.

Working from the permissible heights for the site, a simple massing study demonstrates that this resolves in an uncomfortable relationship between the southern neighbour (Bristol Arms Hotel) and the proposal, whilst the combined horizontal width and the vertical height of the proposal sits comfortably with, and could be considered to resolve the increase in massing and scale along the streetscape to the northern neighbour - the Zone Substation.

This compliant solution visually overpowers the Bristol Hotel, removing this existing Heritage Building from any context of scale, and therefore visually isolating it within the contemporary streetscape.

Reducing the proposal to a matching height of approximately ground + 3 storeys results in an unviable commercial solution, and simply pushes the issue of context to the northern end of the site - against the Zone Substation via the need to balance the area and mass of the overall development.

The introduction of a curtilage zone was tested between the Bristol Arms and the proposal, with the intent that any vertical and horizontal setback could also define the entry sequence for the proposal.

This study of multiple combinations of height and setback demonstrated that the most harmonious solution, balancing the varying scales of buildings, was achieved by:

- The Sussex Street frontage reading as a ground floor (approximating the height of the ground floor zone on the Bristol Arms) + 5 stories
- Inserting a visual curtilage of approximately 4 metres wide between the Bristol Arms and the proposal
- Setting back the street frontage of this curtilage by approximately 1.8 metres at street level and 3.5 metres above street level
- Assuring that the roof over the curtilage was comfortably contained within the vertical height of the Bristol Arms
- Exposing the existing side wall of the Bristol Arms through the curtilage zone, allowing the building to simultaneously read as a linked streetscape element, but also maintaining some integrity of the original built fabric.
- Insertion of a small negative joint between the Zone Substation and the proposal to continue the new pattern of articulating the individual buildings within the street block.

The study also demonstrated that an increase in vertical scale of the rear component of the building was visually appropriate, with clear vertical and horizontal articulation required for any component (plantroom) which exceeded the height of the Zone Substation parapet height.

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19thC Federation Free Style
 19thC Federation Free Style
 Victorian Free Style
 19thC Federation Free Classical Style
SITE
 111 Sussex Street
 107 - 117 Sussex Street
 95 - 99 Sussex Street
 81 Sussex Street
 65 - 79 Sussex Street



Face Brick + Render
 heritage listed
 'The Slip Inn'
 (Former 107 - 113 Sussex St -
 'Royal George Hotel' / 'Cuthbert's
 Patent Slip')
 1869



Face Brick + Render
 with tuscan pilasters
 (Former 'Royal George Hotel' /
 'Cuthbert's Patent Slip')
 1903



Brick Faced with
 Stucco
 historical facade only
 (Former 'Hawken & Vance
 Produce Exchange')
 1883



Brick + Render
 new development
 95 - 99 Sussex Street
 1989



Brick + Render
 heritage listed
 'Bristol Arm Hotel'
 (Former 'Welcome Inn')
 1989

HISTORICAL + MATERIALITY STUDY

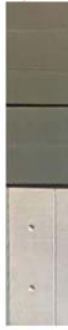
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55 - 63
Sussex Street



Metal Screen
City Utility
2006



Concrete +
Metal Clad
City Utility
2006

55 SUSSEX STREET

SCALE AND PROPORTION

The proposed building is seen as an infill building within the streetscape. Fulfilling such a visual purpose but acknowledging its different function, required a careful study of the complete relevant streetscape to Sussex Street. The intent is not to mimic the findings of this study in the proposal, but to use them to define an appropriate architectural language for the proposal which relates in scale and pattern, and shows a respect for its neighbours, and therefore sits comfortably within its context.



The street has a mixture of building typographies, ranging from heritage fabric, non descript infill development and contemporary commercial product. Whilst this typography varies, there are clearly defined patterns within the street elevations.



The buildings are generally constructed or finished with a selection of warm finishes, with the recessive or glazed elements generally reading as black or reflective against this warm palette.

OPENINGS

The buildings generally have defined or punched openings sitting within the warm palette background. These generally have an appropriately larger scale at street level, and reduce at the higher level. The patterns and uses of the buildings generally hint that the openings are generally placed proportionally into single spaces within the built form.

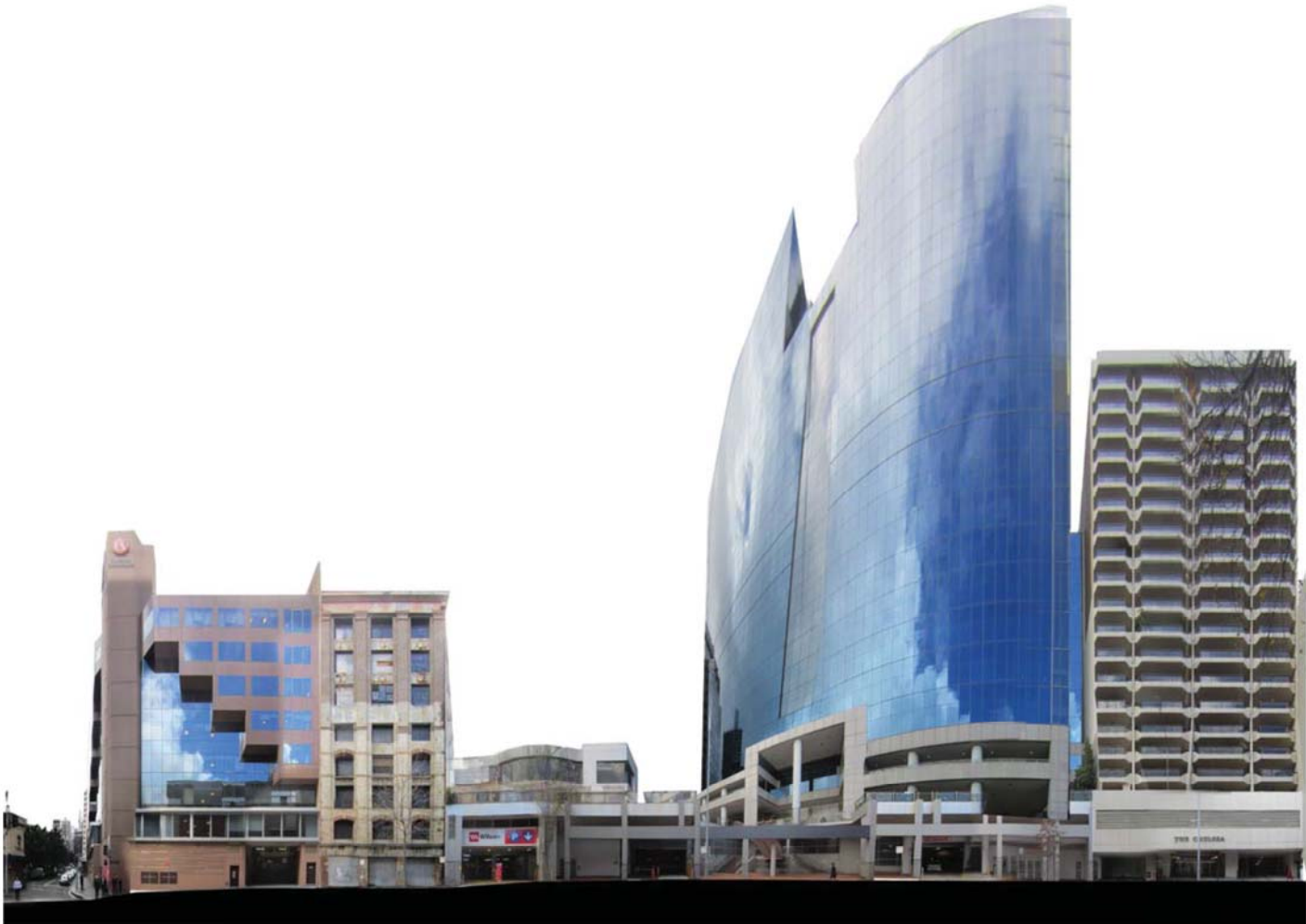


Clearly defined horizontal and vertical lines reading as recesses, cornice lines or awnings run along the street visually connecting the buildings. These are then generally crossed with similar width vertical lines.



HORIZONTAL + VERTICAL LINES

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SUSSEX STREET WEST



SUSSEX STREET EAST



WESTERN DISTRIBUTOR

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ACTIVE STREETScape

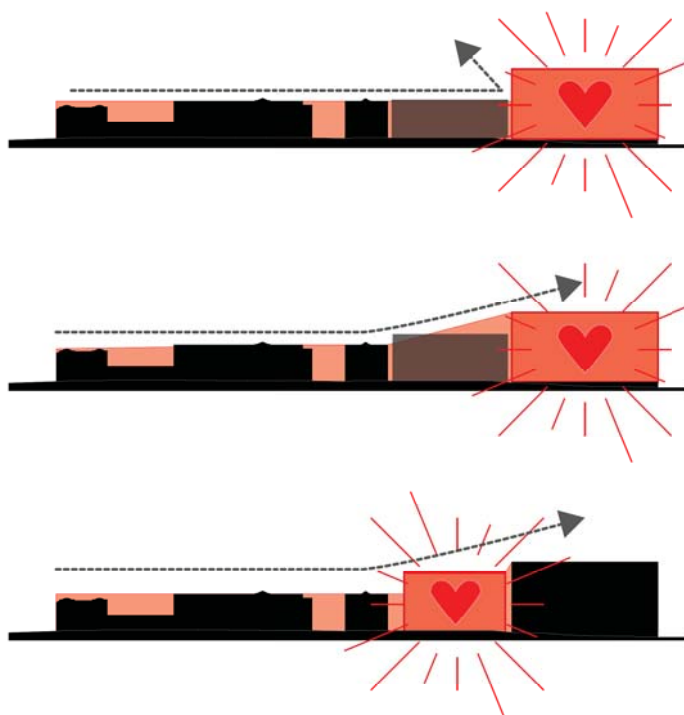
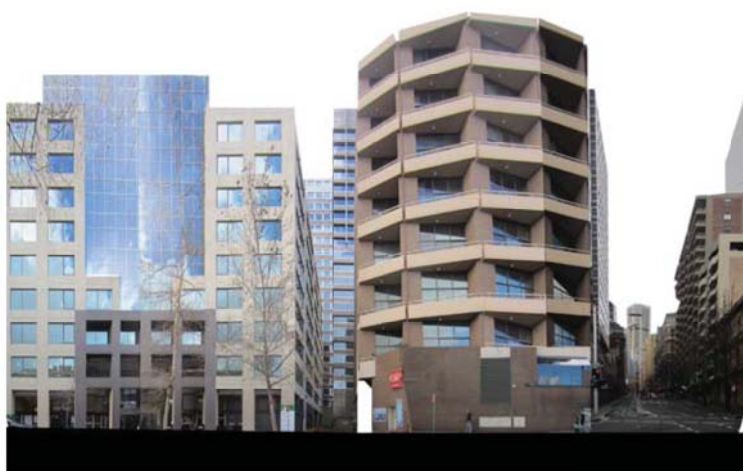
Through the changing patterns of use along Sussex Street, as well as heavy transport uses both on Sussex Street and the Western Distributor, this end of Sussex Street has become isolated and predominately inactive along its street frontages and footpaths.

The eastern street elevation consists of a empty buildings, carpark facades with access to upper level commercial podiums, residential lobbies and multiple carpark entry points. The western street elevation maintains an eclectic mix of buildings and uses, generally closed tight to the traffic noise.

Prior to the construction of the Zone Substation on the Corner of Erskine and Sussex Streets, the streets northern visual termination was a commercial office tower. This tower had its lobby address to Sussex Street, and had an quasi active ground plane associated with its podium.

Sussex Street now terminates itself at its northern end with the largeness of the Zone Substation structure - its scale, and solidity dominating the streetscape.

The proposal has the opportunity to address this imbalance within the street. Through providing a positive contribution to the streetscape, it has the opportunity to begin the repositioning of Sussex Street.



ACTIVATION AND FOCUS

The intent is to reduce the focus on the substation as the termination of the streetscape.

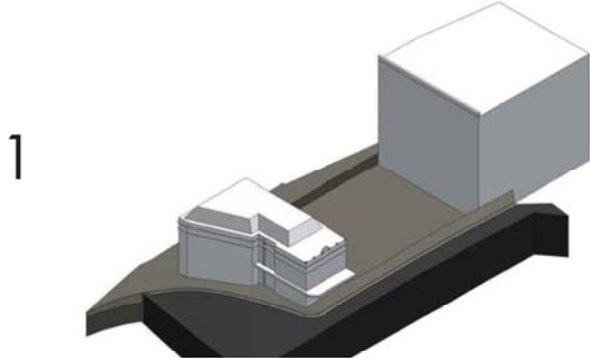
The stepping in the vertical scale of the proposal from the low height southern end typified by the height of the Bristol Arms will start to unify the streetwall.

Allowing the proposal to "sparkle" to draw focus through changes in form, reflection and activity will draw attention to this building away from the Zone Substation. This "sparkle" is further enhanced by maximising the active streetfront for all of the building facade, connecting to that of the Bristol Arms.

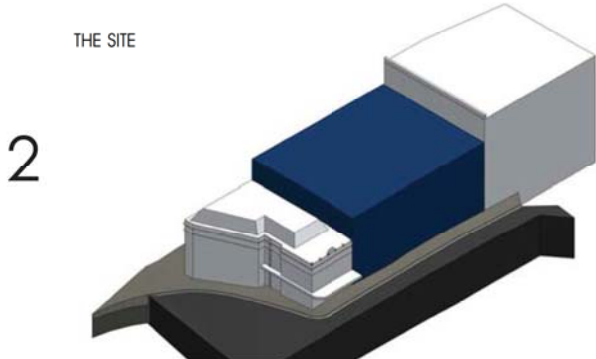
A similar logic is used for the facade of the building facing the Western Distributor. It creates visual interest in the fleeting views experienced as people move at speed along this elevated roadway. More importantly, it provides a visual linkage to the Sussex Street Frontage - "that building".

Providing a focus, some activity and population to the streetscape may provide opportunities for surrounding buildings to engage with this active renaissance, providing amenity and linkages to re-engage Sussex Street to the people.

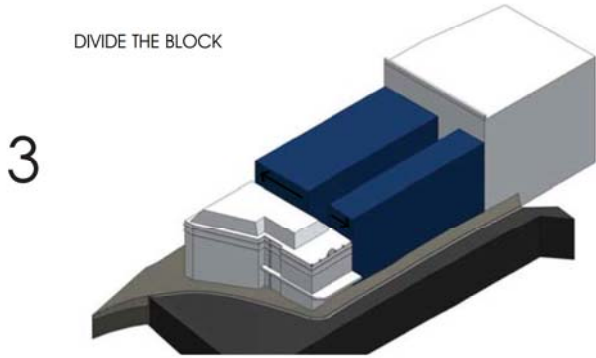
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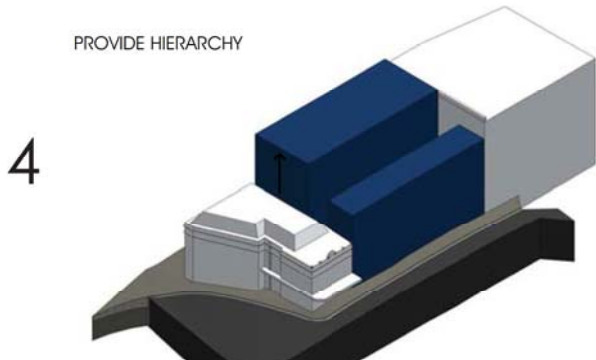
THE SITE



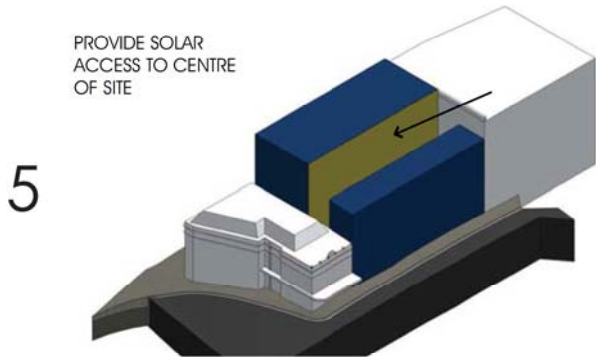
DIVIDE THE BLOCK



PROVIDE HIERARCHY

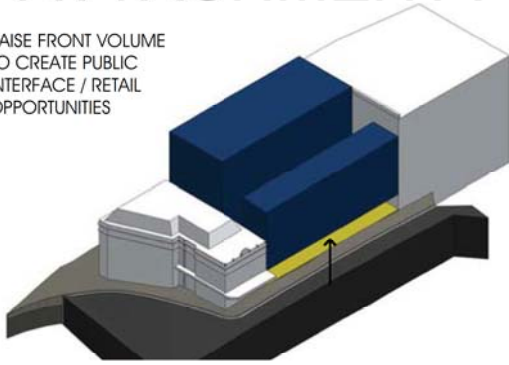


PROVIDE SOLAR ACCESS TO CENTRE OF SITE



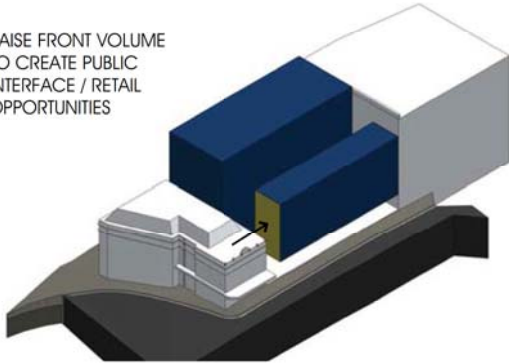
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RAISE FRONT VOLUME TO CREATE PUBLIC INTERFACE / RETAIL OPPORTUNITIES



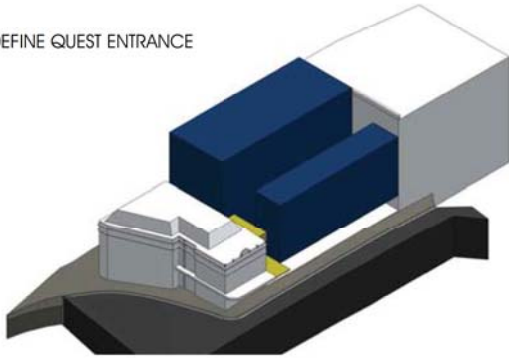
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RAISE FRONT VOLUME TO CREATE PUBLIC INTERFACE / RETAIL OPPORTUNITIES



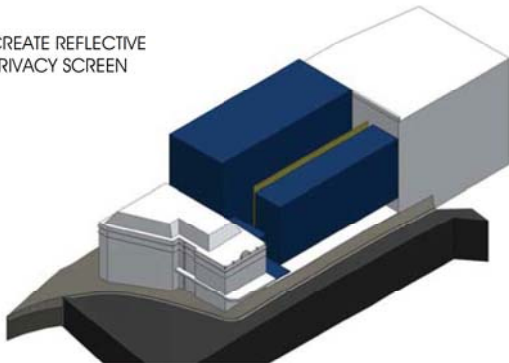
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DEFINE QUEST ENTRANCE

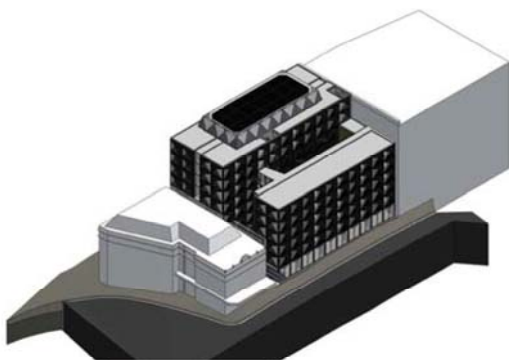


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CREATE REFLECTIVE PRIVACY SCREEN



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ARCHITECTURAL FORM AND AMENITY

The proposal is created from a logical and progressive series of steps, defined by the site, the context and the programme.

The solution balances the overall development yield by utilising the change in height from the Sussex Street Elevation to the Western Distributor Elevation. It relocates the dominant mass against the Western Distributor primarily in response to the urban design studies. The move also opens more of the internal spaces up to an increased depth of visual field - and allows light to penetrate the central open light well to its base.

The object based architectural solution treats the two boxes as 3 dimensional objects, with the facade solution developed to relate to the interior and wrap the exterior.



The diamante, studded or chanel handbag treatment of the facade has been designed to resolve the issues of heat load, aspect and privacy and acoustics as a singular unit without an applique of systems or techniques. The faceting allows for subtle changes of reflectivity to each plane, which change and diminish under different lighting conditions - day and night, occupation and entry. This creates the visual interest and immediate identity for the building - reflected and used on all of the primary facades.

The eastern facade of the lightwell against the circulation hallway is treated as a fractured glazed mirror surface, reflecting distorted images of the gridded facade back upon itself. This is further distressed with the introduction of the green zone and green wall in the interstitial garden space. This performance art installation plays with the filmoir concepts of voyeurism within a tightly packed urban environment, yet provides individual privacy through the distortion of the imagery, internal lighting and the opt out blind option within the rooms.

The curtilage zone against the Bristol arms is left as graphic and transparent as possible, only lightly touching the existing fabric.

The overall solution maximises daylight penetration to all facades, whilst also allowing light and air to all public or common spaces throughout the building.



A PALETTE OF WARM NATURAL FINISHES EXUDES AN ATMOSPHERE OF RESTFULNESS AND EASE. NOTHING IS EXCESSIVE, DECORATIVE OR SEEKING ATTENTION.

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GROUND

THE SOLUTION

GROUND

The Sussex Street entry to the hotel is contained within the curtilage zone neighbouring the Bristol Arms Hotel. The entry is defined by a projecting black steel and glass awning. The glazed entry doors are slightly recessed from the streetscape. The internal timber floor zone starts inside the doors, and continues up towards the hotel reception zone - under the western building block. The floor is separated from the Bristol Arms with a "gutter" zone, further accentuating the curtilage zone established by the building form externally.

The glazed roof line folds as it follows the plan of the entry zone and defined geometry of the glazed diamante facade. The glass edge lightly touches the existing fabric of the Bristol Arms hotel, leaving the existing wall exposed. The atrium space terminates with a steel framed viewing box, separated by a low steel barrier from the access ramp. This pocket becomes the waiting lounge zone, offering views down the landscaped lightwell to the terminating vertical green wall. The glazed roof sections also offer views up and across the 3dimensional facade and bridges.

The remaining frontage to Sussex Street sits under the Sussex Street accomodation block. Its fully glazed shopfront zone is framed between the supporting structure of the form above. The edge of the retail zone is blurred internally as it meets the reception zone, seperated by a folding glass wall. This effect achieves a balance between creating a suitable frontage and exposure for the hotel reception and maintaining an active presentation to the streetscape. Retail doors are placed in locations which work with the potential tenancy split internally and the external pavement levels. The intent is to maximise the active streetfront zone, such that all fire egress doors are positioned along the western elevation. The required fire booster valves sit behind a glazed front wall, allowing vision into the space beyond.

BASEMENT

The basement follows the same pattern of the building above; being split into two blocks separated by the garden lightwell.

The western basement block has access to the rear lane via a series of ramps contained within the building envelope. These ramps provide access for deliveries and rubbish removal to the lane access easement on grade. No carparking is provided in the development. Lift and stair access from the main lobby and tower provide access for guests to the guest laundry, conference facilities, the external light well garden and the retail space under the eastern block. Similarly, staff access is provided for access to staff facilities and other back of house areas.

All external plant access and fire stair egress is via the western lane access.

The eastern block retail zone also has a designated zone for access from the Sussex Street retail frontage. It has been designed to operate as a stand alone retail space, or as an extension of the ground floor retail environment above.

By extending the base of the light well garden to the lower level, light penetration into this retail space, the conference facilities and staff areas is achieved.



BASEMENT

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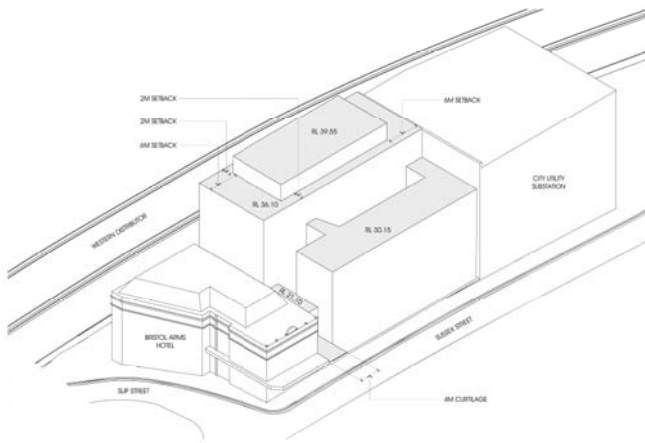


TYPICAL LOWRISE



TYPICAL HIGHRISE

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MASSING

THE SOLUTION

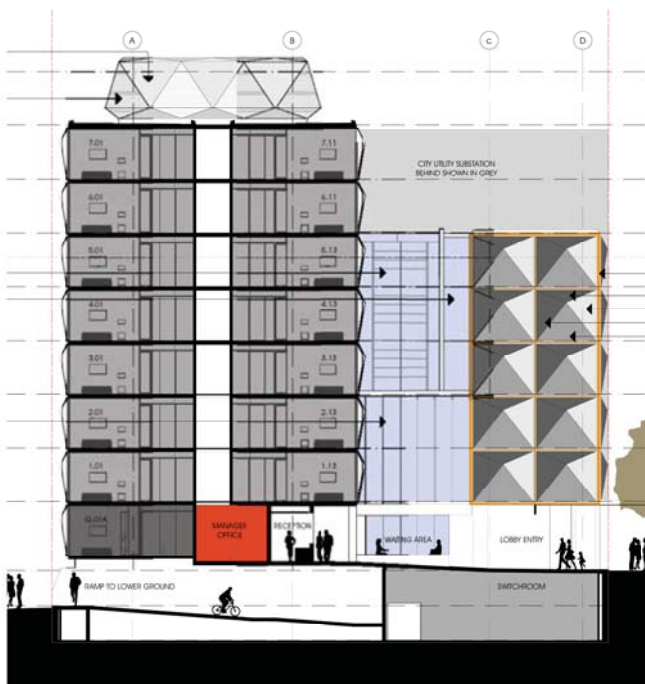
EASTERN LOWRISE BLOCK (SUSSEX STREET FRONTAGE)
This block consists of 5 typical levels above ground. These levels contain a mixture of standard hotel rooms and suites. It also incorporates the ambulant access rooms.

The rooms are accessed by a naturally ventilated walkway to the western elevation of the block. This walkway is enclosed with a full height glazed wall against the atrium. The wall is treated with a partial mirror frit, providing vision from the walkway into the atrium, but reflecting the view back from the hotel rooms contained within the western block. The walkway links to a fire egress/maintenance corridor against the northern boundary behind the proposed greenwall.

The primary linking bridge is opposite the lift lobby, with the glazed walls incorporated large format glass louvres to provide the natural ventilation to the public spaces.

The roof of this block is flat and finished with a ballast material in a defined pattern. Any service penetrations are grouped and contained with the northern linking service zone.

For future flexibility, the roof has the potential to act as a roof terrace space with linkages to the lift lobby.



SECTION - LOOKING NORTH

WESTERN LOW/HIGHRISE BLOCK (WESTERN DISTRIBUTOR FRONTAGE)

This block consists of 8 typical levels above the basement level. The first of these levels (ground) incorporates the lift lobby and administration zones.

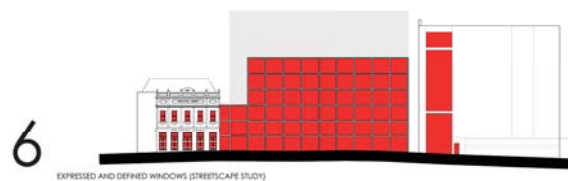
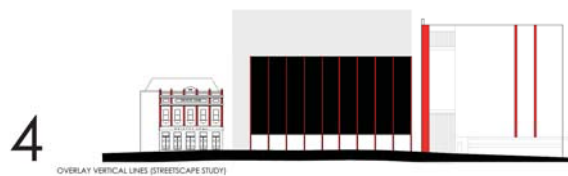
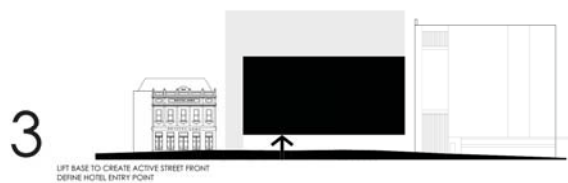
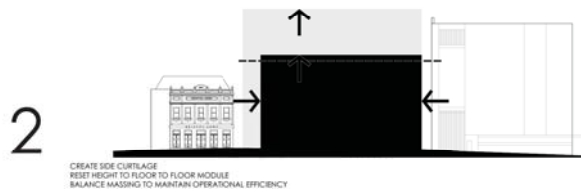
These levels contain a mixture of standard hotel rooms, suites, main lift and firestair cores, service risers and linen stores. Each end of the central circulation zone is terminated with a light well or window allowing natural light to illuminate the majority of the naturally ventilated space. The firestair located next to the lift core is designed as an open stair servicing all floors, behind a glazed facade. The intent of this is to provide an alternative vertical circulation system than just the enclosed elevators.

The western block is capped with a plant room setback from all facades. Its triangulated facade solution consists of black louvred and mirrored panels mimic the facade solution for the primary blocks. Fire stairs are designed with access wells at the roof level so not to project above the parapet height. All roof service penetrations are contained within the plantroom.

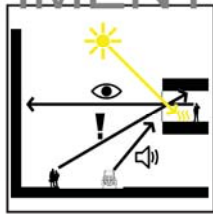
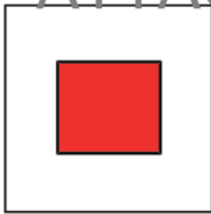
The roof of this block is flat and finished with a ballast material in a defined pattern.



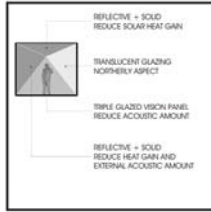
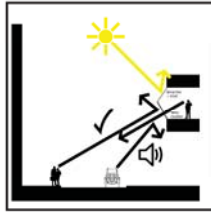
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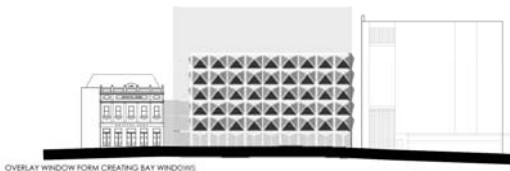
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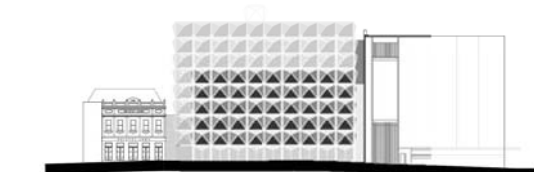


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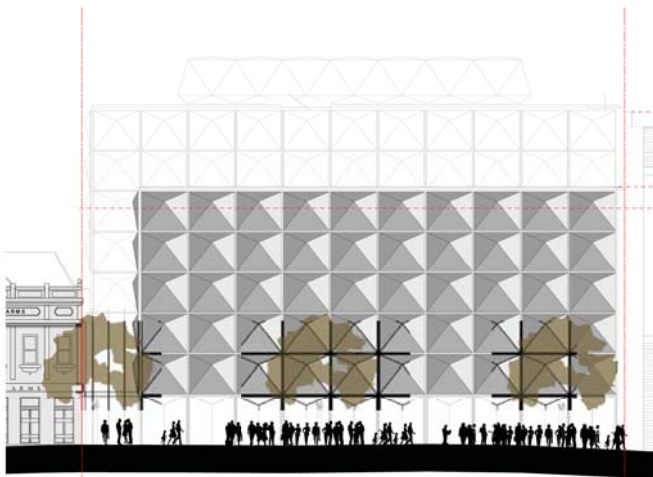
OVERLAY WINDOW FORM CREATING BAY WINDOWS

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OVERLAY WINDOW FORM TO BOTH VOLUMES AND STREETSCAPE WINDOWS

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THE FACADE

The facade solution has been developed as a response to the issues of context, relationship, function and amenity.

From understanding the context, a patternation has been developed which responds to, but without replicating, the neighbouring geometrical orders. The ordering is defined by an overlaying of matching width vertical and horizontal lines, also responding to the internal function of dividing walls and floor slabs.

The window geometry is then overlaid as punched outward openings, clearly expressing their square edge frame proud of the defining horizontal and vertical lines.

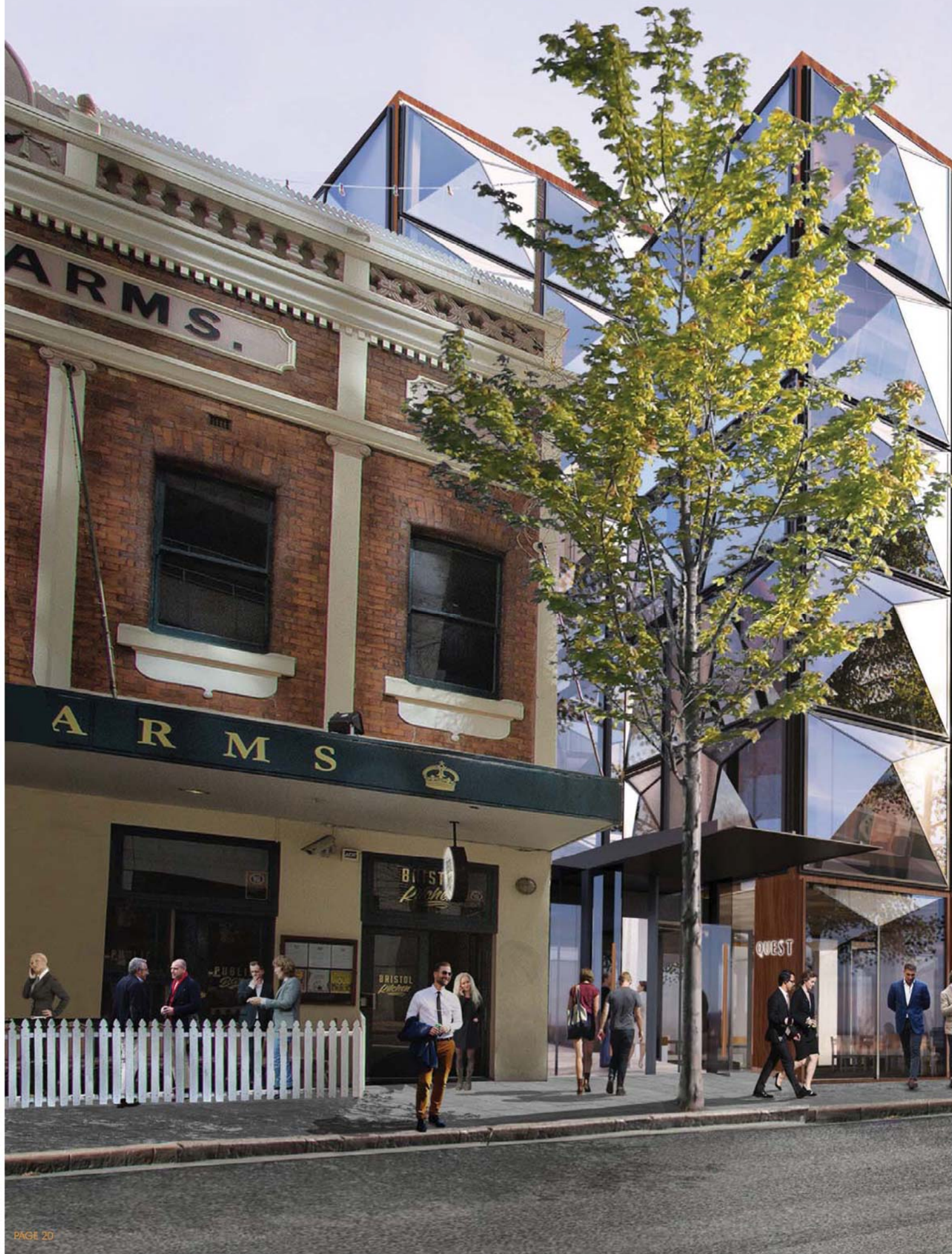
The geometrical form of the windows responds to the issues of privacy, glare, outlook and thermal performance. The intent is to create a bay window solution from the interior, such that the window stretches to the full dimensional height and width of the room interior. The faceted shape creates the bay, lifting the apex above the eye line. The top and southern facet are then treated as spandrel glass, maintaining the external reflectance, but with no transparency. This achieves the aesthetic intent of each facet reading and reflecting differently, but resolves the issues of heat load upon the interior. The northern light and large bottom light become the vision panels, focussing the view down and to the north. These panels also use different glass panels to again enhance the variability of reflectance of each facet. The low iron or clear glass is deliberately coloured in the grey to black range to enhance the reflectivity/mirror effects without the visual distortion of a colour in the glass.

The faceted west facade within the primary lightwell plan and vertical zone reduces the vision panel to a single triangle to balance the issues of privacy and reflectivity. Whilst the same form and dimensional aspect of the facets is maintained, the opaque facets are faced in a painted panel system. The glass panel makeup is defined by achieving a balance between the required thermal performance, external reflectance, acoustic performance and visual colour.

The faceted studs are applied to all accommodation blocks, to all surfaces, creating an object based architectural solution. The eastern facade within the lightwell against the walkway has an alternative solution in response to its function. This wall is treated as a planar skin of glass with an applied variable striping of mirror frit. This will reflect the faceted facade solution, visually distorted creating an increase sense of lightwell width and a wildly variable visual overlay, whilst maintaining privacy for the occupants within the reflected rooms and users of the walkway.

The roof top plantroom continues this theme, but sits more as a jewel upon the roof top, using the undercut facet to create a 3 dimensional object. It combines dark louvred facets to achieve the functional requirements offset with reflective panels.

Other facade solutions are kept as recessive or secondary systems to provide separation from the main forms. These define the entry and shopfront retail zones and the southern light well zipper line between the primary faceted facade boxes.



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A quality addition to Sussex Street. The building carefully addresses the issues of context, scale and relationship to resolve the streetscape with a harmonious and balanced solution. The building use creates the missing element of activity facing onto and within the public realm, perhaps acting as a stimulus to the "renaissance of Sussex"...





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FITZPATRICK + PARTNERS